

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES AGENDA
MONDAY, JANUARY 9, 2023 – 7:00 P.M.
MUNICIPAL COUNCIL CHAMBERS**

ESTIMATED TIME	AGENDA ITEM	PUBLIC HEARING or ACTION ITEM	STAFF PRESENTOR
	Agenda		Tab A
7:00	Call to order		Mayor Richel
	Roll call		
	Pledge of Allegiance and Moment of Silence		
7:05	Public Comments - Persons desiring to make public comment on items not on the agenda shall activate the “raise hand” 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 sheila@townofsilt.org 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		
7:20 5 min	Consent agenda – <ol style="list-style-type: none"> Minutes of the December 12, 2022 Board of Trustees meeting Resolution No. 1, Series 2023, A RESOLUTION DESIGNATING THE PUBLIC PLACE FOR POSTING NOTICES PER CRS SECTION 24-6-402(2)(C) Resolution No. 2, Series 2023, A RESOLUTION OF THE BOARD OF TRUSTEES APPOINTING RESOURCE ENGINEERING, INC. AS THE TOWN WATER ENGINEER AND MICHAEL SAWYER AS THE TOWN WATER ATTORNEY OF THE TOWN OF SILT, COLORADO Resolution No. 3, Series 2023, A RESOLUTION AMENDING THE TOWN OF SILT EMPLOYEE HANDBOOK, REVISED JANUARY 2023 Resolution No. 4, Series 2023, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, ACTING BY AND THROUGH ITS WATER/WASTEWATER ENTERPRISE FUND, DECLARING ITS OFFICIAL INTENT TO REIMBURSE ITSELF WITH PROCEEDS OF A FUTURE BORROWING FOR CAPITAL EXPENDITURES TO BE UNDERTAKEN BY THE TOWN OF SILT; IDENTIFYING THE CAPITAL EXPENDITURES AND THE FUNDS TO BE USED FOR SUCH PAYMENT; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH Re-appointment of Justin Brintnall as the Garfield County Weed Advisory Board Representative for the Town of Silt for 2023 	Action Item	Tab B Mayor Richel
7:25 15 min	Conflicts of Interest – Presentation by Attorney Sawyer	Info Item	Tab C Attorney Sawyer

7:40	Agenda Changes		
7:40 20 min	Second reading of Ordinance No. 16, Series 2022 , AN ORDINANCE OF THE TOWN OF SILT, COLORADO, APPROVING THE REZONING FOR PREVIOUSLY ANNEXED LAND ONCE KNOWN AS THE SHANHOLTZER ANNEXATION AND NOW COMMONLY KNOWN AS AUTUMN RIDGE	Public Hearing	Tab D Planner Chain
8:00 30 min	Resolution No. 5, Series 2023 , A RESOLUTION APPROVING THE FINAL PLAT FOR THE AUTUMN RIDGE MINOR SUBDIVISION IN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO, SUBJECT TO CONDITONS	Public Hearing	Tab E Planner Chain
8:30 5 min	Administrator and Staff Reports	Info Item	Tab F Administrator Layman
8:35 10 min	Updates from Board / Board Comments		
8:45	Adjournment		
The next regularly scheduled meeting of the Silt Board of Trustees is Monday, January 23, 2023. 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.			

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
DECEMBER 12, 2022 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, December 12, 2022. Mayor Richel called the meeting to order at 7:05 p.m.

Roll call

Present

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

Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Public Works Director Trey Fonner, Community Development Manager Nicole Centeno, Chief of Police Mike Kite, Town Attorney Michael Sawyer, 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 November 28, 2022 Board of Trustees meeting
2. **Resolution No. 23, Series 2022**, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT TO SET VARIOUS TOWN FEES AND DEPOSITS FROM JANUARY 1, 2023 TO DECEMBER 31, 2023

Mayor Pro-tem Knott made a motion to approve the consent agenda as presented. Trustee Classen seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Resolution No. 26, Series 2022, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR THE LOCATION OF THE SONLIGHT FOURSQUARE CHURCH AT 701 MAIN ST., WITHIN THE TOWN OF SILT, COLORADO

Planner Chain went through his staff report adding that the Planning Commission has recommended approval. There was discussion regarding whether this area of town was the

best location for a church, the long-term plan on growth and the frequency of its use. There was also discussion regarding the difficulty of getting businesses established in this building over the years. Applicants Aaron and Rebecca Masimer were present to answer questions and also relay their ideas for what they have in mind for community use, adding that they want to create a space that benefits the town in many ways. Planner Chain stated that staff recommends approval.

