<table>
<thead>
<tr>
<th>ESTIMATED TIME</th>
<th>ELECTRONIC AGENDA ITEM</th>
<th>PUBLIC HEARING/ ACTION</th>
<th>ELECTRONIC LOCATION AND PRESENTER</th>
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<tr>
<td>6:30</td>
<td>Call to Order</td>
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<td>Chair Williams</td>
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<td>Roll Call</td>
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<td>Pledge of Allegiance</td>
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<td>6:35</td>
<td>Public Comments - Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code</td>
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<tr>
<td>6:40</td>
<td>Consent agenda –</td>
<td>Action Item</td>
<td>Tab B</td>
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<tr>
<td></td>
<td>1. Minutes of the May 17, 2022 Planning &amp; Zoning Commission meeting</td>
<td></td>
<td>Chair Williams</td>
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<td></td>
<td>Conflicts of Interest</td>
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<td></td>
<td>Agenda Changes</td>
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<tr>
<td>6:45 45 min</td>
<td>Modular Residential Uses – Possible code changes – Continuation of 5th &amp; Ballard Agenda Item in 5/3/2022 P&amp;Z Meeting</td>
<td>Discussion Item</td>
<td>Tab C Planner Chain</td>
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<tr>
<td>7:30 5 min</td>
<td>Planners Report</td>
<td>Info Item</td>
<td>Planner Chain</td>
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<tr>
<td>7:35 10 min</td>
<td>Commissioner Comments</td>
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<td>7:45</td>
<td>Adjournment</td>
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The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, July 5, 2022, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. “Estimated Time” is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.
The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, May 17, 2022. Vice-Chair Dorsey called the meeting to order at 6:52 p.m.

Roll call

Present
Chair Lindsey Williams
Vice-Chair Joelle Dorsey
Absent
Commissioner Eddie Aragon
Commissioner Robert Doty
Commissioner Kim Leitzinger

Also present were Town Administrator Jeff Layman, Planner Mark Chain, Community Development Administrative Assistant Dusti Tornes.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda


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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Reinstatement of Final Plat for Camario Phase II

Planner Chain gave an overview on the request of reinstatement for Camario Phase II. Phase I was previously approved and is partially built out. The owners had a financial failure and Phase II was taken over by Vector Bank. A final plat was proposed and approved in 2016. The plat was never recorded. A final plat has 180 days to be recorded, and is allotted an additional 1.5 years to obtain security, have documents recorded and start installation of infrastructure. The previous application did not meet those deadlines. If no substantial progress has been made within the allotted time, the Municipal Code requires an applicant to start out at the Sketch Plan stage.

The applicants are currently looking to reinstate the plat, with no significant changes, outside of the proposed addition of the larger park/sports field on the southwest corner of the property. This will include relocating the detention pond to create space for a U12 soccer field. There is
also discussion to extend Orchard Ave through the parcel. Next Monday, there will be a work session with the Board to discuss the cost and engineering for this project. Planner Chain gave the board a recommendation for approval to reinstatement the final plat for Camario Phase II. Jody Newton gave additional clarification on the project, and stated that they are eager to start infrastructure, so they can get the project moving forward. She noted that there will be a total of 60 multifamily units and 10 single-family. The multi-families are attached, townhome style.

Vice-Chair Dorsey opened it up for public comments at 7:08, there were no public comments and the public comments were closed at 7:09.

Commissioner Leitzinger made a motion to recommend to the Board of Trustees to facilitate the Reinstatement of Final Plat for Camario Phase II and adopt series 13 of 2022. Commissioner Doty seconded the motion, and the motion carried unanimously.

Rislende – PUD Zoning and Subdivision Sketch Plan

Planner Chain stated that this is a continuance of the public hearing for the PUD Zoning and Subdivision Sketch Plan. He then gave a quick overview of the project and what has previously been discussed in front of the P&Z Commissioners. The PUD guide will need to be looked at and adjusted and it is probably best to be a “stand alone” document. In addition, some of the standards taken directly from the Town Code should be defined in the PUD guide in case the underlying municipal code is modified. Planner Chain explained that the applicant had used the comments from the last meetings and updated the trail alignments as shown in the packet. Commissioners had questions about the water supply, drainage and sewer infrastructure. They also like the changes to the trail access by the Holiday Inn, on the corner of 311 Road. Planner chain also recommended that the property/open space that is in the river be dedicated to the Town. He noted that the previous Development Agreement dedicated the entire River Island to the Town and now they wish to retain ownership and use of that parcel. He thought this was a good trade-off. Doug Pratte explained that the applicant has concerns about that dedication and that is important for both the Town and the new owners. They want to make sure that there are continual discussions on this matter, it is thoroughly examined, and all details are worked out to the satisfaction of both parties.

Doug Pratte explained that they have been working on the things that have been brought up in the last couple of P&Z meetings. He also stated that the Colorado River is a huge part of their project, that they want to work with the Town to figure out a solution for.

Vise-Chair Dorsey opened it up for public comment at 7:49, there were no public comments and the public comments were closed at 7:50.

Commissioner Doty made a motion to the Commission to accept the Sketch Plan and the staff recommendations and recommendation for approval to the Board. Commissioner Leitizinger asked if we needed two motions, one for the Sketch Plan and one for the PUD. Planner Chain thinks that it is best to have two motions. Commissioner Doty withdrew his previous motion.

Commissioner Doty made a motion to accept the Sketch Plan as proposed and recommend to the Board. Commissioner Leitzinger seconded the motion, and the motion carried unanimously.

