

**TOWN OF SILT
 PLANNING AND ZONING COMMISSION AGENDA
 Tuesday, April, 2nd 2024 6:30 P.M.
 MUNICIPAL COUNCIL CHAMBERS
 HYBRID MEETING**

ESTIMATED TIME	ELECTRONIC AGENDA ITEM	PUBLIC HEARING/ ACTION	ELECTRONIC LOCATION AND PRESENTOR
	Agenda		Tab A
6:30 5 min	Call to Order		Chair Williams
	Roll Call		
	Pledge of Allegiance		
6:35 5 min	Public Comments - Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code		
6:40 5 min	Consent agenda – 1. Minutes of the March 5 th 2024 Planning & Zoning Commission meeting	Action Item	Tab B Chair Williams
	Conflicts of Interest		
	Agenda Changes		
6:45 20 min	Rislende - Site Plan Review	Public Hearing Action Item	Tab C Manager Centeno
7:05 10 min	511 N 5th Street - Adopt P&Z Resolution for Minor Subdivision Sketch Plan	Action Item	Tab D Planner Chain
7:15 10 min	Planners Report	Update	Manager Centeno / Planner Chain
7:25 5 min	Commissioner Comments		
	Adjournment		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, May 7th 2024, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. "Estimated Time" is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
March 5, 2024 – 6:30 P.M.
HYBRID MEETING

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

Roll call

Present

Chair Lindsey Williams
Vice Chair Michael Bertaux
Commissioner Robert Doty
Commissioner Eddie Aragon
Alternate Dana Wood

Absent

Commissioner Jennifer Stepsnik
Alternate Vanessa Westmoreland

Also present were Contract Planner Mark Chain and Community Development Manager Nicole Centeno.

Pledge of Allegiance

Public Comment

There was no public comment

. Consent Agenda

1. Minutes of the February 6, 2024 Planning & Zoning Commission meeting.

Vice Chair Bertaux made a motion to approve the Consent Agenda. Second by Commissioner Aragon; the motion carried unanimously.

Conflicts of Interest

There were no conflicts of interest noted.

Agenda Changes

There were no proposed changes to the agenda.

Rislende the Site Plan Review

Manager Centeno introduced this item. There were still outstanding items in the application and Centeno recommended that the public hearing be continued to April 2, 2024.

A motion to continue the Public Hearing was made by Commissioner Bertaux and seconded by Commissioner Wood.

The motion passed unanimously.

Minor Subdivision Sketch Plan (Lot Split).

Planner Chain introduced this item. He noted that this previously came before the Commission at their June 6, 2023 meeting. At that time there was public input that provided evidence that:

- there were numerous zoning violations on the property,
- there was a drainage system that was not totally understood by staff and the drainage system exited from one proposed lot onto another with no easement,
- that vehicles from the present lot were being stored in a platted alley,
- And there were some other outstanding concerns.

The applicant, Mike Sorensen on behalf of owner Bruce Coats had provided updates to the application and it was now ready to come back before the Commission. Chain said that the hearing was properly noticed.

Chain said that with a minor subdivision sketch plan, the Commission recommends of the Board approval as proposed, approval with conditions or denial and then the applicant moves directly to the Board for review of the final plat.

Chain went over a number of items. In summary they were:

Previous zoning violations had been remedied including;

- tenants have been evicted, and home is now unoccupied
- no mechanic shop on the property
- multifamily use has been discontinued
- off-hours irrigation was stopped
- no vehicles parked in alley
- yard cleaned up.

Drainage Issue

Chain noted that this had been addressed and there was an engineer's report attached. He said Planning recommend that the drainage pipe, dry well and riser be removed and not leave the situation or a future property owner.

Referral agency comments were noted by Chain. Of note, he said that The Town Engineer identified that the electric services should be separated and that both the new water service and a new water wastewater services should be provided on what is proposed to be a newly

created, vacant lot. Related to the gas main a service lateral may have to be added if the main is not on the property side of the roadway.

Access. That was acceptable.

Fence. As noted in June, there was a fence 10 the 12 feet off the property. Chain said the fence appears dilapidated and will be best to be removed.

Utility plan for Lot B. As this was to be the newly created lo, at utility plan should be provided with the final subdivision plat.

Plat Documents. Chain noted that a couple of the plat certificates may need to be swapped out or updated.

Chain went through the review criteria one by one. He recommended approval with conditions. Chain also explained that after the public hearing and discussion by the Commission, if there was a motion to approve, he would come back at the next meeting with a resolution for adoption by the Planning Commission.

Chain then handed over the meeting to the applicant. Mike Sorensen introduced himself. He indicated that the drainage water was getting into the basement because it was draining from the roof and there was also a leak from an air conditioner. He said the drain line is now plugged. Commissioner Aragon had some questions about the drainage and thought that there may be some settlement that for example could be related to construction issues.

Mr. Sorensen said that he would like some changes to the proposed conditions. They are:

#4. He wants to allow the dry well to remain on the property.

#5. Since he may have to provide drainage for Lot A, you would like to at least allow a temporary sump pump.

#6 - fence encroachment. He would like to ask permission to have a license for the fence to remain in the right-of-way. Commissioner Centeno wanted the Commission to know that both Public Works and engineer were recommending that the fence should be removed.

#7 - Mr. Sorensen also wanted to clarify why there would be a requirement to obtain a permit prior to doing any work on either lot. Commissioner Centeno thought that a permit should be required before any work is done on site. And both Chain and Centeno noted that all conditions of approval should be performed for recording the plat.

Commissioner Bertaux indicated that a permit is not needed to take the fence down. Mr. Sorensen spoke some more about drainage. Commissioner Aragon said that should be a specific design for drainage so it is not oversized. Mr. Sorensen indicated that they now have photo documentation of some of those details.

Commissioner Doty asked whether there was documentation that all zoning violations had been addressed. He also asked whether anyone had inspected the property to look for any possible substandard living conditions. Commissioner Doty then talked briefly about 1972 EPA requirements related to drainage requirements and said drainage from one property of another not contain any contaminants.

