

TOWN OF SILT
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, September, 3 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 August 6, 2024 Planning & Zoning Commission meeting	Action Item	Tab B Chair Williams
	Conflicts of Interest		
	Agenda Changes		
6:45 15 min	JSN Properties Lot 157 – Site Plan Amendment	Public Hearing Action Item	Planner Chain
7:00 15 min	JSN Properties Lot 158 – Site Plan Amendment	Public Hearing Action Item	Planner Chain
7:15 5 min	Silt Fitness Center – Site Plan Review - 2020 Horseshoe Trail Continuation	Public Hearing Action Item	Director Centeno
7:20 5 min	Silt Fitness Center – Site Plan Review - 2021 Horseshoe Trail Continuation	Public Hearing Action Item	Director Centeno
7:25 10 min	Planners Report	Update	Director Centeno
7:35 5 min	Commissioner Comments		
7:40	Adjournment		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, October 1 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
August 6, 2024 – 6:30 P.M.
HYBRID MEETING

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

Roll call	Present	Chair Lindsey Williams Vice Chair Michael Bertaux Commissioner Eddie Aragon Commissioner Jennifer Stepisnik Commissioner Vanessa Westmoreland Alternate Dana Wood Alternate Justin Anderson
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Also present: Community Development Director, Nicole Centeno

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the June 4, 2024 Planning & Zoning Commission meeting.

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

Conflicts of Interest

Commissioner Stepisnik disclosed that she has known the Pace family for years, but would be able to make an unbiased decision and that she had no monetary involvement in the proposed business.

Alternate Anderson disclosed that his company was a hired contractor for River Trace, but that the proposed changes did not involve anything that he had been contracted to complete.

It was determined that neither Commissioner Stepisnik or Alternate Anderson had a conflict of interest with the agenda items.

Agenda Changes

There were no proposed changes to the agenda.

Tim Pace- Special Use Permit for 2013 Pioneer Drive

Director Centeno introduced Tim Pace and his business proposal. She explained that Mr. Pace has applied for a Type 1 Federal Firearm License (FFL), to be considered for Home Occupation, at his residence in Lyons Residential Subdivision.

This Type 1 FFL allows for him to complete gunsmithing work only; he will not be dealing ammunition. The FFL license is regulated by the federal government and Mr. Pace has completed those requirements and passed all background testing and safety measures.

This application is strictly to be allowed to operate this proposed business from 2013 Pioneer Drive.

Mr. Pace submitted an operating plan and Director Centeno pointed out that he was going to operate as an appointment only business, mitigating the chaos of a store front business. She then went over her staff report, discussing that the zoning defers to an R-1 and the Comprehensive Plan was silent on Home Occupations.

Commissioner Aragon inquired about chemicals, such as bluing and sealcoating and Mr. Pace confirmed that he will not be using such chemical.

Vice Chair Bertaux suggested adding the Type 7 FFL, to include manufacturing, to his proposal, as a future use, since that was the ending goal for this home occupation. Mr. Pace was in favor of this suggestion.

Chief Kite was then welcomed by the Commission to speak on behalf of Town Staff for his recommendation as well. He expressed support for this business and encouraged approval for this Special Use proposal.

Alternate Anderson asked about noise and air exchange requirements and Mr. Pace stated that he will not be using chemicals, so additional air exchange will be needed. He also added that the noise will be contained within his home. He joked that the traffic on highway 6 will definitely be way louder than anything that he might possibly do.

Public comment was opened at 6:48pm.

Mr. Pace had several people come speak in support of his application. There was no public comment speaking against the proposed business or location. The following people made a supportive public comment:

Charlotte Squires
Kirk Squires
Alicia Hampton

Teneisha Wearly
Dave Bullock
Andrew Frantz
Zane Haderlie
Jon Wiethoff
Delbert Squires
Mike Styk
Leanne Barnett
Austin Pace
Ernesto Mendoza
Paige Haderlie
Wayne Blotske
Eddie Saueressig
Donald Nadon
Sabra Wiethoff

Public comment closed at 7:04pm.

Chair Williams congratulated Mr. Pace for the amount of support that he received and thanked everyone for attending the meeting.

Vice Chair Bertaux made a motion to recommend approval, to the Board of Trustees, for a Special Use Permit to allow gunsmithing, with the following conditions, to take place at 2013 Pioneer Drive:

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 notifies the Town 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 Special Use approval.
3. That the applicant stays in good standing with all Town, State and Federal (ATF) Licensing / Requirements, including the ability to provide the Town records for an annual audit, if needed.
4. That the applicant be available for a Town Representative, including the Police Department, to complete a walk-through of the premise, if or when needed.
5. That the applicant re-new their business license by the deadline of January 15th of each new year. This application will need to include a copy of all state and federal licensing.
6. That the applicant provides any additional requested documents and pay any remaining fees, prior to operating business.

7. That this approval is not for construction, but rather approval for the use of the land. Additional licensing and permitting will be required separately, if there are to be any improvements being proposed to the property. The motion was seconded by Commissioner Stepisnik and the motion passed unanimously.

Silt Jumbo Storage- Site Plan Review Amendment

Director Centeno introduced the application and felt it was necessary to read the below memo, to give a basic knowledge of the project:

Silt Jumbo Storage came in front of the Planning and Zoning Commission on April 4, 2023, for a Silt Plan Review. The Site Plan was approved, with the conditions listed in the staff report.

After the Site Plan Review approval, Mr. Dillard (Owner of Silt Jumbo Storage) submitted for a building permit review. There was a discrepancy in the submittal, regarding sufficient fire protection, causing the Town, Colorado River Fire Rescue and Mr. Dillard to find an alternative means to which he could resolve the issue.

Mr. Dillard was asked to make the fire protection amendments, to the plans with a tentative building permit approval, pending the addition of fire barriers.

During the timeframe of revisions, Mr. Dillard requested a scrapping permit, to remove trees and shrubs. The Town issued this permit, with restrictions not to excavate. When the Town received a fire dispatch and responded, it was realized that Mr. Dillard's contractors had worked outside of the scope of the permit and proceeded to open burn the grubbed trees and brush. A stop work order was issued and Mr. Dillard was cited into Silt Municipal Court.

Mr. Dillard is now in compliance with the courts and does not have any outstanding balances.

Once this situation was addressed, Mr. Dillard submitted revised plans. It was discovered, during the Town's final review, that Mr. Dillard had not only added the requested fire barriers, but had in fact changed his layout, building sizes, drainage and landscaping, causing his project to be in default of his approved Site Plan Review.

Mr. Dillard was informed at that time, that he would need to request an Amended Site Plan Review, from the Planning and Zoning Commission.

Now that we have an accurate list of items that were changed, Town Staff and our referral agencies have been able to review said changes.

Commissioner Aragon requested erosion control, as a condition of approval, at the continuation of this project on July 10, 2024. The Town then requested a copy of Mr. Dillard's "Notice to Proceed" from CDOT. There was a confusion between Mr. Dillard's engineer and CDOT, as to what was required, so the project was started without the correct permitting through the state.

Mr. Dillard and I had a meeting on Tuesday, July 30th and he assured me that he is painfully aware of the hard lessons that he has had to learn from, throughout this whole process. He is taking a more hands on approach from this point forward, to ensure nothing but compliance with local and state regulations.

Overall, we have found a path forward and Mr. Dillard will be present that the meeting to answer any questions to address any concerns.

Director Centeno then continued on with her staff report, outlining the differences between the previously approved site plan and proposed amended site plan. She also explained that Mr. Dillard's proposal aligns with the B-3 zone district, but not the comprehensive plan. The two contradict each other, but the B-3 use by right does allow Mr. Dillard to install storage units at this location.

Director Centeno stated it's clear that this project has a history and some valuable insights have been learned by the applicant. There is a reasonable effort being made, by the applicant, to get more involved with this project, to ensure compliance with approvals.

Overall, staff finds Mr. Dillard's proposal acceptable.

Vice Chair Bertaux wanted to clarify the B-3 uses and lighting. Director Centeno clarified that the units may only be used for storage and that the lighting would be required to be downcast.

Mr. Dillard then was welcomed to come speak and wanted to address Vice Chair Bertaux's concern. He explained that there will only be one outlet in each unit, making it difficult for someone to try to work out of. He also said that the tenants will be signing a contract, stating that working out of the units will not be allowed. Mr. Dillard also expanded on the lighting, explaining that the downcast lighting is on the front of the buildings, all facing inward, so as not to disturb the neighbors or adjacent properties.

Commissioner Aragon inquired about grading and drainage, particularly next to Building G-1. He also asked about roof drainage and the ditch needing riprap or some sort of mitigation.

Mr. Dillard responded that the roof drainage was going to be caught in gutters and directed properly for drainage. He also explained that his engineers were working with CDOT to ensure compliance for the drainage to Highway 6 and the Town Engineer for the other drainage.

Mr. Dillard then stated that he strongly disagrees that he was working outside of his permit.

Commissioner Aragon then circled back to the ditch and re-establishing what was previously existing. Mr. Dillard then asked Vince, his engineer on zoom, to answer that question. Vince explained that they were not touching the ditches flow line. He then explained the erosion control for the project as a whole.

Commissioner Aragon then asked what an SDR 25 underdrain pipe was, as he had never heard of that. Vince then clarified that the plans should say SDR 35, not SDR 25, the plans were mis-typed.

Alternate Anderson inquired as to what the intended use of the hose bib was. Mr. Dillard stated that the hose bib was intended to be used as a filling station. He stated that he would like to see the condition #10 amended, as filling RV's was the purpose.

Vice Chair Bertaux then asked Mr. Dillard if he was going to control the hose bib. Mr. Dillard stated that it was going to be metered. Vice Chair Bertaux clarified that the question was if it was going to be controlled, not metered.

Mr. Dillard then explained that there was going to be cameras, but admitted that there was going to be a possibility that it could be left on, wasting water. Vice Chair Bertaux stated that this was his bigger concern. He then asked if there could be remote access or internal control, to control the water, since nobody is on site.

Mr. Dillard didn't want to restrict the time frame and stated that if there was waste then ultimately, he would have to pay the bill for that. Vice Chair Bertaux explained that paying the bill doesn't cure the waste. Mr. Dillard acknowledged the issue and said that he would look into solutions.

Director Centeno pointed out that it would have to be potable water and that the Town does have two potable water filling stations, just a few blocks away from the storage facility. She also explained Town Staff's concern with dumping and not being hooked up to the sewer and spraying off mud etc... with no plan to catch or mitigate the mess.

Vice Chair Bertaux also mentioned that there's likely going to be chemicals or salt during the colder months.

Mr. Dillard said there's a concrete pad for storm water drainage, so it will catch whatever water flows. Vice Chair Bertaux explained that the storm water drain goes directly to the detention pond and that there's no need to anything but storm water to be filtered there, it's about water quality.

Alternate Anderson stated that his concern is not the intended use, but rather what the tenants will use it for, as it will inevitably be used outside of the intended scope. He stated that we don't want to add contaminants, as not everyone cares for their equipment the same way.

Mr. Dillard stated that it would be his job to manage that and can add a sign.

Commissioner Stepisnik was also concerned about dumping.

Commissioner Aragon was questioning water quality and potentially contaminants as well. He suggested an engineer look into mitigation options.

There was more discussion on possible ways to help make the hose bib a safer reality, from turning down PSI, to signage and hose fittings.

Chair Williams echoed concern for the hose bib and Mr. Dillard responded that he would be on site until it's full. Chair Williams asked for clarification as to what takes place after it's full; will nobody be on site anymore? Mr. Dillard said that once the units are full, he doesn't expect to have to come down too often. He stated that he can monitor by camera.

Public comment was opened up at 7:45 pm.

Tammy Gabriel attended the meeting and stated that she lives on Dogwood Drive. She voiced concerns with the water being used by tenants. She then inquired about G-1 and G-2 and Mr. Dillard explained that the lights face away from Dogwood. She also asked about where the

water was draining. Tammy also voiced concern that the project was negatively affecting the wildlife. She said she would like to see more trees and to keep things as natural as they can.

Public comment closed at 7:49 pm.

Mr. Dillard explained that the drainage was being caught in the catch basin, not that pond next to Dogwood. There was more discussion about water quality and suggestions on making sure the land and drainage is preserved to the best that it can be.

Commissioner Aragon asked about a landscaping deposit for 24 months. Director Centeno explained that this could be made a condition of approval.

Chair Williams asked Mr. Dillard to clarify what he wanted to see done with condition #10 and he stated that he would like it removed, so he can use the hose bib as a filling station.

Director Centeno stated that Town Staff's position would be for the hose bib to be used by the applicant only and not to be used as a filling station.

Alternate Anderson asked Mr. Dillard how much material harm will be caused by the hose bib not being used as a filling station. Mr. Dillard stated that it would not cause material harm to the business. He then stated that it was an amenity that he wanted to offer, however, it was something that he could remove the use of. Alternate Anderson stated that there's actually more material harm that could come to the business and Town by allowing this hose bib to be used as a filling station or other uses.

Mr. Dillard stated that he was ok with making #10 owners use only.

Commissioner Wood asked for the Town to limit storage units and that she doesn't support any additional storage units.

Vice Chair Bertaux made a motion to approve the amended Site Plan Review for Silt Jumbo Storage and Resolution PZ-9, Series of 2024, with the following conditions of approval:

1. That all representations of the application, 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 the applicant shall work in good faith, with the Town Engineer, to resolve issues identified in the review redlines to the satisfaction of the Town Engineer and Staff, prior to submittal of a building permit and the construction of any site improvements on the property.
3. That if drainage onto adjacent properties becomes an issue, the applicant will work with the Town to address any and all drainage or landscaping maintenance. The property owner will also need to provide the Town with a 2-year landscaping maintenance bond. The estimate cost for said bond needs to be approved by the Town, prior to the bond acceptance. This bond amount will need to be approved prior to C.O. (Certificate of Occupancy) and the 2-year timeframe of maintenance starts upon the issuance of C.O.
4. That all exterior lighting in the project shall conform to the Town of Silt lighting standards.

5. That the applicant provides their accepted CDOT Notice to Proceed.
6. That the landscaping plan include any additional items deemed necessary by the Planning Commission and Town Staff/Engineer.
7. That no outdoor storage will take place, as this will be a violation of this Site Plan Approval.
8. That all outstanding balances be paid in full, to the Town of Silt, prior to the issuance of the building permit.
9. That the waterline be dedicated to the Town, with required 20' easement. Both the dedication and easement need to be recorded, prior to Certificate of Occupancy issuance.
10. That this hose bib is not be used as a filling station, clean-out station or wash of any sort. There is not adequate connection to the wastewater system, to allow for RV waste drainage or cleaning. There is not sufficient drainage for this hose bib to even be used as a car wash or spray off of off-road vehicles. There needs to be signage stating that the hose bib usage is exclusive to the owners, not to be used by any tenant. There also needs to be signage directing people to adequate dumping stations, car washes and water filling stations.
11. That the lot line be dissolved, prior to building installation, as this project crosses lot lines and needs to be converted into a single parcel.
12. The monument sign, as well as any additional proposed signage needs to be separately permitted and meet Silt Municipal Code or have approval sign exemption from the Planning and Zoning Commission, prior to installation.
13. That after zoning approval, by way of Site Plan Review, the plans are submitted for re-review of Silt's adopted building codes, for code compliance. No permit shall be issued until all approvals are received.
14. That any and ALL changes to this project need to be communicated with the Town, to determine zoning and building compliance, with regards to the approved plans. Failure to receive Town approvals for any deviation from plans, will result in a stop work order and revocation of the permit, rescinded resolution and possible summons into court.
15. That the applicant is responsible for ensuring his tenants compliance with local, state and federal laws. This can be accomplished through contracts, agreements or whatever method the applicant finds successful. The applicant is the responsible party for what takes place at 510 West Main Street, for the duration of his ownership of the business and parcel.

Seconded by Commissioner Aragon and passed unanimously.

River Trace- Site Plan Review Amendment

Director Centeno introduced the application for the amendment to the River Trace Site Plan Review. She explained the below amended request:

Amended Request:

1. *Addition of 8 parking spaces. The attached Exhibit sets forth the location of the added parking spaces as well as additional snow storage offsetting the additional paved area.*
2. *Location of Shade Structure. The location of a concrete or gravel pad and 12' X 12' shade structure adjacent to the Community Center Building at 2510 Raven Road. The shade structure is called out on the landscape phasing plan which is an Exhibit to the recorded Subdivision Improvement Agreement, but its location is not shown on that Exhibit.*
3. *Optional location for Children's Play Equipment. The Owner has requested the option, to be executed by Owner, to install the proposed Children's Play Equipment in either the Easternmost Park-Play Area as is shown on the landscape phasing plan which is an Exhibit to the recorded Subdivision Improvement Agreement, or in the alternate, to locate it in the Park-Play Area at the intersection of River Trace Road and South Overo Blvd. The alternate location is closer to the Community Building and to the two-bedroom apartment units where children are likely to be domiciled and is ready for the installation immediately. The eastern park area, as is shown in the recorded Subdivision Improvement Agreement, will be the last Phase constructed in late 2025.*
4. *Building Changes*
 - a. ***Building C***
 - *Originally approved for 8,776 Gross Square feet and 12 residential units*
 - *Re-sited as 5,707 Gross Square feet and 8 residential units*
 - *Reduction of 4 units and reduction of 3,069 gross square feet of building area.*
 - b. ***Building D***
 - *No change just a minor adjustment to placement to accommodate Building C, lot set back lines and easements.*
 - c. ***Building E***
 - *Originally approved for 8,776 Gross Square Feet and 12 residential units*
 - *Re-sited as 10,534 Square Feet and 15 residential Units*
 - *Increase of 3 units and increase of 1,974 gross square feet*

Net Changes decrease from 96 units to 95 units and decrease the gross square footage by 1,096 Square Feet.

There is no encroachment on property lines, building setbacks or any variance from the PUD zoning for the site.

The resulting change decreases the number of units, the square feet of building footprints and increases the park and open space adjacent to building E, combined with the addition of 8 parking spaces to the total site.

Vice Chair Bertaux inquired about fall protection matching what the Town has been installing. Julie Pratte, planner for the applicant, stated that the fall protection was going to be what the manufacturer of the playground company suggested.

Commissioner Aragon asked about the additional parking space locations. He also had questions about drainage and snow storage. Director Centeno stated the Town Engineer was going to need to sign off on the final plans and that he was paying close attention to snow storage.

Vice Chair Bertaux asked about a landscaping deposit and Russ Hatle, applicant, clarified that it's all bonded.

Chair Williams voiced significant concern over the lack of parking, so she thanked the applicant for adding parking spaces.

Russ clarified that the parking requirements meets Town Code and that construction is impeding the parking that should be available right now.

Vice Chair Bertaux suggested a system that identifies parking to help with enforcement of parking. Russ stated that he would be willing to look at implementing systems.

Public comment was opened at 8:30 pm.

There were no public comments.

Public comment was closed at 8:30 pm.

Chair Williams requested that a parking system be implemented. Russ stated that he would get with his new management company to see what they could come up with.

Chair Williams asked Russ if he would rather continue the public hearing until he was able to come back with a parking plan, or if he would rather that be a condition of approval. Russ stated that he would rather have that as a condition of approval.

Director Centeno stated that this will need to be addressed, as parking issues will not become the Police Departments job to enforce, so it's important the River Trace figure that out and implement something to mitigate potential calls to the police.

Vice Chair Bertaux made a motion to approve the amended Site Plan Review for River Trace and Resolution PZ-10, Series of 2024, with the following conditions of approval:

- 1) That all representations of the application, 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 the applicant shall work in good faith, with the Town Engineer, to resolve issues identified in the review redlines to the satisfaction of the Town Engineer and Staff, prior permitting or building any amended improvements on the property.
- 3) That any previous conditions of approval are still relevant and required, unless otherwise specified in this amendment.
- 4) That all outstanding balances be paid in full, to the Town of Silt, prior to the issuance of the building permit.
- 5) That a parking validation system be put into place, with enforcement from the Property Management company.

Seconded by Commissioner Stepisnik and passed unanimously.

Planners Report

Director Centeno gave an update on the concert and Town happenings. She also went over her staff report that was submitted to the Board of Trustees.

Commissioner Comments

Vice Chair Bertaux inquired about the Housing Needs Committee and Director Centeno explained that we have not scheduled a meeting yet, as there were a few items that still needed to be buttoned up.

Chair Williams expressed that she would like the parking requirements addressed in code.

Adjournment

Commissioner Stepisnik made a motion to adjourn the meeting; seconded by Commissioner Aragon. The meeting adjourned at 8:55 PM.

Respectfully submitted,

Approved by the Planning Commission

Nicole Centeno
Community Development Director

Lindsey Williams
Chair

MEMORANDUM

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

FROM: Mark Chain, Planner *MC*

DATE: August 28, 2024

RE: amendments to 2023 Planning Commission approvals or lots 157 and 158 of the Silt trade Center

Last summer architect Jeff Johnson, on behalf of JSN Properties received approval for building commercial/industrial buildings on the above 2 noted properties. Each building was to have two residential apartments.

The owner wishes to amend this approval. Specifically, they would like to have the bodies of both buildings white along with black accents of the roof and trim. Basically, this is becoming a popular color format for higher-end homes. All other items are proposed to stay the same. The Commission passed a resolution of approval for each lot.

This application is relatively straightforward because so little is proposed to be changed. I am including the minutes for the September 5 Planning Commission meeting where the applications were discussed, including the site plan and elevations of the building and the letter of request including graphic showing the new color.

As so little has changed, I am including the previous staff report and noting in yellow highlights where I am adding new information or comments.

The draft resolutions are updates of the 2023 approvals. I have reserved approval criterion 9 on the resolutions to have commission comments on the color palette if you choose to approve the color change.

I will be doing a presentation for each lot look forward to seeing you on Tuesday evening.

Town of Silt Planning Commission Meeting

September 2, 2024 6:30 PM

Lot 158 Silt Trade Center – Site Plan Review

Planner's report

8/29/2024

Name of Project	Lot 158 Silt Trade Center - Site Plan Review
Applicant/Owner	JSN Properties PO Box 1258 Gypsum, CO 81637 970.390.5301
Owner Representative	Rocky Mountain Steel Structures, Inc. Jerry Rusch
Civil Engineer	None Designated
Project Attorney	None Designated
Architect	Jeff Johnson Architectural PC 136 East 3 rd Street Rifle, CO 816 50 970.625.0580
Water Engineer	NA
Property Location	1861 Silver Spur
Existing Zoning	PUD – B-2 with B-1 Architectural, Site Planning and Landscaping Criteria
Surrounding Land Uses	West – Vacant and light Industrial North – Vacant and Light Industrial South – Light Industrial East – Commercial (Post Office)
Surrounding Zoning	PUD – B1 and B2
Proposed Use	1 st floor – 2,000 SF warehouse/Light Industrial 2 nd Floor – 2 residential Apts. - 975 SF each
Area of Parcel Subject to application	7,333 SF
Existing Use	Vacant –
Silt Comprehensive Plan	Service and Commercial Support
Parcel Numbers	2179-112-01-157
Legal Description	Lots 158 of the Amended Plat of Lots 83,95,125,129,130,152 – 158 of the Amended Final Plat of the Lyons Subdivision PUD. - according to the plat recorded as Reception # 775409

Note: all updates from September 2023 staff report are highlighted in yellow.

I. Description of Request

Owner is proposing a change in the color palette of the building. Building on Lot 158 is proposed to be white, with black accents. All else to stay the same.

Applicant is proposing to build a 2000 square-foot service business essentially designed as warehouse/industrial space along with two apartments on the upper level. Each apartment is approximately 975 ft.². Each of the apartments are 2-bedroom units. The property is located on Silver Spur in the Silt Trade Center. The property is currently vacant. It is proposed to be designed and built-in coordination with the adjacent lot to the west – Lot 157 in the Silver Trade Center. Please note that the building has two garage bays which will access off of Silver Spur. The design also features a common driveway/access between Lots 157 and 158; so they will be sharing an access easement built along the boundary between the two properties. Approval assumes that a parking/access/maintenance easement will be recorded where use and obligations are enumerated anticipating that these lots will eventually be sold separately in the future.

II. Recent Project History

This property was subject to the discussion at the July 2023 Planning Commission meeting. At that time, the owner's representative appeared and we discussed the possible consolidation of the two lots. After discussion and conferral with the property owner, direction was given that preserving the right to build a total of 4 residential units was a top priority and therefore the consolidation is not going forward. Each of these lots are coming forward for a Site Plan Review at the same meeting. The buildings are basically mirror images of each other.

Most of you are aware of the history of the Silt Trade Center and we went into some depth at the July meeting with a memo, information from past staff reports and the current PUD zoning ordinance for this portion of the Trade Center.

III. Silt Comprehensive Plan

I am not providing an analysis of how this development relates to the Comprehensive Plan. This area has been platted for over 20 years and an analysis of how it complies with the Comprehensive Plan is unnecessary.