Commissioner Leitzinger made a motion to recommend approval to the Board of Trustees for the PUD Plan with the recommendations by staff with a sight change that
the river area will be in discussions moving forward. Commissioner Doty seconded the motion, and the motion carried unanimously.

Planning Update

Planer Chain gave his update on the items that are coming up. Camario, Rislende and Stoney Ridge are moving forward. There was a development in 2007, called Autumn Ridge, that was to the east of the old Silt Café. The current property owners are proposing a version of tiny homes. That owner is also considering providing some opportunity for parking for the former Silt Café property - whether by agreement or by lot split.

Brew Zone was trying to buy a building but that fell through, so they are now looking to lease a vacant lot to build on. In the meantime, he will come in and apply to get his food truck up and running.

Planer Chain stated that he had someone contact him with in the last week about the annexation of 90 acres to the east of Mesa View, directly adjacent to Painted Pastures.

The Green Diamond property has also reached out to annex into the Town. Heron’s nest annexation is also still in discussion.

There is a contract on the 15 acres by Holiday Inn, that would be a mixed-use property. They have a year to make sure that what they want to put there will work for that property. Planner Chain is still working on the 5th and Ballard property and related zoning issues.

Commissioner Comments

Commissioner Doty wants to make sure that we have the infrastructure to support the water for the Town. Commissioner Leitzinger wants to know if we have a zero-scape incentive policy. Town Administrator Layman responded that we have one in the works.

Adjournment

Commissioner Leitzinger made a motion to adjourn. Commissioner Doty seconded the motion, and adjourned the meeting 8:12 p.m.

Respectfully submitted, Approved by the Planning Commission

Dusti Tornes Joelle Dorsey
Community Development Vice-Chair
Administrative Assistant

PZ 5/17/2022 3
MEMORANDUM

TO: Members of the Town of Silt Planning Commission

FROM: Mark Chain, Planner

DATE: 6/2/22

RE: Modular Housing Issues
    Discussion of Potential Code Changes

Background

I would like to continue the discussion that we had at the May 3 Planning Commission Meeting. As you may remember, that conversation revolved around a specific case related to Jim Bennett at 519 Ballard who has a deteriorating modular/trailer. As part of that discussion, I brought up regulatory issues and barriers (town code) that discourage if not outright prohibit modular homes. In addition to that, few of the items in the code also discourage or prohibit smaller homes, at least in the Old Town site. And these include the town’s architectural guidelines for single-family housing. Those are probably okay in the newer subdivisions but there are many situations and lots in the older part of town where I think they may be a bit unnecessary or over the top. As an FYI, I have included the materials from that May 3 planning commission meeting on this item and they are at the end of this new information for your ease of review.

And what I would like to do is to discuss the various code items that I brought before and see what you think of them and where this may lead us. I’m going to be re-engaging with Mr. Bennett in the next couple of weeks.

Side Note: there are a lot of older modulars, some new modulars and even mobile homes located in the older part of town. More than one would expect. I have been working with the County Assessor’s Office and I have gotten a spreadsheet which lists all properties in the older part of town (and I will show you this area at the meeting that I have defined for this background information). It provides who owns the property, the type of use, age of structure, size etc. And the coding I have received allows one to determine if they are a stick built single-family home, modulars/factory built etc. It’s going to take a while to properly sort all that information (there are almost 700) but this will allow us to precisely define the scope of the issue in the coming weeks.
Code Issues/Regulatory Constraints

1. **Modulars as a permitted use.** The way the code is structured now, modulars are not a use by right; which means someone can just go and have one placed in Town after pulling a building permit. When I talk about modulars here I’m talking about factory built homes - and for the sake of discussion staying away from individual trailers, HUD homes (modulars license since 1976), etc.

The town code discourages modulars. I bring this up because many communities now allow modulars or factory-built homes as long as they meet current building codes, are placed on a permanent foundation etc. Trailers and early modulars were often inferior and had a single Ridgeline with a 3:12 roof pitch and often were deficient related to electrical details, installation etc. To make a long story short, many modular and factory-built homes can now be designed for specific jurisdictions and to make sure that they meet specific building codes for specific areas. And the design themselves have evolved over time and now there are often times a large number of options. And modulars have even hit the multifamily and townhome market and in some cases, one usually does not even know that a home is a modular.

A good feature is that they are constructed in a controlled environment and not subject to being built in extremely windy, extremely cold, extremely wet or other highly variable situations. At least in the past they also tend to come in at a lower cost per square foot. I think that is good in general and especially in recent years as the cost of construction and labor have generally been increasing and increasing relatively rapidly. A quick pro and con of modulars/factory built but I’ve come up with is noted below (and we have course could add onto this list):

<table>
<thead>
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<th>Pro/con of modulars/factory built</th>
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<tr>
<td><strong>Pro</strong></td>
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<td>• Built in controlled environment</td>
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<td>• usually more cost-effective</td>
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<td>• affordable opportunities for</td>
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<td>many families/individuals</td>
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<td>• will probably become more</td>
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<td>prevalent in the future</td>
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<td>• many models and designs now</td>
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<td>available</td>
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<tr>
<td>• can be made to meet local</td>
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<td>building codes in most cases</td>
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Town Zoning Code - use schedule
By use schedule, I mean what is listed as a permitted use (going straight to building permit), a special use (subject to review and public hearing by the town) or outright prohibited. I am taking 3 pages of the use schedule which outlines single-family detached homes, duplexes and multifamily units and I’m highlighting them. You can see that modulars are discouraged in both the single-family and multifamily. I’ve been involved with getting a duplex modular allowed by special use permit before and because of certain wording with the town code we could probably even bring in a single-family modular or multifamily modular/factory built as a special use permit. But that requires meetings in front of both Planning Commission and the Board.

