

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
APRIL 6, 2021 – 6:30 P.M.
REMOTE MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, April 6, 2021. Chair Classen called the meeting to order at 6:30 p.m.

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

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

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the March 2, 2021 Planning & Zoning Commission meeting

Commissioner Cocina made a motion to approve the consent agenda as presented. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Legacy Affordable Funeral Services, 701 Main Street – Special Use Permit

Planner Chain went over his staff report explaining that the applicant, Eleutario Arredondo would not be providing a full mortuary or funeral home but rather a place to welcome the family and friends of a deceased person and to help coordinate the next step whether it be cremation or burial. He stated that funerals and viewings would not be held at this location adding that Mr. Arredondo has been in this type of business for thirty years. Mr. Chain stated that he feels that the application is in conformance with the town code and recommends approval based on the conditions stated in the staff report. He suggested that the applicant provide a better site plan before this application moves on to the Board.

Chair Classen asked how many people they expect at any given time and Norma Arredondo, wife of the applicant stated that they don't expect to have more than ten people. Mr. Arredondo confirmed that ten people at the most would be correct. He also confirmed that they would have a hearse on site. He also stated that they are using only a portion of the building between the apartment building and where Skips Market used to be, adding that he would not need to make any changes to the current building. He explained that he works with an individual in Steamboat for cremations and someone else in Grand Junction for embalment's.

Commissioner Aragon made a motion to approve the Legacy Affordable Funeral Services Special Use Permit on the condition that the applicant provide a more detailed formal site plan when he goes before the Board of Trustees. Commissioner Eastlund seconded the motion, and the motion carried unanimously.

Downtown Mixed-use overlay change

Planner Chain stated that he had spoken with two of the property owners in the block to the east of Town Hall about changing the zoning from B-1 to R-2 with the Downtown Mixed-use District Overlay and that they were supportive on the rezone. This would allow properties to develop as residential but still provide commercial zoning if the market changes. He stated that he would like to plan for a public hearing at the next meeting to pursue this zoning change. **There was a consensus of the Commission to move forward on this rezone.**

Planner's Report –

Update on Land Ark RV – Land Purchase and Land Use application

Planner Chain stated that Land Ark RV has a contract with the Town for the property in front of the Holiday Inn Express. He added that they fabricate specialized and custom RV's adding that their use would require a special use permit that the Commission would review and provide a recommendation to the Board.

Heron's Nest

Planner Chain stated that the Town has been approached once again by the owner of this property to annex into the Town. The applicant is proposing to keep the RV park under its current use for the next 17 years, and that they are considering adding a modern mobile home park to the 27.5-acre parcel. He stated that he would continue to work with the applicant before a presentation is made to the Trustees and the Commissioners if they like. The applicant would like to see first if the Town is open to his design before he goes through the time and expense. Planner Chain stated that he feels it would be a good thing to bring this property into the Town. Chair Classen stated that he would like to see them come before the Commission and Planner Chain stated that he would see that this happens.

Stoney Ridge Phase 2

Planner Chain stated that he has met with a potential buyer of this phase and has provided them with information so that they can complete their due diligence.

Divide Creek Center

Planner Chain stated that he has had a number of calls inquiring about this parcel. He added that there is a contract for 5-acres next to the BLM for a tax credit multi-family rental housing development and that the current owners have been talking to other parties about the purchase of the remaining 15-acres. This property has a commercial mixed-use designation.

Planning & Zoning Commission Remote/Hybrid meeting discussion

Chair Classen stated that there had been a discussion as to when the Commission would be able to move back into Council Chambers. Chair Classen stated that he would like to get back to Chambers stating that in his opinion they appear more professional and operate much better together in person. Commissioners Aragon, Eastlund and Dorsey agreed with Chair Classen. Commissioners Leitzinger and Cocina stated that they are more comfortable participating from home still as they would prefer to stay as safe as possible and continue following the CDC guidelines.

There was discussion regarding the ability to conduct a hybrid meeting and Administrator Layman explained the issues that the Commission is faced with meeting in person as the Chambers is not set up to conduct that type of meeting without additional equipment or hiring our audio person to conduct the meetings the same as he does the Board meeting and he explained how our audio person orchestrates the meetings so that they can be conducted in a hybrid fashion. Mr. Layman also explained that the Commission would still need to socially distance themselves with staff remoting into the meeting as they currently do with the Board. He added that there is additional equipment that could be purchased and suggested having the Commission approach the Board to approve an unbudgeted expenditure for the purchase of the necessary equipment. **There was a consensus of the Commission to approach the Board to consider approval of this expenditure.**

Commissioner Comments

Chair Classen asked for an update on the 7th Street ditch crossing. Administrator Layman stated that the preferred fix would be a concrete box culvert adding that they are 2-3 months out so staff has formulated a way to temporarily make the 7th Street crossing usable by utilizing steel plates and concrete barriers that could be removed once the repair takes place in the fall and then be used for other projects later on. Chair Classen asked for an update on the 8th Street project and staff did not have one at this time.

Commissioner Eastlund asked about the status of the old bank building at the corner of 7th Street and Main Street. Administrator Layman stated that the applicant is waiting for their demolition permit from the State. She also asked for a status on the old house next to RBW that is to be demolished. Planner Chain stated that RBW is supposed to be tearing down the house based on an agreement with the Municipal Court. RBW has until the end of May to get the house torn down. He added that their prior permits had expired and is unaware if they have come back in to get new permits from the building department.

Adjournment

Commissioner Dorsey made a motion to adjourn. Commissioner Eastlund seconded the motion, and the motion carried unanimously. Chair Classen adjourned the meeting 7:54 p.m.

Respectfully submitted,



Sheila M. McIntyre, CMC
Town Clerk

Approved by the Planning Commission



Chris Classen
Chair

