

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
JUNE 8, 2021 – 6:30 P.M.
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, June 8, 2021. Chair Classen called the meeting to order at 6:33 p.m.

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

Also present remotely were Town Clerk Sheila McIntyre and Planner Mark Chain.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the May 4, 2021 Planning & Zoning Commission meeting

Commissioner Dorsey 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.

Site Plan Review for Mixed-use Building on Lot 152 Silt Trade Center

Planner Chain went through his staff report regarding the proposal of a building to be constructed on a vacant lot that would consist of a warehouse on the 1st floor and two residential units above. He explained that the PUD does allow for a number of residential units and that a Special Use Permit would not be required. Mr. Chain recommended approval with the staff conditions listed in his report.

Applicant Mark Bunchman went over the design of the building and how they are trying to help meet the demand of housing at the same time by adding the housing units.

Commissioner Aragon made a motion to approve the Site Plan Review for the Mixed-Use Building on Lot 152 in the Silt Trade Center with the conditions listed in the staff report. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Resolution No. 15, Series 2021, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR MODULAR HOMES WITHIN THE PAINTED PASTURES SUBDIVISION NORTH OF HIGHWAY 6, WITHIN THE TOWN OF SILT, COLORADO

Planner Chain went over his staff report stating the zoning for this area does not allow modular structures without a special use permit. The applicants are proposing a blanket special use permit that would allow for modulars on a number of lots as distinguished in their application. Mr. Chain stated that the town has architectural and site planning standards with a scoring system to ensure that modulars brought in would meet all town requirements.

Applicant Doug Pratte was present to answer any questions. He also went over the design guidelines that were already in place for Painted Pastures adding that modular units would be subject to those same requirements as stick-built homes in addition to the design standards stated in the municipal code.

There was discussion regarding the placement of each modular on the lots, the weight of the units when traversing the town streets and the towns aging overpass, how they would blend in with the existing stick-built homes, the effects on property values of those existing stick-built homes, setting a precedence and giving people more options in regards to places to live.

Commissioner Leitzinger made a motion to approve Resolution No. 15, Series 2021, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR MODULAR HOMES WITHIN THE PAINTED PASTURES SUBDIVISION NORTH OF HIGHWAY 6, WITHIN THE TOWN OF SILT, COLORADO. The motion died for a lack of a second.

Commissioner Aragon then made a motion to deny Resolution No. 15, Series 2021, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR MODULAR HOMES WITHIN THE PAINTED PASTURES SUBDIVISION NORTH OF HIGHWAY 6, WITHIN THE TOWN OF SILT, COLORADO based on the blanket approval for the special use permits. Commissioner Dorsey seconded the motion, and the motion carried with Commissioner Leitzinger voting nay.

Heron's Nest Pre-annexation Discussion

Planner Chain stated that the purpose of this discussion tonight was to provide the Planning Commission with some preliminary information from the Town's perspective regarding the Heron's Nest Concept plan. The owner of the property is considering annexing into the Town but would like feedback first before committing. Mr. Chain stated that this has already been before the Board of Trustees for their comments. Planner Chain went through his staff report stating that a community of interest exists with this project and that there are some challenges regarding complying 100% with the Comprehensive Plan designation. He also went over his preliminary thoughts on the concept plan and spoke about permanent RV's as a long-term use as well as utilities and development standards. Planner Chain stated that the owner has asked that the non-conforming use (the long-term use of the RV's) be allowed to stay for 17-years, which is for the duration of the note that he has on the property. Mr. Chain finished up by

saying that he would like to see the property brought into the town so that the Town can negotiate the land use issues for this property.

Planner for the applicant Davis Farrar provided his report on behalf of Simon Casas. Also, present tonight were Bruce Stolbach and Dave Kotz to discuss the concept plan. Mr. Farrar proceeded with his presentation providing a history of the project, existing conditions, the development proposal, the various site plans and the infrastructure. He stated that the development proposal would be to annex the entire property with PUD zoning for three zone districts (RV park, mobile home park and a commercial designation). Mr. Farrar stated that the Board had commented prior that they would like to see more active park space and open space areas.

Planner Farrar talked about the following:

- long-term RV spaces and the fact that they are proposing to add fifteen more spaces to that area and that they be allowed to fall under the long-term provision of the 17-years,
- that they would ask to hook onto the town's water system,
- that they would be moving some of the parking closer to the homes so that people visiting wouldn't have to walk so far when visiting,
- proposing that the two wells on the property be utilized for irrigation,
- that everything would be tied into the town's wastewater system,
- park sites and fishman's park with access to the river,
- lighting in the project,
- fire hydrants throughout the project, and
- that the roadways would be private and that they would maintain the roads.

Planner Farrar displayed pictures of the types of manufactured homes that are being proposed. The homes would also have porches and would comply with code in all areas. Mr. Stolbach stated that all of the homes brought in would be new and that they would meet all manufacturing housing standards set by the town.

The Commission had the following comments:

- that everyone should try not to be biased on those who live in RV's,
- lack of a dog park area,
- not being in favor of the 17-year time frame,
- the desire to not add any additional RV spaces to the current park for 17-years,
- requiring the entire subdivision including the RV park to be on natural gas and installing a gas line throughout the project so that RV's won't need individual propane tanks,
- that the density is too tight,
- where would cars park when soccer games are taking place at the proposed park,
- aging infrastructure,
- confirmation that the new water line would be looped, and
- the preference that the area that is currently RV storage on the west property line remain as storage and not as usable RV spaces.

Mr. Stolbach asked if the Commission was on board with the concept of a new manufactured home development and that they would do their best to meet the details and desires of the Commission. Chair Classen stated that he would like to see the RV's eliminated sooner rather than later. Mr. Kotz indicated that there would be a master water meter for the RV park and the Town would not be taking over all water lines in that area. Infrastructure would generally be built to town standards. Mr. Farrar indicated that the property owners would work with the town

on proper placement for the new fire hydrants and wants ability to work out any issues as much as possible.

Sign Code Discussion Update

Planner Chain stated that there had been sign code discussions at a recent work session between the Commission and the Board and that one of the items talked about was LED signs. While LED and animated signs are becoming more common, they are not mentioned or allowed in the present code. He stated that there have been a number of requests for these types of signs in business windows and that he would like to bring back code to allow more freedom in regards to signage while at the same time addressing neon signs and the size of signs. **There was a consensus to have Planner Chain bring back changes to the sign code.**

Planner's Report –

Planner Chain briefed the Commission on the following items:

- upcoming agenda item regarding a commercial establishment on west Main Street that would like to add employee housing
- contract on property at the Divide Creek Center
- request to put a video gaming establishment on Main Street that would require a special use permit
- an update on the rezone that would be on the next agenda

Commissioner Comments

Chair Classen commented about an irrigation leak at Domelby Court and Main Street and that there are flower planters along Main Street that are full of irrigation water which is leaking out. He emphasized that we all need to work together and be conscious of wasteful water practices especially right now considering our current drought situation.

Adjournment

Commissioner Leitzinger made a motion to adjourn. Commissioner Aragon seconded the motion, and the motion carried unanimously. Chair Classen adjourned the meeting 8:40 p.m.

Respectfully submitted,



Sheila M. McIntyre, CMC
Town Clerk

Approved by the Planning Commission



Chris Classen
Chair

