# TOWN OF SILT
## REGULAR BOARD OF TRUSTEES AGENDA
### MONDAY, JUNE 27, 2022 – 7:00 P.M.
### MUNICIPAL COUNCIL CHAMBERS

<table>
<thead>
<tr>
<th>ESTIMATED TIME</th>
<th>AGENDA ITEM</th>
<th>PUBLIC HEARING or ACTION ITEM</th>
<th>STAFF PRESENTER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Agenda</td>
<td></td>
<td>Tab A</td>
</tr>
<tr>
<td>7:00</td>
<td>Call to order</td>
<td></td>
<td>Mayor Richel</td>
</tr>
<tr>
<td></td>
<td>Roll call</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:05</td>
<td>Pledge of Allegiance and Moment of Silence</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:20</td>
<td>Public Comments</td>
<td>Persons desiring to make public comment on items not on the agenda shall activate the &quot;raise hand&quot; function in the meeting program. For persons who will participate in the meeting by telephone, they should send an email by 5:00 p.m. on the day of the meeting to <a href="mailto:sheila@townofsilt.org">sheila@townofsilt.org</a> indicating their desire to make public comment. For those attending in person, a “Sign in Sheet” is available in the Council Chambers. 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</td>
<td>Action Item</td>
</tr>
<tr>
<td>7:25</td>
<td>Consent agenda –</td>
<td>1. Minutes of the June 13, 2022 Board of Trustees meeting</td>
<td>Action Item</td>
</tr>
<tr>
<td>7:25</td>
<td>Agenda Changes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:25</td>
<td>Silt Water/Wastewater Treatment Facilities Master Plan Project: Dewberry Report</td>
<td>Action Item</td>
<td>Tab C Administrator Layman</td>
</tr>
<tr>
<td>8:25</td>
<td>Rislende Planned Unit Development Rezoning and Subdivision Sketch Plan; aka Divide Creek Center PUD</td>
<td>Public Hearing</td>
<td>Tab D Planner Chain</td>
</tr>
<tr>
<td>9:30</td>
<td>May 2022 Financial Report</td>
<td>Info Item</td>
<td>Tab F Treasurer Tucker</td>
</tr>
<tr>
<td>9:35</td>
<td>Administrator and Staff reports</td>
<td>Info Item</td>
<td>Tab G Administrator Layman</td>
</tr>
<tr>
<td>9:40</td>
<td>Updates from Board / Board Comments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9:50</td>
<td>Executive Session – To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and instruct the negotiators regarding renewal of the Town’s cable franchise agreement with Comcast, pursuant to C.R.S. Section 24-6-402(e)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The next regularly scheduled meeting of the Silt Board of Trustees is Monday, July 11, 2022. Items on the agenda are approximate and intended as a guide for the Board of Trustees. “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 Silt Town Clerk at 876-2353.
The Silt Board of Trustees held their regularly scheduled meeting on Monday, June 13, 2022. Mayor Pro-tem Knott called the meeting to order at 7:00 p.m.

Roll call

Present
Mayor Pro-tem Kyle Knott
Trustee Justin Brintnall
Trustee Chris Classen
Trustee Samuel Flores
Trustee Derek Hanrahan
Trustee Jerry Seifert

Absent
Mayor Keith Richel

Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Community Development Manager Nicole Centeno, Chief of Police Mike Kite, Planner Mark Chain and members of the public.

Pledge of Allegiance and Moment of Silence

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the May 23, 2022 Board of Trustees meeting
2. Renewal of Hotel & Restaurant License – Miner’s Claim Restaurant
3. Renewal of Fermented Malt Beverage License – Kum & Go #905

Trustee Classen made a motion to approve the consent agenda as presented. Trustee Seifert seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – Administrator Layman stated that he would like to provide an update on the conversations that he had with the County today during staff reports.

Interview for Planning & Zoning Commissioner Vacancy – Charlienna Chancey

Present tonight was Charlienna Chancey who submitted an application for the Planning Commission vacancy. The Board proceeded to interview Ms. Chancey.
Trustee Seifert made a motion to appoint Charlienna Chancey to the Planning & Zoning Commission. Trustee Classen seconded the motion, and the motion carried unanimously.

Interviews for VALE Board Vacancy – Cara Griswold, Denise Wilson and Jillian Ohman

Town Clerk McIntyre informed that Board that Ms. Wilson had pulled her application. The Board proceeded to interview Ms. Griswold and Ms. Ohman.

Trustee Classen made a motion to appoint Jillian Ohman to the VALE Board. Trustee Seifert seconded the motion, and the motion carried with Trustee Flores voting nay.

Community Development Update; Zoning and Building

Present tonight were Planner Chain and Community Development Manager Centeno to present on the Department’s activities this year. Planner Chain went through the following list of current land use projects and answered questions:

- Rislende
- Camario Phase II
- Stoney Ridge Filing 2
- River Run Small Single-Family Homes
- River Run Self Storage
- Heron’s Nest
- 1421 Frontage Road (west of Holiday Inn)
- Lot 1 – River Trace at Belle Vista
- Potential Annexation Request on Home Avenue
- Potential Annexation Request (east of Mesa View)
- Autumn Ridge
- Code Changes related to Modular Housing

Community Development Manager Centeno then went over permit information out of the Building Department in addition to growth opportunities, the various licenses that are handled by that office, BEST tests, Town rentals, Town events and Planning & Zoning meetings and minutes.

Administrator Layman emphasized the amount of time that it takes to do any the various job duties that come out of this office and that there is more to what is going on than just the numbers being presented tonight. Mr. Layman and Ms. Centeno briefly went over the process in regards to permits, turnaround times on getting them back out to the developers, building inspections that are being conducted by our contract inspectors and working with businesses to come into compliance by obtaining their business licenses each year.

The Board appreciated the presentation and felt that is displayed value to the amount of work that comes out of this department. It was felt that the breakdown presented was useful information and that it is and would be helpful when making decisions that they are faced with.
Discussion regarding Charter amendment to change the date that Municipal Elections are held

Town Clerk McIntyre stated that more and more municipalities are moving towards coordinating their elections with the County. Some of the benefits from this move include:

- Reduction in overall cost to the Town;
- Less in-house staff time;
- More streamlined process by County with modern technology; and
- Potential overall increase in voter turnout.

Staff asked the Board for their input on this option and there was discussion on the pros and cons of pursuing a ballot question to possibly amend the Charter. Administrator Layman added that this is a good example of staff researching best practices that are taking place that could benefit the Town.

There was a consensus of the Board to have staff move forward with bringing back an ordinance that would pursue an amendment to the Charter, thereby letting the people of Silt decide at the coordinated election in November.

Administrator & Staff Reports

Administrator Layman stated that he was at the Board of County Commissioners meeting this morning and that they granted the Town $200,000 out of the Conservation Trust Fund to pursue park improvements throughout town. He stated that the BOCC also passed first reading of the OHV ordinance that would open up the use of select roads north of town. Mr. Layman encouraged Board members and the public to attend the second reading on July 5 supporting the ordinance.

Administrator Layman also reported that the County did get the broadband grant that they have been working towards which will be a benefit to our Town. Staff was also asked to provide an overview of the upcoming report from Dewberry regarding the water and wastewater plants.

The Board asked about the additional failures discovered on 9th Street. Administrator Layman stated that staff is working with the paving company to identify the causes and to come up with a solution.

Updates from Board / Board comments

The Board thanked all of the candidates who appeared tonight and congratulated those who were appointed. Staff was recognized for all of their hard work and for the great job done at the movie in the park and the concert. Citizens were encouraged to vote in the primaries and be a part of this important process. Citizens were reminded of the Farmer’s Market that will begin in July. It was asked and confirmed by staff that the concession trailer was sold.

Mayor Pro-tem Knott also commended staff for the hard work they do every day. He also mentioned that staff should push hard on Frontier Paving regarding their job on 9th Street and to let them know that the town needs a quick resolution on what is going on with all of the failures and what solution they have on getting the street fixed.
Adjournment

Trustee Seifert made a motion to adjourn. Trustee Brintnall seconded the motion, and the motion carried unanimously. Mayor Pro-tem Knott adjourned the meeting at 8:50 p.m.

Respectfully submitted,

Approved by the Board of Trustees

____________________________  ____________________________
Sheila M. McIntyre, CMC       Kyle Knott
Town Clerk                   Mayor Pro-tem
AGENDA ITEM SUMMARY

SUBJECT: Silt Water/Wastewater Treatment Facilities Master Plan Project: Dewberry Report

PROCEDURE: Information Item

SUMMARY: Dewberry Principal Patrick Radabaugh, selected Dewberry staff and contract Operator in Responsible Charge (ORC) Tony Zancanella will present the findings of the studies. The anticipated cost and time frame for accomplishing the improvements are:
1. Water Treatment Plant: $25-30 M over the next 24 months
2. Wastewater Treatment Plant: $42-62 M by between 2028 and 2032

There are financing options that we are now exploring. We are optimistic that we will identify and be able to use alternatives that are acceptable to the community.

REVIEW: The Town contracted with Dewberry for:
1. $99,835 for the Town of Silt Water Treatment Plant Master Plan
2. $99,855 for the Town of Silt Wastewater Treatment Plant Master Plan

The most pressing of the two is the water treatment plant master planning process.

BACKGROUND OF SUBJECT MATTER:

We worked with contract ORC Tony Zancanella, PE, to bring our water plant up to an acceptable level of operation to allow a reliable assessment of its capabilities and limitations to be completed. Under Tony’s guidance, the staff has performed numerous clean-ups, repairs and replacements in the plants. The work got us to the point where we felt comfortable and had confidence to go forward with an analysis of the plant’s ability to address physical demands and remain in compliance with the primary drinking water regulation of CDPHE.

Zancanella and Associates recommended that the Town engage Dewberry Engineers, Inc. of Denver, to conduct a technical study of the Silt W/WW plants and produce master plans to be used to develop costs for implementing improvements. The Town did so via a “sole source” agreement. Dewberry will report its findings and recommendations to the Board at this meeting.

This work is critical to getting the grants and loans necessary to improve the plants by completing the “Project Needs Assessment” (PNA) for the State of Colorado by their June 30, 2022 deadline. Dewberry will file this document.

ORIGINATED BY: Jeff Layman

PRESENTED BY: Tony Zancanella/Patrick Radabaugh

TOWN ATTORNEY REVIEW: / / Yes / X / No
DOCUMENTS ATTACHED: Town of Silt Water and Wastewater Treatment Plant Master Plan power point presentation

SUBMITTED BY: Jeff Layman
Jeff Layman, Town Administrator

REVIEWED BY: Sheila M. McIntyre
Sheila M. McIntyre, Town Clerk
Town of Silt
Water and Wastewater Update

June 22, 2022
Presentation Agenda

• Projections - Planning and Design Criteria
• Regulatory Review
• Water Treatment Plant Evaluation
• Water Treatment Plant Alternatives Discussion
• Wastewater Treatment Plant Evaluation
• Wastewater Treatment Plant Alternatives Discussion
• Conclusions and Recommendations
Demand Projections

- Water – 85 gpd/capita with peak day of approximately 150 gpd/capita
- Ratio of AAD to PD is low compared to many other municipalities
- Assumes continued raw water irrigation and limited use of potable water for irrigation
- Recommend capacity of 2 mgd now with room to expand to 3 mgd

<table>
<thead>
<tr>
<th>YEAR</th>
<th>POPULATION</th>
<th>AAD, GPD</th>
<th>PEAK DAY, GPD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current</td>
<td>3,600</td>
<td>300,000</td>
<td>480,000</td>
</tr>
<tr>
<td>2027</td>
<td>4,567</td>
<td>388,200</td>
<td>698,800</td>
</tr>
<tr>
<td>2032</td>
<td>5,484</td>
<td>466,100</td>
<td>839,000</td>
</tr>
<tr>
<td>2037</td>
<td>6,584</td>
<td>559,600</td>
<td>1,007,300</td>
</tr>
<tr>
<td>2042</td>
<td>7,904</td>
<td>671,900</td>
<td>1,209,300</td>
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</tbody>
</table>
Wastewater Flow/Load Projections

<table>
<thead>
<tr>
<th>PARAMETER</th>
<th>YEAR 2027</th>
<th></th>
<th></th>
<th>YEAR 2037</th>
<th></th>
<th></th>
<th>YEAR 2042</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AA</td>
<td>MM</td>
<td>PH</td>
<td>AA</td>
<td>MM</td>
<td>PH</td>
<td>AA</td>
<td>MM</td>
<td>PH</td>
</tr>
<tr>
<td>Flow, MGD</td>
<td>0.31</td>
<td>0.34</td>
<td>0.96</td>
<td>0.44</td>
<td>0.49</td>
<td>1.36</td>
<td>0.53</td>
<td>0.59</td>
<td>1.64</td>
</tr>
<tr>
<td>BOD5, ppd</td>
<td>913</td>
<td>1,334</td>
<td></td>
<td>1,317</td>
<td>1,922</td>
<td></td>
<td>1,581</td>
<td>2,308</td>
<td></td>
</tr>
<tr>
<td>TSS, ppd</td>
<td>731</td>
<td>950</td>
<td></td>
<td>877</td>
<td>1,140</td>
<td></td>
<td>1,265</td>
<td>1,644</td>
<td></td>
</tr>
<tr>
<td>NH3-N, ppd</td>
<td>100</td>
<td>147</td>
<td></td>
<td>145</td>
<td>211</td>
<td></td>
<td>174</td>
<td>254</td>
<td></td>
</tr>
</tbody>
</table>

- Wastewater – 0.2 lbs BOD5/capita and 67 gpd/capita.
- MMPF = 1.1 for Flow and 1.45 for BOD$_5$
Water Regulatory Review

- LT2 – Membrane WTPs not required to sample for TOC removal.
- DBP formation potential is a function of TOC and chlorine. Improving TOC removal decreases DBP formation potential.
- New DBP rule in development. Not likely until late 2020s.
- PFAS monitoring (not required due to size)
  - First surface WTP downstream of Grizzly Creek Fire
- TENORM in residuals (not required until disposal)
- Secondary standards for iron and manganese (T&O)
Wastewater Regulatory Review

- **Regulation 85**
  - Technology based effluent nutrient limits - not applicable because facility is less than 1 MGD.

- **Regulation 31**
  - Water quality based stream standards
  - WQCC has stated they want the WQCD to write these into discharge permits starting in 2027

<table>
<thead>
<tr>
<th>WATER BODY</th>
<th>TOTAL PHOSPHORUS, MG/L A</th>
<th>TOTAL NITROGEN AS N, MG/L A,B</th>
<th>CHLOROPHYLL-A, MG/M² C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rivers and Streams – cold</td>
<td>0.11</td>
<td>1.25</td>
<td>150</td>
</tr>
</tbody>
</table>
WTP Evaluation

• In 100 year flood plain. All tanks and equipment need to be above established flood elevation.
• Raw water flow measurement and control
• Pretreatment
  • Good coagulant.
  • Insufficient flocculation time. Reduces performance of plate settler.
  • Coagulant dosing control is limited
  • No TOC removal (e.g. DBP formation potential) monitoring
  • Need an Fe/Mn treatment option and to reduce sequestering agent
WTP Evaluation

• Membranes
  • True WTP capacity (both skids) is only 0.6 million gallons per day (mgd) and NOT 1.0 mgd
    • Average capacity per skid – 265 gpm (0.38 mgd)
    • Peak capacity per skid – 350 gpm (0.5 mgd)
  • Influent turbidity is higher than design criteria of 1 NTU
• Maintenance
  • Backwashing
  • Maintenance clean performed daily.
  • CIPs not performed. No heater and insufficient time (6 hrs required)
  • Pinning performed when required. Requires additional staff and takes 1 unit out of service
WTP Evaluation

• Disinfection
  • Tablet system works but seems to produce inconsistent dosage.
  • Which could lead to increased DBP formation potential
  • Contact basin
    • One basin
    • Sufficient for 4 log virus removal/inactivation at projected future capacity
    • Insufficient for 0.5 log giardia inactivation at current and projected capacity.
      • Only required if change from membranes to conventional

• Finished water pumping
  • Will need to be expanded
WTP Short Term Alternatives Discussion

• Raw water pumping
  • Upgrade controls (flow monitoring and pacing to rest of process)
• Strainer
  • Could replace strainer with new one with better removal
• Pretreatment (Goal to reduce turbidity to membranes)
  • Will likely improve membrane life, but will NOT increase capacity.
  • Floc tank?
  • Utilize pond across river
  • Expansion of well field outside existing Town property
• Disinfection – switch to hypochlorite and/or chloramines
WTP Long Term Alternatives Discussion

• Pretreatment Upgrades
  • Process to handle wide range in turbidity
  • DAF (needs < 10 NTU feed turbidity)
  • Conventional floc/sed with plate settlers
  • Coagulation with Upflow clarifiers
  • Actiflo/Ballasted flocculation
  • Green sand, Chlorine Dioxide, or Ozone (T&O and Fe/Mn)

• Filtration
  • Pressure membranes (with FIRM AD capacity of 1.2 MGD)
  • Conventional mixed media filters (with firm AD capacity of 1.2 MGD)
WTP Short Term Alternatives

• Improved pretreatment
  • Strainer
  • Coagulation/flocculation/sedimentation

• Filtration
  • Mixed Media
  • Membranes

• Additional
  • Fe/Mn removal (green sand in the mixed media)
  • Ozone or aeration for membranes
  • UV disinfection for mixed media filters
  • Water Tank
WTP Long Term Alternatives

- Increase in capacity to accommodate growth or increases in peak day demands
  - Pretreatment
  - Filtration
WTP Alternatives

• Alternative 1 – Solids Contact Clarifier with Mixed Media Filtration
• Alternative 2 – Plate Settlers with Filtration
• Alternative 3 – Conventional Package WTP
• Alternative 4 – Ballasted Flocculation with Mixed Media Filtration
Alt 1 Site Plan
Solid Contact Clarifier with Mixed Media Filtration
Alt 2 Site Plan
Plate Settlers with Filtration
Alt 3 Site Plan
Conventional Package WTP
Alt 4 Site Plan
Ballasted Flocculation with Mixed Media Filtration
## Summary of Process Improvements