IV. Property

The property is located in the western portion of the Silt Trade Center and is located at the southwest corner of the intersection of Silver Spur and Lyon Boulevard. Access will be from Silver Spur. The property is 7333 ft.². Utilities are of course available to the property and water wastewater services should have been stubbed out with initial provision of infrastructure.

General Notes:

The purpose of these drawings is to graphically depict the general nature of the work to be performed. The Contractor shall confirm dimensions and select fabrication processes and techniques prior to construction.

All construction and materials shall be in accordance with all applicable codes, ordinances, laws, permits, and contract documents.

The contractor shall be responsible for the accurate placement of all new construction.

The contractor shall confine his or her operations on the worksite to those areas previously agreed on with the owner.

All materials stored on site shall be properly stacked and protected to prevent damage and deterioration. Failure to protect material may be cause for rejection of work.

The Contractor shall review locations of light fixtures and other recessed ceiling and wall elements prior to framing for proper placement of these items.

The contractor shall verify all field dimensions and conditions, and shall notify the architect of any variations from those items shown herein.

The jobsite shall be maintained in a clean, ordered condition, free of debris and litter. The jobsite shall not be unreasonably encumbered with any materials or equipment. Each subcontractor, immediately upon completing each phase of his or her work, shall remove all trash and debris as a result of his or her operation.

The contractor shall do all cutting, fitting or patching of his or her work that may be required to make its several parts to fit together properly. The contractor shall not endanger any other work by cutting, excavating, or otherwise altering the total work or any other part of it. All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces.

Mechanical subcontractor shall be responsible for designing and installing a code compliant heating and ventilation system. Plumbing subcontractor shall be responsible designing and installing a code compliant water, drain lines, and proper venting. Electrical subcontractor shall be responsible for designing and installing a code compliant electrical system.

The Contractor shall provide all necessary blocking, backing, and framing for bathroom accessories, handrails, guardrails, electrical fixtures, mechanical equipment, recessed items, and any other items, as required.

Refer to truss manufacturer's submittal for truss package details. Truss manufacturer to provide pre-engineered roof trusses and floor joists to provide compliance with Structural Engineer and IRC conventional construction provisions under the following min. loading characteristics:
40 PSF Roof Snow Load, per truss manufacturer
40 PSF Floor Live Load
60 PSF Balcony Load, if applicable

The Contractor shall be responsible for arranging all necessary inspections required by Town of Silt prior to covering any such portions of work.

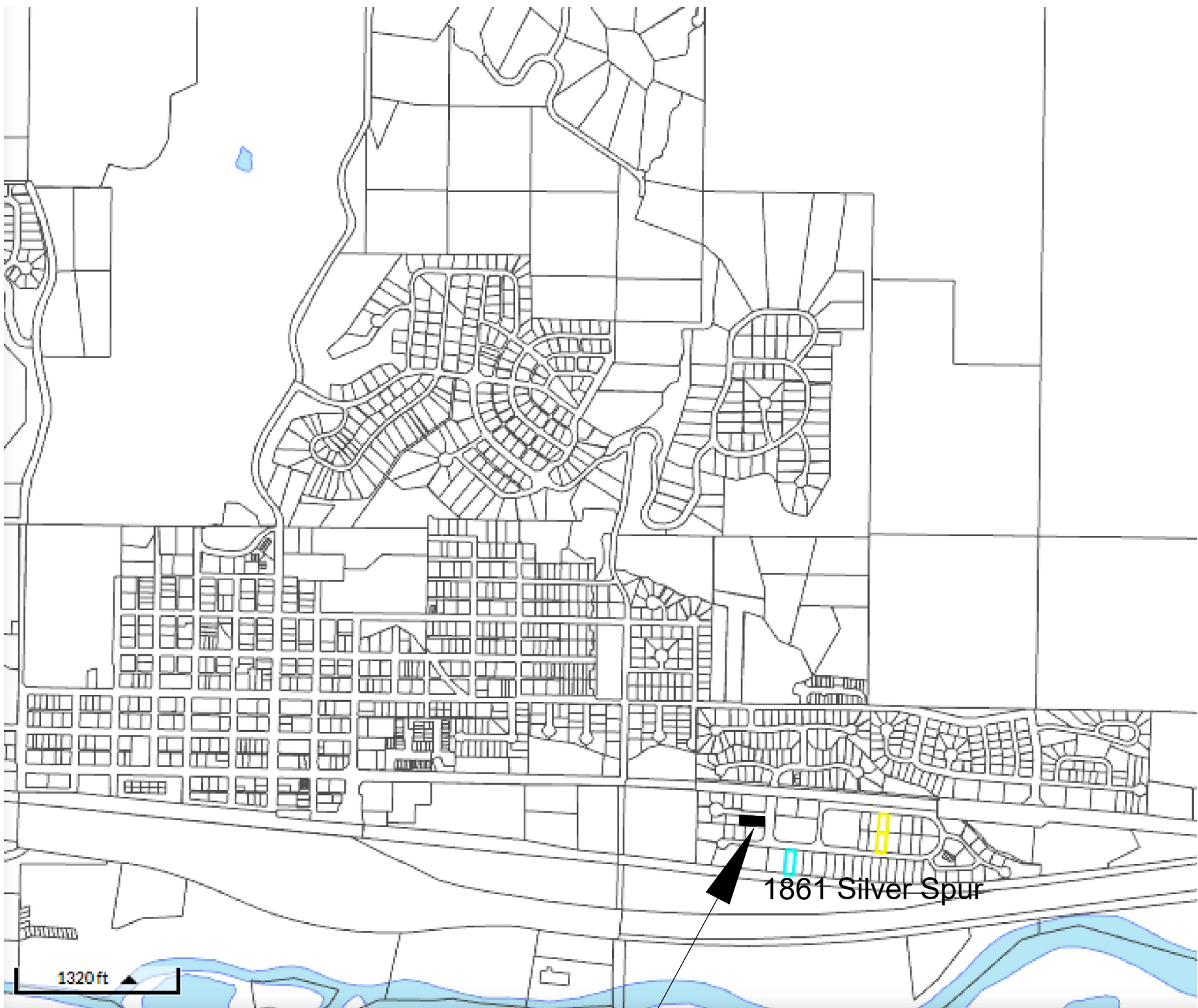
Energy Compliance: (all values are minimum requirements)
Ceilings and Ceilings w/ raised trusses: R-40
Walls Above Grade: R-20
Walls Below Grade: R-11
Floor over unheated spaces: R-11
Slab Edge, 36" insulated: R-10
Glazing Requirement: Double Glazing
HVAC Ducts: R-8

Air Leakage:
Exterior joints around windows and door frames, openings between walls and foundations and between walls and roof/ceilings and between wall panels, openings at penetrations of utility services through walls, floor and roofs and all other similar types of openings in the building envelope shall be caulked, gasketed, weather stripped, or otherwise sealed to prevent in a manner approved by the Building Official.

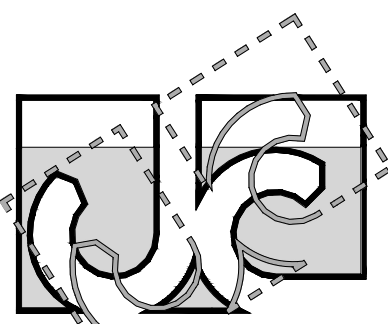
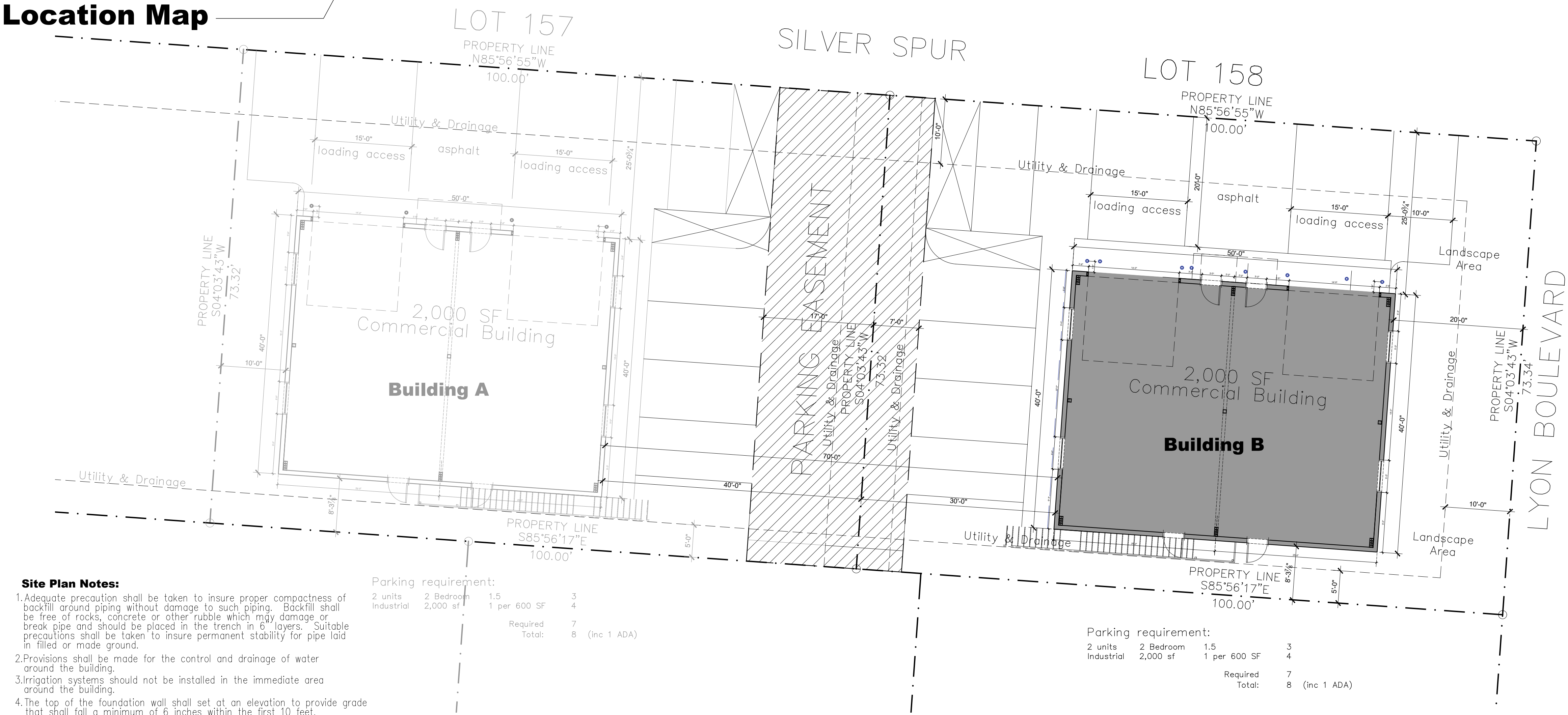
Vapor Retarder:
Vapor retarders shall be installed in all non-vented framed ceilings and rafter spaces

Code references:
2015 International Building Code
2009 International Energy Conservation Code

All drawings, plans, and specifications are instruments of service provided by Jeff Johnson Architectural P.C. and remain the property of the Architect. These instruments of service may not be reused without written consent by Jeff Johnson Architectural P.C.



Location Map



Jeff Johnson
Architectural PC

136 East Third Street
Rifle, CO 81650
970-625-0580
jeff@jjarchitectural.com
Copyright 2023

JSN Properties Silt Building II, LLC
Lot 157A , Lyon Subdivision P.U.D.
Silt, CO

Site Plan Review

Notes,
Site Plan

Date: 07-14-23
2302A-07-14-23

CVR

Address 1861 SILVER SPUR
Parcel No. 217911201157
Account No. R006257
Lot Size: 7,333 SF

The property is relatively flat and my research indicates that there was no previous construction on the site. As noted earlier, access to the Garage Bays is from Silver Spur as well as the joint parking/access easement proposed. Please see location and site plan attached.

V. Applicable Municipal Code Sections.

All new commercial development in the Town undergoes a Site Plan Review Process for the development. The Site Plan Review process is outlined in Chapter 17.42 of the Silt Municipal Code. I am listing applicable code sections below, but in instances where there is new construction in the Silt Trade Center staff relies heavily on the final PUD document for the Silt Trade Center. This is attached and is Ordinance 19 – Series of 2008. As you know, the Planning Commission is the decision-making body for the Site Plan Review process. Appeals of the Commission’s decision or individual conditions of approval go to the Board of Trustee’s.

The Commission is charged with approving the application as presented, approving with conditions, denying the application or continuing the hearing until a date certain. I am providing a draft Resolution of Approval for your review **which will update the 2023 Resolution.** It can be modified during the meeting as necessary. You may also have conditions which you may have staff review and approve if plans need to be updated or if you wish changes to be made.

Relevant Code Sections: (for a normal Commercial Site Plan Review)

17.42.060 -	Uses requiring a Special Use Permit and Site Plan Review in all commercial districts
17.42.100	Intent of Landscape Design Guidelines
17.42.120	Site Plan and Design Standards
17.42.130	Grading
17.42.140	Public Rights-of-way
17.42.150	Perimeter Landscaping
17.42. 170	Landscaping Installation
17.42.190	Off – Street Parking Requirements

VI. Review Agency Comments

We did not send this particular application for a site plan review to the various agencies as the subdivision was laid out and platted a few decades ago and all infrastructure is installed.

VII. Site Plan Issues

Access

Planner’s comment: Acceptable. Both the shared parking and access to the Garage bay doors are from Silver Spur. Driveways are paved with asphalt. Please note that the PUD Ordinance allows vehicles

utilizing Silver spur to back out onto Silver Spur. That is not true of many of the other roadways within the Silt Trade Center. Access is compliant. **You will also note that the shared parking/access/utility easement is larger on Lot 157 than Lot 158. That is acceptable. This has to do with one lot being adjacent to another right-of-way and dimensionally laying out the parking and circulation areas.**

Site Layout

Planner's Comment. Building is compliant with all site layout standards. Setbacks meet ordinance requirements

Parking

Planner's Comment. Parking is provided per town code. 7 spaces are required and 8 are provided. Parking space dimensions, vehicle access aisles etc. are also code compliant.

Architecture

Planners Comments:

- Please note that this is a metal building but metal siding is not allowed for this particular lot. This lot, while it was rezoned as part of ordinance 19 – 2008 and changed to B-2 (Industrial), it retained B-1 development and architectural guidelines. Therefore, in working with the applicant they will be providing a stucco exterior for the building. **Please note that the Ash color and other highlights are proposed to be updated to having a white color structure with black highlights.**
- Height. The building comes in at 30 feet in height. 30 foot is the height limit. Compliant.
- Elevations. Updated elevations are provided for you. Please note that the east and west building elevations are quite plain with the exception of a few windows. When buildings are 60 feet in length there are required “breaks/changes in patterns” to give it a little bit of architectural interest. These buildings do not meet that size criterion. **However, you may want some small break or color change to add a little visual interest. Even though they do not meet the 60 lineal feet to mention which requires such changes, it would be good to have some type of change in material or colors on these elevations to provide relief for adjacent property owners.** The front and the rear appear to have enough action going on between bay doors, and trees, exterior stairways etc.

(Note: this architectural update and color sheets were specified for Lot 158 but they apply to both Lot 157 & 158)

Landscaping

Planner's Comment. There is a draft landscape plan attached for your review. The architect wishes for me to remind you that it is a draft. Most of the species indicated are those listed acceptable for the Silt Trade Center. I've also asked the architect to work on a little screening for the patio areas which are at either the southeast or southwest corner of these two particular buildings. I have recommended that each of the residential tenants have a small sitting area, whether that be in the patio or as part of a second story deck or balcony etc. He is working on a concept to help provide some privacy and will be presented at the hearing. As you know, we are trying to have all accessory in multifamily residential housing units have private open space.

Storage

Planner's Comment. No outdoor storage is indicated. If that changes, storage areas must be accompanied by a code compliant screening fence.

Miscellaneous Site plan Review Comments: The architecture and material seem to be appropriate for the location. Landscaping is being provided and parking and access acceptable. You may have your own thoughts on whether the east or west building elevations need a little touchup.

Color

I try not to get too excited about the color palette of commercial/industrial buildings, especially in a light industrial Park. I do not enjoy being a member of the taste police. I am more concerned about how the building functions including landscaping, terms of the access/parking/maintenance easement and making the residential units livable. I don't feel strongly about the color change. Actually, in the future I think people will say there is a bright, White House and it was built in the decade of the 2020's. I would just as soon as the existing color palette actually be constructed.

Access/parking/maintenance easement

I am disappointed that this has not yet been taken care of. This document should be recorded, if possible with the resolutions of approval if you choose to change the 2023 approval and prior to their billing a building permit issued.

VIII. Planner Recommendation:

Staff finds that the building and site are being developed in general compliance with the regulations of the Silt Trade Center and in the spirit of the commercial site plan review standards. Staff recommends **APPROVAL** of the proposed commercial with the associated residential apartments with 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. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in

the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).

6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.

(Note: Do you want #7 to say this?? It is from 2023 approval)

7. That Lots 157 and 158 have different primary structure colors, which need to be approved by town staff, at the time of permitting.
8. That there be additional architectural design, such as a pent roof or canopy, above the garage doors.
9. The primary structure colors for Lot 158 of the Silt Trade Center are

IX. Recommended Motion:

I move to approve the amendment to the site plan review for Lot 158 of the Silt Trade Center with the staff recommended conditions by adoption of Resolution 10- Series of 2024. (Any modifications or additional conditions made by the Planning Commission should be added to this motion).

Exhibits

Draft Resolution _PZ # 10-2024

New building elevation with change color palette

Applicant Letter of request

Updated Application

2023 site plan and building elevations

Minutes from September 5, 2023 planning commission meeting

**TOWN OF SILT PLANNING AND ZONING COMMISSION
PZ RESOLUTION NO. 10
SERIES OF 2024**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE TOWN OF SILT AMENDING PZ RESOLUTION NO. 2 - SERIES OF
2023 REGARDING THE SITE PLAN REVIEW FOR LOT 158 OF THE SILT
TRADE CENTER IN THE TOWN OF SILT, GARFIELD COUNTY, STATE
OF COLORADO, SUBJECT TO CONDITIONS.**

WHEREAS, JSN Properties in August 2023 requested a Site Plan Review for property located at Lot 158 of the Silt Trade Center according to the plat recorded as Reception # 775409 with a full legal description included in Exhibit A; and

WHEREAS, the Town of Silt Planning Commission approved the requested site plan review by adoption of Town of Silt Planning Zoning Commission Resolution No. 2 – series on September 5, 2023 at Reception # 992002; and

WHEREAS, JSN Properties wishes to amend that approval; and

WHEREAS, the only change desired by the owner is a change in the color palette of the building; and

WHEREAS, the proposed permitted use is subject to Site Plan Review procedures contained in Chapter 17.42 of the Silt Municipal Code and also subject to Ordinance 19 – series of 2008; and

WHEREAS, the Planning and Zoning Commission of the Town of Silt reviewed this proposal to amend the previous approval at a public hearing at the September 3, 2024 of Planning and Zoning Commission meeting; and

WHEREAS, the Planning and Zoning Commission of the Town of Silt finds the following with respect to the Site Plan Review:

- A. The proposal for a service business with the building designed with 2000 ft.² of commercial space and 2 Bedroom Apartments can be accommodated on the subject property without exposure to unmitigated hazards.
- B. The proposed development has adequate ingress and egress from Silver Spur.
- C. The proposal meets the criteria as indicated in Chapter 17.42 of the Silt Municipal Code and the criteria outlined in Ordinance 19 – Series of 2008;

- D. A change in the color palette of the building is acceptable and does not adversely affect any of the other previous approval conditions; and

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO, that the site plan review application submitted by JSN and properties is hereby approved, subject to the following conditions:

INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting, of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 3rd day of September, 2024.

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. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
7. That Lots 157 and 158 have different **primary structure colors**, which need to be approved by town staff, at the time of permitting.

8. That there be additional architectural design, such as a pent roof or canopy, above the garage doors.

9. The primary structure colors for Lot 158 of the Silt Trade Center are

ATTEST:

TOWN OF SILT

Chair: Lindsey Williams

Planner Mark Chain

Exhibit A
Legal Description

Lot 158 of the amended plat of lots 83, 86, 125, 129, 130, 152, 156 and 157 And
the Composite Plat Map of the Silt Trade Center recorded as Reception #
775409





**ROCKY MOUNTAIN
STEEL STRUCTURES, INC.**

PO BOX 715 SILT, CO 81652 / PHONE 970-876-5878 FAX 970-876-5877 / rmss@sopris.net

TO WHOM THIS MAY CONCERN.

I AM JERRY RUSCH, OWNER OF ROCKY MOUNTAIN STEEL STRUCTURES, INC.
WE ARE A LICENSED, COMMERCIAL GENERAL CONTRACTOR LOCATED AT 1810
MEDICINE BOW CT. IN SILT. CO.

THIS IS MY REQUEST TO CHANGE THE EXTERIOR COLORS ON THE TWO NEW BUILDINGS
THAT WE WILL TO BE CONSTRUCTING ON LOTS 157 & 158, IN THE SILT TRADE CENTER,
ON SILVER SPUR, SILT, CO.

MY CLIENTS, JUSTIN AND SHELLI NIELSON, WITH JSN PROPERTIES, HAVE REQUESTED
THIS COLOR CHANGE, AS IT IS OF A MORE MODERN TREND. MANY NEW BUILDINGS IN
THE AREA ARE USING THESE COLOR SCHEMES. THIS IS ACTUALLY SUGGESTED IN
ORDINANCE NO 19, PAGE 6, PARAGRAPH 2.C WHERE IT ASKS FOR A MORE
ARCHITECTURAL INTERESTING LOOK. WE BELIEVE THAT THE BUILDINGS WILL LOOK
GREAT AND ADD A UNIQUE FLAVOR TO THE SUB-DIVISION. WE HOPE THAT THE P & Z
DEPT. WILL ALLOW THIS CHANGE.

NO OTHER CHANGES HAVE BEEN MADE TO THE DESIGN OR OCCUPANCY OF THE
BUILDINGS. WE HOPE TO APPLY FOR A PERMIT IN MID SEPTEMBER, AND BREAK
GROUND IN LATE FALL.

THE ORIGINAL COLORS APPROVED AND NEW COLORS PROPOSED ARE AS FOLLOWS:

	ORIGINAL	PROPOSED
STRUKTUROC MAIN BODY	ASH GRAY	WHITE
WAINSCOT	GRAY	BLACK
ROOF	GRAY	BLACK
CORNER TRIM	ASH GRAY	WHITE
EAVE, GABLE, DOOR, WINDOW	GRAY	BLACK



**ROCKY MOUNTAIN
STEEL STRUCTURES, INC.**

PO BOX 715 SILT, CO 81652 / PHONE 970-876-5878 FAX 970-876-5877 / rmss@sopris.net

NOT MUCH HAS HAPPENED IN REGARDS TO THE OUTSTANDING ITEMS IN THE CONDITIONS OF APPROVAL AS MY CLIENT AND THE ARCHITECT HAVE HAD A SLIGHT FALLING OUT. HOWEVER, I HAVE TAKEN OVER THE PROJECT AS FAR AS PROVIDING THE NECESSARY DOCUMENTS TO THE P & Z AND MEDIATE BETWEEN THEM AND AM VERY CONFIDENT THAT WE CAN GET THIS PROJECT BACK ON TRACK.

THESE ITEMS WILL BE PROVIDED PRIOR TO, OR ALONG WITH THE APPLICATION FOR PERMIT:

AN EXTERIOR LIGHTING PLAN WILL BE PROVIDED AND WILL CONFORM WITH THE TOWN OF SILT LGHTING STANDARDS.

A LANDSCAPE PLAN WILL BE PROVIDED TO THE COMMUNITY DEVELOPMENT STANDARDS AND WITH IRRIGATION DETAILS.

TWO PRIVATE OPEN SPACES FOR THE TENANTS WILL BE SHOWN ON THE FINAL DRAWINGS.

WE UNDERSTAND THAT ANY OUTDOOR STORAGE WILL REQUIRE A SEPARATE PERMIT AND WILL BE CODE COMPLIANT.

A PARKING / MAINTENANCE/ EASEMENT AGREEMENT AND DOCUMENT WILL BE PREPARED AND RECORDED IN GARFIELD COUNTY CLERK AND RECORDING OFFICE ALONG WITH THE RESOLUTION OF APPROVAL.

ALL LAND USE RELATED FEES AND OTHER ITEMS WITH THE TOWN CONSULTANTS WILL BE PAID PRIOR TO THE ISSUANCE OF A PERMIT.

AGAIN, I EXPRESS THE WISHES OF MY CLIENT TO ALLOW THIS COLOR CHANGE. I ALSO GUARANTEE THAT ALL THE MISSING ITEMS WILL BE PROVIDED.

