

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
September 3, 2024 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, September 3, 2024. The meeting was called to order at 6:30PM.

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

Also present: Community Development Director, Nicole Centeno and Planner, Mark Chain

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the July 6, 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.

Conflicts of Interest

There were not conflicts of interest.

Agenda Changes

There were no proposed changes to the agenda.

JSN Properties, Lot 158- Amended Site Plan

Planner Chain introduced the project and explained that the JSN Properties, Lot 158 and the next agenda item, Lot 157 had already received an approval for Site Plan in July of 2023. He explained that he was not going to go too much into detail, but rather just highlight what the proposed changes were.

Chain stated that the proposed change to lots 158 and 157, both owned by the same company, JSN Properties, was the exterior color.

The previous approval stated that the buildings were to be opposite colors, with one building being light brown stucco with dark brown trim, then the other to be dark brown stucco with light brown trim.

Planner Chain showed the new color proposal to be white, with black trim, pointing out that both buildings would be matching.

Staff recommended approval, with the following conditions:

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. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
7. That there be additional architectural design, such as a pent roof or canopy, above the garage doors.
8. The primary structure colors for Lot 158 of the Silt Trade Center are white with dark or black accents

Vice-Chair Bertaux inquired about color names, such as ebony or egg shell, but the applicant and Chain stated that it was just going to be plain old black and white.

There was more discussion about colors and Director Centeno clarified that painting is not permitted, so if someone bought the building after it was built and decided to re-paint it, the Town wouldn't be regulating it.

Chair Williams clarified number three on the conditions of approval. Planner Chain explained that the Community Development Department would sign off on landscaping, at the time of permitting.

Williams also asked about a patio area for the residential units. The applicant confirmed that there would be a patio.

Commissioner Stepisnik inquired about the canopies above the garage doors and the applicant stated that those were shown on the plans.

Chair Williams opened the public comment at 6:55pm. There was no public comment and it was closed at 6:55pm.

Vice Chair Bertaux made a motion to approve the Amended Site Plan Review, with the conditions written and stated in the meeting. Seconded by Alternate Wood, the motion passed unanimously.

JSN Properties, Lot 157- Amended Site Plan

Planner Chain explained that this application was the same as the one before, with the below conditions of approval:

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. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.

7. That there be additional architectural design, such as a pent roof or canopy, above the garage doors.

8. The primary structure colors for Lot 157 of the Silt Trade Center are white with dark or black accents

Chair Williams opened the public comment at 6:59pm. There was no public comment and it was closed at 6:59pm.

Commissioner Stepisnik made a motion to approve the Amended Site Plan Review, with the conditions written and stated in the meeting. Seconded by Alternate Wood, the motion passed unanimously.

2020 Horseshoe Trail Site Plan Review Continuation

Director Centeno explained that after speaking to the applicant's representative, it was requested to continue this Public Noticed Action Item to a future agenda. The applicant needed more time to complete the real estate transactions that will be required for this project.

Town Staff had made the determination that continuing the Public Notice for 2020 Horseshoe Trail Site Plan Review was the best option.

Director Centeno stated that on behalf of the applicant and Town Staff, they respectfully asked for the Commissioners to continue this Public Notice to a future agenda, taking place in either October or November, whichever has more space available.

Chair Williams opened the public comment at 7:01pm, hearing no public comment, it closed at 7:02pm. Chair Williams then entertained a motion or more discussion.

Alternate Wood made a motion to approve the continuation, seconded by Vice-Chair Bertaux, the motion passed unanimously.

2021 Horseshoe Trail Site Plan Review Continuation

Director Centeno stated again, that after speaking to the applicant's representative, it was requested to continue this Public Noticed Action Item to a future agenda. The applicant needed more time to complete the real estate transactions that will be required for this project, which included 2020 Horseshoe Trail and 2021 Horseshoe Trail.

On behalf of the applicant, Director Centeno requested the same continuation to be granted for the 2021 Horseshoe Trail public notice as well.

Chair Williams opened the public comment at 7:03pm, hearing no public comment, it closed at 7:03pm. Chair Williams then entertained a motion or more discussion.

Alternate Wood made a motion to approve the continuation, seconded by Commissioner Stepisnik, the motion passed unanimously.

Planners Report

Director Centeno gave a brief overview of her staff report and upcoming land use applications. She also went over some event and recreation updates.


Commissioner Comments

Commissioner Bertaux inquired about the Code Change Committee and upcoming code changes. There was some discussion about both and it was determined that there are many more conversations to come.

Adjournment

Commissioner Stepisnik made a motion to adjourn the meeting; seconded by Vice Chair Bertaux. The meeting adjourned at 7:17 PM.

Respectfully submitted,



Nicole Centeno
Community Development Director

Approved by the Planning Commission



Lindsey Williams
Chair