Chair Williams asked if there were the other questions from the Commission. There being none, Commissioner Williams open the public hearing at 7:23 PM.

Becky Ferry, 521 N. 5th St. just north of the subject property. She said she would like to keep the alley open. She noted there is a fire hydrant on 4th Street but thought the alley should remain open for better emergency access.

Sharon Brueggeman, 530 N. 5th street. Sharon said that the year the dry well was installed there was of water that year and some of that may have been from and underground spring.

Roger Wesley, 442 Orchard Avenue. Mr. Wesley said he fully supported the plan. He said it would improve values in the area. He also noted that he had a conflict and thanked Commissioner for reviewing the matter.

The public hearing was closed at 7:28 PM.

Commissioner Woods said she thought there needed to be a more detailed drainage plan.

Commissioner Doty noted that any problems with existing property gets transferred to any potential new owners. He has some concerns about the fence remaining and is also hoping there were no substandard housing conditions. He noted that drainage is an important issue and is concerned about of going off-site. He thanked Mr. Sorensen for trying to mitigate the issues. And Commissioner Doty also said the alley needs to be kept clean and open.

Commissioner Bertaux then made a motion to approve the application with staff conditions 1 through 7 with the following additions.

8. That the existing house on lot A be limited to single-family detached use, without an additional dwelling unit, unless permitted and approved through the Town.
9. The alley to the west of the property remain clear of storage and parking of vehicles
10. That the updated engineering obtain approval from the town engineer or staff.

Second by Commissioner Wood. She asked that condition 4 be updated to include a drainage plan to be added to the other requirements of condition number 4. That was acceptable to Commissioner Bertaux.

The motion passed unanimously.

For the record. The conditions are:

-
1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
 2. That a utility plan for services for Lot B be provided for review of the Final Plat for the Board of Trustee's review. Providing new water and wastewater services to the lot line for Lot B is recommended by the Town Engineer. The utility plan should propose the best way to provide service to Lot Be and separate existing service from lot a.
 3. Replace the Boundary Line adjustment certificate with a Minor Subdivision Certificate.

4. Remove the dry well, piping and related drainage coming from the existing house on Lot A from the Lot B premises. A drainage report from a professional engineer should address this matter.
5. All drainage from Lot A will be contained on the water and address with an engineering report/plan prior to recordation of any plat or other documents associated with the Minor Subdivision
6. Remove the fence in the for Street right-of-way.
7. A permit must be obtained prior to doing any work on the Lot A or B and must be approved by Town Staff.
8. That the house on lot A limited to single-family detached use, without an additional dwelling unit, unless permitted and approved through the Town.
9. The alley to the west of the property remain clear of storage and parking of vehicles
10. That the updated engineering obtain approval from the town engineer or staff.

Planner update. Manager Centeno noted that the Veterans Coalition Application would probably be coming back for consideration at the April commission meeting as a PUD. She was not sure if the Rislende the Site Plan review would be ready for April. She also quickly reviewed the Silt Event Calendar.

There was then discussion of the fact that vendors may be added to special events as opposed to the farmers market as the layout of the park would be mortal more logical. Layout of the park was also quickly discussed. Centeno also noted that there was a recreation online registration system underway and there was a good transition.

Finally, she noted that there was a groundbreaking tomorrow (Wednesday) at 3 PM for the water treatment plan and that the Planning Commission was invited.

On other matters, there was discussion on with the ribbon-cutting ceremony would occur from the dollar store. It was also noted that Administrator Layman's farewell party would be occurring the next Wednesday afternoon at the Town Center. The Commission was invited to that as well.

Commissioner Comment

There is no Commissioner comment

Adjournment

Vice Chair Bertaux made a motion to adjourn the meeting; second by Commissioner Stepisnik. The meeting adjourned at 8:04 PM.

Respectfully submitted,

Approved by the Planning Commission

Mark Chain
Planner

Lindsey Williams
Chair

TOWN OF SILT
PLANNING COMMISSION STAFF REPORT

Public Hearing Action Item- Site Plan Review For Food Truck & Events

Tuesday, April 2, 2024 6:30 PM

Project: Rislende Special Events and Food Truck
Location: 54 County Road 311- Rislende PUD
Applicant: Mitchell Weimer
Owner: Dennis Carruth
Current Zoning: PUD
Proposed Zoning: No Proposed Change
Present Land Use: Vacant Lot
Proposed Land Use: Private Special Events and Food Truck

Description of Request

Mr. Weimer has submitted an application for the 2024 Rislende Special Events and Food Truck. In 2023, the Planning and Zoning Commission approved the 2023 Rislende Special Events and they are using the same model as last year, to offer another opportunity to bring a service to the community, as well as bring attention to their upcoming development.

