

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
December 3, 2024 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, December 3, 2024. The meeting was called to order at 6:30PM.

Roll call	Present	Vice Chair Michael Bertaux Commissioner Eddie Aragon Commissioner Jennifer Stepisnik Commissioner Vanessa Westmoreland Alternate Dana Wood Alternate Justin Anderson
	Absent	Chair Lindsey Williams

Also present: Community Development Director, Nicole Centeno

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the November 6, 2024 Planning & Zoning Commission meeting.

Commissioner Stepisnik made a motion to approve the meeting minutes on the consent agenda, seconded by Commissioner Westmoreland. The motion to approve the consent agenda carried unanimously.

Conflicts of Interest

There were no conflicts of interest.

Agenda Changes

There were no proposed changes to the agenda.

Off-Street Parking Municipal Code Revision

Director Centeno explained that Title 16 and 17 were scheduled to be revised, once the housing needs assessment was completed, as that was to be used as a guide. She then stated that there were parts of the code that needed to be addressed sooner, one of which was Chapter 17.52, Off-Street Parking.

Some of the revisions were cleaning up some verbiage, but the notable changes were the below:

- Specifying that the minimum requirements will be rounded up, if numbers calculations aren't a whole number
- Accessory Dwelling Units added and reflect 2 required parking spaces required per unit
- One Bedroom/Studio Multi-family dwellings were increased to One and one-half spaces
- Two Bedroom Multi-family dwellings were increased to two spaces
- Three or More Bedroom Multi-family dwellings were increased to two and one-half
- All of the commercial was researched for industry norms, and changed accordingly
- Food Trucks were added to be determined at the time of Site Plan Review
- All uses not specified will be determined at Site Plan Review, with a minimum of one space for each 400 square feet
- Mixed uses were defined as a combination of commercial uses and residential/commercial uses
- Reduction of parking spaces can be requested for reasons such as decreased floor space, change to occupancy, seating capacity, number of employees or change in other factors controlling the regulation. The written request is submitted to the Director of Community Development, with a possible appeal to the Planning and Zoning Commission.

Director Centeno stated that the code changes, as presented, did go through the sounding board of Staff and the Code Committee.

Commissioner Stepisnik asked if the code revisions would be retroactive to existing or current applicants and Director Centeno clarified that all applications will be required to comply with the new code, as soon as it's in effect.

The concern of on street parking was brought up by Commissioner Aragon and Director Centeno confirmed that was another code revision coming up in the near future. She would like to address the on-street parking in the new subdivision code, by requiring wider road widths, allowing designated on street parking.

Vice Chair Bertaux inquired as to whether this code adoption was able to be a stand-alone adoption, or if it had to wait for the whole title re-writes. Centeno stated that it was a stand-alone adoption.

Commissioner Aragon made a motion to recommend approval to the Board of Trustees, with the code revisions as presented. The motion was seconded by Commissioner Stepisnik. The motion to approve the consent agenda carried unanimously.

Planners Report

Director Centeno thanked everyone for attending the tree lighting, as it was a chilly, but magically snowy evening.

The commission discussed methods of communication.

Vice Chair Bertaux asked what applications were going to be on an upcoming agenda and Director Centeno gave a quick overview of applications.

Commissioner Comments

Commissioner Aragon inquired about Camario and Director Centeno stated that they accomplished their second release of letter of credit.

Silt Jumbo Storage was another project that Commissioner Aragon asked about and Director Centeno gave an update that they did receive their permit from the Town, as well as CDPHE and CDOT.

Commissioner Stepisnik asked about a building inspector and Centeno said they the Town was working through readvertising the position, with modified duties, including but limited to code enforcement.

Commissioner Bertaux confirmed that the next joint meeting will be in January and Centeno confirmed that the joint meeting would be January 27th, with ECO Northwest, for the housing needs assessment.

Adjournment

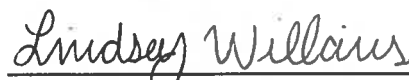
Commissioner Stepisnik made a motion to adjourn the meeting; seconded by Alternate Anderson. The meeting adjourned at 7:11PM.

Respectfully submitted,



Nicole Centeno
Community Development Director

Approved by the Planning Commission



Lindsey Williams
Chair