

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
June 24, 2025 – 6:30 P.M.
HYBRID MEETING
*SPECIAL MEETING***

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, June 24, 2025. The meeting was called to order at 6:30PM.

Roll call

Present

Chair Lindsey Williams
Vice Chair Michael Bertaux
Commissioner Eddie Aragon
Commissioner Jennifer Stepisnik
Alternate Dana Wood
Alternate Justin Anderson

Absent

Commissioner Vanessa Westmoreland

Also present: Town Manager, Jim Mann, Community Development Director, Nicole Centeno and Town Attorney, Michael Sawyer

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the June 3, 2025 Planning & Zoning Commission meeting.

Commissioner Stepisnik made a motion to approve the meeting minutes on the consent agenda, seconded by Commissioner Aragon. 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.

Rislende Subdivision Improvements Agreement (SIA)

Director Centeno introduced the proposal, then invited Attorney Sawyer to take the lead on the conversation, as the SIA is a legal agreement.

Attorney Sawyer explained the intention of an SIA and the particular items that the Rislende SIA entailed. He noted that there would be changes made to the SIA, as the Board of Trustees set forth additional conditions of approval the night before at the first reading of the PUD ordinance. He highlighted that those changes would include the following:

- The construction of an underpass trail, connecting to the existing Holiday Inn trail
- Phasing of construction and improvements, including sufficient security
- Commercial properties will be activated within the Town's Urban Renewal Authority, enabling Tax Increment Financing

Director Centeno then concluded with the planning recommendation and conditions, along with an example motion. She then added that Mr. Weimer had joined via Zoom.

Chair Williams then asked Mr. Weimer if he would like to speak and he stated that he was just snooping.

Vice-Chair Bertaux then inquired as to what the phasing of the trail would be. Attorney Sawyer then explained that the trail phasing would be a topic of discussion with the applicant, as there's a drainage swale that needs final engineering before a trail can be established.

Commissioner Aragon stated concern over the increasing prices and that the security collected wouldn't be sufficient several years down the road. Attorney Sawyer agreed that the Town's requirement of 110% might not cover today's inflation. He also clarified how the TIF funds would be involved within the project. Commissioner Bertaux reiterated that he too doesn't believe that to be sufficient.

Alternate Wood then asked for clarification as to why the underpass conversation was just happening now. Attorney Sawyer then gave a brief history, explaining that the property was annexed in 2007, then in 2013, there was an Annexation Agreement that included a below grade (underpass) trail along the river, crossing County Road 311 and connecting to the parcel to the west. In 2022, the applicant brought a new Annexation Agreement and was able to get approval for a different trail system and crossing. During those discussions, there were Trustees who didn't agree with the elimination of the underpass connecting trail. When the applicant requested a PUD change, it opened the door for this topic to be rediscussed, which is exactly what the Trustees did at their June 23, 2025 meeting. He explained that the Trustees are the ultimate decision maker and that they discussed the topic, at length, before making a motion and voting unanimously to include the additional condition of an underpass requirement.

Mr. Weimer disagreed that there was never supposed to be a below grade crossing, but rather a connector under the bridge. Attorney Sawyer was confident stating that the connector trail is not at grade.

Alternate Wood voiced that she thought this requirement should have come to the Planning Commission first. Attorney Sawyer clarified that the Board of Trustees make the final decisions.

Alternate Wood asked if the Town and County can help with the cost of the new condition. She felt as if this was a large barrier put on the applicant.

Alternate Anderson confirmed that he was able to attend the Trustee meeting the night before and suggested that since the applicant is already going to have their engineer designing the bridge to the island, that maybe they could add the underpass for clarification on feasibility. He would prefer the path along the river, rather than under the road.

Attorney Sawyer and Manager Mann confirmed that the Town's Engineer would also be assessing the feasibility the next day. Director Centeno also added that Town Staff had a meeting scheduled with the Rislende team the next morning as well.

Vice-Chair Bertaux asked if a continuation would be in order, allowing additional time for the upcoming meetings to take place. Attorney Sawyer gave a quick timeline and stated that he believes the applicant would like to stay on task within that timeline, which included the SIA to be presented to the Trustees at the July 14th meeting. If continued by the Planning Commission, that would push the SIA to an August meeting. He then encouraged the applicant to chime in. Chair Williams asked Mr. Weimer if he would like to speak to that and he replied that he would not.

Chair Williams opened Public Comment at 7:09pm. There were no comments. The Public Comment was closed at 7:10pm.

Vice-Chair Bertaux made a motion to approve the Rislende Subdivision Improvements Agreement, with the conditions in the staff report and spoken during the meeting. The motion was seconded by Commissioner Aragon. The motion passed with unanimously.

Main Street Plaza Sketch Plan

Director Centeno welcomed the applicants to the table and introduced the project as a minor subdivision sketch plan. The applicants in attendance were Doug Pratte, Julie Pratte, Robert Turley, Chris Hale and Laurel Quinto.

She explained the history of the project and that there had been previous PUD and ARADA approvals, but no final plat had ever been recorded.