Operating Plan

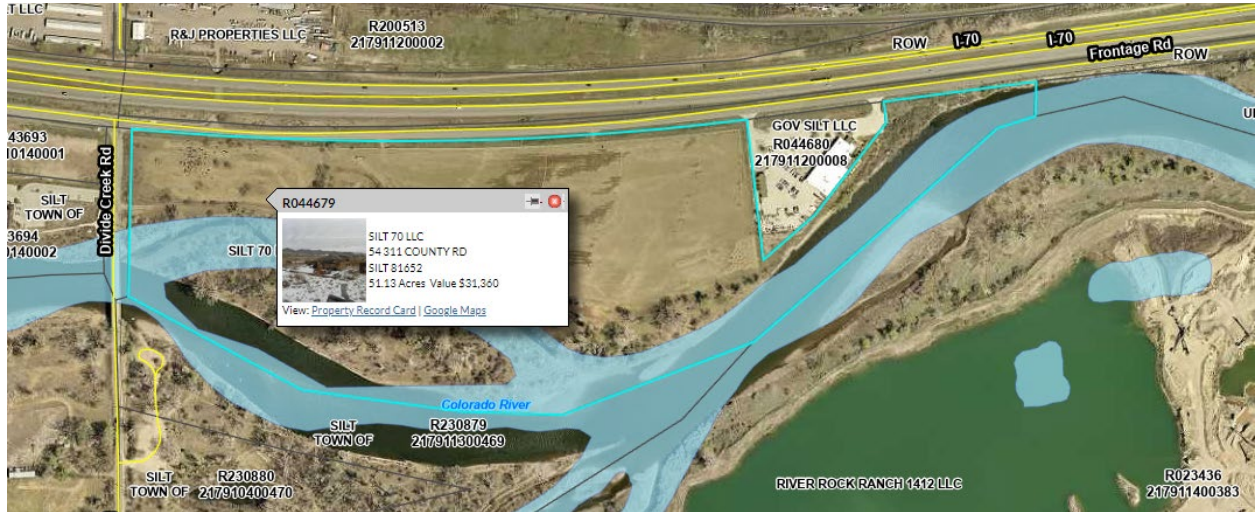
- For the 2024 season, they hope to host three varieties of events
 - o Upscale float & picnic packages with their ongoing partnership with Defiance Rafting Company
 - o Weddings, celebrations of life, quinceaneras, corporate events, private parties, etc.
 - o Rafter / fisher drop-offs, and limited public availability
 - Wed/Thu/Fri happy hours, weekends, holidays*
- Xcel is scheduled to establish temporary / construction power in April that they will also leverage for this summer's operations
 - o This will allow the 'Two Forks' food trailer to be permanently based on-site
 - o This will negate the need for generators to power restrooms, lights, etc.

- Until they have brick-and-mortar presence, they are able to provide only basic services: catering, bar service, tables/chairs, basic AV, parking, restrooms, trash/waste management
 - o They will work with their trusted vendor network for additional events-related services and amenities
- Operating hours will be limited to the events and times that are scheduled and hosted.
- Private events are closed to the public, and there will be clear signage just off CR311.
- Most private events happen afternoons and evenings Wedding receptions generally run until 10-11 pm
- Lunchtime picnics: noon - 4 pm
- Public events will include float/raft drop-off, happy hours, weekends, and holidays (when not hosting a private event)
- Happy hours: 4 pm – 9 pm Weekends, holidays: 11 am – 9 pm
- When there are no events, the access road off CR311 will be gated closed and clearly signed. The immediate riverside area, and riverside east of BLM, will also be clearly signed.
- Guests enter the property from CR311 and follow the signs to the designated parking area.
- Parking is clearly marked, including ADA spaces. The parking area is maintained to be clean, clear, and safe.
- Rafters, floaters, and fishers may pull up to our site when we are open for business. It is pull-up only, not a take-out location.
- Guests depart using the same road to CR311.
- Emergency exit is established and signed as eastward to the Rislende / BLM gate.
- The Two Forks food trailer will be permanently stationed on site over the course of the season and will prepare all meals and serve as the primary bar service area as Rislende F&B LLC, dba Rislende Events.
- Rislende F&B LLC, dba Rislende Events, holds the retail liquor license application and is the legal entity to sell food and alcohol.
- Perimeter signage very clearly delineates the boundaries for alcohol consumption.
- A restroom trailer with two indoor-quality restrooms is parked on site. They contract with a third party for grey water and sewer pumping as well as waste management.

The Property

The Rislende/Divide Creek property is slightly more than 51 acres in size. The area subject to this permit, with the exception of the driveway length from CR 311, is approximately 1.1 acres and contains portions of Tracts 6 and 8. Please note that as mentioned above the property is in the process of being cleaned up, especially with

removal of nuisance trees/weeds in the island area. In addition, the channel separating the island from the rest of the property has been cleaned up and deepened to better define the island. Water is moving through that area and I believe it is a good improvement.



Comprehensive Plan

The Special Events and Food Truck align with the zoning of this parcel to meet the PUD use. Tract 6 is zoned PUD-EVC (Events Center), so the proposal of nonpermanent improvements, as well as the special events and food truck, are a permitted use.

Staff Findings and Conclusions

Overall, staff finds that this application and proposal align with the comprehensive plan and PUD.

The applicant established parking and access in the 2023 Site Plan Review, all of which are still existing and compliant. There are approximately 60 regular parking spaces and 2 ADA compliant parking spaces.

The hours of operation and proposed events were a productive use of the property in 2023 and staff believes this to be true for the upcoming 2024 events season as well. The applicant is working towards finalizing their project, so they can start infrastructure for their permanent use and this is a great stepping stone for them to bring some recognition to their project!

Planner Recommendation

Staff recommends approval of the Site Plan Review for the Rislende 2024 Special Events and Food Truck, with 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 a building permit for all improvements within the property, as required in the Silt Municipal Code.
- 3) That the applicant notifies the Town Community Development Department on any proposed changes over time and/or expansion of activities within the property, to ensure compliance with the Site Plan Review approval.
- 5) That the applicant acquires the proper licensing through Garfield County Public Health and the Town of Silt for the operation of the Food Truck.
- 6) That the applicant retains records of the water deliveries, and removal of waste (trash, grey water and grease), so the Town can audit records annually, or as often as needed.
- 7) That the applicant pumps the portable restroom trailer as required and provides pump records to the Town upon request.
- 8) That the applicant complies with all State and Town Liquor Licensing, including but not limited to, the active 2023 Liquor License conditions of approval and the upcoming renewal requirements.
- 9) That the applicant provides any additional requested documents and pay any remaining fees, prior to operating business.
- 10) That the applicant submit approval, to the Town, from the Colorado River Fire Rescue and come into compliance with any conditions of approval that set forth, prior to opening for the 2024 Event season.

Recommended Motion: I move to approve the Site Plan Review for Rislende 2024 Events, to operate special events and a food truck at 54 County Road 311, with the conditions noted above or verbally added during this meeting.