<table>
<thead>
<tr>
<th>UNIT PROCESS</th>
<th>ALT 1. SOLIDS CONTACT CLARIFIER WITH MM FILTRATION</th>
<th>ALT 2. PLATE SETTLERS WITH FILTRATION</th>
<th>ALT 3. PULSAPAK (CONVENTIONAL PACKAGE SYSTEM)</th>
<th>ALT. 4 BALLASTED FLOCCULATION WITH MIXED MEDIA FILTRATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strainer</td>
<td>Included</td>
<td>Included</td>
<td>Included</td>
<td>Included</td>
</tr>
<tr>
<td>Coag/Floc/Sec</td>
<td>Occurs in one solids contact clarifier. Can accommodate</td>
<td>Separate Floc/coag with plate settlers</td>
<td>Package floc/coag/sed system</td>
<td>Utilizes polymer and sand to improve settling.</td>
</tr>
<tr>
<td>Filtration</td>
<td>Mixed Media with Fe/Mn removal</td>
<td>(a) Mixed Media with Fe/Mn removal</td>
<td>Mixed Media with Fe/Mn removal</td>
<td>Mixed Media with Fe/Mn removal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(b) Membranes</td>
<td></td>
<td>Ballasted floc cannot be utilized with membranes</td>
</tr>
<tr>
<td>Disinfection</td>
<td>Needs UV and Cl</td>
<td>MM needs UV and Cl. Membranes – Cl only</td>
<td>Needs UV and Cl</td>
<td>Needs UV and Cl</td>
</tr>
<tr>
<td>Residuals</td>
<td>Pond with periodic dredging/cleaning</td>
<td>Pond with periodic dredging/cleaning</td>
<td>Pond with periodic dredging/cleaning</td>
<td>Pond with periodic dredging/cleaning</td>
</tr>
</tbody>
</table>
## Summary of WTP Costs

<table>
<thead>
<tr>
<th>ALTERNATIVE</th>
<th>PROBABLE OPINION OF CONSTRUCTION COST, $ MILLION</th>
<th>OPINION OF TOTAL PROJECT COST, $ MILLION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alt 1 – Solids Contact Clarifier with Mixed Media Filtration</td>
<td>$22.7</td>
<td>$27.2</td>
</tr>
<tr>
<td>Alt 2a – Plate Settlers with Mixed Media Filtration</td>
<td>$21.2</td>
<td>$25.5</td>
</tr>
<tr>
<td>Alt 2b – Plate Settlers with Mixed Membrane Filtration</td>
<td>$18.6</td>
<td>$22.3</td>
</tr>
<tr>
<td>Alt 3 – Package Media Filtration</td>
<td>$22.6</td>
<td>$27.1</td>
</tr>
<tr>
<td>Alt 4 – Ballasted Flocculation with Mixed Media Filtration</td>
<td>$25.1</td>
<td>$30.2</td>
</tr>
<tr>
<td>New Additional 0.5 MG Water Storage Tank</td>
<td>$2.2</td>
<td>$2.6</td>
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</table>
### Summary of WTP Annual Costs

<table>
<thead>
<tr>
<th>ALTERNATIVE</th>
<th>QTY</th>
<th>ANNUAL COST</th>
</tr>
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<tbody>
<tr>
<td>Staffing</td>
<td>3</td>
<td>$267k</td>
</tr>
<tr>
<td>Coagulant</td>
<td>125 gal/day</td>
<td>$82k</td>
</tr>
<tr>
<td>Disinfection Chemical</td>
<td>75 gal/day</td>
<td>$228k</td>
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<tr>
<td>Power</td>
<td>125 hp</td>
<td>$82k</td>
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<tr>
<td>Residuals</td>
<td>Cleaning out pond once every 1-5 years</td>
<td>$75k</td>
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<tr>
<td>Equipment/Structure O&amp;M</td>
<td></td>
<td>$85k</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$819k</td>
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</table>
## WTP Alternatives Matrix

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>ALT 1 – SOLIDS CONTACT CLARIFIER WITH MM FILTRATION</th>
<th>ALT 2 - PLATE SETTLERS WITH FILTRATION</th>
<th>ALT 3 – PACKAGE CONVENTIONAL WTP</th>
<th>ALT 4 – BALLASTED FLOC WITH MM FILTRATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Able to meet projected 20 year flow and load projections</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Chemicals required</td>
<td>Higher chemical use</td>
<td>Higher chemical use</td>
<td>Higher chemical use</td>
<td>Highest chemical use</td>
</tr>
<tr>
<td>Redundancy</td>
<td>AD – one train PD – both trains</td>
<td>AD – one train PD – both trains</td>
<td>AD – one train PD – both trains</td>
<td>AD – one train PD – both trains</td>
</tr>
<tr>
<td>Expansion Capability</td>
<td>Significant</td>
<td>Moderate</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>Ease of Operations</td>
<td>More complex</td>
<td>Similar to existing</td>
<td>Similar to existing</td>
<td>More complex</td>
</tr>
<tr>
<td>Can accommodate wide range in turbidity</td>
<td>Great</td>
<td>Good</td>
<td>Good</td>
<td>Great</td>
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<tr>
<td>Energy Use</td>
<td>Moderate</td>
<td>Moderate</td>
<td>Moderate</td>
<td>Moderate</td>
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</table>
**WWTP Evaluation**

- In 100 year flood plain with no established flood elevation. All tanks and equipment need to be the flood elevation. Use the upstream elevation?

- Headworks
  - HVAC and NFPA 820
  - Screening – may want to put manual screen in bypass channel
  - All equipment seems to have capacity to meet projected future PHF

- Secondary Process/Digestion
  - Sufficient capacity, but can’t meet Reg 31 requirements without upgrades
WWTP Evaluation

• Disinfection
  • Sufficient capacity to meet future PHF

• Dewatering
  • Nearing end of useful life.
  • May want to upgrade to system with improved performance
  • Polymer dosing control upgrades needed.

• Hydraulic Profile
  • Going to be an issue with upgrades

• Discharge
  • Need to respond to CDPHE. Discharge is in floodplain
WWTP Short Term Alternatives Discussion

- Headworks screening and HVAC
- Dewatering
- Extension of Outfall
WWTP Long Term Alternatives - 2027

- Secondary Process
  - Expand Aeromod with tertiary N removal and filtration
  - Johannesburg with tertiary N removal and filtration

- Disinfection
  - New UV?
  - Chlorine?

- Digestion
  - Aerobic
  - ATAD
Wastewater Alternatives

• Expanding Aeromod
Wastewater Alternatives

Influent

Sludge Zone

Anaerobic Zone

Anoxic Zone

Swing Zone

Aerobic Zone

AERATION BASIN

Internal Recycle

Recycled Activated Sludge

SECONDARY CLARIFIER

Effluent

Waste Activated Sludge
Aeromod Site Plan
Johannesburg Site Plan
## Summary of Process Improvements

<table>
<thead>
<tr>
<th>UNIT PROCESS</th>
<th>AEROMOD</th>
<th>JOHANNESBURG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outfall Extension</td>
<td>Outfall to be extended into Colorado River</td>
<td>Outfall to be extended into Colorado River</td>
</tr>
<tr>
<td>Sludge Handling Improvements</td>
<td>New dewatering equipment</td>
<td>New dewatering equipment</td>
</tr>
<tr>
<td>Site Civil</td>
<td>Paving, grading, stormwater, etc.</td>
<td>Paving, grading, stormwater, etc.</td>
</tr>
<tr>
<td>Process Building</td>
<td>N/A</td>
<td>RAS/WAS pumps, primary scum pumps in lower level, chemical feed system and digester blowers</td>
</tr>
<tr>
<td>Lift Station</td>
<td>New lift station</td>
<td>New lift station</td>
</tr>
<tr>
<td>Tertiary Treatment Building</td>
<td>Ozone and GAC</td>
<td>Ozone and GAC</td>
</tr>
<tr>
<td>Disinfection</td>
<td>New UV system</td>
<td>New UV system</td>
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</table>
## Summary of Total WW Costs

<table>
<thead>
<tr>
<th>UNIT PROCESS</th>
<th>AEROMOD</th>
<th>JOHANNESBURG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outfall Extension</td>
<td>$203,000</td>
<td>$203,000</td>
</tr>
<tr>
<td>Sludge Handling Improvements</td>
<td>$1,490,000</td>
<td>$1,490,000</td>
</tr>
<tr>
<td>Site Civil</td>
<td>$2,052,000</td>
<td>$2,271,000</td>
</tr>
<tr>
<td>Secondary Process</td>
<td>$8,515,000</td>
<td>$21,242,000</td>
</tr>
<tr>
<td>Process Building</td>
<td>-</td>
<td>$8,557,000</td>
</tr>
<tr>
<td>Lift Station</td>
<td>$2,139,000</td>
<td>$2,139,000</td>
</tr>
<tr>
<td>Tertiary Treatment Building</td>
<td>$13,083,000</td>
<td>$13,083,000</td>
</tr>
<tr>
<td>Disinfection</td>
<td>$2,913,000</td>
<td>$2,913,000</td>
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<tr>
<td>Total Opinion of Probable Construction Cost</td>
<td>$30,395,000</td>
<td>$51,898,000</td>
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<tr>
<td>Total Project Cost</td>
<td>$36,475,000</td>
<td>$62,278,000</td>
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<tr>
<td>Net Present Value</td>
<td>$74,311,000</td>
<td>$108,485,000</td>
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</table>
## Summary of Short-Term WW Costs

<table>
<thead>
<tr>
<th>UNIT PROCESS</th>
<th>AEROMOD</th>
<th>JOHANNESBURG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outfall Extension</td>
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</tr>
<tr>
<td>Sludge Handling Improvements</td>
<td>$1,490,000</td>
<td>$1,490,000</td>
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<tr>
<td>Total Opinion of Probable Construction Cost</td>
<td>$1,693,000</td>
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<tr>
<td>Total Project Cost</td>
<td>$2,031,000</td>
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</tbody>
</table>
## Summary of Long-Term WW Costs

<table>
<thead>
<tr>
<th>UNIT PROCESS</th>
<th>AEROMOD</th>
<th>JOHANNESBURG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Civil</td>
<td>$2,052,000</td>
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</tr>
<tr>
<td>Secondary Process</td>
<td>$8,515,000</td>
<td>$21,242,000</td>
</tr>
<tr>
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<td>$8,557,000</td>
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<td>$13,083,000</td>
<td>$13,083,000</td>
</tr>
<tr>
<td>Disinfection</td>
<td>$2,913,000</td>
<td>$2,913,000</td>
</tr>
<tr>
<td>Total Opinion of Probable Construction Cost</td>
<td>$28,702,000</td>
<td>$50,205,000</td>
</tr>
<tr>
<td>Total Project Cost</td>
<td>$34,442,000</td>
<td>$60,246,000</td>
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<tr>
<td>Average O&amp;M</td>
<td>$957,000</td>
<td>$965,000</td>
</tr>
<tr>
<td>Net Present Value (does not include any estimate of future expansion cost)</td>
<td>$74.3m</td>
<td>$108.5m</td>
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</table>
## Wastewater Alternatives Matrix

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>AEROMOD</th>
<th>JOHANNESBURG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Able to meet projected 20 year flow and load projections</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Able to meet Reg 31</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Chemicals required</td>
<td>Higher chemical use</td>
<td>Lower chemical use</td>
</tr>
<tr>
<td>Redundancy</td>
<td>Would require all trains in operation to meet projected 20 year flows/loads</td>
<td>Could meet 20 year flows and loads with one train out of service.</td>
</tr>
<tr>
<td>Expansion Capability</td>
<td>Would require significant infrastructure</td>
<td>Can increase capacity ~100 percent</td>
</tr>
<tr>
<td>Ease of Operations</td>
<td>Likely same as current</td>
<td>New process</td>
</tr>
<tr>
<td>Energy Use</td>
<td>Higher</td>
<td>Lower</td>
</tr>
<tr>
<td>Construction Feasibility</td>
<td>Feasible at current projected schedule; however, would be less feasible as get closer to plant capacity in the future.</td>
<td>Feasible at current projected schedule; however, would be less feasible as get closer to plant capacity in the future.</td>
</tr>
</tbody>
</table>
WWTP Conclusions and Recommendations

• WWTP is in a good spot; it has capacity and meets current regulatory requirements.
• Recommended WWTP Improvements can be performed in two phases
  • 1st Phase – Dewatering improvements can be performed anytime in next 5 years.
  • 2nd Phase – Completed prior to Reg 31 requirements (2032 at latest)
WTP Conclusions and Recommendations

- WTP is NOT in a good spot; it is operating at capacity.
- Recommended WTP Improvements can be performed in two phases
  - 1\textsuperscript{st} Phase – Capacity and pretreatment improvements needed now
  - 2\textsuperscript{nd} Phase – Additional capacity (if required) to improve resiliency or increase redundancy.
- Expanding well field or use of forebay pond would likely reduce impacts of turbidity on operations.
Questions?

Patrick Radabaugh, PE
• pradabaugh@dewberry.com
• Tel: 303.951.0642

Kyria Bosma, PE
• kbosma@dewberry.com
• Tel: 303.951.0632
Town of Silt
Water and Wastewater Update

June 22, 2022
Presentation Agenda

• Projections - Planning and Design Criteria
• Regulatory Review
• Water Treatment Plant Evaluation
• Water Treatment Plant Alternatives Discussion
• Wastewater Treatment Plant Evaluation
• Wastewater Treatment Plant Alternatives Discussion
• Conclusions and Recommendations
Demand Projections

- Water – 85 gpd/capita with peak day of approximately 150 gpd/capita
- Ratio of AAD to PD is low compared to many other municipalities
- Assumes continued raw water irrigation and limited use of potable water for irrigation
- Recommend capacity of 2 mgd now with room to expand to 3 mgd

<table>
<thead>
<tr>
<th>YEAR</th>
<th>POPULATION</th>
<th>AAD, GPD</th>
<th>PEAK DAY, GPD</th>
</tr>
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<tbody>
<tr>
<td>Current</td>
<td>3,600</td>
<td>300,000</td>
<td>480,000</td>
</tr>
<tr>
<td>2027</td>
<td>4,567</td>
<td>388,200</td>
<td>698,800</td>
</tr>
<tr>
<td>2032</td>
<td>5,484</td>
<td>466,100</td>
<td>839,000</td>
</tr>
<tr>
<td>2037</td>
<td>6,584</td>
<td>559,600</td>
<td>1,007,300</td>
</tr>
<tr>
<td>2042</td>
<td>7,904</td>
<td>671,900</td>
<td>1,209,300</td>
</tr>
</tbody>
</table>
Wastewater Flow/Load Projections

<table>
<thead>
<tr>
<th>PARAMETER</th>
<th>YEAR 2027</th>
<th></th>
<th>YEAR 2037</th>
<th></th>
<th>YEAR 2042</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AA</td>
<td>MM</td>
<td>PH</td>
<td>AA</td>
<td>MM</td>
</tr>
<tr>
<td>Flow, MGD</td>
<td>0.31</td>
<td>0.34</td>
<td>0.96</td>
<td>0.44</td>
<td>0.49</td>
</tr>
<tr>
<td>BOD5, ppd</td>
<td>913</td>
<td>1,334</td>
<td></td>
<td>1,317</td>
<td>1,922</td>
</tr>
<tr>
<td>TSS, ppd</td>
<td>731</td>
<td>950</td>
<td></td>
<td>877</td>
<td>1,140</td>
</tr>
<tr>
<td>NH3-N, ppd</td>
<td>100</td>
<td>147</td>
<td></td>
<td>145</td>
<td>211</td>
</tr>
</tbody>
</table>

- Wastewater – 0.2 lbs BOD5/capita and 67 gpd/capita.
- MMPF = 1.1 for Flow and 1.45 for BOD$_5$
Water Regulatory Review

- LT2 – Membrane WTPs not required to sample for TOC removal.
- DBP formation potential is a function of TOC and chlorine. Improving TOC removal decreases DBP formation potential.
- New DBP rule in development. Not likely until late 2020s.
- PFAS monitoring (not required due to size)
  - First surface WTP downstream of Grizzly Creek Fire
- TENORM in residuals (not required until disposal)
- Secondary standards for iron and manganese (T&O)
Wastewater Regulatory Review

• Regulation 85
  • Technology based effluent nutrient limits - not applicable because facility is less than 1 MGD.

