

**TOWN OF SILT**  
**REGULAR PLANNING AND ZONING COMMISSION MEETING**  
**June 4, 2024 – 6:30 P.M.**  
**HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, June 4, 2024. The meeting was called to order at 6:30PM.

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

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

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**Pledge of Allegiance**

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**Public Comment**

There was no public comment

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**Consent Agenda**

1. Minutes of the May 7, 2024 Planning & Zoning Commission meeting.

Vice Chair Bertaux made a motion to approve the meeting minutes on the consent agenda, seconded by Commissioner Stepisnik. The motion to approve the consent agenda carried unanimously.

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**Conflicts of Interest**

There were no conflicts of interest noted.

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**Agenda Changes**

There were no proposed changes to the agenda.

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## Western Slope Veteran's Coalition

Manager Centeno introduced the project, which includes a submittal for a Planned Unit Development, as the proposal does not meet the R-2 Zone District requirements.

A few items of concern include:

- Minimum Unit Size
- Parking (Not enough, Stacked & Blocked)
- Vehicular & Pedestrian Access
- Private Easement, no Public Access, as Alleyway is encroached upon
- Shed / Accessory Dwelling are in front of the housing, code requires behind
- Future Uses (Condominium?)
- Park Land / Open Space
- Fire Separation & Fire Requirements
- Minimum 2 acres for PUD, which this application is less than 1 acre
- Site Plan to scale and missing dimensions
- Statement of Adverse Effects (Positive & Negative)
- Emergency Access

Manager Centeno clarified that the Planning and Zoning Commission is not the final decision-making body, as this is a PUD application, so the Commissioners will be a recommending body to the Board of Trustees.

The Silt Comprehensive Plan has this project location under the Neighbor Residential designation. This allows for medium to high density, however, this property in particular has challenges due to it being land locked with no public access, but rather a private easement with limited access. Town Staff explained that the Comprehensive Plan is a guiding document, but believes that individual parcels need to be evaluated, especially in the downtown area. Residential is compatible, however, the proposed density supersedes what is existing withing adjacent properties.

Staff then further discussed access and defined alley, per the Silt Municipal Code, as being accepted as a secondary means of ingress and egress, not primary. The encroachments were also discussed.

Manager Centeno then went into more detail on concerns with Emergency Access as well as additional health and safety concerns.

Utility access was also discussed, with clarification on dedications.

Town Staff made the below conclusion:

*Staff appreciates the Veteran's Coalition and all of the work that they do. This project is needed and very admirable, however, we do not believe this location is a viable option for the proposed use, or requested zoning changes and variances.*

*Town Staff recommends denial of the application for Sketch Plan and PUD, based on the Silt Municipal Code as well as health and safety concerns, as stated in this report and below:*

1. *16.12.010 A – The site does not “contain sufficient total area in relation to the intended use . . . to permit effective application of planning principals.” The site is constrained by floodplain and drainage limitations. The site lacks adequate space for parking in conformance with Town code in terms of total number of spaces, stacking of parking spaces, and availability of visitor parking. The site does not contain adequate space for proper circulation of vehicles creating risks for access by emergency responders and ability to evacuate residents in event of an emergency. 16.12.030 C. and F. Finally, the site lacks adequate space for functional open space as required for approval of a PUD. 16.12.030 D.*
  
2. *16.12.010 B- The proposed plan exceeds “slight to moderate deviation from the Town’s general zoning code.” The proposed plan requires drastic deviations from the zoning code in the form of parking.*

TYPE OF REGULATION	Current R-2 Zoning Allowances	Proposed with PUD
Lot area (minimum square feet)	5000	No Minimum- Lot is 30,492
Lot area/unit (minimum sf)	2500	2,178
Maximum lot coverage (%), not including solar devices	60	Drawings are not to scale. Unable to accurately determine, until revised site plan is submitted with measurements to scale.
Minimum unit size (square feet)	1000	10 units @ 364 Sq. Ft. 2 units @ 1,064 Sq. Ft. 1 unit @ 936 Sq. Ft. 1 unit @ 1,070 Sq. Ft. 1 Garage @ 372 Sq. Ft. Storage @ 500 Sq. Ft.
Parking Requirements	2 spaces per dwelling unit, no stacked parking	1 space per dwelling unit and stacked parking
Vehicular and Pedestrian Access	22’ road width, for 2- way traffic and 6’ pedestrian sidewalk	20’ road width and 6’ sidewalk. Access is limited to the 20’ access easement and possibly part of an encroached alleyway. A survey is needed to determine actual width of access options.