**TOWN OF SILT
RESOLUTION NO. PZ- 4
SERIES OF 2024**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
APPROVING THE OPERATION OF A FOOD TRUCK AND 2024 SPECIAL
EVENTS AT 54 COUNTY ROAD, WITHIN THE TOWN OF SILT, GARFIELD
COUNTY, STATE OF COLORADO**

WHEREAS, Rislende submitted an application for a Site Plan Review (“Application”) on or about March 12, 2024 requesting that they be allowed to operate Food Truck and Special Events at 54 County Road 311 for 2024; 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 April 2, 2024; 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, as well as the designated PUD zoning, nor does it 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 Site Plan Review for a Food Truck and 2024 Events is hereby granted for 54 County Road 311, 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 a building permit for all improvements within the property, as required in the Silt Municipal Code.
- 3) That the applicant notifies the Town Community Development Department on any proposed changes over time and/or expansion of activities within the property, to ensure compliance with the Site Plan Review approval.
- 5) That the applicant acquires the proper licensing through Garfield County Public Health and the Town of Silt for the operation of the Food Truck.

6) That the applicant retains records of the water deliveries, and removal of waste (trash, grey water and grease), so the Town can audit records annually, or as often as needed.

7) That the applicant pumps the portable restroom trailer as required and provides pump records to the Town upon request.

8) That the applicant complies with all State and Town Liquor Licensing, including but not limited to, the active 2023 Liquor License conditions of approval and the upcoming renewal requirements.

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

10) That the applicant submit approval, to the Town, from the Colorado River Fire Rescue and come into compliance with any conditions of approval that set forth, prior to opening for the 2024 Event season.

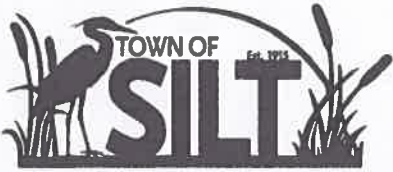
INTRODUCED, READ AND APPROVED at a regular meeting of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 2nd day of April, 2024.

ATTEST:

TOWN OF SILT

Chair Lindsey Williams

Community Development Manager, Nicole Centeno



Community Development Department
 231 N. 7th Street, Silt, CO 81652
 (970) 876-2353 (office) (970) 876-2937 (fax)
 www.TownOfSilt.org

Land Use Application Form

<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input checked="" type="checkbox"/> Site Plan Review	<input type="checkbox"/> Metro District or Special District
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Zoning or Rezoning	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> ADA or ADA Amendment
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Intergovernmental Agreement	<input type="checkbox"/> Other: _____

Project Name: Rislende Events - 2024 Operations

Project Description / Property Information:

Address: 54 CR311, Silt Parcel ID Number: 217911200007

Legal Description (attach additional sheets if necessary): Rislende PUD, Tract 6

Access to Property: CR311 (primary access), River Frontage Road (alternate if needed)

Acreage or Square Footage: 2 AC +/- Existing Land Use Designation: Agriculture / Events Hosting

Proposed Land Use Designation: Agriculture / Events Hosting

Existing Zoning: PUD Events Proposed Zoning: PUD Events

Proposed Use / Intensity of Use: Private events hosting and limited public operations, food & beverage

Submittal Requirements:

- A completed original application with original signatures and two copies (2 sets stapled individually) shall be submitted to the department for review. The application shall include two sets of 24" x 36" plans, plats and other appropriate drawings. Application must also be submitted in electronic format (Emailed PDF & Flash Drive).
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted ten (10) days before the public hearing.
- All documents submitted for public hearing shall be hole-punched, collated and paper-clipped (no staples). All plans, plats or drawings shall be folded to 8 1/2" x 11" and inserted into the collated application. Each individual application shall be banded together and ready for public distribution.

STAFF USE ONLY

Pre-app conference: _____ (date)	Application received: _____ (date)
Application complete: _____ (date)	File Number: _____
Fees: _____	Referrals Sent: _____ (date)
Deposits: _____	PZC approval: _____ (date)
Paid: _____ (date)	BOT approval: _____ (date)

RECEIVED MAR 12 2024



Billable Party Agreement

Property Owner(s): Name: Dennis Carruth Phone: 303 263 2970

Company: Silt 70 LLC Fax: --

Address: 10106 W SAN JUAN WAY SUITE 205, LITTLETON, CO 80127

Authorized Rep.: Name: Mitchell Weimer Phone: 970 404 6233

Company: Rislende F&B LLC dba Rislende Events Fax: --

Address: 121 Polo Road, Glenwood Springs, CO 81601

Billable Party: Owner Representative

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all billable staff time and contract services, including, but not limited to, planning, reviewing, inspecting, engineering, surveying and legal services rendered in connection with the applicant's request. A deposit will be required if deemed necessary by Town Staff. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Name (printed): Mitchell Weimer

Address: 121 Polo Road, Glenwood Springs, CO 81601

Phone: 970 404 6233 Email: mitchell@rislende.com

CO DL
Type of Identification

[Signature]
Signature

County of Garfield

State of Colorado

Sworn to and subscribed before me this 7th day of March, 2024
(Day) (Month) (Year)

By Ryan Muse
(Notary Name)

Witness my hand and official seal [Signature]
(Notary Signature)

(seal)

Notary Public
My Commission Expires September 27, 2027

RYAN MUSE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154008378
MY COMMISSION EXPIRES 09/27/2027

RECEIVED MAR 12 2024

Disclosure of Property Ownership

- _____ If owner is an individual, indicate name exactly as it appears on the deed.
- If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.
- _____ If owner is a land trust, name beneficiaries on a separate page.
- _____ If applicant is a lessee, indicate the owner(s) on a separate page.
- _____ If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.

Property Owner Affidavit

I/We, Dennis Carruth, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

Name (printed) _____

Name (printed) _____

Address _____

Address _____

Phone _____

Phone _____

Fax _____

Fax _____

Signature [Handwritten Signature]

Signature _____

Type of Identification COLORADO DRIVERS LICENSE

County of Pitkin

State of Colorado

ss.

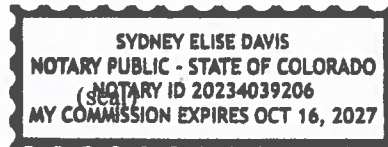
Sworn to and subscribed before me this 27th day of February, 2024
(fill in day) (fill in month) (fill in year)

By Dennis Carruth
(name printed)

Witness my hand and official seal.

