

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
March 7, 2023 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, March 1, 2023. Chair Williams called the meeting to order at 6:32 p.m.

Roll call	Present	Chair Lindsey Williams Vice-Chair Joelle Dorsey, arrived virtually after roll call at 6:35 PM Commissioner Eddie Aragon Commissioner Robert Doty Commissioner Michael Bertaux Commissioner Charlienna Chancey Commissioner Jennifer Stepisnik, arrived after roll call at 6:55pm
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Also present were Planner Mark Chain, Community Development Manager Nicole Centeno.

Pledge of Allegiance

Public Comments –

Angelo Il Centofante of 1819 Fawn Court asked to speak. He told the commission that he received a public hearing notice regarding a fence to be located along Highway 6 and 24. He said he was wondering why he got a notice for this fence application and did he not get a notice for the construction of the building. He thought the building was out of scale and he had lived in the area for many years, and this is going to disturb his view. Planner Chain indicated that he understood the concerns and wanted to inform the speaker that the public hearing notice requirements had been changed. From now on, he stated a plan review application will be noticed to all property owners within 200 feet.

Consent Agenda

1. Minutes of the February 7, 2023 Planning & Zoning Commission meeting.

Commissioner Dorsey made a motion to approve the minutes of the February 7 meeting with the correction of the date as necessary. Commissioner Bertaux seconded the motion, and the motion carried unanimously

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Sign Exemption – Family Dollar

Community Development Manager Centeno introduce the project. Staff indicated that Dave Randolph and Scott Kipnis representing the applicant (United Sign Systems) were virtually present. She noted that the property address was 1007 Main Street and this has been changed from a county address because of its located session in the middle of Silt's Downtown. She told the Commission that they looked at this before, with the previous sign exception. Just like their first application, United Signs is proposing dual branded signage on the east end of the building for Family Dollar/Dollar Tree. She indicated that staff had no problems with the application, that the size of the signage was comparable to the other stores in that vicinity. She also indicated that the signs will be turned off 30 minutes after the store closes. She went through other items in the application and recommended approval with the conditions listed. The applicant asked if there were any questions related to the application.

Planning Chair Williams indicated that the sign appeared bigger than she was aware of from the previous exemption. She was a bit concerned as the signs faced residential properties and that it was a "big push". Commissioner Doty noted that the signage in the front of the building was okay and perhaps this was easy to remedy. Perhaps it could be bought down a little in height and he said that the illumination did not appear to be too much. He thought was adequate for what it is.

Commissioner Bertaux said perhaps this signage should be made the same size as the previous signage on the other side of the building. Dave said that they could do this. Scott asked to address the Commission. He said that because the amount of space available and given the size of the building, that this was a reasonable sign proposal. Commissioner Aragon says that he had no comments regarding the size, but he did have a concern on the illumination. Chair Williams noted that the proportions could be modified slightly and that would make it a better proposal. There was some discussion on the dimensions of the sign etc. Dave thought that perhaps it was best to split the difference. After further calculations, Dave said the signs on the front and back were the exact same size, however, on the front, they are stacked and on the back they are not.

Commissioner Bertaux made a motion to approve the dual branding sign with the conditions listed but with adding a condition # 7 which would state: "the sign exception is approved but will be the same size and height and width as previously approved on the front (west) side of the building. Second by Commissioner Dorsey.

Chair Williams said she needed to open the public hearing before moving forward.

The public hearing was opened at 6:56 PM. There was no comment. The public hearing was closed at 6:57.

Commissioner Bertaux made the identical motion. Second by Commissioner Dorsey: the motion passed by a vote of 4 to 1. Voting "no" was Commissioner Doty.

Conditions below for the record

1. That the illuminated signs are automatically turned off at store closing each night, in order to best accommodate the surrounding residential properties.
2. If there is an increase in the illumination or change to the current proposal, the applicant

will be required to apply for a new sign exception.

3. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
4. Applicant will provide any additional requested documents and pay any remaining fees, prior to installation and recordation of the sign exception.
5. Community Development will need to issue a permit before installation of signs can occur. The Town will also need to inspect the signs, prior to the permit being approved to close out.
6. Any additional signs will require a permit and sign exception, if necessary.
7. That the dual branding signs on the east side of the building will be the same size and height as those approved on the front, AKA the west side, of the building.

