

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
March 3, 2026 – 6:30 P.M.
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, March 3, 2026. The meeting was called to order at 6:30PM.

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

Also present: Town Attorney, Michael Sawyer; Town Manager, Jim Mann; and Community Development Director, Nicole Centeno

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the February 3, 2026 Planning & Zoning Commission meeting.

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

Conflicts of Interest

Jack Ehlers recused himself from the meeting, noting that his employer was engineering the Riverview Project. He explained that his company works on many projects throughout the

valley, including several projects that will be presented at the Planning Commission meetings for Silt.

Mr. Ehlers stated that he does not personally have knowledge of this project, nor did he have knowledge of the last project that he recused himself from. He does not have any vested interest in these projects and does not believe his ability to be objective is compromised; he sees the benefit of consistency and rescuing himself is there is a quorum.

Agenda Changes

There were no agenda changes

Riverview Major Subdivision Preliminary Plan

Attorney Sawyer presented a clarification, prior to the Riverview Major Subdivision Preliminary project being introduced.

The packet sent to the Planning Commission, the days leading up to the meeting, flagged that the applicant had not submitted the mineral right notice, which is a requirement to provide, before a public meeting can take place.

Attorney Sawyer did state that since the packet went out, the applicant did submit a severed mineral rights letter and is now in compliance with being able to proceed with the public hearing

Vice-Chair Bertaux clarified the Annexation and Development Agreement with Attorney Sawyer, as having been developed in 2000, as it still pertained to the property. Attorney Sawyer did explain that at Final Plan/Plat, there would be a review of agreements and potential amendments during Final Plan/Plat, at the Board of Trustee level.

Director Centeno then presented the project submittal. She explained the proposal included the creation of 7 lots, with 2 being open space/river designations. She also highlighted the density calculations, parkland dedication, access and parking.

The timeframe from when the application was submitted to the timeframe in which the public hearing was short, Director Centeno explained. She listed the outstanding items that still needed to be addressed as:

1. Consistent density- The cover letter density did not match the proposed PUD density
2. Trail map needed to be provided, highlighting the interconnecting trails and parkland dedication
3. Provide documentation of secured western access
4. Address the multitude of Engineering, Legal and Fire referral comments
5. Change the name, to comply with emergency service request
6. Lot clarification- declare, number and zone on map

7. Provide wetland delineation report
8. Apply for CDOT Access Permit and provide traffic study for CDOT referral review
9. Address the water right dedication requirements (raw irrigation and well decree)

Director Centeno concluded that she included recommended conditions of approval:

1. That all representations of the applicant made in writing, application materials, verbally spoken at the meeting or that are reflected in the meeting minutes, spoken by the Trustees, Staff or Applicant, are considered part of the application and are binding on the applicant.
2. That the Applicant provides any additional requested documents and pays all related fees.
3. That all referral agency comments, including but not limited to Town Staff, Town Attorney, Town Engineer and Fire District, be addressed prior to final review.
4. That the Traffic Study be completed and the Traffic Methodology be revised, enabling the submittal of an Access Permit to CDOT. Should the permit trigger infrastructure improvements, that the applicant completes the necessary requirements and engineering.
5. That the applicant acquires the necessary access easement on the western lot line. The easement will need to incorporate land from the South West corner (River), to the North West corner (River Frontage Road), as to secure not only vehicular access, but pedestrian and emergency access as well.
6. That the Wetland Delineation Report, including noxious weeds, be completed and submitted to the Town for review and plans adjusted accordingly, if required.
7. That Mineral Rights notification be completed and an affidavit be submitted to the Town prior to the public meeting.
8. That a trails and parkland map be submitted, depicting the trail system and dedications, with the declaration of active vs. passive.
9. That the applicant creates separate subdivided lot for the parkland dedication to be reflected on the plat.
10. That the applicant provides a proposed amendment to the Annexation Agreement with the final plat application.
11. That the applicant provides a proposed Subdivision Improvement Agreement with the final plat submittal.

12. That this approval is not for construction. All future improvements will require permitting and approvals through the Community Development Department.

Chair Williams inquired about the Colorado Parks and Wildlife (CPW) letter. Director Centeno explained that the referral comments from CPW were inclusive of this project, but is really more regional. She explained that the Town is looking to schedule a meeting with CPW, to determine the best path forward for regional planning. Chair Williams expressed support for regional planning.

Mr. Cunningham, Applicant; Mr. Simonson and Mr. Poston, Engineers, were invited to speak as the applicants development team.

The applicants development team gave an overview of the project as a whole and further discussed the Town's concern.

Mr. Cunningham explained that the access of the property has been difficult. He gave history on the meetings that have taken place up to that point. He stated that the eastern portion of the property was secured, but that the western portion was still being discussed.

