TOWN OF SILT
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, September 2, 2025 6:30 P.M.
MUNICIPAL COUNCIL CHAMBERS

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 5, 2025 Planning & Zoning Commission meeting	**Action Item**	**Tab B Chair Williams**
	Conflicts of Interest		
	Agenda Changes		
6:45 30 min	**Western Slope Veteran's Coalition – Planned Unit Development**	**Public Notice Action Item**	**Tab C Director Centeno**
7:15 60 min	**Appointed Officials Ethics Training**	**Discussion Item**	**Tab D Attorney Sawyer**
8:15 5 min	**Planner Report**	**Discussion Item**	**Tab E Director Centeno**
8:20 5 min	**Commissioner Comments**		
8:25	**Adjournment**		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is set for Tuesday, October 7 2025, 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 5, 2025 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, August 5, 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 Ghigiarelli Alternate Dana Wood Alternate Jack Ehlers
Absent	Commissioner Justin Anderson

Also present: Community Development Director, Nicole Centeno

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the July 22, 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 agenda changes.

Western Slope Veteran's Coalition- Minor Subdivision Sketch Plan

Director Centeno introduced the project as the Flattops Cowboy Church and Western Slope Veteran's Coalition (WSVC) Minor Subdivision Sketch Plan. She also stated that the WSVC would be returning for a Planned Unit Development (PUD) zoning in the near future.

She explained that the Western Slope Veteran's Coalition previously approached the Town, in an effort to develop their project at a different location in Town. That location was not capable of handling the density, nor did it offer adequate means of egress. During that same time period, the Town was approached by Flattops Cowboy Church, inquiring about expanding their building and possible subdivision. After a brief discussion and evaluation of the parcel, the Town suggested that the Western Slope Veteran's Coalition have a conversation with the Flattops Cowboy Church, as there might be opportunity for both entities to partner. Their conversation led to the sketch plan application.

Director Centeno stated that the Town has been in support of the project and would like to see the Veteran's Coalition Project bring much needed assistance to the veteran's in our community. Staff has been committed to ensuring that the location will meet the needs of the project, enabling the organizations endeavors to be successful.

She then went into greater detail about specifics included in the staff report.

Vice-Chair Bertaux inquired about when the Commission would receive more information about the specific growth of the church. Director Centeno explained that both the church and WSVC would be returning for Site Plan Review separately.

Staff recommended approval with the following conditions:

1. 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 Commissioners or applicant, are considered part of the application and are binding on the applicant.

2. That applicant provides any additional requested documents and pays all related fees.

3. That the applicant develops and receives approval for all necessary governing agreements, enabling this project to progress to final plat.

4. That all referral agency comments, as well as staff comments, be addressed during the remaining minor subdivision process.

5. That each tract of development requires a Site Plan Review.

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

Chair Williams welcomed the applicants to the table. Mr. John Kuersten was present, along with Mr. Rosenfeld.

Commissioner Aragon inquired about the service lines and Mr. Kuersten stated that the service lines were recently made available from the Home Avenue.

There was also some discussion about drainage and Mr. Kuersten explained that they, as the applicants, completed a full drainage study and report. He then showed the Commission pictures of the drainage report and conclusion that their plans are sufficient. Director Centeno added that the Town Engineer reviewed the drainage report and that the Town too concluded that the study and was accurate and sufficient.

Commissioner Aragon also inquired about lighting and egress. The applicant and Director Centeno confirmed that the egress was discussed with emergency services and that the compliance has been addressed. The lighting will be downcast, enabling the dark sky.

Commissioner Ehlers inquired about what a PUD is and why we allow PUDs. Director Centeno explained the purpose and process of a PUD.

Chair Williams asked about services that the residents will need. Mr. Kuersten explained that the Veteran's all need to go to the V.A. in Grand Junction and that preliminary conversations have concluded that the V.A. will come to the proposed facility, to provide services to the residents. He then stated that the biggest concern is transportation, but seeming that Silt is centrally located in Garfield County, he's confident that this is a viable location.

Mr. Kuersten also confirmed that ideally this will be transitional housing. The concept is a hand-up, not a hand-out.

Chair Williams also inquired about the Elm trees. Mr. Kuersten stated that the trees will be replaced, but with a less invasive species.

Chair Williams opened Public Comment at 7:08pm.

Brooke Caldwell, 298 Birch Court, is pleased with the concept. She did have concerns about the drainage being filled in and believes the water source is beneficial. She also has concern about headlights and is hoping to have a fence boundary.

Mr. Kuersten clarified that the drainage will remain with revamped contour.

The Public Comment was closed at 7:11pm.

Vice-Chair Bertaux made a motion to approve the Flattops Cowboy Church and Western Slope Veteran's Coalition Minor Subdivision Sketch Plan with the conditions listed in the staff report and spoken during the meeting. The motion was seconded by Commissioner Ghigiarelli. The motion passed unanimously.

Holiday Inn- Minor Subdivision

The Town of Silt is under contract to sell the Holiday Inn parcel, commonly known as 1535 River Frontage Road. The Town currently has a land lease agreement with the hotel and was approached by Mr. Gautam, who recently purchased the Holiday Inn building from the prior owner, with a request to purchase the land. When Mr. Gautam approached the Town about purchasing the land, the Board

of Trustees negotiated a purchase price and part of the purchase agreement entailed the Town subdividing the property, to retain the river frontage portion of the property, to ensure accessibility for the public to utilize not only the river, but the trail system as well.

