

**TOWN OF SILT
 PLANNING AND ZONING COMMISSION AGENDA
 Tuesday, May 7, 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 April 2, 2024 Planning & Zoning Commission meeting	Action Item	Tab B Chair Williams
	Conflicts of Interest		
	Agenda Changes		
6:45 20 min	Adrian Brown – TURF Update	Discussion Item	Tab C Adrian Brown
7:05 20 min	258 Grullo Lane – Fence Exception	Public Notice Action Item	Tab D Manager Centeno
7:25 15 min	190 Main St - Fernys Tacos -Site Plan Review	Public Notice Action Item	Tab E Manager Centeno
7:40 5 min	Continuation of Public Notice for Western Slope Veteran’s Coalition – Sketch Plan and Planned Unit Development	Public Notice Action Item Continuation	Tab F Manager Centeno
7:45 10 min	Planners Report	Update	Manager Centeno
7:55 5 min	Commissioner Comments		
8:00	Adjournment		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, June 4th 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
April 2, 2024 – 6:30 P.M.
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, April 2, 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 Stepisnik
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 March 5, 2024 Planning & Zoning Commission meeting.

The motion to approve the consent agenda carried unanimously.

Conflicts of Interest

There were no conflicts of interest noted.

Agenda Changes

There were no proposed changes to the agenda.

Rislende Site Plan Review - Food Truck and Special Events

Manager Centeno introduced this item. She noted that the Planning Commission approved the 2023 Rislende Special Events permit and they are using the same general model for their 2024 special events and food concept.

Centeno summarized in her staff report that parking was adequate and that Colorado River Fire and Rescue had previously signed off on the access from County Road 316, in which nothing had changed since. She said that, if approved this was to be the operational plan until permanent uses are submitted for permitting and in compliance with the PUD. She had 10 conditions that were to be attached as part of the approval, which included the adoption of Resolution PZ-4, Series of 2024.

Commissioner Aragon asked about lights at the access intersection. Mitchell Weimer then went over some general details, noting that access accessibility would benefit from some sort of additional signage and possibly lights. Weimer also stated there would be a mix of picnic tables for the general public on nights that they were not having a private party. He said that events are generally designed to be B.Y.O.Blanket or chair. For larger events, Two Forks Food Truck will try to bring additional staff and supplies, as necessary depending on the events.

Commissioner Bertaux asked about general hours of operation. Weimer explained that the general hours of operation would be 5 PM to 9 PM during the week, and from 1 PM to 9 PM on weekends and certain holidays. There is a website, correspondence is also occurring on Facebook and other social media sites. Carly noted that they do have a current website for Rislende. Chair Williams asked how many cars could be expected at the bigger events. Mitchell said that for a large wedding there could be up to 160 people attending with an estimate of 45 cars accessing the site but this would be for invite only, larger event.

Mitchell then went into some detail on additional ideas for the access, including stop signs at the driveway, access gates and their thoughts on traffic from the bridge. There may be a patio constructed, which would probably be a permanent improvement. New paths are being provided with "crusher fines" and these may remain permanent. The permanent Events Center, where there is a more formal lawn area, would be on Tract 4. The Beacon is the first permanent improvement and that will be constructed on Tract 3. These areas were pointed out on the plans.

There was discussion on bald eagles. Mitchell noted that they are still there. One of the trees fell down but the birds moved to a nearby tree. It's also noted that last year Rislende was a sponsor for Hey Day and attended other Town events. There was then some more discussion on such items as Tract 1 improvements, including multifamily, and a future restaurant.

Chair Williams then opened the public hearing at 6:59 PM. There was no public comment and the public hearing closed at 7 PM.

Mitchell noted that he was looking forward to seeing the commissioners down on the site in the coming year.

Commissioner Bertaux made a motion to approve Resolution PZ -4, Series of 2024 with the proposed conditions. Seconded by Alternate Wood; the motion passed unanimously.

511 N. 5th Street Minor Subdivision Sketch Plan - Adoption of Resolution

Planner Chain introduced this item. He considers this more of a housekeeping detail. He said that the Commission made a motion to approve the project at their March meeting and he needed to put together this resolution to memorialize that approval. Chain quickly went over the resolution details. He asked Mike Sorensen, applicant's representative, whether he had any comment. Mr. Sorensen did not have any comment.

Commissioner Bertaux made a motion to approve resolution PZ -3, Series of 2024 approving the Minor Subdivision Sketch plan. Seconded by Alternate Wood; motion passed unanimously.

Planner update.

Manager Centeno updated the Commission on the following:

- There is an upcoming work session with the Board of Trustees
- The parking lot on the Family Dollar store has not yet been completed.
- The Western Slope Veterans Coalition at this point is scheduled for a review at the May meeting.
- Camario is still putting in infrastructure and it is not yet completed.
- Manager Centeno also said that River View (1421 Frontage Rd) had contacted the Town about a pre-application conference.

Planner Chain indicated the following:

- Stoney Ridge Filing 2 had an amended plat approved over a year ago. At this point they were trying to finalize a Sub-phasing plan. This was always part of the Plan but they had made no progress until recently
- Heron's Nest still have not filed their Annexation and PUD Sketch Plan application.

Commissioner Centeno updated the Commission on the Easter egg hunt and discussed future events.

Commissioner Comment

Commissioner Doty noted that this would be his last meeting. For family reasons he was moving out of state. He did say that the Commission is a great group of people and he enjoyed working with them.

Chair Williams and all of the Commissioners thanked Rob for his service. Commissioner Aragon said he had wished that Rob had stuck around to become president of the HOA.

Adjournment

Chair Williams made a motion to adjourn the meeting; seconded by Vice Chair Bertaux. The meeting adjourned at 7:20 PM.

Respectfully submitted,

Approved by the Planning Commission

Mark Chain
Planner

Lindsey Williams
Chair

**TOWN OF SILT
RESOLUTION NO. 14
SERIES OF 2024**

A RESOLUTION OF THE TOWN OF SILT (“TOWN”) REPEALING AND REPLACING RESOLUTION NO. 16, SERIES OF 2019, ADOPTING AN OFFICIAL STREET TREE LIST AND SUGGESTED SHRUB LIST FOR THE TOWN OF SILT

WHEREAS, the Town Board of Trustees (“Board”) wishes to provide an official street tree species list for planting within the Town’s limits as well as a list of suggested private and public access trees; and

WHEREAS, the Board directs property owners to Silt Municipal Code 12.16 to familiarize themselves with the Town of Silt vegetation management program; and

WHEREAS, the Board advises the planting of these specific tree species to aide in shade and cooling of the Town, habitat for wildlife, air and noise pollution lessening, stormwater absorption, and enhanced aesthetics; and

WHEREAS, the Board is concerned that recent and future droughts may severely impact the Town’s ability to provide more than the normal allotment of irrigation water to any one property owner; and

WHEREAS, the Board seeks to convey to all property owners the critical nature of decreasing water supplies, and that judicious use of water supplies by all residents is exercised; and

WHEREAS, the Board recognizes that certain species of plants thrives in semi-arid climate such as the Town’s; and

WHEREAS, the Board suggests property owners install certain tree and shrub species due to drought-tolerant properties, soil enriching capacity, carbon sequestration ability, and aesthetic quality; and

WHEREAS, the Board recommends that all tree species be adequately spaced and located in ways that consider the street right-of-way, stormwater installations, and Town sewer and irrigation as well as private electrical and gas networks, and other private property infrastructure (Dial Before You Dig – 811 in Colorado).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT COLORADO, THAT:

Section 1: The above recitals are hereby incorporated as findings by the Town of Silt.

Section 2: The following acronyms are used to describe that tree and shrub qualities of most interest to the Town of Silt.

Acronyms

ST = Salt Tolerance

VLWZ = Very Low Water Zone (Once established, little irrigation required);

LWZ = Low Water Zone (Once established, water during hot & dry periods);

MWZ = Moderate Water Zone (Once established, water several times/week);

SHD = Shade Tree;

ORN = Ornamental Tree/Shrub;

EVR = Evergreen Tree;

FP = Food production

Section 3: That the following list of trees and shrubs is hereby adopted.

Official Street Tree Species List

The Town advises the planting of specific tree or shrub species to provide shade, wildlife habitat, urban cooling, and stormwater absorption within the Town Limits. With a 'right tree, right location' approach to tree planting within the Town, the following lists are advised within the Town street right-of-ways and should be taken as a suggestion on private property. Many of the species listed can be found at local nurseries or could be ordered from online tree suppliers.

Official Street Tree Species (can also be used as a private property tree):

1. Kentucky Coffeetree – *Gynnocladus dioicus* – LWZ, SHD
2. Bur Oak – *Quercus macrocarpa* – ST, VLWZ, SHD;
3. Two-needle Pinyon Pine – *Pinus edulis* – VLWZ, EVR;
4. Hackberry– *Celtis occidentalis* – ST, VLWZ, SHD;
5. Eastern Redbud – *Cercis canadensis* – MWZ, ORN
6. Northern Catalpa– *Catalpa speciosa* – LWZ, SHD;
- 7.. London Plane Tree – *Platanus x acerifolia* – MWZ, SHD;
- 8.. Hawthorn (25'T & 25'W) – *Crataegus* spp. – MWZ, ORN; &
9. Green Ash – *Fraxinus pennsylvanica* – LWZ, SHD
10. White Oak – *Quercus alba* – VLMZ, SHD

Other Acceptable Private Tree Species (within a private property boundary line):

1. Bristlecone Pine – *Pinus aristata* – VLWZ, EVR;
2. Crabapple – *Malus* spp. – ST, MWZ, ORN;
3. White Fir – *Abies concolor* – LWZ, EVR;
4. Ponderosa Pine – *Pinus ponderosa* – LMZ, EVR;
5. Gambel Oak – *Quercus gambelii* – VLWZ, SHD;
6. Chinese Pistache – *Pistacia chinensis* – LWZ, SHD;
7. Black Walnut – *Juglans nigra* – MWZ, SHD, FP;
8. Blue Spruce – *Picea pungens* – LWZ, EVR;
9. Shagbark Hickory – *Carya ovata* – LWZ, ORN, FP;
10. Katsura Tree – *Cercidiphyllum japonicum* – MWZ, ORN;
11. Tatarian Maple – *Acer tataricum* – LWZ, ORN;
12. Chickapin Oak – *Quercus muehlenbergii* – LWZ, SHD;
13. Black Hills Spruce – *Picea Glauca 'Densata'* – LWZ, EVR;
14. Rock Mountain Juniper – *Juniperus scopulorum* – LWZ,EVR;
15. Scotch Pine– *Pinus sylvestris* – MWZ, EVR;