[Handwritten Signature]
Notary Public

My Commission expires: October 16, 2027



Authorized Representative

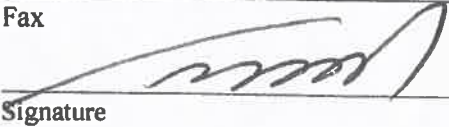
I/We further permit Mitchell Weimer to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Dennis Carruth, PRESIDENT, SILT 70, LLC
Name (printed)

10106 W. SAN JUAN WAY, SUITE 205
LITTLETON, CO 80127
Address

303-263-2970
Phone

Fax

Signature

COLORADO DRIVERS LICENSE
Type of Identification

County of Pitkin)

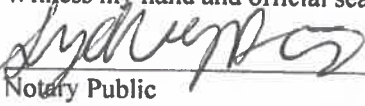
State of Colorado)

ss.

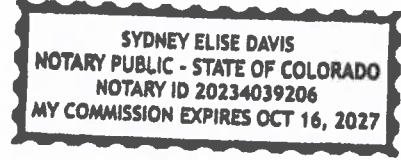
Sworn to and subscribed before me this 27th day of February, 2024.
(fill in day) (fill in month) (fill in year)

By Dennis Carruth
(name printed)

Witness my hand and official seal.


Notary Public

My Commission expires: October 16, 2027



RECEIVED MAR 12 2024 3

TOWN OF SILT, PROOF OF PUBLIC NOTICE AND CERTIFICATE OF MAILING

Project: Rislende Events - 2024 Operations

I HEREBY AFFIRM THAT Public Notice requirements of the Silt Municipal Code have been met for the Public Hearing before the Silt Planning & Zoning Commission/Board of Trustees to be held on April, 2024.

In addition, I hereby affirm that on 20th day of February, 2024, I mailed first class, certified return receipt, a true copy of the attached Public Notice by placing the same postage prepaid in the United States Mail at Glenwood Springs, Colorado, addressed to those property owners on the attached list.

Attached are:

1. Certificate(s) of Mailing (green cards and return receipts)
2. Proof of publication from a newspaper of general circulation within the Town showing that prior to the meeting, the Public Notice was advertised as required per Silt Municipal Code.
3. List of names and mailing addresses of all surrounding property owners within 200 feet of subject property.

Mitchell Weiner

Name of Applicant (printed)

Mitchell Weiner

Signature of Applicant

3/7/24

Date

County of Garfield

State of Colorado

ss.

Sworn to and subscribed before me this 7th day of March, 2024.
(fill in day) (fill in month) (fill in year)

By Ryan Muse
(name printed)

Witness my hand and official seal.

Ryan Muse
Notary Public

My Commission Expires: September 27, 2027

RYAN MUSE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154008378
MY COMMISSION EXPIRES 09/27/2027

Please don't fill out and return, until the Town gives you the Public Notice to mail, and you have receipt of mailings

RECEIVED MAR 12 2024

LAND USE APPLICATION FEES

Application	Fee	Deposit
Annexation	\$2,000	\$400
Annexation & Development Agreement Amendment	\$500	\$500
Boundary Adjustment/Lot Line	\$100	\$0
Condominiums (See Subdivision for Fees)	Varies	Varies
Easement Agreement and Amendments	\$500	\$500
Intergovernmental Agreement and Amendments	\$500	\$500
Major Subdivision-Sketch	\$500	\$500
Major Subdivision-Prelim	\$1,000	\$800
Major Subdivision-Final	\$600	\$500
Manufactured/Modular Home Park Permit	\$250	\$250
Minor Subdivision (PUD) -Sketch	\$500	\$500
Minor Subdivision (PUD)- Prelim	\$500	\$500
Minor Subdivision (PUD) -Final	\$500	\$500
Replat or Re-subdivision	\$500	\$0
Commercial/Multifamily Site Plan Review	\$500	\$0
Special Use Permit	\$350	\$250
Subdivision Exemption	\$250	\$0
Subdivision Improvement Agreement Amendment	\$400	\$400
Vacation of Right of Way	\$500	\$500
Variance	\$250	\$250
Zoning or Rezoning	\$600	\$500

**Deposits must be included with application submittal. The deposit is used as security for department staff and consultant time to review the project application. Applicant shall also pay for fees and charges incurred by the town, such as legal fees, planning fees, engineering fees, and filing or recording fees, plus an administrative fee of 15% of the total consultant charges.*

** For a complete list of the fee schedule, to include items not listed above, please contact the Community Development Department at (970) 876-2353*

ATTACHMENTS/EXHIBITS MUST BE COMPLETE FOR SUBMITTAL.

Incomplete applications will not be accepted until deemed complete.

Checklist below for Office use only.

- 1] A legal description of the property.
- 2] Evidence of legal ownership. May be a deed, title commitment, title insurance policy, or attorney's opinion of ownership.
- 3] Letter of consent. Required if the Applicant is not the property owner.
- 4] List of property owners within 200 feet. Call Garfield County Assessor's Office at 970-945-9134 for information.
- 5] Impact statement (description of how the proposed land use complies with the Town of Silt Municipal Code and Comprehensive Plan).
- 6] An electronic copy of the completed application emailed to nicole@townofsilt.org
- 7] A diskette, compatible with the Town of Silt GIS system, must be submitted before final recording of land use action (SMC 16.13.120). Mylars will not be signed prior to submittal of GIS disk. (For GIS information, call the Community Development Department, 970-876-2353.) Please do not print Final Plat Mylars until you receive approval by Town staff. (If Applicable)

Town of Silt Community Development

231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 110



LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: Rislende F&B LLC dba Rislende Events Date: February 22, 2024

Location of Property: 54 CR 311, Silt CO 81652

Land Use Request: Events hosting and limited public access with food and beverage

Please answer the following questions to the best of your ability. Attach additional pages as needed.

1. Is your request compatible with the Silt Municipal Code? Yes/No

2. Is your request compatible with the Silt Comprehensive Plan? Yes/No

If not, how is your request useful to the Town of Silt?