The public hearing was opened at 7:39 p.m. There were no public comments and the hearing closed at 7:40 p.m.

Trustee Classen made a motion to approve Resolution No. 26, Series 2022, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR THE LOCATION OF THE SONLIGHT FOURSQUARE CHURCH AT 701 MAIN ST., WITHIN THE TOWN OF SILT, COLORADO. Trustee Hanrahan seconded the motion, and the motion carried with Mayor Pro-tem Knott voting nay.

First reading of **Ordinance No. 16, Series 2022**, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, APPROVING THE ZONING FOR PREVIOUSLY ANNEXED LAND ONCE KNOWN AS THE SHANHOLTZER ANNEXATION AND NOW COMMONLY KNOWN AS AUTUMN RIDGE

Planner Chain briefed the Board on this approximate 3-acre parcel that is currently zoned as R1, adding that the applicant has proposed a change to R3. Applicants Joy Zeller and Deric Walter proceeded to go through their presentation and plans for this parcel adding that they would like to subdivide the parcel to separate the current house from the larger parcel. Planner Chain continued to go through his staff report, findings and recommendation.

The Board had discussion on the zoning change request and whether or not it is too dense or not, traffic concerns related to the access onto Highway 6 with such a high density, working with CDoT regarding access to Highway 6, and the types of homes, (possibly tiny homes) that would be built. It was noted for the record that applicant Deric Walter also serves as the Town Engineer. Attorney Sawyer stated that there zoning request doesn't trigger a review by an engineer and that a conflict engineer has been contacted to review this application at the appropriate time. There was brief discussion about the Planning Commission denying the application when it came before them and the concerns the Town has due to the current state of our water plant.

The public hearing was opened at 8:48 p.m.

Alan Ferguson commented about a possible traffic jam on Highway 6 with the number of homes the applicant is proposing.

Tina Cox stated that Cactus Drive can't handle R3 and that it is not big enough to have R3 there. She added that it wouldn't help to have more people living in that area with the water problems and that we should focus on more businesses instead along with tax revenue.

Dawn Henderson voiced her concerns regarding traffic on Cactus and Valley Drive and that without a plan in place now what is to stop the applicant from designing their project and having people use those streets in the future.

The public hearing closed at 8:53 p.m.

Mayor Richel addressed the concerns of the citizens who spoke. It was stated that there would be more steps in this process to discuss these concerns.

Mayor Pro-tem Knott made a motion to approve first reading of Ordinance No. 16, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, APPROVING THE ZONING FOR PREVIOUSLY ANNEXED LAND ONCE KNOWN AS THE SHANHOLTZER ANNEXATION AND NOW COMMONLY KNOWN AS AUTUMN RIDGE with the three noted items in the packet. Trustee Hanrahan seconded the motion, and the motion carried with Trustees Flores, Classen and Seifert voting nay.

Request to continue the public hearing for the Autumn Ridge Minor Subdivision Final Plat

Mayor Pro-tem Knott made a motion to continue the public hearing for the Autumn Ridge Minor Subdivision Final Plat. Trustee Brintnall seconded the motion, and the motion carried unanimously.

Resolution No. 28, Series 2022, A RESOLUTION TO ADOPT THE TOWN OF SILT'S BUDGET FOR CALENDAR YEAR 2023, APPROPRIATE FUNDS AND LEVY PROPERTY TAX

Administrator Layman went over the final budget presentation. There was a consensus of the Board to remove the donation to the Chamber and utilize that money towards the shop local campaign.

The public hearing was opened at 9:30 p.m. There were no public comments and the hearing closed at 9:31 p.m.

Mayor Pro-tem Knott made a motion to approve Resolution No. 28, Series 2022, A RESOLUTION TO ADOPT THE TOWN OF SILT'S BUDGET FOR CALENDAR YEAR 2023, APPROPRIATE FUNDS AND LEVY PROPERTY TAX. Trustee Seifert seconded the motion, and the motion carried unanimously.

Resolution No. 29, Series 2022, A RESOLUTION TO ADOPT THE SILT HOUSING AUTHORITY BUDGET FOR CALENDAR YEAR 2023 AND APPROPRIATE FUNDS

Administrator Layman stated that this fund was addressed during the budget summary. Trustee Hanrahan led discussion on this item as he is in the Chair person for the Housing Authority.