• Regulation 31
  • Water quality based stream standards
  • WQCC has stated they want the WQCD to write these into discharge permits starting in 2027

<table>
<thead>
<tr>
<th>WATER BODY</th>
<th>TOTAL PHOSPHORUS, MG/L $^A$</th>
<th>TOTAL NITROGEN AS N, MG/L $^{A,B}$</th>
<th>CHLOROPHYLL-A, MG/M$^2$ $^C$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rivers and Streams – cold</td>
<td>0.11</td>
<td>1.25</td>
<td>150</td>
</tr>
</tbody>
</table>
WTP Evaluation

• In 100 year flood plain. All tanks and equipment need to be above established flood elevation.
• Raw water flow measurement and control
• Pretreatment
  • Good coagulant.
  • Insufficient flocculation time. Reduces performance of plate settler.
  • Coagulant dosing control is limited
  • No TOC removal (e.g. DBP formation potential) monitoring
  • Need an Fe/Mn treatment option and to reduce sequestering agent
WTP Evaluation

• Membranes
  • True WTP capacity (both skids) is only 0.6 million gallons per day (mgd) and NOT 1.0 mgd
    • Average capacity per skid – 265 gpm (0.38 mgd)
    • Peak capacity per skid – 350 gpm (0.5 mgd)
  • Influent turbidity is higher than design criteria of 1 NTU
• Maintenance
  • Backwashing
  • Maintenance clean performed daily.
  • CIPs not performed. No heater and insufficient time (6 hrs required)
  • Pinning performed when required. Requires additional staff and takes 1 unit out of service
WTP Evaluation

• Disinfection
  • Tablet system works but seems to produce inconsistent dosage.
  • Which could lead to increased DBP formation potential
  • Contact basin
    • One basin
    • Sufficient for 4 log virus removal/inactivation at projected future capacity
    • Insufficient for 0.5 log giardia inactivation at current and projected capacity.
      • Only required if change from membranes to conventional

• Finished water pumping
  • Will need to be expanded
WTP Short Term Alternatives Discussion

- Raw water pumping
  - Upgrade controls (flow monitoring and pacing to rest of process)
- Strainer
  - Could replace strainer with new one with better removal
- Pretreatment (Goal to reduce turbidity to membranes)
  - Will likely improve membrane life, but will NOT increase capacity.
  - Floc tank?
  - Utilize pond across river
  - Expansion of well field outside existing Town property
- Disinfection – switch to hypochlorite and/or chloramines
WTP Long Term Alternatives Discussion

• Pretreatment Upgrades
  • Process to handle wide range in turbidity
  • DAF (needs < 10 NTU feed turbidity)
  • Conventional floc/sed with plate settlers
  • Coagulation with Upflow clarifiers
  • Actiflo/Ballasted flocculation
  • Green sand, Chlorine Dioxide, or Ozone (T&O and Fe/Mn)

• Filtration
  • Pressure membranes (with FIRM AD capacity of 1.2 MGD)
  • Conventional mixed media filters (with firm AD capacity of 1.2 MGD)
WTP Short Term Alternatives

• Improved pretreatment
  • Strainer
  • Coagulation/flocculation/sedimentation

• Filtration
  • Mixed Media
  • Membranes

• Additional
  • Fe/Mn removal (green sand in the mixed media)
  • Ozone or aeration for membranes
  • UV disinfection for mixed media filters
  • Water Tank
WTP Long Term Alternatives

- Increase in capacity to accommodate growth or increases in peak day demands
  - Pretreatment
  - Filtration
WTP Alternatives

- Alternative 1 – Solids Contact Clarifier with Mixed Media Filtration
- Alternative 2 – Plate Settlers with Filtration
- Alternative 3 – Conventional Package WTP
- Alternative 4 – Ballasted Flocculation with Mixed Media Filtration
Alt 1 Site Plan
Solid Contact Clarifier with Mixed Media Filtration
Alt 2 Site Plan
Plate Settlers with Filtration
Alt 3 Site Plan
Conventional Package WTP
Alt 4 Site Plan
Ballasted
Flocculation
with Mixed
Media Filtration
## Summary of Process Improvements

<table>
<thead>
<tr>
<th>UNIT PROCESS</th>
<th>ALT 1. SOLIDS CONTACT CLARIFIER WITH MM FILTRATION</th>
<th>ALT 2. PLATE SETTLERS WITH FILTRATION</th>
<th>ALT 3. PULSAPAK (CONVENTIONAL PACKAGE SYSTEM)</th>
<th>ALT. 4 BALLASTED FLOCCULATION WITH MIXED MEDIA FILTRATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strainer</td>
<td>Included</td>
<td>Included</td>
<td>Included</td>
<td>Included</td>
</tr>
<tr>
<td>Coag/Floc/Sec</td>
<td>Occurs in one solids contact clarifier. Can accommodate</td>
<td>Separate Floc/coag with plate settlers</td>
<td>Package floc/coag/sed system</td>
<td>Utilizes polymer and sand to improve settling.</td>
</tr>
<tr>
<td>Filtration</td>
<td>Mixed Media with Fe/Mn removal</td>
<td>(a) Mixed Media with Fe/Mn removal</td>
<td>Mixed Media with Fe/Mn removal</td>
<td>Mixed Media with Fe/Mn removal Ballasted floc cannot be utilized with membranes</td>
</tr>
<tr>
<td>Disinfection</td>
<td>Needs UV and Cl</td>
<td>MM needs UV and Cl. Membranes – Cl only</td>
<td>Needs UV and Cl</td>
<td>Needs UV and Cl</td>
</tr>
<tr>
<td>Residuals</td>
<td>Pond with periodic dredging/cleaning</td>
<td>Pond with periodic dredging/cleaning</td>
<td>Pond with periodic dredging/cleaning</td>
<td>Pond with periodic dredging/cleaning</td>
</tr>
</tbody>
</table>
## Summary of WTP Costs

<table>
<thead>
<tr>
<th>ALTERNATIVE</th>
<th>PROBABLE OPINION OF CONSTRUCTION COST, $ MILLION</th>
<th>OPINION OF TOTAL PROJECT COST, $ MILLION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alt 1 – Solids Contact Clarifier with Mixed Media Filtration</td>
<td>$22.7</td>
<td>$27.2</td>
</tr>
<tr>
<td>Alt 2a – Plate Settlers with Mixed Media Filtration</td>
<td>$21.2</td>
<td>$25.5</td>
</tr>
<tr>
<td>Alt 2b – Plate Settlers with Mixed Membrane Filtration</td>
<td>$18.6</td>
<td>$22.3</td>
</tr>
<tr>
<td>Alt 3 – Package Media Filtration</td>
<td>$22.6</td>
<td>$27.1</td>
</tr>
<tr>
<td>Alt 4 – Ballasted Flocculation with Mixed Media Filtration</td>
<td>$25.1</td>
<td>$30.2</td>
</tr>
<tr>
<td>New Additional 0.5 MG Water Storage Tank</td>
<td>$2.2</td>
<td>$2.6</td>
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</tbody>
</table>
## Summary of WTP Annual Costs

<table>
<thead>
<tr>
<th>ALTERNATIVE</th>
<th>QTY</th>
<th>ANNUAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staffing</td>
<td>3</td>
<td>$267k</td>
</tr>
<tr>
<td>Coagulant</td>
<td>125 gal/day</td>
<td>$82k</td>
</tr>
<tr>
<td>Disinfection Chemical</td>
<td>75 gal/day</td>
<td>$228k</td>
</tr>
<tr>
<td>Power</td>
<td>125 hp</td>
<td>$82k</td>
</tr>
<tr>
<td>Residuals</td>
<td>Cleaning out pond once every 1-5 years</td>
<td>$75k</td>
</tr>
<tr>
<td>Equipment/Structure O&amp;M</td>
<td></td>
<td>$85k</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$819k</td>
</tr>
</tbody>
</table>
## WTP Alternatives Matrix

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>ALT 1 – SOLIDS CONTACT CLARIFIER WITH MM FILTRATION</th>
<th>ALT 2 – PLATE SETTLERS WITH FILTRATION</th>
<th>ALT 3 – PACKAGE CONVENTIONAL WTP</th>
<th>ALT 4 – BALLASTED FLOC WITH MM FILTRATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Able to meet projected 20 year flow and load projections</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Chemicals required</td>
<td>Higher chemical use</td>
<td>Higher chemical use</td>
<td>Higher chemical use</td>
<td>Highest chemical use</td>
</tr>
<tr>
<td>Redundancy</td>
<td>AD – one train PD – both trains</td>
<td>AD – one train PD – both trains</td>
<td>AD – one train PD – both trains</td>
<td>AD – one train PD – both trains</td>
</tr>
<tr>
<td>Expansion Capability</td>
<td>Significant</td>
<td>Moderate</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>Ease of Operations</td>
<td>More complex</td>
<td>Similar to existing</td>
<td>Similar to existing</td>
<td>More complex</td>
</tr>
<tr>
<td>Can accommodate wide range in turbidity</td>
<td>Great</td>
<td>Good</td>
<td>Good</td>
<td>Great</td>
</tr>
<tr>
<td>Energy Use</td>
<td>Moderate</td>
<td>Moderate</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
</tbody>
</table>
WWTP Evaluation

• In 100 year flood plain with no established flood elevation. All tanks and equipment need to be the flood elevation. Use the upstream elevation?

• Headworks
  • HVAC and NFPA 820
  • Screening – may want to put manual screen in bypass channel
  • All equipment seems to have capacity to meet projected future PHF

• Secondary Process/Digestion
  • Sufficient capacity, but can’t meet Reg 31 requirements without upgrades
WWTP Evaluation

- Disinfection
  - Sufficient capacity to meet future PHF
- Dewatering
  - Nearing end of useful life.
  - May want to upgrade to system with improved performance
  - Polymer dosing control upgrades needed.
- Hydraulic Profile
  - Going to be an issue with upgrades
- Discharge
  - Need to respond to CDPHE. Discharge is in floodplain
WWTP Short Term Alternatives Discussion

• Headworks screening and HVAC
• Dewatering
• Extension of Outfall
WWTP Long Term Alternatives - 2027

- Secondary Process
  - Expand Aeromod with tertiary N removal and filtration
  - Johannesburg with tertiary N removal and filtration
- Disinfection
  - New UV?
  - Chlorine?
- Digestion
  - Aerobic
  - ATAD
Wastewater Alternatives

- Expanding Aeromod
Wastewater Alternatives

AERATION BASIN

Influent

- Sludge Zone
- Anaerobic Zone
- Anoxic Zone
- Swing Zone
- Aerobic Zone

Internal Recycle

Recycled Activated Sludge

SECONDARY CLARIFIER

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Waste Activated Sludge
Aeromod Site Plan
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<td>New dewatering equipment</td>
<td>New dewatering equipment</td>
</tr>
<tr>
<td>Site Civil</td>
<td>Paving, grading, stormwater, etc.</td>
<td>Paving, grading, stormwater, etc.</td>
</tr>
<tr>
<td>Secondary Process</td>
<td>Upgrade Aero-Mod with fixed film. Additional digesters added. Aeration</td>
<td>Retrofit Aero-Mod concrete basins to a RAS Denitrification zone, anaerobic</td>
</tr>
<tr>
<td></td>
<td>blowers in HW building.</td>
<td>zones, anoxic zones, a swing zone, and aerobic zones. Digesters and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>clarifiers added. Aeration blowers in HW building.</td>
</tr>
<tr>
<td>Process Building</td>
<td>N/A</td>
<td>RAS/WAS pumps, primary scum pumps in lower level, chemical feed system and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>digester blowers</td>
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<td>Lift Station</td>
<td>New lift station</td>
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<td>Tertiary Treatment</td>
<td>Ozone and GAC</td>
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</tr>
<tr>
<td>Building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disinfection</td>
<td>New UV system</td>
<td>New UV system</td>
</tr>
</tbody>
</table>
# Summary of Total WW Costs

<table>
<thead>
<tr>
<th>UNIT PROCESS</th>
<th>AEROMOD</th>
<th>JOHANNESBURG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outfall Extension</td>
<td>$203,000</td>
<td>$203,000</td>
</tr>
<tr>
<td>Sludge Handling Improvements</td>
<td>$1,490,000</td>
<td>$1,490,000</td>
</tr>
<tr>
<td>Site Civil</td>
<td>$2,052,000</td>
<td>$2,271,000</td>
</tr>
<tr>
<td>Secondary Process</td>
<td>$8,515,000</td>
<td>$21,242,000</td>
</tr>
<tr>
<td>Process Building</td>
<td>-</td>
<td>$8,557,000</td>
</tr>
<tr>
<td>Lift Station</td>
<td>$2,139,000</td>
<td>$2,139,000</td>
</tr>
<tr>
<td>Tertiary Treatment Building</td>
<td>$13,083,000</td>
<td>$13,083,000</td>
</tr>
<tr>
<td>Disinfection</td>
<td>$2,913,000</td>
<td>$2,913,000</td>
</tr>
<tr>
<td>Total Opinion of Probable Construction Cost</td>
<td>$30,395,000</td>
<td>$51,898,000</td>
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<tr>
<td>Total Project Cost</td>
<td>$36,475,000</td>
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</tr>
<tr>
<td>Net Present Value</td>
<td>$74,311,000</td>
<td>$108,485,000</td>
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## Summary of Short-Term WW Costs

<table>
<thead>
<tr>
<th>UNIT PROCESS</th>
<th>AEROMOD</th>
<th>JOHANNESBURG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outfall Extension</td>
<td>$203,000</td>
<td>$203,000</td>
</tr>
<tr>
<td>Sludge Handling Improvements</td>
<td>$1,490,000</td>
<td>$1,490,000</td>
</tr>
<tr>
<td>Total Opinion of Probable Construction Cost</td>
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<td>$1,693,000</td>
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<tr>
<td>Total Project Cost</td>
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</table>
## Summary of Long-Term WW Costs

<table>
<thead>
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<th>UNIT PROCESS</th>
<th>AEROMOD</th>
<th>JOHANNESBURG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Civil</td>
<td>$2,052,000</td>
<td>$2,271,000</td>
</tr>
<tr>
<td>Secondary Process</td>
<td>$8,515,000</td>
<td>$21,242,000</td>
</tr>
<tr>
<td>Process Building</td>
<td></td>
<td>$8,557,000</td>
</tr>
<tr>
<td>Lift Station</td>
<td>$2,139,000</td>
<td>$2,139,000</td>
</tr>
<tr>
<td>Tertiary Treatment Building</td>
<td>$13,083,000</td>
<td>$13,083,000</td>
</tr>
<tr>
<td>Disinfection</td>
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<tr>
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<td>Average O&amp;M</td>
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<tr>
<td>Net Present Value (does not include any estimate of future expansion cost)</td>
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<td>$108.5m</td>
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## Wastewater Alternatives Matrix

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<th>CRITERIA</th>
<th>AEROMOD</th>
<th>JOHANNESBURG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Able to meet projected 20 year flow and load projections</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Able to meet Reg 31</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Chemicals required</td>
<td>Higher chemical use</td>
<td>Lower chemical use</td>
</tr>
<tr>
<td>Redundancy</td>
<td>Would require all trains in operation to meet projected 20 year flows/loads</td>
<td>Could meet 20 year flows and loads with one train out of service.</td>
</tr>
<tr>
<td>Expansion Capability</td>
<td>Would require significant infrastructure</td>
<td>Can increase capacity ~100 percent</td>
</tr>
<tr>
<td>Ease of Operations</td>
<td>Likely same as current</td>
<td>New process</td>
</tr>
<tr>
<td>Energy Use</td>
<td>Higher</td>
<td>Lower</td>
</tr>
<tr>
<td>Construction Feasibility</td>
<td>Feasible at current projected schedule; however, would be less feasible as get closer to plant capacity in the future.</td>
<td>Feasible at current projected schedule; however, would be less feasible as get closer to plant capacity in the future.</td>
</tr>
</tbody>
</table>
WWTP Conclusions and Recommendations

- WWTP is in a good spot; it has capacity and meets current regulatory requirements.
- Recommended WWTP Improvements can be performed in two phases
  - 1\textsuperscript{st} Phase – Dewatering improvements can be performed anytime in next 5 years.
  - 2\textsuperscript{nd} Phase – Completed prior to Reg 31 requirements (2032 at latest)
WTP Conclusions and Recommendations

- WTP is NOT in a good spot; it is operating at capacity.
- Recommended WTP Improvements can be performed in two phases
  - 1st Phase – Capacity and pretreatment improvements needed now
  - 2nd Phase – Additional capacity (if required) to improve resiliency or increase redundancy.
- Expanding well field or use of forebay pond would likely reduce impacts of turbidity on operations.
Questions?

Patrick Radabaugh, PE
• pradabaugh@dewberry.com
• Tel: 303.951.0642

Kyria Bosma, PE
• kbosma@dewberry.com
• Tel: 303.951.0632
Town of Silt Planning Board of Trustees Meeting  
Monday June 27, 2022   6:30 PM  
Rislende PUD Rezoning and Subdivision Sketch plan  
Planners Introduction and Staff Report  

6/21/2022

<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Rislende – PUD Zoning and Subdivision Sketch Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Silt 70 LLC 10106 W San Juna Way, Ste 205 Littleton, CO 80127</td>
</tr>
<tr>
<td>Owner Representative/ Land Planner</td>
<td>The Land Studio, Inc. Doug &amp; Julie Pratte 365 River Bend Way Glenwood Springs, CO 81601 970.927.3690</td>
</tr>
<tr>
<td>Civil Engineer</td>
<td>High Country Engineering 1517 Lake Avenue, Suite 101 Carbondale, CO 81623 970.945.8676</td>
</tr>
<tr>
<td>Project Attorney</td>
<td>Balcomb and Green Chad Lee, Esq. 818 Colorado Avenue Glenwood Springs, CO 81601 970.945.6546</td>
</tr>
<tr>
<td>Project Architect</td>
<td>Red House Architecture Bruce Barth</td>
</tr>
<tr>
<td>Water Engineer</td>
<td>NA</td>
</tr>
<tr>
<td>Property Location</td>
<td>West of BLM regional office South of I 70 East of County Road 311 (Divide Creek Road)</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>PUD</td>
</tr>
<tr>
<td>Surrounding Land Uses</td>
<td>West – commercial (Holiday Inn) – Light Industrial, North – I-70, South – River and agate/rural uses East – Government Offices</td>
</tr>
<tr>
<td>Surrounding Zoning</td>
<td>North – R2, East – Unincorporated Garfield County, South – Unincorporated Garfield County, West – Commercial PUD</td>
</tr>
</tbody>
</table>
I. Public hearing – PUD Zoning
   Review of Major Subdivision Sketch Plan

Tonight’s meeting will have two main elements. One will be a public hearing on the PUD Zoning for Rislende. This will be a rezoning of the entire property. This is a public hearing in front of the Board. The Planning Commission has reviewed the PUD zoning and has recommended approval with conditions. These conditions are at the end of the staff report. The Board adopts PUD zoning by ordinance.

The property is also subject to a review of the Sketch Plan for a Major Subdivision. The Sketch Plan process is the first step in the review of a major subdivision. The Planning Commission has reviewed this sketch plan and they have recommended approval to the Board. The Board will conduct a hearing on the sketch plan and can approve the sketch plan as presented, approved with conditions, deny the sketch plan or move that the property is not appropriate for major subdivision. The sketch plan is adopted by resolution and the approval is good for six months. At the end of the six-month timeframe the applicant needs to take the next step and submit a preliminary subdivision plan with complete engineering. An extension for this deadline may be obtained.

Tonight’s meeting will include an initial presentation of the entire development concept for Rislende, presentation of the staff report, questions from the Board and then the beginning of a focused discussion on important issues related to the project. The Board agenda is allocated one hour for this agenda item. We will need at least one more meeting to go through the details before any kind of final motions should be made. We have not prepared an ordinance for the PUD Rezoning or a Resolution or action on the Sketch Plan. We wanted to make sure of the Board’s directions and concerns before finalizing those documents. There will also be an Amended and Restated Development Agreement for the project.