As the Town is working with the surveyor and Mr. Gautam, to amend the plat, staff also deemed it necessary to secure all easements needed for the access control plan of adjacent properties, as well as the encroachment of the Holiday Inn sign, to which it affects the Town owned northern adjacent property (1555 River Frontage Road).

Vice-Chair Bertaux asked about Holiday Inn soft trail leading to the trail. Director Centeno stated that there is some connectivity already existing. He also inquired about parking and Director Centeno explained that there were two designated spaces.

Chair Williams opened Public Comment at 7:23pm. There were no comments. The Public Comment was closed at 7:24pm.

Commissioner Ghigiarelli made a motion to approve the Holiday Inn Minor Subdivision Sketch Plan, with the conditions noted above or verbally added during this meeting. The motion was seconded by Commissioner Aragon. The motion passed unanimously.

Food Truck Ordinance

Director Centeno explained the food truck ordinance, highlighting the difference between permanent vs non-permanent location. She confirmed that the current permanent locations are Taqueria Garcia, Mayans Tacos, Jalisco Food Truck, Fernys Tacos, Brewzone and Rislende (Riverside) Events.

Director Centeno confirmed that the ordinance would not negatively impact the existing food trucks, but rather give more specific guidance for new food trucks to follow. She explained that the existing trucks are bound by the Municipal Code, or Site Plan/Special Use approvals.

Alternate Wood asked which food trucks are approved for the signage that currently existing and Director Centeno explained that none of them are approved and that code enforcement has been taking place to remedy the lack of permitted additions. Alternate Wood asked for signs to be added to the code, and Director Centeno explained that the there is a sign code separate from the food truck ordinance, but that it needs to be re-written.

The Commission and Director Centeno agreed with Alternate Wood, that signs need to be addressed.

Director Centeno explained that the new regulations would require a Special Use Permit; where the Commission would be a recommending body and the Trustees would be a final decision-making body.

The Commission gave valuable feedback for Staff to bring to the Trustees.

Planners Report

Alternate Wood inquired about code revision priority. Director Centeno explained that there is a method to what code is being re-written. She explained that there is a timeline in which needs to be followed, to ensure the most adequate re-write.

Director Centeno reminded all of the Commissioners that there is a mandatory ethics training on September 2nd. She also encouraged everyone to come to the concert on August 28th.

Commissioner Comments

There were no Commissioner comments.

Adjournment

Vice-Chair Bertaux made a motion to adjourn the meeting; seconded by Commissioner Aragon. The meeting adjourned at 8:18 P.M.

Respectfully submitted,

Nicole Centeno
Community Development Director

Approved by the Planning Commission

Lindsey Williams
Chair

TOWN OF SILT
PLANNING COMMISSION REGULAR MEETING
September 7, 2025

AGENDA ITEM SUMMARY

SUBJECT: Western Slope Veteran's Coalition- Planned Unit Development

PROCEDURE: Public Hearing Action Item

RECOMMENDATION: Town Staff recommends the Planning Commissions recommendation of approval to the Board of Trustees

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The Flattops Cowboy Church and Western Slope Veteran's Coalition submitted applications for a Minor Subdivision Sketch Plan and Planned Unit Development (PUD). The Planning Commission approved the sketch plan and the Trustees gave feedback on the approved sketch plan as well.

After further collaboration between the Applicant and Staff, the Planned Unit Development zoning is being presented to the Planning Commission, for recommendation to the Board of Trustees.

RECOMMENDED MOTION: I move to recommend approval, to the Board of Trustees, for the Western Slope Veteran's Coalition Planned Unit Development with the conditions listed in the staff report and spoken during this meeting.

PRESENTED BY: Nicole Centeno, Community Development Director

DOCUMENTS ATTACHED: Staff Report and Application

TOWN ATTORNEY REVIEW [X] YES [ ] NO INITIALS ___NC_____

SUBMITTED BY:

Nicole Centeno

_____
Nicole Centeno, Community Development Director

Town of Silt Planning Commission Meeting

Tuesday September 2, 2025 6:30 PM

Western Slope Veteran's Coalition- Planned Unit Development

Planners Staff Report

Name of Project	Western Slope Veteran's Coalition- Planned Unit Development
Applicant	Western Slope Veteran's Coalition 289 North 1st Street Silt, CO 81652
Owner	Flattops Cowboy Church 289 North 1st Street Silt, CO 81652
Representative/ Planner	John Kuersten P.O. Box 1530 Rifle, CO 81650
Project Attorney	N/A
Property Location	289 N. 1st Street Silt, CO 81652
Existing Zoning	R-2
Proposed Zoning	Residential Planned Unit Development
Surrounding Land Uses & Zoning	**West** –R-2 & RES-PUD, **North** – RES-PUD & Unincorporated Garfield County, **South** – R-2, PUD & Unincorporated Garfield County **East** – R-2 and Public Utility (School)
Area of Parcel Subject to application	2.07 acres
Existing Use	Church (Commercial)
Silt Comprehensive Plan	Neighborhood Residential
Parcel & Reception Numbers	217904400006
Legal Description	Section: 4 Township: 6 Range: 92 TR IN SESESE (SEC 4) & NENENE (SEC 9).

