

**TOWN OF SILT
MINUTES FOR
SPECIAL PLANNING & ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 19, 2019, 6:30 P.M.**

Call to Order

Chair Classen called the meeting to order at 6:31 p.m.

Roll Call

Present: Chair Chris Classen
 Commissioner Eddie Aragon
 Commissioner Joelle Dorsey
 Commissioner Marcia Eastlund
 Alternate Commissioner Lindsey Siddener (voting member)

Absent: Vice Chair Mark Rinehart
 Alternate Commissioner Ann Marie Stein

Also present at the meeting were Nick Irion, Jason Irion, Community Development Director Janet Aluise, Chief of Police Mike Kite, and Administrator Jeff Layman.

Pledge of Allegiance

At 6:31 p.m., the Commission cited the Pledge of Allegiance.

Public Comments

There were no public comments.

Agenda Changes

There were no agenda changes.

Conflicts of Interest

There were no stated conflicts of interest.

Tab 2 - Consent Agenda

At 6:32 p.m., Commissioner Eastlund requested a change to the 2-5-19 Planning & Zoning Commission meeting minutes to state that she had made the motion to adjourn the meeting. The Commission had consensus.

At 6:33 p.m., Commissioner Dorsey made a motion to approve the February 5, 2019 Planning & Zoning Commission meeting minutes, as written. Commissioner Aragon seconded the motion and the motion carried unanimously.

Tab 3 – Appeal to Planning & Zoning Commission of Director’s Ruling on Shed/Greenhouse at 1430 Em Avenue

At 6:32 p.m., Director Aluise addressed the Commission, stating that Mr. Nick Irion submitted a revised schematic on February 13, 2019, indicating that his proposal for a building side would include four (4) feet of plywood siding, four (4) feet of opaque polycarbonate, and up to four (4) feet of clear polycarbonate. She stated that the staff made its case at the February 5, 2019 regular Planning & Zoning Commission meeting, where all Commissioners present tonight were then present, and offered to answer any questions.

At 6:34 p.m., the Commission had discussion regarding the following:

- What is the overall height of the structure (Mr. Irion responded twelve (12) feet);
- Why is the proposed considered to have a permanent foundation (Chair Classen informed that the Mr. Irion’s proposal included putting the posts for the structure four (4) feet below grade into concrete;
- This building would be allowed if the crop grown was not marijuana;
- The building is secure, therefore it might not be a greenhouse;
- The building is not secure, looks and acts like a greenhouse, and therefore is a greenhouse.

At 7:12 p.m. Commissioner Eastlund made a motion to approve the Irion proposal with the modifications that there be eight (8) foot vertical solid walls (wood), and the applicant apply clear or opaque polycarbonate sheeting above that wall, on all four sides, with a clear roof, if desired. Commissioner Aragon seconded the motion, and the motion passed with Commissioner Dorsey and Commissioner Sidener voting nay.

Old Business

There was no old business.

New Business

Chair Classen stated that a tiny home manufacturer in Rifle is advertising that his structure built to “NOAH” standards is allowed in all jurisdictions and all zone districts. Chair Classen questioned whether this was the case. Director Aluise stated that any structure must meet the minimum requirements of the Silt Municipal Code and the 2015 International Residential Code. Should the building meeting the 2015 IRC, it would still need to meet the dimensional regulations such as minimum size (R-1 – 1,200 square feet; R-2 – 1,000 square feet; R-3 – 800 square feet), as well as other requirements. However, she stated that this unit, if in conformance with the 2015 IRC, could likely meet the zoning requirements for an additional dwelling unit in specific zone districts.

Other Business

There was no other business.

Future Business

At 7:31, the Commission had consensus that staff would review and present to the Commission potential changes to the Silt Municipal Code regarding provisions for Chapter 17.73 regarding the definition of 'enclosed locked space' that could clarify for applicants the requirements for a building not considered a greenhouse.

Commissioner and Staff Comments

There were no Commissioner or staff comments.

Adjournment

At 7:32 p.m., Commissioner Eastlund made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously.



Chairman Chris Classen



Community Development Director Janet Aluise