My question to you is if a modular is on a permanent foundation and meets building codes do you want to discourage that option in terms of housing?? As the town gets wealthier, more and more people will get rid of older modulars or old trailers and replace them when properties are purchased. And you can see that happening at the mountain resorts and their nearby communities over time. But do you want to forbid or make difficult the use of modulars in the meantime?? I think they can provide a decent price point for families or they can be useful in various stages of life and why preclude that option.

2. Minimum Unit Size

The minimum unit sizes for the Towns 3 residential zone districts is noted below. I am also including the chart contained in section 17.44.020 (dimensional regulations) and highlighting them so you can also see the other from lot area to setbacks etc. from lot area etc.

- R-1: 1200 ft.²
- R-2: 1000 ft.²
- R-3: 860 ft.²

Comment:

There are a couple things going on here related to unit size. The town code does not distinguish between unit sizes for single-family homes versus multifamily/townhouse etc. That should be done if you’re going to keep regulating minimum unit size. And my take on these minimum unit sizes is that they are outmoded and unnecessary, at least for single-family units. Years ago there was a philosophy that a single-family needs to be a certain size or it could “bring down values of the local neighborhood and surrounding area”. I think that thinking is outmoded in these days of increased cost of housing etc. And furthermore, what’s wrong with having a small cabin as long as it is safe and is adequately insulated etc. I just think it’s unnecessary regulating this issue. When people have families they tend to want larger units, but why take someone who is single and have them build at least 1200 ft.² in the R – 1 district when they may
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<td>Manufacturing plants or facilities, including those requiring open storage or outside storage</td>
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<td>Marijuana cultivation facility</td>
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<td>Marijuana products manufacturing facility</td>
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<td>Marijuana testing facility</td>
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<td>Marijuana clubs, bars or other facilities that include or consist of the consumption of marijuana in a public setting</td>
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<td>Medical marijuana store or retail marijuana store</td>
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<td>Mini-warehouse storage facilities, but excluding any open storage, outside storage and vehicle storage</td>
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<td>Mobile home parks, manufactured home parks or modular home parks</td>
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<td>Mobile home sales yards, manufactured home sales yards or modular (factory-built) home sales yards</td>
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<td>Motor freight shipping centers or wholesale distributing facilities, excluding any open storage or outside storage</td>
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<td>Multi-family units including but not limited to apartments, rowhouses, townhouses, condominiums, but excluding manufactured homes, mobile homes and modular (factory-built) homes, based on the following:</td>
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<td>a. Three or four units per building or upon one lot</td>
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<td>b. Five or more units per building or upon one lot</td>
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<td>Multi-unit commercial establishments (more than three units), including strip malls, malls or shopping centers</td>
<td>PR</td>
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<td>Non-profit state licensed group homes for elderly and/or disabled, based on the following:</td>
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<td>Scientific (research, testing, or experimental) laboratory</td>
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<td>Sheet metal establishments</td>
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<td>Shoe stores that may include both the retail sale of shoes and accessories and the repair of shoes</td>
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<td>Single-family dwelling units, but excluding manufactured homes, mobile homes, modulars and factory built homes</td>
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<td>Slaughter and processing facilities and rendering plants</td>
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<td>Sod farms</td>
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<td>Solar Energy Systems or Photovoltaic Systems as an accessory use to a primary use, and comprised of rooftop solar, ground-mounted solar, solar photovoltaic or solar hot water, or any combination thereof</td>
<td>X</td>
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<td>Solar Energy Systems or Photovoltaic Systems as primary use on a property, and comprised of ground-mounted solar or any other appurtenance for the sole purpose of generating electricity to properties located entirely off subject property</td>
<td>X</td>
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<td>Tattoo parlor and/or body piercing facilities</td>
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<td>Theaters, clubs, museums, libraries or other indoor congregational facilities</td>
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<td>Thrift stores, excluding outside storage</td>
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<td>Transshipment of sand or gravel (except local deliveries), hazardous, explosive and/or toxic materials</td>
<td>PR</td>
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<td>Transshipment, manufacture or storage of hazardous, explosive and/or toxic materials</td>
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<td>Transshipment (materials handling) of non-hazardous, non-explosive and/or non-toxic materials</td>
<td>PR</td>
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<td>X</td>
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<td>Use Description</td>
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<td>Towing businesses, excluding storage of wrecked or inoperable vehicles or auto components</td>
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<td>SU</td>
<td>PR</td>
</tr>
<tr>
<td>Two-family (duplex) structures with living facilities for two families</td>
<td>PR</td>
<td>PR</td>
<td>X</td>
<td>X</td>
<td>PR</td>
<td>PR</td>
<td>PR</td>
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<tr>
<td>Utility facilities (public or private) including but not limited to, water, wastewater, natural gas, electricity, telephone cable television, fiber optic, satellite, distribution, collector and feeder lines, pumping or booster stations</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>Vehicle (passenger) rental facilities</td>
<td>PR</td>
<td>PR</td>
<td>PR</td>
<td>PR</td>
<td>X</td>
<td>SU</td>
<td>SU</td>
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<td>PR</td>
</tr>
<tr>
<td>Vocational, industrial and trade schools</td>
<td>PR</td>
<td>PR</td>
<td>PR</td>
<td>PR</td>
<td>X</td>
<td>SU</td>
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<tr>
<td>Warehouse facilities and mini-storage facilities exclusively used for the storage of goods, vehicles or equipment</td>
<td>PR</td>
<td>PR</td>
<td>PR</td>
<td>PR</td>
<td>SU</td>
<td>PR</td>
<td>SU</td>
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<tr>
<td>Wastewater treatment and appurtenant facilities, not including collection mains, lift stations and service lines</td>
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<td>PR</td>
<td>PR</td>
<td>PR</td>
<td>X</td>
<td>PR</td>
<td>PR</td>
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<tr>
<td>Water (potable or non-potable) storage tanks or structures</td>
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<td>PR</td>
<td>PR</td>
<td>X</td>
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<td>Water treatment facilities, not including distribution mains, pump stations and service lines</td>
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<td>Welding facilities, including but not limited to metal art and metal fabrication</td>
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<td>PR</td>
<td>PR</td>
<td>PR</td>
<td>X</td>
<td>PR</td>
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<td>Woodworking establishments, including manufacturing establishments for cabinets and interior finishings, but excluding open storage</td>
<td>SU</td>
<td>PR</td>
<td>PR</td>
<td>PR</td>
<td>X</td>
<td>SU</td>
<td>SU</td>
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</tr>
<tr>
<td>Any use not described as a permitted use, special use or a prohibited use</td>
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<td>SU</td>
<td>SU</td>
<td>SU</td>
<td>SU</td>
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(Ord. 05-05 (part))