THANK YOU FOR YOUR HELP AND SUPPORT,

JERRY RUSCH
ROCKY MOUNTAIN STEEL STRUCTURES
970-989-0330
rmss@sopris.net



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: JSN Properties Silt Building B

Project Description / Property Information:

Address: 1861 Silver Spur, Silt, CO 81652 Parcel ID Number: 217911201157

Legal Description (*attach additional sheets if necessary*): _____

Lot 158 ; Lyon Subdivision PUD

Access to Property: Silver Spur

Acreage or Square Footage: 7,333 Existing Land Use Designation: B-1 or B-2 PUD Allowed

Proposed Land Use Designation: Service Business with Residential

Existing Zoning: B-1 or B-2 PUD Proposed Zoning: B-2 PUD

Proposed Use / Intensity of Use: Service Business(es) below; Two Residential Units above

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)

Project Team Information (fill in all that apply) *(add additional sheets of needed)*:Property Owner(s): Name: Justin & Shelli Nielsen Phone: 970-390-5301Company: JSN Properties Silt Building II, LLC Fax: _____Address: PO BOX 1258, Gypsum, CO 81637

Authorized Rep.: Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____

Engineer/Designer: Name: Jeff Johnson Phone: 970-625-0580Company: Jeff Johnson Architectural, PC Fax: _____Address: 136 East Third Street, Rifle, CO 81650Billable Party: Owner X 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.

Justin or Shelli Nielsen § _____

Name (printed)

PO BOX 1258, Gypsum, CO 81637

Address

970-390-5301

Phone

Fax

Signature

Type of Identification

Disclosure of Property Ownership

_____ If owner is an individual, indicate name exactly as it appears on the deed.

X 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, JSN Properties Silt Building II, LLC, 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)

Justin Nielsen

Name (printed)

PO BOX 1258

Gypsum, CO 81637

Address

970-390-5201

Phone

Fax

Signature

Type of Identification

County of _____)

State of _____)

Sworn to and subscribed before me this _____ day of _____, _____.

(fill in day)

(fill in month)

(fill in year)

By _____
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: _____

Shelli Nielsen

Name (printed)

PO BOX 1258

Gypsum, CO 81637

Address

970-390-5201

Phone

Fax

Signature

ss.

(seal)

Authorized Representative

I/We further permit Jeff Johnson Architectural, PC 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.

Justin or Shelli Nielsen

Name (printed)

PO BOX 1258

Gypsum, CO 81637
Address

970-390-5201

Phone

Fax

Signature _____

Type of Identification

County of _____)

State of _____)

SS.

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

By _____
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: _____



SITE PLAN REVIEW CHECKLIST

Uses Requiring Site Plan Review.

All new construction for commercial and multi-family uses require a site plan review to determine conformance with the Silt Municipal Code (§ 127.42.050), including the following:

- New commercial construction (including additions to existing commercial buildings);
- Multi-family (three or more dwelling units within one building or on one lot);
- Uses that require a special use permit and site review are:
 - Transient merchants
 - Commercial or multifamily building with roof pitch not under 4:12; or
 - Commercial or multifamily building over 10,000 gross square feet.

Submittal Documents for a Commercial/Multi-Family Site Plan include the following:

- ☐ Land Use Application, Site Plan Application and applicable fee;
- ☐ Site Plan in a scale of 1/8" = 1' that addresses the following:
 - Zoning of subject parcel and that land immediately adjacent to subject parcel;
 - Maximum lot coverage not exceeding 80%;
 - Maximum building height not exceeding 27 feet;
 - Streets constructed in conformance with SMC Section 16.04.390;
 - Building setbacks in conformance with SMC Section 17.44.020;
 - Concrete sidewalks no less than six (6) feet wide in multi-family and ten (10) feet wide in commercial;
 - Public pathway (trail) plan;
 - Building materials and designed in order to achieve and maintain high architectural standards and avoid boxy or monotonous industrial appearance;
 - Façade treatment on all sides of the building;
 - Landscaping plan in conformance with SMC Sections 17.42.090 through 17.42.190;
 - Loading/Receiving areas in conformance with SMC Section 17.42.200;
 - Number and location of off-street parking spaces in conformance with SMC Sections 17.42.190 and Chapter 17.56;
 - Pedestrian crossings in conformance with SMC Section 17.42.210;
 - Screening of parking, truck loading and receiving areas, outdoor storage, refuse containers and mechanical equipment in conformance with SMC Section 17.42.220;
 - Potable water service main (or service line);
 - Sanitary sewer service main (or service line);
 - Drainage plan;
 - Erosion and sediment control plan;

Silt Municipal Code Chapter 17.42 sets forth the Design Review Criteria for Commercial and Multifamily Structures.

17.42.055 Application process.

- A. An applicant for commercial or multifamily site plan review shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey information to the commission, including the following:
1. A description of the proposed land use(s);
Applicant requests, in addition to a service businesses with warehouse space allowed per Silt Trade Center Ordinance, allowing two employee housing units (on Lot 158); as allowed per Silt Trade Center Ordinance.
 2. A statement of the planning objective(s);
Applicant would like to provide needed affordable housing options for employees of the warehousing units offered by this development
 3. A description of adjoining land use(s) and zoning;
Adjoining Land uses are Silt Trade Center P.U.D B-2 Uses; Owners currently have a service building on Lot 156, directly West of the property.
 4. Existing zoning of the subject property;
Silt Trade Center P.U.D; B-1 and B-2 Uses
 5. A statement regarding the proposal's conformance with the comprehensive plan and zoning; and
Proposed structure complies with Silt Trade Center P.U.D; it's land use is allowed, and the property zoning allows proposed use
 6. A site plan map(s) depicting all proposed land use, including utilities, landscaping, structures, parking, and other development of any kind.

Refer to attached Site Plan

Below is an **example** of a Public Notice to be submitted to the newspaper and sent by certified, return receipt mail to property owners within 200 feet. The minimum public notice requirements are as follows:

Variances:	No less than 7 days prior to public hearing
All applications regarding a Planned Unit Development:	No less than 15 days prior to public hearing
Special Use:	No less than 15 days prior to hearing
Subdivision Exemption:	No less than 7 days prior to public hearing
Preliminary Plan:	No less than 7 days prior to public hearing
Comp Plan Amendment, Sketch Plan, Zoning, Rezone, Final Plan:	No less than 15 day prior to public hearing

Public Notices shall be published once per week, in a newspaper of general circulation, no less than the number of days as listed above. Public Notices to adjoining property owners shall be sent certified, return receipt and post-

Public Notice

You are hereby notified that the Town of Silt Planning & Zoning Commission/Board of Trustees will conduct a Public Hearing to consider the following application. The Public Hearing will be held on _____, 200__ at 7:00p.m. in Council Chambers at Silt Town Hall, 231 N. 7th Street.

Applicant:

Application Request:

Legal Description: (brief legal description is sufficient)

Common Description: (street address or general location)

For more information, contact the Town of Silt Community Development Department; PO Box 70, 231 N. 7th Street or call 970/876-2353. Please provide the name of the applicant and other notice information when asking department staff about this notice.

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

Project: JSN Properties Silt Building II

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.

Justin or Shelli Nielsen

Name of Applicant (printed)

Signature of Applicant

Date

County of _____)

)

ss.

State of _____)

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

By _____
Name (printed)

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

LAND USE APPLICATION FEES

Application	Fee	Deposit	SMC Section
Annexation	\$1,200	\$400	16.13.040
Annexation & Development Agreement amendment	\$400	\$400	16.13.130
Boundary Adjustment/Lot Line	\$100	\$0	16.04.907
Condominiumization	See Major	Subdivision	16.05.110
Easement Agreement and Amendments	\$500	\$500	2.44.110
Intergovernmental Agreement and Amendments	\$500	\$500	2.44.100
Major Subdivision-Sketch Plan	\$500	\$500	16.04.120
Major Subdivision-Preliminary Plan	\$800	\$800	16.04.180
Major Subdivision-Final Plan	\$500	\$500	16.04.270
Sign Exception	\$70	\$0	
Fence Exception	\$70	\$0	
Replat or Re-subdivision	\$500	\$0	16.04.945
Site Plan Review- Commercial/Multi-Family	\$500	\$0	17.42.030
Special Use Permit	\$250	\$0	17.78.040
Minor Subdivision-Sketch/Final	\$500	\$500	16.04.906
Subdivision Improvement Agreement Amendment	\$400	\$400	16.04.315
Vacation of Right of Way	\$400	\$400	2.44.120
Zoning Variance	\$250	\$0	17.84.080
Zoning or Rezoning	\$500	\$100	16.12.410

****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.***

ATTACHMENTS/EXHIBITS MUST BE COMPLETE FOR SUBMITTAL.

Incomplete applications **will not** be reviewed 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] _____ A copy of the completed application in electronic format (Microsoft Word).
- 7] _____ A diskette, compatible with the Town of Silt GIS system, must be submitted before final recording of land use action. 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.

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: Justin or Shelli Nielsen Date: 07-14-23

Location of Property: 1845 Sliver Spur, Silt, CO

Land Use Request: Site Plan Review

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.

Proposed structure complies with Silt Trade Center P.U.D; it's land use is allowed, and the property zoning allows proposed use

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

Applicant would like to develop 2 residential units for local workers and provide trade warehouse space on this Lot.

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

No apparent negative impact

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.

no concerns

- 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.

General Notes:

The purpose of these drawings is to graphically depict the general nature of the work to be performed. The Contractor shall confirm dimensions and select fabrication processes and techniques prior to construction.

All construction and materials shall be in accordance with all applicable codes, ordinances, laws, permits, and contract documents.

The contractor shall be responsible for the accurate placement of all new construction.

The contractor shall confine his or her operations on the worksite to those areas previously agreed on with the owner.

All materials stored on site shall be properly stacked and protected to prevent damage and deterioration. Failure to protect material may be cause for rejection of work.

The Contractor shall review locations of light fixtures and other recessed ceiling and wall elements prior to framing for proper placement of these items.

The contractor shall verify all field dimensions and conditions, and shall notify the architect of any variations from those items shown herein.

The jobsite shall be maintained in a clean, ordered condition, free of debris and litter. The jobsite shall not be unreasonably encumbered with any materials or equipment. Each subcontractor, immediately upon completing each phase of his or her work, shall remove all trash and debris as a result of his or her operation.

The contractor shall do all cutting, fitting or patching of his or her work that may be required to make its several parts to fit together properly. The contractor shall not endanger any other work by cutting, excavating, or otherwise altering the total work or any other part of it. All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces.

Mechanical subcontractor shall be responsible for designing and installing a code compliant heating and ventilation system. Plumbing subcontractor shall be responsible designing and installing a code compliant water, drain lines, and proper venting. Electrical subcontractor shall be responsible for designing and installing a code compliant electrical system.

The Contractor shall provide all necessary blocking, backing, and framing for bathroom accessories, handrails, guardrails, electrical fixtures, mechanical equipment, recessed items, and any other items, as required.

Refer to truss manufacturer's submittal for truss package details. Truss manufacturer to provide pre-engineered roof trusses and floor joists to provide compliance with Structural Engineer and IRC conventional construction provisions under the following min. loading characteristics:
40 PSF Roof Snow Load, per truss manufacturer
40 PSF Floor Live Load
60 PSF Balcony Load, if applicable

The Contractor shall be responsible for arranging all necessary inspections required by Town of Silt prior to covering any such portions of work.

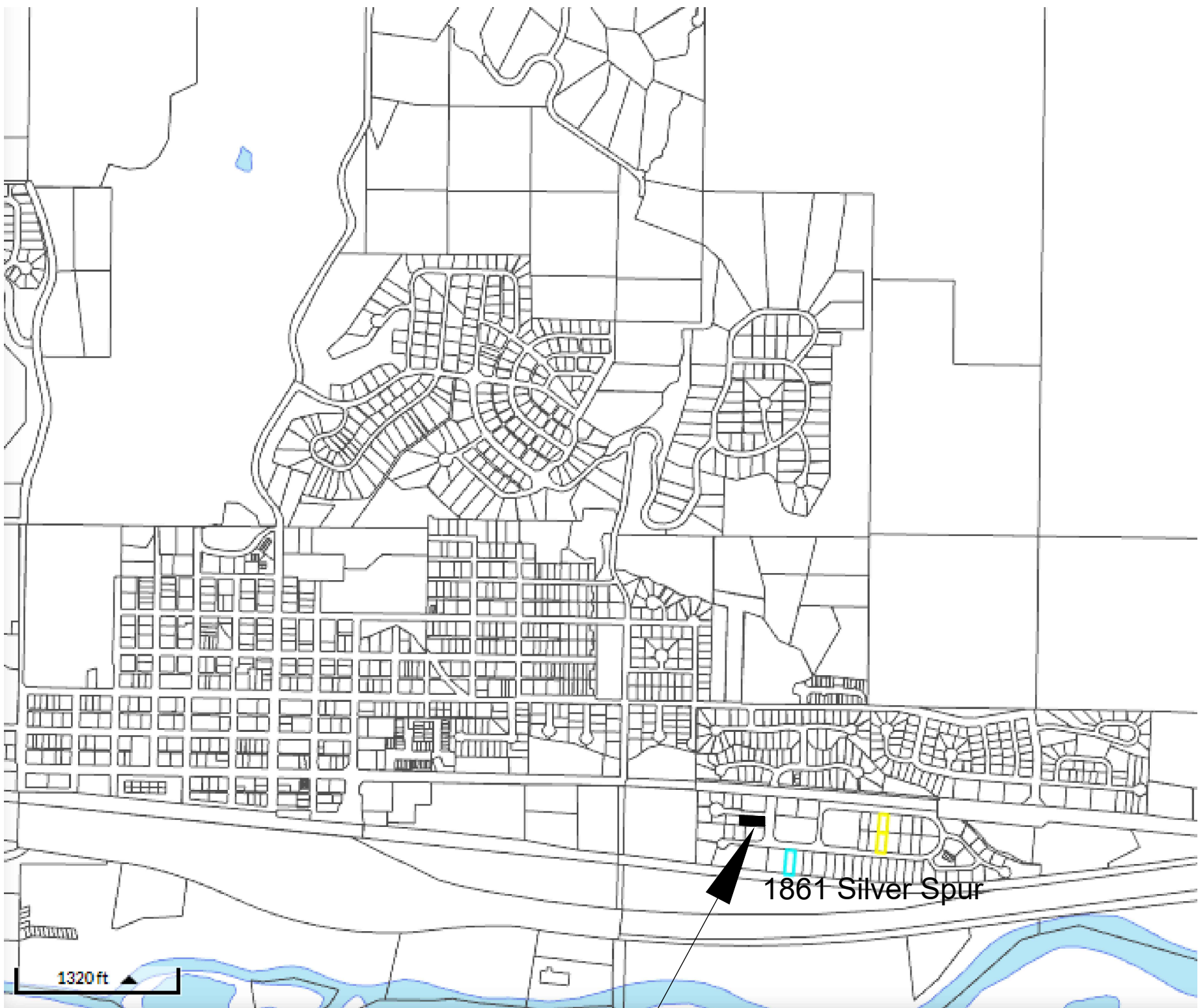
Energy Compliance: (all values are minimum requirements)
Ceilings and Ceilings w/ raised trusses: R-40
Walls Above Grade: R-20
Walls Below Grade: R-11
Floor over unheated spaces: R-11
Slab Edge, 36" insulated: R-10
Glazing Requirement: Double Glazing
HVAC Ducts: R-8

Air Leakage:
Exterior joints around windows and door frames, openings between walls and foundations and between walls and roof/ceilings and between wall panels, openings at penetrations of utility services through walls, floor and roofs and all other similar types of openings in the building envelope shall be caulked, gasketed, weather stripped, or otherwise sealed to prevent in a manner approved by the Building Official.

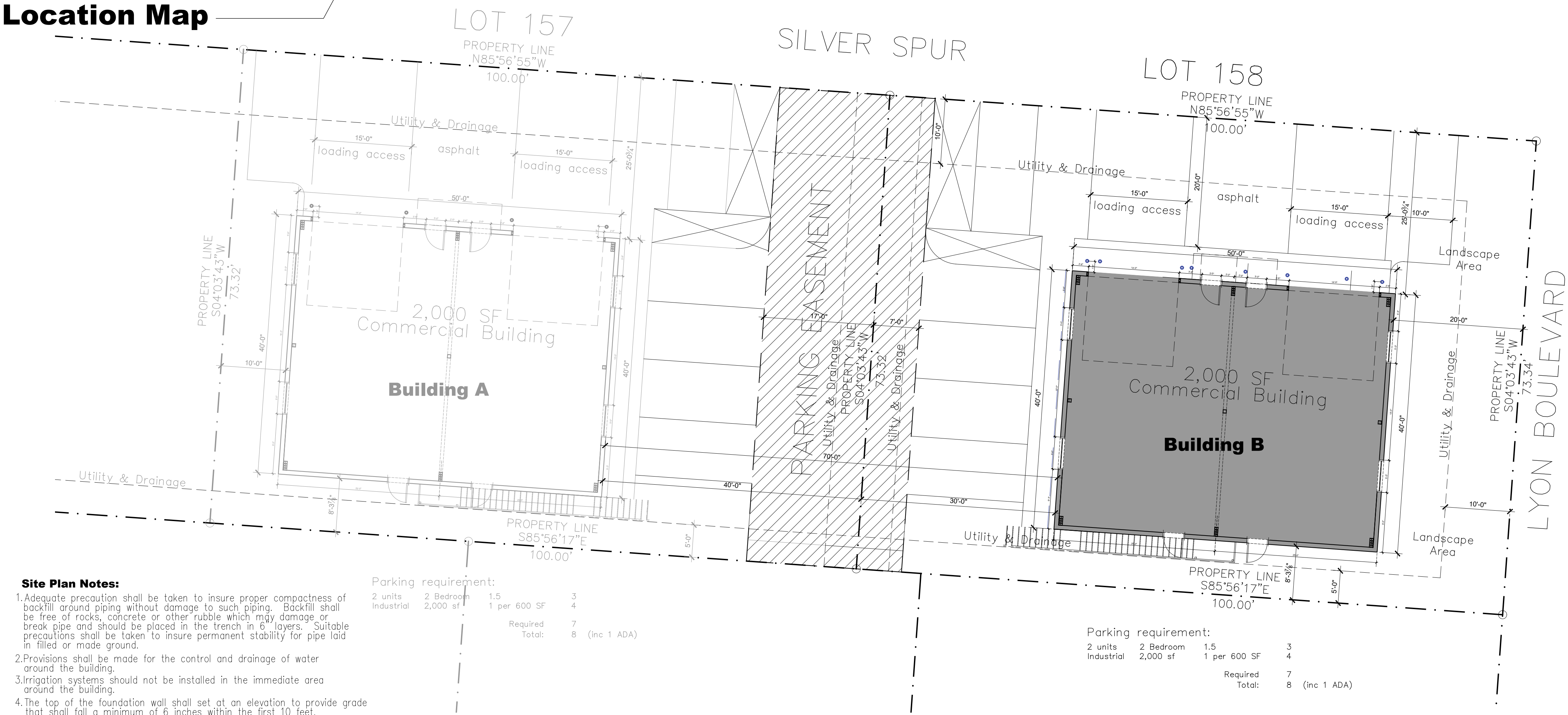
Vapor Retarder:
Vapor retarders shall be installed in all non-vented framed ceilings and rafter spaces

Code references:
2015 International Building Code
2009 International Energy Conservation Code

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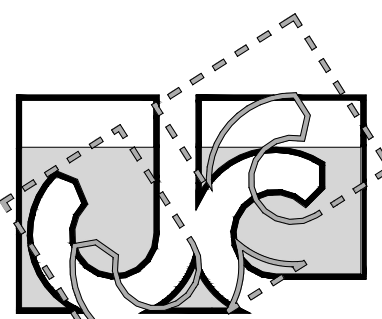
Location Map



Site Plan, Lot 158
1861 Silver Spur
Building B

Address 1861 SILVER SPUR
Parcel No. 217911201157
Account No. R006257
Lot Size: 7,333 SF

scale: 1" = 10'-0"



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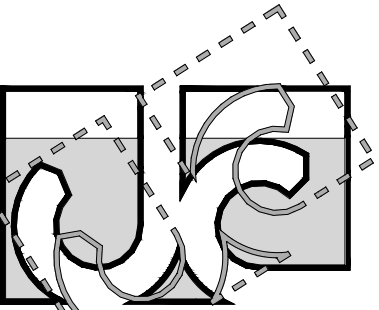
JSN Properties Silt Building II, LLC
Lot 157A , Lyon Subdivision P.U.D.
Silt, CO

Site Plan Review

Notes,
Site Plan

Date: 07-14-23
2302A-07-14-23

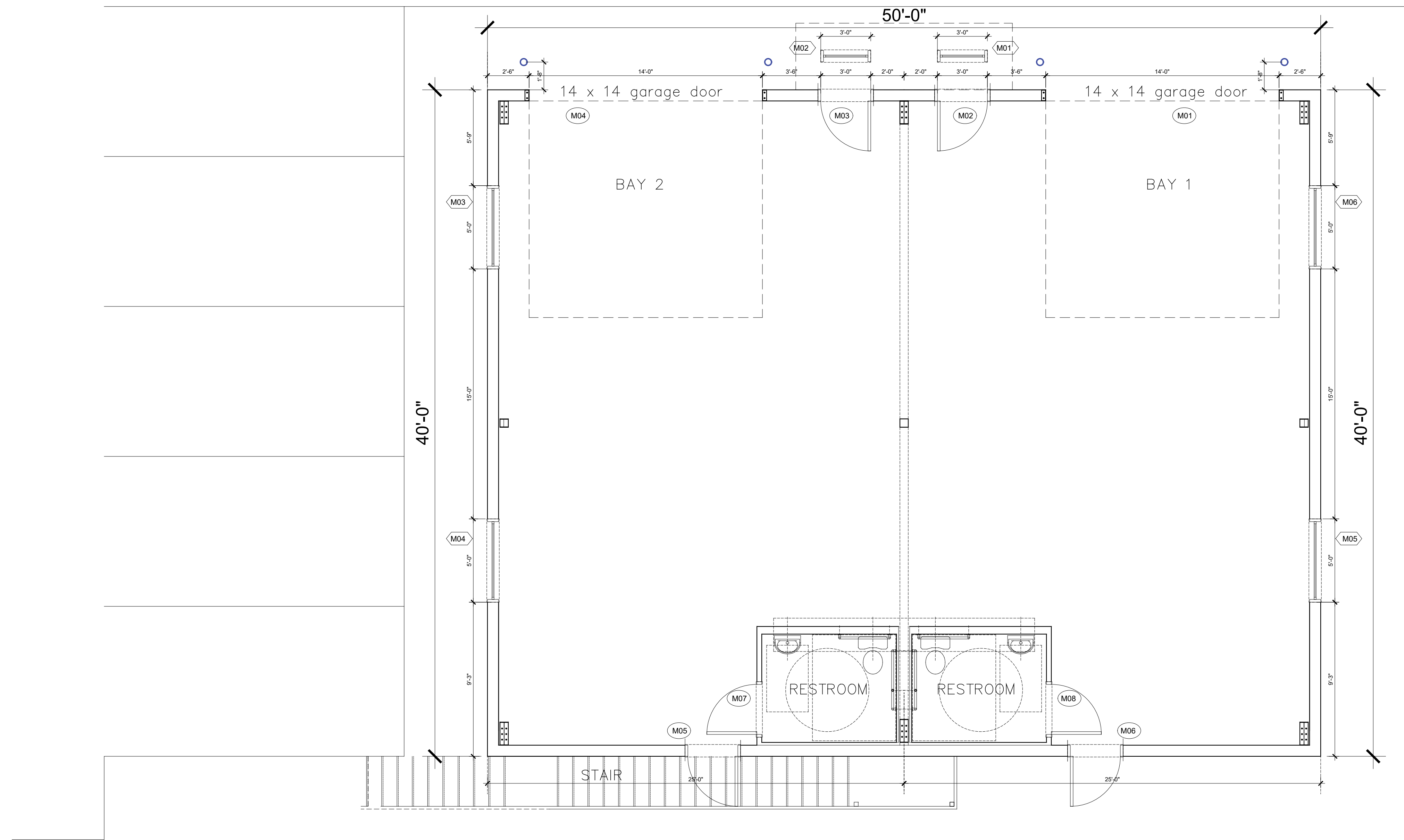
CVR



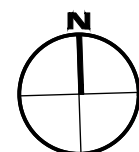
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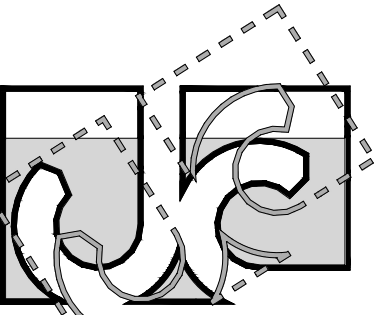
1
A21

Main Floor Plan
Building B

Scale 1/4" = 1'-0"