INTRODUCTION & BACKGROUND

The Western Slope Veteran's Coalition (WSVC) and Flattops Cowboy Church submitted an application for a minor subdivision, which the Planning Commission approved for Sketch Plan on August 5, 2025.

The Applicant and Town Staff have been working on the zoning for the newly subdivided parcel, which WSCV has applied for as a Residential Planned Unit Development (PUD).

The Western Slope Veteran's Coalition PUD enables the necessary zoning to allow the higher proposed residential density and private community building.

LOCATION

The Flattops Cowboy Church parcel is located at the northern corner of the intersection of 1st Street and Home Avenue. The common address is 289 N. 1st Street, Silt, CO 81652.

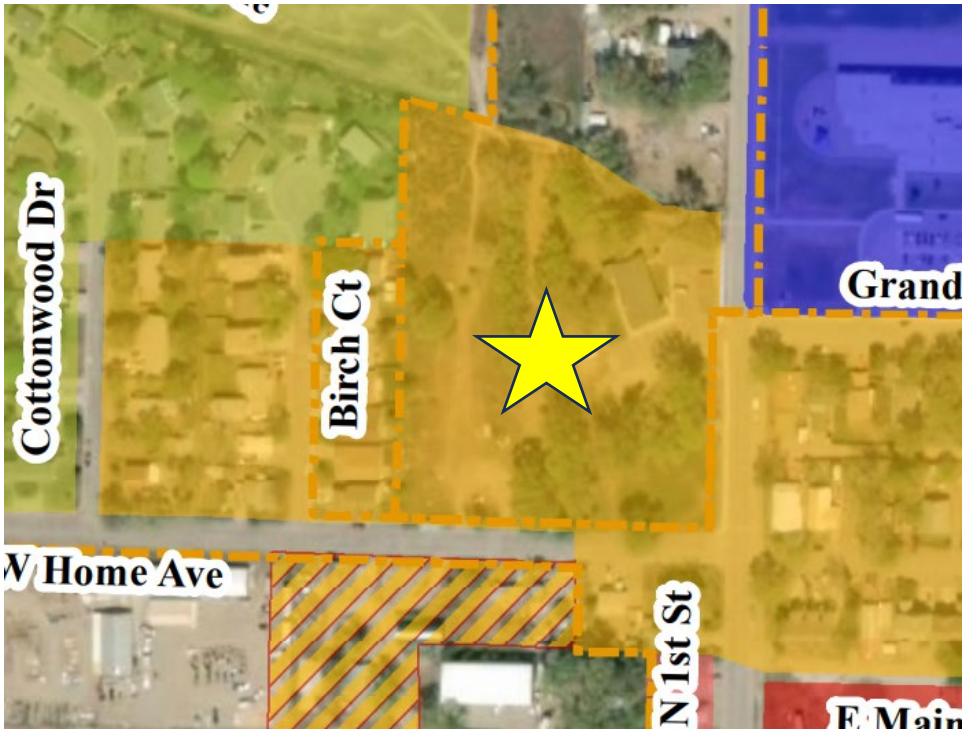
Legal Description:

A tract of land situated in the SE1/4SE1/4 of Section 4 and the NE1/4NE1/4 of Section 9 all in Township 6 South, Range 92 West of the 6th Principal Meridian, described as follows: Beginning at the section corner common to Sections 3, 4, 9 and 10 in said Township and Range; Thence South 0°38' West 260.25 feet along the Easterly line of said Section 9 to the Northerly Right of Way line of a 60 foot road lying along the Southerly boundary of Block 1,2 and 3 in the Kruger Subdivision; Thence North 89°22' West 444.40 feet along the Northerly line of said road; Thence North 0°38' East 553.68 feet to a point on the Southerly line of the Farmers Irrigation Ditch; Thence South 74°51' East 202.36 feet along the Southerly line of said ditch; Thence South 59°07' East 178.30 feet along the Southerly line of said ditch; Thence South 81°46' East 69.90 feet along the Southerly line of said ditch; Thence South 89°54' East 25.20 feet along the Southerly line of said ditch; to a point on the Easterly line of said Section 4;Thence South 0°38' West 143.87 feet along the Easterly line of said Section 4 to the section corner common to Sections 3, 4, 9 and 10 to the POINT OF BEGINNING. County of Garfield

Zoning

The parcel is in an R-2 Zone District. The church was granted a Special Use Permit to operate within the designated zoning of this parcel. The R-2 zoning for the church parcel will remain unchanged.

The WSVC PUD proposal is attached to this staff report.



Legend

City Streets
City Boundary
County Parcel
Mixed Use
County Road
Highway

ZoneType

B1
B2
B3
BI
Commercial PUD
Public Utitlity
R1
R2
R3
Residential PUD
Rural
Unzoned

PLANNED UNIT DEVELOPMENT CODE & REQUIREMENTS

The PUD is presented to the Planning Commission for a recommendation to the Board of Trustees.

16.12.010 - Purpose.

