

**TOWN OF SILT
RESOLUTION NO. PZ- 8
SERIES OF 2024**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
APPROVING THE AMENDMENT OF SITE PLAN APPROVAL AND
RESOLUTION NUMBER PZ-4, SERIES OF 2024 TO OPERATION OF A FOOD
TRUCK AND 2024 SPECIAL EVENTS AT 54 COUNTY ROAD, WITHIN THE
TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO**

WHEREAS, Rislende submitted an application for a Site Plan Review (“Application”) on or about June 26, 2024 requesting that they be allowed to operate Food Truck and Special Events at 54 County Road 311 for 2024; and

WHEREAS, the legal description is Section: 11 Township: 6 Range: 92 A TRACT OF LAND IN THE E1/2 OF SEC. 10 AND THE W1/2 OF SEC 11 AKA PARCEL A, BLM EXEMPTION PLAT REC#741836 LEGAL CORRECTED IN REC# 858065 and the common description is 54 County Road 311, Silt, CO 81652; 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 July 10, 2024; and

WHEREAS, upon proper consideration there is a finding that it is reasonable to approve the proposed use, as it aligns with the 2017 Silt Comprehensive plan, as well as the designated PUD zoning, nor does it appear to have any significant negative impact to adjacent properties.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO, THAT: the Amended Site Plan Review for a Food Truck and 2024 Events is hereby granted for 54 County Road 311, within the Town of Silt, Colorado (“Town”) subject to the following conditions:

- 1) That all statements made by the applicant both in the application and in any meetings before the Planning and Zoning Commission be considered conditions of approval, unless modified in any subsequent conditions.

- 2) That the applicant obtains a building permit for all improvements within the property, as required in the Silt Municipal Code (SMC). This includes sheds and most accessory improvements. If the applicant is unclear of the requirements, it’s recommended to call Town Hall or research the SMC.

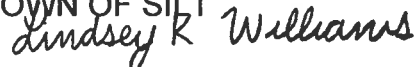
- 3) That the applicant notifies the Town Community Development Department on any proposed changes over time and/or expansion of activities within the property, to ensure compliance with the Site Plan Review approval.
- 4) That the applicant acquires the proper licensing through Garfield County Public Health and the Town of Silt for the operation of the Food Truck and that the Food Truck be allowed, but not exceed, the two 100-gallon propane tanks.
- 5) That the applicant retains records of the water deliveries, and removal of waste (trash, grey water and grease), so the Town can audit records annually, or as often as needed.
- 6) That the applicant pumps the portable restroom trailer as required and provides pump records to the Town upon request.
- 7) That the applicant complies with all State and Town Liquor Licensing, including but not limited to, the active 2024 Liquor License conditions of approval and the renewal requirements.
- 8) That the applicant provides any additional requested documents and pay any remaining fees, prior to operating business.
- 9) That the applicant submit approval, to the Town, from the Colorado River Fire Rescue and come into compliance with any conditions of approval that set forth, prior to opening for the 2024 Event season.
- 10) That the Conex/shipping container is not, nor will ever be considered pre-existing, non-conforming, as it was installed without a permit or permission. The Commissioners allotted for the shipping container to be temporarily permitted, for no more than 120 days from July 10, 2024. The applicant will need to apply for a permit and propose the architectural update (siding), as spoken in the meeting. Once the 120-day timeframe for temporary use is exceeded, the applicant will need to abide by the Town code and policies that are in place at that time, which could include, but not be limited to, the removal of the shipping container.

INTRODUCED, READ AND APPROVED at a regular meeting of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 10th day of July, 2024.

ATTEST:



Community Development Manager, Nicole Centeno

TOWN OF SILT


Chair Lindsey Williams