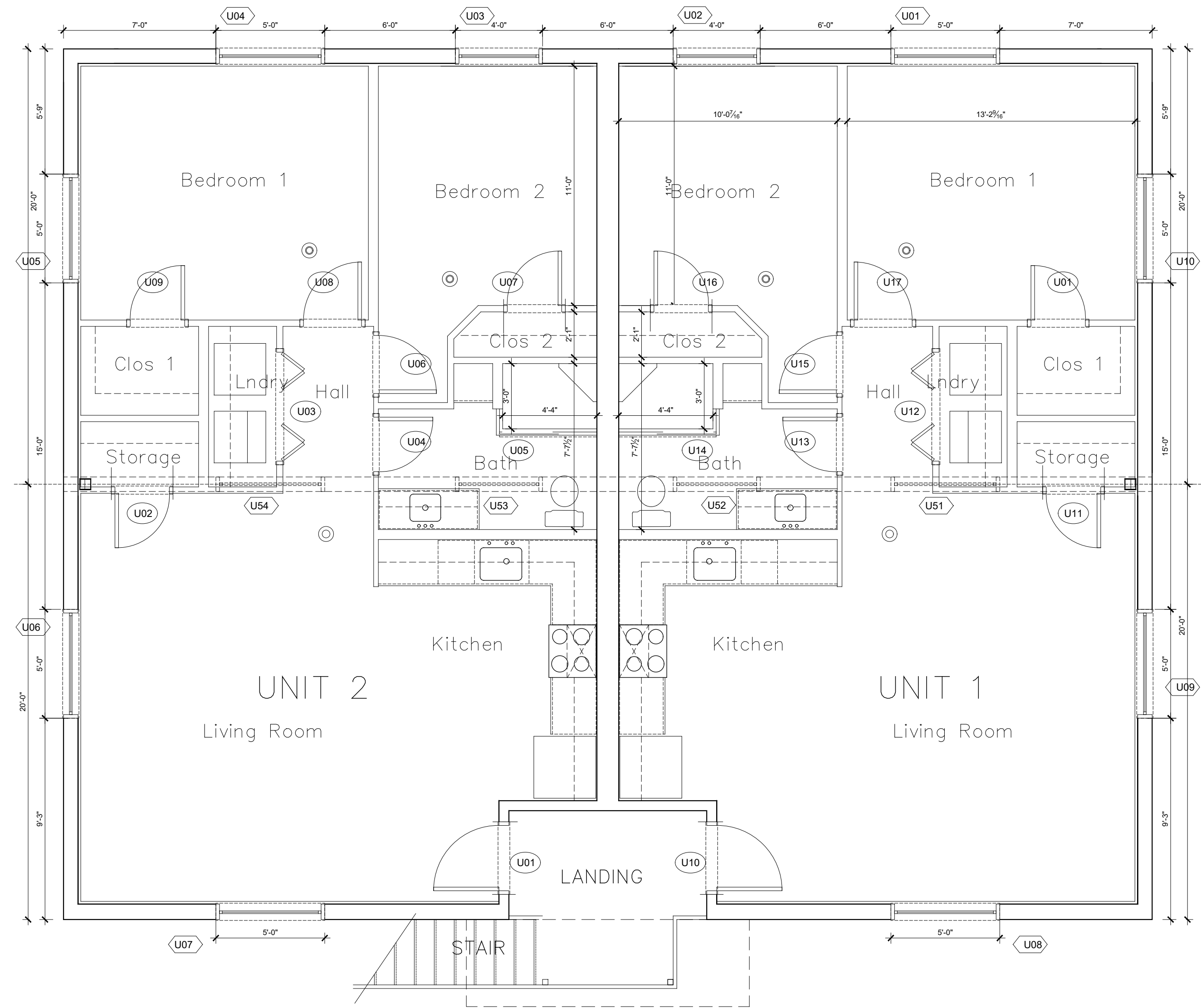
Site Plan Review
Main Floor Plan
Date: 07-14-23 2302A-07-14-23
A21



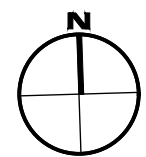
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1
A22

Upper Floor Plan
Building B

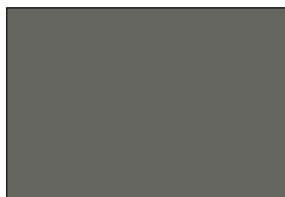
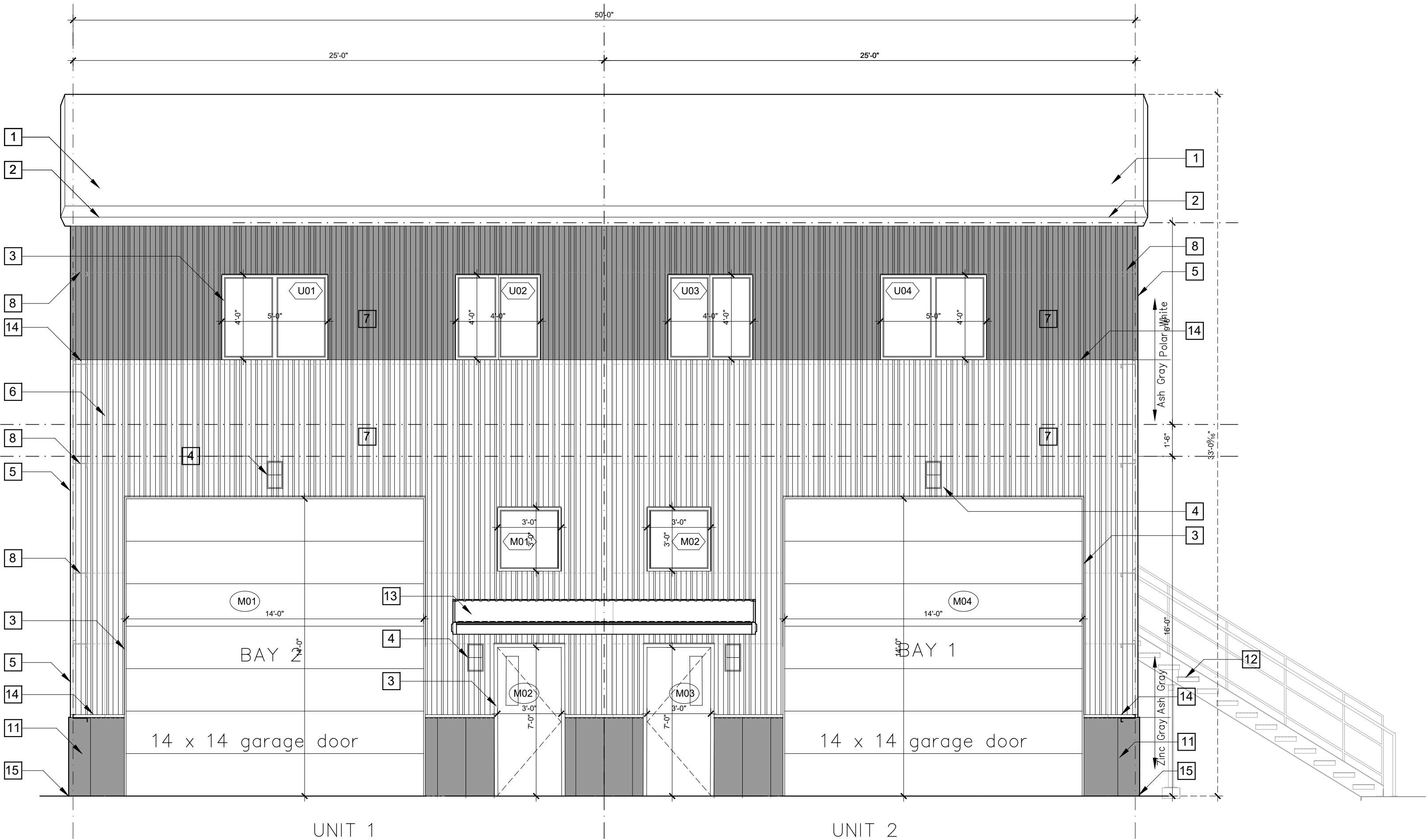
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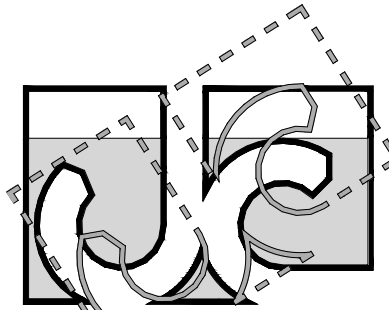
Site Plan Review
Upper Floor Plan
Date: 07-14-23 2302A-07-14-23
A22

Exterior Finish Legend

1	metal roof panel	Charcoal Gray
2	metal fascia	Charcoal Gray
3	door/window trim	Ash Gray and Polar White
4	exterior light	exterior light
5	corner trim	Ash Gray
6	steel frame	
7	metal wall panel	Ash Gray and Polar White
8	wall girt/ roof purlin location	
9	guard rail	painted: gray
10	handrail	painted: gray
11	metal wall wainscot	Kingspan Zinc Gray
12	stair tread	prefab galvanized tread
13	pre-engineered canopy	Charcoal Gray
14	transition flashing	Ash Gray
15	finish grade	
16	foundation below	



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Lot 158B , Lyon Subdivision P.U.D.
Silt, CO

Site Plan Review

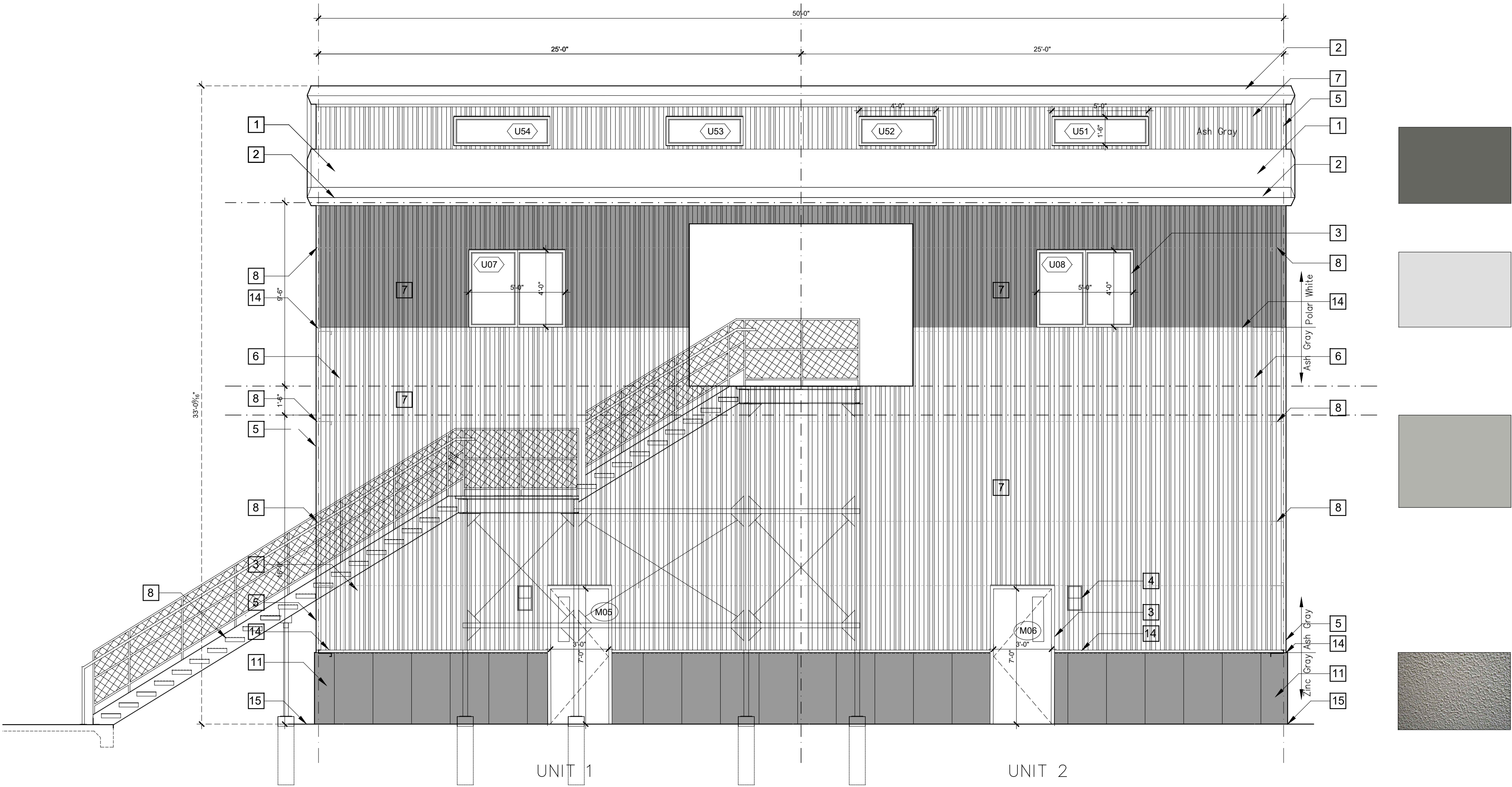
Exterior
Elevations

Date: 07-14-23
2302A-07-14-23

A31

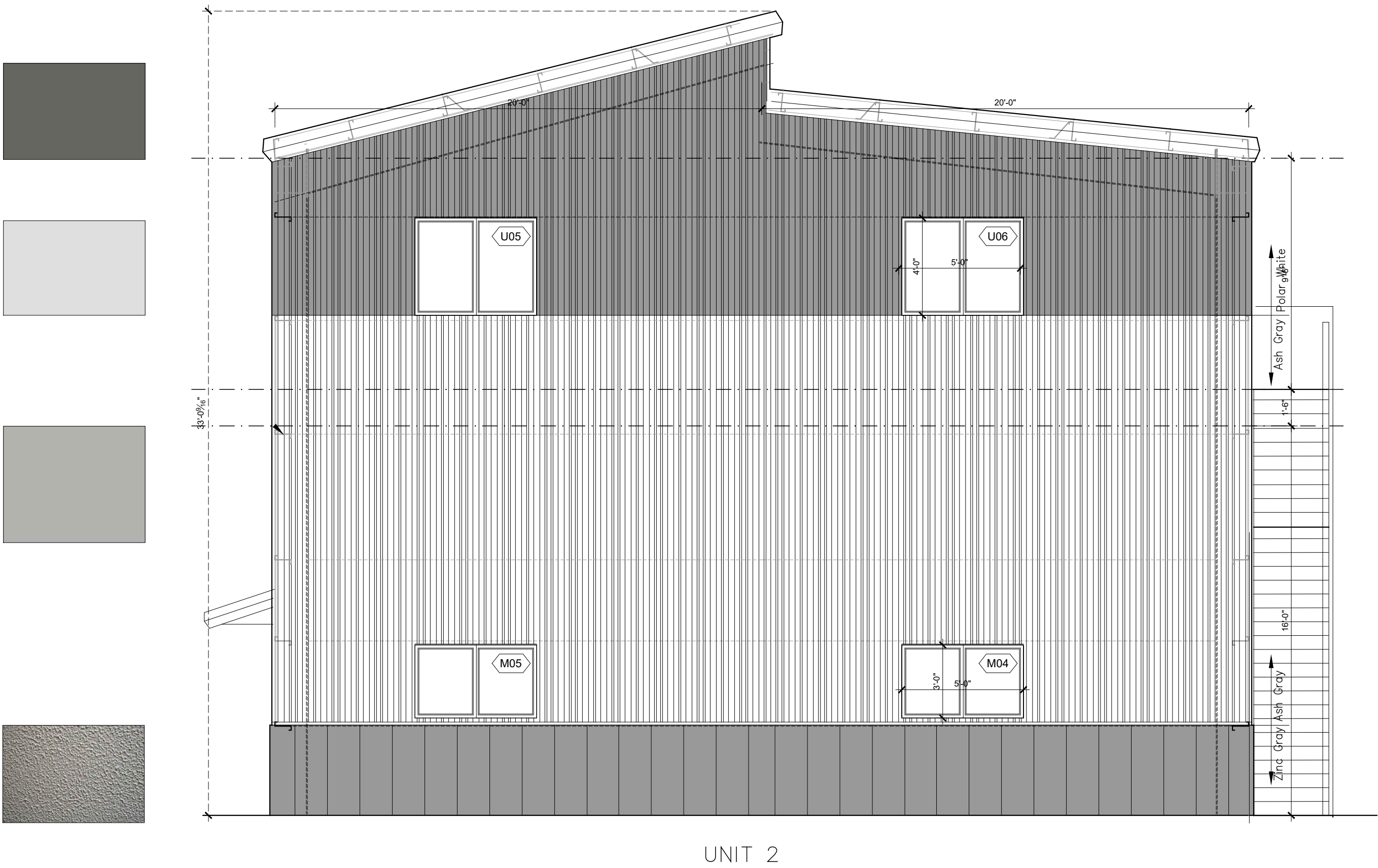
Exterior Finish Legend

1	metal roof panel	Charcoal Gray
2	metal fascia	Charcoal Gray
3	door/window trim	Ash Gray and Polar White
4	exterior light	exterior light
5	corner trim	Ash Gray
6	steel frame	
7	metal wall panel	Ash Gray and Polar White
8	wall girt/ roof purlin location	
9	guard rail	painted: gray
10	handrail	painted: gray
11	metal wall wainscot	Kingspan Zinc Gray
12	stair tread	pre-fab galvanized tread
13	pre-engineered canopy	Charcoal Gray
14	transition flashing	Ash Gray
15	finish grade	
16	foundation below	



1 South Elevation

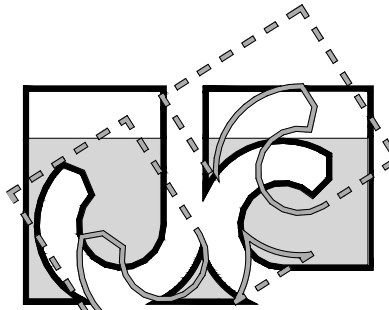
Scale 1/4" = 1'-0"



2 East Elevation

Scale 1/4" = 1'-0"

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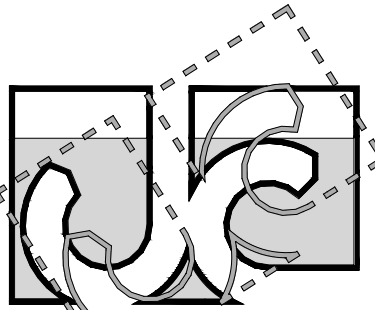
JSN Properties Silt Building II, LLC
Lot 158B , Lyon Subdivision P.U.D.
Silt, CO

Site Plan Review

Exterior
Elevations

Date: 07-14-23
2302A-07-14-23

A32



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JSN Properties Silt Building II, LLC
Lot 158B , Lyon Subdivision P.U.D.
Silt, CO

Skyline Mechanical Window Schedule

No.	Location Room	Type	Window Size (WxH)	Sill height	Head height	Manuf.	Mdl No.	Remarks
M01	Warehouse 1	Fixed	3'-0" x 3'-0"		13'-7"			
M02	Warehouse 2	Fixed	3'-0" x 3'-0"		13'-7"			
M03	Warehouse 2	Slider	5'-0" x 3'-0"		7'-0"			
M04	Warehouse 2	Slider	5'-0" x 3'-0"		7'-0"			
M05	Warehouse 1	Slider	5'-0" x 3'-0"		7'-0"			
M06	Warehouse 1	Slider	5'-0" x 3'-0"		7'-0"			
U01	Bedroom1: Unit 1	Slider	5'-0" x 4'-0"		7'-0"			egress
U02	Bedroom2: Unit 1	Slider	5'-0" x 4'-0"		7'-0"			egress
U03	Bedroom2: Unit 2	Slider	5'-0" x 4'-0"		7'-0"			egress
U04	Bedroom1: Unit 2	Slider	3'-0" x 4'-0"		7'-0"			egress
U05	Bedroom1: Unit 2	Slider	3'-0" x 4'-0"		7'-0"			
U06	Living Rm: Unit 2	Slider	5'-0" x 4'-0"		7'-0"			
U07	Living Rm: Unit 2	Slider	5'-0" x 4'-0"		7'-0"			
U08	Living Rm: Unit 1	Slider	4'-0" x 4'-0"		7'-0"			
U09	Living Rm: Unit 1	Slider	4'-0" x 4'-0"		7'-0"			
U10	Bedroom1: Unit 1	Slider	5'-0" x 4'-0"		7'-0"			
U51	Clerestory: Unit 1	Fixed	5'-0" x 1'-6"		13'-11 1/2"			
U52	Clerestory: Unit 1	Fixed	4'-0" x 1'-6"		13'-11 1/2"			
U53	Clerestory: Unit 2	Fixed	4'-0" x 1'-6"		13'-11 1/2"			
U54	Clerestory: Unit 2	Fixed	5'-0" x 1'-6"		13'-11 1/2"			

Skyline Mechanical Door Schedule

No.	Location		Door Size			Type	Mat	Core	Door		Finish Frm	Fire Rtnng	Hard ware	Remarks
	From	To	Wdth	Hght	Thk				Dr	Frm				
M01	Exterior	Warehouse 1	14'-0"	14'-0"	2"	Overhead Sectional	Metal	Insulated	Painted	Metal			Per Manufacturer	
M02	Exterior	Warehouse 1	3'-0"	7'-0"	2"	Hinged Single	Metal	Insulated	Painted	Metal			Lockset	safety glass
M03	Exterior	Warehouse 2	3'-0"	7'-0"	2"	Hinged Single	Metal	Insulated	Painted	Metal			Lockset	
M04	Exterior	Warehouse 2	14'-0"	14'-0"	2"	Overhead Sectional	Metal	Insulated	Painted	Metal			Per Manufacturer	
M05	Exterior	Warehouse 2	3'-0"	7'-0"	2"	Hinged Single	Metal	Insulated	Painted	Metal			Lockset	
M06	Exterior	Warehouse 1	3'-0"	7'-0"	2"	Hinged Single	Metal	Insulated	Painted	Metal			Lockset	
M07	Exterior	Warehouse 2	3'-0"	7'-0"	2"	Hinged Single	Wood	Wood	Painted	Painted			Privacy	
M08	Exterior	Warehouse 1	3'-0"	7'-0"	2"	Hinged Single	Wood	Wood	Painted	Painted			Privacy	
UNIT ONE	U01	Landing	Living Room	3'-0"	7'-0"	2"	Hinged Single	Metal	Insulated	Painted	Metal		Lockset/Deadbolt	
	U02	Storage	Living Room	2'-6"	7'-0"	1-3/8"	Hinged Single	Wood	Wood	Stained	Painted		Pass thru	
	U03	Laundry	Hall	5'-0"	7'-0"	1-3/8"	Double Bifold	Wood	Wood	Stained	Painted		Pass thru	
	U04	Hall	Bath	2'-8"	7'-0"	1-3/4"	Hinged Single	Wood	Wood	Stained	Painted		Privacy	
	U05	Shower	Bath	2'-4"	7'-0"	3/8"	Track slider	Glass	Glass	Polished	Frameless		By Manufacturer	Safety Glass
	U06	Hall	Bedroom 2	2'-8"	7'-0"	1-3/4"	Hinged Single	Wood	Wood	Stained	Painted		Privacy	
	U07	Closet 2	Bedroom 2	2'-6"	7'-0"	1-3/8"	Hinged Single	Wood	Wood	Stained	Painted		Pass thru	
	U08	Hall	Bedroom 1	2'-8"	7'-0"	1-3/4"	Hinged Single	Wood	Wood	Stained	Painted		Privacy	
	U09	Closet 1	Bedroom 1	2'-6"	7'-0"	1-3/8"	Hinged Single	Wood	Wood	Stained	Painted		Pass thru	
UNIT TWO	U11	Landing	Living Room	3'-0"	7'-0"	2"	Hinged Single	Metal	Insulated	Painted	Metal		Lockset/Deadbolt	
	U12	Storage	Living Room	2'-6"	7'-0"	1-3/8"	Hinged Single	Wood	Wood	Stained	Painted		Pass thru	
	U13	Laundry	Hall	5'-0"	7'-0"	1-3/8"	Double Bifold	Wood	Wood	Stained	Painted		Pass thru	
	U14	Hall	Bath	2'-8"	7'-0"	1-3/4"	Hinged Single	Wood	Wood	Stained	Painted		Privacy	
	U15	Shower	Bath	2'-4"	7'-0"	3/8"	Track slider	Glass	Glass	Polished	Frameless		By Manufacturer	Safety Glass
	U16	Hall	Bedroom 2	2'-8"	7'-0"	1-3/4"	Hinged Single	Wood	Wood	Stained	Painted		Privacy	
	U17	Closet 2	Bedroom 2	2'-6"	7'-0"	1-3/8"	Hinged Single	Wood	Wood	Stained	Painted		Pass thru	
	U18	Hall	Bedroom 1	2'-8"	7'-0"	1-3/4"	Hinged Single	Wood	Wood	Stained	Painted		Privacy	
	U19	Closet 1	Bedroom 1	2'-6"	7'-0"	1-3/8"	Hinged Single	Wood	Wood	Stained	Painted		Pass thru	

Schedules

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
September 5th, 2023 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, September 5, 2023. Chair Williams called the meeting to order at 6:30 P.M.

