

**TOWN OF SILT  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
JANUARY 13, 2026 – 6:30 P.M.  
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, January 13, 2026. The meeting was called to order at 6:30PM.

<b>Roll call</b>	<b>Present</b>	Chair Lindsey Williams Vice Chair Michael Bertaux Commissioner Eddie Aragon Commissioner Justin Anderson Commissioner Jack Ehlers Commissioner Tibbetts (Via Zoom) Commissioner Jennifer Ghigiarelli
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**Absent**

**Also present:** Community Development Director, Nicole Centeno

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**Pledge of Allegiance**

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**Public Comment**

There was no public comment

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**Consent Agenda**

1. Minutes of the December 9, 2025 Planning & Zoning Commission meeting.

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

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**Conflicts of Interest**

There were no conflicts of interest.

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## **Agenda Changes**

There were no agenda changes

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## **Columbine Liquor**

Director Centeno explained that Columbine Liquor has applied for a sign exception, as the proposed replacement sign exceeds the square footage requirements in the Silt Municipal Code (SMC).

The proposed sign is 33 Sq. Ft., which is roughly the same size as the existing sign. The SMC allows for identification signs in this zone district to be a maximum of 16 Sq. Ft. The sign itself is not illuminated and there is no change from the current lighting on or around the building.

Staff recommended approval, with the following conditions:

1. That if there is an increase in the illumination or change to the current proposal, the applicant will be required to apply for a new sign exception.
2. 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.
3. That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and recordation of the sign exception.
4. That the applicant will need to apply for a permit that's issued by the Community Development before installation of signs can occur. The Town will also need to inspect the signs, prior to the permit being approved to close out.
5. That any additional signs will require a permit and sign exception, if necessary.

Commissioner Ehlers inquired about sign code and why there's the ability to make exceptions. Director Centeno explained that the sign code is part of title 17, within the Silt Municipal Code, which is scheduled to be re-written in 2026. The sign code is outdated and doesn't speak to the current technology of today's abilities. Given that this particular sign is more of a replacement, rather than new sign; paired with the compatibility of what's existing, staff believed this application to be a good use of the sign exception. Commissioner Ehlers agreed that this application was not a great example, but he was still concerned about exceptions.

Vice-Chair Bertaux expressed that this sign should be grandfathered in.

There was some discussion about liking the older style nostalgic look and overall support of the project.

Commissioner Ehlers also inquired about the "Welcome Hunters" sign and Director Centeno stated that temporary signs were being addressed with Code Enforcement.

Public comment opened at 6:45pm. There were no public comments. Public comment closed at 6:46pm.

Vice-Chair Bertaux made a motion to approve the Columbine Liquor Sign Exception, with the conditions listed in the staff report and spoken during this meeting. The motion was seconded by Commissioner Ghigiarelli. The motion passed unanimously.

Chair Williams requested for the applicant to attend a meeting in the future, as the Commission appreciates meeting Silt business owners.

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### **Planners Report**

Director Centeno explained that the numbers in the staff report were final numbers for 2025.

She also gave clarification on subcommittees and stated that if any Commissioners wanted to be engaged in a committee, to let her know.

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### **Commissioner Comments**

Vice-Chair Bertaux requested a timeline for the Heron's Nest Annexation and Director Centeno referenced the timeline in the Board of Trustee meeting from the night before. She read the timeline to the Commission.

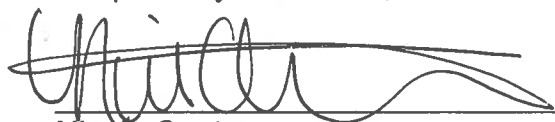
Chair Williams thanked everyone for committing to another year and stated that she looks forward to another year.

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### **Adjournment**

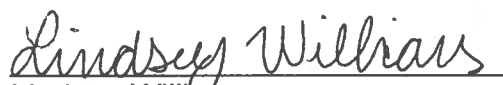
Vice-Chair Bertaux made a motion to adjourn the meeting; seconded by Commissioner Anderson. The meeting adjourned at 7:01 P.M.

Respectfully Submitted,



Nicole Centeno  
Community Development Director

Approved by the Planning Commission



Lindsey Williams  
Chair