Suggested Shrub Species

1. Redwig Dogwood – *Cornus stolonifera* – MWZ;
2. Lilac – *Syringia* spp. – MWZ;
3. Forsythia – *Forsythia* spp. – MWZ;
4. Big Sagebrush – *Artemisia tridentata* – ST, VLWZ;
5. Antelope Bitterbrush – *Purshia tridentate/glandulosa* – ST, VLWZ;
6. Mexican Cliffrose – *Purshia mexicana* – VLWZ;
7. Smith's Buckthorn – *Rhamnus smithii* – ST, VLWZ;
8. Apache Plume – *Fallugia paradoxa* – VLWZ;
9. Fernbush – *Chamaebatiaria millefolium* – VLWZ;
10. Fourwing Saltbush – *Atriplex canescens* – VLWZ;
11. Leadplant – *Amorpha canescens* – VLWZ;
12. Littleleaf Mock Orange– *Philadelphus microphyllus* – ST, VLWZ;
13. Squaw Apple – *Peraphyllum ramosissimum* – VLWZ;
14. White Stemmed Rabbitbrush – *Chrysothamnus nauseosus* ST, VLWZ;
15. Wax Currant – *Ribes cereum* – VLWZ;
16. Broom Snakeweed – *Gutierrezia sarothrae* – VLWZ;
17. Serviceberry – *Amelanchier alnifolia/utahensis* – LWZ;
18. Smoke Tree – *Cotinus obovatus* – LWZ;
19. Mountain Ninebark – *Physocarpus monogymus* – LWZ;
20. Rock Spirea – *Holodiscus dumosus* – LWZ;
21. Western Sandcherry – *Prunus pumila* – LWZ;
22. Barberry – *Barberis* spp. – LWZ;
23. Greenleaf Manzanita – *Arctostaphylos patula* – LWZ;
24. Nanking Cherry - *Prunus tomentosa* – MWZ;
25. Silver Buffaloberry – *Shepherdia argentea* – LWZ;
26. Alpine Currant – *Ribes alpinum* – MWZ;
27. Cheyenne Privet – *Ligustrum vulgare* 'Cheyenne' – MWZ;
28. Cistena Plum – *Prunus cisterna* – MWZ;
29. Flowering Quince – *Chaenomeles japonica* – MWZ;
30. Golden Currant – *Ribes aureum* – MWZ;
31. Cranberry Cotoneaster – *Cotoneaster apiculatus* – MWZ;
32. Dark Knight Spirea – *Caryopteris x clandonensis* – MWZ;
33. White Snowberry – *Symphoricarpos albus* – MWZ;
34. Potentilla – *Potentilla fruticose* – MWZ.

Section 4: That weed species, including noxious weed tree species, as listed in Silt Municipal Code 8.04.010 (C) not be planted by any property owner within Town Limits; and that any existing tree or plant species listed be managed in a manner to prevent seed formation.

Noxious Weed (**) and Undesirable Tree Species for any Street, Public Access or Private Property

1. Siberian Elm – *Ulmus pumila* **
2. Russian Olive – *Elaeagnus angustifolia* **.
3. Poplar – *Populus* spp.
4. Willow – *Salix* spp.
5. Tamarisk – *Tamarix* spp**.

6. Callery Pear – *Pyrus calleryana*.
7. Boxelder – *Acer negundo*.
8. Linden – *Tilia* spp.
9. Austrian Pine – *Pinus nigra*.

This resolution will be in full force and effect from and after its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 13th day of May 2024.

TOWN OF SILT

Mayor Keith B. Richel

ATTEST:

Town Clerk Sheila M. McIntyre, CMC

Suggested Species for Silt, Colorado

USDA Hardiness Zone 5b (-15°F to -10°F) to 6a (-10°F to -5°F)

All trees listed are appropriate in Zones 5 and 6

Hardiness zones (HZ) are based on the average annual minimum winter temperature for the area

Large Trees: Mature Height 40 + feet

Catalpa, Western – *Catalpa speciosa*

- Height 40-50 feet, Width 25-35 feet, HZ 4-9

Filbert, Turkish – *Corylus colurna*

- Height 40-80 feet, Width 25-45 feet, HZ 4-7

Hackberry, Common – *Celtis occidentalis*

- Height 30-60 feet, Width 40-60 feet, HZ 3-9

Hardy Rubbertree - *Eucommia ulmoides*

- Height 40-60 feet, Width 30-50 feet, HZ 4-7

Hornbeam, Columnar European - *Carpinus betulus*

- Height 35-45 feet, Width 25-35 feet, HZ 4-8

Kentucky Coffeetree – *Gymnocladus dioica*

- Height 50-60 feet, Width 40-50 feet, HZ 3-8

Japanese Pagoda Tree - *Sophora japonica*

- Height 50-70 feet, Width 50-70 feet, HZ 5-9

Planetree, London - *Platanus acerifolia*

- Height 60-70 feet, Width 40-50 feet, HZ 4-8

Oak – *Quercus* species.

- Height 40-60 feet, Width 35-50 feet,
- Recommended species: Bur (3-8); Chinkapin (5-7); Shingle (5-8); Swamp White (3-8)

Osage Orange - *Maclura pomifera*

- Height 35-55 feet, Width 35-55 feet, HZ 4-9
- Recommended cultivars: 'White Shield'; 'Wichita'; 'Park'

Pecan - *Carya illinoensis*

- Height 60-90 feet, Width 40-70 feet, HZ 5-9



Japanese Pagoda Tree



London Planetree

Tulip tree – *Liriodendron tulipifera*

- Height 60-80 feet, Width 40-50 feet, HZ 4-9

Zelkova, Japanese - *Zelkova serrata*

- Height 50-80 feet, Width 50-80, HZ 5-9

Medium Trees: Mature Height 20 – 40 feet

Buckeye, Ohio - *Aesculus glabra*

- Height 20-40 feet, Width 20-40 feet, HZ 3-7

Catalpa, Chinese – *Catalpa ovata*

- Height 20-30 feet, Width 20-30 feet, HZ 4-8

Chokecherry or Amur chokecherry – *Prunus virginiana* or *maackii*

- Height 20-30 feet, Width 18-20 feet, HZ 2-7
- Recommended *P. virginiana* cultivars: ‘Schubert’; ‘Sucker Punch’



Tulip Tree

Crabapple – *Malus* cultivars

- Height 15-30 feet, Width 15-30 feet, HZ 4-8
- Look for cultivars resistant to fire blight such as ‘Radiant’; ‘Robinson’; ‘Spring Snow’

Corktree - *Phellodendron amurense*

- Height 30-40 feet, Width 25-45 feet, HZ 3-7

Hackberry, Netleaf - *Celtis laevigata* var. *reticulata*

- Height 20-50 feet, Width 15-20 feet, HZ 4-7

Hawthorn – *Crataegus* species

- Height 20-35 feet, Width 20-35 feet
- Recommended species: Thornless Cockspur (3-7); Washington (3-8); Winter King (4-7)

Hophornbeam - *Ostrya virginiana*

- Height 20-35 feet, Width 15-20 feet, HZ 5-9

Hornbeam, American - *Carpinus caroliniana*

- Height 20-35 feet, Width 20-35 feet, HZ 3-9

Ironwood, Persian - *Parrotia persica*

- Height 20-40 feet, Width 20-30 feet, HZ 4-8



Crabapple

Japanese Tree Lilac – *Syringa reticulata*

- Height 20-30 feet, Width 15-20 feet, HZ 3-7

Maackia – *Maackia amurensis*

- Height 20-30 feet, Width 15-20 feet, HZ 3-7

Maple – *Acer* species

- Height 20-30 feet; Width 10-25 feet, HZ 5-8
- Recommended species: Bigtooth (*A. grandidentatum*)
Hedge (*A. campestre*); Rocky Mountain (*A. glabrum*)

Mayday Tree – *Prunus padus*

- Height 20-40 feet, Width 20-40 feet, HZ 3-6

Pawpaw - *Asimina triloba*

- Height 20-25 feet, Width 10-15 feet, HZ 5-9

Plum, Flowering – *Prunus cerasifera* ‘Thundercloud’

- Height 15-25 feet, Width 15-25 feet, HZ 5-8

Redbud, Eastern – *Cercis canadensis*

- Height 15-25 feet, Width 15-30 feet, HZ 4-9

Yellowhorn - *Xanthoceras sorbifolium*

- Height 8-25 feet, Width 10-25 feet, HZ 4-7

Small Trees: Mature Height < 20 feet

Crabapple – *Malus* cultivars

- Height 10-20 feet, Width 8-20 feet, HZ 4-8
- Look for cultivars that are resistant to fire blight such as
‘Indian Magic’; ‘Indian Summer’; ‘Prairifire’

Hawthorn – *Crataegus* species

- Height 15-20 feet, Width 15-20 feet
- Recommended species: Paul’s Scarlet (4-8);
Russian (4-9); Toba (3-8);

Maple, Tatarian – *Acer tataricum*

- Height 15-20 feet, Width 15-20 feet, HZ 3-8

Oak – *Quercus* species

- Height 10-30 feet, Width 10-20 feet
- Recommended species: Gamble (4-7); Wavey leaf (4-8)



Russian Hawthorn



Eastern Redbud

Plum, Flowering – *Prunus cerasifera*

- Height 10-20 feet, Width 10-20 feet, HZ 5-8
 - Recommended cultivars: ‘Mount St. Helens’; ‘Newport’
- Privet, New Mexican** – *Forestiera neomexicana*
- Height 8-15 feet, Width 8-10 feet, HZ 5-9

Serviceberry – *Amelanchier* species

- Height 4-20 feet, Width 4-12 feet
- Recommended cultivars: ‘Regent’, (2-7); ‘Saskatoon’ (4-6); ‘Shadblow’ (4-7)

Peking Tree Lilac – *Syringa pekinensis*

- Height 15-20 feet, Width 10-15 feet, HZ 3-7

Conifer Trees:

Arborvitae – *Thuja occidentalis* or *Thuja plicata*,

- Height and Width – variable depending on cultivar/variety
- *T. occidentalis* cultivars HZ 3-7; *T. plicata* cultivars HZ 5-8

Juniper – *Juniperus scopulorum* or *Juniperus osteosperma*

- Height 10-40 feet, Width 4-15 feet
- *J. scopulorum* cultivars (4-9): ‘Cologreen’; ‘Gray Gleam’; ‘Skyrocket’; ‘Wichita Blue’

Pine – *Pinus* species

- Height 12-60 feet, Width 12-40 feet
- Recommended species: Pondera (3-7) Bristlecone (3-7);
- Limber (4-7); Pinon (5-8); Scotch (3-7); Southwestern white (3-7)

Spruce – *Picea* species

- Height 30-60 feet, Width 15-25 feet, HZ 2-7
- Recommended species: Black Hills; Colorado Blue



Newport Plum



Scotch Pine

**TOWN OF SILT
PLANNING COMMISSION STAFF REPORT**

Meeting Date: May 7, 2024

PUBLIC HEARING ACTION ITEM - FENCE EXCEPTION

Applicant:	Manuel Trevizo
Request:	Fence Exception
Physical Address:	258 Grullo Lane
Property Owner:	Manuel Trevizo 258 Grullo Lane Silt, CO 81652
Date Submitted:	4/22/24
Zone District:	R-2
Proposed Zoning:	No change is requested.
Public Notice:	Public Notice Satisfied
Code Allowance:	The Silt Municipal Code allows for a fence adjacent to a street to be 42” at the property line or 48”, five foot off of the property line.
Applicant’s Request:	6’ Cedar Post or Vinyl Privacy Fence- Dependent on HOA approval
Lot Size:	6,000 square feet

Vicinity Map:



Pertinent Silt Municipal Code Sections

- **15.24.040 - Heights of fences, retaining walls or screening devices in all residential districts.**

Except as otherwise provided for in this code, the maximum height of fences, retaining walls, or screening devices, or combination thereof, shall be as follows in all residential zone districts:

A. Forty-two inches on the property line or 48 inches at a minimum five-foot setback, from the property line in any yard adjoining a public street;

B. Forty-two inches on the property line or 48 inches at a minimum 5-foot setback for any portion of side yard or rear yard fence that extends into the setback adjoining a public street;

C. Six feet in rear yards and side yards, where these areas do not adjoin a public street;

D. The height of fences, retaining wall, or screening devices shall be measured from the top of the curb of the adjoining street or the top of the crown of the adjoining street or alley where no curb exists;

E. If the elevation of the yard is above or below the elevation of the street, the maximum height of a fence in that yard shall be six feet, except as otherwise stated for yards that adjoin public streets and alleys;

F. No property owner may artificially lower or raise his lot, by cutting, filling or other means, in order to avoid the provisions of this section.