3. Explain how your request is compatible with the immediate area surrounding the site.

The immediate area includes the rest of the Rislende PUD (currently cow pasture / agriculture) and the Colorado River. In 2022, this parcel was zoned PUD, and the hosting of small private riverside events, with limited public access, is compatible with zoning.

4. How is your request desirable for the Town of Silt?

This will be the second operational year for "Rislende Events" which will have an ongoing presence hosting and creating upscale private and public events that will draw guests and tourists to Silt and the area.

5. Detail any real or possible environmental, town service, or other impacts your request may have.

In 2024, we will be self-contained, and will not be reliant on any city services other than in the event of an emergency.

We will have Xcel electric service, and will use a third party for potable water delivery and grey water and sewer service.

Our brand and approach is to be very eco-friendly and conscious of all environmental impacts.

6. Are there or have there ever been any landfills on any part of the property included in your request? Yes/ No

7. Please mark all the concerns or impacts listed below which apply to your request and give a brief statement about how you have addressed them.

- a. _____ traffic
- b. _____ town services (water, sewer, etc.)
- c. _____ signage
- d. _____ open space
- e. _____ schools
- f. _____ emergency services (police, fire, medical)
- g. _____ other utilities (electrical, etc.)
- h. _____ other (pollution, etc.)

Please list any other items or information which you feel would be of help in assessing your application.

We do not have any concerns related to the items above. Our events are not expected to create any discernable impact on any of the items listed above.

Our layout will be temporary in nature, with no impact on town services or open space.

We will ensure all emergency services are aware of our location.



RISLENDE
EVENTS

Site Plan Review
2024 Operations

Context

- Rislende F&B LLC, dba “Rislende Events,” is an events management and hosting company, part of the Rislende development in Silt, Colorado
 - We’ve established a riverside venue and are leveraging temporary infrastructure
 - This is the future location of the planned Rislende Events Center
- Rislende Events was approved for operations in 2023 with provision the approval was only for 2023, and that another site plan review would be required for 2024
 - This packet is the 2024 site plan review / application
- Bigger-picture, the separate Rislende PUD application process is currently in progress with Silt
 - Final Plat application to be submitted March 2024
 - Public Improvements construction, summer 2024
 - First site plans to be submitted, summer 2024
 - First vertical construction, winter 2024

2023 Operations Recap

- We were quite successful in our inaugural 2023 season
 - 28 float & picnic packages (with Defiance Rafting Company)
 - Two weddings
 - Two celebrations of life
 - One corporate picnic & fundraiser
- We were asked to add an all-weather surface to the entrance road from CR233
 - \$10,500 spent, road will be removed when Tract 3 is developed in 2025
- Overall, guests were consistently delighted with the location and our services and were very excited about our future plans
- We were more than pleased with the valley's response and the word-of-mouth marketing that continues to happen
- We go into the 2024 season in a very good position to further establish the brand and deliver new and enhanced services and amenities

