

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
DECEMBER 1, 2020 – 6:30 P.M.
REMOTE MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, December 1, 2020. Chair Classen called the meeting to order at 6:32 p.m.

Roll call	Present	Chair Chris Classen Vice-chair Lindsey Williams Commissioner Eddie Aragon Commissioner Joelle Dorsey Commissioner Marcia Eastlund Commissioner Kim Leitzinger
	Absent	Commissioner Brittany Cocina

Also present remotely were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Attorney Michael Sawyer and Planner Mark Chain.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the October 6, 2020 Planning & Zoning Commission meeting

Vice-chair Williams made a motion to approve the consent agenda as presented. Commissioner Eastlund seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Ordinance No. 17, Series 2020, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING SECTION 17.42.060 OF THE SILT MUNICIPAL CODE REGARDING USES REQUIRING A SPECIAL USE PERMIT AND SITE PLAN IN COMMERCIAL DISTRICTS

Attorney Sawyer explained that for many years the town has been involved with enhancing its streetscape, particularly along Main Street and that the town has received a large amount of money in grants over the years to help with the improvements in the downtown area as a part of the plan to help build and define the image of Silt. He continued by saying that it is important that the town has the control to ensure that landscaping that goes in is consistent with the towns long-term plans. In reviewing the code staff realized that there was a gap in the towns ability to

ensure that landscaping and public rights of way are consistent with the plans and the efforts that the town has undertaken. Mr. Sawyer stated that there is no current regulatory requirement that states that a landscape plan must be reviewed and approved by the Planning Commission and that this ordinance would amend the code to require a special use permit and site plan review for landscaping that is greater than 150 square feet in a public right of way in commercial districts.

The public hearing was opened at 6:47 p.m. There were no public comments and the hearing closed at 6:47 p.m.

Commissioner Aragon made a motion to recommend approval to the Board of Trustees of Ordinance No. 17, Series 2020, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING SECTION 17.42.060 OF THE SILT MUNICIPAL CODE REGARDING USES REQUIRING A SPECIAL USE PERMIT AND SITE PLAN IN COMMERCIAL DISTRICTS. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Planners Report

Planner Chain went over the following items:

Report on County Action for Ruiz Minor Subdivision (by Silt River Preserve)

Planner Chain stated that he worked with both AVL and Colorado Parks and Wildlife to provide a letter to the County addressing the concerns and objectives of the Planning Commission, most notably the proximity of the project to the eagles' nest. He stated that the County included the P&Z's recommendations in their final approval and that the construction restriction would be for the time period of December 1 to July 31 which would provide for flexibility if there are no fledglings in the nest or if they leave the nest early.

Garfield County Referral – Minor Subdivision for Ruiz Family on nearby property to the above parcel

Planner Chain stated that this parcel sits south of the above parcel so it is further away from the eagles' nest buffer and that he has no concerns with this development. There was a consensus to have Planner Chain send a letter to the County stating that the town has no comments on this subdivision. There was additional discussion regarding the impact that out of town residents have on the town's bulk water system and the fact that in town residents pay more for water than those who buy bulk water. Clerk McIntyre stated that the Board of Trustees would be approving the 2021 fee schedule at their next meeting should anyone want to attend.

Request for Short-term Rental AirBnB

Planner Chain stated that the town received an inquiry from someone who would like to set up their RV as an AirBnB. He went through what the code allows in terms of short-term rentals along with the pros and cons of allowing this type of use. He stated that he feels that this needs to be discussed in more depth and to include the Board of Trustees to see if a code change needs to be made to accommodate and regulate such requests. Administrator Layman stated that a joint meeting could be set up between the Commission and the Board, and asked that the Commission prepare an agenda of what they would like to discuss. It was recommended to plan for a 5:30 p.m. work session prior to a Board meeting in January or to schedule this out

over more than one meeting. It was stated that there may be some items that the Board might want to discuss with the Commission as well.

Access to area north of Stoney Ridge Phase 3

Planner Chain stated that the Town had been approached by Jerry Rusch who had requested that the town help provide him with access to his 7-acre parcel that is within the town limits off of Eagles Nest Drive. Mr. Chain stated that his research shows that no access from a town street was provided for this parcel. He asked if there was any more information that the Commission was aware of that would help him assist Mr. Rusch if possible. There was a consensus that the Commission would like more information and Planner Chain stated that he would contact Mr. Rusch.


Commissioner Comments

Chair Classen asked Administrator Layman for an update on the direction of the Community Development Department and he stated that the town plans are to stabilize the department where it is today and to make a decision down the road as to what the future plans are for the department adding that many communities utilize contract planners. Vice-chair Williams commended staff for the tree lighting ceremony and how nice it turned out. Chair Classen also welcomed Ms. Leitzinger and thanked her for her interest in serving on the Planning Commission.

Adjournment

Vice-chair Williams made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously. Chair Classen adjourned the meeting 7:40 p.m.

Respectfully submitted,



Sheila M. McIntyre, CMC
Town Clerk

Approved by the Planning Commission



Chris Classen
Chair