(Supp. No. 52)
17.44.020 Dimensional and area regulations.

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<tr>
<th>TYPE OF REGULATION</th>
<th>AG</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>B-1</th>
<th>B-2</th>
<th>B-3</th>
<th>PU</th>
<th>B-Ind</th>
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<td>7500</td>
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<td>Lot area/unit (minimum sf)</td>
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<td>2500</td>
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<td>**</td>
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<td>Maximum building height (in feet)</td>
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<td>Maximum lot coverage (%), not including solar devices</td>
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<td>70</td>
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<tr>
<td>Minimum distance between structures (in feet)</td>
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<td>***</td>
<td>**</td>
<td>**</td>
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<td>**</td>
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<tr>
<td>Minimum distance from any lot line to barns, paddocks or stalls</td>
<td>40</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>**</td>
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<tr>
<td>Minimum lot width (feet/unit)</td>
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<td>50</td>
<td>40</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>30</td>
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<tr>
<td>Front yard setback (feet)</td>
<td>30</td>
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<td>20*</td>
<td>20*</td>
<td>**</td>
<td>10**</td>
<td>10**</td>
<td>None</td>
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<td>Rear yard setback (feet) to primary structure and/or residential structure (not including solar devices)</td>
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<td>20</td>
<td>20*</td>
<td>20*</td>
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<td>**</td>
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<td>Rear yard setback (feet) to allowed accessory structure (not including solar devices)</td>
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<td>5</td>
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<td>Minimum unit size (square feet)</td>
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<td>1000</td>
<td>860</td>
<td>**</td>
<td>**</td>
<td>**</td>
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<td>**</td>
</tr>
</tbody>
</table>

* If lot adjoins a publicly dedicated alley, setback is reduced to fifteen (15) feet.

** Contingent upon site plan review (parking, landscaping, etc.) and building code compliance.

*** Contingent upon building code compliance.

(Ord. 19-05 § 1; Ord. No. 11-2011, § 4, 11-28-2011; Ord. No. 1-2012, § 1, 2-13-2012)

(Ord. No. 2-2019, § 4, 6-24-2019)
not want to. Many codes I have been dealing with for years simply state that the minimum unit sizes what you can determine from the building code (ICC). If you’re using up-to-date coda unit can be as small as about 270 ft.².

Multifamily can be a different item. People don’t have the same control that they have when they are trying to get a single-family home or even rent a single-family home. Still, I don’t have any real concerns related to the size of even multifamily units. Now, if and when the town adopts affordable housing regulations you may want a certain unit size for the “subsidized units”. Often times, developers – if they need to provide affordable units, try to make them as small as possible. But that’s a different discussion.

3. Town Architectural and the Site Planning Standards and the Exterior Elevation Criteria

The Town has Architectural and Site Planning standards outlined in Chapter 17.43. These are fairly extensive for such a small community and this particular chapter concentrates on single-family homes. Please note that the town does have multifamily residential and Commercial Building criteria for new construction in the Site Plan review process for the town. I think it is good that the town has standards for new commercial and multifamily units and for the most part these seem reasonable.

The bigger question is do you want to have the standards in Chapter 17.43 for single-family houses or do you want to be a bit more free-form. I have mixed thoughts here. In the newer subdivisions, the standards including the exterior elevation criteria are basically fine. But for the older part of town I think they may be a bit much. Especially when it talks to parking standards, driveways and garage location etc. The owner part of town generally has lower densities, wider rights-of-way and in most cases alley access.

One option could be to keep chapters 17.43 and all the standards but don’t have them apply to single family dwellings in the older part of town. That may be one way to address these issue, including the whole concept of modulars. And you do something similar right now with parking requirements. The town defines the downtown area and says that commercial establishments can count the public parking adjacent to their street/lots. And this makes sense as you don’t want to have parking overwhelm the downtown area and make it look like a strip mall or something. Many communities do not even require parking for commercial/office/public uses in a tightly defined downtown area.