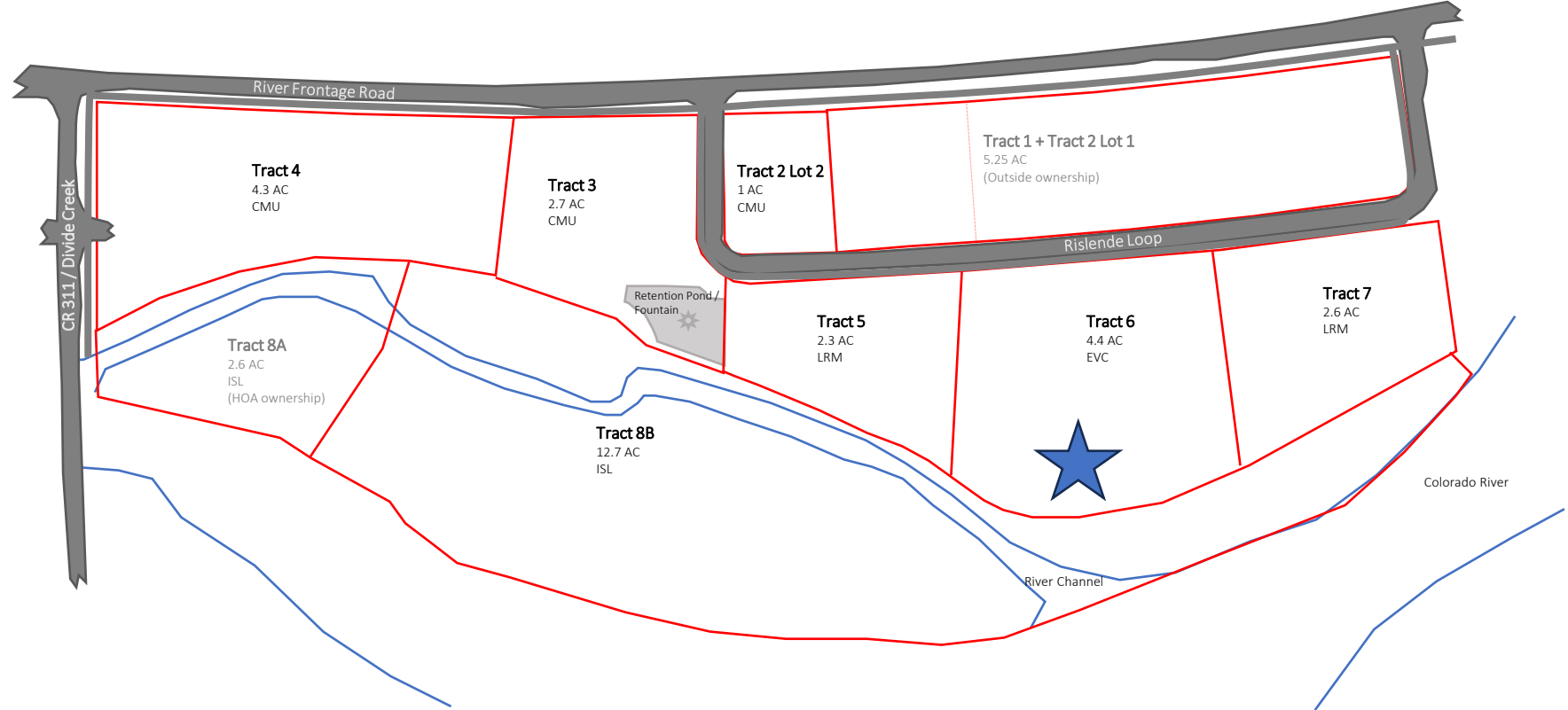
2024 Operations Plan

- For the 2024 season, we hope to host three varieties of events
 1. Upscale float & picnic packages with our ongoing partnership with Defiance Rafting Company
 2. Weddings, celebrations of life, quinceaneras, corporate events, private parties, etc.
 3. Rafter / fisher drop-offs, and limited public availability
 - Wed/Thu/Fri happy hours, weekends, holidays*
- Xcel is scheduled to establish temporary / construction power in April that we will also leverage for this summer's operations
 - This will allow the 'Two Forks' food trailer to be permanently based on-site
 - This will negate the need for generators to power restrooms, lights, etc.
- Until we have brick-and-mortar presence, we are able to provide only basic services: catering, bar service, tables/chairs, basic AV, parking, restrooms, trash/waste management
 - We work with our trusted vendor network for additional events-related services and amenities

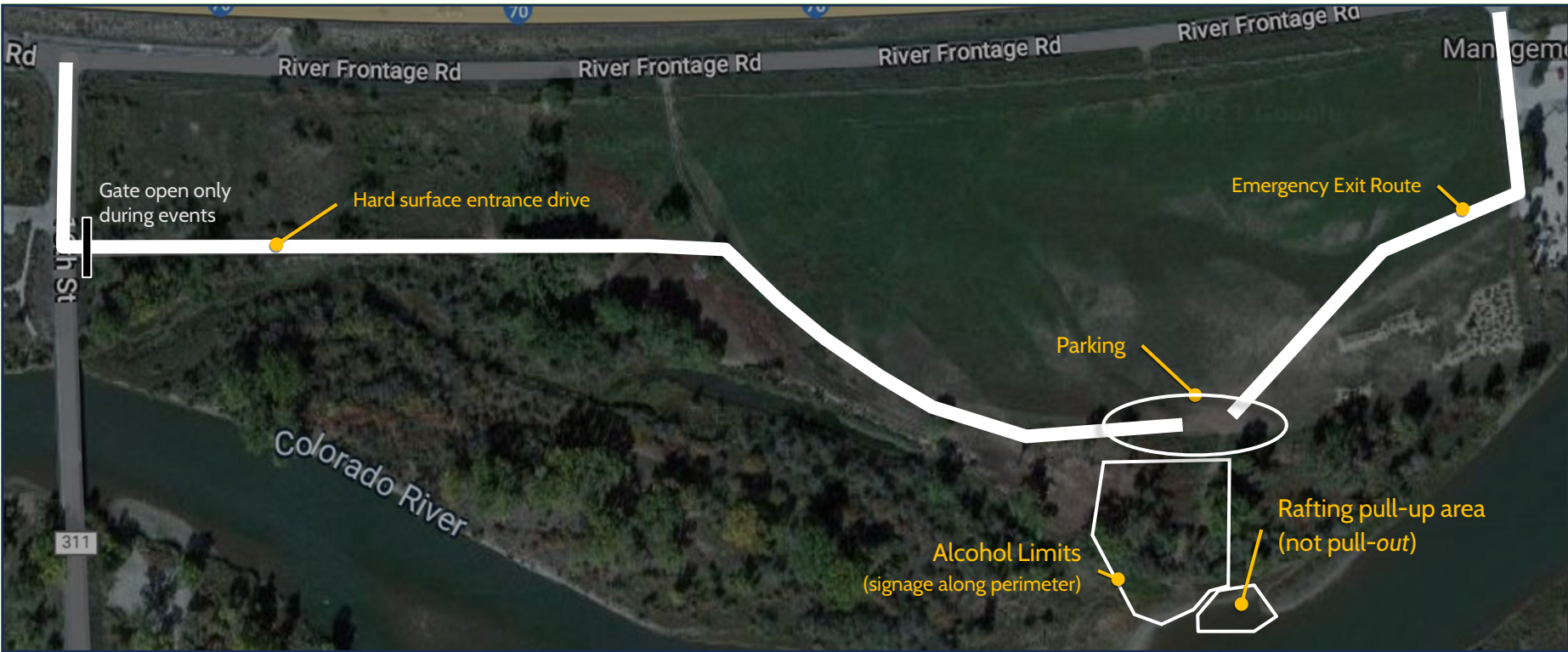
*New for 2024

PUD plan for reference

CMU: Commercial/Residential Mixed-Use
LRM: Lodging/Residential Mixed-Use
EVC: Events Center
ISL: River Island



Operational Setup / Site Plan



Site Plan Detail (1:67 scale)



Access road and walking paths are all-weather hard surfaced.

1. 8x32 Two Forks food trailer and primary bar station, stationary
 2. 8x20 Ag/Event storage, temporary
 3. 6x6 (2x) Potable water storage
 4. 7x12 Restrooms trailer
 5. Secondary bar station
 6. Waste & recycling area
- ▲ Power pole

Operational Details

HOURS OF OPERATION

Operating hours will be limited to the events and times that are scheduled and hosted.

Private events are closed to the public, and there will be clear signage just off CR311.

- Most private events happen afternoons and evenings
- Wedding receptions generally run until 10-11 pm
- Lunchtime picnics: noon - 4 pm

Public events will include float/raft drop-off, happy hours, weekends, and holidays (when not hosting a private event)

- Happy hours: 4 pm – 9 pm
- Weekends, holidays: 11 am – 9 pm

When there are no events, the access road off CR311 will be gated closed and clearly signed. The immediate riverside area, and riverside east of BLM, will also be clearly signed.

ZONING & LICENSING

All operations will be fully within Rislende Tract 6, which was zoned PUD-EVC (Events Center) in 2022.

