

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
May 7, 2024 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, May 7, 2024. The meeting was called to order at 6:30PM.

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

Also present were Town Manager Mann and Community Development Manager Nicole Centeno.

Pledge of Allegiance

Public Comment

There was no public comment

. Consent Agenda

1. Minutes of the April 2, 2024 Planning & Zoning Commission meeting.

Commissioner Aragon made a motion to approve the meeting minutes on the consent agenda, seconded by Commissioner Westmoreland. The motion to approve the consent agenda carried unanimously.

Conflicts of Interest

There were no conflicts of interest noted.

Agenda Changes

There were no proposed changes to the agenda.

TRIP Update and Tree Ordinance

Adrian Brown gave an update on the TRIP program and explained why it was important to update the approved tree list and location in which they can be planted. He stated that the goal is to reduce water usage and planting the right kind of trees is a crucial part of the equation.

There are trees in the current ordinance that are water users, they like a lot of water. Brown stated that we also need to educate people on weeds and some trees on the current list are weedy trees. The new ordinance combines a couple of variables into one document.

Vice Chair Bertaux thought that this ordinance was a great resource for the Town and designated open spaces as well. Bertaux then asked for this ordinance to be provided to new development taking place, along with educating existing property owners. Manager Centeno explained the landscaping plan requirements and agreed that Vice Chair Bertaux's idea of education to new and existing property owners needed to be of priority.

Commissioner Aragon inquired as to if the Town requires a Landscaping deposit. Manager Centeno stated that the Town did not retain a deposit and Aragon suggested that the Town implements this for future development. The Commissioners and Town Staff agreed that a policy such as this would be beneficial.

Brown gave more information on the species listed in the ordinance.

Vice Chair Bertaux asked Brown about programs to eradicate troublesome trees. Brown stated that there are programs available.

Commissioner Westmoreland questioned the pests that accompanied the approved trees. Brown explained that all trees are going to come with bugs, but that some trees are prolific litters, but that the approved trees do not have invasive bugs such as elms.

Vice Chair Bertaux wanted to know if the tree list was compared to available trees in nearby nurseries. Brown stated that many are available and the rest can be ordered on Amazon and delivered.

The commission thanked Mr. Brown for his time and expertise.

258 Grullo Lane Fence Exception

Manager Centeno explained the application and pointed out that this request is adjacent to two other fence exceptions that the P&Z had previously approved.

Centeno pointed out the distance from the right of way and drainage easement that

Commissioner Aragon voiced the need for consistency of using wood, rather than vinyl. The applicant clarified that the HOA approved wood, not vinyl. Commissioner Aragon and Vice Chair Bertaux agreed that was the best option.

Centeno explained that staff recommends approval of the Trevizo Fence Exception, with the following conditions:

- 1) That the proposed fence meets all applicable criteria in the Silt Municipal Code Chapter 15.24, excluding the height exception approval.
- 2) That the proposed fence be located entirely on the applicant's property; but not installed in designated/recorded easements.
- 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 or Trustee meetings 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.

Vice Chair Bertaux opened the Public Hearing at 7:00 PM. There no public comments. The Public Hearing was closed at 7:01 PM.

Commissioner Aragon moved the approve the fence exception and Resolution NO. PZ-5, Series 2024, with the conditions noted in the staff report and spoken during the meeting. Motion carried Unanimously.

Vacant Lot Adjacent to 190 Main Street- Fernys Tacos Site Plan Review

Vice Chair Bertaux welcomed Fernando, owner of Ferny Tacos.

Manager Centeno explained the location and clarified that the property was the two vacant lots to the west of 190 Main Street, as well as the proposed use.

Fernys will be open 7 days a week with breakfast, lunch and dinner options. Mexican food will be served. The property will have fresh water via 190 Main Street. There will be a third-party contractor servicing waste/grey water, oil/grease and trash.

There will be parking and directional signs for a one-way entrance and exit, to abate too much additional traffic to highway 6.