Director Centeno then went on to present the concept of the proposal, including the subdivision of the parcel into five (5) lots, which qualifies as a minor subdivision, with 3 multi-family buildings, adjacent to Home Avenue, and two (2) commercial buildings, adjacent to Main Street/Highway 6. There are a total of 20 residential units and 4,200 SF of commercial space.

She then went into detail on the applicants rendering, stating that over the past several months, the applicant has submitted three different renderings, based on approved agreements, as well as Town and referral agency feedback.

The original plan included the existing ARADA's requirement of Birch Court to be installed as a 30-foot right-of-way through road to Main Street/Highway 6. After meeting with Town Staff, the applicant was given feedback that the Birch Court throughway way was less than desirable. At this direction,

the applicant redesigned the concept to remove the Birch Court extension through the parcel. The revised design showed the commercial building access from Main Street/Highway 6 and the residential buildings accessing from Home Avenue.

This second concept was supported by Town Staff, however, once the referral comments were received from CDOT, pointing out the discrepancies with the access as it related to the Access Control Plan that was adopted by CDOT and the Town of Silt in 2009, which prohibits Main Street/Highway 6 access from this parcel, it was realized that another redesign would be needed.

Director Centeno explained that once again, going back to the drawing board for the third redesign, the applicant submitted the below rendering, which gives an emergency access to Main Street/Highway 6, as requested from the Fire Department, but gated and locked access for through traffic as required by CDOT.

She further asserted that Town Staff preferred the commercial access from Main Street/Highway 6, but after a conversation with CDOT, the Access Control Plan is not easily updated or deviated from, so the Home Avenue access for the whole PUD will be the requirement that needs to be abided by.

Director Centeno then went through the staff findings and planning recommendation of approval, with the conditions noted below:

1. All representations of the applicant made in writing, application materials, verbally spoken at the meeting or that are reflected in the meeting minutes, spoken by the Commissioners or applicant, are considered part of the application and are binding on the applicant.
2. That applicant provides any additional requested documents and pays all related fees.
3. That the applicant makes the necessary changes to the governing agreements, enabling this project to progress to final plat.
4. That all referral agency comments, as well as staff comments, are addressed during the remaining minor subdivision process.
5. That each tract of development will require a Site Plan Review.
6. That this approval is not for construction. All future improvements will require permitting and approvals through the Community Development Department.

Vice Chair Bertaux inquired about the 10-foot setback. Centeno clarified that setbacks would be determined at the time of Site Plan Review.

Mr. Pratte then gave another overview of the project, pointing out the renderings are just conceptual. He wanted it to be understood that this is not a Site Plan Review. He also pointed out that the newest plans have the updated parking requirements.

Commissioner Aragon expressed concern over the one way in and out, without the Main Street access. He also asked if the required parking was Home Street parking and Mr. Pratte clarified that the street parking is not considered in the required parking spaces.

Vice-Chair Bertaux asked about sidewalks and trails. Mr. Pratte pointed out the existing paths. He too was concerned about the lack of access onto Main Street.

Manager Mann gave some insight on the 2009 Access Control Plan, to further clarify the design and need to update.

Commissioner Aragon also inquired about green space. Mr. Pratte explained that the required parking made green space difficult. Director Centeno also reminded the Commission that the applicant would have landscaping requirements that needed to be met at the time of Site Plan Review.

Alternate Wood also asked about the applicant reaching out to neighbors. Director Centeno confirmed that public notices were mailed out and neighbors have been informed.

Alternate Wood also inquired about ownership and Mr. Turley stated that the homes would be owned, not rental. Wood also asked about pedestrian access and Mr. Pratte reiterated the paths.

Chair Williams requested that the applicant go over the number of units and parking once more and Mr. Pratte went into greater detail. Chair Williams thanked the applicant for the thoughtful parking.

Chair Williams opened Public Comment at 7:41pm. There were no comments. The Public Comment was closed at 7:42pm.

Alternate Wood made a motion to approve the Main Street Plaza Sketch Plan, with the conditions in the staff report and spoken during the meeting. The motion was seconded by Vice-Chair Bertaux. The motion passed with unanimously.

Planners Report

Director Centeno started by informing the Commission about Manager Mann's proposal to change the Planning Commission Board to a 7-person board, moving both alternate terms to full terms. The Trustees agreed with the proposed change and directed Staff to move forward with an ordinance change.

Director Centeno thanked Commissioner Stepisnik for her service and informed the Commission who the new Commissioners that would be joining come July 1st.

She also gave a quick overview of the upcoming meeting and invited everyone to join in the fun of the upcoming concert on June 27th.


Commissioner Comments

Chair Williams thanked everyone for their hard work and thanked Commissioner Stepisnik for her commitment over the past couple of years.

Adjournment

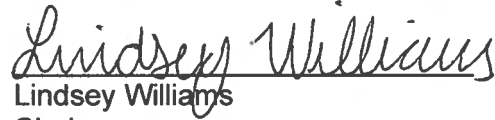
Vice-Chair Bertaux made a motion to adjourn the meeting; seconded by Alternate Wood. The meeting adjourned at 7:49P.M.

Respectfully submitted,



Nicole Centeno
Community Development Director

Approved by the Planning Commission



Lindsey Williams
Chair