(Ord. No. 5-2023, § 1(Exh. A), 5-22-2023)

- **15.24.060 - Exceptions—Special review.**

A. Any person may apply to the planning and zoning commission for an exception to the provisions of Section 15.13, regarding type, size, height, and location of fences, retaining walls and screening devices. Additionally, an applicant may appeal a decision or interpretation made by the town administrator or designee regarding the provisions of the aforementioned sections.

B. An exception may be granted if the fence, retaining wall or screening device will result in a harmonious addition to the community, otherwise complies with this chapter, and is consistent with the following guidelines:

1. Fence, retaining wall or screening device height shall be limited to the lowest possible height in order to achieve the intended result, and in no case shall residential fences exceed six feet in height;
2. Fence, retaining wall or screening device shall not negatively detract from the adjacent properties or the surrounding visual corridors;
3. Fence, retaining wall or screening device shall be designed to accommodate the existing topography of the site;
4. Fence, retaining wall or screening device shall be located completely within the applicant's property;
5. Fence, retaining wall or screening device shall not create a hazard to pedestrian traffic, vehicular traffic, or any use of a public property, including, but not limited to, pedestrian, access and drainage easements.

C. An applicant requesting a fence exception shall submit to the town a complete fence permit application on a form provided by the town, and a statement by the applicant detailing the type of exception requested, for consideration by the planning and zoning commission in a regularly scheduled meeting.

1. The applicant for a fence exception shall submit to the town a fee equal to the fence permit fee, as established by the board annually or more often as necessary;
2. Submittals shall be in conformance with this chapter;
3. Applicant shall publicly notice the fence exception in a manner of a zoning variance, per this code.

D. Appeal to Commission's Decision—Process. Any person aggrieved of a decision by the planning and zoning commission regarding a fence exception may appeal to the board of trustees within one month of the commission's fence exception decision, for consideration at a regularly scheduled meeting.

1. The applicant for a fence exception appeal shall submit to the town a statement as to the reason for the appeal, and any other item as requested by the town in order for the town to review the appeal;

2. The applicant for a fence exception appeal shall submit to the town a fee equal to the fence permit fee, as established by the board annually, or more often as necessary;
3. Applicant shall publicly notice the fence exception appeal in a manner of a zoning variance, per this code;
4. The board shall review the fence exception appeal at the first available regularly scheduled meeting following the commission's decision;
5. The board, in its sole and final discretion, shall affirm the commission's decision, deny the commission's decision, or affirm the commission's decision with additional conditions.

(Ord. No. 5-2023, § 1(Exh. A), 5-22-2023)

Staff Comments

The applicant has requested to install a 6-foot cedar or vinyl privacy fence, along the east side of their property. The east side of their property is adjacent to the street; however, the property line is approximately 20 feet off of the back edge of the sidewalk, on the other side of a drainage ditch/easement. The distance from the road removes the visual obstructions that the height requirements, in the Silt Municipal Code, are intended to protect against.





There are properties to the north that also contain a 6-foot-tall wooden privacy fences, directly adjacent to North Overo Blvd, therefore Town Staff concluded that this request would not negatively impact or detract from adjacent properties or the surrounding area.

The Silt Municipal Code allows for a fence exception, to a code requirement, which is a Public Noticed exception request, with the Planning and Zoning Commission being the decision-making body.

Overall, the request for fencing privacy seems to be appropriate and harmonious with the proposed location.

Planner Recommendations

Staff recommends approval of the Trevizo Fence Exception, with the following conditions:

- 1) That the proposed fence meets all applicable criteria in the Silt Municipal Code Chapter 15.24, excluding the height exception approval.
- 2) That the proposed fence be located entirely on the applicant's property; but not installed in designated/recorded easements.
- 3) That the fence exception is limited to the exact request as depicted in the applicant's submitted photograph/site plan.

- 4) 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.
- 5) That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and inspection of the approved fence.
- 6) That this approval is not for construction, but rather the exception of the height and location. Community Development will need to issue a permit before the installation of fence can occur.
- 7) That all future fencing proposals will require a permit and fence exception, if required.

Recommended Motion: I move to approve the proposed fence exception at 258 Grullo Lane, with the conditions noted in the staff report and spoken during this Public Hearing. I also move to approve Resolution NO. PZ-5, Series of 2024.

**TOWN OF SILT
RESOLUTION NO. PZ- 5
SERIES OF 2024**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
APPROVING THE CARO FENCE EXCEPTION AT 258 GRULLO LANE,
WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO**

WHEREAS, The Town of Silt (“Application”) submitted an application for a fence exception on or about April 22, 2024, requesting to receive an approval for a fence built out of compliance of the approved site plan and Silt Municipal Code; and

WHEREAS, Legal Description reads Section: 11 Township: 6 Range: 92 Subdivision: PAINTED PASTURE SUB-DIV Lot: 67

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 May 7, 2024; and

WHEREAS, upon proper consideration there is a finding that it is reasonable to approve the proposed application, as it doesn’t 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 Fence Exception at 258 Grullo Lane, within the Town of Silt, Colorado (“Town”) subject to the following conditions:

- 1) That the proposed fence meets all applicable criteria in the Silt Municipal Code Chapter 15.24, excluding the height exception approval.
- 2) That the proposed fence be located entirely on the applicant’s property; but not installed in designated/recorded easements.
- 3) That the fence exception is limited to the exact request as depicted in the applicant’s submitted photograph/site plan.
- 4) 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.

- 5) That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and inspection of the approved fence.
- 6) That this approval is not for construction, but rather the exception of the height and location. Community Development will need to issue a permit before the installation of fence can occur.
- 7) That all future fencing proposals will require a permit and fence exception, if required.

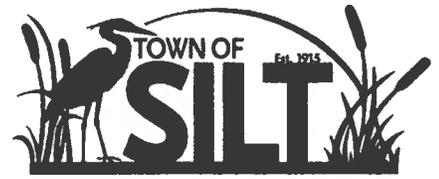
INTRODUCED, READ AND APPROVED at a regular meeting of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 7th day of May, 2024.

ATTEST:

TOWN OF SILT

Chair Lindsey Williams

Community Development Manager, Nicole Centeno



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 type="checkbox"/> Site Plan Review	<input type="checkbox"/> Re-Subdivision Final Plan
<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"/> Annexation & Development Agreement
<input type="checkbox"/> Zoning Variance	<input checked="" type="checkbox"/> Other: <u>Fence Exception</u>	

Project Name: Trehizo fence

Project Description / Property Information:

Address: 258 Grullo Ln **Parcel ID Number:** _____

Legal Description (attach additional sheets if necessary): _____

Access to Property: _____

Acreage or Square Footage: _____ **Existing Land Use Designation:** R-2 Res

Proposed Land Use Designation: _____

Existing Zoning: R-2 **Proposed Zoning:** no change

Proposed Use / Intensity of Use: fence Exception

- Submittal Requirements:**
- Initially, a completed application with original signatures and four copies shall be submitted to the department for review. The application shall include four sets of 24" x 36" plans, plats and other appropriate drawings. Application must also be submitted in electronic format (MS Word).
 - 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)

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Project Team Information (fill in all that apply) (add additional sheets of needed):

Property Owner(s): Name: Manuel Trevizo **Phone:** 303-928-9674
Company: _____ **Fax:** _____
Address: 258 Grullo Ln
Authorized Rep.: Name: _____ **Phone:** _____
Company: _____ **Fax:** _____
Address: _____
Engineer/Designer: Name: _____ **Phone:** _____
Company: _____ **Fax:** _____
Address: _____
Billable Party: **Owner** **Representative** _____ **Engineer** _____

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all engineering, surveying and legal services rendered in connection with the review of the Application. 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 1.5% 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.

Manuel Trevizo § _____
Name (printed)
258 Grullo Ln silt CO 81652
Address
303-928-9674
Phone **Fax** _____
Manuel Trevizo
Signature
CODL 06-151-0990
Type of Identification

2-19-28
NICOLE CENTENO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204007103
My Commission Expires 2/19/2028

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, Manuel Trevizo, 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)

Manuel Trevizo

Name (printed)

Name (printed)

258 Grullo Ln silt CO

Address

Address

303-928-9674

Phone

Phone

Fax

Fax

Manuel Trevizo

Signature

Signature

CO DL 06-151-0990

Type of Identification

County of Garfield

State of Colorado

ss.

Sworn to and subscribed before me this 22 day of April, 2024
(fill in day) (fill in month) (fill in year)

By Nicole Centeno
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: 2-19-28

(seal)
NICOLE CENTENO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204007103
My Commission Expires 2/19/2028

Town of Silt Community Development

231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 108



LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: Manuel Trevizo Date: 4/22/24

Location of Property: 258 Grillo Ln Silt CO, 81652

Land Use Request: fence Exception

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. My neighbor have 6 foot fences along North overa we just want to fence our back yard with privacy

4. How is your request desirable for the Town of Silt?
My request will just allow for my child to safely play in our yard.

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

I don't see any

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.)

N/A

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

I appreciate your consideration in helping
US keep our family safe

When recorded, return to:
Bay Equity Home Loans
Attn: Final Document Department
c/o First American Mortgage Solutions
1795 International Way
Idaho Falls, ID 83402

Title Order No.: 1204814
Escrow No.: 1204814-C
LOAN #: 2109004889

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1006166-0004145157-7
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated **November 18, 2021**, together with all Riders to this document.
- (B) "Borrower" is **MANUEL ITREVIZO, SOLELY**.

whose address is **258 Grullo Ln, Silt, CO 81652**.

Borrower is the trustor under this Security Instrument.
(C) "Lender" is **Bay Equity LLC**.