The public hearing was opened at 9:33 p.m. There were no public comments and the hearing closed at 9:34 p.m.

Trustee Seifert made a motion to approve Resolution No. 29, Series 2022, A RESOLUTION TO ADOPT THE SILT HOUSING AUTHORITY BUDGET FOR CALENDAR YEAR 2023 AND APPROPRIATE FUNDS. Trustee Brintnall seconded the motion, and the motion carried unanimously.

Resolution No. 30, Series 2022, A RESOLUTION TO ADOPT THE SILT URBAN RENEWAL AUTHORITY BUDGET FOR CALENDAR YEAR 2023 AND APPROPRIATE FUNDS

Administrator Layman stated that this fund was also addressed during the budget summary.

The public hearing was opened at 9:36 p.m. There were no public comments and the hearing closed at 9:36 p.m.

Trustee Classen made a motion to approve Resolution No. 30, Series 2022, A RESOLUTION TO ADOPT THE SILT URBAN RENEWAL AUTHORITY BUDGET FOR CALENDAR YEAR 2023 AND APPROPRIATE FUNDS. Mayor Pro-tem Knott seconded the motion, and the motion carried unanimously.

November 2022 Financial Report

Treasurer Tucker went over the November 2022 financial report.

Administrator and Staff Reports

Administrator Layman stated that he would be attending the closing of the lot for the Family Dollar store on Friday.

Updates from Board / Board Comments

The Board wished everyone happy holidays and thanked staff for all of their hard work on the budget. The public was invited to come to the open house on the water plant. It was also stated what a great town Silt is to live in and raise children and that the more people who live here, the more people there are to share the burden of the costs of the water plant. It was cautioned that we don't want to stunt growth because that is what the town needs to survive and provide services.

Executive Session

Mayor Richel made a motion for a discussion of a personnel matter under CRS Section 24-6-402(4)(f) – Town Administrator's Performance Review. Trustee Classen seconded the motion, and the motion carried unanimously. The Board adjourned to executive session at 9:42 p.m.

At the end of executive session, Mayor Richel made the following statement: "The time is now 10:02 p.m., and the executive session has concluded. No formal action was taken in the executive session. The participants in the executive session were: Keith Richel, Kyle Knott, Jerry Seifert, Justin Brintnall, Samuel Flores, Derek Hanrahan, Chris Classen, and Jeff Layman. For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper

action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record". No objections were stated.

Adjournment

Trustee Brintnall made a motion to adjourn. Trustee Classen seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 10:03 p.m.

Respectfully submitted,

Approved by the Board of Trustees

Sheila M. McIntyre, CMC
Town Clerk

Keith B. Richel
Mayor

**TOWN OF SILT
RESOLUTION NO. 1
SERIES OF 2023**

**A RESOLUTION DESIGNATING THE PUBLIC PLACE FOR POSTING
NOTICES PER C.R.S. SECTION 24-6-402(2)(c)**

WHEREAS, C.R.S. Section 24-6-402(2)(c) requires the Town to annually designate the public place for posting notices to comply with the Open Meetings Law; and

WHEREAS, the Town of Silt, Colorado wishes to designate the bulletin board located outside the front entrance of the Town of Silt offices located at 231 N. 7th Street as its official public place for posting notices in compliance with the Open Meetings Law, effective January 1, 2023; and

WHEREAS, the Town of Silt, Colorado also posts notices on its website at: www.townofsilt.org pursuant to C.R.S. 24-6-402; and

WHEREAS, the State Statutes require one posting place within the boundaries of the Town of Silt, Colorado; and

WHEREAS, the Town of Silt, Colorado desires to continue all procedures to ensure that meetings are open to the public and encourages input from its citizens.

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

Section I. Designation – The Board of Trustees of the Town of Silt, Colorado hereby designates the bulletin board located outside the front entrance of Town Hall as its official public place for posting notices in compliance with the Open Meetings Law for the year 2023.

Section II. The meeting notice will be posted at the location identified in Section I above not less than 24 hours before the commencement of the posted meeting.

Section III. Meeting notices will also be posted on the Town of Silt website at: www.townofsilt.org.

Section IIII. Meetings noticed include but are not limited to the following:

Board of Trustees
Planning & Zoning Commission
Local Liquor Licensing Authority
Local Marijuana Authority
Silt Urban Renewal Authority
Silt Housing Authority

Section IV. This Resolution shall take effect immediately upon its passage.

