

**TOWN OF SILT
RESOLUTION NO. PZ- 6
SERIES OF 2023**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
APPROVING THE OPERATION OF A BREWPUB 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 Special Use Application (“Application”) on or about October 2, 2023 requesting that they be allowed to operate a Brewpub 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 November 8, 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 Special Use Permit for a Food Truck and Brewpub 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 and follows all necessary liquor license requirements, for a Brewpub, from the State of Colorado and the Town of Silt. This includes proof that 15% of all on premise food and alcohol sales, consumed on site, has been satisfied. It’s Mr. Lynch’s responsibility to confirm with Town and State Liquor requirements that off premise food is allowed to be brought on site for consumption. All evidence of these approvals need to be submitted 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 outdoor space.

4) That the applicant notifies the Town Community Development Department 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. A grease trap is required to be installed and inspected for any food truck that will be attached to the Town's 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 a food truck be open anytime that the Brewpub is serving alcohol to the public or at private gatherings. Said food truck needs to be within the fenced area, with proper required signage.

8) That the applicant provides any additional requested documents and pay any remaining fees, prior to operating business.

9) That the food truck not move location, without prior consent from the Town. The food truck will only run parallel to Front Street, aligning with the southeast corner of the building. The food truck will not be permitted to run perpendicular with Front Street, as this will not allow for the mitigation of noise to the adjacent properties to the north.

10) That the parking lot addition to the vacant lot have an access from the alley and an additional access point from 6th Street. There will be no access from Front Street, without further discussion and approval from the Town.

11) That this approval is not for construction, but rather approval for the use of the land. Additional licensing and permitting will be required separately.

12) That the hours of operation not exceed past 10:00pm.

13) That the applicant installs a 6' privacy fence on the north side of the property, to better help mitigate disturbances to adjacent properties.

INTRODUCED, READ AND APPROVED at a regular meeting of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 8th day of November, 2023.

ATTEST:



Community Development Manager, Nicole Centeno

TOWN OF SILT



Chair Lindsey Williams