

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
April 4, 2023 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, April 4, 2023. Chair Williams called the meeting to order at 6:31 PM.

Roll call	Present	Chair Lindsey Williams Commissioner Eddie Aragon Commissioner Robert Doty Commissioner Michael Bertaux Commissioner Jennifer Stepisnik
	Absent	Vice-Chair Joelle Dorsey Commissioner Charlienna Chancey

Also present were Town Planner, Mark Chain, Community Development Manager, Nicole Centeno and Town Administrator, Jeff Layman

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

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

Commissioner Aragon made a motion to approve the consent agenda as presented. Commissioner Bertaux seconded the motion; the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Site Plan Review – Silt Jumbo Storage - Public Hearing

Planner Chain introduced the project. Applicant Scott Dillard was in the council chambers and the project engineer was attending remotely. Chain explained that it was a Site Plan Review for the property located at 510 W. Main Street. He went over the background of the application and noted that the subject site was approximately 7.2 acres in size and that the proposal included 11 self-storage buildings with approximately 65,000 ft.² of storage to be leased. He noted that the circulation around the storage development was to have a concrete surface, and that the storage units would be one story in height with the tallest building being approximately 18 feet

high. The property is to have remote key access so there is no office facility on site. Municipal water is being extended for fire protection; there will be no wastewater on the property.

Chain noted that he met with the applicant and the design engineer on site in November 2022, which also functioned as a pre-application meeting. Chain noted that he asked the developer to have a professionally done landscape plan, while paying special attention to screening on the east because of the adjacent residential development and to carefully prepare the drainage plan because of the gully, drainage and park areas to the east. Chain also wanted to make sure that CDOT reviewed the access plan.

Chain went over the Town Engineer's input and also stated that the Fire District had previously reviewed the plan for property. He noted technical items including comments related to the landscaping plan. He said he had suggested to the landscape architect that perhaps some evergreen plantings be included to help with screening. Planner Chain recommended approval with conditions.

Applicant Scott Dillard then explained the concept of "Jumbo storage". He indicated that there would be no outside storage and he said that lighting was being kept to a minimum. He did not want any renters using the areas as shop space or as a contractor yard etc. There was a quick discussion on lighting and the length of the term of leases – which would be monthly leases. Mr. Dillard indicated that he was trying to minimize light pollution and prevent light trespass especially to the east. All lighting would be "down cast lighting".

Various commissioners asked some questions. Mr. Dillard noted that landscaping would be irrigated and that he liked lilacs for their screening potential. Commissioner Aragon had a number of questions about drainage on the plan. It was noted that drainage would be detained on Site and there would be enough storage for the 100-year event. Size and condition of the culvert to the south needed to be inspected. It was also noted that the waterline in the area may be in a different location than the original assumption. Snow storage was to be directed to the northeast portion of the site. After some discussion, Commissioner Aragon noted that the wanted to make sure that the drainage works properly but all in all looked like a good project.

Planner Chain went over his recommendations. Chair Williams opened up the public hearing at 7:13 PM. There was no public comment. The public hearing closed at 7:14 PM.

There was then some additional discussion. Commissioner Bertaux then made a motion to approve the application with conditions noted. Second by Commissioner Aragon; the motion passed unanimously.

Conditions are listed below for the record.

1. 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 part of the application and are binding on the applicant.
2. The applicant shall work in good faith with the town engineer to resolve issues identified in the review redlines to the satisfaction of the Town Engineer and Staff prior to submittal of a building permit and the construction of any site improvements on the property.
3. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
4. That the applicant provides either a copy of the original Access Permit or a letter from CDOT access coordinator showing that access is acceptable.
5. That the landscaping plan be acceptable to the Town Planner.

6. That sample lease documents be shown to the town to confirm that no outside storage will occur or that hazardous waste will not be stored within the rented units.
7. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
8. That Planning Staff bring a resolution of Approval to the May Planning Commission meeting for review and execution.

Rislende PUD Major Subdivision Preliminary Plan - Public Hearing

Planner Chain introduced project. He noted that applicant representatives were present including Doug Pratte and, Roger Neal and also noted that two of the principles of the project – Mitchell Weimer and Cole Buerger were also present. Other members of the Development Team including owner Dennis Carruth were present virtually. Chain said that the Preliminary Subdivision Phase of reviews are generally the most engineer oriented and sometimes get very complicated. This particular case he said that this Preliminary Plan was essentially an infrastructure exercise and that many of the zoning and land use issues were discussed at the sketch plan and PUD stage and that the real heavy lifting would take place when there was a site plan review for each particular parcel.