INTRODUCE, APPROVED AND ADOPTED this 9th day of January, 2023.

TOWN OF SILT

ATTEST:

Mayor Keith B. Richel

Town Clerk Sheila M. McIntyre, CMC

**TOWN OF SILT
RESOLUTION NO. 2
SERIES OF 2023**

**A RESOLUTION OF THE BOARD OF TRUSTEES APPOINTING
RESOURCE ENGINEERING, INC. AS THE TOWN WATER ENGINEER
AND MICHAEL SAWYER AS THE TOWN WATER ATTORNEY OF THE
TOWN OF SILT, COLORADO**

WHEREAS, the Board of Trustees of the Town of Silt, Colorado, has the authority to appoint the Town Water Engineer and Town Water Attorney annually in accordance with the Silt Purchasing and Procurement Policy; and

WHEREAS, the Town Water Engineer and Town Water Attorney have served the Town in a manner that does not require any change.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
TRUSTEES OF THE TOWN OF SILT, COLORADO, that**

As is required by the Purchasing and Procurement Policy of the Town of Silt, RESOURCE ENGINEERING, INC. is hereby appointed to serve as the Town Water Engineer, and MICHAEL SAWYER is hereby appointed to serve as the Town Water Attorney for the Town of Silt for the term beginning January 1, 2023 through December 31, 2023. The compensation for each of these appointed positions is established by the Town of Silt general operating budget.

INTRODUCED, APPROVED AND ADOPTED this 9th day of January, 2023.

TOWN OF SILT

Mayor Keith B. Richel

ATTEST:

Town Clerk Sheila M. McIntyre, CMC

**TOWN OF SILT
RESOLUTION NO. 3
SERIES OF 2023**

**A RESOLUTION ADOPTING THE TOWN OF SILT EMPLOYEE
HANDBOOK REVISED JANUARY 2023**

WHEREAS, the Town of Silt recognizes that the performance of Town employees is the most important factor in delivering the highest quality and most efficient service to its citizens; and

WHEREAS, the Board of Trustees further recognizes that fair and impartial personnel policies are the cornerstone on which to build high-level performance; and

WHEREAS, in order to establish both specific and general policies as criteria for actions taken in personnel matters, and in order to provide for the equal treatment and well being of Town employees, the Board of Trustees adopted the Town of Silt Employee Handbook dated March 10, 2003, revised June 2011, August 2017 and January 2022;

WHEREAS, the Board of Trustees of the Town of Silt repealed the 2003 Employee Handbook and its revisions and replaced it with a new employee handbook in January 2022; and

WHEREAS, the Board of Trustees of the Town of Silt have amended the manual to address changes in the vacation and retirement accrual policies.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT COLORADO, that:

Section 1. The January 2022 Employee Handbook is hereby amended to update when both vacation and retirement contributions start accruing.

Section 2. The amended sections to the Town of Silt Employee Handbook, attached hereto as **Exhibit A** and incorporated herein by reference, are adopted into the Employee Handbook by which standard policies and procedures are established for use by Town of Silt employees, appointed and elected officials.

Section 3. This resolution will be in full force and effect from and after its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 9th day of January 2023.

TOWN OF SILT

ATTEST:

Mayor Keith B. Richel

Town Clerk Sheila M. McIntyre, CMC

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
January 9, 2023**

AGENDA ITEM SUMMARY

SUBJECT: Updating Personnel Policy & Procedure Handbook

PROCEDURE: Consent Agenda

RECOMMENDATION: Approval

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Updated the Personnel Policy & Procedure Handbook to reflect changes to vacation accrual and retirement contribution. Both benefits will begin at start of employment. Prior, both benefits started after 6 months of continuous employment

PRESENTED BY: Amie Tucker, Town Treasurer

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

SUBMITTED BY:



Amie Tucker, Town Treasurer

REVIEWED BY:



Sheila M. McIntyre, Town Clerk

**TOWN OF SILT
RESOLUTION NO. 4
SERIES 2023**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, ACTING BY AND THROUGH ITS WATER/WASTEWATER ENTERPRISE FUND, DECLARING ITS OFFICIAL INTENT TO REIMBURSE ITSELF WITH PROCEEDS OF A FUTURE BORROWING FOR CAPITAL EXPENDITURES TO BE UNDERTAKEN BY THE TOWN OF SILT; IDENTIFYING THE CAPITAL EXPENDITURES AND THE FUNDS TO BE USED FOR SUCH PAYMENT; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Town of Silt, acting by and Through Its Water/Wastewater Enterprise Fund (the "Town"), in the County of Garfield and the State of Colorado (the "State"), is a political subdivision duly organized and existing pursuant to the constitution and laws of the State, and

WHEREAS, the Board of Trustees of the Town (the "Board") is the governing body of the Town and each of its members has been duly elected and qualified; and

WHEREAS, the Board has determined that it is in the best interest of the Town to make certain capital expenditures which generally consist of water plant improvements (collectively, the "Project"); and

WHEREAS, the Board has been in contact with and made application to the State of Colorado Drinking Water Revolving Fund ("DWRP") and the Colorado Water Resources and Power Development Authority in regard to the availability of a loan to fund the Project; and

WHEREAS, the Board intends and reasonably expects that the Town will borrow funds to finance the Project; will use a portion of such borrowed funds to reimburse the Town for capital expenditures paid or to be paid no earlier than 60 days before the date hereof; and will make such reimbursement no later than 18 months after the later of (a) the date the expenditure is paid or (b) the date the Project is placed in service (but in any event no more than 3 years after the date the expenditure is paid); and

WHEREAS, the Board desires to declare its official intent, pursuant to Treasury Regulations Section 1.150-2, to reimburse the Town for such capital expenditures with proceeds of one or more future borrowings by or on behalf of the Town.

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

1. The Town hereby declares its reasonable official intention to incur indebtedness for the Project and to apply a portion of the proceeds thereof to reimburse the Town for the prior payment of capital expenditures for the Project.
2. The statements contained in this Resolution with respect to the reimbursement of the expenditures described in this Resolution are intended to be statements of official intent as required by, and in compliance with, Treasury Regulations Section 1.150-2.

3. The expenditures to be reimbursed pursuant to this Resolution have been paid within 60 days prior to the date hereof or will be paid on or after the date hereof (in each case from funds that are not proceeds of a borrowing) in connection with the Project.

4. The maximum principal amount of obligations expected to be issued for the Project is \$28,000,000.

5. The Town reasonably expects to reimburse the expenditures described in this Resolution with the proceeds of debt to be issued subsequent to the date hereof, but this Resolution does not constitute a binding obligation with respect to the issuance of such debt.

6. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the Board of Trustees of the Town on this 9th day of January, 2023.

(Seal)

Keith B. Richel, Mayor

ATTEST:

Sheila M. McIntyre, Town Clerk

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
January 9, 2023**

AGENDA ITEM SUMMARY

SUBJECT: Nomination of Town Representative to Weed Board

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

RECOMMENDATION: Staff asks that the board select a representative to fill our vacancy on the Garfield County Weed Board

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Trustee Justin Brintnall currently represents the Town of Silt on the Garfield County Weed Board. The County has approached the Town for a representative for 2023 and Trustee Brintnall has stated that he would be happy to continue representing the Town on this Board. Staff asks that the Board reappoint Trustee Brintnall to the Garfield County Weed Board for 2023.

ORDINANCE FIRST READING DATE: N/A

ORDINANCE SECOND READING DATE: N/A

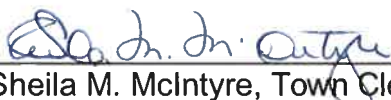
ORIGINATED BY: N/A

PRESENTED BY: Town Administrator Layman

DOCUMENTS ATTACHED: N/A

TOWN ATTORNEY REVIEW ☐ YES ☒ NO **INITIALS** _____

SUBMITTED BY:



Sheila M. McIntyre, Town Clerk

REVIEWED BY:



Jeff Layman, Town Administrator

Glenwood Springs – Main Office

201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602

Aspen

323 W. Main Street
Suite 301
Aspen, CO 81611

Montrose

1544 Oxbow Drive
Suite 224
Montrose, CO 81402

Office: 970.945.2261

Fax: 970.945.7336

**Direct Mail to Glenwood Springs*

MEMORANDUM

DATE: January 5, 2023
TO: Mayor and Board of Trustees, Town of Silt
FROM: Karp Neu Hanlon, P.C.
RE: Conflicts of Interest

With the New Year, I wanted to remind the Board of the purpose of having the “Conflicts of Interest” item on the agenda. Prior to each meeting, members of the Board should review the agenda to determine if they have a conflict of interest. Under Colorado law, all conflicts must be disclosed. The individual member of the Board can voluntarily recuse themselves. If they do not, it is up to the remaining Board members to vote on whether the Board member may sit for a matter where a conflict may exist.