There is a lot to bite off here. But please be aware that this is just the first step in the process assuming approval at this level. Next steps will be the detailed engineering in the preliminary and final plat applications related to a major subdivision. You will be evaluating and holding public hearings during the subdivision stage. In addition, each of the tracts/lots will be subject to Site Plan Review. In many ways the Site Plan Review for each of these areas will be when the real heavy lifting is done. While technical items such as infrastructure are currently being analyzed, the rest of the project is still at a concept level stage. Below is an excerpt from the PUD Application which outlines the general timing and phasing of the project to show you this lengthy time frame. And often times, a large PUD takes longer to develop given ups and downs of the economy etc.
Garfield County, CO

Location Map
Rislende

Subject Property

Table:

<table>
<thead>
<tr>
<th>Account Number</th>
<th>Physical Address</th>
<th>2019 Total Actual Value</th>
<th>Last 2 Sales</th>
</tr>
</thead>
<tbody>
<tr>
<td>R044679</td>
<td>54-311 COUNTY RD</td>
<td>$23,570</td>
<td>1/6/2015 $0</td>
</tr>
<tr>
<td>Parcel Number</td>
<td>217911200007</td>
<td>81652</td>
<td>1/6/2015 $0</td>
</tr>
<tr>
<td>Acres</td>
<td>51</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land SqFt</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax Area</td>
<td>035</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 Mill Levy</td>
<td>83.6550</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Last Data Uploaded: 4/27/2022 2:12:05 AM
You have the complete application for the PUD and the subdivision sketch plan previously provided to you digitally. Please let me know if you would like a hard copy of any of these documents or specific portions of these documents. As part of this report, I will have portions of the PUD document and will also include what I consider the “meaty” sections of the Sketch Plan engineering documents. The majority of the sketch plan information is at the conclusion of this staff report.

II. Background

This property has been subject to Development Review by the Town for a number of years. This 51-acre parcel was one of the components of the original Stillwater Application. I am not sure if that was not approved or was not constructed for various reasons. Regardless, what you are looking at today then became known as the Divide Creek Center which was a project that included some commercial on the western portion of the frontage road and residential development at various densities. Along the way, the property did receive Minor Subdivision approval or its equivalent as the BLM Regional office parcel was broken off from it.

The property had an extensive engineering analysis and as you probably know the main water and wastewater mains which extend out to Coal Ridge High School run along the frontage road. The Divide Creek Center was also reviewed for access issues by CDOT and it is my understanding that there are 3 or 4 approved access points for this property. Part of the property will have a gravity flow from a wastewater treatment perspective all the way to the town’s water plant. Some of the interior lots will have wastewater sent to a lift station over in the Holiday Inn Area. I believe the water system concept was approved and probably does not need much of an update. Extensive floodplain studies were also done as part of these approvals. These are noted in the Sketch Plan Engineering section.

III. Quick Information

Because of the volume of information you are receiving in the applications as well as the staff reports I am first providing a brief summary outline below so you don’t unnecessarily get lost in the minutia. Hopefully this will be helpful.

Land Use

- The plan is proposed to be divided into 9 tracts (or lots).
- One of these tracts is the Island area which is approximately 11.7 acres.
• A separate tract will essentially be the Colorado River parcel as the property extends generally to the midpoint of the river. That is proposed to be zoned PUD-RIV (river)
• Staff and I believe the developer envisions the property going through the full subdivision process. Then each tract will be subject to a formal Site Plan Review. Some of the parcels may have some sub phases to them.
• 72 residential units are being proposed for Tract 1 – a 3.7 acre parcel next to the BLM parcel.
• There are some single-family residential zones which can accommodate up to 16 total units
• up to 72 multifamily units can be accommodated in the mixed-use areas (mostly along the frontage road).
• Total residential development is proposed to be capped at 160 units.
• Tract 3 would contain the Beacon which is proposed to be the main leisure/cultural venue with related facilities. Each of the multiuse tracts could accommodate a maximum building size of 30,000 ft.²

Other

• The project will be subject to a specific development or subdivision agreement as well as probably an amended annexation agreement.
• With the Divide Creek project there was a surface use approval for mineral development that came as a separate agreement. This would need to be removed unless other arrangements are made.
• There is an existing well on the site which I believe was permitted for domestic use (Silt Well #2). This will be abandoned, a new well dug and this will be used for irrigation of the site.
• Various items negotiated with the original annexation will have to be reviewed and see if they still apply or its various items need to be renegotiated.
• The applicant is proposing to provide open space through the private Parkland dedication process outlined in the Subdivision Code.
• Path. Significant discussion has occurred regarding the proposed path through and around the project itself. Originally, a portion of the path was on the Eastside of the BLM parcel which had a steep drop off. The main path along the boundary of the project has been relocated into the frontage road right-of-way. There will be various trail connections from this basic path into the project itself as well as a connection to the underpass at I 70 into the north part of town and over to the Holiday Inn area. The applicants have also agreed to connect to the major LOVA trail when that comes on the scene but that will be entering the Silt area from the south side of the river. An updated trail map is in the sketch plan information of the staff report.

PUD REVIEW

1. Relevant code sections
The towns planned unit development regulations are contained in chapter 16.12 of the Silt Municipal Code. Application/approval criteria are outlined in section 16.12.030. The application is in general conformance with the standards. These will be noted point by point later in the staff report.

II. Zone Districts

In the PUD Zone Guide, the 9 lots or tracts are split into 2 different “use areas” and the regulations outline the “permitted uses” and the dimensional standards (height, setbacks, parking) separately. I found it a little easier to think of the zoning districts, locations and areas when I organized it as follows:

<table>
<thead>
<tr>
<th>Zone District</th>
<th># of Tracts</th>
<th>Total Size (acres)</th>
<th>Location</th>
<th>Use Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUD-CMU Commercial/Mixed-Use</td>
<td>3</td>
<td>10.8</td>
<td>Along frontage Road</td>
<td>1</td>
</tr>
<tr>
<td>PUD-EVC Event Center</td>
<td>1</td>
<td>3.9</td>
<td>North and east of Island Area</td>
<td>1</td>
</tr>
<tr>
<td>PUD-LRM Lodging/Residential Use</td>
<td>2</td>
<td>4.3</td>
<td>East and west of the Event Center</td>
<td>1</td>
</tr>
<tr>
<td>PUD-MFR Multifamily Residential</td>
<td>1</td>
<td>3.7</td>
<td>Northeast part of project, adjacent to BLM</td>
<td>2</td>
</tr>
<tr>
<td>PUD-ISL Island Area</td>
<td>1</td>
<td>11.7</td>
<td>Southeast part of project, adjacent to River and Divide Creek Road</td>
<td>1</td>
</tr>
<tr>
<td>PUD-RIV River</td>
<td>1</td>
<td>15.7</td>
<td>Along South perimeter – stretches to generally midpoint of river</td>
<td>1</td>
</tr>
</tbody>
</table>

III. Issues

Maximum Development Potential

Residential. Section A.6 of the PUD introduction limits the number of residential to 160 for the project. This includes 72 at the northeast corner by BLM and approximately 16 single-family type units in the single-family residential zones in the heart of the project.

Nonresidential. Specific limits have not been proposed. However, I believe this is mostly taken care of by the constraints in maximum building size and maximum density allowed in the various districts. For example, maximum density in the Events Center District is 20,000 ft.² per acre – or a 0.5 FAR. So, think on a 1 acre site a one-story building that takes up a little bit less than half of that area. Please be aware
that the zoning guide suggests a maximum lot coverage of 70% in both Event Center and the Commercial/mixed-use districts - and these can be modified during Site Plan Review either up or down if the town thought there was either too much development or that the plan was so good that it could be increased. Please note that Lot Coverage by Town documents is area occupied by the ground area of the buildings on the site together with overhangs– it does not include impervious lot coverage such as parking.

**Height**

The allowed zoning Height varies throughout the project. The multifamily area (by BLM) does not have a prescribed height and that may be something you would want to add.

The height in the Lodging/Residential Mixed-Use District is 25 feet and it has a lower maximum lot coverage and this is appropriate given location/proximity to the river. Please note that both the commercial/mixed-use and the Events Center District allow up to 40 feet in height. I have walked the site 3 different times and also spent some time looking at views both from the frontage road area as well as along the I 70 right-of-way. I believe concerns with height are mitigated in these districts by two factors:

- There is a maximum building size in each of the zone districts of 30,000 ft.². This should not allow a massive, long linear structure. Think of a 3 story downtown building in one of our local towns with 100 foot lot depth. This would be a building that takes up about one third of the assumed “main street frontage” over the length of a block which would also allow for parking and delivery access all off of a presumed alley. Such a building size is usually looked on favorably in downtown type areas. The PUD does require parking and a certain amount of landscaping so I think this will give a sense of “openness” in the area
- A 40-foot height limit also gives flexibility for three-story mixed-use structures. If one wants to have a very comfortable retail/public ceiling height on the ground floor, a 3rd story residential or loft unit gets pinched with a 35 foot height limit. That extra 3 to 5 feet allows a much more spacious feeling for three-story mixed-use buildings. I believe the 40-foot height is acceptable.

**Massing.** I addressed this partially in the paragraphs above. I have talked to the project planner and he may want to provide some comments on massing from the developer’s perspective. We can discuss the massing and height limits in more detail at the meeting if you have concerns.

**Landscaping.**

In the PUD Zoning Guide landscaping is treated separately than open space/parkland. Section D.1 has a criterion that minimum landscape area as a percentage of total disturbed lot area shall be **18%, or as modified by site plan approval.** This is an interesting concept and not often inserted into PUD development guides. Some would note that only 18% of a property may end up being “open”. However, the 18% requirement is for disturbed area and a lot; so if someone is only developing half of a lot the other half would not be disturbed and would remain in its present, open condition (the entire property is undeveloped right now). And once again, this can be modified in either direction during site plan approval.

**Open Space/Parkland.**
Zoning Diagram

Risende Planned Unit Development

SITUATED IN SECTION'S 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF SILT, COUNTY OF GARFIELD, STATE OF COLORADO.

Use Area 1
Use Area 2
Passive Parkland
(1.3 Acres)
(1.6 Acres)
River Recreation Open Space
(17.5 Acres)
Island Area Recreation Open Space
(11.7 Acres)
Active Parkland
(3 Acres)

HIGH COUNTRY ENGINEERING, INC.
2617 MEADOWBROOK DRIVE
GLENWOOD SPRINGS, CO 81601
PHONE (970) 963-3636
FAX (970) 963-4060
WWW.HCENG.COM

STILLWATER COMMERCIAL LLC
RISENDE PLANNED UNIT DEVELOPMENT
SKETCH PLAN
DEVELOPMENT MAP
TOWN OF SILT
GARFIELD COUNTY, COLORADO

Draft Zoning Overlay Updated 2-22-2022 by The Land Studio, Inc.
There are a number of items going on when discussing this topic. First, section C. Of the PUD Guide states that the open space and/or parkland will be provided at 25% – which meets the town standards. Second, there is a Parkland Dedication Proposal in the PUD documents which indicates that they are providing parkland via Town requirements contained in Section 16.04.530. Their proposal is to provide this parkland dedication as privately held which is allowed under certain procedures in the Subdivision Regulations for the town. Arrangements will have to be made so that the public has appropriate access to it. The benefit to the town would be that the owner/developer is responsible for maintenance. Finally, the river island and the river itself, which make up a majority of the property itself will remain open.

**Land use proposed in individual zone districts.**

Most of the uses proposed are taken out of the town code. Yes, there are many, but especially in an area that proposed to be mixed-use this would appear to be acceptable.

**Process**

As noted previously, each lot/tract or even a sub-phase on a specific tract will be subject to Site Land Review. This is a relatively large project and can bring something to the Town which appears to be desirable and at this point in time unique. One thing to consider is whether the Board would like to review these Site Plan Review applications. The way the present code is structured, the Board only sees a site plan review application if there is an appeal or a denial. **Staff would recommend that the PUD be updated to allow Board Review or least discretion to review a specific application.** Note: this issue did not come up during the Planning Commission discussion but as I think about the importance and uniqueness of this development the Board should consider this.

**Miscellaneous**

- PUD guide provided as draft Ordinance at PUD zoning. I would prefer that an ordinance or resolution be crafted separately and at PUD guide stand on its own. It would be easier to amend if possible.
- Site plan review and some other zoning elements (e.g. definition of lot coverage) taken from present town code and often times cited by an “*” - asterisk. I believe somehow these items need to be addressed specifically in the PUD guide. If the town code changes significantly over time (example, there is no more site plan review or if the town code approves additional requirements such as a specific site plan review for a single-family house) it would be good to defer to the PUD guide itself. If you accept this staff comment I will need to work out the specifics as this moves towards the Board level review.
- Change in ownership for some reason, whether by default, death etc. I would like to make sure that the Event Center is developed in the first portion of the project such as indicated by the proposed development/phasing schedule.
- Vested Rights. The original Divide Creek Center had a five-year vested right. For residential and a 10 year vested rights from date of recordation for commercial. I would support vested rights time period of more than three years.
- River Area. The original divide Creek agreement with the town dedicated the entire island area (7.36 acres in that plan) and dedicated it outright to the town. In this plan applicant proposes to retain private ownership of that island area. This seems acceptable with what is being proposed
and what their intent related to the development and management/maintenance. I would recommend in return for this change that the land area of the present Divide Creek Center that is in the river be dedicated to the Town. The Town’s only dedicated domestic water source is the river and this is of utmost importance of the town. I also think the future of the communities along the Colorado River is to embrace the river and encourage public ownership of the river bottom.

**Quick Summary Bullet Point Information**

Even this report/write up has a lot of information to digest. Below is a quick summary of some items for easy access.

**Maximum Residential Development Potential.** This also appeared acceptable. The potential was:

- 160 total residential units
- 72 at northeast corner by BLM – 50 right now are proposed to be tax supported rental units
- 16 single-family units in central portion of the project.
- 72 residential units as part of mixed-use buildings along frontage Road.

**Maximum nonresidential potential**

- Events Center district - 20,000 ft.² per acre
- maximum lot coverage at 70% in both Event Center and mixed-use districts (same as in town code – consists of land under building footprint, not total impervious surface which would include parking).
- Maximum building size and mixed-use district – 30,000 ft.².

**Building Height.**

- 25 feet in lodging district.
- Event’s center District commercial/residential mixed-use – 40 feet.
- 35 feet in multifamily residential district

**landscaping.**

- **18%; minimum landscaped area as a percentage of total disturbed lot area.**

**Open space and Parkland**

- 25% in open space and/or Parkland of total project acreage
- Parkland dedication according to proposing credit for private recreational facilities across the subdivision in lieu of public dedication. Allowed by Section 16.04.540 (specifics will need to be worked out by agreement). 3.6 acres proposed – 2.5 of active/1.2 of passive Parkland.

**IV. Staff Findings**
Staff makes the following findings related to the PUD Application:

The application complies with the PUD approval criteria contained in Section 16.12.030 E of the Silt Municipal Code as follows:

A. The project has an appropriate relationship to the surrounding area, with no adverse effects on the surrounding zone districts within the town, and determined by the Board; and

B. Adequately addresses pedestrian and other non-motorized transportation; and

C. Adequately addresses the vehicular and emergency access; and

D. Provides open space and/or parkland in is an amount at least twenty-five percent of the total project acreage; and

E. Provides for a variety in housing types and densities, where the PUD proposes only residential development; and

F. Provides adequate off-street parking for all proposed uses; and

G. Includes appropriate Cluster development; and

H. Proposes density in conformance with the comprehensive plan; and

I. Is at least two acres in total area; and

J. Is comprised of only those land uses permitted by the PUD ordinance; and

K. Details all those zoning regulations that may differ from standard zone districts; and

L. Includes the provisions of C.R.S. §24-67-105(G).

V. Planning Recommendation

The PUD is well conceived, meets the town’s PUD Approval Criteria and appears to protect the Town as development would proceed. It also provides a new amenity to the area and can bring great benefit to the Town.

Staff Recommends to the Board that they approve the Rislende application, PUD Development and Zoning Plan with the following conditions:
1. That the PUD guide be reworked to be a standalone document which will be included as part of the approval exhibits.

2. That critical concepts such as Site Plan Review and lot coverage be reworked as part of the PUD Guide so that their importance is retained for the project in case the underlying Silt Municipal Code Sections are amended or eliminated.

3. That in order to protect the Town that under change of ownership by reason of default, death or other such means that the Event Center is considered critical and still will be required to be developed in conformance with the proposed development/phasing schedule as shown in the application.

4. That a mutually agreeable appropriate vested rights time frame be included in the Final Development Agreement.

5. That the area indicated as PUD – River Zone be dedicated to the town as part of the subdivision approval. *(Note: The Planning Commission accepted a suggestion by the applicant related to this item. The applicant wants to make sure that any dedication of the river area to the Town is thought out carefully along with developer/applicant input because of various use and legal issues and hopefully both parties will be in agreement).*

6. Other conditions as noted necessary by the Board of Trustees.

7. That the PUD guide include for the Site Plan Review process that the Board have the final decision-making power or at a minimum has the ability to call up a specific site plan for review and comment.

**VI. Planning Commission Action**

The Planning Commission held public hearings and discussed this PUD application on the following dates:

- April 19, 2022
- May 3, 2022
- May 17, 2022

They unanimously recommend that the Board approve the application with the conditions noted above with the exception of 7 above (which was not discussed by staff or the Commission during those hearings)
SKETCH PLAN REVIEW

This is probably the first Major Subdivision Sketch Plan that has been reviewed by the town in a number of years. In a Sketch Plan staff reviews the application and the Planning Commission and the Board examine the concept at the big picture level – lotting arrangement, access, general infrastructure water/wastewater, identifying hazard areas and constraints and determine if the property is suitable and appropriate to be subdivided. This property has been subject to development studies and review for over 20 years. There were detailed studies including floodplain analysis, access and traffic analysis/control plans details and water rights and so forth. Much of these still apply.

I. Applicable Municipal Code sections

Relevant sections of the Silt Municipal Code related to Major Subdivision Sketch Plans are section 16.04.020 through 16.04.080. The Board does hold a public hearing. If the Board approves or approves with conditions the approval is good for 6 months. The applicant may request an extension at a regular a scheduled meeting. Approval criteria are contained in Section 16.04.030 E (1-6) and are noted below:

CODE EXCERPT BELOW

16.04.030 E.

1. Conformance to the town's comprehensive plan, as amended from time to time;
2. Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas, and other physical characteristics;
3. Availability of domestic water means of wastewater collection and treatment, access, and other utilities and services;
4. Compatibility with the natural environment, wildlife, vegetation and unique natural features;
5. Public costs, inefficiencies and tax hardships; and
6. Conformance to the town's zoning code, if land has been previously annexed and zoned within the town.

High Country Engineering is the project engineer and they have submitted a Major Subdivision Sketch Plan application which you previously received a link to for your records. I am also including relevant sections of the Sketch Plan/Engineering Study at the conclusion of this staff report.

II. Status of sketch plan.

Procedures outlined in the Municipal Code have been followed. First, staff reviewed the sketch plan application and sent a set of comments led by the Town Engineer to the applicant. We had a telephone conference and reviewed them in depth. The Planning Commission discussed them in detail with the Applicant and Town Staff at the May 3 Commission meeting. At the conclusion I believe Staff and the Commission felt comfortable with the direction after input from the applicant. The Planning Commission’s recommendation and staff findings are at the conclusion of this section. Initial comments sent to the applicant are below:
Town Engineering comments initial comments.

