

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
DECEMBER 9, 2025 – 6:30 P.M.
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, December 9, 2025. The meeting was called to order at 6:30PM.

Roll call	Present	Chair Lindsey Williams Vice Chair Michael Bertaux Commissioner Eddie Aragon Commissioner Justin Anderson Commissioner Jack Ehlers Commissioner Tibbetts
	Absent	Commissioner Jennifer Ghigiarelli

Also present: Community Development Director, Nicole Centeno

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the November 4, 2025 Planning & Zoning Commission meeting.

Commissioner Ehlers 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 agenda changes

Colorado River Fire and Rescue Site Plan Review

Director Centeno introduced the project, explaining several key aspects, including the following:

- The project is currently four different parcels, with the existing building crossing lot lines. Before the project can progress, the lot lines need to be dissolved. Director Centeno stated that the applicant was communicated with and was acting quickly to help resolve this portion of the process.
- The project, as submitted, had parking impeding on the Town's Right-of-Way. The Town gave the applicant a corrections list, with the parking as needing to be addressed. Director Centeno explained that the whole project was unable to shift over, as the applicant was using a portion of the existing building. She stated that the applicant was working through different options.
- The parcel did not provide enough parking spaces to meet the Silt Municipal Code; therefore, the applicant requested a reduction to the number of spaces. Director Centeno stated that given the request and number of employees on shift and not being open to the public, she was approving the reduction to the requested 13-14 parking spaces.

Town Staff recommended approval, with the following conditions:

1. That 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 to be part of the application and are binding on the applicant.
2. That applicant provides any additional requested documents and pays any remaining fees, prior to building permit issuance.
3. That this approval is not for construction; all improvements require a building permit.
4. That all Town, Building, Engineering and Fire requirements be satisfied, during the permit review process, prior to the issuance of a building permit.
5. That the landscaping plan be consistent with Main Street improvements.
6. That all improvements be encompassed within the property lines and not extend into the Town's Right-of-Way.
7. That the lot lines be dissolved and new plat recorded, with a single address, prior to the issuance of a building permit.
8. That the applicant submit the reduction of off-street parking request in writing, with related data to support the reduction.

Director Centeno introduced the applicants team as Orrin Moon, Colorado River Fire and Rescue (CRFR) Fire Marshal; DJ Wells, Wember; and William Bussard, Oz Architecture.

Commissioner Aragon inquired as to whether their operations will be affected. Mr. Moon stated that the reason for the building addition, rather than a full new build was to ensure that operations would not be negatively impacted.

Commissioner Anderson asked about the parking and intention to expand the crew. Mr. Moon explained that the design takes the growth into consideration. They currently run a five-person crew and hope to move to a seven in the future, so the request to reduce the parking spaces included the potential future growth.

Mr. Moon further expressed his appreciation for the architects efforts to make the old and new building look new.

Public comment opened at 6:50pm. There were no public comments. Public comment closed at 6:51pm.

Commissioner Ehlers wanted to add that he supported this endeavor.

Chair Williams too offered support of the project and liked that the location wasn't changing, as their involvement in downtown community events is special.

Commissioner Anderson made a motion to approve the Colorado River Fire and Rescue Site Plan Review, with the conditions listed in the staff report and spoken during this meeting. The motion was seconded by Commissioner Tibbetts. The motion passed unanimously.

Maverik Site Plan Review

Director Centeno explained that Maverik had proposed an amendment to the 2004 Site Plan Approval for 905 Main Street. The single change included a fenced area at the rear of the building. The fence would encompass a portion of the existing sidewalk, while maintaining the rear means of ingress and egress.

Staff recommended approval, with the following conditions:

1. That 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 to be part of the application and are binding on the applicant.
2. That applicant will provide any additional requested documents and pay any remaining fees, prior to building permit issuance.
3. That this approval is not for construction; all improvements require a building permit.
4. That all building, engineering and fire requirements be satisfied, during the permit review process, prior to the issuance of a building permit.

5. That the fence design be adjusted to maintain a minimum of a 22' width of driving area in the rear of the building, without compromising the rear parking.
6. That the fence height not exceed 6 feet.
7. That the storm drain maintenance include annual snout hood clean-out.

Public comment opened at 6:58pm. There were no public comments. Public comment closed at 6:59pm.

Commissioner Ehlers made a motion to approve the Maverik Site Plan Amendment, with the conditions listed in the staff report and spoken during this meeting. The motion was seconded by Commissioner Aragon. The motion passed unanimously.

Jalisco Food Truck Site Plan and Special Use Amendment Continuation

Director Centeno explained that the Jalisco Food Truck, located at 690 Front Street (formerly addressed 125 S. 7th Street), applied to amend their site plan and special use. She stated that they successfully dissolved their lot line; which is why they are taking the steps to utilize their whole space.

The application is delayed, due to a change in engineering, so Town Staff and the Applicant agreed that a continuation to February is warranted.

Commissioner Tibbetts made a motion to approve the continuation as presented. The motion was seconded by Commissioner Anderson. The motion passed unanimously.

Planners Report

Director Centeno highlighted the 2026 meeting schedule and stated that the next meeting will be January 13th, rather than January 6th.

The Commission asked to consistently schedule January and November to the second Tuesday of the month. This would allow time in January for people to get back into the swing after the holidays and would allow for no meeting on the evening of the November election.

Commissioner Comments

Commissioner Ehlers asked about the Code Committee timing and Vale Board openings. Director Centeno stated that the Code Committee typically meets before the P&Z meetings.

Chair Williams welcomed Commission Tibbetts to the Commission.

Chair Williams also inquired about joint meetings. Director Centeno answered that she would look into confirming dates.

Chair Williams asked how the tree lighting went and Director Centeno gave a quick re-cap of the event and thanked everyone for coming.

She also gave a "save the date", as the Town was going to do a 4th of July event this year. It will be a one-time event, but a big one, to celebrate the 250th anniversary of America and 150th anniversary of Colorado.

Director Centeno also stated that she met with Highwater Farms and that the Farm to Table dinner was being added for 2026 as well.

Adjournment

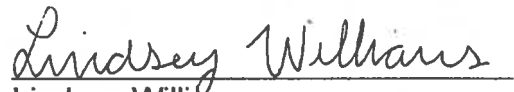
Commissioner Tibbetts made a motion to adjourn the meeting; seconded by Vice-Chair Bertaux. The meeting adjourned at 7:16 P.M.

Respectfully Submitted,



Nicole Centeno
Community Development Director

Approved by the Planning Commission



Lindsey Williams
Chair