Lender is a **California Limited Liability Company**, organized and existing under the laws of **California**.
Lender's address is **770 Tamalpais Drive, Suite 207, Corte Madera, CA 94925**.

- (D) "Trustee" is the Public Trustee of **Garfield** County, Colorado.
- (E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
- (F) "Note" means the promissory note signed by Borrower and dated **November 18, 2021**. The Note states that Borrower owes Lender **THREE HUNDRED SEVENTY THOUSAND AND NO/100*** ***** Dollars (U.S. **\$370,000.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **December 1, 2051**.
- (G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

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(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- Biweekly Payment Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- V.A. Rider
- Second Home Rider
- 1-4 Family Rider

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower, in consideration of the debt and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Garfield

[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

APN #: 217911204067

which currently has the address of 258 Grullo Ln, Silt,

[Street] [City]

Colorado 81652 ("Property Address"):

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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LOAN #: 2109004889

Borrower as provided in Section 15. Trustee shall record a copy of the notice in the county in which the Property is located. Trustee shall publish a notice of sale for the time and in the manner provided by Applicable Law and shall mail copies of the notice of sale in the manner prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder for cash at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's certificate describing the Property and the time the purchaser will be entitled to Trustee's deed. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall request that Trustee release this Security Instrument and shall produce for Trustee, duly cancelled, all notes evidencing debts secured by this Security Instrument. Trustee shall release this Security Instrument without further inquiry or liability. Borrower shall pay any recordation costs and the statutory Trustee's fees.

24. Waiver of Homestead. Borrower waives all right of homestead exemption in the Property.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Manuel Trevizo _____ (Seal)
MANUEL ITREVIZO DATE

STATE OF Colorado
County ss: Garfield

The foregoing instrument was acknowledged before me this 18 day of November, 2021, by
MANUEL ITREVIZO.

Witness my hand and official seal.
My Commission Expires: 7.15.22

Kari Arneson
Notary Public

Lender: Bay Equity LLC
NMLS ID: 76988
Loan Originator: Shannon Stowe
NMLS ID: 1440981



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TOWN OF SILT
PLANNING COMMISSION STAFF REPORT
Public Hearing Action Item- Site Plan Review
Tuesday, May 7, 2024 6:30 PM

Project: Fernys Taco Food Truck
Location: Parcel # 217910209006 & # 217910209007
Vacant Lot- Adjacent to the west of 190 Main Street (Section:
10 Township: 6 Range: 92 Subdivision: ORIGINAL TWNSTE
SILT Block: 2 Lot: 20 THRU:- Lot: 23)
Applicant: Fernando Mares
Owner: Lex Lively
Current Zoning: B-2
Proposed Zoning: No Proposed Change
Present Land Use: Vacant Lot
Proposed Land Use: Food Truck

Description of Request

Fernando is requesting to operate a food truck at the vacant parcel, # 217910209006 & # 217910209007. A restaurant or establishment providing prepared food is a use by right, so this land use application is for a Site Plan Review, as required for all commercial parcels and food trucks in particular.

Operating Plan

- Fernys Tacos will be open 7 days a week from 9:00am to 8:00pm, This will allow for the serving of breakfast, lunch and dinner options.
- The food being served includes an arrangement of Mexican food, including tacos and tortas.
- The food truck will have power that will be provided by an extension cord being ran underground, from Lex Lively's adjacent property at 190 Main Street.
- Fresh water will also be provided by hose from Lex Lively's adjacent property at 190 Main Street.
- Since the food truck will not be connected to water and/or sewer, the applicant will be hiring a third party for the following services:

- Trash receptacles will be a 1 yard and 2 yard dumpster, that will be emptied on a weekly basis.
- Grey water, grease and all other waste will be emptied, without leakage to the property or adjacent properties, and a company that specializes in waste disposal will properly dispose of the waste.
- Garfield County Public Health approvals and requirements will be met.
- All preparation and cooking of food will take place on the food truck, not in a commissary kitchen.
- The food truck will be stationary and not mobile.
- The applicant has proposed to build a storage shed, under 200 sq feet, to store dry good that will be needed for the operation of the business.
- There are two proposed temporary tents that the applicant wants to install for shelter during the summer months.
- The applicant has stated that they want to provide a one-way entrance and one way exit to mitigate the back-up of traffic. They will be installing traffic signage at the entrance of the highway 6/Main Street side that says enter only on one side and no exit on the back side, then the same signage on the alley side, stating that it's an exit only, not entrance.
- There are 6 parking spaces proposed, that will be the required 9x19 dimensions. The applicant has stated that the parking lot will remain dirt, but that they can paint or line the spaces in.
- The applicant is providing a portable toilet that will be serviced on a regular basis.

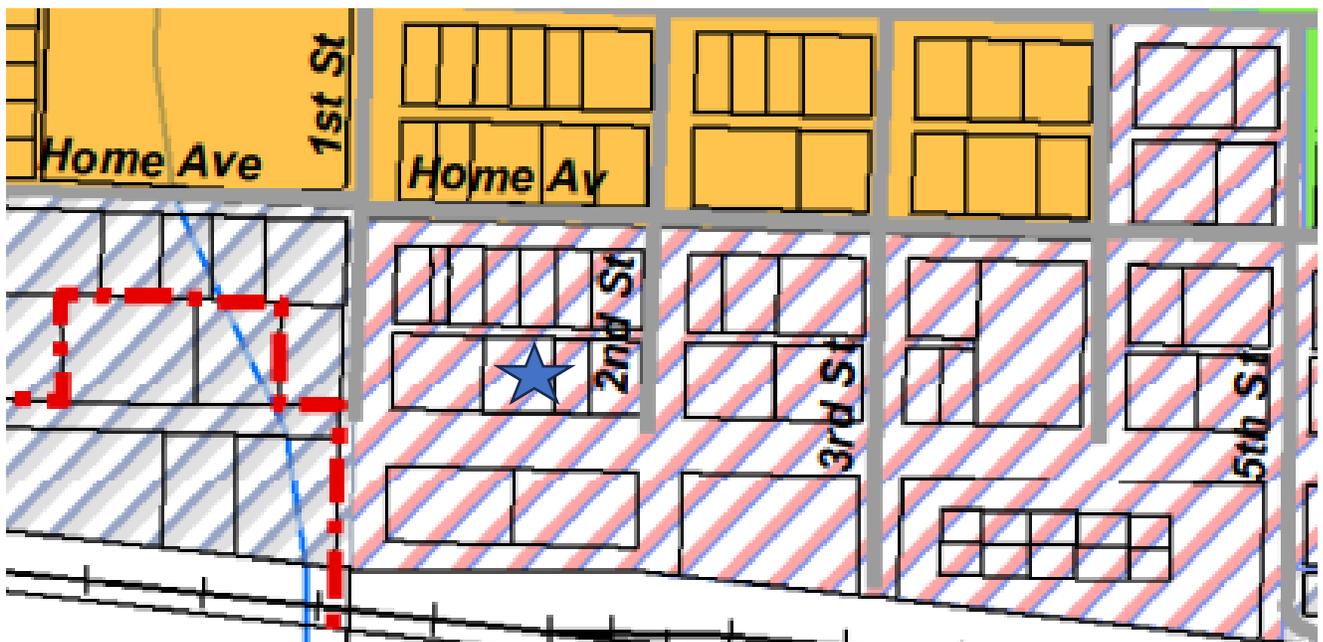
The Property

The property is located on north Main Street, between 1st and 2nd Street. The property that the food truck will be located on is vacant. Lex O Lively owns three parcels, all adjacent to one another, on the north block of Main Street, between 1st and 2nd Street.

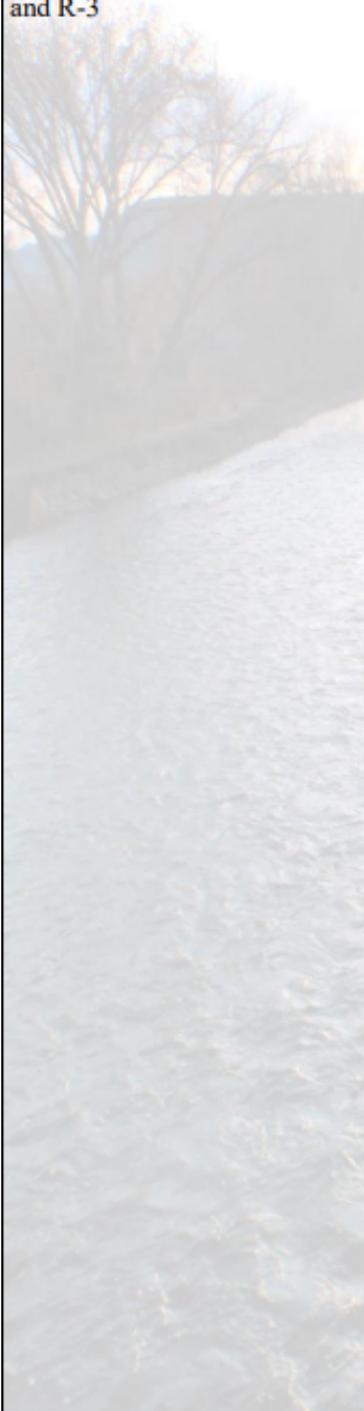


Comprehensive Plan

The Comprehensive Plan, as amended in 2017, designates this parcel with a Downtown Designation. The properties within the Comprehensive Plan Land Use Designation of "Downtown" are along Main Street, with high visibility from all traffic traveling on highway 6. The comprehensive plan allows for cafes, which would be similar to what is being proposed as a prepared food establishment. Despite the fact that the proposal is not a brick and mortar, permanent establishment, staff finds that this location and business will draw more patrons to the downtown corridor.



Downtown

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Downtown</p> <p>Zone Districts: B-1, B-2, R-2, and R-3</p> 	<p>Those properties within the Comprehensive Plan Land Use Designation of “Downtown” are clearly the Town’s retail commercial core, with attractive storefronts and high visibility to those traveling on State Highway 6. Over time, the Town will continue to improve State Highway 6 to include wide sidewalks, planters, trees, street art, benches and other pedestrian friendly amenities within a sixteen-block area, from 1st Street to 16th Street, and potential pedestrian and landscaping facilities east the eastern border of Town.</p> <p>These “Downtown” properties should be very visually attractive, with architectural features normally encountered in historic downtown areas. The Town’s western heritage can play a role in the layout of the lots, with entrances to the buildings in classic fashion facing the street and large windows for the display of goods and services, with front patios for cafes, where citizens and visitors alike can congregate.</p> <p>The Town should encourage business owners to adopt a similar signage for this area, so that visitors to the area become familiar quickly and can locate retail stores of interest. The Town should also encourage building improvements and may adopt certain provisions in the code that reduce the cost of permitting, in order for a greater focus to be placed on the quality of materials that improve the storefronts and provide a western theme.</p> <p>The Town should discourage businesses that detract from the overall appearance of the “Downtown,” do not provide a western theme, or have uses that are not compatible with the Town’s retail vision for this area, such as lower level residential. Mixed uses like lower level retail and upper level residential within the same building should be encouraged to create a synergy of live/work that reduces vehicular focus and enhances the pedestrian experience, as well as provides for more affordably-sized units. Density in this manner can be fairly high if small unit apartments or condominiums, and can range from one (1) to twenty (20) units per acre, of course providing for the appropriate off-street parking. The Town should carefully scrutinize marijuana applications.</p>	<p>Along Main Street (State Highway 6), and the rail road. Downtown should be expanded in the future along Main Street from 1st Street to 16th Street, and from the alley north of Front Street to Grand Avenue, between 4th Street and 9th Street, all as more particularly described on the Comprehensive Plan Land Use Designation Map. Special attention should be paid to design at build-out to ensure buildings and uses are visible and easily accessible to highway traffic but maintain provisions for pedestrian use (bicycle and on foot).</p>

Staff Findings and Conclusions

Overall, staff finds that this application and proposal align with the comprehensive plan and use of the downtown area.

