

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
March 5, 2024 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, February 6, 2024. The meeting was called to order at 6:30PM.

Roll call	Present	Chair Lindsey Williams Vice Chair Michael Bertaux Commissioner Robert Doty Commissioner Eddie Aragon Alternate Dana Wood
	Absent	Commissioner Jennifer Stepisnik Alternate Vanessa Westmoreland

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

Pledge of Allegiance

Public Comment

There was no public comment

. Consent Agenda

1. Minutes of the February 6, 2024 Planning & Zoning Commission meeting.

Vice Chair Bertaux made a motion to approve the Consent Agenda. Second by Commissioner Aragon; the motion carried unanimously.

Conflicts of Interest

There were no conflicts of interest noted.

Agenda Changes

There were no proposed changes to the agenda.

Rislende the Site Plan Review

Manager Centeno introduced this item. There were still outstanding items in the application and Centeno recommended that the public hearing be continued to April 2, 2024.

A motion to continue the Public Hearing was made by Commissioner Bertaux and seconded by Commissioner Wood.

The motion passed unanimously.

Minor Subdivision Sketch Plan (Lot Split).

Planner Chain introduced this item. He noted that this previously came before the Commission at their June 6, 2023 meeting. At that time there was public input that provided evidence that:

- there were numerous zoning violations on the property,
- there was a drainage system that was not totally understood by staff and the drainage system exited from one proposed lot onto another with no easement,
- that vehicles from the present lot were being stored in a platted alley,
- And there were some other outstanding concerns.

The applicant, Mike Sorensen on behalf of owner Bruce Coats had provided updates to the application and it was now ready to come back before the Commission. Chain said that the hearing was properly noticed.

Chain said that with a minor subdivision sketch plan, the Commission recommends of the Board approval as proposed, approval with conditions or denial and then the applicant moves directly to the Board for review of the final plat.

Chain went over a number of items. In summary they were:

Previous zoning violations had been remedied including;

- tenants have been evicted, and home is now unoccupied
- no mechanic shop on the property
- multifamily use has been discontinued
- off-hours irrigation was stopped
- no vehicles parked in alley
- yard cleaned up.

Drainage Issue

Chain noted that this had been addressed and there was an engineer's report attached. He said Planning recommend that the drainage pipe, dry well and riser be removed and not leave the situation or a future property owner.

Referral agency comments were noted by Chain. Of note, he said that The Town Engineer identified that the electric services should be separated and that both the new water service and a new water wastewater services should be provided on what is proposed to be a newly

created, vacant lot. Related to the gas main a service lateral may have to be added if the main is not on the property side of the roadway.

Access. That was acceptable.

Fence. As noted in June, there was a fence 10 the 12 feet off the property. Chain said the fence appears dilapidated and will be best to be removed.

Utility plan for Lot B. As this was to be the newly created lo, at utility plan should be provided with the final subdivision plat.

Plat Documents. Chain noted that a couple of the plat certificates may need to be swapped out or updated.

Chain went through the review criteria one by one. He recommended approval with conditions. Chain also explained that after the public hearing and discussion by the Commission, if there was a motion to approve, he would come back at the next meeting with a resolution for adoption by the Planning Commission.

Chain then handed over the meeting to the applicant. Mike Sorensen introduced himself. He indicated that the drainage water was getting into the basement because it was draining from the roof and there was also a leak from an air conditioner. He said the drain line is now plugged. Commissioner Aragon had some questions about the drainage and thought that there may be some settlement that for example could be related to construction issues.

Mr. Sorensen said that he would like some changes to the proposed conditions. They are:

#4. He wants to allow the dry well to remain on the property.

#5. Since he may have to provide drainage for Lot A, you would like to at least allow a temporary sump pump.

#6 - fence encroachment. He would like to ask permission to have a license for the fence to remain in the right-of-way. Commissioner Centeno wanted the Commission to know that both Public Works and engineer were recommending that the fence should be removed.

#7 - Mr. Sorensen also wanted to clarify why there would be a requirement to obtain a permit prior to doing any work on either lot. Commissioner Centeno thought that a permit should be required before any work is done on site. And both Chain and Centeno noted that all conditions of approval should be performed for recording the plat.

Commissioner Bertaux indicated that a permit is not needed to take the fence down. Mr. Sorensen spoke some more about drainage. Commissioner Aragon said that should be a specific design for drainage so it is not oversized. Mr. Sorensen indicated that they now have photo documentation of some of those details.