- It’s important to note the presence of high groundwater. This will require additional measures during construction and material selections to ensure watertight pipelines for potable water and sanitary sewer.
- Since the property is along the river and offsite drainages run through it, it should be evaluated by an ecologist for the presence of any USACE jurisdictional wetlands.
- This property is along the Colorado River which is the only Town drinking water source. **Therefore water quality is of upmost importance. All stormwater and snowmelt runoff must be run through BMPs that treat the water quality capture volume (WQCV).** Detention is not critical, but the BMPs should also be included to screen floating debris up to the 100-year event.
- This property is contained within the regionally accepted LOVA Trails Master Plan document. There appears to be a narrow gravel path extending through most of the project, but the application documents don’t acknowledge LOVA Trails and it appears that the path may be too narrow. I don’t know the trail has to be hard surfaced at this time, but it should at least include the appropriate width (10-ft for hard surface and 1-ft shoulder on each side?), a structural aggregate platform that can support maintenance vehicles and a crusher fine surface.
- The trail is shown running along the river behind BLM. The river bank in that area has experienced significant erosion in the recent years. Bank armoring will be necessary if the trail is to be constructed along that section.
- **Pedestrian crossings must be provided at CR311 in the E/W direction and the N/S.** The crossing near the tunnel is ‘mid-block’ and in a high-speed area making it a hazard. It should be deleted.
- The Future Access centerline off CR#311 must align with the centerline of the Holiday Inn Access.
- We should limit the number of vehicle and pedestrian conflict whenever possible. The project proposes 4 accesses off River Frontage Road in a section of road that has a posted speed of 45 mph from the east, but where I often observe vehicles travelling at 65-75 mph in both directions. The subdivision layout already includes utilities and easements running E/W through the center from CR#311 to the BLM through and a portion of subdivision road behind Tract 1. It seems logical to develop this property instead with a single roadway in this same utility corridor and eliminate three (3) accesses off the high speed Frontage Road. Doing so might also reduce project costs because CDOT highway improvements typically cost more than subdivision roads and the length of roads between Tracts 3/2 and 2/1 appear to match the distance behind Tract 2. See the image below.
III. Resolution of Issues identified by Engineer and Staff

The applicant’s team gave their feedback on what was probably the most problematic of Town recommendations and that was to consider moving the main circulation for the project south towards the river. I generally agree with their comments. The applicant will be looking at reasonable access along the frontage road but does not want the main circulation to be located basically at the edge of the River Island. The applicant stated that they would work on having access to Tract 4 directly opposite the Holiday Inn access point so there is no offset and will work at reasonable access points from the River Frontage Road. Staff and the Commission agree with this direction.

The applicants are aware of the utility layout situation and it appears as if all appropriate easements are being proposed or can readily be proposed. The applicant also agreed to be ready to hook up to trail connections from the south near the Divide Creek/ Colorado River Bridge when there is something to which to connect. There was general concurrence that there should not be a regional path south of BLM and that probably the best main path in that area is on the south side of the frontage road and safe connections/crossings across County Road 311 as well as connections to the I 70 underpass. Doug Pratte has put together a path diagram to document the discussion. See Attached. Please note that photos from the underpass are included on that diagram sheet.

IV. Other Issues of Note

- Water quality is critical to maintain because it is the primary and only source of domestic water for the town, and we encountered considerable constraints due to the mud and debris slides which impacted Glenwood Canyon last year. Probably the chief concern of the applicant is the concept of utilizing a main access for the site through the middle the property as opposed to chiefly from the I 70 Frontage Rd. That noted access connection is extremely close to the river.
• It is my understanding that sufficient water rights have already dedicated to the town or arrangements have been made. The developer will also be abandoning what is known as Silt Well No. 2 and drilling a new well for irrigation purposes.

• There is a surface use agreement that is associated with the property and this needs to be abandoned which should be very feasible given the technology of horizontal drilling in use these days.

• There’s been much study on the main water and wastewater transmission lines to the property which parallel the Frontage Road. This water transmission line and wastewater trunk line go out to Coal Ridge High school.

• Extensive floodplain mapping and analysis has occurred over the past. It was my understanding that something needed to be recorded once development was to occur on the site and I will check town records to confirm.

Public Works Comments –

None at this time.

V. Staff Recommendation and Findings:

Staff finds the following:

I. The applicant has submitted a sketch plan application and has met the guidelines contained in Section 16.040.030 E (1-6).

II. The applicant has met with town staff to discuss town sketch plan engineering comments and is also discussed same with the Planning Commission.

III. The applicant is continuing to work with staff on putting together an acceptable Preliminary Plan application for the project and major subdivision based on meeting the Town Staff concerns.

Planning Commission Recommendation:

After reviewing the Sketch Plan and discussing the application at the May 3 and May 17 Commission Meetings, the commission made a unanimous motion to recommend to the Board that they grant approval of the sketch plan application with the general direction of the application and response to the town’s comments and concerns.
Staff Recommendation:

Staff recommends that the Board approve the Sketch Plan Application. Note: If the Board identifies any other issues that need to be addressed, you can include additional conditions or issues to be resolved as part of a Resolution of Approval.
Rislende

Planned Unit Development

Application to Town of Silt, Colorado

March 2, 2022

The intent of this application is to establish a ten-lot subdivision from what is currently referred to as Divide Creek Center – a 51 acre parcel south of the I-70 Frontage Road and east of CR 311. The items in this application address Silt’s requirements per section 16.12.020 “Planned Unit Development – Application”.

16.12.020 Application Requirements

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Submitted by:

August Group LLC, DBA Rislende
Mitchell Weimer, Cole Buerger
121 Polo Road
Glenwood Springs, CO 81601
mitchell.weimer@gmail.com
colin.buerger@gmail.com
202-215-1576

The Land Studio, Inc.
Douglas J. Pratte
365 River Bend Way
Glenwood Springs, CO 81601
landstudio2@comcast.net
970-927-3690

High Country Engineering
Roger Neal
1517 Blake Avenue, Suite 101
Glenwood Springs, CO 81601
rneal@hceng.com
970-945-8676

Balcomb & Green, P.C.
Chad Lee, Esq.
818 Colorado Ave
Glenwood Springs, CO 81601
clee@balcombgreen.com
970-945-6546
Introduction and Parcel Overview
In 2007, the town of Silt approved the annexation of the subject parcel of land. Later that same year the Board approved a subdivision exemption for a BLM regional office along the property's eastern edge. In 2013, the owner of the land submitted an Amended and Restated Annexation and Development Agreement (“ARADA”) as well as a Planned Unit Development (“PUD”) zoning plan. Both the ARADA and the PUD were approved by the Silt Board of Trustees in 2013.

The 2013 ARADA and PUD laid out a vision for a large development of single-family and multi-family residential units. The plan received Preliminary Plat approval but the Final Plat was not recorded. For the last nine years the parcel of land has sat undeveloped, providing for little more than cattle grazing.

In early 2021, August Group LLC entered into contract to purchase approximately 48 acres of the land, leaving approximately 3.4 acres with the current owner, Silt 70 LLC. While August Group LLC intends to develop its 48 acres and Silt 70 LLC intends to develop its 3.4 acres independently, the LLCs are coordinating the application process. Together, the LLCs are amending the current ARADA and establishing a new PUD zoning plan to reflect an updated and dramatically different approach to developing the overall parcel. This Major Subdivision PUD zoning application is being presented concurrently with the amended ARADA and a Sketch Plan Application. Site plan reviews will occur following the subdivision approval and platting.

August Group LLC comprises Mitchell Weimer and Cole Buerger, both native Coloradans currently residing in Glenwood Springs, Colorado. Their vision for development and operations will happen under the banner brand of “Rislende”.

A.1. Disclosure of Ownership

Please see attached for current Title Commitment.

A.2. Description of Proposed Land Uses

The proposed zoning plan is as depicted on the attached zoning map.

The 3.4 acres remaining with Silt 70 LLC are located in the northeast corner of the parcel, abutting the I-70 frontage road to the north and the BLM parcel to the east. The 48 acres being sold to August Group LLC include the remaining acreage between County Road 311 (aka 16th Street, aka Divide Creek Road) and the BLM office, a small triangle of land to the east of the BLM office, a thin strip running along the southern edge of the BLM parcel, and the river island – with the parcel’s property line extending south to the Colorado River’s midpoint.

Proposed land use for Silt 70 LLC’s 3.4 acres is multi-family residential.
Proposed land uses for Rislende’s 48 acres include ‘Rislende Place’, a large, upscale riverfront events center; two additional riverfront zones to support lodging, open space, and the potential for single-family residences; and three commercial/residential mixed-use zones south of the Frontage Road that will accommodate a variety of commercial, professional, residential, and entertainment uses. Central to these mixed-use zones will be ‘The Beacon’, a restaurant/retail/leisure/cultural venue focused on serving the local and regional community. The proposed land uses for the river island include public access for parkland activities.

While additional details will be provided as part of forthcoming Site Plan Reviews, these zones and land uses are being designed as part of a holistic live/work/play approach to development of the parcel.

A.3. Parcel Overview and Planning Objectives

Our planning objectives are to create a coordinated, phased development comprising housing, commercial and office spaces, and upscale riverfront venues for leisure, events, lodging, and special attractions – with broad natural and manicured open spaces and parklands throughout the property.

The development is designed to complement the town of Silt and the region; provide needed and highly desirable goods and services, along with employment opportunities; respect and protect the natural beauty and importance of Colorado River riverfront; and provide both passive and active parkland activities for residents and visitors.

A.4. Adjoining Land Uses and Zoning

To the north: I-70 and frontage road

To the east: BLM regional offices and Colorado River

To the south: Colorado River, Silt Municipal Park, and Garfield County unincorporated land owned by Frei Family Limited Partnership and used for gravel extraction

To the west: County Road 311, a 2.41 acre city-owned parcel at the corner of CR311 and River Frontage Road (currently vacant, zoned commercial), and a Holiday Inn Express & Suites on a 5.81 acre riverfront parcel.

A.5. Existing Zoning and Land Uses

The subject parcel is currently zoned through an approved PUD from 2013. That document established two zones: commercial/mixed-use and open space. The zones were developed to support a housing development that did not come to fruition, and the parcel today sits unused except for some agriculture and cattle grazing.
A.6. Number of Units / Estimated Density Within Each Proposed District

**Residential:** The multi-family residential zone provides a maximum density of 20 units per acre, or 72 units in total (approximately 180 residents).

The single-family residential zones provide a maximum density of 4 units per acre, or approximately 16 units in total (approximately 56 residents). The commercial/residential mixed use zone provides a maximum number of 72 units across the parcel (approximately 180 residents).

When fully developed, using these planning guidelines, Rislenede would support a total of approximately 160 units and 416 residents (across multi- and single-family residences).

**Commercial:** The commercial/residential mixed use zones prescribe a minimum lot size of 12,500 sf and a maximum building size of 30,000 sf. Detailed commercial design will be provided for approval during the site plan reviews for those zones as they are developed.

A.7. Conformance with Comprehensive Plan

This PUD and the broader planning vision are very complementary to Silt’s comprehensive plan of 2017. The parcel sits completely within the town’s designated “Service and Commercial Support” land use, and our proposed uses align to those outlined in the comprehensive plan. The proposed mixed usage will provide a complementary combination of housing, employment opportunities, and outdoor recreation for Silt’s current and future residents, and will provide a highly welcoming attraction for tourists and visitors.

Our planning especially aligns with and supports the town’s land use goals to a) create a healthy balance of housing, employment, availability of goods and services, recreation, and cultural opportunities; and b) promote development opportunities along the Colorado River Corridor while preserving the floodplain, open lands, historic values, and sensitive riparian environment.

A.8. Proposed PUD Zoning

A.8.a. Zoning criteria for each PUD zone district: As depicted on the attached zoning map, our proposal establishes seven zones across ten tracts: multi-family residential (1 tract, 3.4± ac), events (1 tract, 3.8± ac), lodging / single-family residential (2 tracts, 4.2± ac total), commercial/residential mixed-use (3 tracts, 10.6± ac total), a river island tract (7.4± ac), a river tract (20.1± ac), and access/utility ROW (1.8± ac).

A.8.b. Specific zoning regulations for each district proposed: Please refer to the attached PUD zoning document.
A.8.c. Specific PUD district boundaries for each district proposed: Please refer to the attached zoning diagram.

A.8.d. Open space and/or parkland district boundaries: Per Silt Municipal Code 16.04.540, we are proposing a full and complete credit for private recreational facilities across the subdivision, in lieu of public dedication of parkland. Please find attached a “Rislende Parkland Dedication” document that outlines our position in detail. In that document, we calculate a parkland requirement of 2.91 acres. Our plan creates over 3.6 acres - 2.5 acres of active parkland and 1.2 acres of passive parkland.

A.8.e. Statement as to the compliance to subdivision standards per this title: The proposed PUD established ten tracts, which complies with the town’s Major Subdivision definition.

A.8.f. Statement as to compliance to zoning standards for comparable districts: We have adapted our zoning standards from Silt’s Code’s zoning and uses, closely aligning to established residential and commercial standards

A.9. Overview of Planned Development Schedule

Please refer to the attached zoning diagram for locations of specific proposed buildings and districts. As a guide, our current high-level plan† is below:

<table>
<thead>
<tr>
<th>Building / District Development</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Years 5+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 3 ‘The Beacon’ Gathering Spot</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 1 Multi-Family Residential</td>
<td>Started</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 6 ‘Rislende Place’ Events Center</td>
<td>Started</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tracts 2,3,4 Commercial/Residential Mixed-Use*</td>
<td>Evaluated</td>
<td>Planned</td>
<td>Started</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>Tracts 5,7 Single-Family Residential*</td>
<td>Evaluated</td>
<td>Started</td>
<td>Ongoing</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

†Current plan, subject to change
*To be evaluated, planned, and built in phases

PUD Zoning Application Criteria

Per Code 16.12.030, we believe our proposal is in full conformance with the following specific criteria.

The PUD shall:

A. 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. Adequately address pedestrian and other non-motorized transportation
C. Adequately address vehicular and emergency access
D. Provide open space and/or parkland in an amount at least twenty-five percent of the total project acreage
E. Provide for a variety in housing types and densities, where the PUD proposes only residential development
F. Provide adequate off-street parking for all proposed uses
G. Cluster development, where possible
H. Propose density in conformance with the comprehensive plan
I. Be at least two acres in total area
J. Be comprised of only those land uses permitted by the PUD ordinance
K. Detail all those zoning regulations that may differ from standard districts
L. Include the provisions of C.R.S. §24-67-105(G)

**Attachments and Supporting Documents**

A. Land Use Application Form
B. Agreement to Pay Form
C. Title Commitment
D. Property Owners within 200’
E. PUD Zoning Map
F. PUD Guide
G. Parkland Dedication Supplemental
H. Subdivision Sketch Plan
I. Engineering Report
A. Land Use Application Form
Town of Silt Community Development  
231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 108

Land Use Application Form

- Amended Plat  - Boundary Adjustment  - Subdivision Exemption
- Annexation  - Sketch Plan  - Floodplain Development
- Final Plan  - Planned Unit Development  - Vacation of Right-of-Way
- Text Amendment  - Site Plan Review  - Re-Subdivision Final Plan
- Easement Agreement  - Zoning or Rezoning  - Subdivision Improvement Agreement
- Preliminary Plan  - Special Use Permit  - Annexation & Development Agreement
- Zoning Variance  - Other:

Project Name: RISLENDE

Project Description / Property Information:
Address: 54 311 COUNTY RD, SILT CO 81652  Parcel ID Number: 217911200007
Legal Description (attach additional sheets if necessary): SEE ATTACHED
Access to Property: I-70 FRONTAGE ROAD
Acreage or Square Footage: 51.13 AC  Existing Land Use Designation: AGRICULTURE
Proposed Land Use Designation: MIXED USE
Existing Zoning: COMMERCIAL PUD  Proposed Zoning: MIXED USE PUD
Proposed Use / Intensity of Use: COMMERCIAL, RESIDENTIAL, EVENTS, LEISURE

Submittal Requirements:
- Initially, a completed application with original signatures and four copies shall be submitted to the department for review. The application shall include four sets of 24" x 36" plans, plats and other appropriate drawings. Application must also be submitted in electronic format (MS Word).
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted ten (10) days before the public hearing.
- All documents submitted for public hearing shall be hole-punched, collated and paper-clipped (no staples). All plans, plats or drawings shall be folded to 8 1/2" x 11" and inserted into the collated application. Each individual application shall be banded together and ready for public distribution.

STAFF USE ONLY
Pre-app conference: ____________ (date)  Application received: ______________ (date)
Application complete: ______________ (date)  File Number: ____________
Fees: ______________  Referrals Sent: ______________ (date)
Deposits: ______________  PZC approval: ______________ (date)
Paid: ______________ (date)  BOT approval: ______________ (date)
**Project Team Information** (fill in all that apply) (add additional sheets of needed):

<table>
<thead>
<tr>
<th>Property Owner(s): Name:</th>
<th>DENNIS CARUTH</th>
<th>Phone: 303-973-3344 x302</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company:</td>
<td>SILT 70 LLC</td>
<td>Fax: --</td>
</tr>
<tr>
<td>Address:</td>
<td>10106 W SAN JUAN WAY SUITE 205, LITTLETON, CO 80127</td>
<td></td>
</tr>
<tr>
<td>Authorized Rep.: Name:</td>
<td>MITCHELL WEIMER</td>
<td>Phone: 202-215-1576</td>
</tr>
<tr>
<td>Company:</td>
<td>AUGUST GROUP, LLC</td>
<td>Fax: --</td>
</tr>
<tr>
<td>Address:</td>
<td>121 POLO ROAD, GLENWOOD SPRINGS, CO 81601</td>
<td></td>
</tr>
<tr>
<td>Engineer/Designer: Name:</td>
<td>ROGER NEAL</td>
<td>Phone: 970-945-8676</td>
</tr>
<tr>
<td>Company:</td>
<td>HIGH COUNTRY ENGINEERING</td>
<td>Fax: 970-945-2555</td>
</tr>
<tr>
<td>Address:</td>
<td>1517 BLAKE AVENUE SUITE 101, GLENWOOD SPRINGS, CO 81601</td>
<td></td>
</tr>
</tbody>
</table>

**Billable Party:**
- Owner _______  
- Representative _______  
- Engineer _______  

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all engineering, surveying and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney’s fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

MITCHELL WEIMER

§

Name (printed)

121 POLO ROAD, GLENWOOD SPRINGS, CO 81601

Address

202-215-1576

Phone

Fax

Mitchell Weimer

Signature

Type of Identification

---

**Disclosure of Property Ownership**

- **X** If owner is an individual, indicate name exactly as it appears on the deed.
- If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.
- If owner is a land trust, name beneficiaries on a separate page.
- If applicant is a lessee, indicate the owner(s) on a separate page.
- If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

*Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.*
Property Owner Affidavit

I/We, ____________________________________________, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

Name (printed): __________________________________________
Address: __________________________________________
Phone: __________________________________________
Fax: __________________________________________
Signature: __________________________________________
Type of Identification: __________________________________________
County of: ____________________________
State of: ____________________________
Sworn to and subscribed before me this ________ day of ________, ________, 2022.
By: __________________________________________
(name printed)
Witness my hand and official seal.
________________________________________
Notary Public
My Commission expires: ________

Claudine Harmes
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214041975
MY COMMISSION EXPIRES 10/25/2025
Authorized Representative

I/We further permit MITCHELL WEIMER, AUGUST GROUP LLC to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative’s responsibility to keep the owner(s) adequately informed as to the status of the application.

