

**TOWN OF SILT
RESOLUTION NO. 21
SERIES OF 2022**

**A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR
A FABRICATION OF MARBLE AND STONE BUSINESS TO OPERATE IN
UNITS 6 & 7 OF 401 MAIN STREET, WITHIN THE TOWN OF SILT, COLORADO**

WHEREAS, Canyon Creek Custom Flooring submitted an application for a special use permit (“Application”) on or about August 31, 2022 requesting that they be allowed to convert Units 6 & 7, 401 Main Street of the Silt Building LLC Condominium Map recorded at Reception # 630248, into a marble and stone fabrication business in the B-2 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 October 4, 2022; 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 October 24, 2022; 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 marble and stone fabrication (Units 6 & 7, 401 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 marble and stone fabrication 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 marble and stone fabrication and associated uses for Canyon Creek Custom Flooring,



LLC is hereby granted for Units 6 & 7, 401 Main St. within the Town of Silt, Colorado ("Town") subject to the following conditions:

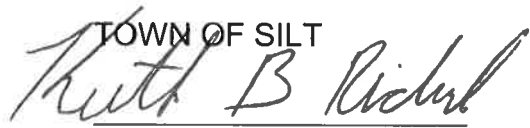
1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.

2. All products that are being stored outdoors, including but not limited to the storage racks on the west side of the parking lot, be moved and fenced, behind the building. This fence shall consist of a 6-foot tall decorative metal panel wing fence, that will start in the back of the southwest corner of the building. It is the responsibility of the property owner and tenant, to ensure that their storage is not impeding in easements, setbacks or right of ways. The Board set forth a deadline of March 1st, for the fence to be installed and all storage to be moved behind the fence at that time.

3. Permits will be required to alter the property in anyway, including installing a fence, hanging signage, along with various other interior and exterior changes that might need to be done to accommodate the business in this location.

4. Mr. Linman will provide any additional requested documents and pay any remaining fees to the Town, prior to recordation of Special Use Permit.

INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 14th day of November, 2022.

TOWN OF SILT

 Mayor Keith B. Richel

ATTEST:


 Town Clerk Sheila M. McIntyre, CMC

