

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
April 2, 2024 – 6:30 P.M.
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, April 2, 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 March 5, 2024 Planning & Zoning Commission meeting.

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.

Rislende Site Plan Review - Food Truck and Special Events

Manager Centeno introduced this item. She noted that the Planning Commission approved the 2023 Rislende Special Events permit and they are using the same general model for their 2024 special events and food concept.

Centeno summarized in her staff report that parking was adequate and that Colorado River Fire and Rescue had previously signed off on the access from County Road 316, in which nothing had changed since. She said that, if approved this was to be the operational plan until permanent uses are submitted for permitting and in compliance with the PUD. She had 10 conditions that were to be attached as part of the approval, which included the adoption of Resolution PZ-4, Series of 2024.

Commissioner Aragon asked about lights at the access intersection. Mitchell Weimer then went over some general details, noting that access accessibility would benefit from some sort of additional signage and possibly lights. Weimer also stated there would be a mix of picnic tables for the general public on nights that they were not having a private party. He said that events are generally designed to be B.Y.O. Blanket or chair. For larger events, Two Forks Food Truck will try to bring additional staff and supplies, as necessary depending on the events.

Commissioner Bertaux asked about general hours of operation. Weimer explained that the general hours of operation would be 5 PM to 9 PM during the week, and from 1 PM to 9 PM on weekends and certain holidays. There is a website, correspondence is also occurring on Facebook and other social media sites. Carly noted that they do have a current website for Rislende. Chair Williams asked how many cars could be expected at the bigger events. Mitchell said that for a large wedding there could be up to 160 people attending with an estimate of 45 cars accessing the site but this would be for invite only, larger event.

Mitchell then went into some detail on additional ideas for the access, including stop signs at the driveway, access gates and their thoughts on traffic from the bridge. There may be a patio constructed, which would probably be a permanent improvement. New paths are being provided with "crusher fines" and these may remain permanent. The permanent Events Center, where there is a more formal lawn area, would be on Tract 4. The Beacon is the first permanent improvement and that will be constructed on Tract 3. These areas were pointed out on the plans.

There was discussion on bald eagles. Mitchell noted that they are still there. One of the trees fell down but the birds moved to a nearby tree. It's also noted that last year Rislende was a sponsor for Hey Day and attended other Town events. There was then some more discussion on such items as Tract 1 improvements, including multifamily, and a future restaurant.

Chair Williams then opened the public hearing at 6:59 PM. There was no public comment and the public hearing closed at 7 PM.

Mitchell noted that he was looking forward to seeing the commissioners down on the site in the coming year.

Commissioner Bertaux made a motion to approve Resolution PZ -4, Series of 2024 with the proposed conditions. Seconded by Alternate Wood; the motion passed unanimously.

511 N. 5th Street Minor Subdivision Sketch Plan - Adoption of Resolution

Planner Chain introduced this item. He considers this more of a housekeeping detail. He said that the Commission made a motion to approve the project at their March meeting and he needed to put together this resolution to memorialize that approval. Chain quickly went over the resolution details. He asked Mike Sorensen, applicant's representative, whether he had any comment. Mr. Sorensen did not have any comment.

Commissioner Bertaux made a motion to approve resolution PZ -3, Series of 2024 approving the Minor Subdivision Sketch plan. Seconded by Alternate Wood; motion passed unanimously.

Planner update.

Manager Centeno updated the Commission on the following:

- There is an upcoming work session with the Board of Trustees
- The parking lot on the Family Dollar store has not yet been completed.
- The Western Slope Veterans Coalition at this point is scheduled for a review at the May meeting.
- Camario is still putting in infrastructure and it is not yet completed.
- Manager Centeno also said that River View (1421 Frontage Rd) had contacted the Town about a pre-application conference.

Planner Chain indicated the following:

- Stoney Ridge Filing 2 had an amended plat approved over a year ago. At this point they were trying to finalize a Sub-phasing plan. This was always part of the Plan but they had made no progress until recently
- Heron's Nest still have not filed their Annexation and PUD Sketch Plan application.

Commissioner Centeno updated the Commission on the Easter egg hunt and discussed future events.

Commissioner Comment

Commissioner Doty noted that this would be his last meeting. For family reasons he was moving out of state. He did say that the Commission is a great group of people and he enjoyed working with them.

Chair Williams and all of the Commissioners thanked Rob for his service. Commissioner Aragon said he had wished that Rob had stuck around to become president of the HOA.

Adjournment

Chair Williams made a motion to adjourn the meeting; seconded by Vice Chair Bertaux. The meeting adjourned at 7:20 PM.

Respectfully submitted,

Mark Chain

Mark Chain
Planner

Approved by the Planning Commission

Lindsey K Williams

Lindsey Williams
Chair