Staff does have recommendations on the following items:

- The buried extension cord needs to be approved by the inspector and fire department.
- The fresh water coming from a hose needs to be approved by Garfield County Public Health.
- There needs to be a wooden storage enclosure for the dumpsters, for security and to make a business operating on Main Street more ascetically pleasing.
- The applicant needs to obtain a permit for the picnic shelters. The IBC has code restrictions for temporary structures, such as tents. The wind and snow load still need to be met, even with temporary structures.
- The applicant needs to obtain a permit for the shed and provide more information on the shed, prior to approval. Ferny has stated that the shed is grey metal, but given that this business will be highly visible from Main Street, it's in the Town's best interest to ensure that it's ascetics match what the Town is wanting to accomplish with the "Downtown" motif. Does it need to be fenced or required to be wooden? Is there a certain color pallet that the commission wants to see in the downtown corridor?
- Rather than trying to maintain parking spaces by paint or lines, staff recommends signage for designating parking spaces. There also needs to be a designated ADA parking space.
- The proposed lighting is a colorful rope light that is intended to draw attention. Staff doesn't foresee that lighting being an issue, but is aware that it might be distracting to drivers on highway 6. If there are any complaints from CDOT or the general public, the light rope will need to be addressed accordingly. All other lighting needs to be downcast lighting, as there's residential on the north side and traffic on the south side of the property.

Planner Recommendation

Staff recommends approval of the Site Plan Review, allowing Fernys Tacos to operate a food truck business, at the proposed location 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, including but not limited to the picnic shelters (temporary or permanent), trash enclosure and storage shed.
- 3) That the applicant notifies the Community Development Department on any proposed changes over time and/or expansion of activities within the property, to ensure that it does not change the Site Plan approval.

- 4) That the Applicant/Owner will apply for a permit and pay tap fees, if they chose to connect to the Town's water and wastewater services. A grease trap will also be required to be installed and inspected prior to attaching to the Town's system.
- 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 usage, 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 provides any additional requested documents and pay any remaining fees, prior to operating business.
- 8) That this approval is not for construction, but rather approval for the use of the land. Additional licensing and permitting will be required separately.
- 9) Lighting needs to be downcast lighting.

Recommended Motion: I move to approve the Site Plan Review for Fernys Tacos, to operate a food truck at Parcel # 217910209006 and #217910209007, with the conditions noted above or verbally added during this meeting. As part of this approval, I also move to approve Resolution PZ-6, Series of 2024, with any amendments noted during the meeting and reading of this motion.

**TOWN OF SILT
RESOLUTION NO. PZ- 6
SERIES OF 2024**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
APPROVING THE OPERATION OF A FOOD TRUCK AT VACANT LOTS-
PARCEL # 217910209006 & #217910209007, WITHIN THE TOWN OF SILT,
GARFIELD COUNTY, STATE OF COLORADO**

WHEREAS, Fernys Taco Truck submitted an application for a Site Plan Review (“Application”) on or about April 8, 2024 requesting that they be allowed to operate Food Truck business from a vacant lot ; 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 May 7, 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, and it doesn’t 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 is hereby granted for vacant parcel #217910209006 #217910209007, 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, including but not limited to the picnic shelters (temporary or permanent), trash enclosure and storage shed.

- 3) That the applicant notifies the Community Development Department on any proposed changes over time and/or expansion of activities within the property, to ensure that it does not change the Site Plan approval.

4) That the Applicant/Owner will apply for a permit and pay tap fees, if they chose to connect to the Town's water and wastewater services. A grease trap will also be required to be installed and inspected prior to attaching to the Town's system.

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 usage, 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 provides any additional requested documents and pay any remaining fees, prior to operating business.

8) That this approval is not for construction, but rather approval for the use of the land. Additional licensing and permitting will be required separately.

9) Lighting needs to be downcast lighting.

INTRODUCED, READ AND APPROVED at a regular meeting of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 7th day of May, 2024.

ATTEST:

TOWN OF SILT

Chair Lindsey Williams

Community Development Manager, Nicole Centeno



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"/> Re-Subdivision Final Plan
<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"/> Annexation & Development Agreement
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____	

Project Name: Fernys Taras

Project Description / Property Information:

Address: 190 main ST Silt CO 81652 **Parcel ID Number:** 217910209007
217910209006

Legal Description (attach additional sheets if necessary): Section 10 Township 6 Range 92 Subdivision
Original Townsite Block 2 Lot 24 - Sec 10 Township 6 Range 92 Sub Block 2 Lot 20 thru 23

Access to Property: Hwy 6 - Alleyway

Acreage or Square Footage: _____ **Existing Land Use Designation:** Vacant Land

Proposed Land Use Designation: _____

Existing Zoning: Commercial **Proposed Zoning:** n/a

Proposed Use / Intensity of Use: Food Truck/Daily

- Submittal Requirements:**
- Initially, a completed application with original signatures and four copies shall be submitted to the department for review. The application shall include four sets of 24" x 36" plans, plats and other appropriate drawings. Application must also be submitted in electronic format (MS Word).
 - 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 APR 08 2024

Project Team Information (fill in all that apply) (add additional sheets of needed):

Property Owner(s): Name: Lex O Lively Phone: 970-379-0996
Company: _____ Fax: _____
Address: 317 E 7th St Rifle CO 81650
Authorized Rep.: Name: Ferny's Tacos - Fernando Mares Phone: _____
Company: Ferny's Tacos Fax: _____
Address: _____
Engineer/Designer: Name: None Phone: _____
Company: _____ Fax: _____
Address: _____
Billable Party: Owner _____ Representative Engineer _____

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all engineering, surveying and legal services rendered in connection with the review of the Application. 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 1.5% 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.

Fernando Mares § _____
Name (printed)
P.O. Box 1183 Suit CO 81652
Address
970-618-3293
Phone _____ Fax _____
Fernando Mares
Signature
DL 00-103-0591
Type of Identification

NICOLE CENTENO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204007103
My Commission Expires 2/19/2028

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, Lex Lively, 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)

Lex Lively
Name (printed)

Name (printed)

190 Main Street
Address

Address

970-379-0996
Phone

Phone

NA
Fax

Fax

Lex Lively
Signature

Signature

Drivers License 92-135-5139
Type of Identification

Gasfield
County of _____)

ss. _____)

Colorado
State of _____)

Sworn to and subscribed before me this 8 day of April, 2024
(fill in day) (fill in month) (fill in year)

By Nicole Centeno
(name printed)

Witness my hand and official seal.
[Signature]
Notary Public

My Commission expires: 2-19-28



Authorized Representative

I/We further permit Fey Lively 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.

Fernando Morcs / Lex Lively
Name (printed)

P.O. Box 1183 Sit CO 81652
Address

970 618-3293
Phone

Fax
Fernando Morcs / Fey Lively
Signature

Lex DL-92-135-5139 / Fernando 00-103-0591
Type of Identification

County of Garfield

State of Colorado

ss.

Sworn to and subscribed before me this 8 day of April, 2024.
(fill in day) (fill in month) (fill in year)

By Nicole Centeno
(name printed)

Witness my hand and official seal.
[Signature]
Notary Public

My Commission expires: 2-19-28

NICOLE CENTENO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204007103
My Commission Expires 2/19/2028

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

Project: Fernis Taras

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 _____, 200__.

In addition, I hereby affirm that on _____ day of _____, 200__, 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 _____, 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.

Fernando Mares
Name of Applicant (printed)

Fernando Mares
Signature of Applicant Date

County of Garfield
State of Colorado

ss.

Sworn to and subscribed before me this 4th day of April, 2024.
(fill in day) (fill in month) (fill in year)

By Fernando Mares
Name (printed)

Witness my hand and official seal.
[Signature]
Notary Public

My Commission Expires: 2-19-28

NICOLE CENTENO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204007103
My Commission Expires 2/19/2028

Town of Silt Community Development

231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 108



LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: Fernando Mares Date: 4-4-2024
Location of Property: 100 Main St Silt CO 81652
Land Use Request: Food Truck

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. A quick stop for breakfast before work/school. Lunch and dinner.

4. How is your request desirable for the Town of Silt?
Offering the locals more options when wanting to eat out.
- Breakfast - Lunch - Dinner

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

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.

Fernys Tacos Horario

Monday - 9:00^{AM} - 8: PM

Tuesday - 9:00^{AM} - 8: PM

Wednesday - 9:00^{AM} - 8: PM

Thursday - 9:00^{AM} - 8: PM

Friday - 9:00 - 8: PM

Saturday - 9:00 - 8: PM

Sunday - 9:00 - 8 PM

Nicole Centeno

From: Fernando Mares <fernystacos25@gmail.com>
Sent: Monday, April 29, 2024 1:30 PM
To: Nicole Centeno
Subject: Re: Land Use Application

- What food that will be served?

Mexican food will be served. Generally tacos and tortas. The meats that will be used are beef, pork, chicken

- How is the food truck being powered?

the food truck will be powered by electricity coming from the property I am renting from.

- EXTENSION CORD

- How is the food truck getting fresh water?

The food truck will be getting water from the property I am renting from.

- HOUSE WATER

- Who is disposing of grey water and grease?

the disposing of the grey water and green will be stored in a tank 275 gallons. A company will come by to dispose of it every month.

- Who is servicing the two dumpsters? Will there be an enclosure for security and appearances?

Alpine roll off services will be servicing the two dumpsters. There will not be an enclosure but there will be locks on the dumpsters.

- Do you have your Garfield County Public Health license yet?

I am currently waiting to get my license. I am approved but I am waiting for the city to sign so I can pick it up.

- Where is food being prepared? Are you using a commissary kitchen?

The food will be prepared in the food truck's kitchen. I am not using a commissary kitchen.

- You proposed a 6x12 storage shed, what material and color is the shed? What all will be stored in the shed?

The storage shed is an enclosed trailer that measures 8x12. The color is grey. METAL

- You propose two sun shade/picnic shelter tents. You still need to provide documentation that those structures meet the Town's wind and snow load. Are those going to be installed for the summer months only?

