

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
November 6, 2024 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Wednesday, November 6, 2024. The meeting was called to order at 6:30PM.

Roll call

Present

Chair Lindsey Williams
Vice Chair Michael Bertaux
Commissioner Jennifer Stepisnik
Commissioner Vanessa Westmoreland

Absent

Commissioner Eddie Aragon
Alternate Dana Wood
Alternate Justin Anderson

Also present: Community Development Director, Nicole Centeno and Deputy Clerk/ Deputy Treasurer, Lori Malsbury

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the October 1, 2024 Planning & Zoning Commission meeting.

Commissioner Stepisnik made a motion to approve the meeting minutes on the consent agenda, seconded by Commissioner Westmoreland. The motion to approve the consent agenda carried unanimously.

Conflicts of Interest

There were no conflicts of interest.

Agenda Changes

There were no proposed changes to the agenda.

Natural Medicine Municipal Code Proposal

Deputy Clerk Malsbury introduced the 2022 Proposition 122 that voters approved, directing the establishment of a regulatory program for natural medicine, which decriminalized personal use.

In 2023, the State Legislature enacted Senate Bill 23-290, which codified C.R.S 44-50-101 through 904, to create the regulatory structure for the operation of Natural Medicine licensed facilities, related businesses that provide the same use, cultivation, manufacturing and testing of these substances.

She then explained that the Town is extremely limited on what can be regulated and that the State was going to handle all licensing and regulations through CDPHE and the Colorado Department of Revenue. The Town can only determine time, manner and place.

Deputy Clerk Malsbury stated that the Town was being proactive to change the schedule of uses and define Natural Medicine in the code, to be better prepared for if or when someone makes an application to run a Natural Medicine facility within the Town limits.

Given that the Town can only regulate time, manner and place, the ordinance addresses that a Natural Medicine facility can operate Monday through Saturday from 8:00am to 6:00pm. She also explained that the zoning would be a Special Use Permit, along with a variety of other definitions and distance requirements.

Chair Williams asked for clarification on how it works. Deputy Clerk Malsbury said that from her understanding, it's primarily used to treat depressions and anxiety. The administration has to be overseen by a facilitator and can be administered orally, or by injection. There is a requirement to stay at the facility to be monitored for a certain amount of time, determined by the state. The facilitators have to be certified and trained. The handlers are also certified and can be the only one to handle and more the product. Deputy Clerk Malsbury also clarified that the state will start taking applications on December 31st, so nobody is currently running a Natural Medicine Business yet.

Commissioner Stepisnik inquired about over the counter or retail. Deputy Clerk Malsbury explained that Natural Medicine is not legal to sell over the counter or for retail purposes. It can be grown for personal use and gifted, but no monetary exchange can take place.

Chair Williams thanked Deputy Clerk Malsbury for being proactive to get something in code so quickly.

Commissioner Stepisnik asked if the Town was going to receive any tax revenue from these businesses and Deputy Clerk Malsbury stated that the Town would not receive any tax revenue.

Commissioner Stepisnik made a motion to recommend approval of the proposed code and Ordinance NO. 11, Series 2024, for Natural Medicine, as written. The motion was seconded by Commissioner Westmoreland and passed unanimously.

Planners Report

Director Centeno thanked everyone for their help with the Main Street Trick or Treat.

She encouraged everyone to join in on the White Christmas Tree Lighting Ceremony coming up on Tuesday, December 26, 2024 from 4:30pm-8:30pm.

Commissioner Westmoreland asked for the Town to let everyone know about the fireworks, so they can get their animals inside. She stated that last year, her chickens were caught by surprise.

Commissioner Stepisnik inquired about whether there was an uptick in vendor's licenses for craft fairs and Director Centeno stated that the Town has not had anyone reach out about any craft fairs.

Director Centeno went over the pending applications that will be coming up in the next couple of months.

The Commissioners and Director Centeno discussed Code Enforcement and Building Inspector, as well as the 2025 Calendar.

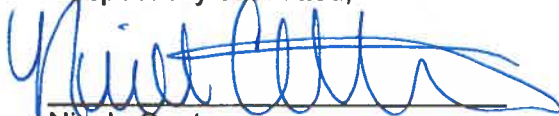
Commissioner Comments

Chair Williams asked Vice- Chair Bertaux to run the December meeting, as she was going to be unavailable and he stated that he could cover that meeting.

Adjournment

Commissioner Stepisnik made a motion to adjourn the meeting; seconded by Chair Williams. The meeting adjourned at 7:01 PM.

Respectfully submitted,



Nicole Centeno
Community Development Director

Approved by the Planning Commission



Lindsey Williams
Chair