

**TOWN OF SILT  
MINUTES FOR  
REGULAR PLANNING & ZONING COMMISSION MEETING  
TUESDAY, JULY 2, 2019, 6:30 P.M.**

**Call to Order**

Chair Classen called the meeting to order at 6:30p.m.

**Roll Call**

Present:                   Chair Chris Classen  
                                  Commissioner Eddie Aragon  
                                  Commissioner Joelle Dorsey  
                                  Commissioner Marcia Eastlund  
                                  Alternate Commissioner Lindsey Sidener (Voting Member)

Absent:                    Vice Chair Mark Reinhart

Also present at the meeting was Community Development Director Janet Aluisse.

**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**

Chair Classen stated that he would be recusing himself from Ordinance 6, Series of 2019, the ordinance proposed to rezone the Silt Historical Park property, as he is currently the President of the Silt Historical Society.

**Tab 2 - Consent Agenda**

At 6:32 p.m., Commissioner Sidener made a motion to approve the June 4, 2019 Planning & Zoning Commission meeting minutes, as written. Commissioner Aragon seconded the motion and the motion carried unanimously.

At 6:33 p.m., Commissioner Eastlund made a motion to approve the June 18, 2019 Special Planning & Zoning Commission meeting minutes, as written. Commissioner Sidener seconded the motion and the motion carried unanimously.

**Tab 3 – Ordinance 5, Series of 2019, an ordinance of the Town of Silt, Colorado (“Town”) repealing and replacing Chapter 17.14 of the Silt Municipal Code (“Code”) related to site planning and architectural requirements for new buildings within the Agricultural –Rural (AG-Rural) Zone District within the Town of Silt, Garfield County, state of Colorado**

At 6:35 p.m., Director Aluise reviewed the ordinance for the Commission, stating that the changes were needed to describe different levels of architectural improvements to buildings in the Ag-Rural Zone District, and lessening the requirements for buildings used specifically for agricultural uses.

At 6:49 p.m., the Commission had consensus that pens and enclosures should also have a setback from property line of forty (40) feet.

At 7:00 p.m., Chair Classen opened the public hearing. Hearing no comment, Chair Classen closed the public hearing.

At 7:01 p.m., Commissioner Aragon made a motion to recommend to the Board of Trustees approval of **Ordinance 5, Series of 2019, an ordinance of the Town of Silt, Colorado (“Town”) repealing and replacing Chapter 17.14 of the Silt Municipal Code (“Code”) related to site planning and architectural requirements for new buildings within the Agricultural-Rural (AG-Rural) Zone District within the Town of Silt, Garfield County, state of Colorado.** Commissioner Eastlund seconded the motion and the motion carried unanimously.

At 7:02 p.m., Chair Classen left the room. Commissioner Aragon made a motion to have Commissioner Sidener serve as chair for Ordinance 6, 2019. Commissioner Dorsey seconded the motion and the motion carried unanimously.

**Tab 4 – Ordinance 6, Series of 2019, an ordinance of the Town of Silt, Colorado (“Town”) amending the zoning from R-2 General Residential District to Public Utility District on a parcel known as Lots 4 through 10, Block 8, Ballard Addition, also known as 707 Orchard Avenue, Parcel # 217903312008, and the Silt Historical Park, to better reflect the actual land use of a museum on the property within the Town of Silt, Garfield County, state of Colorado**

At 7:03 p.m., Director Aluise presented to the Commission the staff memorandum, stating that the Silt Historical Society submitted an application to rezone Lots 4 through 10, Block 8, of the Ballard Addition, also known as 707 Orchard Avenue, in order to recognize the existing use of a museum on the property as a permitted use (see 17.13.020 Exhibit A – Theaters, clubs, museums, libraries or other indoor congregational facilities). She stated that the R-2 General Residential Zoning on the property would negatively affect the Silt Historical Society in terms of permitted uses (signage, setbacks, fencing, etc.).

At 7:20 p.m., Commissioner Aragon made a motion to recommend to the Board of Trustees approval of **Ordinance 6, Series of 2019, an ordinance of the Town of Silt, Colorado (“Town”) amending the zoning from R-2 General Residential District to Public Utility District on a parcel known as Lots 4 through 10, Block 8, Ballard Addition, also known as 707 Orchard Avenue, Parcel # 217903312008, and the Silt Historical Park, to better reflect the actual land use of a museum on the property within the Town of Silt, Garfield County, state of Colorado,** as written. Commissioner Dorsey seconded the motion and the motion carried unanimously.

### **Tab 5 – Greater Roaring Fork Regional Housing Study**

Director Aluise presented to the Commission the Greater Roaring Fork Regional Housing Study, stating that there are a few ramifications to the Town of Silt regarding the study, as follows:

- The study underscores the need for multifamily units within the valley, and within the Town;
- The study speaks to the voluminous miles driven by individuals living in lower Garfield County to their jobs upvalley (GWS, Carbondale, Basalt, Snowmass, & Aspen);
- The fact that so many people from lower Garfield County are traveling upvalley to work means that there are also individuals traveling from Rifle to Grand Junction to this area to work;
- Upvalley towns are looking for downvalley towns to solve their housing and worker crises;
- Upvalley land use is responsible for housing crisis (caps on density, large lot subdivision, little mixed-use);
- Town cannot subsidize multifamily units; &
- Building code now requires the second and higher floors to have a fire suppression system, which increases the costs of construction of these units, and ultimately the rents that would be charged, if built.

### **Old Business**

At 7:51 p.m., the Commission discussed the following:

- 2<sup>nd</sup> and Grand vacant lot (Clayton Homes SUP for a modular/manufactured home);
- Camario Duplex;
- Phase II Camario;
- Painted Pastures Roundabout (staff will supply staff memorandum in next packet);
- Golden Gate Petroleum building permit issuance;
- Harness Lane parking;
- RBW code enforcement;
- Tim’s Tools number of vehicles, lack of business, remodel without a permit;

### **New Business**

There was no new business.

**Other Business**

There was no other business.

**Future Business**

There was no future business.

**Commissioner and Staff Comments**

**Adjournment**

At 8:06 p.m., Commissioner Dorsey made a motion to adjourn. Commissioner Eastlund seconded the motion, and the motion carried unanimously.



Chairman Chris Classen



Community Development Director Janet Aluise