Chair Williams inquired as to whether or not Camp Colorado (western adjacent property) had agreed to said access. Mr. Cunningham turned that question over to Manager Mann, who clarified that they have not agreed to said easement.

Mr. Cunningham concluded that his development team would address all concerns, but that the ball needs to keep rolling.

Commissioner Ghigiarelli asked about the wetland study and Mr. Simonson explained that the study has not been able to be completed, however, he was confident that their plans accounted for what he foresees the area to entail.

Attorney Sawyer questioned Mr. Simonson as to why the Town Engineer noted on the referral comments that there were critical issues that were identified at Sketch Plan that were still not addressed.

Mr. Simonson explained that there were a few items that did not get addressed, but would be addressed by final plan. Mr. Cunningham acknowledged that there were items that still needed to be addressed and requested that the outstanding items be made conditions of approval to be addressed at Final Plan.

Attorney Sawyer further explained that Preliminary Plan is where the heavy lifting is done. This is the stage at which the Town determines if the site can accommodate the request. He asked about the water rights/raw water irrigation system and stated that the applicant would need to use the decree structure of the well. Mr. Simonson stated that they have not completed an analysis of this yet, but that they would work on this.

Mr. Sawyer also asked about the parkland dedication, including the designation of active versus passive. Mr. Cunningham explained that they would do what the Town wanted.

Commissioner Aragon inquired about the storm drainage and insulation. There was further discussion and explanation as to what the future plans were. Commissioner Aragon also asked for testing to the cap and a blow out after. The applicants agreed. He also asked about why the sewer grade was so flat. The applicant stated that there wasn't much room for grade changes, so it's minimum percent grade.

Commissioner Aragon finished with concerns about ground water depths, rabbit seal materials to ensure no contamination, infiltrator clean-out and erosion control.

Director Centeno clarified as to whether all of the interconnecting sidewalks would meet Town Code of at least 6' in width and the applicant confirmed that was accurate. She also asked about the Fire Access and there was discussion with the conclusion that there was further discussion needed with the Fire Marshall.

Vice-Chair Bertaux wanted project management discussed in the future.

Public comment opened at 7:47pm. There were no public comments. Public comment closed at 7:48pm.

Vice-Chair Bertaux asked about the lack of recommendation from Staff and Director Centeno explained that she was not comfortable making a recommendation based on the limited timeframe, missing documents and unaddressed referral comments.

The Commission had a brief discussion about giving the applicant more time to address comments.

Chair Williams asked the applicant what their thoughts were about more time to address outstanding items.

Mr. Cunningham stated that they would lose a year. Mr. Poston stated that the Town's Engineer told them that he was recommending approval, however, that's not what took place. Mr. Cunningham explained that they would complete the items by final plan. He did not think that there were outstanding issues that should hold the approval from being completed that night.

Mr. Cunningham stated that he would be put out two months and Director Centeno corrected that statement by explaining that this project could be continued to the next meeting in April. She stated that her and Manager Mann had a conversation with Mr. Cunningham about a continuation and that she could ask the Commission to have a longer meeting in April or to host a second meeting in April, to accommodate the continuation.

Mr. Cunningham then disagreed that any issue discussed should be part of a Preliminary conversation. He stated that it was inappropriate. Attorney Sawyer explained that engineering should be at least 75% complete and is appropriate for Preliminary.

Chair Williams thanked everyone for their work and concluded that she still felt there were items that needed further addressed.

Mr. Cunningham interrupted and disagreed, sharing concern about this going on for months and months.

Vice-Chair Bertaux stated that he would like to see more items addressed.

The Commission agreed to start the April 7th meeting at 6pm, so there would be time to add this agenda item.

Vice-Chair Bertaux made a motion to recommend the continuation of the Riverview Major Subdivision Preliminary Plan to April 7, 2025. The motion was seconded by Commissioner Tibbetts. The motion passed unanimously.

Planners Report

Director Centeno highlighted a few items on her staff report and gave the Commission an idea of the agenda items on the upcoming meeting.

Commissioner Comments

Chair Williams let the Commission know that she will be unavailable to attend the April and May meetings, but in her absence, Vice-Chair Bertaux will be leading the meetings.

Chair Williams also asked about the date of the Easter Egg Hunt and Director Centeno stated that is was on April 4th and encouraged everyone to join in on the fun!

Adjournment

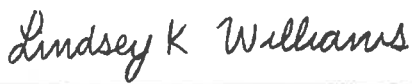
Vice-Chair Bertaux made a motion to adjourn the meeting; seconded by Commissioner Tibbetts. The meeting adjourned at 8:14 P.M.

Respectfully Submitted,



Nicole Centeno
Community Development Director

Approved by the Planning Commission



Lindsey Williams
Chair