

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
August 1, 2023 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, August 1st, 2023. Chair Williams called the meeting to order at 6:30 PM.

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

Also present were Town Planner Mark Chain, Community Development Manager Nicole Centeno and Public Works Director Trey Fonner.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the July 5, 2023 Planning & Zoning Commission meeting.

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Discussion with Public Works Director

Community Development Manager Centeno introduced this agenda item and the Public Works Director. There was an informal discussion and dialogue with Director Trey Fonner. The following items were discussed:

Main Street Project- Trey indicated that this project was almost complete. They are getting ready to receive and install the trees and electric.

Eagle's Nest Court- Trey indicated that this will probably take until about August 21 to complete.

Horse shoe pits- Trey indicated that is a be ready for Heyday.

Grants- Trey that the town received a \$750,000 DOLA grant that will be used to bore a new waterline under the railroad and interstate. He also indicated that the town is in line for a \$900,000 TAP (Transportation Alternative Program) grant, from CDOT, that will take the pedestrian bridge design to 100% design.

Speed and traffic study- Trey gave some details on this item and that Town Staff was working on traffic studies.

Commissioner Doty inquired about work on the off ramps. CDOT is working on this when they have the time available. Repaving is being done as part of the concrete replacement project. In September the milling machine will be available and they will be milling the bridge itself and some new asphalt will be laid down. The Town may need to lend a hand, as CDOT is shorthanded.

Wastewater plant design issues were discussed briefly. Trey will work with Sen. Perry and hopefully the town will be able to obtain some additional funding as well as perhaps a time extension for making improvements/providing a new wastewater plant. He told the Planning Commission that if the Town had processed proper paperwork, they could have received a waiver for the present time deadline but this paperwork had to be filed in 2017. Trey told the Commissioners that the wastewater plant capacity is not quite at 50% but present equipment won't be able to bring wastewater affluent to meet the new regulations.

Commissioner Bertaux asked about the south side of Main Street. Trey said that years ago the new sidewalk was extended up just past 6th Street and now the Town has a contractor finishing the sidewalk past Whimsical Wagon. Chair Williams said that the town did a good job at Eagles Park. There was brief discussion about the skateboard park.

Vice-Chair Dorsey had a question about 9th Street. Trey said that that was a different patch. There is cosmetic work being done on the west side of 7 Street coming down from the cemetery.

There was then some more discussion about some road repair projects and specifications.

Commissioner Doty asked about some speed control projects. There was discussion about having speed bumps versus speed tables versus signage.

Finally, there was some discussion on a barrier that has been placed between Eagles View and Stoney Ridge.

Planning Update

Planner Chain updated the Planning Commission on the following items:

Consolidation of lots 157 and 158 – Silt Trade Center. Chain said that obviously this matter was not on this month's planning commission docket. He noted that the owner said that obtaining the full allotment of housing units is a priority so they have decided against Lot consolidation. They

would be coming in front of the planning commission in September for a site plan review with each lot being separate applications.

River Run- Chain noted that he and the Community Development Manager were working with the owners to resolve some issues. He said that the Commission would probably be seeing a new application of the River Run storage units in the near future.

Brew Zone- Manager Centeno indicated that Rich Lynch wanted to move his operation back to Silt, hoping this time that he will get to open his doors here. His application should be on the September meeting and he is looking to do a food truck as well as the brewery.

Commissioner Terms

Manager Centeno noted that three seats were expiring in July. They were Chair Williams, Vice Chair Dorsey and Commissioner Bertaux. The commissioners needed to decide whether they wanted to continue on and if so they can file a new application. Vice Chair Dorsey indicated she would not be reapplying.

Commissioner comment.

Vice Chair Dorsey asked how the Farmers Market was functioning. Centeno noted that it is continuing to grow.

Commissioner Doty indicated that he really enjoyed the vegetables at the farmers market and that he found the vendors to be quite interesting. There was a question about the permit on the Jumbo Storage project. Chain gave the Commission a quick update on the status of Autumn Ridge.

It was noted that the fill being deposited on Tract 4 of Rislende may not be appropriate as structural fill.

Adjournment

Commissioner Bertaux made a motion to adjourn. Second by Commissioner Doty. Meeting adjourned at 7:24 PM.

Respectfully submitted,

Mark Chain

Mark Chain
Planner

Approved by the Planning Commission

Lindsey K Williams

Lindsey Williams
Chair