Provisions of the Town Charter and the Town Code govern conflicts of interest. The Silt Code of Ethics contained in the Town Code is modeled on the Colorado Code of Ethics. The Charter and Code of Ethics define the circumstances when a conflict of interest exists. Both the Charter and the Code of Ethics largely focus on the “financial interests” of a Board member in the matter pending before the Board. The financial interest can be direct or held through direct family members. The financial interest can also be held by a “business” in which the Board member has an interest. The financial interest may be current or reasonably anticipated in the future. For example, if the Board member (or the Board member’s direct family or business) has discussed a future financial transaction

involving the entity with Business in front of the Board, a conflict of interest may exist. Compliance with the Town Ethics Code and Conflict of Interest provisions relies on Board Members to self-identify potential conflicts. The Town Attorney is available to provide guidance and respond to questions about situations that may arise.

Charter Section 1-17. Conflict of Interest. Neither the Mayor nor any Trustee shall vote or participate in discussion or deliberation on any question in which he or she has a substantial personal or financial interest, direct or indirect, including an interest held through a spouse or family member, other than the common public interest, or on any question concerning his or her own conduct. In the event the Mayor or any Trustee has such an interest, he or she shall declare such interest. Whether or not such a declaration is made, the remaining Trustees may determine by a majority vote whether said interest does in fact constitute a conflict of interest. When such conflict of interest is established, the Mayor or Trustee affected shall not vote on the matter, and the remaining Trustees shall take any further action they deem to be in the best interests of the Town. If such conflict of interest was not disclosed and is established with respect to a matter already considered by the Board of Trustees, the remaining members of the Board of Trustees shall take any action they deem to be in the best interests of the Town, including, but not limited to, terminating the unperformed portion of any contract entered into when such a conflict of interest existed. This Section and any ordinance adopted in furtherance thereof shall abrogate and replace any common law doctrine on this subject.

2.04.110 Code of ethics.

This section shall be known and cited as the Town of Silt Code of Ethics.

A. Definitions. For purposes of this section, the following definitions shall apply:

1. "Affiliate" or "affiliated with" means the present status of being an employer, employee, partner, agent, stockholder, joint venturer, officer, owner, member, or corporate director of any business organization or a person who shares office space with such an organization.
2. "Appear on behalf of another" means to act as a witness, advocate, or expert or otherwise to support the position of another person.
3. "Business" means a corporation, partnership, sole proprietorship, trust or foundation or any other individual or organization carrying on a business, whether or not operated for profit.
4. "Confidential information" means any information which is not available to the general public or deemed confidential in accordance with a local, state or federal law and which is obtained by reason of an official or employee's position or under circumstances by which a reasonable person could anticipate that such information not be disclosed. Confidential information shall also include information which, by

determination of two-thirds of the entire board of trustees, any commission, board or agency, the town administrator or the town attorney, would not be in the best interest of the town if such information was made available to the public at the time it is provided to the recipient; provided, however, such determination shall be in compliance with any applicable law. Confidential information shall also include privileged attorney-client information and communication in compliance with applicable law.

5. "Direct Financial interest" means a substantial, financial or monetary interest held by an individual or immediate family member which is:
 - a. An ownership interest in a business, including ownership of the corporate stock issued, or any other form of interest in a business;
 - b. A creditor interest in an insolvent business;
 - c. An employment, or prospective employment, for which negotiations have begun;
 - d. An ownership in real or personal property;
 - e. A loan or other debtor interest in a business; or
 - f. A position as director, manager or officer in a business.
6. "Employee" means any seasonal, temporary, part-time, or regular employee of the town subject to the ultimate direction and supervision of the town administrator.
7. "Immediate family" means a spouse or a child, parent, brother, sister, any dependent or person assuming a relationship being the substantial equivalent of those listed herein up through the second generation of blood.
8. "Official" means any person or officer holding a position by election or appointment in the service of the town, whether paid, unpaid or volunteer, including without limitation, members of the town board of trustees, any board, agency, committee, commission or entity of the town, commission or other administrative or personnel position as set forth in Title 2 of this code.
9. "Official act" or "Official action" means a vote, decision, recommendation, advisory opinion, approval, disapproval, discussion or other action, including inaction, which involves the use of discretionary authority.
10. "Pecuniary stake" means a present interest which may yield a monetary or other material benefit, except for duly authorized salary or other compensation from the town to the individual or to a person or organization with whom the individual is affiliated.
11. "Personal interest" means a present interest which may yield a benefit to the individual that cannot be measured in terms of material benefit, yet nonetheless is clearly a benefit of such a degree that the members of the board of trustees may decide that the individual with the "Personal interest" shall not participate in the

