

**TOWN OF SILT**  
**REGULAR PLANNING AND ZONING COMMISSION MEETING**  
**AUGUST 2, 2022 – 6:30 P.M.**  
**HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, August 2, 2022. Chair Williams called the meeting to order at 6:34 p.m.

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<b>Roll call</b>	<b>Present</b>	Chair Lindsey Williams Vice-Chair Joelle Dorsey Commissioner Eddie Aragon Commissioner Robert Doty Commissioner Kim Leitzinger Commissioner Michael Bertaux Commissioner Charlienna Chancey
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Also present were Town Administrator Jeff Layman, Planner Mark Chain, Community Development Manager Centeno.

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**Pledge of Allegiance**

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**Public Comments** – There were no public comments.

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**Consent Agenda**

1. Minutes of the July 5, 2022 Planning & Zoning Commission meeting.

**Commissioner Dorsey made a motion to approve the consent agenda as presented. Commissioner Bertaux seconded the motion, and the motion carried unanimously.**

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**Conflicts of Interest** – There were no conflicts of interest.

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**Agenda Changes** – There were no agenda changes.

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**All in Brewing – Special Use Permit – 401 Main Street**

Planner Chain introduced this agenda item and presented his staff report. He noted that the application was for a small batch brewery and that the Town did not have jurisdiction over this type of liquor license (it resides with the state) and that the use was not specifically called out on the Town Code. Therefore, that is why it is being processed as a Special Use Permit. He did note that the applicant had received prior approval for a very similar application at 7<sup>th</sup> & Main but that lease did not work out.

Chain went through all the background and relevant criteria. He did note that the building was constructed in 1974 before the institution of zoning and subdivision regulations in the Town. He also noted that this part of MainStreet was still more like a warehouse district to some degree. He thought there was plenty of parking for the proposed use and that if successful it could enliven that section of Main Street. He noted his recommendation and the proposed conditions of approval.

The applicant, Richard Lynch, address the Commission and answered relevant questions. Issues discussed were control of grease in the cooking process, improvements to façade, access to the back. Commissioner Doty thought that the location was acceptable and that it was hopefully a viable business location. After a short discussion, Commissioner Aragon made a motion to recommend that the Board approve the Special Use Permit with the noted conditions below. Second by Dorsey; the motion passed unanimously.

Proposed Conditions of Approval- All in Brewing small batch brewery:

- 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 obtain all necessary liquor license requirements from the State of Colorado and provide evidence of these approvals to the Town Clerk.
- 3) That the applicant obtain a building permit for all improvements within the structure as well as for any improvements for an outside patio.
- 4) That the applicant notify 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.
- 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

#### **All in Brewing - Site Plan Review for a food truck to be located at outside patio**

**Planner Chain** introduce this project. He noted that it was a companion application to the small batch brewery but this one focused on the food truck and the outside patio. With this particular application, the Planning Commission is the final decision-making body. Chain then gave the staff report. The application is to locate a food truck on the south side of the structure for the brewery. The seating area that will be fenced off and included in the liquor operations is approximately 30 feet by 32 feet. The proposed food truck will be located just to the west of the seating area. This particular food truck is a new purchase and the applicant later on discussed the possibility of having "guest" food trucks also visit the site on an occasional basis.

Chain then outlined and went over various items that he had reviewed such as truck appearance, location, access, sanitary operations, customer safety etc. He noted that if operated as proposed this would be a good addition to the downtown area.

The Commission asked some clarifying questions and discussed the operation with the applicant. Rich Lynch, the applicant noted that depending on how access to the rear continues he may install some more fencing in that area related to the patio area. He also indicated that he/employees would be making an effort to try to get customers to go into the front of the building, the MainStreet façade. There was also some questions regarding security. After a short discussion, Commissioner Leitzinger recommended approval of the application for operation of a permanent, long-term food truck at the brewery to be located at 401 Main St., noting that all representations are considered terms of approval including obtaining appropriate liquor licensing and any required miscellaneous permits required by the Town. Second by Bertaux, the motion passed unanimously.