SALT 70 LLC

Name (printed) DENNIS CARRUTH, MANAGER

10106 W. SAN JUAN WAY, #205
LITTLETON, CO 80127

Address

(303) 263-2970

Phone

303-973-8170

Fax

Signature

(COLOrado DL # 92-036-5719)

Type of Identification

County of JEFFERSON

State of COLORADO

Sworn to and subscribed before me this 22nd day of February, 2022.

By Dennis Carruth

(name printed)

Witness my hand and official seal.

CLAUDINE HARMES

Notary Public

My Commission expires: 10/25/2025

CLAUDINE HARMES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214041975
MY COMMISSION EXPIRES 10/25/2025
F. PUD Guide
TOWN OF SILT
ORDINANCE NO. __________
SERIES OF 2022

AN ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING ZONING
ORDINANCE NO. 9, SERIES OF 2013, AND ESTABLISHING PLANNED UNIT
DEVELOPMENT ZONING FOR ANNEXED LAND FORMERLY KNOWN AS DIVIDE CREEK
CENTER AND NOW COMMONLY KNOWN AS RISLENDE PLANNED UNIT DEVELOPMENT

WHEREAS, the Local Government Land Use Control Enabling Act of 1974, Section 29-20-101, et seq., C.R.S.; Article 23 of Title 31, C.R.S., and other applicable laws grant broad
authority to the Town of Silt, Colorado ("Town") to plan for and regulate the development and
use of land on the basis of the impact thereof on the community and surrounding areas; and

WHEREAS, the Town approved Ordinance No. 8, Series of 2007, on July 9, 2007, annexing
the Dixon Annexation #1 parcel into the Town; and

WHEREAS, the Town approved Ordinance No. 21, Series of 2007, on July 9, 2007, annexing
the Dixon Annexation #2 parcel into the Town; and

WHEREAS, the Town approved Ordinance No. 18, Series of 2007, on July 9, 2007, approving
B-2 Highway Business District zoning for the property; and

WHEREAS, the Town approved a subdivision exemption for a portion of the Dixon Annexation
property pursuant to Town of Silt Resolution 51-2007 to be used as a government office
building and Owner has sold the same to a third-party, which parcel is not affected by this
Ordinance; and

WHEREAS, Rislende Planned Unit Development constitutes the Dixon Annexation property,
less the property subdivided for a government building, which property is described on Exhibit
A and which property is the subject of this Ordinance (referred to as the "Property"); and

WHEREAS, the Town received an application from Applicant on or about August 15, 2013,
requesting to amend the Dixon Annexation B-2 Highway Business District zoning by means
of this Rislende PUD zoning; and

WHEREAS, on or about August 15, 2013, Applicant has also submitted a request to amend
the Annexation and Development Agreement for the Dixon Annexation, which Agreement was
entered into on July 9, 2007, by and between the Estate of Roger McFarland Dixon and the
Town of Silt; and

WHEREAS, a copy of an Amended and Restated Annexation and Agreement for the Rislende
Planned Unit Development, as approved by the Town Board of Trustees, is attached hereto
as Exhibit B and incorporated herein by reference; and
WHEREAS, the Town of Silt Planning and Zoning Commission considered the PUD zoning application for the Property at a duly noticed public meeting on September 3, 2013, pursuant to the Silt Municipal Code ("Code") and pertinent to Colorado Revised Statutes, and did recommend approval of Applicant's PUD zoning request for the Property; and

WHEREAS, the Town has held the required duly-noticed public hearings before the Board, pursuant to the Code and pertinent Colorado Revised Statutes, as necessary for the Town to act on Applicant's PUD zoning request for the Property; and

WHEREAS, at its September 23, 2013 meeting, the Board determined that the proposed PUD zoning for the Property is consistent and in conformity with the existing pattern of zoning within the Town, with the Town's annexation plan, with the Town's Comprehensive Plan, as amended, and that the proposed zoning will allow the Property to be developed in an efficient and economical manner, as required by the Planned Unit Development Act of 1972 set forth in C.R.S. §24-67-101, et seq.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT:

Section 1. Findings of Fact.

The Board incorporates the foregoing Recitals as findings and determinations, and conclusively makes all the findings of Fact, Determinations, and Conclusions contained herein.

Section 2. PUD Approval/Conflicting Provisions of Code.

The Property shall be considered, and is hereby zoned, as a Planned Unit Development, and the Zone Districts created by this Ordinance shall be governed in conformity with the regulations and conditions stated herein. The provisions of the Ordinances of the Town that conflict with the provisions of this ordinance shall not apply to the Property except as otherwise noted herein.

Section 3. Zoning Ordinance Applies.

Except as hereinabove provided, all provisions of the zoning, subdivision, and other ordinances of the Town of Silt, Colorado shall be applicable to the Property.

Section 4. Planned Unit Development Zoning.

The subject property shall be considered, and is hereby zoned, as a planned unit development, and the zone districts created by this ordinance shall be governed in conformity with the regulations contained in this ordinance. The provisions of the ordinances of the Town of Silt that conflict with the provisions of this ordinance shall not apply to the subject property except for ordinances of general applicability that may be adopted and/or modified by the Town in
the future that govern outdoor lighting, site plan review, design review and landscaping.

Section 5. 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 commercial/residential mixed-use center that
   a. Is complementary to the Town of Silt and the region
   b. Provides necessary goods and services to the Town of Silt and outlying areas while at the same time provides financial benefits to the Town and employment opportunities for the local population
   c. Is harmonious with the natural landscape and enhances the scenic qualities of the property
   d. Provides innovative design that encourages cluster development, creates open space opportunities, protects sensitive areas of the property and respects wildlife habitat and riparian areas
   e. Is in general conformance with the Comprehensive Plan and conforms to the goals and policies of the Town of Silt
   f. Provides opportunities for both passive and active parkland activities for residents and visitors

2. Create a residential component to the development that provides housing opportunities for residents of the Town of Silt in close proximity to commercial and recreational land uses

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

B. USE AREAS AND ZONES

The following Use Areas and Zones shall be applied to Rislende:

1. **Use Area 1**

   PUD-CMU (Commercial/Residential Mixed Use). The CMU zone is intended to provide a balance of residences and commercial spaces to support a work-live environment.

   PUD-LRM (Lodging/Residential Mixed Use). The LRM zone is intended to provide supporting lodging and accessory buildings for the events center and also allow flexibility for potential single-family riverfront residences.

   PUD-EVC (Events Center). The Events Center zone is intended to provide flexible indoor and outdoor spaces for a wide array of events, such as weddings, corporate events, private
celebrations, and business conferences.

PUD-ISL (Island Area). The Island Area zone is intended to provide for outdoor leisure uses related to Rislende’s commercial operations and events.

PUD-RIV (River). The River zone encompasses the portion of the Colorado River within the parcel’s boundaries.

2. **Use Area 2**

PUD-MFR (Multi-Family Residential). The MFR zone is intended to provide for multi-family residences.

**C. ZONE REGULATIONS – USE AREA 1**

**Commercial / Residential Mixed Use (PUD-CMU):**

1. **Permitted Residential Uses**
   a. Multi-family units including but not limited to apartments, rowhouses, townhouses, and condominiums, but excluding mobile homes
      i. Including those with three or four units per building or upon one lot
      ii. Including those with five or more units per building or upon one lot
   b. Loft residences (residential units above commercial space)

2. **Permitted Commercial Uses**
   a. Banks or financial institutions, including title companies, investment companies, or credit unions
   b. Bakeries
   c. Breweries and bottling facilities
   d. Clothing establishments, excluding those establishments requiring outside storage, such as thrift stores
   e. Coffee roasting facilities
   f. Convenience stores, excluding gasoline pumps, but may include a food establishment
   g. 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
   h. Furniture restoration and/or refinishing facilities, including upholstery
   i. Grocery stores
   j. Health care facilities, including wellness, physical therapy, nutrition and general medical clinics, health clubs, and fitness centers
   k. Liquor stores, taverns, or bars whereby the majority of business is derived from the sale of alcohol
   l. Plant nurseries whose sales are minimum fifty (50) percent retail
   m. Personal service establishments including, but not limited to, barber shops, beauty shops, tanning salons, etc.
n. Recreational establishments (indoor) including, but not limited to bowling allies and swimming pools
o. Restaurants, delicatessens, fast food establishments or any establishment providing prepared food, including serving of alcoholic beverages as a secondary sale
p. Retail establishments where transactions take place on premises, but not requiring open storage

3. Permitted Office Uses
   a. Governmental or non-profit administrative offices, fire stations, police stations, and post offices
   b. Offices for the conduct of professional businesses (e.g., accountant, attorney), including flexible office (co-working) space, and not including home occupations
   c. Scientific (research, testing, or experimental) laboratories

4. Permitted Lodging Uses
   a. Hotels, motels, and lodges, but excluding extended stay facilities

5. Permitted Public/Institutional Uses
   a. Automobile parking lots and structures (public or private), as an accessory use to a business and/or building located on same lot or an adjacent lot and further limited to passenger cars and light trucks and excluding wrecked, inoperable, or unsightly vehicles
   b. Child care facilities for ten or more children, when state licensed
   c. Community centers
   d. Theaters, clubs, museums, libraries or other indoor congregational facilities
   e. Parks (public or private), playgrounds and related facilities (e.g., gazebos, picnic facilities and/or restroom facilities)

6. Permitted Agricultural Uses
   a. Agricultural activity and sale of vegetative products grown on premises
   b. Growing and harvesting of pasture grass and hay is permitted as a temporary use while the PUD property is in transition from Agriculture to PUD. Once a portion of the PUD property is developed, agricultural use will be discontinued on that portion of the PUD property. At such time as there exists fewer than two acres of undeveloped property, agricultural use will be discontinued on all of the PUD property without obtaining written consent of the Town.
   c. Plant materials and nursery facilities which may include fenced and screened outdoor storage that does not exceed 2,500 square feet total in the PUD

7. Permitted Accessory Uses
   a. Accessory (customary) buildings and structures, including non-commercial workshops and greenhouses
   b. Beekeeping

8. Land Use Guidelines
a. Units may be completely residential or completely non-residential, per the permitted uses listed above
b. Within the PUD, non-residential density shall be limited to 50% of gross square footage (as one example: a 10,000 sf commercial unit must balance with at least 10,000 sf of residential)

Lodging / Residential Mixed-Use (PUD- LRM):

1. Permitted Residential Uses
   a. Single-family dwelling units, but excluding mobile homes (“single-family dwelling unit” means a detached dwelling unit arranged, designed, and intended for occupancy of one (1) family upon one (1) lot, or a unit within a duplex structure)
   b. The single-family residential density shall not be more than 4 units per acre
2. Permitted Public/Institutional Uses
   a. Amphitheaters, gazebos, picnic shelters, public restrooms
   b. Automobile parking lots and structures (public or private), as an accessory use to a business and/or building located on same lot or an adjacent lot and further limited to passenger cars and light trucks and excluding wrecked, inoperable, or unsightly vehicles
3. Permitted Lodging Uses
   a. Hotels, motels, and lodges, but excluding extended stay facilities
4. Permitted Accessory Uses
   a. Additional dwelling units, when proposed as secondary to an approved single family residential unit
   b. Accessory (customary) buildings and structures, including non-commercial workshops and greenhouses
   c. Beekeeping

Events Center (PUD-EVC):

1. Permitted Events Uses
   a. Events facilities
2. Public/Institutional Uses
   a. Amphitheaters, gazebos, picnic shelters, public restrooms
   b. Automobile parking lots and structures (public or private), as an accessory use to a business and/or building located on same lot or an adjacent lot and further limited to passenger cars and light trucks and excluding wrecked, inoperable, or unsightly vehicles
3. Permitted Accessory Uses
a. Accessory (customary) buildings and structures, including non-commercial workshops and greenhouses, but excluding those structures used for residential dwelling purposes

4. Permitted Lodging Uses
   a. Lodges, but excluding extended stay facilities
   b. 

Island Area (PUD-ISL):
1. The Island Area zone is intended to provide for outdoor leisure and uses related to Rislende’s commercial operations and events.
2. The island may be improved with open lawn/natural grass areas and general clean-up, but will be otherwise maintained in a natural state. Above-ground non-permanent facilities (such as gazebos, picnic tables, portable restrooms, decking, tents, and awnings) or utilities are permitted.
3. The island, in whole or in part, may also support occasional private events such as dinners, celebrations, and performing arts events such as plays or music concerts.
4. The western half of the island will be publicly-accessible open space – a combination of “passive parkland” and “active parkland” per the town’s definitions.
5. The eastern half of the island will remain private, with no regular public access, although events facilities and island spaces may be opened to the public for special events and occasions.

River (PUD-RIV):
1. The River zone encompasses the portion of the Colorado River within the parcel’s boundaries.
2. The river frontage of the island’s western half will support fishing – additional “active parkland” per the town’s definitions.

D. ZONE REGULATIONS – USE AREA 2

Multi-Family Residential (PUD-MFR):
1. Permitted Residential Uses
   a. Multi-family units including but not limited to apartments, rowhouses, townhouses, condominiums, but excluding mobile homes
      i. Including those with three or four units per building or upon one lot
      ii. Including those with five or more units per building or upon one lot
      iii. Not more than 72 units total within the Use Area
      iv. The multifamily density shall be not less than twelve (12) units per acre and not more than 20 units per acre.

2. Permitted Commercial Uses
a. Accessory (customary) buildings and structures, including non-commercial workshops, bicycle storage and repair, mail delivery, and greenhouses
b. Automobile parking lots and structures (public or private), as an accessory use to a business and/or building located on same lot or an adjacent lot and further limited to passenger cars and light trucks and excluding wrecked, inoperable, or unsightly vehicles

3. Permitted Lodging Uses
   a. Hotels, motels, and lodges, including extended stay facilities

**Section 6. General Development Standards.**

The general development standards for Rislende PUD shall be as set forth below. If not otherwise specified in this document, a development standard shall rely upon Silt’s Municipal Code for definition.

**A. PUD ZONE STANDARDS**

1. PUD-MFR (Multi-Family Residential)
   a. Minimum lot size As defined by PUD Final Plat
   b. Maximum building height 35 feet
   c. Maximum lot coverage 70%
   d. Front yard setback* 20 feet
   e. Rear yard setback* 20 feet
   f. Side yard setback* 5 feet
   g. Minimum distance between structures 10 feet
   h. Minimum unit size 450 sf
   i. Maximum density 20 units / acre
   j. Minimum parking 1 space per studio unit
      1 space per 1 bedroom unit
      1.5 spaces per 2 bedroom unit
      2 spaces per 3 bedroom unit

   *Multi-family residential unit setbacks are measured from the perimeter of the overall parcel and not between adjacent buildings

2. PUD- LRM ( Lodging / Residential Mixed-Use)
   a. Minimum lot size 8,500 sf
   b. Maximum building height* 25 feet
   c. Maximum lot coverage** 60%
   d. Front yard setback 20 feet
   e. Rear yard setback – primary structure 0 feet
   f. Rear yard setback – accessory structure 0 feet
   g. Side yard setback 10 feet
h. Minimum distance between structures: Contingent upon site plan review
i. Minimum unit size (residential): 800 sf
j. Minimum unit size (lodging): 400 sf
k. Maximum density (residential): 4 units / acre
l. Maximum density (lodging): Contingent upon site plan review
m. Minimum parking:
   - 2 spaces per residential dwelling unit
   - 1.5 spaces per lodging unit

*Except when a building includes upper level residential units or is a lodging facility, the maximum building height shall be 35 feet

**Lot coverage is defined as the percentage of a lot area occupied by the ground area of principal and accessory buildings or structures

3. PUD-CMU (Commercial/Residential Mixed Use)

   a. Minimum lot size*: 12,500 sf
   b. Maximum building height: 40’
   c. Maximum lot coverage**: 70%
   d. Front yard setback*: 20’
   e. Rear yard setback*: 10’
   f. Side yard setback*: 10’
   g. Minimum distance between structures: 10’
   h. Minimum residential unit size: 450 sf
   i. Maximum density (commercial): 20,000 sf gross floor area / acre
   j. Maximum density (residential): 16 units / acre
   k. Maximum building size: 30,000 sf
   l. Minimum parking:

   - Commercial: 1 space / 200 sf gross floor area
   - Office: 1 space / 400 sf gross floor area
   - Public/Institutional: 1 space / 400 sf gross floor area
   - Lodging: 1 space / rental unit
   - Residential: 1 space / studio
     - 1 space / 1 bedroom
     - 1.5 spaces / 2 bedroom
     - 2 spaces / 3+ bedroom

*This does not govern the subdivision of a building into conveyable units upon application for subdivision or condominium approval of a building sitting on a 12,500 square foot lot)

**Lot coverage is defined as the percentage of a lot area occupied by the ground area of principal and accessory buildings or structures

*Commercial building setbacks are measured from the perimeter of the overall parcel
and not between adjacent buildings

4. PUD-EVC (Events Center)

   a. Minimum lot size: As defined by PUD Final Plat
   b. Maximum building height: 40’
   c. Maximum lot coverage**: 70%
   d. Front yard setback*: 20’
   e. Rear yard setback*: 0’
   f. Side yard setback*: 10’
   g. Minimum distance between structures: 10’
   h. Maximum density: 20,000 sf gross floor area / acre
   i. Maximum building size**: 30,000 sf
   j. Minimum parking

<table>
<thead>
<tr>
<th>Type</th>
<th>Minimum Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Events</td>
<td>1 space / 200 sf gross floor area</td>
</tr>
<tr>
<td>Public/Institutional</td>
<td>1 space / 400 sf gross floor area</td>
</tr>
<tr>
<td>Lodging</td>
<td>1 space / rental unit</td>
</tr>
</tbody>
</table>

   **Lot coverage is defined as the percentage of a lot area occupied by the ground area of principal and accessory buildings or structures

   *Events Center building setbacks are measured from the perimeter of the overall parcel and not between adjacent buildings

   **Or as modified through Site Plan Review

B. MINIMUM SETBACKS

1. From Frontage Road – building setback of 30 feet, parking setback of 15 feet, or as modified by site plan approval

2. From County Road 311 – building setback of 20 feet, parking setback of 10 feet, or as modified by site plan approval

C. OPEN SPACE / PARKLAND

1. The Rislende PUD Zone shall provide open space and/or parkland in an amount of at least twenty-five percent (25%) of the total project acreage to serve the project's residents and/or occupants.