Note: Chapter 17.43 and the exterior elevation criteria is at the end of this packet. I included that in the initial information I gave you related to these town code items and the Jim Bennett/5th & Ballard documents given to you at the May 3 meeting.
MEMORANDUM

TO: Members of the Town of Silt Planning Commission

FROM: Mark Chain, Planner

DATE: 4/27/22

RE: Modular Housing, town standards & 5th & Ballard

Background

Jim Bennett, a retired veteran, has lived at 519 Ballard for a number of years. The structure on site is a trailer either built or placed there in 1971. It has a bad roof and it is constantly leaking. The home is not really tied down - I believe it is set on blocks and there is a shed out back set on railroad ties. The present structure is approximately 12’ x 72’ and that includes an older addition.

This structure is at the end of its useful life and actually should have been replaced or retired number of years ago. But there is a problem with replacing the home. Some issues are financial but others are regulatory.

The property is zoned R-2, General Residential District which is common in the older part of town.

Issues

1. **Financial.** Jim is on a fixed income and that isn’t the Town’s or anybody else’s problem. However, he has found some manufactured home options that may be affordable to him. One is placing an 880 ft.² modular on a foundation that has two bedrooms and one bath. He is looking at this in another option and I have scanned one of these and have included it in the packet.

2. **Regulatory.** There are number of town code sections which prevent Jim from placing a modular on this and many other sites in the Old Town Area even if cost is no object. Some of these are as follows:

General zoning.
1. **Modulars/manufactured homes in general.** The town generally does not allow manufactured homes or modulars as a use by right. And this is even if they meet all current building code requirements as well as being placed on a foundation. You apply to build a duplex manufactured home in certain zone districts but one needs a special use permit for this. And the town schedule of uses for all zone districts discourages manufactured homes or modulars. Specifically, here is the statement in the Town Zoning code in the list of permitted uses:

“Single-family dwelling units, but excluding manufactured homes, mobile homes, modulars and factory built homes”. Essentially, single-family dwelling units are allowed but it excludes manufactured homes/factory built/modulars in all residential zone districts”.

I was a bit surprised at this as many communities allow manufactured homes that are on a foundation and meet all building code requirements. I believe discouraging manufactured homes in this case is a carryover from previous times when many people wanted to discourage mobile homes or modulars. But, there are many older mobile homes and modulars in the old town site and it is hard to upgrade these. While modular homes have not become as prevalent as I had presumed they would become, they still have a place in helping people upgrade their living situation.

2. **Dwelling unit size.** The Town’s minimum unit size in its main residential districts is as follows:

   - R-1: 1200 ft.²
   - R-2: 1000 ft.²
   - R-3: 860 ft.²

When I read the standards they look as if they apply to all residential units. I think requiring the above minimum sizes for single-family detached homes we are encouraging more costly options. Smaller houses have their place in the world and of course not for all individuals or families. But when the minimum standard dwelling single-family district is 1,000 SF for more when for a single or elderly person a smaller would do; why require more square footage and more cost??

3. **Parking guidelines.** For some of the smaller and older lots in town these can be a bit of a hindrance also. Town standards generally ask for two offstreet parking spaces on concrete any space being 9’ x 19’. This is probably all well and good for newer subdivisions and people expected. But I don’t know if this is appropriate for the older parts of town.

4. **Town exterior elevation criteria.** Section 17.43.030 of the Municipal Code has extensive exterior elevation and architectural standards. Once again, I believe these can be good for the newer subdivisions in town. But I don’t
know if they are appropriate for the older parts of town or for when someone wants to replace her model a home. For example, one code section – 17.43.030 J requires the width of a home at the front building line to be at least two thirds the depth of the home. This can be difficult to reach on some of the town’s older and narrower lots.

**Planner Comments**

I do not mean to belittle the town code or try to make a special arrangement for any particular person. I just think that some of the town standards in this case can get in the way of people trying to upgrade things. I also want to point out that it is good to have some architectural and site planning standards but maybe this is for newer developments and for areas with larger lots. It may not be long in some or all of the older downtown area.

In this particular case, you have a gentleman who wants to remain in the area and not move away and have to live with his son but this is a problem and it may be happening to other people also. I think we want to be able to encourage smaller units especially if they meet all building code and health standards. And I understand the concern about is the propensity for having a long 3:12 roof pitch. Maybe there is a way to have certain standards or embellishments for some of these smaller, manufactured home situations if you wish to go in that direction.

Another thought, if you do decide to move forward and look at liberalizing town code in certain areas you may not want to offer similar relief for mobile home parks/modular home parks these are different animal maybe they should be treated differently.

**Some discussion points** (and we can also continue this at another time)

- Would it be good to allow smaller units (think those new cottages at River run)??
- Are manufactured homes/modular units that meet standard building code criteria considered a problem in the Town? I believe they have their place.
- Are you aware of any other town standards that discourage replacement of older residential units??
- Would you like staff to look at other regulatory obstacles to replacing certain residential units or upgrading living situations?
Ca-si-ta /ˈkɛsɪdə/ noun
[especially in the US West] a small house or other building