Chain and noted that the Town Engineer had reviewed all the technical plans and had provided feedback and listed desired changes. Chain said that he also provided general background for the project in the staff report as the subject property is considerable in size – 51 acres – and he briefly went over some of the zoning parameters. Related to the development it was noted that there would be three access points coming in off of the I -70 Frontage Rd. and one off of County Road 311. No traffic signals were being required. Chain went over some of the grading and drainage information and also noted that there would be considerable amount of fill eventually placed on Parcel 4 which is the westmost parcel. Chain briefly noted the contents of the Landscape Plan and also said there should be a discussion regarding width of the public sidewalks provided as part of the Site Plan Review. He stated that section 17.42.070 Letter F.1 required 10-foot-wide sidewalks for commercial uses unless the town determines that another width is more desirable. The applicants are requesting 6 feet.

Chain finished up his staff report and there was a quick discussion on paths. Project Planner Doug Pratte noted that the walk would be placed on the south part of the frontage road easement and that the landscaping would come through at the time of the regional path installation. He noted that he thought that the 6-foot-wide paths on the loop road was appropriate and that at this time they did not know the precise layout of or location of retail and commercial space. He said that there would be places where 10-foot-wide paths would be appropriate and that will be planned in the next stage. There was more discussion on pedestrian issues.

Commissioner Doty said the applicant and thought that at the loop road that 6-foot width would be acceptable. Commissioner Bertaux thought that 6 foot was appropriate for present and in the future that 10 foot would be acceptable in critical areas. If the goal was to attract people to the development you thought that walks would have to be wider near commercial, retail or entertainment uses.

It was then some talk about the paths and their widths. Chair Williams noted that during project discussions there was back-and-forth about path on the south side of the project. Pratte said

that there was and that there was discussion at the board level and providing paths down to the river area on both the east and west ends of the project. River access paths themselves would be 3- foot wide with crushed rock or crusher fine material. He noted that there would be three or four parking spaces on the west end of the project to facilitate some of the pedestrian connections. In relation to a path along the entire south side of the project it was noted that because of the request for public venue that public access would be controlled at certain times.

It was in more discussion on some of the technical aspects of the application. Chair Williams then open the public hearing at 7:52 PM. There being no comment; the hearing was closed at 7:53 PM.

There was then some more discussion among the commissioners. Commissioner Aragon made a motion to a prove the Rislende the Preliminary Major Subdivision Plan with staff conditions. Second by Commissioner Mike; the motion passed unanimously. (Note: Planner Chain adjusted the width of the public path in the loop road to 6 feet because at appeared to be the consensus of the Commission - confirm that meeting)

1. Any representations in writing or made at public hearings in front of the Planning Commission or the Board of Trustees are considered conditions of approval.
2. That the applicant update all information as directed by the Town Engineer, were in good faith with the town engineer to resolve these issues and have these updates prepared for the submittal of the Final Plat.
3. That no development will occur until there is an approved Site Plan Review for each individual tract.
4. That a plat note or other Approval condition be added to require individuals storm water management and pollution treatment for each individual tract upon development/site plan review.
5. That the applicant and provide a sidewalk 6 - foot in width as indicated on the Loop Road right-of-way. 10-foot-wide sidewalks will be considered at time of each Site Plan Review for each parcel and decisions made at that time.

It was noted that a development plan for Tract 1 – the multifamily area adjacent to BLM with hopefully be reviewed in mid or late summer.

Planning Update

Planner Chain told the commission that the owners of Camario II needed an extension for refiling the Final Plat because not all the documents have been completed. He said the developers were still intending to record and install infrastructure in the spring. He also said that Doug Olson, a Roaring Fork Valley developer for small projects had given the Board a brief presentation on it concept plan he had for the 15 acres slide of the west of the Holiday Inn. This was well received.

He also noted that the Commission may be seeing a resubmittal of the River Run Self-Storage plan in the near future. A number of changes had been made to the plan that he was only now

evaluating. Some of them seem significant. He told the commission he would provide them an update when appropriate.

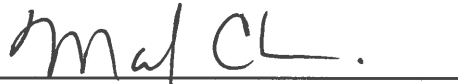
Commissioner Comment

The commissioners asked about the project being proposed on the north side and west side of Holiday Inn. Planner Chain and Manager Centeno answered the questions that the commissioners asked and displayed the proposed development on the west side of Holiday Inn. Manager Centeno deferred to Administrator Layman, to further discuss the sale of the property to the north of Holiday Inn. Administrator Layman explained the proposal and sale terms of that parcel. The commissioners thanked everyone for their time and information.

Adjournment

Commissioner Bertaux motion to adjourn. Second by Commissioner Doty: the meeting adjourned at 8:14 PM.

Respectfully submitted,



Mark Chain
Planner

Approved by the Planning Commission



Lindsey Williams
Chair