A. A planned unit development subdivision (PUD) is a subdivision to be developed under a unified plan which does not necessarily correspond in lot area, density, lot coverage, open space or other requirements of existing zoning regulations, but shall conform to the PUD zoning ordinance approving such PUD, and shall be a compromise between the applicant and the town regarding density or other provisions that do not reduce the overall functionality and aesthetics of the community or its residents. It shall contain sufficient total area in relation to the intended use or uses to permit effective application of planning principles to protect the land form, preserve open space, and to provide a superior human environment. The purpose of PUD zoning is further set forth in, and authorized by, C.R.S. § 24-67-101 et seq.;

B. The purpose of these regulations is to ensure proper development that conforms to this title, but may have slight to moderate deviation from the town's general zoning Code, allowing for mixed uses and/or creative design on a parcel of land;

C. The approval of a PUD constitutes a zone district amendment, and a PUD is established by initial zoning of newly annexed territory to PUD, or by rezoning an area in an existing zone district to PUD;

D. The board shall not approve PUD zoning without the corresponding subdivision plan(s) in conformance with Chapter 16.04 of this Code, and shall determine the time at which a PUD zoning ordinance is placed on the board's agenda, with respect to the town's placement of the applicant's final plan and final plat application on the board agenda;

E. An applicant for PUD zoning shall submit an application in conformance with this title. An application for PUD zoning is not an application for non-conformance with subdivision design criteria or subdivision review criteria, but, instead, is an application for variance from specific zoning criteria, if such variance is in the town's best interest;

F. An applicant for PUD zoning shall proceed through the application process for either major subdivision or minor subdivision, in order for the board to consider such PUD zoning application.

16.12.030 - Planned unit development zoning—Application criteria.

An applicant for PUD zoning shall submit an application in conformance with this title and the following specific criteria:

A. The PUD shall have an appropriate relationship to the surrounding area, with no adverse effects on the surrounding zone districts within the town, as determined by the board;

B. The PUD shall adequately address pedestrian and other non-motorized transportation, in conformance with this title;

C. The PUD shall adequately address vehicular and emergency access, in conformance with this title;

D. The PUD shall provide open space and/or parkland in an amount at least twenty-five percent of the total project acreage, unless the board determines that a lesser amount of open space and/or parkland will service the project's residents and/or occupants, in addition to the applicant's submittal of a fee in lieu of parkland dedication;

E. The PUD shall provide for a variety in housing types and densities, where the PUD proposes only residential development, such variety as determined by the board;

F. The PUD shall provide adequate off-street parking for all proposed uses, in conformance with this Code; the board shall determine, in its sole discretion, whether an applicant's proposed shared parking within a project and between PUD zone districts, is appropriate;

G. The PUD shall cluster development, where possible, in order to conserve greater acreages for parkland, open space and community areas;

H. The PUD shall propose density in conformance with the comprehensive plan land use designation chart and other sections of the comprehensive plan, unless the board determines that a higher density will service the town in a positive manner;

I. The PUD shall be at least two acres in total area, including all parkland and open space areas, unless the board determines, in its sole discretion, that a smaller area is adequate to serve the needs of the specific community and the community at large;

J. The PUD shall be comprised of only those land uses permitted by the PUD ordinance, and neither the commission nor the board shall allow any additional uses by special use or by variance;

K. The PUD ordinance shall detail all those zoning regulations that may differ from standard zone districts; in the case where a PUD ordinance does not provide for a specific zoning regulation, the town shall enforce the most similar zone district criteria;

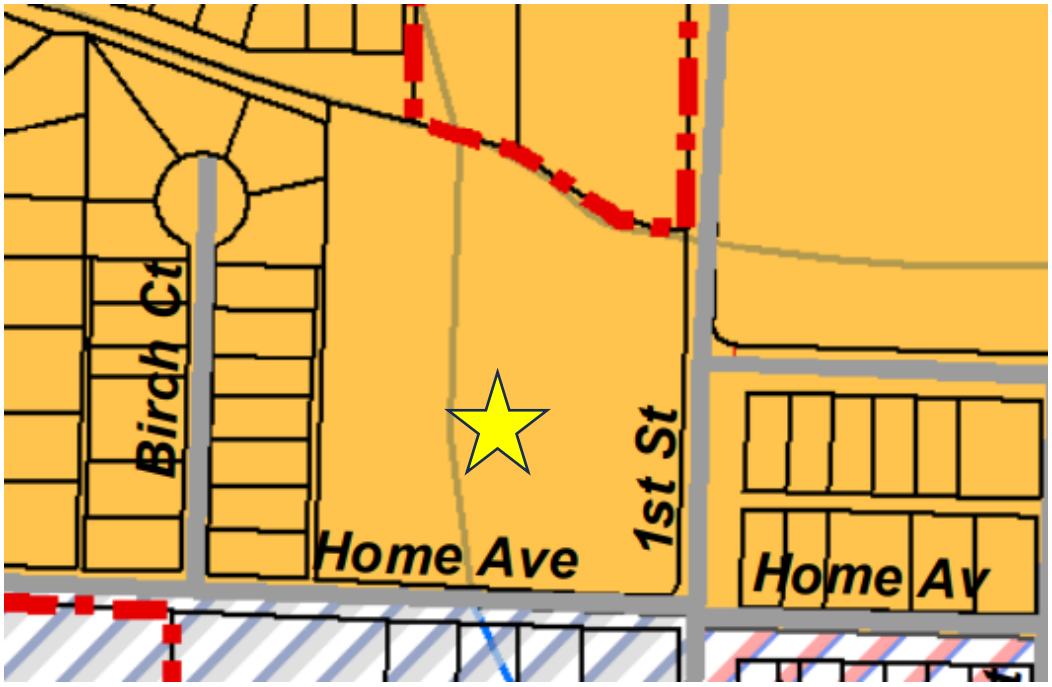
L. The PUD ordinance shall include the provisions of C.R.S. § 24-67-105(G).