The sun shades will be used only during the summer.

- What kind of signage are you going to have for the single entrance from Main Street, then only exiting to the alley? TRAFFIC SIGNS

The sign will be on the food truck.

- What kind of lighting are you going to have?

The lighting on the food truck will be rainbow colors that can also be changed to single colors.

Enviado desde mi iPhone

El abr 29, 2024, a la(s) 9:58 a.m., Nicole Centeno <nicole@townofsilt.org> escribió:

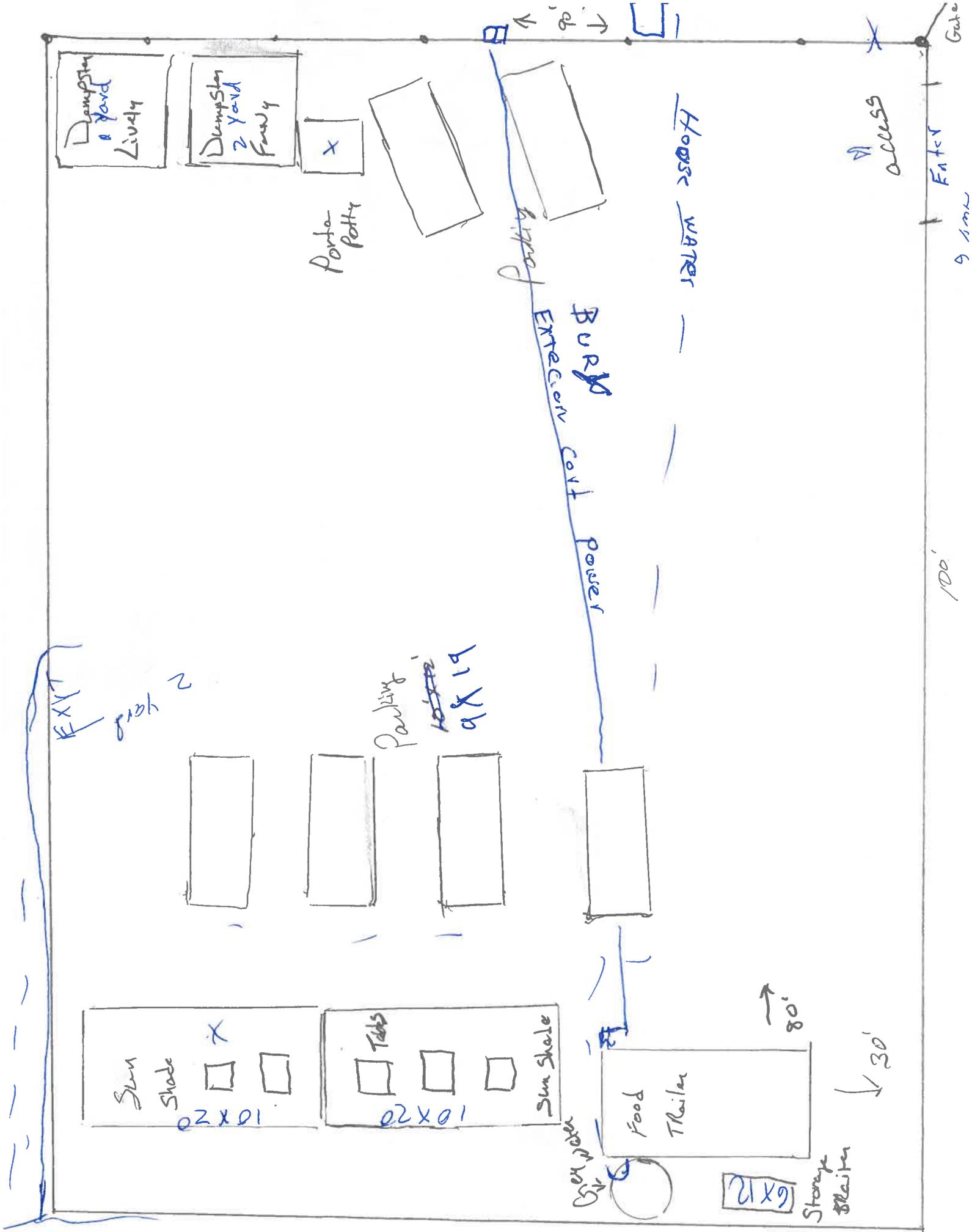
Hey Ferny,

I still need a few items, in order to finish my staff report to get you on the May 7th meeting. The items that we discussed that were not received yet are the following:

1. Operating Plan
 1. What food that will be served?
 2. How is the food truck being powered?
 3. How is the food truck getting fresh water?
 4. Who is disposing of grey water and grease?
 5. Who is servicing the two dumpsters? Will there be an enclosure for security and appearances?
2. Do you have your Garfield County Public Health license yet?
3. Where is food being prepared? Are you using a commissary kitchen?
4. You proposed a 6x12 storage shed, what material and color is the shed? What all will be stored in the shed?
5. You propose two sun shade/picnic shelter tents. You still need to provide documentation that those structures meet the Town's wind and snow load. Are those going to be installed for the summer months only?
6. What kind of signage are you going to have for the single entrance from Main Street, then only exiting to the alley?
7. What kind of lighting are you going to have?

This is the additional information that I need as of now. I do need these questions answered and returned today, as the staff report needs to be completed by tomorrow morning, otherwise, you will be moved to the June 4 agenda.

Thanks,
Nicole



EXIT

yard 2

Parking

~~10x12~~
61x19

Sun Shade

02x01

Tables

02x01

Sun Shade

Food Trailer

6x12

Storage Trailer

80'

30'

100'

Enter

9 miles

Gate

Access

Floor WATER

BURB EXTENSION COLD power

Porta Potty

Dumpsites 2 Yard Family

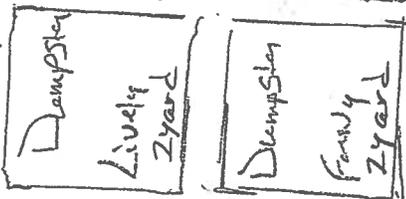
Dumpsites Lividly

11044N

Alley

East

100'



access

Enter

← 90' →

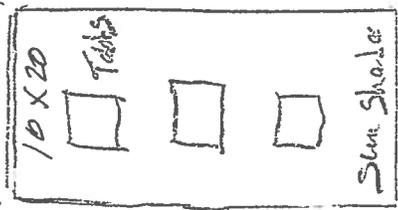
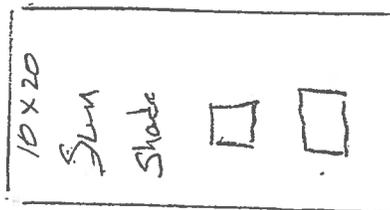
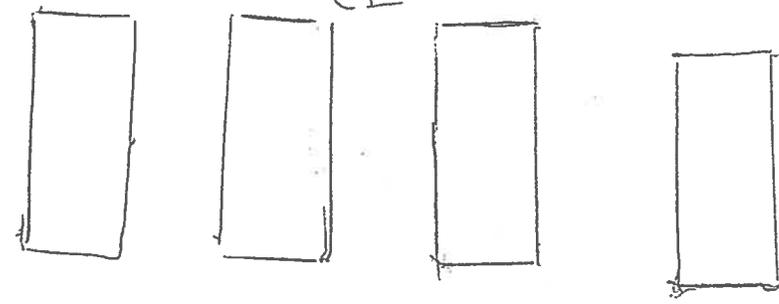
Drainage Ditch
Hwy 6

South

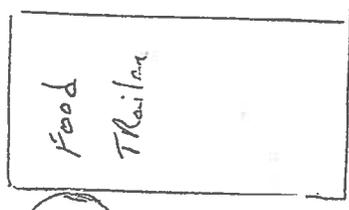
Exit



Parking Spaces
10 x 12



Sun Shade



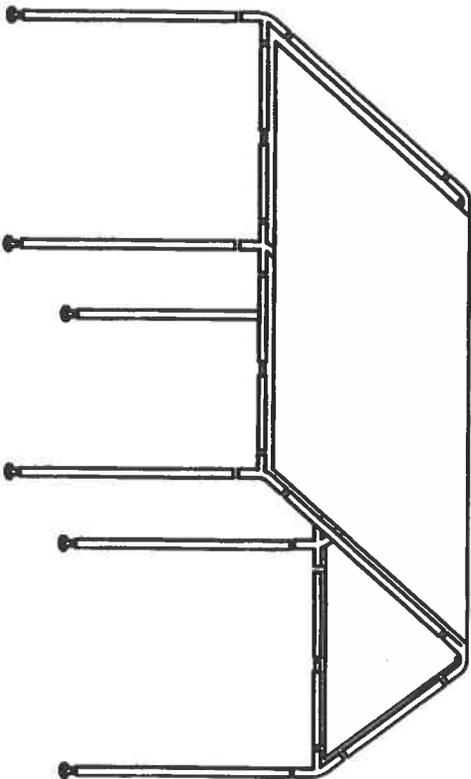
80'

↓ 30'

See notes



X 30'



N. IMPORTANT: RETAIN FOR FUTURE REFERENCE: READ CAREFULLY.
 R. IMPORTANT: A LIRE ATTENTIVEMENT ET À CONSERVER POUR CONSULTATION
 ULTÉRIEURE.
 S. IMPORTANTE: LEA Y GUARDE PARA FUTURAS REFERENCIAS.
 T. IMPORTANTE: RETER PARA REFERÉNCIA FUTURA. LEIA ATENTAMENTE.
 U. WICHTIG: SORGFÄLTIG LESEN UND FÜR SPÄTER NACHSCHLAGEN AUFBEWAHREN.
 V. IMPORTANTE: CONSERVARE IL PRESENTE MANUALE PER FUTURO RIFERIMENTO E
 LEGGERLO ATTENTAMENTE.

