

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 2, 2021 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, November 2, 2021. Chair Classen called the meeting to order at 6:30 p.m.

Roll call	Present	Chair Chris Classen Vice-chair Lindsey Williams Commissioner Eddie Aragon Commissioner Joelle Dorsey Commissioner Robert Doty Commissioner Marcia Eastlund Commissioner Kim Leitzinger
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Also present were Town Administrator Jeff Layman, Public Works Director Trey Fonner, Planner Mark Chain and Town Clerk Sheila McIntyre.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the October 5, 2021 Planning & Zoning Commission meeting

Vice-chair Williams made a motion to approve the consent agenda as presented. Commissioner Eastlund seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Resolution No. 26, Series 2021, A RESOLUTION OF THE TOWN OF SILT APPROVING A SPECIAL USE PERMIT FOR A BREWERY WITH ON-SITE SALES IN THE B-1 ZONE DISTRICT AT 701 MAIN STREET, UNIT B IN THE TOWN OF SILT, COLORADO

Planner Chain proceeded to go through his staff report on this special use permit request for a brewery at 701 Main Street, Unit B that would occupy 1260 square feet with potentially another 400 additional square feet in the upper level. Mr. Chain went over the area that Richard Lynch, owner of All in Brewing dba Brew Zone Silt would occupy and he also went over a snapshot of the business style and parking for the establishment. He added that he feels that there is sufficient parking for not only this business but all of those that surround it. He stated that the applicant is proposing a food truck as well and that the outside seating area would be fenced to

establish the licensed premise. Planner Chain explained that a person would be able to drink on site or purchase growlers to go and that all of the beer served in this brewery would be made on site with no other off-site products allowed. Clerk McIntyre explained the license process for the liquor license and that the applicant would be working directly with the State for their licensing and approval before it comes to the Town for the final approval. Planner Chain stated that staff recommends that the Commission recommend approval of the special use permit to the Board of Trustees.

Present tonight was applicant Richard Lynch who stated that he has already received federal approval since they already have a brewery and are half way through the state process. Mr. Lynch was able to show his current business in San Diego via Zoom that the one in Silt would replicate. Director Fonner asked about the amount of water that they would be going through and the effect that the yeast in the water could have on the BOD's at the sewer plant. It was determined that the applicant would get with Mr. Fonner to discuss the process should there be a bad batch and how it would be dealt with so that it doesn't have any negative effects on the town's plant. Mr. Lynch stated that he doesn't anticipate much waste and that he would be using a strainer to catch any grain that could go back into the system. Planner Chain stated that the Commission could add this as a condition to have coordination between the applicant and the Public Works Director.

The Commission asked about the occupancy load, the fence, the number of parking spaces in the vicinity that would be utilized by several businesses and the number of employees that the applicant expects to have. Mr. Lynch stated that he would be moving here in a few weeks and that he would also be the brew master on site.

The public hearing opened at 7:06 p.m. There were no public comments and the hearing was closed at 7:06 p.m.

Vice-chair Williams made a motion to recommend approval to the Board of Trustees of Resolutions No. 26, Series 2021 approving the special use permit to allow for a brewery and associated bottling/packaging facility pursuant to the conditions as outlined by staff, and to add a condition that the applicant would coordinate with the Public Works Director on the compatibility of operations. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Public Works Director Update – Silt Island Park & I-70 Pedestrian/Bike Overpass Presentation

Public Works Director Fonner provided an update on the Island Park, stating that Paula Stepp, Executive Director of Middle Colorado Watershed council applied for and received a grant on behalf of the Town to pay for the engineering cost to design a new layout of the site. The new plan is designed to improve parking and traffic flow. He added that 80% of the design has been completed with a majority of work being done by the public works department.

There was additional discussion regarding the amount of road base that would be needed, possibly charging users of the boat ramp with that money going back into the maintenance of the ramp and the condition of the dog park, stabilizing the north bank from continued erosion and the past and future improvements to the park.

Director Fonner also provided an update on the I-70 Pedestrian/Bike Overpass and the process that has taken place so far along with the three options that were presented to staff by

Rocksol/KLJ. He added that the process was also advertised to receive public input. He stated that Rocksol/KLJ would be presenting to the Board at a work session on December 13 for those interested in attending.

There was also discussion regarding the future replacement of the interchange and the potential cost, an update on the 7th Street construction, attention to the potholes around town, the possibility of lowering the speed limit on Main Street down to 25 mph and marking the crosswalks at the 9th Street roundabout. The Commission thanked Director Fonner for being present tonight and keeping them in the loop.

Vice-chair Williams stated that she is the liaison for Silt to the Lova Board and relayed to Director Fonner that if she can be of assistance on some of the topics tonight to feel free to contact her.

Short-term Rentals – Request to move forward with regulations regarding short-term rentals

Planner Chain provided a report on the recent uptick in requests related to short-term rentals, adding that he believes that it would be best to put something together to assist with regulating them and requiring a license. There was discussion regarding what should be addressed in a policy.

There was consensus to have staff bring back a reasonable approach with more restrictions pertaining to short-term rentals .

Planners Report – Camario Reinstatement and Information on Painted Pastures

Planner Chain provided history of the Camario Phase II project that reached final plat but was never recorded, adding that someone is now in the process of trying to buy it. He explained that the potential buyers are asking that the town allow them reinstate the prior approvals without having to start from scratch.

Planner Chain then provided an update on Painted Pastures aka Belle Vista adding that they are modifying their plan and that they may be coming forward in the near future. The developers are focusing on the eastern part of their development and wish to rebrand it as the “Terraces” and re-plat the area to provide single-family lots.

Commissioner Comments

Chair Classen thanked Director Fonner again for being present tonight and asked if Planning Tech Nicole Centeno could come to a future meeting to provide an update on the Parks, Recreation and Culture Plan. Administrator Layman stated that a consultant would be at the Board meeting on Monday night to go over the Master Plan. Planner Chain stated that he has spoken with Ms. Centeno to attend a future P&Z meeting.

Adjournment


Vice-chair Williams made a motion to adjourn. Commissioner Eastlund seconded the motion, and the motion carried unanimously. Chair Classen adjourned the meeting 8:22 p.m.

Respectfully submitted,

Approved by the Planning Commission



Sheila M. McIntyre, CMC
Town Clerk



Chris Classen
Chair