The Casitas Series
Single Section Modular Homes

<table>
<thead>
<tr>
<th>Model</th>
<th>SqFt</th>
<th>Beds/Baths</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Sierra</td>
<td>667 SqFt</td>
<td>1 Bed / 1 Bath</td>
</tr>
<tr>
<td>The Arroyo</td>
<td>880 SqFt</td>
<td>2 Bed / 1 Bath</td>
</tr>
<tr>
<td>The Canyon</td>
<td>1062 SqFt</td>
<td>2 Bed / 2 Bath</td>
</tr>
<tr>
<td>The Sonora</td>
<td>1092 SqFt</td>
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</tr>
<tr>
<td>The Mesa</td>
<td>1153 SqFt</td>
<td>2 Bed / 2 Bath</td>
</tr>
</tbody>
</table>

*Built to BellaVista Series Standards
*IRC Modular Construction
*3/12 Gable Roof Pitch Standard

BONNAVILLA®
A DIVISION OF CHIEF INDUSTRIES, INC.

www.bonnavilla.com
Summary
Account: R350194
Parcel: 217903319010
Property: 519 BALLARD AVE, SILT, CO 81652
Address
Legal
Section: 3 Township: 6 Range: 92 Subdivision: BALLARD ADD Block: 3 Lot:
Description 16 THRU Lot: 20 ONLY 'THE W 65'
Acres: 0
Land SqFt: 8,125
Tax Area: 8
Mill Levy: 83.6550
Subdivision: BALLARD ADD

View Map

Owner
BENNELL, JAMES E
PO BOX 871
GLENNWOOD SPRINGS CO 81602

Land
Unit Type: MANUFACTURED HOUSING-LAND - 1135 (RESIDENTIAL PROPERTY)
Square Feet: 8,125

Actual Values
Assessed Year 2021 2020
Land Actual $62,000.00 $42,000.00
Improvement Actual $2,050.00 $2,260.00
Total Actual $64,050.00 $44,260.00

Assessed Values
Assessed Year 2021 2020
Land Assessed $4,430.00 $3,000.00
Improvement Assessed $150.00 $160.00
Total Assessed $4,580.00 $3,160.00

Tax History
Tax Year 2021 2020 2019 2018 2017
Taxes Billed $383.12 $242.88 $230.48 $195.24 $177.36

Click here to view the tax information for this parcel on the Garfield County Treasurer's website.

Transfers
Deed Type DEATH CERTIFICATE PERSONAL REP DEED LETTERS WARRANT DEED WARRANT DEED DEATH CERTIFICATE Deeds Deeds
Reception Number 724244 724246 724245 591925 585839 562114 0634-0543 0522-0232
Sale Price $85,000.00 $85,000.00 $85,000.00 $85,000.00 $85,000.00 $85,000.00 $85,000.00 $85,000.00

Property Related Public Documents
Click here to view Property Related Public Documents

Photos
No data available for the following modules: Buildings, Sketches.
Chapter 17.43 ARCHITECTURAL AND SITE PLANNING STANDARDS

Sections:

17.43.010 Purposes.

The town shall evaluate the design and location of structures and other development features within residential zone districts according to the provisions of this chapter, in order to create neighborhoods that are well-planned and add to the overall appearance and functionality of the town. Unless otherwise specified in this chapter, all applications for new single-family structures and new duplex residential units shall comply with this chapter, as well as all applicable building codes and zoning codes as adopted by the town.

(Ord. 14-07 (part))

17.43.020 Site planning.

A. Applicant shall submit a grading plan that is based on slope geometry, and complies with the following:

1. Cuts, fills, grading, excavation, vegetation removal and building construction shall be confined to designated building envelopes (on submitted and approved site plans), except under either of the following circumstances:
   a. Disturbance is directly related to building access, utility installation, roadways, trails, irrigation facilities, fences, trees and similar vegetative material and/or storm water drainage as determined by the town administrator or his designee; and, if in the town administrator’s opinion absolutely necessary in order to site unit; and
   b. Disturbance is approved by the town's engineer following a review of the applicant's soils report that indicates the exact amount of cut and/or fill proposed (such report shall be prepared by a licensed geotechnical engineer for the project).

2. No placement of any structure upon a thirty percent or steeper grade, natural or man-made, unless a slope stability analysis is performed by a licensed geotechnical engineer and the town approves such work as necessary to the overall functionality of the home;

3. No excavation prior to utility company notification and subsequent locating of utilities, and issuance of building permit; it is the property owner’s responsibility to call for locates at least three business days prior to excavation; and

4. Within one growing season of completion of unit, lot owner shall restore disturbed areas with vegetation or other substance such as wood and/or stone to minimize erosion; in no event during or after construction event shall the property owner allow the infestation of weeds upon the property.

B. Driveways. Applicant shall submit a driveway plan that indicates a maximum eight percent grade, unless the town administrator or his designee determines that such a grade would present a practical hardship to the applicant. Such plan shall further indicate the following applicable standards:

1. Adequately sized culverts where driveways and walks cross ditches and drainage trenches; the size, placement and cover of such culverts as recommended by a soils engineer and/or a Colorado licensed and registered engineer specializing in storm water drainage;
2. Any required or necessary culvert(s) with flare ends and grates or bar racks on each end to keep animals and debris from entering the culverts;

3. Driveways shall be installed perpendicular to the street, unless the size and/or shape of the lot warrant another driveway design, as reviewed and approved by the town administrator or his designee;

4. Driveways shall be flared at the point where it meets the street in order to allow for appropriate entrance to and exit from parking spaces;

5. Driveways that have a length in excess of seventy-five feet shall be designed with a minimum width of twelve feet and shall also be designed to afford all reasonably-sized vehicles to enter and exit the driveway in a forward-facing direction, by means of a hammerhead, T-turnaround or circular driveway; and

6. Driveways shall be maintained for structural integrity during the life of the structure. Cracking, settling and lifting that is determined to be a problem to the structural integrity of the driveway shall be remedied within thirty days notice by the town.

