

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
May 6, 2025 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, May 6, 2025. 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 Justin Anderson
Alternate Dana Wood

Absent

Also present: Community Development Director, Nicole Centeno and Attorney Bond

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the April 1, 2025 Planning & Zoning Commission meeting.

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

Conflicts of Interest

There were no conflicts of interest.

Agenda Changes

There were no proposed changes to the agenda.

Rislende Final Plat/Plan and PUD Amendment

Director Centeno introduced the application, reminding the Commissioners that they've reviewed several Rislende applications over the past several years, then also gave a brief introduction for the Commissioners that might not have been involved in one of the previous applications.

The PUD will be the zoning guide, Centeno explained. The PUD had the parcel divided into the 10 tracts total, two of which are the island (1, 2, 3, 4, 5, 6, 7, 8a, 8b and 9). She went on to explain that each individual tract will be required to undergo a Site Plan Review, at which point there will be greater detail.

Centeno then brought attention to the Comprehensive Plan and that the parcel is designated in the Commercial/Support area. She stated that the additional residential is of concern, as it does not align with the primary commercial designation of the Comp Plan. Director Centeno then pointed out that there was a variety of commercial aspects throughout the parcel, such as the event center, lodging, restaurant and additional commercial square footage in Tract 3.

Director Centeno stated that there were a few topics that needed further discussion, primarily being parkland dedication, increase of residential/decrease of commercial, as well as some use by right designations.

She explained that Tract 3 is a Commercial / Residential Mixed Use and Town Staff has hesitation over the following uses being a suitable use for that location:

- a. Convenience stores, excluding gasoline pumps, but may include a food establishment
- b. Flex Spaces, defined as a building with some combination of office, retail, and light manufacturing/assembly/R&D. (Example: a high-tech carbon sequestration company with spaces to develop, assemble, store, and sell.) Such flex spaces shall contain a minimum of 30% office and/or retail/showroom space
- c. Furniture restoration and/or refinishing facilities, including upholstery
- d. Plant nurseries whose sales are minimum fifty (50) percent retail

Centeno then went into more detail about the parkland dedication and how the original agreement had the entire island as being deeded to the Town, then in 2022, it was proposed to be used as part of the event center and with less residential, the parkland dedication was not needed. Now with the applicant's current request to increase residential, the parkland dedication increased. The plat has the island now being split into two different parcels, as one will be needed to meet the parkland dedication requirements. The applicant has agreed to use a portion of the island for parkland, however, want to do so by easement, not by deed. Director Centeno stated that Town Staff and the applicant have been unable to come to an agreement over the deeding vs easement and would like feedback from the Commission.

Director Centeno then went into greater detail about the applicant proposing a significant increase in residential density. The existing PUD allows for 160 residential units. The new proposal increases the residential units to 247. This increase in residential units could constrain the ability to meet the

Town's Comprehensive Plan for the commercial requirements within the Commercial / Service designation that this parcel is located in.

She explained the while Town Staff doesn't necessarily have an issue with the increase in residential density; it is an issue to have less commercial than potentially encouraged by the Comprehensive Plan. Given that residential uses are not mentioned in the Comprehensive Plan for this designation is interpreted to mean that residential is intended to be a secondary use, such as an accessory use above a commercial space.

Director Centeno stated that Town Staff proposed to have a minimum of 12,000 square feet of commercial space on Tract 3, however the applicant has countered and proposed 8,000 square feet. She asked the Commission to weigh in on this topic as well.

Overall, Centeno concluded that The Applicant, Town Staff, the Town Engineer and the Town Attorneys have put a lot of time and energy into making sure that the PUD changes are what best guide this development to meeting the needs of the applicant, town and community as a whole.

Town Staff requested P&Z feedback over the following items, which will now be at the discretion of the Town's Planning Commission and Board of Trustees:

1. Minimum Commercial Requirements
2. Parkland Dedication by Deed, Rather Than Easement
3. Allowable Uses in Tract 3

Staff Recommended that the Planning and Zoning Commission give feedback on the three items listed above and continue the Public Hearing, to allow staff and the applicant to further discuss the P&Z's feedback and make related changes to the PUD.

Director Centeno then went into the Final Plat/Plan explaining that there were outstanding items that needed to be addressed on the Engineering side, as well as CDOT requirements. She also explained that some of the items were going to be contingent upon the PUD guidance.

Staff Recommended that the Planning and Zoning Commission give feedback on the submittal and continue the Public Hearing, to allow staff and the applicant to further discuss the Commissioner's feedback and make related changes.

At this point in the meeting, Director Centeno invited the applicant to the table to speak.