COMPREHENSIVE PLAN

I. Comprehensive Plan

The parcel for the proposed PUD is located in the Neighborhood Residential designation of the Town's Comprehensive Plan.

With the increased residential density being consistent with the Comprehensive Plan, Town Staff believes this project to align with the intention of the projected growth in this area.

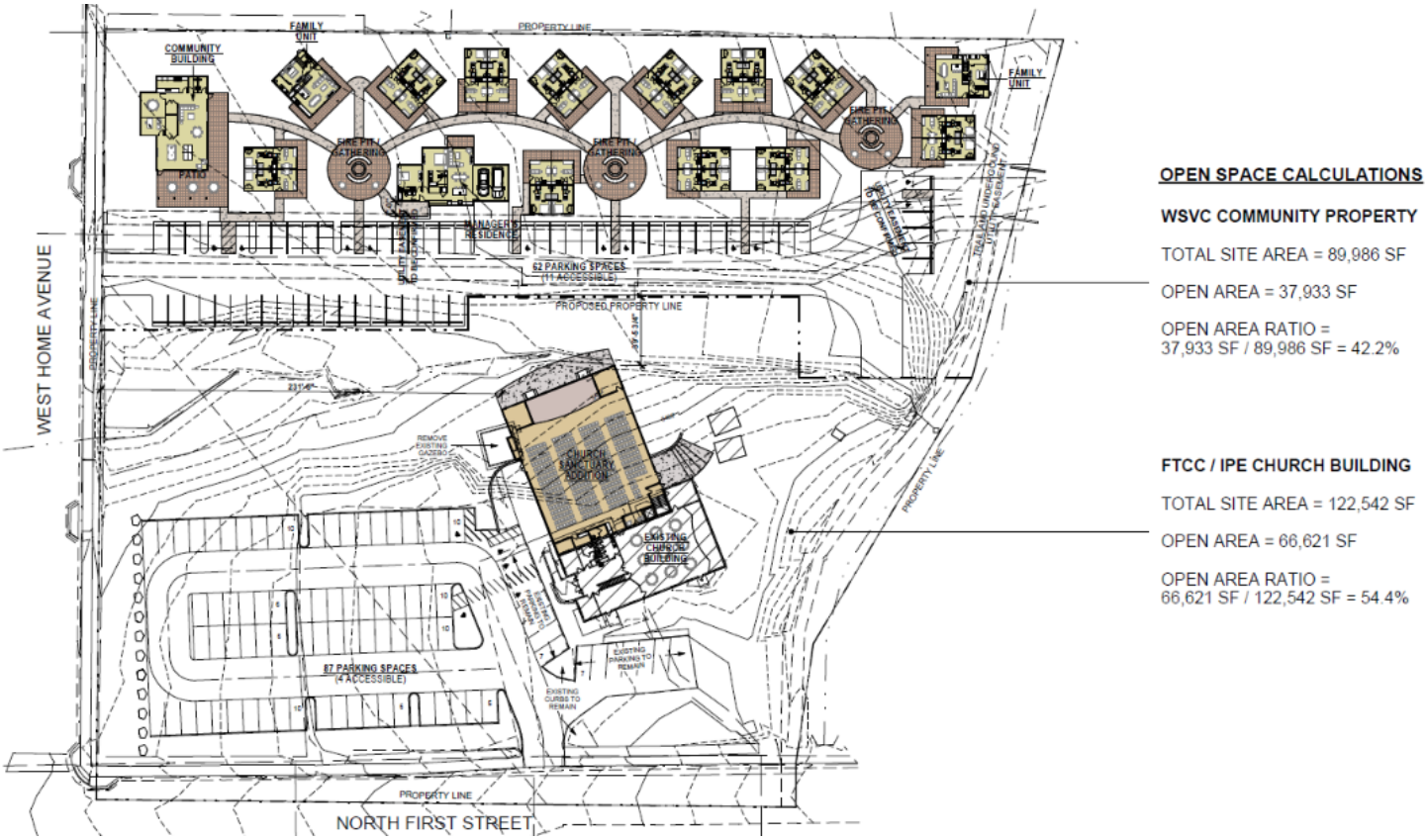


Future Land Use 2017: Town of Silt, CO

- Agricultural/Rural Residential Reserve
- Downtown
- Mixed Use/Neighborhood Center
- Natural Resource Extraction/Future Public Quasi-Public Parks & Open Space
- Neighborhood Residential
- Public/Quasi Public Parks & Open Space
- Recreation Commercial
- Service and Commercial Support
- Walkable Residential