EN

Dear customer,
 Thank you for purchasing this product. So that your appliance serves you well, please read all the instructions in this user's manual. If you have any questions, please contact our customer care center. Our contact details are below:

FR

Cher client,
 Nous vous remercions d'avoir acheté ce produit. Afin que vous puissiez profiter pleinement de votre appareil, veuillez lire toutes les instructions de ce manuel d'utilisation. Si vous avez la moindre question, veuillez contacter notre centre d'assistance à la clientèle. Nos coordonnées sont les suivantes:

DE

Sehr geehrter Kunde,
 Vielen Dank, dass Sie dieses Produkt erworben haben. Damit Ihr Gerät Ihnen gute Dienste leistet, lesen Sie bitte alle Hinweise in diesem Benutzerhandbuch. Wenn Sie Fragen haben, wenden Sie sich bitte an unser Kundendienstzentrum. Unsere Kontaktdaten stehen unten:

ES

Queridos clientes,
 Gracias por comprar este producto. Para que su electrodoméstico le sirva mejor, lea todas las instrucciones de este manual del usuario. Si tiene alguna pregunta, comuníquese con nuestro Centro de Atención al Cliente. Nuestros datos de contacto son los siguientes:

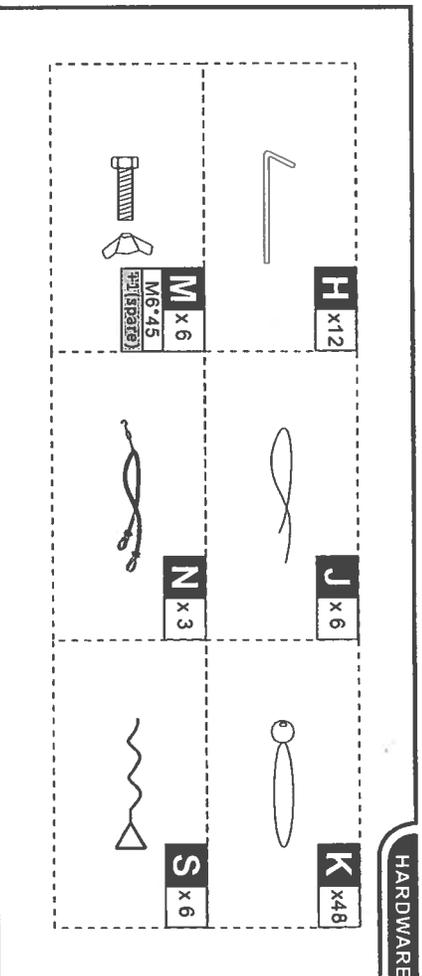
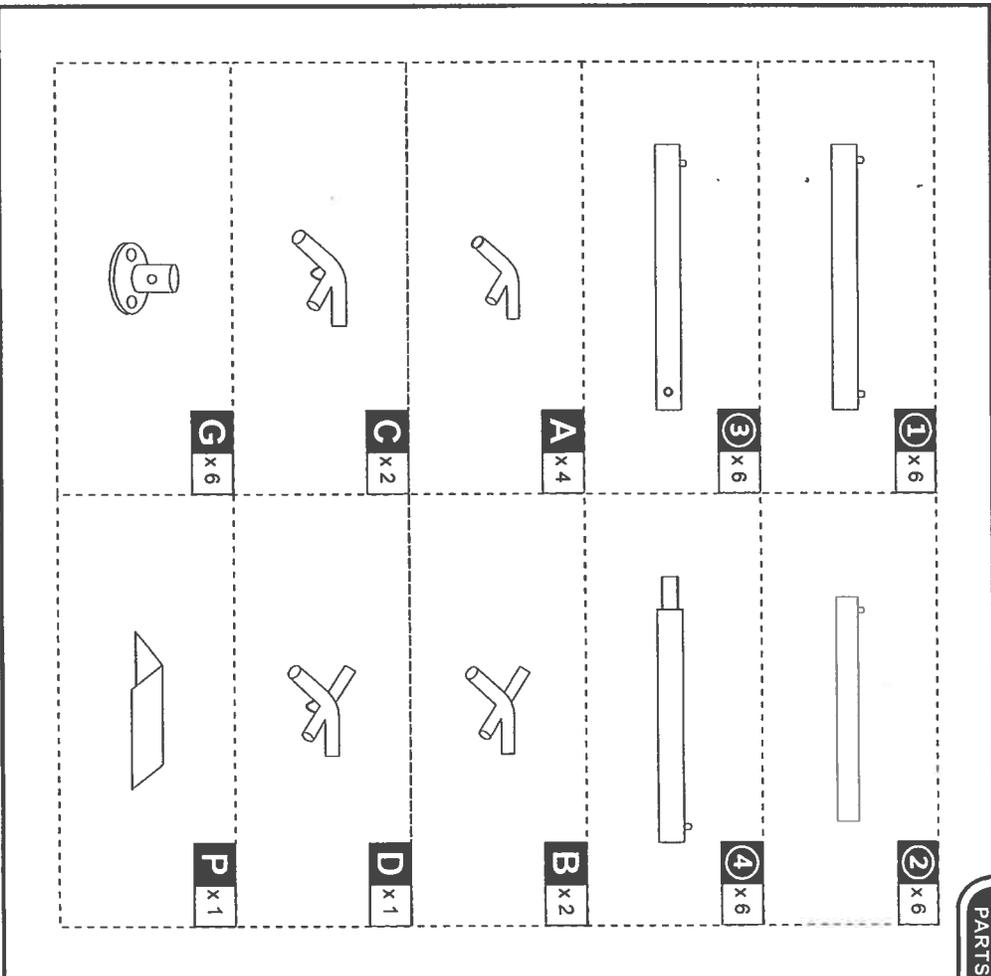
PT

Caros clientes,
 Obrigado por adquirir este produto. Para que o seu aparelho o sirva melhor, leia todas as instruções deste manual do utilizador. Se tiver alguma dúvida, por favor contacte o nosso Centro de Atendimento ao Cliente. Os nossos dados de contacto são os seguintes:

IT

Caro Cliente,
 Grazie per aver acquistato questo prodotto. Per servirvi meglio con questo apparecchio ti prego di leggere tutte le istruzioni in presente manuale utente. In caso di dubbio, si prega di contattare il nostro centro assistenza clienti, i nostri dettagli di contatto sono di seguito:

Country	Phone	Email
US	001-877-644-9366	customerservice@aosom.com
CA	416-792-6088	customerservice@aosom.ca
UK	0044-800-240-4004	enquiries@mhstar.co.uk
DE	0049-0(40)-88307530	service@aosom.de
FR	0033-1-84166106	aosom@mfrance.fr
ES	0034-931294512	atencioncliente@aosom.es
PT	0034-931294512	info@aosom.pt
IT	0039-0249471447	clienti@aosom.it



HARDWARE

V

1. multi-person assembly is required for this tent.
2. Please take appropriate actions as heavy rain, wind and snow can damage the tent. If necessary please dis-assemble and store for later use.
3. In snowy conditions please do not allow the thickness of the snow to be more than 5cm on the roof, this should be cleared as soon as possible for your safety.

R

1. multi-personnes minimum requis pour le montage de la tente.
2. Veuillez faire attention lorsque vous utilisez la serre en périodes de fortes pluies, vent ou neige : la serre pourrait être endommagée. Si nécessaire, veuillez démonter la serre afin de pouvoir la réutiliser plus tard.
3. Pour votre sécurité, en période de neige, il est recommandé de ne pas laissez de neige de plus de 5cm sur la toit.

S

1. Se requieren varias personas para realizar el montaje de esta tienda de campaña.
2. Por favor, tome las medidas oportunas ya que la lluvia, el viento y la nieve pueden dañar la tienda. Si es necesario, desmonte la tienda y guárdela para su uso posterior.
3. En condiciones de nieve, no permita que la nieve tenga más de 5 cm de espesor en el techo, y retírela tan pronto como sea posible para su seguridad.

