

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
February 4, 2025 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, February 4, 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
Commissioner Vanessa Westmoreland
Alternate Dana Wood
Alternate Justin Anderson

Absent

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

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the January 7, 2025 Planning & Zoning Commission meeting.

Vice Chair Bertaux 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.

1909 Horseshoe Trail- Site Plan Amendment

Director Centeno introduced the project with a reminder to the commissioners that they might recognize the property as the original Site Plan was approved on May 3, 2022.

The original approval allowed for a metal structure to be built with a mixed-use warehouse and residential occupancy classification. The residential portion of the application was approved by Special Use. Throughout the course of building permit application, the applicant at the time decided to remove the residential proposal, due to additional tap fee requirements. Upon building permit plan review, it was also discovered that the covered patio structure, originally proposed on the east side of the building, needed to be moved to the west side of the building. There was an issue with fire separation and setback requirements with the patio being located on the east side.

During the original approval, the covered porch intentions were questioned and the Planning Commission wanted to ensure that the residential tenants had an outdoor space to occupy. The concern that the covered porch was going to be enclosed or screened was conveyed as defeating the purpose of providing the residential occupant the outdoor space to sit and relax / BBQ etc...

Director Centeno explained that the concern was no longer relevant, as the residential component had been removed. She continued with the applicants request to enclose the covered patio, to make 3 offices that better suits his business needs.

Overall, staff found the application to align with the uses in the immediate surrounding areas. It appeared that the previous concern with enclosing the patio, due to residential amenity, was no longer relevant. Director Centeno noted that the proposed amendment would need to be evaluated by the Town's Plans Reviewer, Staff and Engineer, prior to Building Permit issuance. She explained the Commission was determining whether or not the proposal aligned with the zoning for Site Plan Review, however, a zoning approval would give the option to enclose the patio, pending the applicant's ability to meet the building and drainage requirements.

Staff recommended APPROVAL of the amendment to the site plan, allowing for the enclosure of the covered patio, with the following conditions:

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 pay all related fees.
3. That the color scheme for the addition remain consistent with the color palette of the original building, depicted as Light Stone with Koko Brown accents.
4. That the applicant meets any and all requirements for building permit approvals, including but not limited to, Engineering and Building Code Compliance.
5. That the enclosed addition only be used for the occupancy of office space and not a

residential use.

6. That the enclosed addition not have any additional water hook-ups, without proper permitting and paying of additional tap fees.

7. That this approval is not for construction. All future improvements will require permitting and approvals through the Community Development Department.

Director Centeno then introduced Mr. Rusch as being the applicant's representative and welcomed him to speak to the commission with any additional feedback that he felt relevant.

Mr. Rusch gave the Planning Commission an idea of proximity to the car wash, stating that the open porch was too close to splashing water and noise to utilize for enjoyment. Enclosing it is a much better use in his opinion.

Commissioner Aragon inquired about foundation and stem wall/piers needing extension. Mr. Rusch stated that the structure is supported by the existing slab and piers, therefore the only thing needed is frost protection. He did state that he would have an engineer confirm what is needed on the plans.

Chair Williams asked Mr. Rusch why the residential element was eliminated. Mr. Rusch indicated that it was cost prohibitive for the additional tap fees. Chair Williams then inquired about what type of business that Eco-Matrix was. Mr. Rusch explained that they line pipe, but that he didn't have a better explanation outside of that. It was an advanced technology that he believes is unique to Eco-Matrix.

Public Hearing opened at 6:49pm. There were no comments. Public Hearing closed at 6:50pm.

Vice Chair Bertaux made a motion to approve the proposed covered patio, with the conditions written in the staff report and spoke during the meeting. Commissioner Aragon seconded the motion and it passed unanimously.

Moratorium on Food Trucks

Manager Mann started the conversation with an explanation of what was discussed in the Code Committee meeting, regarding the number of existing food trucks and pertinence of consistent regulation. The Board actually brought concerns to Town Staff about the regulation expectations of the existing food trucks which initiated the bigger picture conversation.