Roll call	Present	Chair Lindsey Williams Vice-Chair Joelle Dorsey Commissioner Robert Doty Commissioner Michael Bertaux Commissioner Jennifer Stepisnik
------------------	---------	---------------------------------------------------------------------------------------------------------------------------------------------------

Also present was the Community Development Manager Nicole Centeno

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the August 1, 2023 Planning & Zoning Commission meeting.

Commissioner Doty made a motion to approve the consent agenda as presented. Commissioner Stepisnik seconded the motion; the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

JSN Properties- Lot 158 Site Plan Review

Community Development Manager Centeno introduced the Site Plan Review for lot 158 of the Silt Trade Center.

Manager Centeno reminded the Commissioners that Mr. Johnson had previously attended a past meeting, with clarifying questions on lots 157 and 158, for a lot line adjustment. The Commission guided him to keep the lots separate, which is why Mr. Johnson was bringing his client back to the P&Z, for two Site Plan Reviews.

As Manager Centeno was not the lead planner on the processing of either application, she explained that Planner Chain was unable to attend at that she was going to speak to a couple of the key points that Planner Chain thought to be of importance.

Mr. Chain requested that it be brought to the attention of the Commission that there was shared parking between the two lots, with plenty of parking for both buildings. It should be noted that the parking is not equal between the two, as there's 17 feet on the west lot and only 7 feet on the east lot, but there is a legal parking easement for both lots, regardless of which property owns more. Currently that same company owns both lots.

Building heights are at 30 feet and Planner Chain indicated in his report that both buildings are right at the height requirement, however, after reviewing the PUD, it was discovered that the building height maximum is actually 35 feet, so both buildings have a little room for minimal fluctuation.

Staff considers the Site Plan review acceptable. Parking is deemed adequate. Staff did ask the applicant for changes to the architectural design standards, as this property is visible from highway 6, so they applicant has agreed to install stucco, rather than steel siding. The main building will be ash and zinc color wainscot. Roofing will be a charcoal gray color.

No outdoor storage is indicated and if that changes, it will need to be permitted and comply with the PUD and screened fencing requirements.

Landscaping plan has Maple and Ponderosa Pine, which is acceptable to Town Staff.

There is no requirement in the PUD to provide a patio/outdoor space for residential units, however, Town Staff believes this requirement to be for the good of all, so the applicant is installing patios for each residential space.

Overall, Town Staff finds that the building and site are being developed in general compliance with the regulations of the Silt Trade Center and in the spirit of the commercial site plan review standards.

Staff recommends approval of the proposed commercial with the associated residential apartments with 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. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.

4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.

Jeff Johnson had nothing to add and stated that he was in full support of staff's recommendation.

Public Comment was opened at 6:39pm. There were no Public Comments and Public Comment was closed at 6:40pm.

Commissioner Doty inquired into the statement, on the application, that the housing units would be for employees only and asked if that was correct. Mr. Johnson stated that ideally it would remain employee housing, but that it would be fluid, depending on need.

Commissioner Doty asked about occupancy loads and Mr. Johnson stated that the units are pretty small (900 sq ft), so they are not planning to pack employees into them.

Commissioner Stepisnik asked the applicant if they would be willing to add shutters to the windows and a pitch over the garage, as the building was still lacking in some architectural design. Mr. Johnson said that staff approved it the way that it was and Manager Centeno clarified that the Commissioners could add whatever conditions of approval that they deemed appropriate.

Chair Williams thanked Commissioner Stepisnik for her comment on the building lacking architectural design and looking boxy, as she was also going to bring that up. Chair Williams voiced concern about the colors matching for both buildings. Commissioner Stepisnik didn't mind the colors, although she would like to see less gray. Commissioner

Bertaux does not mind the gray, but doesn't want to see the colors get repeated. He would like some variety and does support additional architecture features.

Chair Williams stated that she has heard feedback from folks, regarding other buildings in the Silt Trade Center, and that it's important for the highly visible buildings to have a good design and features. She appreciates the stucco, but would also like a canopy and shutter. Mr. Johnson asked for something specific.

Commissioner Stepisnik stated that the structure above the garage is called a pent roof, but could also be called a canopy. As long as it gives some elevation change, it would serve its purpose.

Staff recommended approval, with 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. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
7. That Lots 157 and 158 have different primary structure colors, which need to be approved by Town Staff, at the time of permitting. (Added by the Commissioners)

8. That there be additional architecture design, such as a pent roof or canopy, above the garage doors. (Added by the Commissioners)

Chair Williams asked her fellow if anyone would like to make a motion.

Vice-Chair Dorsey made a motion to approved the Site Plan Review for JSN Properties, Lot 158 of the Silt Trade Center with the Planners recommendation and Commissioner Stepisnik's request to add the additional architectural feature of an added canopy above garage door openings. The motion was seconded by Commissioner Bertaux and passed unanimously.

JSN Properties- Lot 157 Site Plan Review

Manager Centeno explained that this Site Plan Review, on Lot 157, was a mirrored image of Lot 158, that the Commission had just voted on. The architectural design is also the same.

Commissioner Bertaux requested different colors, so the buildings don't match. Mr. Johnson stated that changing colors would not be an issue.

Public Comment opened at 6:51pm, there were no Public Comments and Public Comment closed at 6:52 pm.

Staff Recommended approval, with 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. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be

recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).

6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
7. That Lots 157 and 158 have different primary structure colors, which need to be approved by Town Staff, at the time of permitting. (Added by the Commissioners)
8. That there be additional architecture design, such as a pent roof or canopy, above the garage doors. (Added by the Commissioners)

Commission Bertaux made a motion to approve the Site Plan Review for JSN Properties, Lot 157, of the Silt Trade Center, with the Planner's Recommendations, with the added conditions of adding the additional architectural feature of an added canopy above garage door, and the colors of the building be a different neutral color than the other one. This motion was seconded by Commissioner Stepisnik and passed unanimously.

Mr. Johnson asked a clarifying question as to who can approved the final colors and the Commission gave Town Staff the ability to approve colors, based on the conversation and conditions spoken in the meeting.

All In Brewing, DBA Brew Zone (Rich Lynch) Site Plan Review

Manager Centeno introduced the project and explained that Mr. Lynch has applied for a Land Use Approval at several different locations in Silt over the past two years, none of which worked out, which is why he ended up opening his business in Rifle. Mr. Lynch is committed to being in Silt and has now secured a location in at 502 Front Street, Units 504 and 506, as well as the vacant lot at 550 Front Street for additional parking and future growth.

Mr. Lynch found a location that is zoned B-3, which allows for a Brewery as a use by right, but all food trucks require a Site Plan Review, as the Town needs to ensure parking and that safety requirements are being met.

The provided operating plan details that the hours of operation do not extend past 9pm, unless there is a private party or event. The Site Plan does show indoor and outdoor seating, a walk-in cooler and secured brewing area. Mr. Lynch has provided liquor licensing and doesn't believe the in active yeast to be a hazard to the water or wastewater treatment plants. No hard liquor will be served on the premise. Mr. Lynch ensures that alcohol servers are trained to do so.

Music will not exceed past 9pm, but could be indoor or outdoor, depending on the time of the year and event. Mr. Lynch stated that music will not exceed the Town ordinance for noise.

Town of Silt Planning Commission Meeting

September 2, 2024 6:30 PM

Lot 157 Silt Trade Center – Site Plan Review

Planner's report

8/29/2024

Name of Project	Lot 157 Silt Trade Center - Site Plan Review
Applicant/Owner	JSN Properties PO Box 1258 Gypsum, CO 81637 970.390.5301
Owner Representative	Rocky Mountain Steel Structures, Inc. Jerry Rusch
Civil Engineer	None Designated
Project Attorney	None Designated
Architect	Jeff Johnson Architectural PC 136 East 3 rd Street Rifle, CO 816 50 970.625.0580
Water Engineer	NA
Property Location	1845 Silver Spur
Existing Zoning	PUD – B-2 with B-1 Architectural, Site Planning and Landscaping Criteria
Surrounding Land Uses	West – Vacant and light Industrial North – Vacant and Light Industrial South – Light Industrial East – Vacant
Surrounding Zoning	PUD – B1 and B2
Proposed Use	1 st floor – 2,000 SF warehouse/Light Industrial 2 nd Floor – 2 residential Apts. - 975 SF each
Area of Parcel Subject to application	7,331 SF
Existing Use	Vacant –
Silt Comprehensive Plan	Service and Commercial Support
Parcel Numbers	2179-112-01-156
Legal Description	Lots 157 of the Amended Plat of Lots 83,95,125,129,130,152 – 158 of the Amended Final Plat of the Lyons Subdivision PUD. - according to the plat recorded as Reception # 775409

Note: all updates from September 2023 staff report are highlighted in yellow.

I. Description of Request

Applicant is proposing to build a 2000 square-foot service business essentially designed as warehouse/industrial space along with two apartments on the upper level. Each apartment is approximately 975 ft.². Each of the apartments are 2-bedroom units. The property is located on Silver Spur in the Silt Trade Center. The property is currently vacant. It is proposed to be designed and built in tandem with the adjacent lot to the east – Lot 158 in the Silver Trade Center. Please note that the building has two garage bays which will access off of Silver Spur. The design also features a common driveway/access between Lots 157 and 158; so they will be sharing an access easement built along the boundary between the two properties. Approval assumes that a parking/access/maintenance easement will be recorded where use and obligations are enumerated anticipating that these lots will eventually be sold separately in the future.

II. Recent Project History

This property was subject to the discussion at the July 2023 Planning Commission meeting. At that time, the owner's representative participated and we discussed the possible consolidation of the two lots. After discussion and conferral with the property owner, direction was given that preserving the right to build a total of 4 residential units was a top priority and therefore the consolidation is not going forward. Each of these lots are coming forward for a Site Plan Review at the same meeting. The buildings are basically mirror images of each other.

Most of you are aware of the history of the Silt Trade Center and we went into some depth at the July meeting with a memo, information from past staff reports and the current PUD zoning ordinance for this portion of the Trade Center.

III. Silt Comprehensive Plan

No extensive analysis or description necessary. The entire area is in conformance with the Silt Comprehensive Plan

IV. Property

The property is located in the western portion of the Silt Trade Center and is located on the south side of Silver Spur West of Lyon Boulevard. Access will be from Silver Spur. The property is 7331 ft.². Utilities are of course available to the property and water/wastewater services should have been stubbed out with initial provision of infrastructure.

The property is relatively flat and my research indicates that there was no previous construction on the site. As noted earlier, access to the Garage Bays will be from Silver Spur as well as the joint parking/access easement proposed. Please see location and site plan attached.

General Notes:

The purpose of these drawings is to graphically depict the general nature of the work to be performed. The Contractor shall confirm dimensions and select fabrication processes and techniques prior to construction.

All construction and materials shall be in accordance with all applicable codes, ordinances, laws, permits, and contract documents.

The contractor shall be responsible for the accurate placement of all new construction.

The contractor shall confine his or her operations on the worksite to those areas previously agreed on with the owner.

All materials stored on site shall be properly stacked and protected to prevent damage and deterioration. Failure to protect material may be cause for rejection of work.

The Contractor shall review locations of light fixtures and other recessed ceiling and wall elements prior to framing for proper placement of these items.

The contractor shall verify all field dimensions and conditions, and shall notify the architect of any variations from those items shown herein.

The jobsite shall be maintained in a clean, ordered condition, free of debris and litter. The jobsite shall not be unreasonably encumbered with any materials or equipment. Each subcontractor, immediately upon completing each phase of his or her work, shall remove all trash and debris as a result of his or her operation.

The contractor shall do all cutting, fitting or patching of his or her work that may be required to make its several parts to fit together properly. The contractor shall not endanger any other work by cutting, excavating, or otherwise altering the total work or any other part of it. All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces.

Mechanical subcontractor shall be responsible for designing and installing a code compliant heating and ventilation system. Plumbing subcontractor shall be responsible designing and installing a code compliant water, drain lines, and proper venting. Electrical subcontractor shall be responsible for designing and installing a code compliant electrical system.

The Contractor shall provide all necessary blocking, backing, and framing for bathroom accessories, handrails, guardrails, electrical fixtures, mechanical equipment, recessed items, and any other items, as required.

Refer to truss manufacturer's submittal for truss package details. Truss manufacturer to provide pre-engineered roof trusses and floor joists to provide compliance with Structural Engineer and IRC conventional construction provisions under the following min. loading characteristics:
40 PSF Roof Snow Load, per truss manufacturer
40 PSF Floor Live Load
60 PSF Balcony Load, if applicable

The Contractor shall be responsible for arranging all necessary inspections required by Town of Silt prior to covering any such portions of work.

Energy Compliance: (all values are minimum requirements)
Ceilings and Ceilings w/ raised trusses: R-40
Walls Above Grade: R-20
Walls Below Grade: R-11
Floor over unheated spaces: R-11
Slab Edge, 36" insulated: R-10
Glazing Requirement: Double Glazing
HVAC Ducts: R-8

Air Leakage:
Exterior joints around windows and door frames, openings between walls and foundations and between walls and roof/ceilings and between wall panels, openings at penetrations of utility services through walls, floor and roofs and all other similar types of openings in the building envelope shall be caulked, gasketed, weather stripped, or otherwise sealed to prevent in a manner approved by the Building Official.

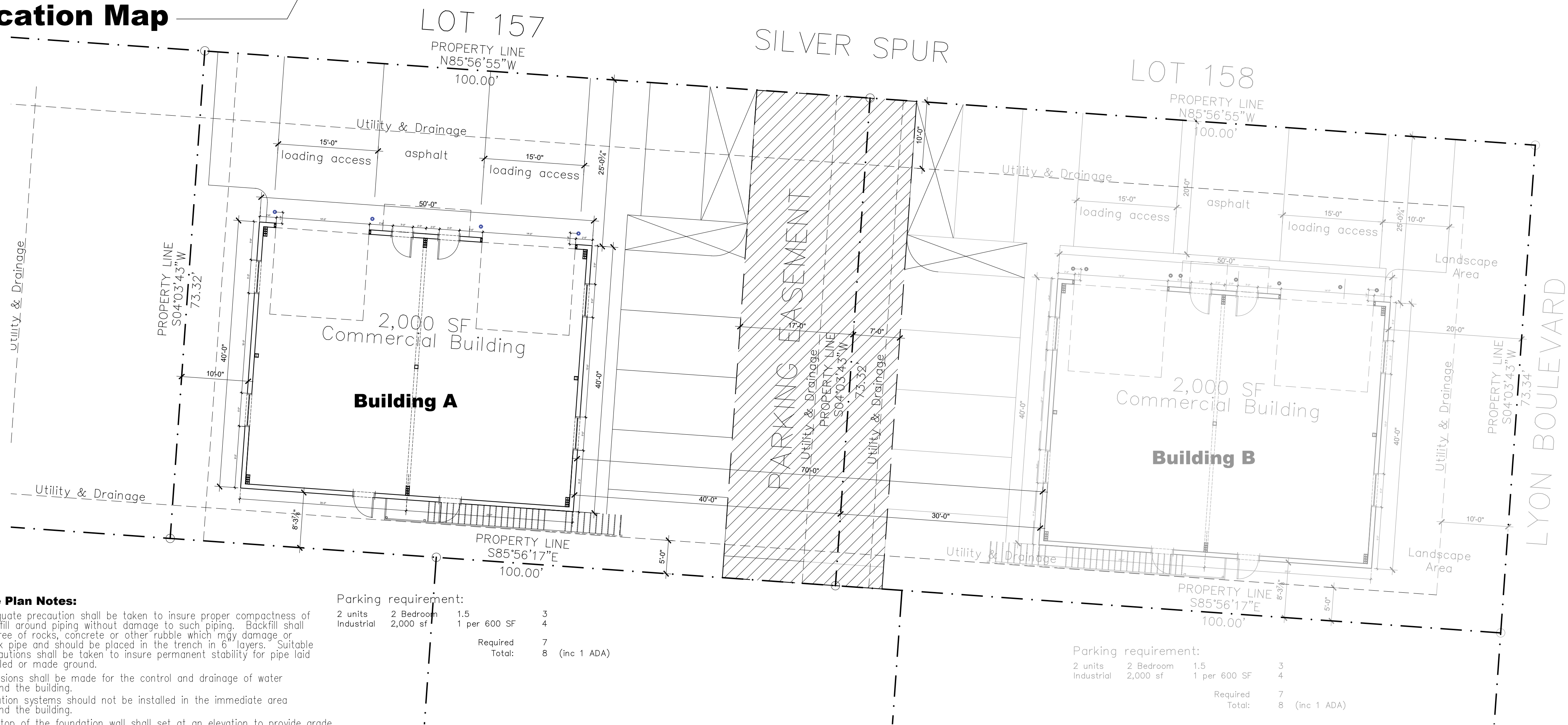
Vapor Retarder:
Vapor retarders shall be installed in all non-vented framed ceilings and rafter spaces

Code references:
2015 International Building Code
2009 International Energy Conservation Code

All drawings, plans, and specifications are instruments of service provided by Jeff Johnson Architectural P.C. and remain the property of the Architect. These instruments of service may not be reused without written consent by Jeff Johnson Architectural P.C.



Location Map



Site Plan Notes:

- Adequate precaution shall be taken to insure proper compactness of backfill around piping without damage to such piping. Backfill shall be free of rocks, concrete or other rubble which may damage or break pipe and should be placed in the trench in 6" layers. Suitable precautions shall be taken to insure permanent stability for pipe laid in filled or made ground.
- Provisions shall be made for the control and drainage of water around the building.
- Irrigation systems should not be installed in the immediate area around the building.
- The top of the foundation wall shall set at an elevation to provide grade that shall fall a minimum of 6 inches within the first 10 feet.
- All concrete for site elements shall be mixed and placed in accordance with ACI 318 latest edition, shall develop a minimum compressive strength of 3,500 PSI at 28 days, and shall be reinforced.
- Contractor shall coordinate the site earthwork with the foundation design for over excavation and structural fill placement under the building foundation if required.
- Follow all directions provided in Geotechnical Report performed by: HP Geotech, 5020 County Road 154, Glenwood Springs, CO 81601, Job No. 108 136A

Parking requirement:

2 units	2 Bedroom	1.5	3
Industrial	2,000 sf	1 per 600 SF	4
		Required	7
		Total:	8 (inc 1 ADA)

Landscape requirements, per ordinance 19-08 include:

A minimum of 10% of the lot shall be landscaped
Silver Spur Lots can have parking within the 20'-0" setback area long as 10% area is maintained in other areas within the lot
Rock cover may be used in the landscape area, and shall have a 5 mil minimum weed barrier
Minimum of four (4) trees and eight (8) one gallon shrubs shall be provided
All landscaping shall be healthy and well kept
Landscaping shall be irrigated

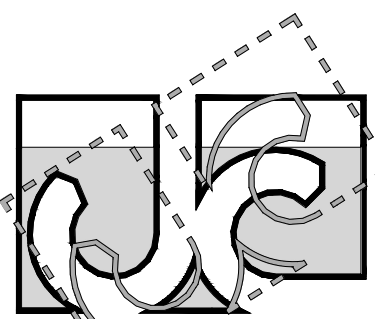
Parking requirement:

2 units	2 Bedroom	1.5	3
Industrial	2,000 sf	1 per 600 SF	4
		Required	7
		Total:	8 (inc 1 ADA)

Site Plan, Lot 157
1845 Silver Spur
Building A

Address: 1845 SILVER SPUR
Parcel No.: 217911201156
Account No.: R006256
Lot Size: 7,331 SF

scale: 1" = 10'-0"



Jeff Johnson
Architectural PC

136 East Third Street
Rifle, CO 81650
970-625-0580
jeff@jjarchitectural.com
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JSN Properties Silt Building II, LLC
Lot 157A , Lyon Subdivision P.U.D.
Silt, CO

Site Plan Review

Notes,
Site Plan

Date: 07-14-23
2302A-07-14-23

CVR

V. Applicable Municipal Code Sections.

All new commercial development in the Town undergoes a Site Plan Review Process for the development. The Site Plan Review process is outlined in Chapter 17.42 of the Silt Municipal Code. I am listing applicable code sections below, but in instances where there is new construction in the Silt Trade Center staff relies heavily on the final PUD document for the Silt Trade Center. This is attached and is Ordinance 19 – Series of 2008. As you know, the Planning Commission is the decision-making body for the Site Plan Review process. Appeals of the Commission’s decision or individual conditions of approval go to the Board of Trustee’s.

The Commission is charged with approving the application as presented, approving with conditions, denying the application or continuing the hearing until a date certain. I am providing a draft Resolution of Approval for your review **which will update the 2023 Resolution.** It can be modified during the meeting as necessary. You may also have conditions which you may have staff review and approve if plans need to be updated or if you wish changes to be made.

Relevant Code Sections: (for a normal Commercial Site Plan Review)

17.42.060 -	Uses requiring a Special Use Permit and Site Plan Review in all commercial districts
17.42.100	Intent of Landscape Design Guidelines
17.42.120	Site Plan and Design Standards
17.42.130	Grading
17.42.140	Public Rights-of-way
17.42.150	Perimeter Landscaping
17.42. 170	Landscaping Installation
17.42.190	Off – Street Parking Requirements

VI. Review Agency Comments

We did not send this particular application for a site plan review to the various agencies as the subdivision was laid out and platted a few decades ago and all infrastructure is installed.

VII. Site Plan Issues

Access

Planners comment: Acceptable. Both the shared parking and access to the Garage bay doors are from Silver Spur. Driveways are paved with asphalt. Please note that the PUD Ordinance allows vehicles utilizing Silver Spur to back out onto Silver Spur. That is not true of many of the other roadways within the Silt Trade Center. Access is compliant.

Site Layout

Planner's Comment. Building is compliant with all site layout standards. Setbacks meet ordinance requirements

Parking

Planner's Comment. Parking is provided per town code. 7 spaces are required and 8 are provided. Parking space dimensions, vehicle access aisles etc. are also code compliant.

Architecture

Planners Comments:

- Please note that this is a metal building but metal siding is not allowed for this particular lot. This lot, while it was rezoned as part of ordinance 19 – 2008 and changed to B-2 (Industrial), it retained B-1 development and architectural guidelines. Therefore, in working with the applicant they will be providing a stucco exterior for the building. Please note that the Ash color and other highlights are proposed to be updated to having a white color structure with black highlights.
- Height. The building comes in at 30 feet in height. 30 foot is the height limit. Compliant.
- Elevations. Updated elevations are provided for you. Please note that the east and west building elevations are quite plain with the exception of a few windows. When buildings are 60 feet in length there are required "breaks/changes in patterns" to give it a little bit of architectural interest. These buildings do not meet that size criterion. However, you may still want some small break or color change to add a little visual interest because these side elevations are still substantial in size. The front and the rear appear to have enough action going on between bay doors, and trees, exterior stairways etc.

(Note: this architectural update and color sheets were specified for Lot 158 but they apply to both Lot 157 & 158. The east elevation of the building at Lot 158 would be the west elevation for this particular building)

Landscaping

Planner's Comment. There is a draft landscape plan attached for your review. The architect wishes for me to remind you that it is a draft. Most of the planting species indicated are those listed acceptable for the Silt Trade Center. I've also asked the architect to work on a little screening for the patio areas which are at either the southeast or southwest corner of these two particular buildings. I have recommended that each of the residential tenants have a small sitting area, whether that be in the patio or as part of a second story deck or balcony etc. He is working on a concept to help provide some privacy and will

present it at the hearing. As you know, we are trying to have all accessory in multifamily residential housing units have private open space.

Storage

Planner's Comment. No outdoor storage is indicated. If that changes, storage areas must be accompanied by a code compliant screening fence.

Miscellaneous Site plan Review Comments: The architecture and material seem to be appropriate for the location. Landscaping is being provided and parking and access acceptable. You may have your own thoughts on whether the east or west building elevations need a little touchup.

Color

I try not to get too excited about the color palette of commercial/industrial buildings, especially in a light industrial Park. I do not enjoy being a member of the taste police. I am more concerned about how the building functions including landscaping, terms of the access/parking/maintenance easement and making the residential units livable. I don't feel strongly about the color change. Actually, in the future I think people will say there is a bright, White House and it was built in the decade of the 2020's. I would just as soon as the existing color palette actually be constructed.

Access/parking/maintenance easement

I am disappointed that this has not yet been taken care of. This document should be recorded, if possible with the resolutions of approval if you choose to change the 2023 approval and prior to their billing a building permit issued.

VIII. Planner Recommendation:

Staff finds that the building and site are being developed in general compliance with the regulations of the Silt Trade Center and in the spirit of the commercial site plan review standards. Staff recommends **APPROVAL** of the proposed commercial with the associated residential apartments with 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. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.

4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.

Note: Do you still want condition # 7??

7. That Lots 157 and 158 have different **primary structure colors**, which need to be approved by town staff, at the time of permitting. **(Does the P&Z still want this condition with different primary structure colors).**
8. That there be additional architectural design, such as a pent roof or canopy, above the garage doors.
9. The primary structure colors for Lot 157 of the Silt Trade Center are

IX. Recommended Motion:

I move to approve the site plan review for Lot 157 of the Silt Trade Center with the staff recommended conditions by adoption of Resolution 11- Series of 2024. (Any modifications or additional conditions made by the Planning Commission should be added to this motion).