Bunchman Fence Variance

Commissioner Centeno introduced the project. She indicated that the owner, C T Western, received the site plan approval for a building in the Silt Trade center at 1828 Silver Spur in order to construct residential units on the second level. She indicated that the owner suggested it would be good to have privacy. She said the applicant, Mark Bunchman (Present virtually) indicated he wanted a higher fence due to the visibility of the project related to the lower grade adjacent to Highway 6 and 24. Manager Centeno said that there is not good guidance for this matter in the PUD and the height of the fence is not mentioned, outside of screening storage. She indicated that she thought the 6-foot fence, as requested, should be acceptable. She had noticed that across the street there were 6-foot-high fences along Highway 6 and 24 as well as along other nearby streets.

Staff recommended approval and noted that the application met the criteria in section 15.06 of the Silt Municipal Code. Centeno also went over her other conditions of approval including the fact that no construction should be placed within the easement, unless determined by staff that it's appropriate, based on utility placement. She read the conditions for the record.

Commissioner Bertaux noted that there was a bus stop nearby. He noted that there may be families renting there and he would like some separation from the street. Commissioner Aragon asked how far away the fence would be from the road. Mr. Bunchman then stated that it was about 10 feet off of the right-of-way. Chair Lindsay open the public hearing at 7:07 PM. There were no requests to speak. The public hearing was closed at 7:08 PM.

There were some comments on the motion. Commissioner Doty had some questions on the commercial zoning and whether this is employee housing. There were some discussions on parking, setbacks etc.

Commissioner Aragon made a motion to approve Bunchman Fence Variance requests with staff recommendations. Second by Commissioner Mike; The motion passed by a vote of 4 to 1. Voting No was Commissioner Doty.

Conditions noted below for the record

1. That the proposed fence meets all applicable criteria in the Silt Municipal Code Chapter 15.06.
2. That the proposed fence be located entirely on the applicant's property; but not installed in designated/recorded easements, unless approved by staff.
3. That the fence exception is limited to the exact request as depicted in the applicant's submitted photograph/site plan.
4. That all representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
5. That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and inspection of the approved fence.
6. That this approval is not for construction, but rather the exception of the height and location. Community Development will need to issue a permit before the installation of fence can occur.
7. That all future fencing proposals will require a permit and fence exception, if required.

Request to continue public hearing for Site Plan Review for Silt Jumbo Storage.

Planner Chain said that this was an agenda item originally placed on this agenda for a review of a project at 510 W. Main St. He told the commission that there was a glitch in sending out the notices because of schedule related to President's Day. He asked the Commission to continue the Public Hearing until the April 4 Planning Commission meeting. Motion by Commissioner Dorsey to continue the public hearing and discussion to April 4. Second by Commissioner Aragon; the motion passed unanimously.

Planners Report

Planner Chain provided this input. He wanted to tell the commission that the Preliminary Subdivision Plat for the Rislende project had been submitted and it would be reviewed at the April 4 meeting. He also reiterated the Silt Jumbo storage project would also be on that agenda for review.

Manager Centeno noted that some code items would be coming forward in the near future; the first batch would be to update Title 15 – regarding building code. Centeno also noted that the joint session between the Board and Commission is scheduled for March 27. Finally, Chain mentioned that at that meeting the commission also may see a potential development plan outlined for an introductory review by the Board for the 15 acres next to the Holiday Inn. He said that this was a mixed-use project was some residential by the river.

Commissioner Comment

Commissioner Jody had a few comments to make about the fence variance previously discussed.

There was a question about the name of the upcoming storage project – what is the “Jumbo” term and what exactly does it mean. Chain said that’s what the applicant is calling it. He noted that the square footage for the project was somewhere in the mid 60,000 ft.²s.


Commissioner Dorsey had some questions on the status of the storage at River Run. Manager Centeno noted that it was getting ready for issuance of building permit. She also said that there was a question and that it may be phased approval because the office and residential unit were undergoing some design changes.

Chair Williams said that the February 27 work session, where there is an extended discussion on the Water Treatment Plant was very interesting and she suggested commissioners watch that session if it was available online.

Adjournment

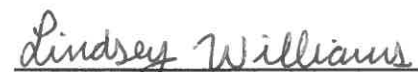
Commissioner Bertaux made a motion to adjourn. Second by Doty; meeting adjourned at 7:34 PM.

Respectfully submitted,



Mark Chain
Planner

Approved by the Planning Commission



Lindsey Williams
Chair