Land Use Designation	Description/Characteristics	Locational Criteria
Neighborhood Residential Zone Districts: R-1, R-2, and R-3	Those properties within the Comprehensive Plan Land Use Designation of "Neighborhood Residential" are expected to have medium to high densities of 5 units to 16 units per acre, with clearly designated areas for parks, open space, trails, and community gardens. This area is intended for a variety of housing types, such as single-family dwellings, duplex dwellings and multi-family dwellings (three or more dwellings upon a lot or within a building, whether further subdivided or not), and may include additional dwelling units (ADUs) in order to increase the density and functionality of the community, but not overly tax the infrastructure systems. The "Neighborhood Residential" area currently consists of some older platted areas and some newer re-developed or re-platted areas, but generally has very well platted streets and alleys that aid in dispersing traffic. The Town is supportive of re-development within this Comprehensive Plan Land Use Designation both on a small and large scale. Since this area is clearly within the Town's core of development, the Town could well benefit from increases in density, because the necessary infrastructure is in place. The Town should work to encourage the building of pedestrian walkways, sidewalks, and/or trails in this area, so that community safety and reduction of vehicles are priorities. Since this area is adjacent to the "Downtown" core, the Town benefits from these residents supporting their own local economy by purchasing goods and services, by living in a live/work building or as pedestrians and bicyclists. The Town should enforce those abusing the Town's rules and regulations, so that all may live in harmony and in close proximity. The Town should use good planning techniques to intersperse higher densities with lower to medium densities in order to spread out the impacts in a larger area. Since good park area is already in existence in this area, the Town should simply add to and enhance the existing parks and open space for solid community cohesiveness. The Town should carefully consider any marijuana application in this zone district.	Typically located north of downtown Silt which is close to major arterials, bounded by major streets with a direct connection to downtown internally served by a system of collector and local streets, as well as sidewalks and pedestrian/bike paths.

CONCEPTUAL PLAN



RECOMMENDATIONS

I. Staff Findings

Overall Staff finds that the proposal aligns with the Town's governing document requirements for a Planned Unit Development. Staff looks forward to working with the applicant to help this project come to fruition.

II. Planning Recommendation

Staff recommends that the Planning and Zoning Commission recommend approval of the Western Slope Veteran's Coalition Planned Unit Development, to the Board of Trustees, with the following conditions:

1. 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 Commissioners 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 the applicant develops and receives approval for all necessary governing agreements, enabling this project to progress to final plat.

4. That all referral agency comments, as well as staff comments, be addressed during the remaining minor subdivision and zoning process.

5. That each tract of development requires a Site Plan Review.

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

III. Recommended Motion

I move to recommend approval, to the Board of Trustees, for the Western Slope Veteran's Coalition Planned Unit Development with the conditions listed in the staff report and spoken during this meeting.

WESTERN SLOPE VETERAN'S COALITION
PLANNED UNIT DEVELOPMENT

SECTION 1. PLANNED UNIT DEVELOPMENT ZONE TEXT

A. PUD OBJECTIVES:

The objectives of the proposed Planned Unit Development are as follows:

1. Develop a high quality, attractive, and economically viable project that creates a residential development, providing housing opportunities for Veteran's in close proximity to commercial and recreational land uses

2. Ensure that high quality design standards are planned and implemented throughout the development

B. ZONE DISTRICTS

There will be one zone district:

1. PUD-HDR (High Density Residential)

C. ZONE REGULATIONS

1. Permitted Uses

    a. Residential- Not to exceed twenty-eight (28) dwelling units, consisting of:
        i. Single Family
        ii. Duplex
    b. Private Community Building
        i. Common Area for Residents
        ii. Meeting Room(s) for Residents
    c. Accessory Structures
        i. Storage Sheds
        ii. Greenhouses
        iii. Pump Houses

D. FORBIDDEN USES

1. Commercial
2. Further Subdivision or Condominiums

SECTION 2. GENERAL DEVELOPMENT AND DIMENSIONAL STANDARDS

The general development standards for this PUD shall be as set forth below. If not otherwise specified in this document, a development standard shall rely upon the Silt's Municipal Code, as amended from time to time, for definition.

A. PUD ZONE STANDARDS

Summary of Dimensional Standards

Lot Standards **Tracts**	**PUD-HDR**
Lot Area, Minimum	N/A
Maximum Density Residential Units	28 Dwelling Units (Combination of Duplex or Single Family)
Maximum Non-Residential Buildings	1 Community Building
Maximum Lot Coverage	70%
Setbacks, Minimum	
Front	Contingent Upon Site Plan Review (Must Meet Fire Separation)
Side	Contingent Upon Site Plan Review (Must Meet Fire Separation)
Rear	Contingent Upon Site Plan Review (Must Meet Fire Separation)
Building Standards	
Maximum Building Height	35 Ft.
Minimum Distance Between Structures	Contingent Upon Site Plan Review (Must Meet Fire Separation)
Minimum Unit Size (Residential & Community Building)	350 SF
Maximum Unit Size (Residential & Community Building)	2,000 SF

B. OPEN SPACE / PARKLAND

1. The parkland dedication in lieu of fee will be waived, if the parcel is developed as stated in A.1 of this PUD. Any other development will pay the parkland as determined by using the formula in the Silt Municipal Code and adopted fee schedule, at the time of Site Plan approval.
2. Development will be requirement determined at the time of Site Plan Review.

