

**TOWN OF SILT
RESOLUTION NO. PZ- 4
SERIES OF 2023**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
APPROVING THE OPERATION OF A BREWERY AND FOOD TRUCK AT 502,
UNITS 504 AND 506, AS WELL AS 550 FRONT STREET, WITHIN THE TOWN
OF SILT, GARFIELD COUNTY, STATE OF COLORADO**

WHEREAS, All in Brewing submitted an application for a site plan review (“Application”) on or about August 3, 2023 requesting that they be allowed to operate a brewery and food truck from 502 Front Street, units 504 & 506, as well as 550 Front Street; 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 September 5, 2023; 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, and it doesn’t appear to have any significant negative impact to adjacent properties.

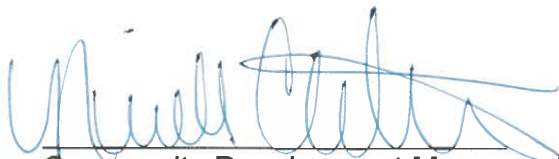
NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO, THAT: the Site Plan Review for a food truck and brewery is hereby granted for 502 (units 504 & 506) and 550 Front Street within the Town of Silt, Colorado (“Town”) subject to the following conditions:

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 all necessary liquor license requirements from the State of Colorado and provide evidence of these approvals to the Town Clerk.
3. That the applicant obtains a building permit for all improvements within the structure as well as for any improvements for an outside patio.
4. That the applicant notifies 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. Said changes may require additional land use applications, permitting or licensing.
5. 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
 6. That the applicant acquires the proper licensing through Garfield County Public Health and the Town of Silt for the Business and Food Truck, prior to the Food Truck being placed on the property and operating.
 7. That the applicant provides any additional requested documents and pay any remaining fees, prior to operating business.
 8. That this approval is not for construction, but rather approval for the use of the land. Additional licensing and permitting will be required separately.
 9. That the food truck be placed parallel with Front Street, rather than perpendicular as shown on the Site Plan.

INTRODUCED, READ AND APPROVED at a regular meeting of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 5th day of September, 2023.

ATTEST:



Community Development Manager, Nicole Centeno

TOWN OF SILT



Chair Lindsey Williams