Exhibits

Draft Resolution _PZ # 11-2024

New building elevation with change color palette

Applicant Letter of request

Updated Application

2023 site plan and building elevations

Minutes from September 5, 2023 planning commission meeting

**TOWN OF SILT PLANNING AND ZONING COMMISSION
PZ RESOLUTION NO. 11
SERIES OF 2024**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE TOWN OF SILT AMENDING PZ RESOLUTION NO. 3 - SERIES OF
2023 REGARDING THE SITE PLAN REVIEW FOR LOT 157 OF THE SILT
TRADE CENTER IN THE TOWN OF SILT, GARFIELD COUNTY, STATE
OF COLORADO, SUBJECT TO CONDITIONS.**

WHEREAS, JSN Properties in August 2023 requested a Site Plan Review for property located at Lot 157 of the Silt Trade Center according to the plat recorded as Reception # 775409 with a full legal description included in Exhibit A; and

WHEREAS, the Town of Silt Planning Commission approved the requested site plan review by adoption of Town of Silt Planning Zoning Commission Resolution No. 3 – series on September 5, 2023 at Reception # 992003; and

WHEREAS, JSN Properties wishes to amend that approval; and

WHEREAS, the only change desired by the owner is a change in the color palette of the building; and

WHEREAS, the proposed permitted use is subject to Site Plan Review procedures contained in Chapter 17.42 of the Silt Municipal Code and also subject to Ordinance 19 – series of 2008; and

WHEREAS, the Planning and Zoning Commission of the Town of Silt reviewed this proposal to amend the previous approval at a public hearing at the September 3, 2024 of Planning and Zoning Commission meeting; and

WHEREAS, the Planning and Zoning Commission of the Town of Silt finds the following with respect to the Site Plan Review:

- A. The proposal for a service business with the building designed with 2000 ft.² of commercial space and 2 Bedroom Apartments can be accommodated on the subject property without exposure to unmitigated hazards.
- B. The proposed development has adequate ingress and egress from Silver Spur.
- C. The proposal meets the criteria as indicated in Chapter 17.42 of the Silt Municipal Code and the criteria outlined in Ordinance 19 – Series of 2008;

- D. A change in the color palette of the building is acceptable and does not adversely affect any of the other previous approval conditions; and

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO, that the site plan review application submitted by JSN and properties for Lot 157 is hereby approved, subject to the following conditions:

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

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. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
7. That Lots 157 and 158 have different **primary structure colors**, which need to be approved by town staff, at the time of permitting.

8. That there be additional architectural design, such as a pent roof or canopy, above the garage doors.

9. The primary structure colors for Lot 157 of the Silt Trade Center are

ATTEST:

TOWN OF SILT

Chair: Lindsey Williams

Planner Mark Chain

Exhibit A
Legal Description

Lot 158 of the amended plat of lots 83, 86, 125, 129, 130, 152, 156 and 157 And
the Composite Plat Map of the Silt Trade Center recorded as Reception #
775409





**ROCKY MOUNTAIN
STEEL STRUCTURES, INC.**

PO BOX 715 SILT, CO 81652 / PHONE 970-876-5878 FAX 970-876-5877 / rmss@sopris.net

TO WHOM THIS MAY CONCERN.

I AM JERRY RUSCH, OWNER OF ROCKY MOUNTAIN STEEL STRUCTURES, INC.
WE ARE A LICENSED, COMMERCIAL GENERAL CONTRACTOR LOCATED AT 1810
MEDICINE BOW CT. IN SILT. CO.

THIS IS MY REQUEST TO CHANGE THE EXTERIOR COLORS ON THE TWO NEW BUILDINGS
THAT WE WILL TO BE CONSTRUCTING ON LOTS 157 & 158, IN THE SILT TRADE CENTER,
ON SILVER SPUR, SILT, CO.

MY CLIENTS, JUSTIN AND SHELLI NIELSON, WITH JSN PROPERTIES, HAVE REQUESTED
THIS COLOR CHANGE, AS IT IS OF A MORE MODERN TREND. MANY NEW BUILDINGS IN
THE AREA ARE USING THESE COLOR SCHEMES. THIS IS ACTUALLY SUGGESTED IN
ORDINANCE NO 19, PAGE 6, PARAGRAPH 2.C WHERE IT ASKS FOR A MORE
ARCHITECTURAL INTERESTING LOOK. WE BELIEVE THAT THE BUILDINGS WILL LOOK
GREAT AND ADD A UNIQUE FLAVOR TO THE SUB-DIVISION. WE HOPE THAT THE P & Z
DEPT. WILL ALLOW THIS CHANGE.

NO OTHER CHANGES HAVE BEEN MADE TO THE DESIGN OR OCCUPANCY OF THE
BUILDINGS. WE HOPE TO APPLY FOR A PERMIT IN MID SEPTEMBER, AND BREAK
GROUND IN LATE FALL.

THE ORIGINAL COLORS APPROVED AND NEW COLORS PROPOSED ARE AS FOLLOWS:

	ORIGINAL	PROPOSED
STRUKTUROC MAIN BODY	ASH GRAY	WHITE
WAINSCOT	GRAY	BLACK
ROOF	GRAY	BLACK
CORNER TRIM	ASH GRAY	WHITE
EAVE, GABLE, DOOR, WINDOW	GRAY	BLACK



**ROCKY MOUNTAIN
STEEL STRUCTURES, INC.**

PO BOX 715 SILT, CO 81652 / PHONE 970-876-5878 FAX 970-876-5877 / rmss@sopris.net

NOT MUCH HAS HAPPENED IN REGARDS TO THE OUTSTANDING ITEMS IN THE CONDITIONS OF APPROVAL AS MY CLIENT AND THE ARCHITECT HAVE HAD A SLIGHT FALLING OUT. HOWEVER, I HAVE TAKEN OVER THE PROJECT AS FAR AS PROVIDING THE NECESSARY DOCUMENTS TO THE P & Z AND MEDIATE BETWEEN THEM AND AM VERY CONFIDENT THAT WE CAN GET THIS PROJECT BACK ON TRACK.

THESE ITEMS WILL BE PROVIDED PRIOR TO, OR ALONG WITH THE APPLICATION FOR PERMIT:

AN EXTERIOR LIGHTING PLAN WILL BE PROVIDED AND WILL CONFORM WITH THE TOWN OF SILT LGHTING STANDARDS.

A LANDSCAPE PLAN WILL BE PROVIDED TO THE COMMUNITY DEVELOPMENT STANDARDS AND WITH IRRIGATION DETAILS.

TWO PRIVATE OPEN SPACES FOR THE TENANTS WILL BE SHOWN ON THE FINAL DRAWINGS.

WE UNDERSTAND THAT ANY OUTDOOR STORAGE WILL REQUIRE A SEPARATE PERMIT AND WILL BE CODE COMPLIANT.

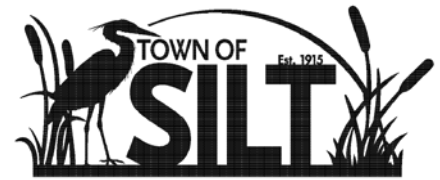
A PARKING / MAINTENANCE/ EASEMENT AGREEMENT AND DOCUMENT WILL BE PREPARED AND RECORDED IN GARFIELD COUNTY CLERK AND RECORDING OFFICE ALONG WITH THE RESOLUTION OF APPROVAL.

ALL LAND USE RELATED FEES AND OTHER ITEMS WITH THE TOWN CONSULTANTS WILL BE PAID PRIOR TO THE ISSUANCE OF A PERMIT.

AGAIN, I EXPRESS THE WISHES OF MY CLIENT TO ALLOW THIS COLOR CHANGE. I ALSO GUARANTEE THAT ALL THE MISSING ITEMS WILL BE PROVIDED.

THANK YOU FOR YOUR HELP AND SUPPORT,

JERRY RUSCH
ROCKY MOUNTAIN STEEL STRUCTURES
970-989-0330
rmss@sopris.net



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: JSN Properties Silt Building A

Project Description / Property Information:

Address: 1845 Silver Spur, Silt, CO 81652 Parcel ID Number: 217911201156

Legal Description (*attach additional sheets if necessary*): _____

Lot 157 ; Lyon Subdivision PUD

Access to Property: Silver Spur

Acreage or Square Footage: 7,331 Existing Land Use Designation: B-1 or B-2 PUD Allowed

Proposed Land Use Designation: Service Business with Residential

Existing Zoning: B-1 or B-2 PUD Proposed Zoning: B-2 PUD

Proposed Use / Intensity of Use: Service Business(es) below; Two Residential Units above

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)

Project Team Information (fill in all that apply) *(add additional sheets of needed)*:Property Owner(s): Name: Justin & Shelli Nielsen Phone: 970-390-5301Company: JSN Properties Silt Building II, LLC Fax: _____Address: PO BOX 1258, Gypsum, CO 81637

Authorized Rep.: Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____

Engineer/Designer: Name: Jeff Johnson Phone: 970-625-0580Company: Jeff Johnson Architectural, PC Fax: _____Address: 136 East Third Street, Rifle, CO 81650Billable Party: Owner X 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.

Justin or Shelli Nielsen § _____

Name (printed)

PO BOX 1258, Gypsum, CO 81637

Address

970-390-5301

Phone

Fax

Signature

Type of Identification

Disclosure of Property Ownership

_____ If owner is an individual, indicate name exactly as it appears on the deed.

X 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, JSN Properties Silt Building II, LLC, 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)

Justin Nielsen

Name (printed)

PO BOX 1258

Gypsum, CO 81637

Address

970-390-5201

Phone

Fax

Signature

Type of Identification

County of _____)

State of _____)

Sworn to and subscribed before me this _____ day of _____, _____.

(fill in day)

(fill in month)

(fill in year)

By _____
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: _____

Shelli Nielsen

Name (printed)

PO BOX 1258

Gypsum, CO 81637

Address

970-390-5201

Phone

Fax

Signature

ss.

(seal)

Authorized Representative

I/We further permit Jeff Johnson Architectural, PC 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.

Justin or Shelli Nielsen
Name (printed)

PO BOX 1258

Gypsum, CO 81637
Address

970-390-5201
Phone

Fax

Signature

Type of Identification

County of _____)

State of _____)

ss.

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

By _____
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: _____



SITE PLAN REVIEW CHECKLIST

Uses Requiring Site Plan Review.

All new construction for commercial and multi-family uses require a site plan review to determine conformance with the Silt Municipal Code (§ 127.42.050), including the following:

- New commercial construction (including additions to existing commercial buildings);
- Multi-family (three or more dwelling units within one building or on one lot);
- Uses that require a special use permit and site review are:
 - Transient merchants
 - Commercial or multifamily building with roof pitch not under 4:12; or
 - Commercial or multifamily building over 10,000 gross square feet.

Submittal Documents for a Commercial/Multi-Family Site Plan include the following:

- ☐ Land Use Application, Site Plan Application and applicable fee;
- ☐ Site Plan in a scale of 1/8" = 1' that addresses the following:
 - Zoning of subject parcel and that land immediately adjacent to subject parcel;
 - Maximum lot coverage not exceeding 80%;
 - Maximum building height not exceeding 27 feet;
 - Streets constructed in conformance with SMC Section 16.04.390;
 - Building setbacks in conformance with SMC Section 17.44.020;
 - Concrete sidewalks no less than six (6) feet wide in multi-family and ten (10) feet wide in commercial;
 - Public pathway (trail) plan;
 - Building materials and designed in order to achieve and maintain high architectural standards and avoid boxy or monotonous industrial appearance;
 - Façade treatment on all sides of the building;
 - Landscaping plan in conformance with SMC Sections 17.42.090 through 17.42.190;
 - Loading/Receiving areas in conformance with SMC Section 17.42.200;
 - Number and location of off-street parking spaces in conformance with SMC Sections 17.42.190 and Chapter 17.56;
 - Pedestrian crossings in conformance with SMC Section 17.42.210;
 - Screening of parking, truck loading and receiving areas, outdoor storage, refuse containers and mechanical equipment in conformance with SMC Section 17.42.220;
 - Potable water service main (or service line);
 - Sanitary sewer service main (or service line);
 - Drainage plan;
 - Erosion and sediment control plan;

Silt Municipal Code Chapter 17.42 sets forth the Design Review Criteria for Commercial and Multifamily Structures.

17.42.055 Application process.

- A. An applicant for commercial or multifamily site plan review shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey information to the commission, including the following:
1. A description of the proposed land use(s);
Applicant requests, in addition to a service businesses with warehouse space allowed per Silt Trade Center Ordinance, allowing two employee housing units (on Lot 157); as allowed per Silt Trade Center Ordinance.
 2. A statement of the planning objective(s);
Applicant would like to provide needed affordable housing options for employees of the warehousing units offered by this development
 3. A description of adjoining land use(s) and zoning;
Adjoining Land uses are Silt Trade Center P.U.D B-2 Uses; Owners currently have a service building on Lot 156, directly West of the property.
 4. Existing zoning of the subject property;
Silt Trade Center P.U.D; B-1 and B-2 Uses
 5. A statement regarding the proposal's conformance with the comprehensive plan and zoning; and
Proposed structure complies with Silt Trade Center P.U.D; it's land use is allowed, and the property zoning allows proposed use
 6. A site plan map(s) depicting all proposed land use, including utilities, landscaping, structures, parking, and other development of any kind.

Refer to attached Site Plan

Below is an **example** of a Public Notice to be submitted to the newspaper and sent by certified, return receipt mail to property owners within 200 feet. The minimum public notice requirements are as follows:

Variances:	No less than 7 days prior to public hearing
All applications regarding a Planned Unit Development:	No less than 15 days prior to public hearing
Special Use:	No less than 15 days prior to hearing
Subdivision Exemption:	No less than 7 days prior to public hearing
Preliminary Plan:	No less than 7 days prior to public hearing
Comp Plan Amendment, Sketch Plan, Zoning, Rezone, Final Plan:	No less than 15 day prior to public hearing

Public Notices shall be published once per week, in a newspaper of general circulation, no less than the number of days as listed above. Public Notices to adjoining property owners shall be sent certified, return receipt and post-

Public Notice

You are hereby notified that the Town of Silt Planning & Zoning Commission/Board of Trustees will conduct a Public Hearing to consider the following application. The Public Hearing will be held on _____, 200__ at 7:00p.m. in Council Chambers at Silt Town Hall, 231 N. 7th Street.

Applicant:

Application Request:

Legal Description: (brief legal description is sufficient)

Common Description: (street address or general location)

For more information, contact the Town of Silt Community Development Department; PO Box 70, 231 N. 7th Street or call 970/876-2353. Please provide the name of the applicant and other notice information when asking department staff about this notice.

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

Project: JSN Properties Silt Building II

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.

Justin or Shelli Nielsen

Name of Applicant (printed)

Signature of Applicant

Date

County of _____)

)

ss.

State of _____)

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

By _____
Name (printed)

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

LAND USE APPLICATION FEES

Application	Fee	Deposit	SMC Section
Annexation	\$1,200	\$400	16.13.040
Annexation & Development Agreement amendment	\$400	\$400	16.13.130
Boundary Adjustment/Lot Line	\$100	\$0	16.04.907
Condominiumization	See Major	Subdivision	16.05.110
Easement Agreement and Amendments	\$500	\$500	2.44.110
Intergovernmental Agreement and Amendments	\$500	\$500	2.44.100
Major Subdivision-Sketch Plan	\$500	\$500	16.04.120
Major Subdivision-Preliminary Plan	\$800	\$800	16.04.180
Major Subdivision-Final Plan	\$500	\$500	16.04.270
Sign Exception	\$70	\$0	
Fence Exception	\$70	\$0	
Replat or Re-subdivision	\$500	\$0	16.04.945
Site Plan Review- Commercial/Multi-Family	\$500	\$0	17.42.030
Special Use Permit	\$250	\$0	17.78.040
Minor Subdivision-Sketch/Final	\$500	\$500	16.04.906
Subdivision Improvement Agreement Amendment	\$400	\$400	16.04.315
Vacation of Right of Way	\$400	\$400	2.44.120
Zoning Variance	\$250	\$0	17.84.080
Zoning or Rezoning	\$500	\$100	16.12.410

****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.***

ATTACHMENTS/EXHIBITS MUST BE COMPLETE FOR SUBMITTAL.

Incomplete applications **will not** be reviewed 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] _____ A copy of the completed application in electronic format (Microsoft Word).
- 7] _____ A diskette, compatible with the Town of Silt GIS system, must be submitted before final recording of land use action. 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.

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: Justin or Shelli Nielsen Date: 07-14-23

Location of Property: 1845 Sliver Spur, Silt, CO

Land Use Request: Site Plan Review

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.

Proposed structure complies with Silt Trade Center P.U.D; it's land use is allowed, and the property zoning allows proposed use

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

Applicant would like to develop 2 residential units for local workers and provide trade warehouse space on this Lot.

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

No apparent negative impact

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.

no concerns

- 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.

General Notes:

The purpose of these drawings is to graphically depict the general nature of the work to be performed. The Contractor shall confirm dimensions and select fabrication processes and techniques prior to construction.

All construction and materials shall be in accordance with all applicable codes, ordinances, laws, permits, and contract documents.

The contractor shall be responsible for the accurate placement of all new construction.

The contractor shall confine his or her operations on the worksite to those areas previously agreed on with the owner.

All materials stored on site shall be properly stacked and protected to prevent damage and deterioration. Failure to protect material may be cause for rejection of work.

The Contractor shall review locations of light fixtures and other recessed ceiling and wall elements prior to framing for proper placement of these items.

The contractor shall verify all field dimensions and conditions, and shall notify the architect of any variations from those items shown herein.

The jobsite shall be maintained in a clean, ordered condition, free of debris and litter. The jobsite shall not be unreasonably encumbered with any materials or equipment. Each subcontractor, immediately upon completing each phase of his or her work, shall remove all trash and debris as a result of his or her operation.

The contractor shall do all cutting, fitting or patching of his or her work that may be required to make its several parts to fit together properly. The contractor shall not endanger any other work by cutting, excavating, or otherwise altering the total work or any other part of it. All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces.

Mechanical subcontractor shall be responsible for designing and installing a code compliant heating and ventilation system. Plumbing subcontractor shall be responsible designing and installing a code compliant water, drain lines, and proper venting. Electrical subcontractor shall be responsible for designing and installing a code compliant electrical system.

The Contractor shall provide all necessary blocking, backing, and framing for bathroom accessories, handrails, guardrails, electrical fixtures, mechanical equipment, recessed items, and any other items, as required.

Refer to truss manufacturer's submittal for truss package details. Truss manufacturer to provide pre-engineered roof trusses and floor joists to provide compliance with Structural Engineer and IRC conventional construction provisions under the following min. loading characteristics:
40 PSF Roof Snow Load, per truss manufacturer
40 PSF Floor Live Load
60 PSF Balcony Load, if applicable

The Contractor shall be responsible for arranging all necessary inspections required by Town of Silt prior to covering any such portions of work.

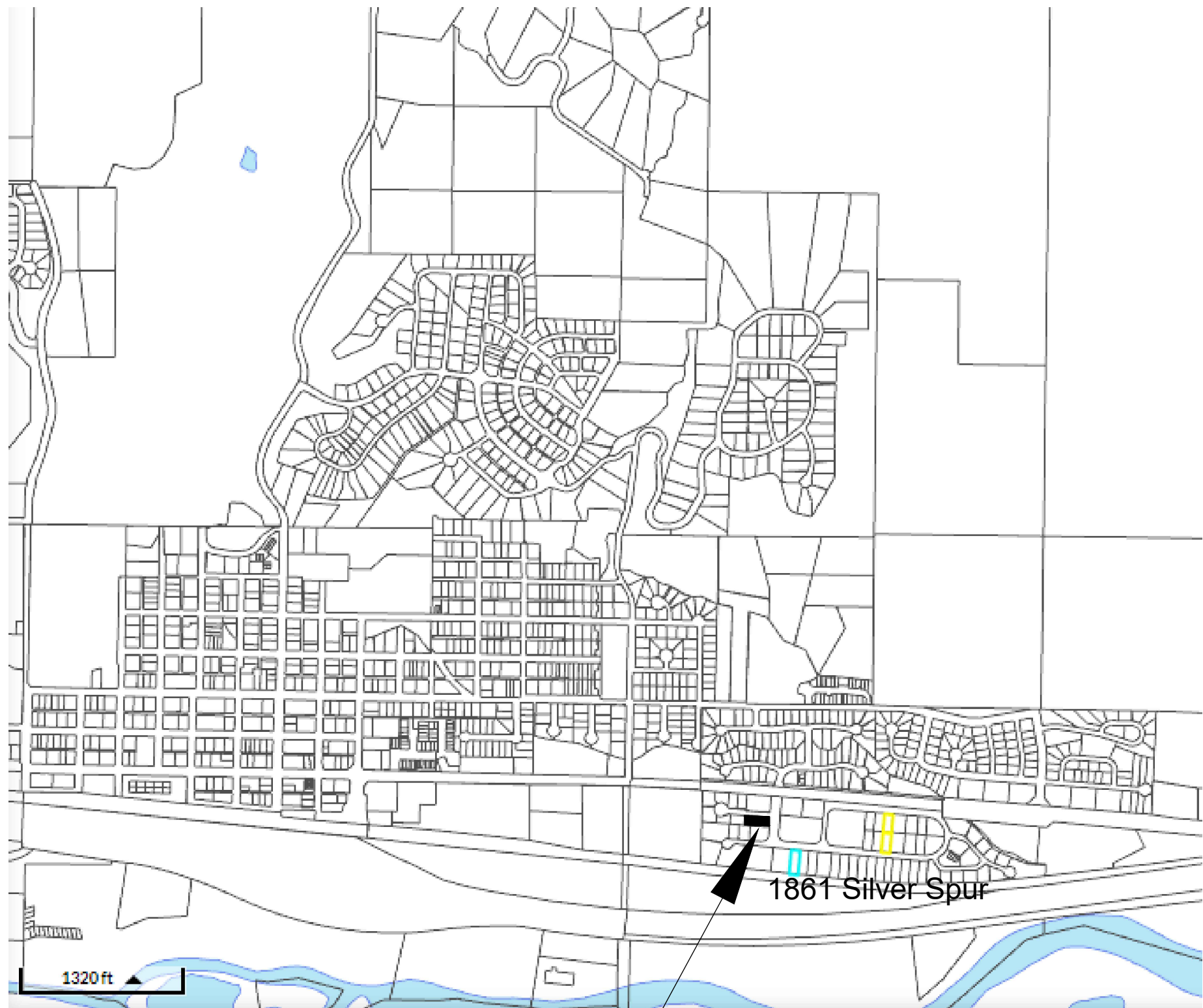
Energy Compliance: (all values are minimum requirements)
Ceilings and Ceilings w/ raised trusses: R-40
Walls Above Grade: R-20
Walls Below Grade: R-11
Floor over unheated spaces: R-11
Slab Edge, 36" insulated: R-10
Glazing Requirement: Double Glazing
HVAC Ducts: R-8

Air Leakage:
Exterior joints around windows and door frames, openings between walls and foundations and between walls and roof/ceilings and between wall panels, openings at penetrations of utility services through walls, floor and roofs and all other similar types of openings in the building envelope shall be caulked, gasketed, weather stripped, or otherwise sealed to prevent in a manner approved by the Building Official.