Mitchell Weimer, Cole Burger and Adam Wallace gave the Rislende presentation. Mitchell started with the pronunciation of Rislende and explained that it was a Danish word meaning rippling, which was fitting given their location next to the river. Mitchell then introduced Cole & Adam, as well as other team members, explaining their role in the project.

Mr. Weimer respectfully asked for the P&Z to approve their application, as he didn't believe there to be much daylight between the Town and his team to find resolutions and also stated that the engineering did not need to be completed, but rather a plan put in place.

Mitchell then went into detail about the submittal and history, explaining why they changed the lot lines and amend the preliminary plan. He then expanded on why the ARADA and PUD not meshing

caused some of the update requests. Then with Page West stepping into the picture, Mitchell believed that they brought an expertise for the residential aspect. They evaluated and brought the number of housing units to 209, then 240, to make everything pencil out.

Mr. Weimer then asked the Commissioner to pay attention to the zoning. The multi-family zoning would be just about 12 acres. The commercial zoning would be about 8 acres. The single-family housing would be another zoning, as well as the river zoning and island.

He then gave an overview of the connectivity of the trail system and the event center. The event center is meant to be more than a wedding venue. Mitchell challenged everyone to think bigger, with endless possibilities. He stated that the event center was going to be 6,000 square feet, or maybe even double.

Mitchell then went into detail about the Beacon restaurant, with a highlight being brought to the commissary kitchen, grocery store with local dairy, meat and produce.

Mr. Weimer stated the quality commercial square footage needs to be considered, over quantity. He also said that the lodging tract would have a 16-20 room hotel as well as some bungalows or cottages. They want to offer life style packaging.

Mr. Wallace then explained that he and his business partner have developed about 6,000 multi-family units. He gave an overview of the what they we trying to accomplish with broad spectrum housing. He stated that from his experience, it's very difficult to make a mixed-use building work.

Adam concluded that his team was ready to submit the site plan for the residential and start work on trails and infrastructure. He said that the residential would need to come first and that the commercial would come later.

Mr. Burger grew up in the valley and has a vision to create a community space. He then talked about the island open space requirements. He concluded that the island is environmentally sensitive and that his goal is to preserve it, which is why they want to give the parkland dedication by easement, rather than deed.

He stated that the minimum commercial square footage on tract 3 is a floor, not a ceiling. He also pointed out that the commercial space is spread throughout the entire parcel and that focusing on commercial in tract 3 is not helpful.

Chair Williams opened the Public Hearing opened at 7:59pm.

Chance Jenkins, 5435 County Road 11, stated that he was a board member for Garfield RE-2 School District and President of the Cattleman's Association, so he thanked the Commission for their time and said he understood the commitment. He stated that he was there to encourage small business and to support Mitchell and Cole. He said things are tough for business owners. Red tape is a death sentence for small businesses. He said that he knows how hard it is to find an event venue, so this concept is needed. He is also an advocate for private property rights and he feels that it's a tough pill to swallow for the Town to demand a deed to take someone else's land. He thinks the job of the government is not to dictate, but to facilitate.

Alex Sanchez, 507 W. Richards Avenue, analyst for Pitkin County Community Development. He and his wife got married at Rislende and supports their development. Alex thinks they are amazing people doing amazing things.

Evette Sanchez, 507 W. Richards Avenue, got to know Cole on his campaign. She got married there and is excited to see this project get going.

Willow Brotzman, 1710 Grand Avenue, was born and raised in this town. She supports the approval and concept.

Doug Winter, live in Glenwood Springs and is the president of the Middle Colorado Water Shed (MCWS). He stated that the MCWS has worked with Silt in the past, to bring people to the riparian corridor. The MCWS is committed to bringing the public to the river and Rislende has a great opportunity to do just that. People care the most when they are invested and he believes that Rislende does just that. When asked if he was speaking on their behalf, he stated that he was not.

Pam Burger, live up Dry Hollow, supports the proposal, as it will bring new energy to the Town. She believes that Silt Heyday has dwindled. Rislende is bringing new people and bringing new tax payers. Stop killing the application by 1,000 cuts. They moved to Colorado to bring something back to the community.

Ren Brotzman, 764 Palmer Glenwood Springs, Cole and Mitchell are providing a colorful and vitality to the community. Whole hearted support their application and the economic growth.

Bob Shivley, Silt, believes that the Colorado River frontage is a Silt legacy. As a previous Planning and Zoning Commissioner, he feels as if they worked hard to preserve the river frontage access and trails. He felt they had several successes. A failure was the Golden Gate sign exception. Rewilding helps nature take care of itself.

