

**TOWN OF SILT  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
October 1, 2024 – 6:30 P.M.  
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, October 1, 2024. The meeting was called to order at 6:30PM.

**Roll call**

**Present**

Chair Lindsey Williams  
Vice Chair Michael Bertaux  
Commissioner Eddie Aragon  
Commissioner Jennifer Stepisnik  
Commissioner Vanessa Westmoreland  
Alternate Dana Wood  
Alternate Justin Anderson

**Absent**

**Also present:** Community Development Director, Nicole Centeno and Town Manager, Jim Mann

---

**Pledge of Allegiance**

---

**Public Comment**

There was no public comment

---

**Consent Agenda**

1. Minutes of the September 3, 2024 Planning & Zoning Commission meeting.

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

2. JSN Properties, Lot #158, Resolution PZ-12, Series 2024

Vice-Chair Bertaux made a motion to approve Resolution PZ-12, Series 2024, on the consent agenda, seconded by Commissioner Stepisnik. The motion to approve the consent agenda carried unanimously.

3. JSN Properties, Lot #157, Resolution PZ-11, Series 2024

Commissioner Stepisnik made a motion to approve Resolution PZ-11, Series 2024, on the consent agenda, seconded by Commissioner Aragon. 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.

---

### **Consciously Crafted- Special Use Permit**

Director Centeno explained that Consciously Crafted, LLC, bought the retail marijuana business that is operating out of 730 Main Street. This business, formally known as High Q, has been operating under a Special Use Permit.

High Q's previous Special Use Permit required a renewal every two years. The last renewal was in 2020, so Director Centeno stated that the Town appreciates Consciously Crafted working towards meeting the necessary criteria to be able to operate in Town.

The applicant did submit an operating plan, explaining the below key points:

- The store will operate Sunday – Thursday from 10am-8pm and Friday-Saturday from 10am-9pm.
- There will be 2 sales counters and terminals
- The staff will be trained to sale in accordance with state licensing laws, confirming patrons or anyone entering the establishment to be at least 21 years old.
- An ATM will be provided, inside of the building for convenience
- There will be security cameras at all 3 exterior doors and throughout all areas of the building.
- The front of the building will be the licensed marijuana location, while the locked rear of the building will be used for non-cannabis storage and an employee breakroom. The rear of the building will not be used by the public.
- No portion of the property or structure will be used for living or sleeping.
- There are no childcares, schools or other marijuana establishments within 500 feet.

Centeno then explained how the proposed business met the Comprehensive Plan, but pointed out that the plan does state to be cautious with retail marijuana at this location. She then reiterated that this application was a Special Use Permit for zoning.

Director Centeno concluded that overall, staff finds that the applicant's proposal acceptable, with minimal negative impact to the adjacent properties.

The largest concern was the mixed-use occupancy, in an un-sprinkled building, with inadequate fire separation. She stated that there was too large of a health and safety risk, to allow anyone to live or sleep in this commercial building. The applicant addressed this concern and has worked hard to get the beds removed, with the understanding that nobody can live or sleep there.

Given that the original application was submitted in 2014, and retail marijuana has been located at this property for 10 years, staff is supportive of this application.

Staff recommended approval of the Special Use Permit, with the following conditions:

- 1) That all representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
- 2) That applicant provides any additional requested documents and pay all related fees.
- 3) That the applicant uses the property and structure for the purposes of the marijuana business, with the acknowledgement that this building is NOT approved to be used as a residence. Nobody is allowed to live or sleep at this property.
- 4) That this approval is not for construction. All future improvements will require permitting through the Community Development Department.
- 5) That the applicant complies with all marijuana local, state and federal laws.
- 6) That the applicant renews their marijuana and business license annually.
- 7) That the applicant renews their Special Use Permit every two years.

Chair Williams then invited the applicant to speak.

The owner of Consciously Crafted, Dylan Damavandi, gave a background on his company and highlighted the organic nature in which his product is grown.

Commissioner Anderson inquired about western slope expansion and Mr. Damavandi explained that they have a lot going on currently, so they don't plan on expansion at this time.

Chair Williams asked about modifying the exterior. Mr. Damavandi answered that there were no plans to change the look and clarified what the new signage would look like, once the name change was approved through the state.

Chair Williams then asked about plans to engage in community support. Mr. Damavandi stated that he was interested in being part of the community events and engagement. Chair Williams suggested the Town Newsletter and social media to stay connected with the community.

Commissioner Anderson suggested sponsoring local youth sports teams, to give back to the children in the community.

Director Centeno explained that marijuana businesses could not donate or sponsor events involving youth, but that there are other Town Events that this business could sponsor. Once approved and licensed as a business, they will receive information about ways to be involved.

Commissioner Stepisnik pointed out that back in 2017, when marijuana was legalized, the profits from were 1.5 billion, then 2.2 billion on 2020 and 2021. It's now under a billion dollars. She asked what their plan was to remain profitable. Mr. Damavandi stated that it's the branding and higher quality product.

Commissioner Anderson asked the applicant to give a quick summary on what makes their company different. Mr. Damavandi explained the growing process and different materials that can be used. Given that the quality is of higher value, they are targeting the higher end consumer, while still maintaining being competitive.

Chair Williams opened the public comment at 7:00pm. There was no public comment and it was closed at 7:01pm.

Commissioner Stepisnik made a motion to recommend that the Board of Trustees approve the application for a Special Use Permit, allowing Consciously Crafted to operate an establishment for retail marijuana at 730 Main Street, with the conditions written in the staff report and spoken during this meeting. Seconded by Commissioner Aragon, the motion passed unanimously.

---

### **Planners Report**

Director Centeno gave an update on Town happenings and went over her staff report. She also gave a quick overview of items that will be on future agendas.

---

### **Commissioner Comments**

Chair Williams inquired about the GOCO Grant and Director Centeno explained that the outreach was for Community Park.

Chair Williams and Commissioner Anderson both volunteered to help with Main Street Trick or Treat.

---

### **Adjournment**

Commissioner Stepisnik made a motion to adjourn the meeting; seconded by Commissioner Aragon. The meeting adjourned at 7:09 PM.

Respectfully submitted,



Nicole Centeno  
Community Development Director

Approved by the Planning Commission



Lindsey Williams  
Chair