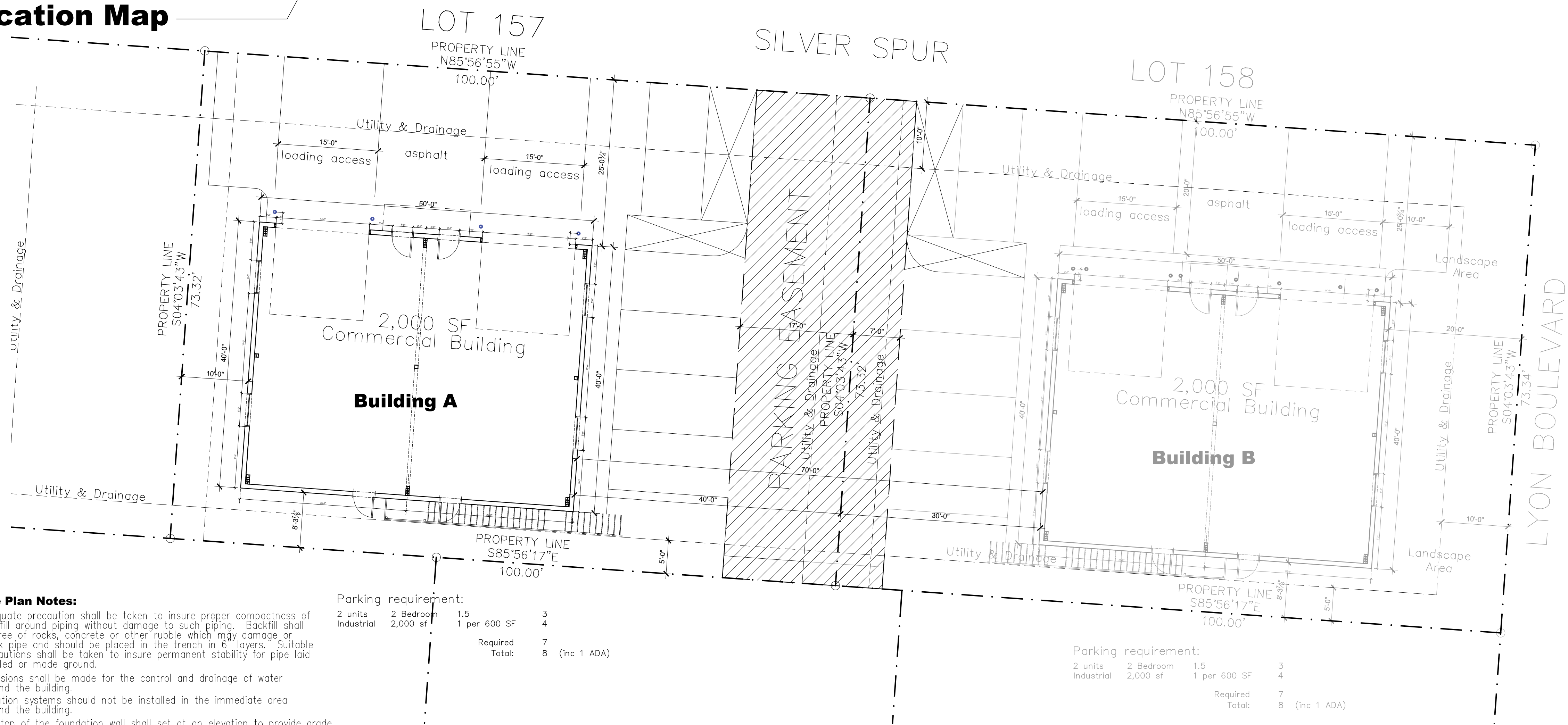
Vapor Retarder:
Vapor retarders shall be installed in all non-vented framed ceilings and rafter spaces

Code references:
2015 International Building Code
2009 International Energy Conservation Code

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Location Map



Site Plan Notes:

- Adequate precaution shall be taken to insure proper compactness of backfill around piping without damage to such piping. Backfill shall be free of rocks, concrete or other rubble which may damage or break pipe and should be placed in the trench in 6" layers. Suitable precautions shall be taken to insure permanent stability for pipe laid in filled or made ground.
- Provisions shall be made for the control and drainage of water around the building.
- Irrigation systems should not be installed in the immediate area around the building.
- The top of the foundation wall shall set at an elevation to provide grade that shall fall a minimum of 6 inches within the first 10 feet.
- All concrete for site elements shall be mixed and placed in accordance with ACI 318 latest edition, shall develop a minimum compressive strength of 3,500 PSI at 28 days, and shall be reinforced.
- Contractor shall coordinate the site earthwork with the foundation design for over excavation and structural fill placement under the building foundation if required.
- Follow all directions provided in Geotechnical Report performed by: HP Geotech, 5020 County Road 154, Glenwood Springs, CO 81601, Job No. 108 136A

Parking requirement:			
2 units	2 Bedroom	1.5	3
Industrial	2,000 sf	1 per 600 SF	4
		Required	7
		Total:	8 (inc 1 ADA)

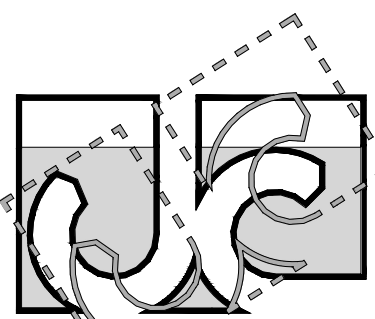
Landscape requirements, per ordinance 19-08 include:

A minimum of 10% of the lot shall be landscaped
Silver Spur Lots can have parking within the 20'-0" setback area long as 10% area is maintained in other areas within the lot
Rock cover may be used in the landscape area, and shall have a 5 mil minimum weed barrier
Minimum of four (4) trees and eight (8) one gallon shrubs shall be provided
All landscaping shall be healthy and well kept
Landscaping shall be irrigated

Site Plan, Lot 157
1845 Silver Spur
Building A

Address 1845 SILVER SPUR
Parcel No. 217911201156
Account No. R006256
Lot Size: 7,331 SF

scale: 1" = 10'-0"



Jeff Johnson
Architectural PC

136 East Third Street
Rifle, CO 81650
970-625-0580
jeff@jjarchitectural.com
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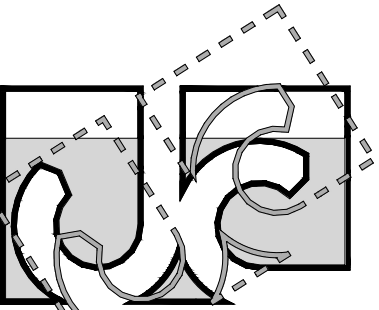
JSN Properties Silt Building II, LLC
Lot 157A , Lyon Subdivision P.U.D.
Silt, CO

Site Plan Review

Notes,
Site Plan

Date: 07-14-23
2302A-07-14-23

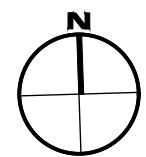
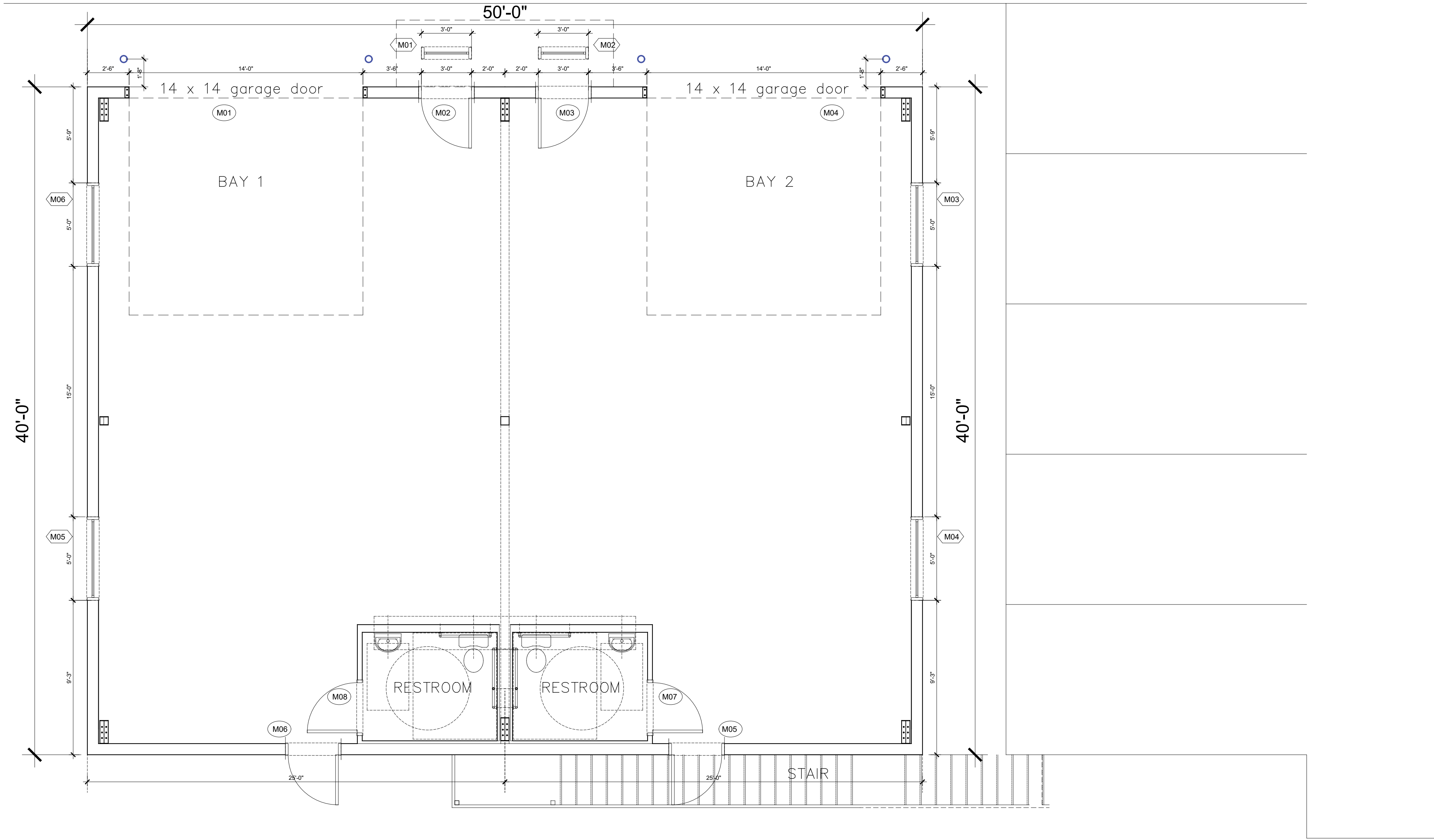
CVR



Jeff Johnson
Architectural PC

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970-625-0580
jeff@jjarchitectural.com
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JSN Properties Silt Building II, LLC
Lot 157A , Lyon Subdivision P.U.D.
Silt, CO



1
A21

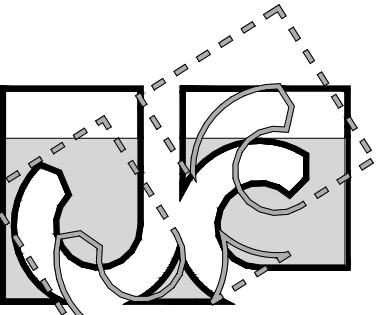
Main Floor Plan
Building A

Scale 1/4" = 1'-0"



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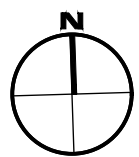
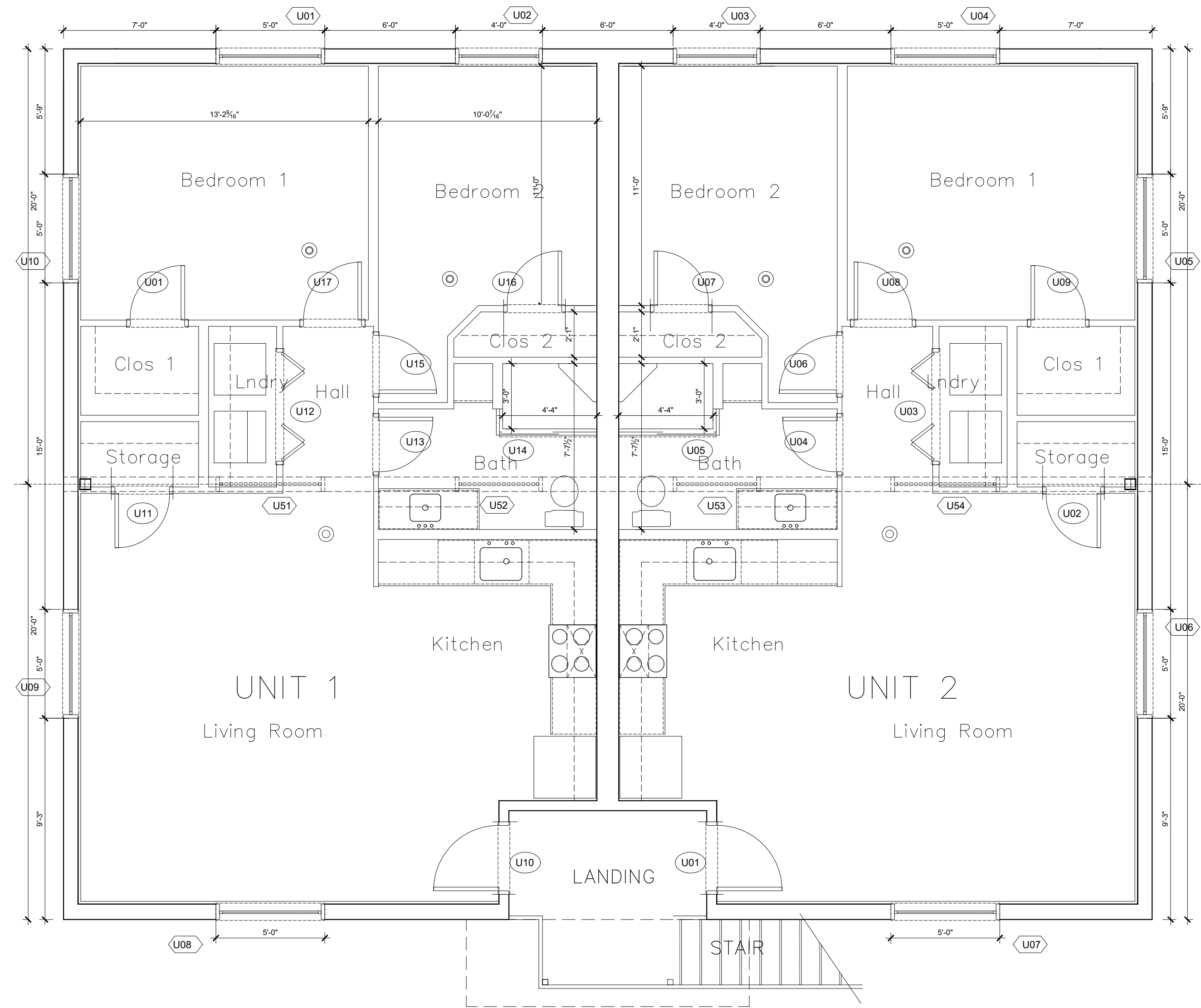
Site Plan Review
Main Floor Plan
Date: 07-14-23 2302A-07-14-23
A21



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Architectural PC

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970-625-0580
jeff@jjarchitectural.com
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JSN Properties Silt Building II, LLC
Lot 157A , Lyon Subdivision P.U.D.
Silt, CO



1
A22 Upper Floor Plan
Building A

Scale 1/4" = 1'-0"

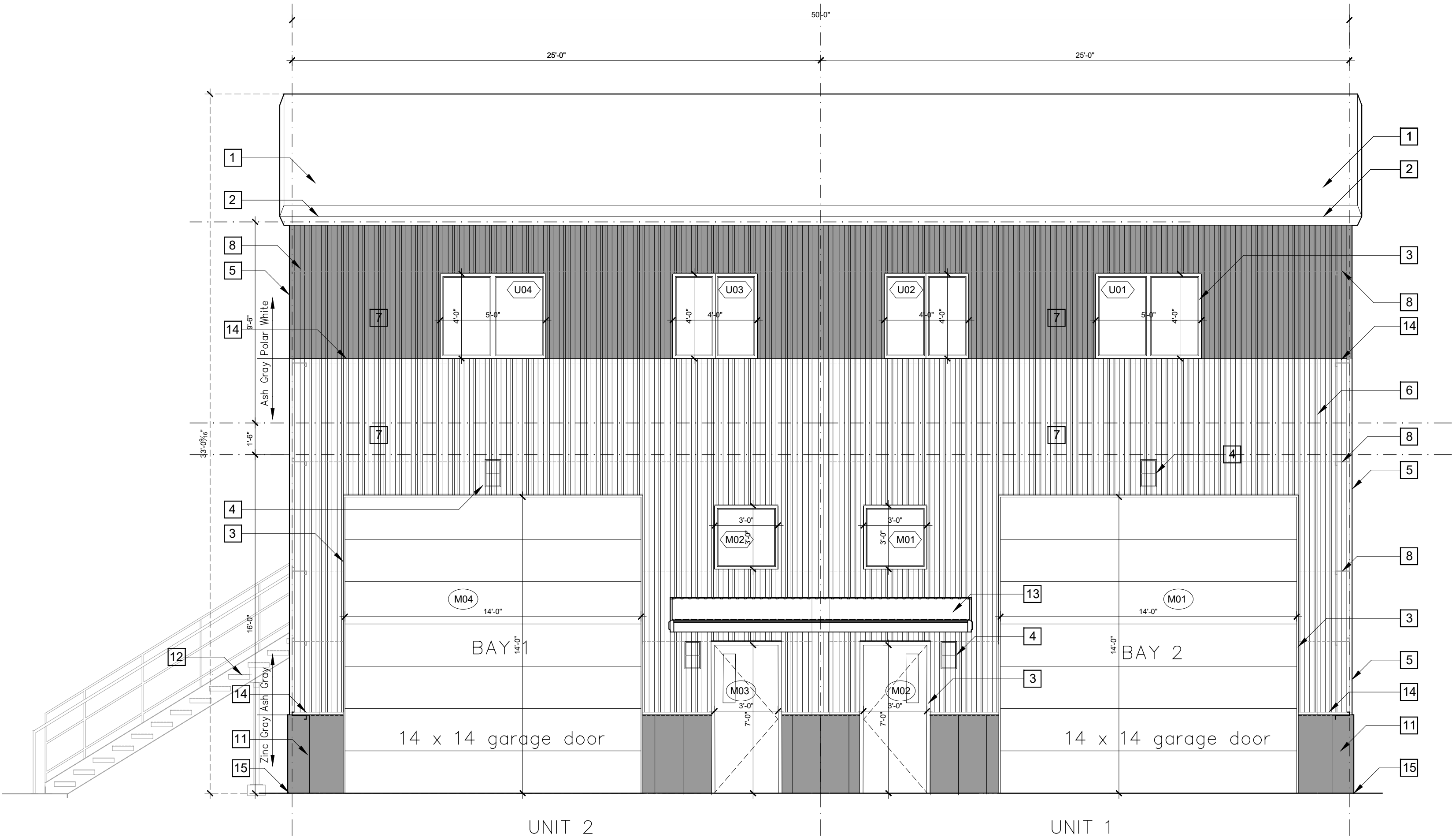


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Site Plan Review
Upper Floor Plan
Date: 07-14-23 2302A-07-14-23
A22

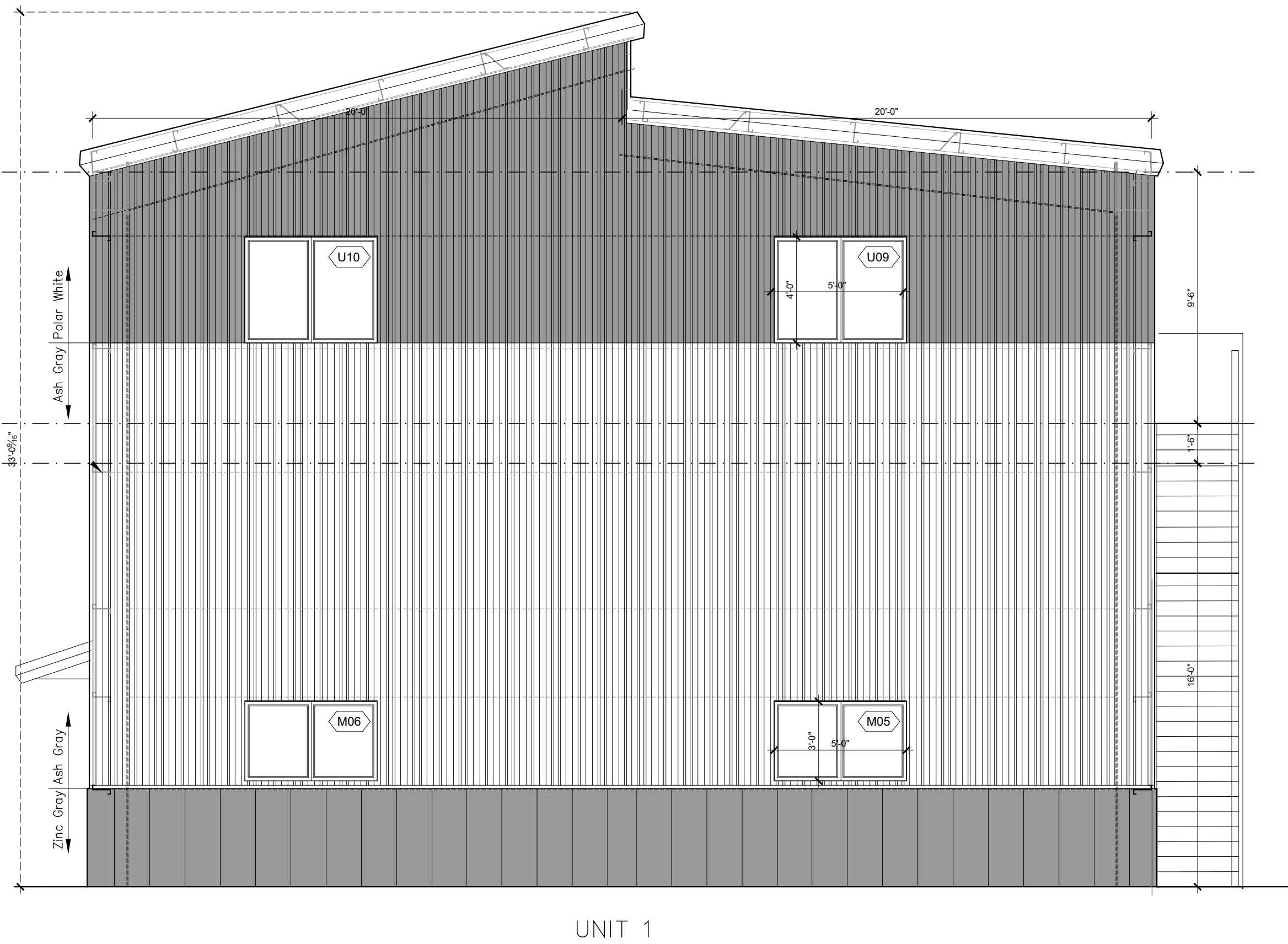
Exterior Finish Legend

1	metal roof panel	Charcoal Gray
2	metal fascia	Charcoal Gray
3	door/window trim	Ash Gray and Polar White
4	exterior light	exterior light
5	corner trim	Ash Gray
6	steel frame	
7	metal wall panel	Ash Gray and Polar White
8	wall girt/ roof purlin location	
9	guard rail	painted: gray
10	handrail	painted: gray
11	metal wall wainscot	Kingspan Zinc Gray
12	stair tread	prefab galvanized tread
13	pre-engineered canopy	Charcoal Gray
14	transition flashing	Ash Gray
15	finish grade	
16	foundation below	



1 North Elevation (street side)

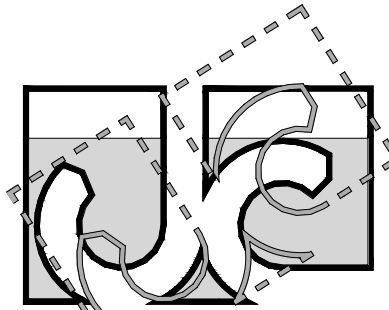
Scale 1/4" = 1'-0"



2 West Elevation

Scale 1/4" = 1'-0"

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Jeff Johnson
Architectural PC

136 East Third Street
Rifle, CO 81650
970-625-0580
jeff@jjarchitectural.com
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JSN Properties Silt Building II, LLC
Lot 157A , Lyon Subdivision P.U.D.
Silt, CO