Manager Centeno explained staff recommends approval of the Site Plan Review, allowing Fernys Tacos to operate a food truck business, at the proposed location with the following conditions:

- 1) That all statements made by the applicant both in the application and in any meetings before the Planning and Zoning Commission be considered conditions of approval, unless modified in any subsequent conditions.
- 2) That the applicant obtains a building permit for all improvements within the property, including but not limited to the picnic shelters (temporary or permanent), trash enclosure and storage shed.
- 3) That the applicant notifies the Community Development Department on any proposed changes over time and/or expansion of activities within the property, to ensure that it does not change the Site Plan approval.
- 4) That the Applicant/Owner will apply for a permit and pay tap fees, if they chose to connect to the Town's water and wastewater services. A grease trap will also be required to be installed and inspected prior to attaching to the Town's system.
- 5) That the applicant acquires the proper licensing through Garfield County Public Health and the Town of Silt for the operation of the Food Truck.
- 6) That the applicant retains records of the water usage, and removal of waste (trash, grey water and grease), so the Town can audit records annually, or as often as needed.
- 7) That the applicant provides any additional requested documents and pay any remaining fees, prior to operating business.
- 8) That this approval is not for construction, but rather approval for the use of the land. Additional licensing and permitting will be required separately.
- 9) Lighting needs to be downcast lighting.

Commissioner Aragon inquired as to what the parking lot material was and if it's sufficient to abate dust mitigation. Ferny confirmed that it will be graveled and upkept appropriately. Aragon also asked about lighting for the entrance and agreed with a wood shed.

Commissioner Westmoreland asked about the code designating wood vs metal sheds. There was a discussion on ascetics and longevity.

Vice Chair Bertaux reiterated the wood shed requirement, with a western motif and asked for the lighting to be turned off during off hours.

Vice Chair Bertaux opened the Public Hearing at 7:15 PM. There no public comments. The Public Hearing was closed at 7:16 PM.

Commissioner Aragon moved to approve the Site Plan Review for Fernys Tacos, to operate a food truck at Parcel # 217910209006 and #217910209007, with the conditions noted in the staff

reports or verbally added during this meeting, as well as Resolution PZ-6, Series of 2024, with any amendments noted during the meeting and reading of this motion.

Motion carried Unanimously.

Western Slope Veterans Coalition- PUD Sketch Plan Review Continuation

Manager Centeno requested a continuation of the Public Hearing from May 7th to June 4th.

Vice Chair Bertaux opened the Public Hearing at 7:18 PM. Bertaux then asked the public attending the meeting to sign in for public comment.

Below are the attendees that made a public comment:

1. Eli Evans resides at 923 Grand Avenue. He believes that there are too many unknowns. He understands the development, but not this project. Evans is also concerned with the loss of property value and was disappointed to find that there was a continuation taking place. Vice Chair Bertaux introduced Town Manager Mann and explained to Evans that he did not waste his time, as Manager Mann was hearing this for the first time and is the liaison between the people and the board.
2. Gregory Orosz resides at 130 N. 9th Street. He stated that the project will affect the crime rates. Mr. Orosz picks up trash around his property daily and struggles to safely get out of his driveway with the speeding that takes place from the roundabout traffic. He also stated that the adjacent convenient store has struggled with a homeless population refusing to leave the building. He believes that the density is too much.

Mr. Orosz shared statistics that he found about homeless shelter impacts on neighborhood communities. Some of these statistics included increased crime rates and decreased property values.

3. Mary Jo Spain resides at 1019 Domelby Court. She had many questions that she would like to get answered. She was welcomed to attend the future meeting for more information.
4. Lisa Orosz, son resides at 130 N. 9th Street. She has a concern about the lack of notification outside of the required 200 ft. and fire dangers.

The Public Hearing was closed at 7:38 PM.

Commissioner Westmoreland made a motion to continue the Public Hearing from May 7, 2024 to June 4, 2024. Commissioner Aragon seconded the motion. The motion carried Unanimously.

Planner update.

Manager Centeno updated the Commission on the following:

- Family Dollar- Working on corrections to open soon
- Camario is still putting in infrastructure and it is not yet completed
- Silt Jumbo Storage was given a stop work order
- Heron's Nest did submit an annexation application
- River Run meeting took place and corrections are being further discussed
- The Bank project is abandoned

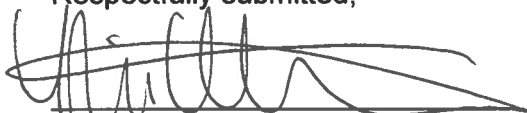
Commissioner Comments

Vice Chair Bertaux welcomed new Town Manager, Jim Mann to the team.

Adjournment

Commissioner Aragon made a motion to adjourn the meeting; seconded by Commissioner Westmoreland. The meeting adjourned at 7:59 PM.

Respectfully submitted,



Nicole Centeno
Community Development Manager

Approved by the Planning Commission



Lindsey Williams
Chair