C. LANDSCAPING

1. A landscaping plan will be required to be reviewed and approved at the time of Site Plan Review.

SECTION 3. PARKING STANDARDS

A. DIMENSIONAL STANDARDS

1. Dimensional standards for individual parking spaces vary from the Silt Municipal Code, as specified below:

Off-Street Parking Requirements

Uses	Required Parking
Residential	
Studio Unit	1 / unit
1 bedroom unit	1 / unit
2 bedroom unit	2 / unit
3 bedroom or more	2 / unit
Community Building	
Private Community Space / Office	1.0 / 400 SF

SECTION 4. SITE PLAN REVIEW REQUIREMENTS

A. INTENT

All new construction requires adherence to the Site Plan Review Process, as defined in the Silt Municipal Code.

B. PROCESS

1. Pre-application conference with Town Staff.
2. Submittal of Site Plan Review Application, per requirements outlined in the Silt Municipal Code.
3. Public hearing in front of the Planning Commission

C. MUNICIPAL CODE CHANGE

If the town eliminates the Site Plan Review Process from its zoning and land use code, the site plan review process in effect at the time of the elimination shall govern any required site plan reviews in the future.

SECTION 5. DEFINITIONS

Lot Coverage - The portion of a lot that is covered or occupied by buildings and structures. Lot coverage does not include areas such as driveways, parking, or walkways; nor does it include cantilever construction so long as the cantilever construction is at least 8 feet above the ground.

Accessory Buildings/Structures –Broadly defined as buildings or structures that are necessary for the operations and maintenance of operations within the PUD, including but not limited to greenhouses, pump houses and storage sheds.

Commercial – Broadly defined as the operation of a business, to include but not be limited to the retail sale of goods, services, and professional services that are generally open to the public. Commercial is not intended to include the community building used for the private benefit of the residential community located within this planned unit development.

Community Building- A space that the residents of the PUD will have access to, for services and networking.

Property- The property is defined in the legal description of Exhibit A.

PUD – The PUD is broadly defined as the Western Slope Veteran's Coalition Planned Unit Development.

SECTION 6. ENVIRONMENTAL STANDARDS

As part of the PUD approval process, the applicant/developer has conducted relevant studies and obtained all permits and approvals required by the Town of Silt, the U.S. Army Corps of Engineers, FEMA, and other governmental authorities.

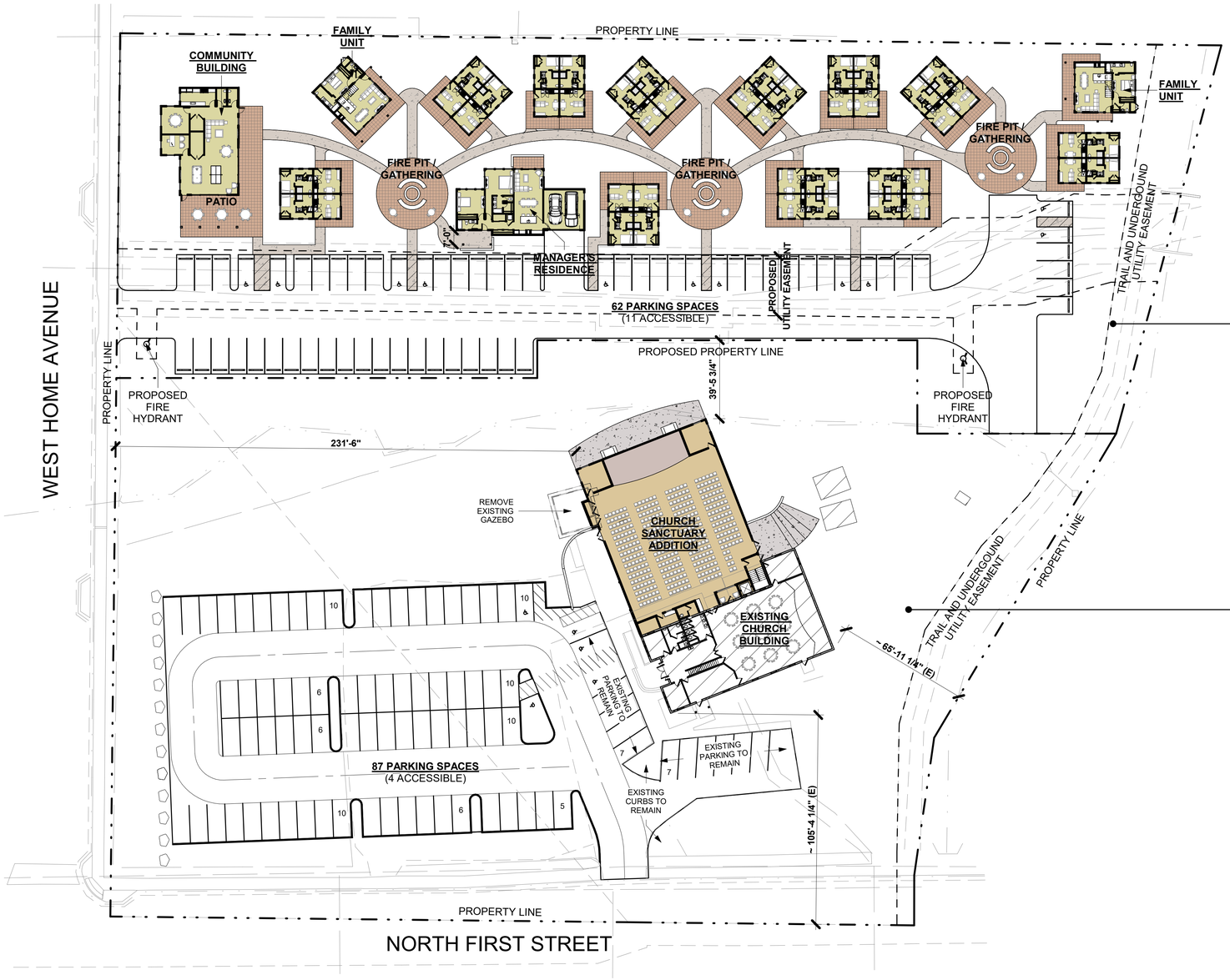
All development in the PUD shall be conducted with awareness of the surrounding environment and with attention to Best Management Practices, sustainability, and conservation of water and other natural and manmade resources.