The PUD document also allows for Agriculture Usage until the tract is developed, allowing for Ag storage which we leverage for events storage as well.

Our plan fully complies with zoning and allowed uses.

Note: In support of these activities, there are no permanent buildings or structures, and everything will be removed for the events center to be built, if not well before.

State Sales Tax License	<input checked="" type="checkbox"/> Complete
Silt Sales Tax License	<input checked="" type="checkbox"/> Complete
State Liquor License	<input checked="" type="checkbox"/> Complete
Silt Site Plan Approval	<input type="checkbox"/> In Progress

Operational Details

GUEST ACCESS

Guests enter the property from CR311 and follow the signs to the designated parking area.

Parking is clearly marked, including ADA spaces. The parking area is maintained to be clean, clear, and safe.

Rafters, floaters, and fishers may pull up to our site when we are open for business. It is pull-up only, not a take-out location.

Guests depart using the same road to CR311.

Emergency exit is established and signed as eastward to the Rislende / BLM gate.

FOOD & BEVERAGE LOGISTICS

The Two Forks food trailer will be permanently stationed on site over the course of the season and will prepare all meals and serve as the primary bar service area as Rislende F&B LLC, dba Rislende Events.

Rislende F&B LLC, dba Rislende Events, holds the retail liquor license application and is the legal entity to sell food and alcohol.

Perimeter signage very clearly delineates the boundaries for alcohol consumption.

A restroom trailer with two indoor-quality restrooms is parked on site. We contract with a third party for grey water and sewer pumping as well as waste management.

Thank you for your consideration, we look forward to working with you and seeing you riverside in 2024!

MEMORANDUM

TO: Chair Lindsey Williams and Members of the Town of Silt
Planning Commission

FROM: Mark Chain, Planner *MC*

DATE: March 27, 2024

RE: Adoption of Planning and Zoning Commission
Resolution No. 3 – 2024 for 511 N. 5th St.

Attached is a Resolution for your consideration for the Minor Subdivision at 511 N. 5th St. Please review the conditions to make sure they contained everything that we discussed and feel free to add anything that you think I may have missed.

This should only take 5 or 10 minutes. It is not a public hearing. Please note that the Commission is the approving body for a Minor Subdivision Sketch Plan. According to the Municipal Code, the applicant has three months to make the application to the Board. Extensions are available if required.

**TOWN OF SILT PLANNING AND ZONING COMMISSION
RESOLUTION NO. 3
SERIES OF 2024**

**A RESOLUTION OF THE TOWN OF SILT PLANNING AND ZONING COMMISSION
APPROVING THE MINOR SUBDIVISION SKETCH PLAN FOR PROPERTY
LOCATED AT 511 N. 5TH STREET IN THE TOWN OF SILT, GARFIELD COUNTY,
STATE OF COLORADO**

WHEREAS, on or about November 3, 2022 , Mike Sorensen of Precision Works made an application for a Minor Subdivision Sketch Plan (Lot Split) for property owned by Bruce Coats with a property address of 511 N. 5th Street,; or more generally known as the “Property”; and

WHEREAS, the Property is owned in fee simple by Coats;; and

WHEREAS, the Application was found to be incomplete and needed to be supplemented with additional materials; and

WHEREAS, the application was supplemented and deemed complete and there was a hearing held in front of the Silt Planning and Zoning Commission on June 6, 2023 where the Planning & Zoning Commission considered the application for the property located in the R-2 Zone District and its suitability for subdivision and compliance with Chapter 16.10 (Minor Subdivisions) as contained in the Silt Municipal Code. and

WHEREAS, the Silt Planning and Zoning Commission, after considering public hearing testimony determined that there were a series of zoning violations on the subject property, there was an unknown or unresolved drainage issue on the property, and there were questions regarding the best way to bring utilities to a newly created lot and the Commission asked the applicant to address such concerns and

WHEREAS, the Applicant updated the application, and a second public hearing was held before the Planning Commission on February 5, 2024;

Whereas, the Silt Planning and Zoning Commission reviewed the application and found that with certain conditions the proposed Minor Subdivision would be in compliance with Town Standards.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO THAT THEY APPROVE THE MINOR SUBDIVISION SKETCH PLAN AND THAT:

Section 1. The Applicant shall put together a final plat application which includes the following conditions

1. All representations of the Applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. That a utility plan for services for Lot B be provided for review of the Final Plat for the Board of Trustee's review. Providing new water and wastewater services to the lot line for Lot B is recommended by the Town Engineer. The utility plan should propose the best way to provide electric service to Lot B and separate existing service from lot A.
3. Replace the Boundary Line adjustment certificate with a Minor Subdivision Certificate.
4. Remove the dry well, piping and related drainage infrastructure coming from the existing house on Lot A to the proposed Lot B premises. A drainage report from a professional engineer should address this matter.
5. All drainage from Lot A will be contained on Lot A and all drainage addressed with an engineering report/plan prior to recordation of any plat or other documents associated with the Minor Subdivision.
6. Remove the fence in the Street right-of-way.
7. A permit must be obtained prior to doing any work on the Lot A or B and must be approved by Town Staff.
8. That the house on lot A be to single-family detached use without an additional dwelling unit, unless permitted and approved through the Town.
- 9 The alley to the west of the property remain clear of storage and parking of vehicles
10. That the updated engineering obtain approval from the Town Engineer or Staff.

Section 2. Per section 16.10.050 of the Silt Municipal Code, the Applicant shall submit a minor subdivision final plat within three months following the Commission's

approval of the Minor Subdivision Sketch Plan Application, and such minor subdivision final plat shall be in conformance with the Commissions conditions for approval.

INTRODUCED, READ AND APPROVED at a regular meeting of the Planning and Zoning commission of the Town of Silt, Colorado held on the 2nd day of April , 2024.

ATTEST:

TOWN OF SILT

Planning Chair Lindsey Williams

Mark Chain, Planner

EXHIBIT A

LEGAL DESCRIPTION

Lots 1 – 4, Block 14, Ballard Addition to the Town of Silt according to the plat filed on June 21, 1905 as at Reception No. 37305