Sherie Hunter, 330 N. 12th Street, enjoyed Riverside and believes this to be a hidden gem and supports Cole's vision.

Paige Haderlie, 690 Cattle Drive, is in favor of the project. She believes that this is a great expansion to the south side of the interstate. Allows a balance of residential and commercial growth. This project has a small-town community feel, not big box or franchise. This will increase the tax base.

Public Hearing closed at 8:21pm.

Chair Williams invited the applicant to respond. Mitchell thanked everyone for their support and wanted to remind everyone to think quality of commercial, not quantity.

Mitchell inquired with Attorney Bond as to whether to not the Commission needed to engage in the easement vs dedication and Attorney Bond concluded that the Commission is a recommending body, so they do need to weigh in on it. Bond gave the Commission 4 options. They can approve, approve with conditions, deny or continue the public hearing. He said that engineering doesn't need to be 100% at P&Z, but rather 90%. Not every detail needs to be locked down, but Town Staff has recommendation to continue for more time to figure a few more items.

Commissioner Wood thanked everyone and was blow away by the support. She is in support of this proposal and wants the government to show flexibility and doesn't want to be caught up in the small details.

Commissioner Westmoreland asked about the project being divided up and sold to different developers. Mitchell responded that it could be, but that is not their intention.

Commissioner Anderson asked if the easement versus deeding has advantage one way or another. Attorney Bond said that if the Town owned it, there would be more control over what can be done. Attorney Bond said that he was going to look into this aspect more, hence the recommendation to continue the public hearing, to allow more time to further discuss and research the dedication versus easement. He then asked if the event center was on tract 6 and Director Centeno confirmed that it was. Anderson then asked if they developers were going to operate the businesses.

He inquired if the additional commercial space could be on tract 6, with the event center. He felt that everything was really close to approval, but there might need to be some creativity to allow more commercial space on other tracts. Anderson stated that he is exciting about the concept.

Cole agreed that there's more opportunity for commercial throughout all of the tracts.

Commissioner Stepisnik stated that she loves this project, not necessarily the rental units. She wants to see the easement rather than a deed. Adam stated that the rentals will be market rate and believes that the multi-family will be beneficial to the community and will bring a consumer base.

Commissioner Aragon asked about the increase of residential and whether the traffic plan is sufficient. Mitchell said that they've completed two studies and will need to do some more tweaking. Aragon also asked about the height and Adam explained that lot 3 was going to come up about 4 feet and that the height will be measured from finished grade of the 311 road.

Mitchell said that they have started a lighting study and potholing.

Vice-Chair Bertaux reminded everyone that we are a dark sky community and that he expects to see downcast lighting. He stated that the Commissioners support this project, but they also want it to be quality. He thought it would be a good spot for a daycare and was disappointed when that was taken out as an allowed use. He doesn't like the rental aspect. He wants the engineering completed, 12,000 square feet of commercial and believes the open space is under better control if owned by the municipality. He wants the trail system closer to the river as well, to support the naturalness of enjoyment of the river corridor. He supports the continuation to work out the remaining items.

Chair Williams echoes her fellow commissioners. She likes that Silt doesn't have the big-box and thinks this brings a unique and vibrant element to Silt that fits in with our character. She feels like projects such as this, highlights Silt lack of progress to update town codes and plans. She feels as if Town Staff's recommendation to allow a little more time to resolve issues seems fitting, as the commission has been bullied by developers before. Williams did state that she knows they are not big developers, but that they have to remove the personal knowledge of the applicants and look through a different lens.

Cole re-iterated that they are not big developers and feel bullied as well. He wants to ensure that compromise is not 100% on one side or another. Cole's biggest concern is the timeline.

Chair Williams would like more information about deeding versus easement.

Vice-Chair Bertaux would like to see increased commercial throughout the whole development.

Attorney Bond stated that the Town started to see a creep within the project, moving to more of a residential focus and needed to address it. A PUD creates a zoning and Tract 3 was identified as a commercial hub. The Town created a floor for commercial, so ensure that there would be an element of commercial. The PUD ensures commercial.