SECTION 7. ZONE DISTRICT MAPS.

By the adoption of this Ordinance, the Town has brought the Property under the Town's zoning ordinance and, by the adoption of this Ordinance, has authorized the amendment of the Town's zone district maps to include the Property. The Zoning Diagram is attached hereto as Exhibit B. The Town's zone district maps are currently on file at the Silt Town Hall, in accordance with the Colorado Revised Statutes.

SECTION 8. CONFLICT WITH PROVISIONS OF THE SILT MUNICIPAL CODE

The provisions of this approved PUD shall govern the development of the PUD. If there are any conflicts with the provisions of the Silt Municipal Code the PUD standards shall supersede. If any item is not addressed in the PUD, the Silt Municipal Code shall apply.



OPEN SPACE CALCULATIONS

WSVC COMMUNITY PROPERTY

TOTAL SITE AREA = 89,986 SF

OPEN AREA = 37,933 SF

OPEN AREA RATIO =
37,933 SF / 89,986 SF = 42.2%

FTCC / IPE CHURCH BUILDING

TOTAL SITE AREA = 122,542 SF

OPEN AREA = 66,621 SF

OPEN AREA RATIO =
66,621 SF / 122,542 SF = 54.4%

1" = 30'-0"

WSVC COMMUNITY AND FTCC / IPE CHURCH

ROSENFELD DESIGN
rosenfeld-design.com

231 N. FIRST STREET
SILT, COLORADO

OVERALL CONCEPT SITE PLAN

NORTH

8/27/25

SD2

TOWN OF SILT
PLANNING COMMISSION REGULAR MEETING
September 7, 2025

AGENDA ITEM SUMMARY

SUBJECT: Ethics Training

PROCEDURE: Discussion Item

RECOMMENDATION: N/A

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Attorney Sawyer will be presenting the Planning Commission with an annual ethics training, to ensure a complete understanding of the role of our Planning Commissioners, as well as offering support and answering questions on how the Town can best support the appointed officials role.

RECOMMENDED MOTION: N/A

PRESENTED BY: Nicole Centeno, Community Development Director

DOCUMENTS ATTACHED: N/A

TOWN ATTORNEY REVIEW [ ] YES [X] NO INITIALS ___NC_____

SUBMITTED BY:

Nicole Centeno

_____
Nicole Centeno, Community Development Director

Community Development Department

MEMORANDUM

TO: Jim Mann, Town Administrator
FROM: Nicole Centeno, Community Development Manager
DATE: August 2025 – September 2025

Building Department

* Zoning & Building Reviews
* Inspections - 43 in June
* Contractor Licensing- 200 YTD
* BEST Tests- 4 New / 46 YTD
* Miscellaneous Permits – 9 New / 59 YTD
* Excavation Permits- 0 New / 19 YTD
* Single Family Permits – 0 New / 10 YTD
* Commercial Building Permit- 0 New / 3 YTD
* Stop Work Orders

Subdivisions/Infrastructure

* Stoney Ridge 2
  (Pending Applicant Phasing Plan)
* Camario Phase 2
  (Site Work is permitted and under construction)
* River Trace
  (1 Building C.O. until project completion)

Administration

* Staff Meetings
* LED/Community Engagement/Communication
* Business Licenses- 125 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- 35 YTD
* Housing Needs Assessment Grant
* Community Park Redesign
* Comm Dev Software Integration
* GIS

Land Use/Planning & Zoning

* Riverview Sketch- Pending Application
* Main Street Plaza Sketch- Approved, @ Prelim
* River Run Storage Site Plan- Pending
* Free-Up Storage Out of Town Taps- Pending Applicant
* 347 Dogwood Drive Subdivision- Under Review
* Rislende Final Plat, SIA, PUD, ARADA- TBD
* Heron's Nest- Application Received
* Murietta- Lot Line Dissolution- Under Review
* Laestadian Site Plan Review- *Sept Agenda*
* Claussen- Lot Line Dissolution- Pending Applicant
* Western Slope Veteran's Coalition- PUD then Final
* Flattops Cowboy Church- Final
* Go Rentals- Sub Comp approved, @ Finding of Facts

Recreation

* Fall Soccer Registration
* Volleyball Registration
* Basketball Registration

Special Events- Current & Future Planning

* Coordinating 2025 Events
* Concert Prep
* Movie Nights
* Main Street Trick or Treat
* Tree Lighting

Code Enforcement

* Non-Compliant Business Licenses
* Building w/out a Permit
* Zoning Infractions
* Code Enforcement Complaints
* Code Research for Complaints