Commissioner Doty asked whether there was documentation that all zoning violations had been addressed. He also asked whether anyone had inspected the property to look for any possible substandard living conditions. Commissioner Doty then talked briefly about 1972 EPA requirements related to drainage requirements and said drainage from one property of another not contain any contaminants.

Chair Williams asked if there were the other questions from the Commission. There being none, Commissioner Williams open the public hearing at 7:23 PM.

Becky Ferry, 521 N. 5th St. just north of the subject property. She said she would like to keep the alley open. She noted there is a fire hydrant on 4th Street but thought the alley should remain open for better emergency access.

Sharon Brueggeman, 530 N. 5th street. Sharon said that the year the dry well was installed there was of water that year and some of that may have been from and underground spring.

Roger Wesley, 442 Orchard Avenue. Mr. Wesley said he fully supported the plan. He said it would improve values in the area. He also noted that he had a conflict and thanked Commissioner for reviewing the matter.

The public hearing was closed at 7:28 PM.

Commissioner Woods said she thought there needed to be a more detailed drainage plan.

Commissioner Doty noted that any problems with existing property gets transferred to any potential new owners. He has some concerns about the fence remaining and is also hoping there were no substandard housing conditions. He noted that drainage is an important issue and is concerned about of going off-site. He thanked Mr. Sorensen for trying to mitigate the issues. And Commissioner Doty also said the alley needs to be kept clean and open.

Commissioner Bertaux then made a motion to approve the application with staff conditions 1 through 7 with the following additions.

8. That the existing house on lot A be limited to single-family detached use, without an additional dwelling unit, unless permitted and approved through the Town.
9. The alley to the west of the property remain clear of storage and parking of vehicles
10. That the updated engineering obtain approval from the town engineer or staff.

Second by Commissioner Wood. She asked that condition 4 be updated to include a drainage plan to be added to the other requirements of condition number 4. That was acceptable to Commissioner Bertaux.

The motion passed unanimously.

For the record. The conditions are:

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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. That a utility plan for services for Lot B be provided for review of the Final Plat for the Board of Trustee's review. Providing new water and wastewater services to the lot line for Lot B is recommended by the Town Engineer. The utility plan should propose the best way to provide service to Lot Be and separate existing service from lot a.
 3. Replace the Boundary Line adjustment certificate with a Minor Subdivision Certificate.

4. Remove the dry well, piping and related drainage coming from the existing house on Lot A from the Lot B premises. A drainage report from a professional engineer should address this matter.
 5. All drainage from Lot A will be contained on the water and address with an engineering report/plan prior to recordation of any plat or other documents associated with the Minor Subdivision
 6. Remove the fence in the for Street right-of-way.
 7. A permit must be obtained prior to doing any work on the Lot A or B and must be approved by Town Staff.
 8. That the house on lot A limited to single-family detached use, without an additional dwelling unit, unless permitted and approved through the Town.
 9. The alley to the west of the property remain clear of storage and parking of vehicles
 10. That the updated engineering obtain approval from the town engineer or staff.
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Planner update. Manager Centeno noted that the Veterans Coalition Application would probably be coming back for consideration at the April commission meeting as a PUD. She was not sure if the Rislende the Site Plan review would be ready for April. She also quickly reviewed the Silt Event Calendar.

There was then discussion of the fact that vendors may be added to special events as opposed to the farmers market as the layout of the park would be mortal more logical. Layout of the park was also quickly discussed. Centeno also noted that there was a recreation online registration system underway and there was a good transition.

Finally, she noted that there was a groundbreaking tomorrow (Wednesday) at 3 PM for the water treatment plan and that the Planning Commission was invited.

On other matters, there was discussion on with the ribbon-cutting ceremony would occur from the dollar store. It was also noted that Administrator Layman's farewell party would be occurring the next Wednesday afternoon at the Town Center. The Commission was invited to that as well.

Commissioner Comment

There is no Commissioner comment

Adjournment

Vice Chair Bertaux made a motion to adjourn the meeting; second by Commissioner Stepisnik. The meeting adjourned at 8:04 PM.

Respectfully submitted,

Mark Chain

Mark Chain
Planner

Approved by the Planning Commission

Lindsey K Williams

Lindsey Williams
Chair