Site Plan Review

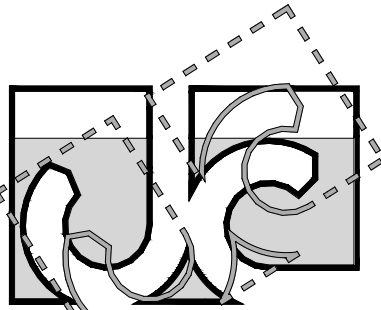
Exterior
Elevations

Date: 07-14-23
2302A-07-14-23

A31

Exterior Finish Legend

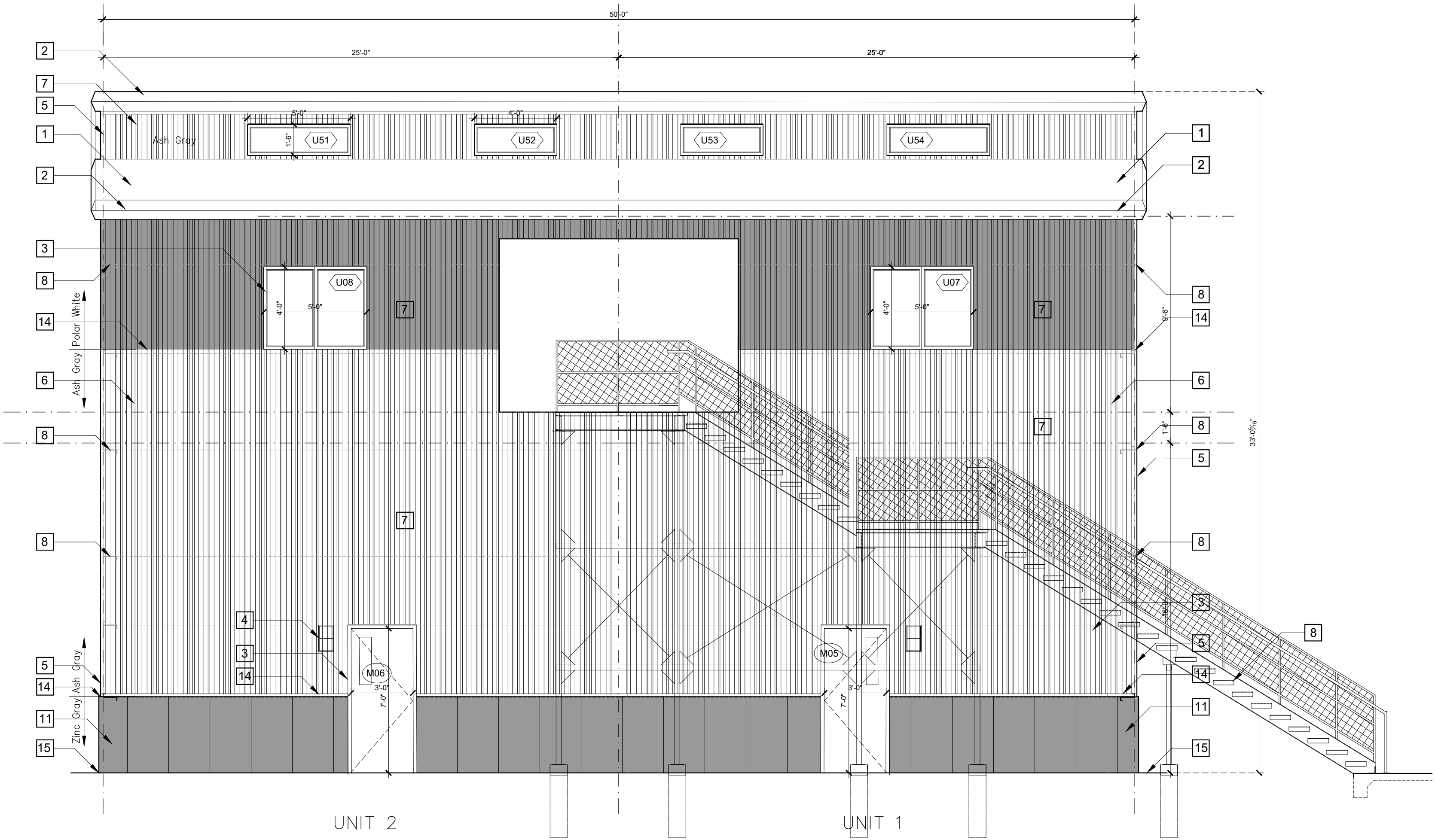
1	metal roof panel	Charcoal Gray
2	metal fascia	Charcoal Gray
3	door/window trim	Ash Gray and Polar White
4	exterior light	exterior light
5	corner trim	Ash Gray
6	steel frame	
7	metal wall panel	Ash Gray and Polar White
8	wall girt/ roof purlin location	
9	guard rail	painted: gray
10	handrail	painted: gray
11	metal wall wainscot	Kingspan Zinc Gray
12	stair tread	prefab galvanized tread
13	pre-engineered canopy	Charcoal Gray
14	transition flashing	Ash Gray
15	finish grade	
16	foundation below	



Jeff Johnson
Architectural PC

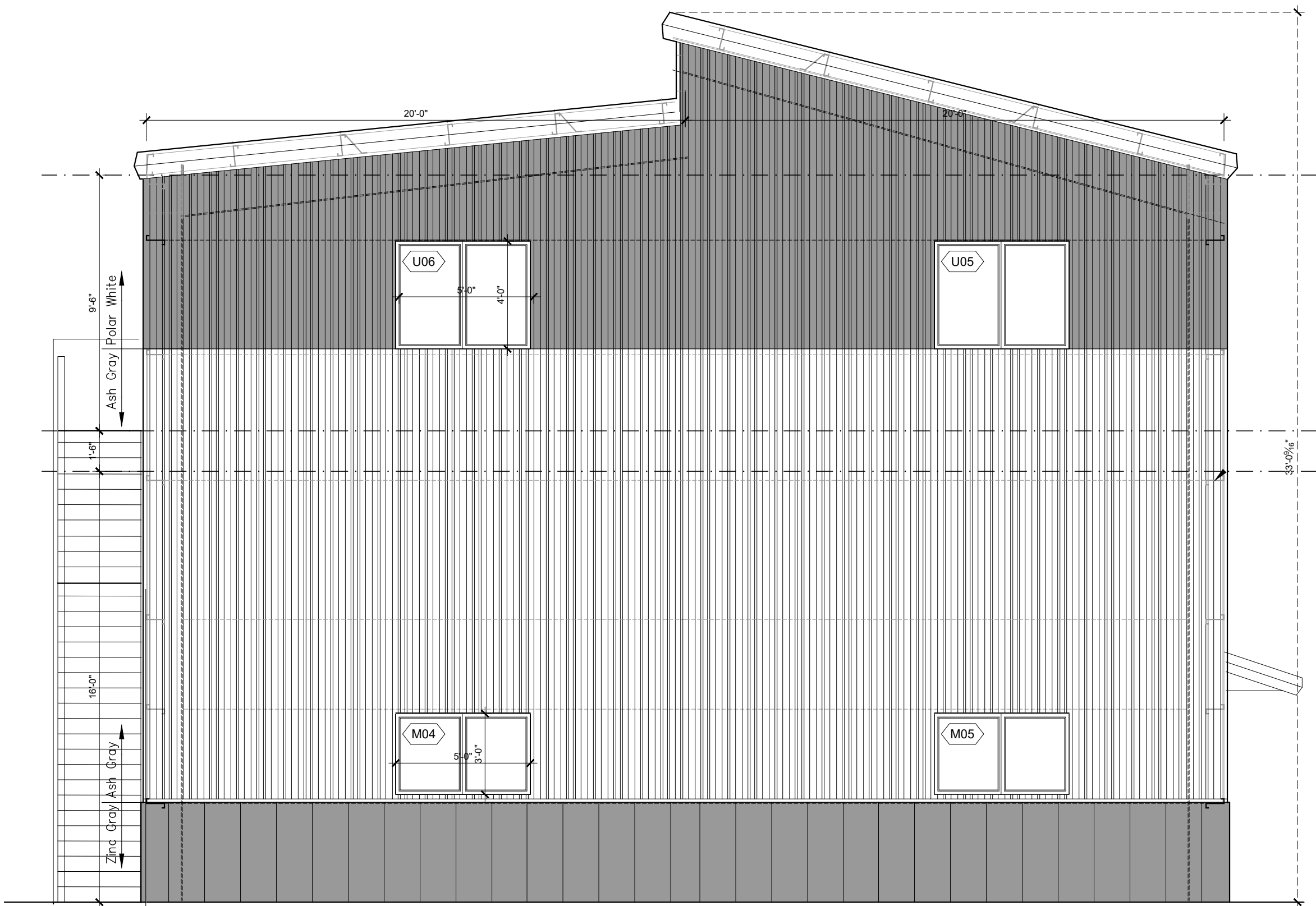
136 East Third Street
Rifle, CO 81650
970-625-0580
jeff@jjarchitectural.com
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JSN Properties Silt Building II, LLC
Lot 157A , Lyon Subdivision P.U.D.
Silt, CO



1 South Elevation

Scale 1/4" = 1'-0"



2 East Elevation

Scale 1/4" = 1'-0"

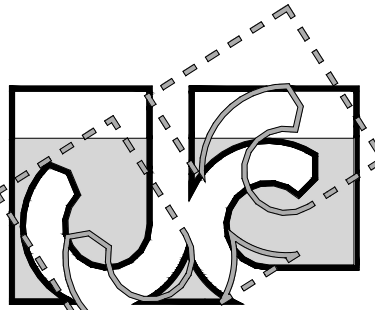
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Site Plan Review

Exterior
Elevations

Date: 07-14-23
2302A-07-14-23

A32



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Skyline Mechanical Window Schedule

No.	Location Room	Type	Window Size (WxH)	Sill height	Head height	Manuf.	Mdl No.	Remarks
M01	Warehouse 1	Fixed	3'-0" x 3'-0"		13'-7"			
M02	Warehouse 2	Fixed	3'-0" x 3'-0"		13'-7"			
M03	Warehouse 2	Slider	5'-0" x 3'-0"		7'-0"			
M04	Warehouse 2	Slider	5'-0" x 3'-0"		7'-0"			
M05	Warehouse 1	Slider	5'-0" x 3'-0"		7'-0"			
M06	Warehouse 1	Slider	5'-0" x 3'-0"		7'-0"			
U01	Bedroom1: Unit 1	Slider	5'-0" x 4'-0"		7'-0"			egress
U02	Bedroom2: Unit 1	Slider	5'-0" x 4'-0"		7'-0"			egress
U03	Bedroom2: Unit 2	Slider	5'-0" x 4'-0"		7'-0"			egress
U04	Bedroom1: Unit 2	Slider	3'-0" x 4'-0"		7'-0"			egress
U05	Bedroom1: Unit 2	Slider	3'-0" x 4'-0"		7'-0"			
U06	Living Rm: Unit 2	Slider	5'-0" x 4'-0"		7'-0"			
U07	Living Rm: Unit 2	Slider	5'-0" x 4'-0"		7'-0"			
U08	Living Rm: Unit 1	Slider	4'-0" x 4'-0"		7'-0"			
U09	Living Rm: Unit 1	Slider	4'-0" x 4'-0"		7'-0"			
U10	Bedroom1: Unit 1	Slider	5'-0" x 4'-0"		7'-0"			
U51	Clerestory: Unit 1	Fixed	5'-0" x 1'-6"		13'-11 1/2"			
U52	Clerestory: Unit 1	Fixed	4'-0" x 1'-6"		13'-11 1/2"			
U53	Clerestory: Unit 2	Fixed	4'-0" x 1'-6"		13'-11 1/2"			
U54	Clerestory: Unit 2	Fixed	5'-0" x 1'-6"		13'-11 1/2"			

Skyline Mechanical Door Schedule

No.	Location		Door Size			Type	Mat	Core	Door		Finish	Fire Rtnng	Hard ware	Remarks
	From	To	Wdth	Hght	Thk				Dr	Frm	Frm			
M01	Exterior	Warehouse 1	14'-0"	14'-0"	2"	Overhead Sectional	Metal	Insulated	Painted	Metal			Per Manufacturer	
M02	Exterior	Warehouse 1	3'-0"	7'-0"	2"	Hinged Single	Metal	Insulated	Painted	Metal			Lockset	safety glass
M03	Exterior	Warehouse 2	3'-0"	7'-0"	2"	Hinged Single	Metal	Insulated	Painted	Metal			Lockset	
M04	Exterior	Warehouse 2	14'-0"	14'-0"	2"	Overhead Sectional	Metal	Insulated	Painted	Metal			Per Manufacturer	
M05	Exterior	Warehouse 2	3'-0"	7'-0"	2"	Hinged Single	Metal	Insulated	Painted	Metal			Lockset	
M06	Exterior	Warehouse 1	3'-0"	7'-0"	2"	Hinged Single	Metal	Insulated	Painted	Metal			Lockset	
M07	Exterior	Warehouse 2	3'-0"	7'-0"	2"	Hinged Single	Wood	Wood	Painted	Painted			Privacy	
M08	Exterior	Warehouse 1	3'-0"	7'-0"	2"	Hinged Single	Wood	Wood	Painted	Painted			Privacy	
UNIT ONE	U01	Landing	Living Room	3'-0"	7'-0"	2"	Hinged Single	Metal	Insulated	Painted	Metal		Lockset/Deadbolt	
	U02	Storage	Living Room	2'-6"	7'-0"	1-3/8"	Hinged Single	Wood	Wood	Stained	Painted		Pass thru	
	U03	Laundry	Hall	5'-0"	7'-0"	1-3/8"	Double Bifold	Wood	Wood	Stained	Painted		Pass thru	
	U04	Hall	Bath	2'-8"	7'-0"	1-3/4"	Hinged Single	Wood	Wood	Stained	Painted		Privacy	
	U05	Shower	Bath	2'-4"	7'-0"	3/8"	Track slider	Glass	Glass	Polished	Frameless		By Manufacturer	Safety Glass
	U06	Hall	Bedroom 2	2'-8"	7'-0"	1-3/4"	Hinged Single	Wood	Wood	Stained	Painted		Privacy	
	U07	Closet 2	Bedroom 2	2'-6"	7'-0"	1-3/8"	Hinged Single	Wood	Wood	Stained	Painted		Pass thru	
	U08	Hall	Bedroom 1	2'-8"	7'-0"	1-3/4"	Hinged Single	Wood	Wood	Stained	Painted		Privacy	
	U09	Closet 1	Bedroom 1	2'-6"	7'-0"	1-3/8"	Hinged Single	Wood	Wood	Stained	Painted		Pass thru	
UNIT TWO	U11	Landing	Living Room	3'-0"	7'-0"	2"	Hinged Single	Metal	Insulated	Painted	Metal		Lockset/Deadbolt	
	U12	Storage	Living Room	2'-6"	7'-0"	1-3/8"	Hinged Single	Wood	Wood	Stained	Painted		Pass thru	
	U13	Laundry	Hall	5'-0"	7'-0"	1-3/8"	Double Bifold	Wood	Wood	Stained	Painted		Pass thru	
	U14	Hall	Bath	2'-8"	7'-0"	1-3/4"	Hinged Single	Wood	Wood	Stained	Painted		Privacy	
	U15	Shower	Bath	2'-4"	7'-0"	3/8"	Track slider	Glass	Glass	Polished	Frameless		By Manufacturer	Safety Glass
	U16	Hall	Bedroom 2	2'-8"	7'-0"	1-3/4"	Hinged Single	Wood	Wood	Stained	Painted		Privacy	
	U17	Closet 2	Bedroom 2	2'-6"	7'-0"	1-3/8"	Hinged Single	Wood	Wood	Stained	Painted		Pass thru	
	U18	Hall	Bedroom 1	2'-8"	7'-0"	1-3/4"	Hinged Single	Wood	Wood	Stained	Painted		Privacy	
	U19	Closet 1	Bedroom 1	2'-6"	7'-0"	1-3/8"	Hinged Single	Wood	Wood	Stained	Painted		Pass thru	

Schedules

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
September 5th, 2023 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, September 5, 2023. Chair Williams called the meeting to order at 6:30 P.M.

Roll call	Present	Chair Lindsey Williams Vice-Chair Joelle Dorsey Commissioner Robert Doty Commissioner Michael Bertaux Commissioner Jennifer Stepisnik
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Also present was the Community Development Manager Nicole Centeno

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the August 1, 2023 Planning & Zoning Commission meeting.

Commissioner Doty made a motion to approve the consent agenda as presented. Commissioner Stepisnik seconded the motion; the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

JSN Properties- Lot 158 Site Plan Review

Community Development Manager Centeno introduced the Site Plan Review for lot 158 of the Silt Trade Center.

Manager Centeno reminded the Commissioners that Mr. Johnson had previously attended a past meeting, with clarifying questions on lots 157 and 158, for a lot line adjustment. The Commission guided him to keep the lots separate, which is why Mr. Johnson was bringing his client back to the P&Z, for two Site Plan Reviews.

As Manager Centeno was not the lead planner on the processing of either application, she explained that Planner Chain was unable to attend at that she was going to speak to a couple of the key points that Planner Chain thought to be of importance.

Mr. Chain requested that it be brought to the attention of the Commission that there was shared parking between the two lots, with plenty of parking for both buildings. It should be noted that the parking is not equal between the two, as there's 17 feet on the west lot and only 7 feet on the east lot, but there is a legal parking easement for both lots, regardless of which property owns more. Currently that same company owns both lots.

Building heights are at 30 feet and Planner Chain indicated in his report that both buildings are right at the height requirement, however, after reviewing the PUD, it was discovered that the building height maximum is actually 35 feet, so both buildings have a little room for minimal fluctuation.

Staff considers the Site Plan review acceptable. Parking is deemed adequate. Staff did ask the applicant for changes to the architectural design standards, as this property is visible from highway 6, so they applicant has agreed to install stucco, rather than steel siding. The main building will be ash and zinc color wainscot. Roofing will be a charcoal gray color.

No outdoor storage is indicated and if that changes, it will need to be permitted and comply with the PUD and screened fencing requirements.

Landscaping plan has Maple and Ponderosa Pine, which is acceptable to Town Staff.

There is no requirement in the PUD to provide a patio/outdoor space for residential units, however, Town Staff believes this requirement to be for the good of all, so the applicant is installing patios for each residential space.

Overall, Town Staff finds that the building and site are being developed in general compliance with the regulations of the Silt Trade Center and in the spirit of the commercial site plan review standards.

Staff recommends approval of the proposed commercial with the associated residential apartments with 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. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.

4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.

Jeff Johnson had nothing to add and stated that he was in full support of staff's recommendation.

Public Comment was opened at 6:39pm. There were no Public Comments and Public Comment was closed at 6:40pm.

Commissioner Doty inquired into the statement, on the application, that the housing units would be for employees only and asked if that was correct. Mr. Johnson stated that ideally it would remain employee housing, but that it would be fluid, depending on need.

Commissioner Doty asked about occupancy loads and Mr. Johnson stated that the units are pretty small (900 sq ft), so they are not planning to pack employees into them.

Commissioner Stepisnik asked the applicant if they would be willing to add shutters to the windows and a pitch over the garage, as the building was still lacking in some architectural design. Mr. Johnson said that staff approved it the way that it was and Manager Centeno clarified that the Commissioners could add whatever conditions of approval that they deemed appropriate.

Chair Williams thanked Commissioner Stepisnik for her comment on the building lacking architectural design and looking boxy, as she was also going to bring that up. Chair Williams voiced concern about the colors matching for both buildings. Commissioner Stepisnik didn't mind the colors, although she would like to see less gray. Commissioner

Bertaux does not mind the gray, but doesn't want to see the colors get repeated. He would like some variety and does support additional architecture features.

Chair Williams stated that she has heard feedback from folks, regarding other buildings in the Silt Trade Center, and that it's important for the highly visible buildings to have a good design and features. She appreciates the stucco, but would also like a canopy and shutter. Mr. Johnson asked for something specific.

Commissioner Stepisnik stated that the structure above the garage is called a pent roof, but could also be called a canopy. As long as it gives some elevation change, it would serve its purpose.

Staff recommended approval, with 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. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
7. That Lots 157 and 158 have different primary structure colors, which need to be approved by Town Staff, at the time of permitting. (Added by the Commissioners)

8. That there be additional architecture design, such as a pent roof or canopy, above the garage doors. (Added by the Commissioners)

Chair Williams asked her fellow if anyone would like to make a motion.

Vice-Chair Dorsey made a motion to approved the Site Plan Review for JSN Properties, Lot 158 of the Silt Trade Center with the Planners recommendation and Commissioner Stepisnik's request to add the additional architectural feature of an added canopy above garage door openings. The motion was seconded by Commissioner Bertaux and passed unanimously.

JSN Properties- Lot 157 Site Plan Review

Manager Centeno explained that this Site Plan Review, on Lot 157, was a mirrored image of Lot 158, that the Commission had just voted on. The architectural design is also the same.

Commissioner Bertaux requested different colors, so the buildings don't match. Mr. Johnson stated that changing colors would not be an issue.

Public Comment opened at 6:51pm, there were no Public Comments and Public Comment closed at 6:52 pm.

Staff Recommended approval, with 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. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be

recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).

6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
7. That Lots 157 and 158 have different primary structure colors, which need to be approved by Town Staff, at the time of permitting. (Added by the Commissioners)
8. That there be additional architecture design, such as a pent roof or canopy, above the garage doors. (Added by the Commissioners)

Commission Bertaux made a motion to approve the Site Plan Review for JSN Properties, Lot 157, of the Silt Trade Center, with the Planner's Recommendations, with the added conditions of adding the additional architectural feature of an added canopy above garage door, and the colors of the building be a different neutral color than the other one. This motion was seconded by Commissioner Stepisnik and passed unanimously.

Mr. Johnson asked a clarifying question as to who can approved the final colors and the Commission gave Town Staff the ability to approve colors, based on the conversation and conditions spoken in the meeting.

All In Brewing, DBA Brew Zone (Rich Lynch) Site Plan Review

Manager Centeno introduced the project and explained that Mr. Lynch has applied for a Land Use Approval at several different locations in Silt over the past two years, none of which worked out, which is why he ended up opening his business in Rifle. Mr. Lynch is committed to being in Silt and has now secured a location in at 502 Front Street, Units 504 and 506, as well as the vacant lot at 550 Front Street for additional parking and future growth.

Mr. Lynch found a location that is zoned B-3, which allows for a Brewery as a use by right, but all food trucks require a Site Plan Review, as the Town needs to ensure parking and that safety requirements are being met.

The provided operating plan details that the hours of operation do not extend past 9pm, unless there is a private party or event. The Site Plan does show indoor and outdoor seating, a walk-in cooler and secured brewing area. Mr. Lynch has provided liquor licensing and doesn't believe the in active yeast to be a hazard to the water or wastewater treatment plants. No hard liquor will be served on the premise. Mr. Lynch ensures that alcohol servers are trained to do so.

Music will not exceed past 9pm, but could be indoor or outdoor, depending on the time of the year and event. Mr. Lynch stated that music will not exceed the Town ordinance for noise.



Community Development Department

MEMORANDUM

TO: Planning & Zoning Commissioners
FROM: Nicole Centeno, Community Development Manager
DATE: September 3, 2024
RE: Site Plan Review- 2020 Horseshoe Trail

After speaking to the applicant's representative, it was requested to continue this Public Noticed Action Item to a future agenda. The applicant needs more time to complete the real estate transactions that will be required for this project.

Town Staff has made the determination that continuing the Public Notice for 2020 Horseshoe Trail Site Plan Review is the best option.

On behalf of the applicant and Town Staff, we respectfully ask the Commissioners to continue this Public Notice to a future agenda, taking place in either October or November, whichever has more space available.

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 Site Plan Review for 2020 Horseshoe Trail from the September 3, 2024 agenda to either October 1, 2024 or November 6, 2024, whichever is determined to have adequate space on the agenda.



Community Development Department

MEMORANDUM

TO: Planning & Zoning Commissioners
FROM: Nicole Centeno, Community Development Manager
DATE: September 3, 2024
RE: Site Plan Review- 2021 Horseshoe Trail

After speaking to the applicant's representative, it was requested to continue this Public Noticed Action Item to a future agenda. The applicant needs more time to complete the real estate transactions that will be required for this project.

Town Staff has made the determination that continuing the Public Notice for 2021 Horseshoe Trail Site Plan Review is the best option.

On behalf of the applicant and Town Staff, we respectfully ask the Commissioners to continue this Public Notice to a future agenda, taking place in either October or November, whichever has more space available.

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 Site Plan Review for 2021 Horseshoe Trail from the September 3, 2024 agenda to either October 1, 2024 or November 6, 2024, whichever is determined to have adequate space on the agenda.



Community Development Department

MEMORANDUM

TO: Jim Mann, Town Administrator
FROM: Nicole Centeno, Community Development Manager
DATE: August 2024 – September 2024

Building Department

- * Zoning & Building Reviews
- * Inspections - 65 in August
- * Contractor Licensing- 13 New / 229 YTD
- * BEST Tests- 21 New / 84 YTD
- * Miscellaneous Permits – 14 New / 127 YTD
- * Excavation Permits- 0 New / 32 YTD
- * Single Family Permits – 0 New / 7 YTD
- * Commercial Building Permit- 0 New / 0 YTD
- * Stop Work Orders
- * Building Code Second Phase Implementation

Administration

- * Staff Meetings
- * LED/Community Engagement/Communication
- * Business Licenses- 129 YTD
- * Customer Service (Calls, Emails, Walk-ins)
- * Facility Rentals
- * Office/File Organization
- * P & Z Meetings and Minutes
- * Website Management
- * Social Media Management
- * Vendor's Licenses- 28 YTD
- * Housing Needs Assessment Grant
- * GarCo Grant Outreach

Recreation

- * Online Registration Portal Updates
- * Soccer Reg Open

Code Enforcement

- * Non-Compliant Business Licenses
- * Building w/out a Permit
- * Utility / Drainage Easements

Subdivisions/Work In Process

- * Stoney Ridge 2
(Pending Applicant Phasing Plan)
- * Camario Phase 2
(Site Work is permitted and under construction)
- * River Trace
(2 Buildings Received C.O.; 3 more under excavation)

Land Use/Planning & Zoning

- * Western Slope Veteran's Coalition- Abandoned
- * Laestadian Annexation- Approved, Waiting to Record
- * River Run Storage Site Plan- Pending
- * 510 West Main- Site Plan Amendment- Continued
- * Ehlers Plat Amendment- Approved P&Z & BOT
- * Rislende- Site Plan Amendment- Approved
- * Tim Pace- Special Use
- * River Trace Amended Site Plan
- * Free-Up Storage Out of Town Taps

Special Events- Current & Future Planning

- * Create Flyers and Advertise Events
- * All Event Prep (Booking Bands Etc..)
- * Party At The Pavilion
- * Movie In The Park

- * Code Enforcement Complaints
- * Weekly Code Enforcement Meetings
- * Code Research for Complaints