The Town currently has five permanent food trucks, as well as a temporary truck operating at Risende to make a 6th.

Manager Mann concluded that the Code Committee expressed interest in a moratorium, allowing Town Staff time to develop regulations. He then posed the following questions to the Planning Commission:

1. Does the town need to adopt any rules/regulations related to the location and operation of food trucks?
2. If rules/regulations should be established, what are they?

3. If rules/regulations should be established, should the Town adopt a moratorium on any new food trucks?

Vice Chair Bertaux stated that he serves on the Code Committee meeting and concurred with everything that Manager Mann had presented. He also recommended that the Board of Trustees adopt the moratorium.

Commissioner Aragon agreed and would like inspection regulations to be put in place for accountability sake.

Alternate Anderson asked for clarification on the terminology of permanent vs temporary food trucks. Director Centeno explained that a temporary food truck would be considered 3 consecutive days or less, thus meaning that more than 3 consecutive days would be deemed permanent. The Town matches the Public Health regulations. Centeno then explained that the Town has two non-conforming food trucks, which are considered to be pre-existing, non-conforming. They did not require a Site Plan Review, but the other food trucks did go through the process, with conditions of approval.

Director Centeno gave a quick history of why food trucks are required to go through an approval, with parking requirements etc... She explained that the Planning Commission is the decision-making body for said approvals.

Alternate Anderson suggested an annual update from Site Plan approvals.

The aesthetic nature of the food trucks was what was on Alternate Wood's mind. She brought up the fact that two of them are at the gateway of our community entrance. She also doesn't want food trucks in prime locations that would deter from future development.

Alternate Anderson also pointed out that too many food trucks, being able to operate with lower overhead costs, might detract a brick and mortar restaurant from being able to compete with prices, in essence, stripping the incentive to operate a permanent restaurant on town. He believes there needs to be more discussion about the long-term growth goals.

Manager Mann also enlightened the Planning Commission that he was working to bring life back to the Town's Urban Renewal Authority. He explained that the URA could help incentivize the transition from food truck to brick and mortar if desired.

Commissioner Stepisnik added that she would like to see what other support could be added to our Downtown District, to keep businesses going.

Commissioner Westmoreland wanted further consideration that the Town is also trying to encourage businesses to start up and that the food truck might be the best means to do so, with the rising costs of the economy.

Chair Williams agreed with all comments that were made and thanked the sub-committee for their work on this topic. She too sees food trucks as a pathway to grow to better business opportunities. She would like to see more cuisine options. Chair Williams also inquired about new applications that might be affected by the moratorium, and Director Centeno stated that some people had come to Town Hall with conversations, but nothing has progressed.

Alternate Wood asked for alternate language for diverse types of food. Director Centeno explained the legality of dictating food vs zoning. The Town can approve restaurant zoning, based on governing documents, but is not able to control the type of food that is served.

Manager Mann concluded that the moratorium would likely be needed for a time period of six months or so, to develop regulations for the elected and appointed officials to weigh in on.

The Commission gave guidance to recommend approval to the Board of Trustees to place a moratorium on food trucks for 6 months, before bringing progress back to the boards.

Planners Report

Director Centeno introduced her staff report, with beginning of the year numbers. She also gave an update on the new Community Development software, Cloud Permit.

She reminded the Commissioners about the upcoming joint meeting and inquired about designated email addresses and the best form of communication to be able to reach everyone.

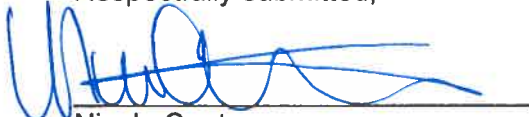
Commissioner Comments

Vice Chair Bertaux let his fellow Commissioners know that he put his condo on the market and that he would eventually be moving. All of the commissioners wished him the best.

Adjournment


Vice Chair Bertaux made a motion to adjourn the meeting; seconded by Chair Williams. The meeting adjourned at 7:31 P.M.

Respectfully submitted,



Nicole Centeno
Community Development Director

Approved by the Planning Commission



Lindsey Williams
Chair