

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
May 2, 2023 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, May 2, 2023. Vice-Chair Dorsey called the meeting to order at 6:36 PM.

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

Also present were Town Planner Mark Chain and Community Development Manager Nicole Centeno.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the April 4, 2023 Planning & Zoning Commission meeting.

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Adoption of P&Z Resolution No.1 – 2023

Planner Chain introduced this item. He said he was following up the Site Plan Review from the previous meeting, which included the approval of the Site Plan Review application, for Silt Jumbo Storage at 510 W. Main Street. Commissioner Bertaux made a motion to approve the Resolution as presented. Second by Commissioner Stepisnik, motion passed by a vote of 4 to 0.

Site Plan Review – Special Event/Temporary Food Truck to be located on tracks 6 and 8 – Rislende/Divide Creek Center

Planner Chain Introduced the project. Applicant Mitchell Weimer attended the meeting virtually. Chain indicated that the applicant was Rislende F&B, DBA Rislende Special Events. Chain noted that this was a specialized application which would feature private events on the Rislende Property. The most relevant classification of this application was that it would be a Site Plan Review because of the occasional special events and also because of the Food Truck. The applicant has purchased a food truck which they will bring to the site for the warm time of the year. In general, the plan is to bring guests down on rafts being operated by a commercial outfitter. There would be vehicular access from the entry opposite Holiday Inn. There will be handwashing/sanitary facilities by way of a recently purchased restroom trailer and other amenities. Chain had the application reviewed by Public Works, Colorado River Fire and Rescue and the Town Engineer. The review yet had not been completed by the Fire Department but Chain had a catchall provision to capture their proposed conditions. Planner Chain recommends approval with 7 conditions. He did state that he was looking for a suitable cap on the number of guests which he hoped would be finalized this evening.

Upon questions from the Commission, Mitchell noted that the cattle would be present on site for a couple weeks into the month of May. He indicated he was going to have a road that meets at fire Department/IFC requirements for purposes of safety and a good surface because of irrigation on the site. There was also discussion about the waste wood piles that were scheduled to be cleaned up by a supervised open burn permit. Mitchell proposed that a maximum of 60 people be allowed to attend the events. There was also discussion of the hours of operation which were proposed to last up until 10 PM.

Some commission members had questions about health department related permits. Mitchell indicated that Carly, one of the project partners, was attending virtually and she had experience with obtaining such permits. Vice Chair Dorsey had questions regarding the lighting. It was noted that style of lighting with the “ribbon strewn lights”, and that there would be some lighting associated with the food truck and the restroom trailer.

Commissioner Dorsey wanted to make sure that the process was not leaving any loose ends. Waste receptacles and such items were discussed. Mitchell said that they may need a shed for temporary storage of trash and recyclables.

Commissioner Dorsey opened the public hearing at 7:29 PM. There was no public comment. The public hearing was closed at 7:30 PM.

After discussion, Commissioner Bertaux made a motion to approve the Site Plan Review for the Rislende Private/Special Event Food Truck with staff conditions which also was to include a maximum of 60 guests; with the provision that more than 60 was acceptable upon staff approval. Additional conditions added were that any lighting and signage must have staff approval and that the Site Plan Review was effective until December 31, 2023.

Second by Commissioner Doty; motion passed unanimously.

Conditions noted below for the record.

1. Any representations in writing or made at public hearings in front of the Planning Commission are considered conditions of approval.

2. Follow directives of the Fire Marshall related to emergency access and other safety related items.
 3. Driveway Access Permit shall be obtained from the County or Town as required.
 4. The Events are capped at 60 guests. Events above 60 guests must have Town Staff approval.
 5. Conform with required improvements at driveway access and CR 311 related to gate location and any related improvements such as placement of base coarse aggregate or gravel etc.
 6. Pump portable restroom trailer as required and provide pump records to the Town.
 7. A grease trap shall be installed in the food truck as required by either the Town or County Health.
 8. Any lighting and signage shall be approved by Town Staff.
 9. The Site Plan Review approval is good through 12/31/2023.
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Planning Update

Planner Chain updated the Planning Commission on the following items:

River Run Self Storage: There are still engineering issues to resolve.

Camario: Recording documents for the Final Plat will be provided to the staff in the immediate future for Staff Review.

Annexations: The Church at the north end of 1st Street was trying to add a small piece of property and this would be annexed into the Town. Chain also noted that there was a proposed annexation along Home Avenue on the west end of Town. He explained that this is a small infill parcel and is totally surrounded by municipal boundaries.

Commissioner Doty noted that Mayor Pro-Tem Kyle Knott had resigned. Manager Centeno then noted that Sheila will be making available business cards for any planning commission members who desired them. She also told the commission that code enforcement was included in the 2023 budget.

Building Code Update

Manager Centeno updated the planning commission on the new building code adoption. The Town will be adopting a set of updated codes which will start being in effect on July 1 of this year. They've already been scheduled for review and adoption by the Board over the coming weeks.

Nicole explained that the 2018 Energy Codes needed to be adopted by June 30 and if this wasn't done that the state was requiring that the 2021 Energy Code be adopted at any change or amendments. Code adoption would not change the current adoption of the 2015 ICC Codes, except energy. There was discussion about the impact the new codes would have from a cost perspective and other related administrative details. Centeno indicated that a number of years

since the Town had updated its array of codes. She had read all the codes and contacted many of the Building Officials in the area to receive guidance.

Commissioner Dorsey suggested that planner updates, such as code changes, would be good as an agenda item, rather than a verbal update, as she would like time to review something in packet. Manager Centeno stated that she could make that happen for future meetings.

There was then discussion on the differences between the various energy code and costs of implementation. That was quick discussion on some specific items such as whole house ventilation etc. Centeno thought it was best to have a phased implementation because some specific items were fairly expensive. Record-keeping and other items were discussed.

Centeno also had a number of items that she had been made aware of as part of the reviewing of codes. Items included permit fees required for flat work, where sheds fit into the review and administrative/zoning issue process etc. Finally, heights of fences along front setbacks and property lines were also mentioned.

Commissioner Comment

There were no Commissioner comments.

Adjournment

The meeting adjourned at 8:50 PM.

Respectfully submitted,

Mark Chain
Mark Chain
Planner

Approved by the Planning Commission

Lindsey K Williams
Lindsey Williams
Chair