Director Centeno addressed a few items that were discussed:

- There was statement about the goal post moving and she explained that there is an existing PUD and the applicant requested to change the PUD. The commercial was brought up because the applicant requested more residential. The parkland dedication was also brought up because of the increased residential. She reminded everyone that the Town has governing documents that have to be abided by and all of the decisions made, need to be done so with that consideration. The increased residential and decreased commercial does not meet the comprehensive plan.
- The Town and applicant determined that tract 3 was the better location for increased commercial, as it already encompassed the beacon. The current PUD has tract 1-4 as a mixed-use with commercial and residential. If the applicant is going to element commercial on 1, 2 and 4, the it's got to increase somewhere and tract 3 seemed like the obvious place. Town Staff is open to increased commercial in other tracts, but it needs to be declared and solidified in the PUD with minimums, to ensure that it will be a priority.
- Town Staff and the Town's governing board are looking at the PUD as the governing zoning document. The pictures are pretty and what they are proposing is exciting, however, our job is to ensure that the PUD will ensure the growth that the Town needs to see, if for any reason the developers were to change. She stated that the presentation that was given is exciting, however, the zoning document needs to govern consistency for any developer that may try to develop this property.
- We get one chance to get this right and we have to think of preserving commercial space for what we need now and 10 years from now and 20 years from now.
- The Town wants to preserve the river corridor. There was a development that went before the Trustees a week prior, where the river trail wasn't preserved properly and there wasn't a good governing document the solidified the expectations and now the river bank ate away and it's gone. She stated that now is the time to get these approvals right. The Town's partnership with AVLTT provides extra added support.

Chair Williams stated that the LOVA trail organization was disappointed with the trail connectivity, but is thankful that Silt has adopted a master trail plan.

Commissioner Anderson inquired about the process. Attorney Bond gave clarification about substantial changes and what prompts the application to come back to P&Z.

Mitchell requested flexibility on commercial. Commissioner Anderson believes that maybe there's a compromise on the deed in lieu of decreased commercial.

Attorney Lee asked for recommendation, as the meeting had gone on for 3 hours. He stated that there was mixed direction from the commissioners and he would like better clarification. Chair Williams stated that she and the commission were willing to put in the time.

Vice Chair Bertaux made a motion to continue the Rislende PUD Amendment and Final Plat/Plan to a future P&Z meeting, allowing additional time for staff and the applicant to revise the submittal, based on the feedback given during this meeting. Commissioner Aragon seconded the motion. It passed with a 4-1 vote, with Commissioner Stepisnik voting against the continuation.

Rislende 2025/2026 Special Event Site Plan Review

Director Centeno gave a quick overview of the application. She explained that the applicant had received previous temporary approvals that the Commission required annual renewal for, given its temporary nature. The applicant requested a 2 year approval with this application this time. Centeno also highlighted that the food truck vendor changed and that the applicant had requested flexibility to allow for a variety of food trucks to be utilized. The layout would not change, as the food trucks would be required to be in the same location with one leaving and a new one coming in.

Vice-Chair Bertaux asked about the storage and Director Centeno answered that the storage container is gone and that it was replaced with two separate sheds, with a liquor license modification approval.

Commissioner Aragon inquired about the propane size and Director Centeno explained that the size requirements are in the conditions of approval. Mitchell stated that the current truck's propane size is smaller.

Public Hearing opened at 9:31pm.

Doug Winter, Glenwood Springs, supports this project.

Public Hearing closed at 9:32pm.

Mitchell requested the Commission to work with staff to make it easier and cheaper.

Commissioner Stepisnik made a motion to approve Resolution PZ-1, Series 2025 and the Rislende Special Event Site Plan Review, with the conditions listed in the Staff Report and Resolution. Vice Chair Bertaux seconded the motion and it passed unanimously.

Defining Silt's Downtown

Director Centeno explained the exercise and asked the Commissioners to highlight the downtown corridor on the maps provided. She invited the Commissioners to join the upcoming strategic planning for Silt's branding. Centeno then acknowledged that it was getting late, but asked the Commissioners to email additional feedback.

Planners Report

Director Centeno highlighted a couple items, including events such as the Easter Egg Hunt and Arbor Day tree planting. She highlighted some fun and exciting events coming up.

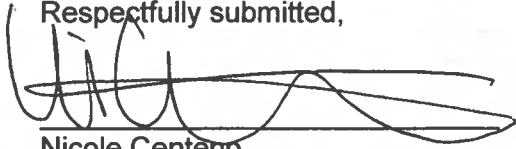
Commissioner Comments

Chair Williams thanked everyone for staying late and stated that she appreciated Attorney Bond for coming down for the meeting.

Adjournment

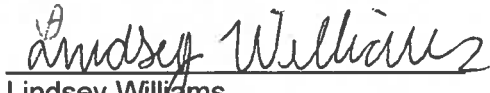
Chair Williams made a motion to adjourn the meeting; seconded by Commissioner Stepisnik. The meeting adjourned at 9:48 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nicole Centeno', written over a horizontal line.

Nicole Centeno
Community Development Director

Approved by the Planning Commission

A handwritten signature in black ink, appearing to read 'Lindsey Williams', written over a horizontal line.

Lindsey Williams
Chair