

**TOWN OF SILT
MINUTES FOR
PLANNING & ZONING COMMISSION MEETING
TUESDAY, JULY 7, 2020, 6:30 P.M.
REMOTE MEETING**

Call to Order

Chair Classen called the meeting to order at 6:33 p.m.

Roll Call

Present: Chair Chris Classen
 Vice Chair Lindsey Williams
 Commissioner Eddie Aragon
 Commissioner Marcia Eastlund
 Commissioner Joelle Dorsey
 Alternate Commissioner Brittany Cocina

Absent: Alternate Commissioner #2

Also present at the meeting was Community Development Director Janet Aluise, Treasurer Amie Tucker, Jordan Schoeller, Jesse Schoeller, and other members of the public (by phone).

Pledge of Allegiance

At 6:33 p.m., the Commission cited the Pledge of Allegiance.

Public Comments

There were no public comments.

Conflicts of Interest

There were no stated conflicts of interest.

Agenda Changes

There were no agenda changes.

Tab 2 - Consent Agenda

At 6:34 p.m., Commissioner Eastlund made a motion to approve the June 2, 2020 Planning & Zoning Commission meeting minutes, as written. Commissioner Dorsey seconded the motion and the motion carried unanimously.

Tab 3 – Appeal to Decision by Community Development Director regarding Compliance of Duplex Architectural Renderings and Site Plan with Chapter 17.43 of the Silt Municipal Code

At 6:36 p.m., Director Aluise reviewed the staff memo for the Commission, stating that the Schoellers are requesting approval of the architectural elements to the duplex structure proposed at 734/736 North 7th Street. She stated that her review of their architectural renderings precedes their actual Special Use Permit Application for a modular/manufactured structure. Director Aluise reviewed Section 17.43.030(D) for the Commission, with specific emphasis on (4), which states that an applicant shall provide no fewer than three roof features, upper level accents or architectural features on the front and/or side of the structure that can be seen from the street. As each unit must have twenty-five points, she used her professional judgment to arrive at twenty points for each unit, attributing five points for the lower horizontal rusting metal wainscot, five points for the bands on the corners of the structure and between the units, five points for the 'oriel' window, and five points for the roof pitch change over the doorways.

At 6:42 p.m., the Commission had the following discussion:

- The Community Development Department correctly applied the code, as the proposed unit is rather plain;
- The 'oriel' windows are proposed for small windows and would not really add architectural appeal to the units; and
- Front porches might help to both achieve points and make the units look better.

At 7:04 p.m., Jordan and Jesse Schoeller addressed the Commission, thanking them for giving direction and insight to the architectural features. Mr. Schoeller stated that it was his intent to have the lower horizontal wainscot at least one-third the building height and would amend the drawing to indicate dimensions (building height is measured from grade to midspan of roof). Mr. Schoeller also stated that he understood that the Commission did not deem the roof pitch change above the doorways as 'dormers', but would work to enhance the front entrance.

At 7:09 p.m., the Commission had consensus that Director Aluise had correctly implemented Section 17.43.030(D) of the Silt Municipal Code regarding architectural features of single family/duplex structures.

Old Business

Chair Classen inquired if the Silt area businesses are still suffering. Director Aluise stated that the Food Voucher Program, the Business Highlight Program, and the No-Interest Small Business Loan Program were all designed to help local businesses and she felt that these programs have helped both small businesses and the citizenry. However, she added that some businesses are still likely not up to pre-Covid sales/activity.

Chair Classen inquired about the Painted Pastures approvals. Director Aluise stated that the staff is reviewing the Village at Painted Pastures Final Plat/Plan now and it will be on the Board's agenda on July 27, 2020.

Commissioner Eastlund inquired about the marijuana code revision subcommittee, and Director Aluise stated that the Board has indicated that the joint Board of Trustee/Planning & Zoning Commission meeting could well be a venue to speak about code changes so that all members can express their views.

New Business

Vice Chair Williams stated that Highwater Farms will be shooting a video to advertise their plantings and nonprofit activities on Thursday, July 9, 2020, from 5 p.m. to 8 p.m. She encouraged all to attend and to take part in the volunteer gardening and/or video project.

Other Business

There was no other business.

Future Business

There was no future business.

Commissioner and Staff Comments

There were no Commissioner or staff comments.

Adjournment

At 7:22 p.m., Vice Chair Williams made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously.

Chris Classen

Chairman Chris Classen

Janet Aluise

Community Development Director Janet Aluise