C. Ridgeline Protection. Applicant shall submit a building plan that indicates that ridgeline protection (as defined by this code) shall occur, complete with a site specific geotechnical study.

D. Utility Meters. Applicant shall submit a site plan that clearly indicates the location of all utility meters to each proposed unit, and further shall comply with the following:

1. Applicant shall purchase (from the town) and install at his expense a water meter for each unit to be placed in a location approved by the town within the front yard utility easement adjacent to the right-of-way, or another location as determined by the town;

2. Each duplex unit shall have its own utility meters installed on its own real property, assuming that the unit will be subdivided at a later date, without the need for easements across another unit's property for maintenance and/or replacement;

3. Exposed plumbing and piping shall be painted to match exterior colors of the primary structure prior to issuance of a certificate of occupancy.

E. Storm Drainage. Applicant shall submit a storm drainage plan showing compliance with the following criteria:

1. Finished floor elevation certified by a Colorado registered professional engineer or licensed surveyor shall be shown for those properties located within the floodplain;

2. Storm water is routed away from the structure in a location approved by the town and away from adjoining properties; and

3. Institution of the following techniques to divert storm water to the appropriate locations, including, but not limited to, the following:
   a. French drain;
   b. Re-grading of lot;
   c. Berm(s);
   d. Swale.

4. In no case shall a homeowner grade his lot such that the subdivision’s drainage plan is altered.

(Ord. 14-07 (part))
17.43.030 Exterior elevations.

The town’s intent in requiring covered front porches and/or a decoratively railed entryway off the front entrance to a home is to minimize the impact of protruding and front loading garages that could be up to twenty-four (24) feet in front of the home. The town recommends that garages be side-loading or built with access of alleys, if possible.

A. Garage compatibility
   1. Any proposed detached garages shall be compatible in architecture, materials and color with the main residential structure.

B. Main Entrance Door. Applicant shall submit a site plan that indicates the following provisions:
   1. The main entrance door, including porch and/or covered entryway, shall be a primary decorative feature to the home and shall face at least one street or alternately, the face of the door when closed shall not exceed a forty-five degree angle with the street, when the plane of the closed door is extended to the street.
   2. Width of the stairway shall equal the height of the stairway up to six feet, unless a landing is provided midway between finished grade and the elevation of the entrance (i.e. a stairway with the highest tread and/or landing of six feet shall be no less than six feet in width.) If a landing is provided midway between the finished grade and the elevation of the main entrance, then the width of the stairway shall be no less than four feet wide.
   3. For corner lots, the main entrance of the home shall be no less than twenty feet from the front lot line.

C. Windows and Doors. Applicant shall submit a window and door schedule that clearly indicates compliance with the following criteria:
   1. No door or window may have bare aluminum on any portion; and
   2. Windows and doors comply with Chapter 15.24 (energy efficiency standards) of this code.

D. Roofs. Applicant shall submit roof plans that indicate the following criteria:
   1. Roof material is shingled (asphalt or wood shake), tile or treated metal roofs (copper or roofs that are shiny must be treated immediately in order to minimize glare);
   2. Roof material does not include galvanized corrugated metal or asphalt rolled exterior roofing materials, but may include metal purposely designed to rust;
   3. Roof pitch shall in no case be less than four vertical inches for each twelve horizontal inches (4:12), unless the structure is designed to have a flat roof (such as a southwestern style roof), as determined by the town administrator or his designee; and
   4. No fewer than three roof features, upper level accents or architectural features shall be added to the front and/or side of the structure and clearly visible from the street, as determined by the town administrator or his designee. A schedule is provided in this section to lend assistance in calculating the points for these types of roof features or upper level accents. Each home must have twenty-five points in order for the community development department to authorize issuance of a building permit:

<table>
<thead>
<tr>
<th>Feature</th>
<th>Points</th>
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<tr>
<td>Cupola</td>
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</tr>
<tr>
<td>Dormer(s)</td>
<td>10</td>
</tr>
<tr>
<td>Masonry fireplace chimney</td>
<td>8</td>
</tr>
</tbody>
</table>
Upper level deck(s) | 10 points
---|---
Palladian window(s) | 8 points
Oriel window(s) | 8 points
Clear-story or mezzanine window(s) (2nd level) | 8 points
Bay window(s) on the front of the home, which extend from the plane of the home more than twelve inches | 8 points
Hip roof | 10 points
Mansard roof | 10 points
Gable roof with pitch greater than 6:12 | 8 points
Copper accent(s) (pre-finished patina) | 8 points
Treated rusting metal roof accent(s) | 8 points
Pillar(s) | 8 points
Pilaster(s) | 8 points
Fanlight window(s) | 8 points
Shutter(s) on second floor windows | 8 points
Brick quoin(s) at corner of building | 10 points
Wainscot for at least ⅓ of the building height | 8 points
Wainscot to eave line as an accent | 10 points
Flared eave | 8 points
Round turret | 10 points
Intersecting ridgelines (3 or more) | 10 points
Artistic accents on front of home | 5 points

Any other architectural accent proposed shall be reviewed according to the preceding list of points, and the closest points shall be awarded for like features, in the town administrator’s sole discretion.

