

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 3, 2026 – 6:30 P.M.
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, February 3, 2026. The meeting was called to order at 6:30PM.

Roll call

Present

Chair Lindsey Williams
Vice Chair Michael Bertaux
Commissioner Eddie Aragon
Commissioner Jack Ehlers
Commissioner Jennifer Ghigiarelli (Zoom)

Absent

Commissioner Justin Anderson
Commissioner Tibbetts

Also present: Community Development Director, Nicole Centeno

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the January 6, 2026 Planning & Zoning Commission meeting.

Vice-Chair Bertaux made a motion to approve the meeting minutes on the consent agenda, seconded by Commissioner Ghigiarelli. The motion to approve the consent agenda carried unanimously.

Conflicts of Interest

Jack Ehlers recused himself from the meeting, noting that his employer was engineering the Heron's Nest project.

Agenda Changes

There were no agenda changes

Heron's Nest Sketch Plan

Director Centeno introduced the project and gave a quick overview of the concept, stating that overall staff believes there is a benefit to the Town and the Applicant to annex and develop this property.

She further explained that the Sketch Plan process was intended for the applicant to be able to present their concept, and invited the applicant to the table for their presentation.

Vice-Chair Bertaux clarified as to what constituted a long-term versus short-term rental. Director Centeno explained that a short-term rental is 29 days or less and a long-term is 30 days or more. She further stated that the Town would not receive lodging tax, should a rental exceed 29 days.

Davis Farrar introduced himself as the applicants planner, as well as Simon Cases as the applicant and owner.

Mr. Farrar gave his presentation, highlighting that the subdivision be divided into 11 lots, including a dedication of the river parcel, to the Town. He also presented additional information about density, utilities, dedications of ROW and Parkland and zoning.

There was additional clarification to several of the Commissioners shared questions on the following items:

1. What is the purpose of Sketch Plan and is it binding?

Director Centeno explained that a Sketch Plan is a process in which the applicant presents a proposal and receives feedback prior to investing in full engineering and technical designs and studies. The Silt Municipal Code currently requires Sketch Plans to be approved by resolution; however, the Town Attorney has directed that this requirement be removed during the upcoming title update. In the future, a Sketch Plan will function solely as a discussion item. She stated that a Sketch Plan represents a high-level (30,000-foot) conceptual view of a project. It is intended to gather feedback and allow the applicant to make adjustments before committing to more detailed and costly design work.

2. What should a Sketch Plan will include?

Director Centeno explained that it should include overall feasibility, general conformance with the Town's governing documents, neighborhood compatibility and

overall space, including square footage to accommodate open space, circulation, parking, and development.

She further stated that a Sketch Plan will not include referral comments, agreements, engineering, architectural design or construction details.

3. The Comprehensive Plan designates the parcel as Recreation Commercial. Housing is not currently identified as an allowed use.

Director Centeno and Mr. Farrar elaborated that this parcel has been identified for a future land use designation change as part of the 2026 Comprehensive Plan update. The site is located on a dead-end road with low visibility, making primary commercial development challenging.

The Town's housing study will help inform the update and support increased housing development. Approximately five acres will be designated as open space/recreation. The river frontage will be dedicated to the Town to ensure public access. The site also contains jurisdictional and protected riparian wetlands.

The proposal does include commercial along the River Frontage Road

4. Will the River Trail be paved and accessible to the public?

Staff and the applicant will further discuss trail requirements as part of the ADA.

Mr. Farrar answered that the trail would be open to the public and dedicated to the Town. The paving will be determined within the agreement.

Chair Williams requested to have the trail paved.

5. Will there be interconnecting Trails (River Trail Connectivity to East/West; River Trail Connectivity to River Frontage Road; River Frontage Road to Eastern Existing Trail)

Director Centeno explained that staff will ensure interconnecting trails are included in the draft agreements.

6. Long-Term and Short-Term RV Use- The application proposes allowing existing RVs to remain for up to 14 years. There is significant concern regarding long-term RV occupancy and hesitation about short-term RV designation.

Director Centeno stated that this too would be discussed as part of the agreements.

Commissioner Ghigiarelli clarified with Mr. Farrar as to where the 14 years stemmed from and he stated that it was amortization to finance the single-family housing.

7. Road ownership, maintenance responsibilities, snow storage and governance

Director Centeno clarified that these items would be discussed as part of the agreements as well.

Commissioner Aragon requested particular detail to who would be responsible for road replacement, after a Town owned utility repair took place, but damage occurred to private roads.

Vice-Chair Bertaux expressed that the snow storage needed to be far from the river, to ensure that waste doesn't make it to the river.

8. Land Lease Rental vs Ownership (Subdivision & Owner Occupied Preferred)

Director Centeno and Mr. Farrar explained that the lot size allowed for future subdivision.

The Commission showed favor of ownership, rather than land lease or rental.

9. Is there a landscaping and irrigation plan?

Mr. Farrar explained that they had well water rights and the rights would be dedicated to the Town and leased back.

Public comment opened at 7:24pm.

Tammy Kalmon, 32956 River Frontage Road, expressed concern about the access to her adjacent property. Mr. Farrar and Mr. Cases showed the access, as well as the landscaping buffer and irrigation easement, stating that there was adequate access.

Public comment closed at 7:28pm.

Vice-Chair Bertaux made a motion to recommend approval of the Heron's Nest Sketch Plan and Resolution 7, Series 2026, with the conditions listed in the staff report and spoken during this meeting. The motion was seconded by Commissioner Aragon. The motion passed unanimously.

Heron's Nest Planned Unit Development

Director Centeno explained that the Planned Unit Development was not ready for presentation and requested a continuation.

Public comment opened at 7:40pm. There were no public comments. Public comment closed at 7:41pm.

Commissioner Ghigiarelli made a motion to continue the Heron's Nest Planned Unit Development, with the conditions listed in the staff report and spoken during this meeting. The motion was seconded by Vice-Chair Bertaux. The motion passed unanimously.

Planners Report

Director Centeno gave an update on the 2026 year to date information.

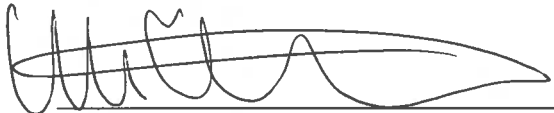
Commissioner Comments

There were no Commissioner comments.

Adjournment

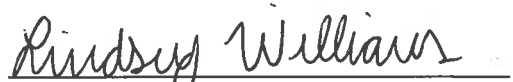
Vice-Chair Bertaux made a motion to adjourn the meeting; seconded by Commissioner Aragon. The meeting adjourned at 7:45 P.M.

Respectfully Submitted,



Nicole Centeno
Community Development Director

Approved by the Planning Commission



Lindsey Williams
Chair