3. *The proposed PUD will not “have an appropriate relationship to the surrounding area, with adverse effects on surrounding zone districts” 16.12.030 A. The lack of adequate parking will have this spill onto public roads in surrounding neighborhoods.*

4. *The site is less than 2 acres which is the Code minimum for a PUD, except under exceptional circumstances. 16.12.030 I.*
5. *17.52.030- The applicant has not demonstrated adequate access and circulation from the public road to the building/parking area for residents, emergency vehicles and pedestrians.*

*The Planning and Zoning Commission will be a recommending body for the Board of Trustees.*

*The Town has made other introductions, for possible locations that this project could be developed. A partnership with the Veteran's Coalition is a top priority and the Town will continue to work with the Veteran's Coalition to look for viable alternative locations.*

Manager Centeno clarified that this recommendation is not a question of the cause, but rather a health and safety recommendation based on the proposed location.

Attorney Sawyer then redirected the Commissioners to look at 16.12.030, on pages 6 and 7 of the staff report. He stated these are the criteria in which the PUD proposal needs to meet, in order to qualify. The code is specific to say "shall", and asked the Commissioners keep that in mind when evaluating this project.

The applicant's representatives, John Kuersten and Marc Hogan, then gave an overview of their proposed project. Mr. Kuersten stated that we have between 18-20 unhoused veterans from Glenwood to Parachute. He then explained how the housing authority and VASH functions.

Mr. Hogan then discussed changes that had been made and spoke about the location being central, as well as amenities. Mr. Hogan did not think that additional parking spaces would be needed, as they were promoting pedestrian access and use. He then explained that the color scheme would be red, white & blue.

Mr. Kuersten then explained that in order to provide affordable housing, the housing needs to be less square footage.

Chair Williams opened the Public Hearing at 7:29pm, after she explained how the public comment was to take place.

### **Public Comments:**

#### Eli Evans- 943 Grand Avenue

Eli stated that we have these codes and regulations for a reason and this proposal clearly doesn't meet what is required. He wishes this project all the best, but at a location that better suited for their proposal.

Trey Pruitt- 220 N. 9<sup>th</sup> Street

Trey discussed how he is a veteran and that he thinks this is a noble project, but that this is not the right location. He is concerned about parking, access and people not being local having the same values.

Natalie Hert- Previous Owner of 220 N. 9<sup>th</sup> Street

Natalie thanked everyone for their service and said this is an honorable project, but that this parcel is not the right location. She stated that access is an issue.

Lisa Orosz- 130 N. 9<sup>th</sup> Street (Mother of Greg Orosz, who lost his voice, so she spoke for him)

Lisa stated that the majority of her family either serve or have served, so this project is admirable, but needs to be in a more viable location. She has concern over access, especially EMS, as she's been evacuation out of her house for fire three times and knows how congested the access can get.

Natalie Blanch- No Address Provided

Natalie stated that she always thought that the Military Veteran's were cared for, for life, but unfortunately, they are not. She asked when it's appropriate for change, such as PUD requirements and tiny home allowances. Natalie also asked if people could work to bring this project to a yes.

Becky Rippy- P.O. Box 894 New Castle

Becky works with Catholic Charities and works to house homeless people. She stated than there is a need for a project, such as this and wanted to show support.

Glen Ratter- Gamba Drive Glenwood Springs

Glen supports the project and thins veterans are an asset to any community and asks that the Town support the project.

Matt Spidel- No Address Provided

Matt is the owner of Jimmy Johns and Chair of the Work Force Housing in Glenwood. He is supportive of the armed forces and hearing more about this project.

Debbie Wilde- No Address Provided

Debbie feels as if the applicant can make this project success. She requested that the Town consider the project and thanked Trustee Hanrahan for his work on the withdraw center.

Public Comment closed on 7:46.

Mr. Kuersten then clarified that the easement is utility and access. He also stated that individual meters were not a deal breaker. He then specified that all of the veterans were to be local, tri-county.

Commissioner Stepisnik asked for clarification on how many have vehicles the current applicants have. Mr. Kuersten stated that very few have vehicles. She then asked if the applicant was accepting of installing sprinklers and the applicant said they weren't opposed to it.

Commissioner Aragon then inquired about lighting and stated his concerns about egress. Mr. Hogan stated that he would add lighting, ran by photocell, to control the footprint and timing. Commissioner Aragon then asked about ADA compliance and snow removal. He asked about how the applicant was going to account for snow storage in particular. Mr. Hogan stated that he was going to provide a snow storage plan. Commissioner Aragon stated that snow can't be stored dead ended or use required parking. Mr. Kuersten stated that they would likely need to haul it out.

Mr. Hogan then stated that he could add parking spaces in that was a request. He stated that the PUD was specific to what they needed. Commissioner Aragon then stated that the regulations allow visitors, so what about that parking? The applicants stated that they would work on that.

Commissioner Aragon stated that the health and safety had to come first and that there's a liability of the Commission to make the best decision for everyone in the community.

Chair Williams then inquired about the request from CRFR to allow for a wider radius to turn around. Mr. Kuersten then stated that they would change it to what was requested.