E. Exterior Finishes. Applicant shall submit a building plan that indicates the exterior material proposed for the unit that complies with one of the following, or a combination of the following:

1. Wood or a wood product treated to resist weathering and decay;
2. Brick;
3. Stucco;
4. Cultured stone;
5. Stone;
6. Vinyl siding no less than .042 inches thick;
7. Painted fiber cement;
8. Faux brick product (polyurethane); and

F. Eave Overhangs. Applicant shall submit elevational plans showing eave overhangs that include the following criteria:
1. Eave overhangs shall be a minimum depth of twelve inches, as measured from the edge of the eave to the sidewall structure, exclusive of gutters;

2. All eave overhangs shall include some type of soffit structure or be finished in a manner that is architecturally pleasing (i.e. no exposed wiring).

G. Sheds and Outbuildings. Applicant shall submit a site plan for any shed or outbuilding (where allowed by zoning) that clearly indicates the following:

1. Any proposed detached building shall be generally compatible in architectural materials and color with the main residential structure; and

2. Sheds or outbuildings measuring one hundred and twenty square feet or less shall have a sidewall height equal to or less than eight feet.

H. Landscaping.

1. Disturbed portions of any lot, following excavation or site preparation, shall require re-vegetation, with the exception for garden and/or landscape preparation;

2. Lots shall be landscaped within six months of issuance of a certificate of occupancy for the primary residential structure;

3. All plants over thirty inches shall be planted outside of the sight visibility triangle for a corner lot, as determined by this code;

4. Native species not considered noxious weeds in this code are encouraged, as well as "xeric" landscaping (xeriscaping), to reduce water consumption;

5. Those trees as described in Chapter 12.16 (desirable trees) are encouraged;

6. All plants shall be kept living and healthy. All landscaping replacements shall be made within one season of plant mortality; and

7. All residential lot owners are responsible for landscaping or maintaining the right of way between their property line and the street, to include weed management. Since public safety is a must, all trees must be trimmed to avoid sidewalk encroachment by branches.

I. Curb, Gutter and Sidewalk. Applicant shall submit a site plan indicating curb, gutter, sidewalk, and a drainage swale on all those properties devoid of such items within the town’s right-of-way that conform to the following criteria, unless modified further in this section:

1. Sidewalks shall be a minimum of four (4) inches of concrete and four (4) feet in width, over a suitable material as described in the town’s public works manual, or as approved by the town administrator or his designee;

2. Sidewalks shall be installed in a location and at an appropriate elevation as approved by the town administrator or his designee; and

3. Square or rollover curbs shall be installed adjacent to the street per the town’s public works manual; and

4. For those residential lots located between 1st Street and 16th Street, and between Main Street and Linda Avenue together with Sheryl and Kim Avenues, that have not historically had curb, gutter and sidewalk, applicant shall submit a site plan in conformance to the following:

   a. Street side swales, also known as barrow ditches, shall have no steeper slope than three (3) feet (vertical) to one (1) foot (horizontal) and be constructed within the town right-of-way;
b. Sixty (60) foot rights-of-way shall be designed for two (2) ten-foot driving lanes, a seven (7) foot wide parking lane on each side of the street, and a drainage swale on each side of the street, as depicted in the town's public works manual, or such street profile as determined by the town administrator or his designee;

c. Fifty (50) foot rights-of-way shall be designed for two (2) ten-foot driving lanes, a seven (7) foot wide parking lane on the south and east sides of the street, and a drainage swale on each side of the street, as depicted in the town's public works manual, or such street profile as determined by the town administrator or his designee;

d. Forty (40) foot rights-of-way shall be designed for two (2) ten-foot driving lanes and a drainage swale on each side of the street, as depicted in the town's public works manual, or such street profile as determined by the town administrator or his designee.

J. Width and Depth of Home on Lot. Applicant shall submit building plans indicating that the width of a home at the front building line shall be at least two-thirds (⅔) the depth of the home, as measured from the front building line to the rear lot line, as determined by the town administrator or his designee.

K. Roof Projections and Appurtenances. Applicant shall submit "elevational" drawings that indicate that evaporative coolers (swamp coolers) are located on the non-street side of the structure, so as to not be completely visible from the street. Notwithstanding the foregoing, the town administrator or his designee may grant special consideration to an applicant requesting a structure on a corner lot, whereby placement of an evaporative cooler may be problematic.

L. Request for Board of Adjustment Review. Upon written application on a form provided by the town, applicant may request a deviation(s) from the preceding architectural guidelines. The board of adjustment shall consider the application in a regularly scheduled meeting no less than thirty days following receipt by the town of a complete application. At a minimum, the applicant shall provide additional drawings, submittal items and any additional materials that support the applicant’s request for deviation(s) from code, including but not limited to the following:

1. A scaled site plan indicating all property boundaries, all setbacks to structure, easements of record, utility locations and existing conditions (including topography) that may be a reason for the request:

2. A scaled elevational drawing indicating the following:
   a. Each side of the building from a directional perspective (north, south, east, and west);
   b. Roof pitch of all roof sections, including any appurtenances, if applicable; and
   c. Architectural features on each side of the building, including all exterior materials and dimensions of all features proposed.

3. A detailed letter requesting the exact deviations(s) from this section, including reasons for the deviations and impact(s) the deviation may have on adjoining properties.

4. A fee of two hundred and fifty dollars, plus any engineering, planning, administrative, copying, printing or other costs incurred by the town for review of the application.

(Ord. 14-07 (part))

(Ord. No. 3-2011, § 1, 6-13-2011; Ord. No. 5-2011, § 1, 7-11-2011)