### **Temporary Storage Tent – four River Run/Camp Colorado**

Planner Chain introduce this project. He noted that the Planning Commission probably had not seen a similar request before. In summary, Planner Chain noted that there was a request from Ray Nielsen to locate a membrane storage tent approximately 40 feet by 40 feet. Application notes that this is needed because of disruptions in the supply chain – therefore, sometimes finish materials or appliances are coming in on a sporadic basis and sometimes they need to be stored instead of going immediately into the designated small, single-family home. Chain went through the details. It was also noted that the storage tent was located in a different area of the subject property – adjacent to the barn and old silo and on the other side of the RV Park and not directly adjacent to the small, single-family home construction area.

Mr. Nielsen was asking that the structure be permitted to remain up at least 18 months with the possibility of extending that timeframe. Chain noted that temporary structures were allowed but for only a 6-month time period. A Site Plan review was the quickest and most direct way to achieve this goal.

Ray Nielsen discussed the project. He noted that traffic would be minimal; with an occasional truck dropping off various finish materials and supplies. The floor would be gravel. When the tent would be removed at the end of its use, the gravel would be scooped away from the site, put on the street and the area reseeded.

Commission members than had a number of questions. There were questions about the snow load and Commissioner Dorsey had a question on when the tent would be ready to be up and installed. Commissioner Aragon has some questions about movement caused by the wind and Ray emphasized he did want this tent blowing away anywhere. There were then some questions regarding to snow load whether design was adequate.

Chair Williams emphasized that she wanted the screw anchors to meet minimum standards and Commissioner Aragon emphasized that they needed to make sure that it would not move. There was then some questions about security, relationship of access to the small, single- family home area as well as the KOA Campground. There's also question about signage. Commissioner Doty asked whether electric service would be extended to the temporary tent structure and Ray indicated that that would not be necessary as a night work was intended for the area.

There than some questions in general regarding the project including permitting. Manager Centeno stated that the Town's contract building inspector had a correction list going for the structure.

After a little more discussion, Commissioner Bertaux made a motion to approve the 18-month temporary tent structure with the following conditions:

1. That the building inspector review the submittal.
2. That the applicant be cognizant of dust issues and make sure dust control was maintained.
3. That the structure would be good for a period of 18 months.

Commissioner Leitzinger wanted clarity on the time period. She thought it was best that the 18-month time frame start at the time of erection. Commissioner Bertaux accepted the amendment. Second by Commissioner Dorsey; the motion passed unanimously.

### **Topics for August 8 work session with Board of Trustees**

Planner Chain noted that it was time for the quarterly work session with the Board and asked the Commission. He had suggested in his memo to the Commission that perhaps River Run in general would be a good item to discuss with the Board as the Board has some concerns with the enlarged Unit 18 which had eventually been approved by the Commission. After some discussion the following items were identified:

- Rislende
- River Run
- Manufactured Homes/Land Use Code Issues

Commissioner Bertaux noted that he would like the Island area in Rislende to remain in its current state and have the Town on that portion of the project. The Commission considered putting other items on the docket for the Board work session but Commissioner Dorsey suggested the keep the list brief so that items could be talked about in detail.

### **Planners Report**

**Planner chain gave updates on the status of the following projects:**

- Stoney Ridge # 2
- Camario
- Autumn Ridge
- Manufactured Housing

He indicated that a 2<sup>nd</sup> meeting in the month of August was not necessary.

### **Commissioner Comment**

There was brief discussion about the new path at Flying Eagle Soccer Field.

Manager Centeno noted that there would not be a Farmers' Market this coming week. The commission asked Centeno about events and she told them that a Van Halen cover band was playing at the upcoming Party at the Pavilion, on August 12<sup>th</sup>.

**Adjournment**

**Commissioner Bertaux made a motion to adjourn. Chair Williams seconded the motion and the meeting was adjourned at 8:05 PM.**

Respectfully submitted,



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Mark Chain  
Planner

Approved by the Planning Commission



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Lindsey Williams  
Chair