Vice-Chair Bertaux then inquired about whether the applicant would need to re-apply, if they changed their proposal to include the changes discussed. Attorney Sawyer then clarified that the applicant could request a continuance. Vice-Chair Bertaux then stated that his main priority is safety and emergency access. He hoped to see them ask for a continuation.

Commissioner Aragon then asked where the septic is coming from. Manager Centeno then showed on the map where the existing manhole was.

Alternate Wood appreciates the thoughtfulness given to this project and the community for their comments. She would like to continue a conversation about this project.

Commissioner Westmoreland asked if there was going to be a restriction on how large a family can be in the single-family designs. Mr. Hogan and Mr. Kuersten said that the limit would likely be 3 occupants. She asked about a family with a child that was 16 or older being able to have a car. The applicant stated that there would be a restriction.

Chair Williams re-iterated that the meeting at hand was to determine whether the application qualified for the requested PUD. She also echoed her fellow commissioners concerns with access, parking and qualifying factors.

Commissioner Wood then clarified if a family would qualify to live in a smaller unit and the applicant stated that the smaller units were for single occupants only.

The applicants then asked for a continuation.

Vice-Chair Bertaux made a motion to continue the Public Hearing to August 6, 2024 agenda, stating that he wanted to see the future better addressed and covenants be added.

Seconded by Commissioner Stepisnik and passed unanimously.

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### **Affordable Housing**

Manager Centeno explained that on May 28<sup>th</sup> the Board of Trustees were presented with an Affordable Housing chart and timeline. This includes Community Outreach, Comprehensive Plan Update as well as the re-write of Titles 16 and 17 of the Silt Municipal Code.

The Town received a DOLA housing grant, to help with the costs of the housing needs assessment.

As it relates to the topic at hand, the Board of Trustees has requested feedback from the Planning and Zoning Commission.

Commissioner Bertaux asked if the Town had land, as he would like to see employee housing.

Commissioner Stepisnik would like to see deed restricted housing and steer away from rentals.

Commissioner Wood wanted to ensure that the community engagement piece include an interpreter and the release to include to bi-lingual written communications.

Manager Mann stated that this effort was going to be broad based. There's no single solution, but rather a combination.

Commissioner Bertaux suggested the Northwest Colorado of Governments, as they've compiled data and been working on this. Commissioner Williams mentioned that Alternate Wood works for Northwest Colorado of Government and suggested utilizing her knowledge. Commissioner Wood said that she would pass information along.

Commissioner Westmoreland inquired about AMI and Manager Mann explained that this endeavor will include a variety of AMI's.

Commissioner Stepisnik stated that HUD housing is different that modular homes, and that HUD is difficult to insure.

Manager Mann explained that a bigger hurdle is where to temporarily put displaced families, while we help to upgrade their housing situation.

Commissioner Stepisnik said that in her line of work, she's seeing more multi-generational homes.

Manager Centeno thanked the Commissioners for their feedback and stated that staff would ensure their feedback made it the Trustees.

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### **Special Committee**

Manager Centeno then introduced the Special Purpose Committee and Parks, Rec and Culture Committee. It was explained that the Town is looking to bring more perspective, by adding a commissioner to each of the committees.

Commissioner Westmoreland asked about time commitments. Manager Centeno explained that the Park, Rec and Culture Committee is well established that they the time commitment would be unlikely to exceed one meeting a month. The Special Purpose Committee on the other hand would entail a minimum of two meetings a month.

Chair Williams inquired about pay and Manager Mann said that staff would take the request of pay for committees to the Trustees.

Chair Williams asked the commissioners who would be interested the Special Purpose Committee, Alternate Wood and Vice Chair Bertaux both showed interest.

Manager Mann stated that he wouldn't be opposed to having both Vice Chair Bertaux and Alternate Wood on the Special Purpose Committee.

Chair Willams then threw her name in the hat for the Parks, Rec and Culture Committee.

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### **Planner update**

Manager Centeno stated that given the time and that there was nothing super time sensitive requiring an update, she would not give a report but rather be available to answer commissioner questions.

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### **Commissioner Comments**

Vice-Chair Bertaux inquired about the 511 N. 5<sup>th</sup> Street subdivision. Manager Centeno explained that the lot sold and that the new owner has yet to inquire about continuing the project.

Bertaux then asked about Family Dollar's red-tag. Centeno explained a few of the hiccups and was hopeful of them opening soon!



Vice-Chair then asked about Maverick. Manager Centeno said that Maverick bought out Kum & Go. They are re-branding.

Chair Williams asked about the stop work order for Silt Jumbo Storage. Manager Centeno gave a brief update on this project, then read the upcoming agenda to the commissioners and clarified a few more project.

Manager gave a quick update on events as well.

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### Adjournment

Vice Chair Bertaux made a motion to adjourn the meeting; seconded by Commissioner Stepisnik. The meeting adjourned at 8:48 PM.

Respectfully submitted,



Nicole Centeno  
Community Development Manager

Approved by the Planning Commission



Lindsey Williams  
Chair