D. LANDSCAPING

1. Minimum landscaped area as a percentage of total disturbed lot area shall be 18%, or as modified by site plan approval
Section 7. Environmental Standards.

As part of the Rislende PUD approval process, the applicant/developer has conducted a wetlands delineation, Colorado River floodplain evaluation, and wildlife inventory 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 Rislende 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 8. 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 Town's zone district maps are currently on file at the Silt Town Hall, in accordance with the Colorado Revised Statutes.

Section 9. All Other Laws Applicable.

Except as hereinabove provided, all provisions of the zoning, subdivision and other ordinances or regulations of the Town shall apply to the Property.

INTRODUCED, READ AND APPROVED ON FIRST READING, a public hearing, on the _____ day of ___________ 2022, in the Municipal Building of the Town of Silt, Colorado.

PASSED AND APPROVED ON SECOND READING, ADOPTED AND ORDERED PUBLISHED, this ______ day of ___________ 2022.
Rislende
Major Subdivision Sketch Plan

Application to Town of Silt, Colorado

March 2, 2022

The intent of this application is to establish a ten-lot subdivision from what is currently referred to as Divide Creek Center – a 51-acre parcel south of the I-70 Frontage Road and east of CR 311. The items in this application address Silt’s requirements per section 16.04.010.B. for “Major Subdivision PUD Sketch Plan” applications.

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Submitted by:

August Group LLC, DBA Rislende
Mitchell Weimer, Cole Buerger
121 Polo Road
Glenwood Springs, CO 81601
mitchell.weimer@gmail.com
colin.buerger@gmail.com
202-215-1576

The Land Studio, Inc.
Douglas J. Pratte
365 River Bend Way
Glenwood Springs, CO 81601
landstudio2@comcast.net
970-927-3690

High Country Engineering
Roger Neal
1517 Blake Avenue, Suite 101
Glenwood Springs, CO 81601
rneal@hceng.com
970-945-8676

Balcomb & Green, P.C.
Chad Lee, Esq.
818 Colorado Ave
Glenwood Springs, CO 81601
clee@balcombgreen.com
970-945-6546
Parcel Overview and Planning Objectives

In 2007, the town of Silt approved the annexation of the subject parcel of land. Later that same year the Board approved a subdivision exemption for a BLM regional office along the property’s eastern edge. In 2013, the then-owner of the land submitted an Amended and Restated Annexation and Development Agreement (“ARADA”) as well as a Planned Unit Development (“PUD”) zoning plan. Both the ARADA and the PUD were approved by the Silt Board of Trustees in 2013.

The 2013 ARADA and PUD laid out a vision for a number of single- and multi-family residential units with designated open space along the river. The plan was never final platted and for the last eight years the parcel of land has sat undeveloped, providing for little more than agriculture and cattle grazing.

In early 2021, August Group LLC entered into contract to purchase approximately 48 acres of the land, leaving approximately 3.4 acres with the current owner, Silt 70 LLC. Together, the LLCs are writing a new ARADA and PUD to reflect an updated and dramatically different approach to developing the overall parcel. This Sketch Plan Application is included with our Major Subdivision PUD approval process, wherein we seek approvals of the new ARADA and PUD documents.

August Group LLC comprises Mitchell Weimer and Cole Buerger, both native Coloradans currently residing in Glenwood Springs, Colorado. Their vision for development and operations will happen under the banner brand of “Rislende”.

The overall parcel plan is as depicted on the attached site plan document. The 3.4± acres remaining under the current owner are located in the northeast corner of the parcel, abutting the I-70 frontage road to the north and the BLM parcel to the east. The 48± acres being sold to August Group LLC include the remaining acreage between County Road 311 (aka 16th Street, aka Divide Creek Road) and the BLM office, a small triangle of land to the east of the BLM office, a thin strip running along the southern edge of the BLM parcel, and the river island – with the parcel’s property line extending to the Colorado River’s midpoint.

Our planning objectives are to create a coordinated phased development comprising housing, commercial and office spaces, and upscale riverfront venues for leisure, events, and special attractions – with broad natural and manicured open spaces and parklands throughout the property. Further, the development is designed to complement the town of Silt and the region; provide needed and highly desirable goods and services, along with employment opportunities; respect and protect the natural beauty and importance of Colorado River riverfront; and provide both passive and active parkland activities for residents and visitors.
Land Uses and Zoning: Existing and Proposed

Existing: The subject parcel is currently zoned through an approved PUD from 2013. That document established two zones: commercial/mixed-use and open space. The zones were developed to support a housing development that did not come to fruition, and the parcel today sits unused except for some agriculture and cattle grazing.

Proposed: As depicted on the attached sketch plan document, our proposal establishes five zones across eight tracts: multi-family residential (1 tract, 3.4± ac), events (1 tract, 3.8± ac), lodging / single-family residential (2 tracts, 4.2± ac total), commercial/residential mixed-use (3 tracts, 10.6± ac total), a river island tract (7.4± ac), a river tract (20.1± ac), and access/utility ROW (1.8± ac)

Parkland Dedication: Per Silt Municipal Code 16.04.540, we are proposing a full and complete credit for private recreational facilities across the subdivision, in lieu of public dedication of parkland. Please find attached a “Rislende Parkland Dedication” document that outlines our position in detail. In that document, we calculate a parkland requirement of 2.91 acres. Our plan creates over 3.6 acres - 2.5 acres of active parkland and 1.2 acres of passive parkland.

Adjoining Land Uses and Zoning

To the north: I-70 and frontage road

To the east: BLM regional offices and Colorado River

To the south: Colorado River, Silt Municipal Park, and Garfield County unincorporated land owned by Frei Family Limited Partnership and used for gravel extraction

To the west: County Road 311, a 2.41 acre city-owned parcel at the corner of CR311 and River Frontage Road (currently vacant, zoned commercial), and a Holiday Inn Express & Suites on a 5.81 acre riverfront parcel.

Estimate of Proposed Residential Units

The multi-family residential zone provides a maximum density of 20 units per acre, or 72 units in total (approximately 180 residents).

The lodging / single-family residential zones provide a maximum density of 4 units per acre, or approximately 16 units in total (approximately 56 residents). The commercial/residential mixed use zone provides a maximum number of 72 units across the parcel (approximately 180 residents).
When fully developed, using these planning guidelines, Rislende would support a total of approximately 160 units and 416 residents (across multi- and single-family residences).

**Estimate of Population on Commercial Areas**

The commercial/residential mixed use zones prescribe a minimum lot size of 12,500 sf and a maximum building size of 30,000 sf. Detailed commercial design will be provided for approval during the site plan reviews for those zones as they are developed.

**Overview of Water and Sewer Plans**

*Domestic water* will be provided by the Town of Silt via a public water system. Connection to this system has been anticipated since 2007 when the original development was submitted and the BLM parcel was developed. The water and sewer main lines were installed along the I-70 Frontage Road in 2004-2005 as an extension to the Coal Ridge High School. Water will be connected into the frontage road 10” waterline and will have an internal 8” C900 waterline loop installed. This loop will go from the 10” main line along the Frontage Road into the property to provide services and fire hydrants and return to the main line. An additional connection may occur across CR311 to the west if an additional loop is required. It is expected that this development will have similar EQR usage as the 2013 proposal but is being evaluated to verify.

*Irrigation water:* A well currently exists on the property and is expected to be capped and abandoned. A new well will replace it and will function as the source of irrigation for the proposed development. The well to be constructed is included in Silt’s augmentation plan and is denoted as Silt Well No. 2. All lots will have irrigation line extensions and all landscaping will be irrigated via these lines. (Exception: Tract 1 proposes irrigation with municipal water.)

*Wastewater disposal:* The property currently has an existing sewer main located along the southern side of the I-70 Frontage Road. A 15” main and manholes approximately every 500’ run the east-west length of the property. The northeastern Tracts 1 and 2 will be able to gravity flow into this main with the addition of a service line to each property. Tracts 3, 4, 5, 6, and 7 will be serviced from a line extension located adjacent to CR 311 at the access road to the Holiday Inn. This line has been sized to accommodate this development and a connection point has been provided near this access point. The line extension will require a deep cut or bore under the County Road. The line will then be extended into the development along an established utility corridor to serve Tracts 3-7.

*Other utilities:* In 2007 the parcel was split and the BLM building was built on a separate parcel. The BLM addition, along with the Coal Ridge High School, prepared the Frontage Road corridor along the property with all of the necessary access to utilities – including gas, electric, fiber optic, and cable.
Water Rights Dedication

The parcel’s water rights dedication, including the conveyance to the town of four shares of Grand River Ditch Company, was executed as part of the annexation development agreement in 2007.

Proposed municipal water usage: EQR calculations will be provided during site plan review(s) for specific projects as they are developed. Early estimates indicate that when fully developed, the parcel is unlikely to exceed the 213 EQR credits provided to the parcel as part of the annexation agreement.

Proposed non-potable water irrigation: Silt Well #2, on the property near the old homestead foundation and near where The Beacon is planned, shall be our legal and physical source of supply, as proposed by the Town of Silt (Case Number 07CW219), with a credit allowing 4.6 acres of irrigation annually.

Evidence of Legal Access

The parcel is adjacent to an I-70 frontage road, owned by CDOT, which provides legal access per the town’s standards.

Statement of Geologic Characteristics

Please find attached a Preliminary Geotechnical Engineering Study and Geologic Site Assessment for the subject parcel, dated May 30, 2008 and prepared for Stillwater Commercial LLC.

Overview of Planned Development Phasing

As a guide, our current high-level plan† is below:

<table>
<thead>
<tr>
<th>Building / District Development</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Years 5+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 3 ‘The Beacon’ Gathering Spot</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 1 Multi-Family Residential</td>
<td>Started</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 6 ‘Rislende Place’ Events Center</td>
<td>Started</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tracts 2,3,4 Commercial/Residential Mixed-Use*</td>
<td>Evaluated</td>
<td>Planned</td>
<td>Started</td>
<td>Ongoing</td>
<td></td>
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<tr>
<td>Tracts 5,7 Single-Family Residential*</td>
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<td>Ongoing</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

†Current plan, subject to change
*To be evaluated, planned, and built in phases
Site Plan and Supporting Documents

A. Land Use Application Form
B. Agreement to Pay Form
C. Title Commitment
D. Property Owners within 200'
E. Sketch Plan
F. Parkland Dedication Supplemental
G. Statement of Geologic Characteristics
H. Mark Chain email re: legal access
I. Engineering Report
Preliminary

Rislende PUD

Town of Silt, Garfield County, Colorado
Parcel No: 217911200007

Sketch Plan Civil Engineering Report

February 22, 2022

HCE Project Number: 2211047.00

Prepared for:
Mitchell Weimer

By:
Roger D. Neal, P.E.

1517 Blake Avenue, Suite 101
Glenwood Springs, CO 81601
Telephone: 970.945.8676 | Fax: 970.945.2555
www.hceng.com
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II. LOCATION
III. ACCESS
IV. WATER SUPPLY
V. WASTEWATER DISPOSAL
VI. OTHER UTILITIES
VII. STORM WATER DRAINAGE/FLOODPLAIN
VIII. REFERENCES

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Figure 2 – Survey of Parcel
Figure 3 – PUD Map Showing Access Locations and Tracts
Figure 4 – FEMA FIRM Map for Parcel
Figure 5 – Natural Resources Conservation Services Soils Map
Figure 6 – Proposed Site Improvements
Figure 7 – Proposed Floodplain Per CLOMR
Figure 7 – FEMA Floodplain Map Affecting Property

REFERENCES


APPENDICES

SCS Soil Information
NOAA Precipitation
Well Information
CLOMR
I. Purpose

The purpose of this report is to address the roadway, waste water disposal, utilities, storm water drainage, public services for the proposed residential, commercial and recreational modifications of the 9 (nine) tracts for the property located at 54 311 County Road, Silt, Colorado, 81652.

II. Location

The proposed Rislende PUD property is a 9-tract commercial development located in the Town of Silt, Garfield County, Colorado. The northern property boundary is adjacent to the I-70 Frontage Road and the Colorado River Valley BLM office. The western boundary is adjacent to County Road 311, and the southern and eastern boundary is bordered by the Colorado River. The Rislende PUD Commercial Property is approximately 51.2-acres and is located in Sections 10 and 11, Township 6 South, Range 92 West of the Sixth Principal Meridian. The Colorado River flows southwesterly adjacent to the property and around an island contained within the property boundary along the south side. Figure 1 shows the parcel in red with the surrounding property boundaries shown in lighter red. The plat of the parcel is filed at the Garfield County Clerk and Recorder’s Office, and shown in Figure 1. The Parcel number is 217911200007. See Figure 1 and Figure 2 for Vicinity Map and Survey of Parcel.
III. Access

- Access to the parcel is provided via five (5) access entrances directly from County Road 311 and I-70 Frontage Road (aka River Frontage Road). Access 1 entrance is approximately 200-feet south from the intersection of County Road 311 and River Frontage Road. This drive would access Tract 4 from County Road 311. Access 2, also providing access to Tract 4, is located approximately 550-feet east, along Frontage Road from the intersection of County Road 311 and the Frontage Road. Access 3 entrance is approximately 1020 feet east along River Frontage Road from the intersection of County Road 311 and River Frontage Road and provides access to Tracts 2, 3, and 5. This location provides a primary access to the property and terminates in a cul-de-sac for turnaround access. The road will provide access to Tracts 2, 3, 5 and possibly 6 if joint access uses are developed on the tracts. The remaining two access points are located approximately 1,650’ and 2,240’ east of the County Road 311 and Frontage Road intersection. This access is proposed to be a loop access and will provide access for Tracts 1, 6 and 7 (see Figure 3 for locations). These access points are similar to the access points approved with the 2007 submittal. These locations will provide fire access and turnaround for all of the tracts, with the exception of Tract 4, which will have to provide adequate turnaround on site or connect the two access locations on that Tract. Tracts 8 and 9 are recreation Tracts and access will be from within other areas of the development.
IV. Water Supply

Water for domestic use, will be provided by the Town of Silt via a public water system. Connection to this system for this parcel has been anticipated since 2007, when the original development was submitted and the BLM parcel was the only lot developed. The water and sewer main lines were installed along the I-70 frontage road in 2004 - 2005 as an extension to the Coal Ridge High School. Water will be connected into the frontage road existing 10" waterline and have an internal 8" C900 waterline loop installed. This loop will go from the 10" mainline in the Frontage Road, into the property to provide services and fire hydrants, and back out to the mainline further down the road. An additional connection may also occur across County Road 311 to the west near the road to the Holiday Inn Suites. This loop will only occur if an additional loop is required beyond the frontage road. It is expected that this development will have similar "EQR"s (equivalent residential units) usage, but will be evaluated to verify that the development will be at or under the original EQRs that were previously evaluated in 2007. See Sketch Plan map for described layout.

A well currently exists on the property and is expected to be abandoned. A new well is planned to replace this well and will function as the source of irrigation for the proposed development. This well that is to be constructed, is included in a Town of Silt augmentation plan and is denoted as Silt Well No. 2. Details regarding the well and augmentation are included in the Appendix. All lots will have an irrigation line extended to each property line and all landscaping is proposed to be irrigated via the newly installed irrigation line. See Sketch Plan map for layout.

V. Wastewater Disposal

The property currently has existing sewer main infrastructure located on the northerly side of the property along the Highway 70 frontage road. A 15" main and manholes approximately every 500' run the entire length of the property. The northeasterly properties Tracts 1 and 2 will be able to gravity flow into this main with the addition of a service line to each property. Tracts 3, 4, 5, 6, and 7 will be serviced from a line extension located adjacent to County Road 311 at the access road into the Holiday
Inn Suites. This line has been sized to accommodate the development and a connection point has been provided near this access point. The line extension will require a deep cut or bore through the county road. This line will then be extended into the development along an established utility corridor to serve the previously identified tracts.

The lift station near the Holiday Inn Suites for that area and the proposed area will be evaluated for capacity and determination of any required modifications. HCE will work with the town engineer to determine sizing the amount of flow that can be handled before an upgrade to the lift station will be required. It is our understanding that this was anticipated in 2007 and an upgrade or new lift station was anticipated.

VI. Other Utilities

In 2007 the parcel was split and the BLM building was constructed on a separated eastern parcel. The BLM addition along with the construction of the Coal Ridge High School in 2005 prepared the frontage road corridor along this property with all of the necessary utilities to extend into this development. The corridor includes, gas, overhead electric, fiber optic telecommunications, and cable. Services include Xcel Energy for gas and electric service, CenturyLink for telephone and network, and Comcast for cable.

VII. Storm Water Drainage/Floodplain

The subject property is identified as being 51-acres in size according to county records and the exemption plat (Figure 3). HCE has previously prepared a CLOMR on the property through FEMA. The CLOMR was prepared to delineate the fill area of the property that was previously, and now currently proposed, to be modified to raise grade on the property above the current floodplain elevations. FEMA has indicated that since the floodplain mapping has not changed since the CLOMR application that the CLOMR is still active and can proceed to completion without submitting a new CLOMR application.

