

**TOWN OF SILT  
RESOLUTION NO. 26  
SERIES OF 2021**

**A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR  
A BREWERY AND ASSOCIATED BOTTLING/PACKAGING FACILITY AT 701  
MAIN STREET, UNIT B WITHIN THE TOWN OF SILT, COLORADO**

**WHEREAS**, All in Brewing LLC submitted an application for a special use permit ("Application") on or about October 10, 2021 requesting that they be allowed to convert a vacant portion of the structure at 701 Main St. and a small portion of the parking and vehicular circulation area in the adjacent parking lot into a brewery in the B-1 Zone District, within the Town of Silt, Colorado ("Town"); and

**WHEREAS**, Town staff processed the Application and forwarded the Application as well as staff comments about the Application and various memoranda to the Town Planning and Zoning Commission ("Commission"); and

**WHEREAS**, the Commission reviewed and discussed the Application at its regular meeting on November 2, 2021; and

**WHEREAS**, the Commission recommended to the Board of Trustees ("Board") that the request be granted and that a special use permit be issued with conditions as stated in the staff report; and

**WHEREAS**, the Board held a public hearing concerning the approval of the Application and special use permit at the Board's regularly scheduled meeting on November 22, 2021; and

**WHEREAS**, upon proper consideration and review of the Applicants Special Use Permit request, the Board has determined that the Special Use Permit is in the best interests of the Town and its residents; and

**WHEREAS**, upon proper consideration there is a finding that it is reasonable to approve a portion of the building and associated adjacent area as a brewery and associated seating area at this particular site (701 Main street); and

**WHEREAS**, the Board finds that the requirements of Silt Municipal Code Chapters 17.78 and other sections have been met substantially by the Applicant and that the special use permit for a brewery and associated bottling/packing should be approved.

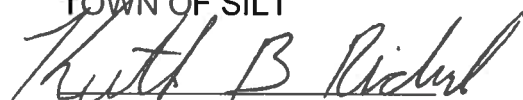
**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF  
THE TOWN OF SILT, COLORADO, THAT** the Special Use Permit for a brewery



and associated uses for All In Brewing LLC is hereby granted for 701 Main St. within the Town of Silt, Colorado ("Town") subject to the following conditions:

- 1) That all statements and representations made by the Applicants both in the application and in meetings before the Planning and Zoning Commission and the Board of Trustees, be considered conditions of approval, unless modified in the following conditions;
- 2) That the applicant obtain all necessary liquor license requirements from the State of Colorado and provide evidence of these approvals to the Town Clerk.
- 3) That the applicant obtain a building permit for all improvements within the structure as well as for any improvements for an outside patio.
- 4) That the applicant notify the Town Department of Community Development on any proposed changes over time and/or expansion of activities within the building or anywhere else on the premises including areas for outside liquor consumption such as a patio.
- 5) If construction takes place on the southwest quadrant of the identified parking lot or if this parcel is sold to different ownership or an additional is proposed that the Applicant apply to amend the Special Use Permit if necessary as other uses in this area may affect the operation of Brew Zone Silt.
- 6) That the Applicant/Owner coordinate with the Public Works Director as part of the building permit process and make appropriate arrangements to mitigate any potential wastewater issues related to spoiled brewing affluent and/or other items that could adversely impact the town's wastewater treatment system.

**INTRODUCED, READ, PASSED AND ADOPTED** at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 22nd day of November, 2021.

TOWN OF SILT  
  
Mayor Keith B. Richel

ATTEST:

  
Town Clerk Sheila M. McIntyre, CMC