T

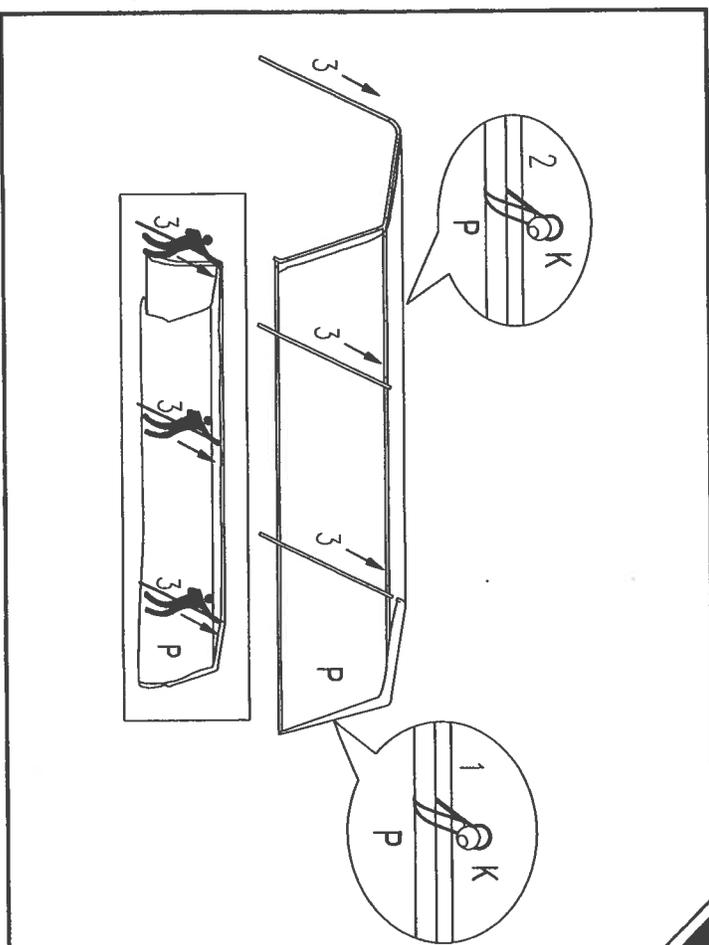
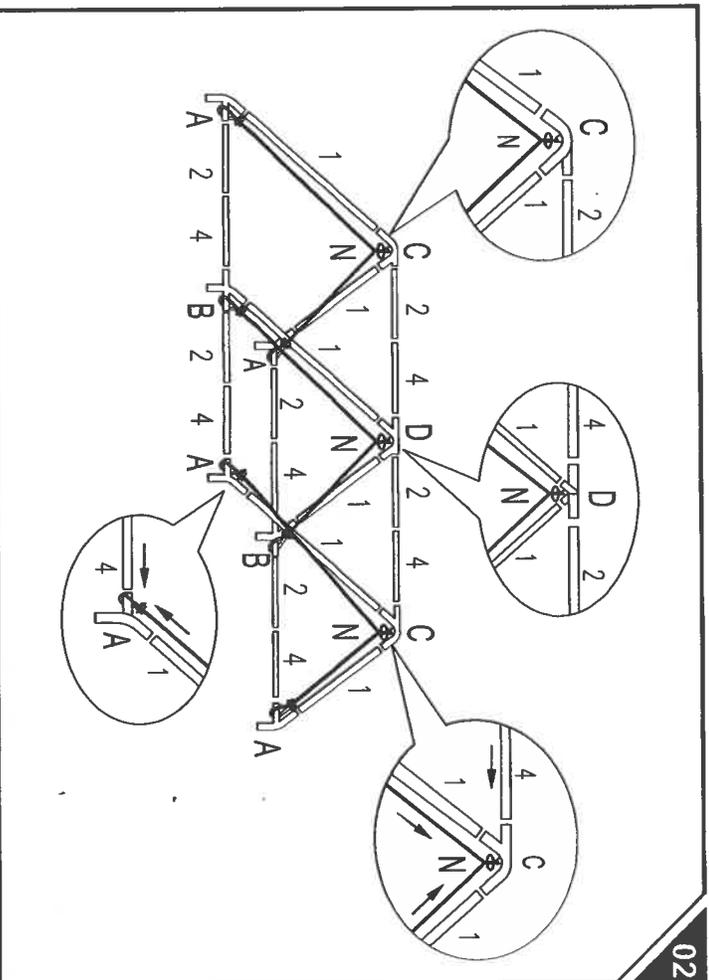
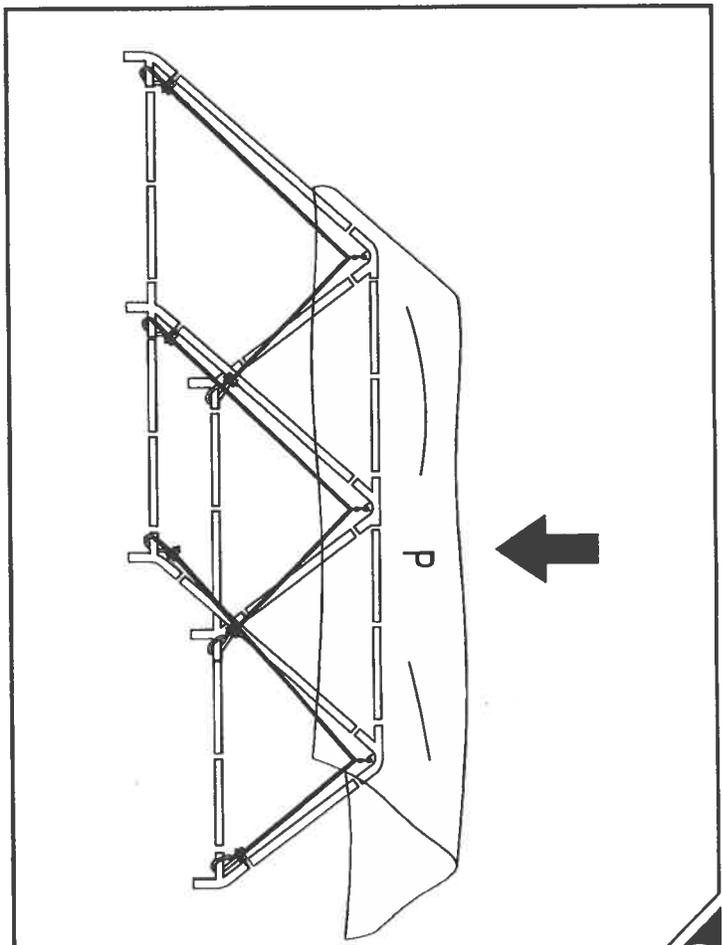
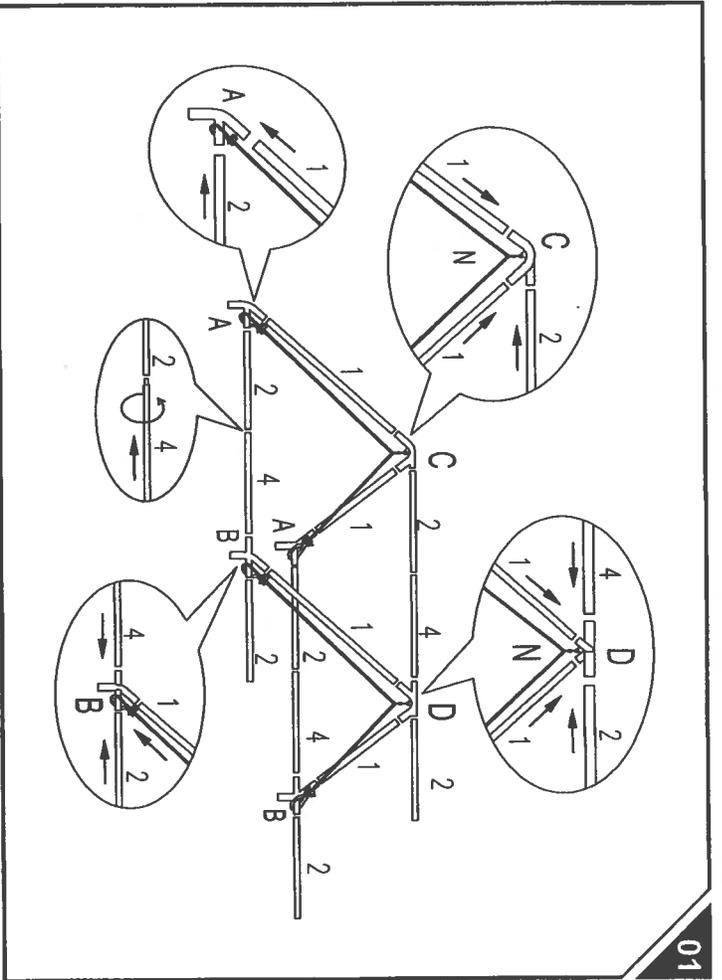
1. Para a montagem desta tenda de campismo são necessárias multi-pessoas.
2. Tome medidas adequadas, em caso de vento forte, chuva ou neve, pois estas podem danificar a tenda. Caso seja necessário, desmonte e armazene a tenda de campismo para uso posterior.
3. Em caso de neve, não permita que a espessura da neve seja superior a 5cm no teto. Para a sua segurança, retire a neve o mais rápido possível

E

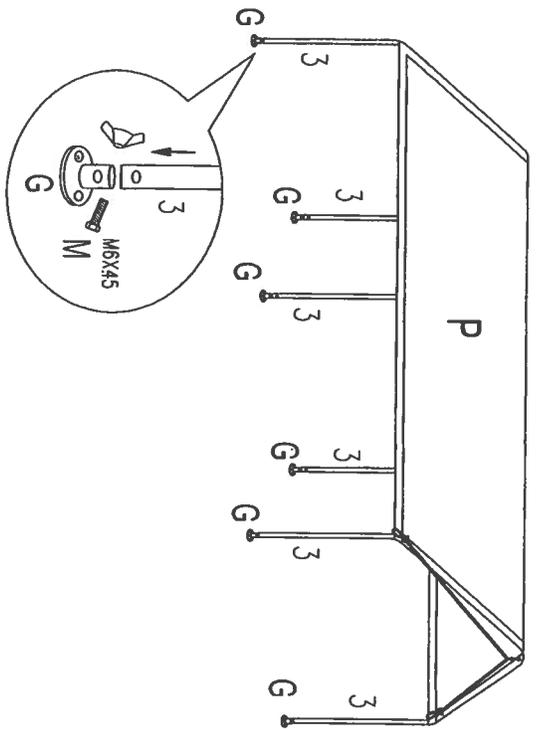
1. Dieses Zelt muss von mehreren Personen aufgebaut werden.
2. Bitte ergreifen Sie geeignete Maßnahmen, da starker Regen, Wind und Schnee das Zelt beschädigen können. Falls nötig, bauen Sie es bitte ab und bewahren Sie es zur späteren Verwendung auf.
3. Bei Schneefall darf die Schneehöhe auf dem Dach nicht mehr als 5 cm betragen, diese sollte zu Ihrer Sicherheit so schnell wie möglich beseitigt werden.

I

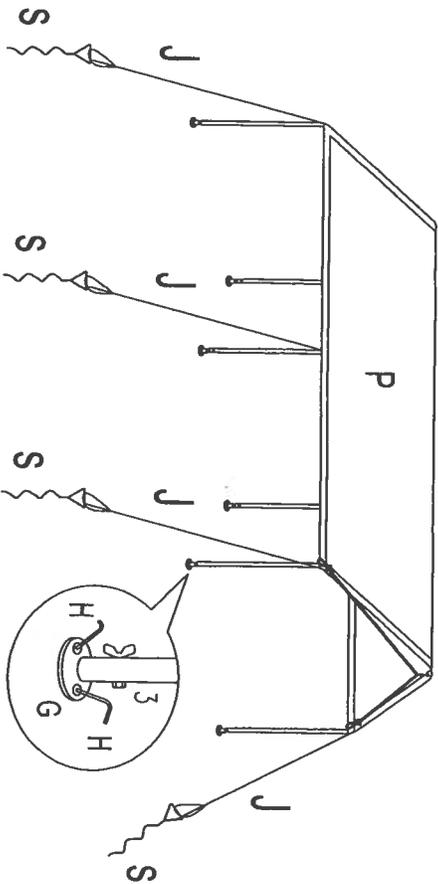
1. Per assemblare questa tenda sono necessarie multi-persona
2. Si prega di prendere le precauzioni necessarie in quanto pioggia, vento e neve possono danneggiare la tenda. Se necessario si prega di smontarla e conservarla per uso futuro.
3. Qualora nevicasse si prega di non lasciare che lo strato di neve sopra la tenda sia spesso oltre i 5cm, anzi la neve va rimossa al più presto per la vostra sicurezza.



05



Done



6

US

Imported by Aosom LLC
27150 SW Kinsman Rd Wilsonville, OR 97070 USA
MADE IN CHINA

CA

Imported by Aosom Canada Inc.
7270 Woodbine Avenue, Unit 307, Markham, Ontario Canada
L3R 4B9
MADE IN CHINA

UK

Importé par Aosom Canada Inc.
7270 Woodbine Avenue, unité 307, Markham, Ontario Canada
L3R 4B9
Fabriqué en Chine

FR

IMPORTER ADDRESS:
MH STAR UK LTD
Unit 27, Perivale Park,
Horsenden lane South
Perivale, UB6 7RH
MADE IN CHINA

ES

IMPOTADOR:
SPANISH AOSOM, S.L.
C/ROC GROS, Nº15, 08550, ELS HOSTALET DE BALENYÀ, SPAIN.
B66295775
WWW.AOSOM.ES
ATENCIONCLIENTE@AOSOM.ES
TEL: 931294512
HECHO EN CHINA

PT

IMPORTADOR:
SPANISH AOSOM, S.L.
C/ROC GROS, Nº15, 08550, ELS HOSTALET DE BALENYÀ, SPAIN.
TEL: 931294512 (SEG-SEX DAS 7:30H AS 16:30H)
INFO@AOSOM.PT
WWW.AOSOM.PT

DE

IMPOTADOR:
SPANISH AOSOM, S.L.
C/ROC GROS, Nº15, 08550, ELS HOSTALET DE BALENYÀ, SPAIN.
TEL: 931294512 (SEG-SEX DAS 7:30H AS 16:30H)
INFO@AOSOM.PT
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Community Development Department

MEMORANDUM

TO: Planning & Zoning Commissioners
FROM: Nicole Centeno, Community Development Manager
DATE: May 7, 2024
RE: Western Slope Veteran's Coalition Sketch Plan Review

The Western Slope Veteran's Coalition has requested a continuance of the Public Notice from the May 7, 2024 Planning and Zoning meeting to the June 4, 2024 meeting. This continuation will enable the developer to attend the meeting, as well as provide additional time for Town Staff to receive feedback from other partnering agencies.

Given that this is a Public Notice Action Item, the Planning and Zoning Commissioners will need to make a motion and vote to continue this agenda item.

Recommended Motion: I move to approve the continuation of the Western Slope Veteran's Coalition Sketch Plan Review from the May 7, 2024 agenda to the June 4, 2024 agenda.