The proposed development is shown on FEMA’s FIRM map for the Town of Silt, Community Number 080205, Panel Number 1092C, and effective date of August 2, 2006. On the effective FIRM, the Colorado River was studied by detailed methods downstream of the County Road 311 crossing (Section G - #512.1). The proposed development is in Zone A and Zone X. Zone A is special flood hazard areas subject to inundation by the 1% annual chance flood with no base flood elevations determined (100-year storm event). Zone X is areas outside the special flood hazard areas. See Figure 4 – Existing FIRM Map.

The soil types, as designated by the Natural Resources Conservation Services are Kim loam, 3 to 6% slopes (#40), Potts loam, 6 to 12% slopes (#56), Torrifluvents, nearly level (#65) and Wann sandy loam, 1 to 3% slopes. The Hydrologic Soil Group for Kim loam, Potts loam, and Wann sandy loam are type 'B' – soils having a moderate infiltration rate when thoroughly wet. The soils in the map unit Torrifluvents, which are located along the lower bench of the Colorado River, are classified as hydrologic group 'D' – soils having a very slow infiltration rate when thoroughly wet.
The proposed Rislende PUD commercial development consists of overlot grading operations, installation of utilities, roads and drainage facilities. The building pad sites will be filled to elevate them above the proposed base flood elevation. The fill placed will need to be armored with riprap to protect the stream bank from erosion.

The majority of the site sheet flows from north to south towards the Colorado River. Two proposed onsite
Figure 7 – Proposed Floodplain Per CLOMR

VIII. References:


Rislende
PUD & Major Subdivision
Sketch Plan

For Town of Silt Trustees
June 27, 2022
Rislende PUD and sketch plan

We have been working together as a project team to assemble this application. The project team includes Mitchell Weimer, Cole Buerger, and Dennis Carruth as owner advisors, Doug Pratte at The Land Studio, Roger Neal at High Country Engineering, Chad Lee at Balcomb and Green, and Bruce Barth at Red House Architecture to assist with the preparation of the Rislende PUD and Major Subdivision Sketch Plan Applications.
Introduction to the parcel’s history

**2007:** Silt approved the annexation of the subject parcel of land. Later that same year the Board approved a subdivision exemption for a BLM regional office along the property’s eastern edge.

**2013:** The owner of the land submitted an Amended and Restated Annexation and Development Agreement ("ARADA") as well as a Planned Unit Development ("PUD") zoning plan for a large development of single- and multi-family residential units. Both were approved by the Silt Board of Trustees in 2013.

For the last nine years the parcel of land has sat undeveloped.

**Early 2021:** August Group LLC entered into contract to purchase approximately 48 acres of the land and leave approximately 3.4 acres with the current owner, Silt 70 LLC. While the two LLCs intend to develop their portions independently, they are coordinating the application process.

August Group LLC comprises Mitchell Weimer and Cole Buerger, both native Coloradans currently residing in Glenwood Springs, Colorado. Their vision for development and operations will happen under the banner brand of “Rislende”.

**2022:** Initial & final platting, as well as site plan reviews for each parcel will follow this application.
Our planning objectives are to create a coordinated, phased development comprising housing, commercial and office spaces, and upscale riverfront venues for leisure, events, lodging, and special attractions – with natural and manicured open spaces and parklands throughout the property.

The development is designed to complement Silt and the region; provide needed and highly desirable goods and services, along with employment opportunities; respect and protect the natural beauty of Colorado River riverfront; and provide passive and active parkland activities for residents and visitors.
# Development timeline

<table>
<thead>
<tr>
<th>Building / District Development</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Years 5+</th>
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<td>Tract 1: Multi-Family Residential</td>
<td>Started</td>
<td>Developed</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Tract 6: Events Center</td>
<td>Started</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 5: Riverfront Cottages</td>
<td>Started</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tracts 2, 3, 4: Commercial/Residential Mixed-Use*</td>
<td>Evaluated</td>
<td>Planned</td>
<td>Started</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>Tracts 5, 7: Single-Family Residential*</td>
<td>Evaluated</td>
<td>Started</td>
<td>Ongoing</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

*To be evaluated, planned, and built in phases

Current plan, subject to change
Parcel #1: Silt 70 LLC Multifamily Development

3.8 AC±

72 multifamily units
3 stories
1-, 2-, and 3- bedrooms
Swing through for breakfasts and lunches. Hang out for wine, beer, and small plates for evenings on the river. Shop specialty products from across the valley and around the world. Enjoy family movie nights and live music. Join lawn game tournaments and birthday parties.

The Beacon will also provide easy access for Holiday Inn guests, KOA campers, Silt's dog park patrons, and Colorado River floaters and fishermen.

The combination of amenities and quality of offerings will attract visitors from across the region.
Tract #3: The Beacon & island access & usage
Tract #6: Rislende events center

At the heart of the campus will be a polished riverfront events venue. It will be designed and operated to accommodate a diverse array of events, including large weddings and corporate gatherings, smaller community activities, pop-up restaurants & retail, live music, and riverfront-oriented leisure and entertainment.

We aim to create a one-of-a-kind venue for Western Colorado. And all of it will open onto a two-level deck overlooking the Colorado River and across to Mamm Peak’s 11,129’ summit.
Tract #5: Riverfront cottages

A later phase of our development plan includes luxury riverfront rental cottages and other outdoor leisure and collaboration spaces that support the events center and also serve as their own attraction to Rislende and to Silt.

The ‘tiny house’ buildings may be used by event guests such as wedding parties and visitors, vacationers passing through the area or staying for a few days, sportsmen attracted to the immediate riverfront access, and visitors who enjoy the ‘glamping’ lifestyle. The buildings will be designed to balance high-end surroundings and furnishings with zero/low ecological impact and footprint.
Bike/pedestrian paths

We will connect with Silt’s existing paths, the LoVa regional trail plan, and provide additional paths into and around Rislende.
Passive & active parkland

Our passive and active parkland spaces will provide our guests with leisure, activities, natural beauty, and river access.

- River island
  - 1.2± AC passive
  - 2± AC active
- The Beacon lawn
  - 0.5± AC active
- Public river access (Tract 9)
- Open space / green space throughout
 Longer-term: Mixed-use commercial

In a later phase we envision a line of commercial offices, storefronts, and co-working spaces integrated into the Rislende umbrella brand and multi-family residential with a live/work/play approach.

Innovation and new businesses generated at the events center will have local on-campus space to develop, learn, and grow. These developing companies also serve as examples for the next wave of entrepreneurs. The storefronts can also provide training and professional development opportunities for the area to further energize the region’s growth and economy.
Next steps

➢ Answer any questions that you may have
➢ Continue to work with staff regarding clarifications and/or refinements
➢ Second public hearing with Board of Trustees, July 2022
➢ Preparation of Preliminary Plan and Final Plat Documents to conform to approved PUD Zoning and Major Subdivision Sketch Plan
➢ Review & approval of Rislende Major Subdivision Preliminary Plan and Final Plat with Silt P&Z and Board of Trustees
➢ Preparation/approval of Phase One site plans

Thank you!
River Tract Ownership

- Current proposal keeps the river itself under Rislende ownership
- Riverbank will be signed as private property; public access is not compatible with our plan for an events center
- Central part of the island will be designated as active parkland and will be open to the public, but will not allow boat access or riverbank activities to avoid risk and limit liability
- Ownership of the river itself (Tract 9) is open for discussion
SUBJECT: Continued first reading of Ordinance No. 11, Series 2022, AN
ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING CHAPTER 12.12
OF THE TOWN CODE TO ALLOW THE TOWN TO REQUIRE THE INSTALLATION
OF CONDUIT AS A CONDITION OF AN EXCAVATION PERMIT (staff requests a
continuance to July 11, 2022)

PROCEDURE: (Public Hearing, Action item, Information Item) Public hearing

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Due to the size of Monday
nights’ packet, along with the nature of this ordinance that allows it to be pushed back to
the next meeting, staff is asking that you continue this item to the July 11, 2022 Board of
Trustees meeting.

ORDINANCE FIRST READING DATE: N/A
ORDINANCE SECOND READING DATE: N/A
ORIGINATED BY: Attorney Denkinger
PRESENTED BY: Staff
DOCUMENTS ATTACHED: Ordinance No. 11, Series 2022
TOWN ATTORNEY REVIEW [] YES [x] NO INITIALS ___

SUBMITTED BY: REVIEWED BY:

___Sheila M. McIntyre___ ___Jeff Layman___
Sheila M. McIntyre, Town Clerk Jeff Layman, Town Administrator
Town of Silt Finance Report

Month: May 2022 (41% of year has elapsed)

General Fund

Revenue $1,610,522 40%
Expenditures $1,480,659 32%

General Fund Revenue

Sales Tax: $542,651 49%
Use Tax: $205,266 55%

Funds Report

Water/Wastewater:
Revenue $1,128,848 40%
Expense $820,093 22%

Irrigation:
Revenue $106,824 32%
Expense $223,770 57%

Silt Housing Authority:
Revenue $96,948 41%
Expense $85,102 35%

Investments

Cash: 7,482,713
Checking: 411,669 ANB
Money Market: 3,516,010 ANB
CSafe 01 504,802 CSafe
CSafe 02 1,518,618 CSafe
CSafe 03 595,895 CSafe
ColoTrust Gen Fund 36,033 ColoTrust
ColoTrust W/WW 810,529 ColoTrust
ColoTrust Housing 118,476 ColoTrust
Utilities Cash Clearing: 2,627
Returned Check Clearing: 308
W/WW Reserved Cash: 27,000
## Town of Silt Monthly Financial / Cash Flow Report

### May 2022 (41% of the Year has elapsed)

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<th>Fund</th>
<th>YTD Revenues</th>
<th>Budgeted Revenues</th>
<th>%</th>
<th>YTD Expenses</th>
<th>Budgeted Expenses</th>
<th>%</th>
<th>Revenues over/under Expenses</th>
<th>Current Fund Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund</td>
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<td>4,036,035</td>
<td>40%</td>
<td>1,480,659</td>
<td>4,664,155</td>
<td>32%</td>
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<td>Conservation Trust Fund</td>
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<td>40,075</td>
<td>31%</td>
<td>2,912</td>
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<td>5%</td>
<td>9,370</td>
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<tr>
<td>Water &amp; Wastewater Fund</td>
<td>1,128,848</td>
<td>2,817,590</td>
<td>40%</td>
<td>820,093</td>
<td>3,780,580</td>
<td>22%</td>
<td>308,755</td>
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<td>Irrigation Fund</td>
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<td>Beautification Fund</td>
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<td>85,102</td>
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<td>11,546</td>
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<td>Economic Devel. Revolving</td>
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<td>16,535</td>
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<td><strong>Total</strong></td>
<td><strong>3,023,689</strong></td>
<td><strong>7,639,580</strong></td>
<td><strong>55%</strong></td>
<td><strong>2,696,817</strong></td>
<td><strong>9,432,370</strong></td>
<td><strong>1%</strong></td>
<td><strong>326,872</strong></td>
<td><strong>8,436,219</strong></td>
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### YTD Revenue % of Budget

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<th>Source</th>
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<td>Sales Tax</td>
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<td>Use Tax</td>
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<td>Trash Service Fees</td>
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<td>Wastewater Service Fees</td>
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<td>Irrigation Fees</td>
<td>105850n</td>
<td>42.3%</td>
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*aet 6/23/22*
Town of Silt

Month Town Received Funds

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<th>Year</th>
<th>Jan</th>
<th>Feb</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>Aug</th>
<th>Sept</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Total</th>
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<td>58,182</td>
<td>74,318</td>
<td>60,672</td>
<td>57,601</td>
<td>65,718</td>
<td>72,248</td>
<td>75,837</td>
<td>78,986</td>
<td>77,830</td>
<td>68,435</td>
<td>817,517</td>
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<td>2019</td>
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<td>67,063</td>
<td>62,651</td>
<td>52,890</td>
<td>75,666</td>
<td>66,144</td>
<td>70,293</td>
<td>78,867</td>
<td>71,805</td>
<td>86,548</td>
<td>84,521</td>
<td>88,243</td>
<td>871,358</td>
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<td>2020</td>
<td>79,495</td>
<td>89,702</td>
<td>69,937</td>
<td>71,613</td>
<td>79,900</td>
<td>81,218</td>
<td>88,277</td>
<td>98,766</td>
<td>103,464</td>
<td>92,270</td>
<td>89,183</td>
<td>101,808</td>
<td>1,045,633</td>
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<td>2021</td>
<td>87,992</td>
<td>106,303</td>
<td>81,733</td>
<td>92,390</td>
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<td>536,151</td>
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Sales Tax Collected 2018-2021

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<thead>
<tr>
<th>Year</th>
<th>Jan</th>
<th>Feb</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>Aug</th>
<th>Sept</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
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<td>536,151</td>
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</tbody>
</table>

*** $81,291 from October 2020 tax was remitted by mistake. This amount was deducted from the remittance for the month of January 2021. I have posted numbers in those respective months that reflect the actual/real revenues for comparison purposes.
TONIGHT! Party at the Pavilion

Party At The Pavilion
Friday, June 10th
7:00 P.M. - 9:00 P.M.
648 N. 7th Street, Silt/Stoney Ridge Pavilion

THANK YOU TO OUR SPONSORS!

SILT EVENTS 2022
2022 Silt Events Calendar

Sat, April 16  
Easter Egg Hunt: 9 a.m. (River Variety - 8th & Richardson)

Sat, April 23  
Silt Easter Egg Hunt: 10 a.m. (South Main & 8th St.)

Sat, April 30  
Arbor Day Tree Planting

May 6-8  
Silt Art & Wine Festival (Sixth Street)

Fri, June 10  
S行情 at the Promenade: Colorful Bands

Fri, June 17-18  
S行情 at the Promenade: Art & Wine Festival

Sat, July 8  
S行情 at the Promenade: Music & Food Festival

Sun, July 9  
S行情 at the Promenade: Music & Food Festival

Fri, August 12  
S行情 at the Promenade: Art & Wine Festival

Sat, August 20  
S行情 at the Promenade: Art & Wine Festival

Fri, September 16  
S行情 at the Promenade: Art & Wine Festival

October 17-22  
S行情 at the Promenade: Art & Wine Festival

Sun, October 31  
S行情 at the Promenade: Art & Wine Festival

Sun, November 21  
S行情 at the Promenade: Art & Wine Festival

December 3-4-5  
S行情 at the Promenade: Art & Wine Festival

*All events are subject to change.*

For more information, please call Town Hall at 970-325-3350 Ext. 100

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Coming Up! Silt Farmer’s Market (Plus)!

Join the FUN & support local vendors!!

Wednesday’s from July 6 - August 31
4:30 p.m. - 7:30 p.m.

Located at Veteran’s Park (500 Home Ave.)
Silt Town Hall will be closed on Friday, June 17th in observance of the Federal holiday. Town Hall will reopen on Monday, June 20.

Silt Farmer's Market Starts July 6 at New Location: Veterans Park

Events 2022!
## 2022 Silt Events Calendar

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Set, April 16</td>
<td>Easter Egg Hunt, 9 a.m. (Boy Moore - 9th R. Church)</td>
<td>Boy Moore Church</td>
</tr>
<tr>
<td>April 25 - 30</td>
<td>Egg Hunt, 3:30 p.m. - 12:00 noon (Sewer Shop)</td>
<td>Sewer Shop</td>
</tr>
<tr>
<td>Fri, April 15</td>
<td>Arbor Day Tree Planting</td>
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</tr>
<tr>
<td>May 8 - May 10</td>
<td>Silt on Sale (Adventured Ski) Garage Sales (Wheland)</td>
<td>Silt</td>
</tr>
<tr>
<td>Fri, June 3</td>
<td>Summer Movie in the Park Series: Break (Veterans' Park)</td>
<td>Veterans' Park</td>
</tr>
<tr>
<td>Fri, June 10</td>
<td>Party at the Pavilion - Tyler R. Band</td>
<td>Pavilion</td>
</tr>
<tr>
<td>Wed, July 6 - Aug 11</td>
<td>Silt Farmers' Market Plus Wednesday</td>
<td>Silt Farmers' Market Plus</td>
</tr>
<tr>
<td>Fri, July 8</td>
<td>Summer Movie in The Park Series: Dunk (Veterans' Park)</td>
<td>Veterans' Park</td>
</tr>
<tr>
<td>Fri, July 22</td>
<td>Summer Movie in The Park Series: Dunk (Veterans' Park)</td>
<td>Veterans' Park</td>
</tr>
<tr>
<td>Sat, July 30</td>
<td>Bike Rollout</td>
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<tr>
<td>Fri, August 12</td>
<td>Party at the Pavilion: VAN HALEN TRIBUTE</td>
<td>Pavilion</td>
</tr>
<tr>
<td>Sat, August 20</td>
<td>Hoyday: 7 a.m. to 9 p.m. (Veterans' Park)</td>
<td>Veterans' Park</td>
</tr>
<tr>
<td>Fri, September 16</td>
<td>Party at the Pavilion: El Vivaando</td>
<td>Pavilion</td>
</tr>
<tr>
<td>October 17 - 22</td>
<td>Silt Clean Up: 8 a.m. to 4:30 p.m. (Sewer Shop)</td>
<td>Sewer Shop</td>
</tr>
<tr>
<td>Nov, October 31</td>
<td>Main Street: 9th or 11th, Family Fall Fest &amp; Chili Cook Off</td>
<td>Silt</td>
</tr>
<tr>
<td>Tue, November 21</td>
<td>Downtown Tree Lighting Ceremony</td>
<td>Downtown Silt</td>
</tr>
<tr>
<td>December 3, 3, 9</td>
<td>Polar Express: Includes Sighting With Santa</td>
<td>Silt</td>
</tr>
</tbody>
</table>

*All events are subject to change*

For more information, please call Town Hall at 876-3313 Ext 110

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## Get the Town of Silt's "TextMyGov" and Know Stuff!

**Town of Silt**

**Report Issues & Find Answers**

**Connect Via Text**

Introducing a new way to skip a phone call and use your mobile phone's text messaging service to quickly find information on the go.

**24/7 Assistance**

Smart text technology evaluates your input and searches keyword to provide you with assistance anytime, day or night.

**Get Started**

Text: **TextMe** or any of the featured keywords to: (970)876-6607

**What to Expect:**
After you receive a text to start, you will receive an automatic message asking you to reply 'YES' to verify opt in.

You will receive updates to messages that you opt in for and understand that you opt in for each alert category selected.

**How to Get Out:**
Text: **TextMe** to 91895 to cancel yourself from the notification service.

Terms and privacy policy at: [textmegov.com/terms-of-service](http://textmegov.com/terms-of-service)