action of the town. The remaining members of the board of trustees shall determine whether the interest is sufficient to constitute a conflict of interest, in accordance with subsection 2.04.110(E)(2).

12. "Transaction" means any contract; any sale or lease of any interest in land, material, supplies, or services; or any decision upon any land development right, license, permit, application, appointment, request for ruling or determination, or any other claim or controversy.
- B. Financial Interest in Transaction. No official or employee having the power or duty to perform an official act or action, related to a transaction which is or may be the subject of an official act or action of the town, shall:
1. Have a financial interest in such transaction; or
 2. Have a financial interest in any business entity representing, advising, affiliated with, or appearing on behalf of, whether paid or unpaid, any individual or business involved in such transaction.
- ...
- E. Direct Financial Interest or Personal Interest.
1. Any official who has a direct financial interest in any matter proposed or pending before the town board of trustees, any board, commission, agency, committee or entity shall disclose such interest to the governing body of such entity and shall not vote thereon, and shall refrain from influencing or attempting to influence the decisions of the other members of such entity in voting on the matter.
 2. Any official who has a personal interest in any matter proposed or pending before the town board of trustees, any board, commission, agency, committee or entity shall disclose such interest to the governing body of such entity. The remaining members of the governing body shall determine by majority vote whether to allow the member with the personal interest to participate and vote thereon or to recuse himself/herself.
 - a. Upon disclosure of such personal interest and determination by remaining members of the governing body that the member shall recuse himself/herself, the official may work with or continue to work with town employees or town staff, in an unofficial capacity, on the matter related to the conflict of interest.

MEMORANDUM

TO: Town of Silt Board of Trustees

FROM: Mark Chain, Planner *MC*

DATE: January 3, 2023

RE: 2nd Reading of Ordinance No. 16- Series of 2022
Rezoning of Autumn Ridge from R-1 to R-3

Before you tonight will be the second reading of the ordinance which would rezone the area now known as Autumn Ridge from the Town's R-1 Zone District to the R-3 District. The zoning portion of the application, previous staff report, draft ordinance and the applicant's PowerPoint presentation are included in this agenda item. This is a public hearing. I will be making a brief presentation and then be open to questions.

The draft ordinance is also included in this packet and there are no changes in the ordinance. At the December 12 meeting, the board moved by a vote of 4 to 3 to approve the ordinance.

The Town Attorney will also be present at the meeting.

**TOWN OF SILT
ORDINANCE NO. 13
SERIES OF 2022**

AN ORDINANCE OF THE TOWN OF SILT, COLORADO, APPROVING THE REZONING FOR PREVIOUSLY ANNEXED LAND ONCE KNOWN AS THE SHANHOLTZER ANNEXATION AND NOW COMMONLY KNOWN AS AUTUMN RIDGE

WHEREAS, the Town annexed property known as the Shanholtzer Annexation and the Annexation Map was recorded on March 16, 1990 as Reception No. 410682; and

WHEREAS, the Town approved Ordinance No. 3A, Series of 1990, on April 9, 1990 zoning the property R-1: and

WHEREAS, on or about July 12, 2022 the applicant submitted a rezoning application to change the zoning from the Towns R-1 to R-3 Zone District; and

WHEREAS, the Town of Silt Planning and Zoning Commission considered the Rezoning application for the property at duly noticed public meetings on September 6, 2022 and reviewed various staff memoranda, and took comment from the public on the application;

WHEREAS, the Town of Silt Planning and Zoning Commission recommended to the Board of Trustees that the zoning change not take place at this time and

WHEREAS, the Town of Silt Board of Trustees held a duly noticed public hearings on December 12, 2022 where they reviewed various staff reports memoranda related documents; and

WHEREAS, at its December 12, 2022 meeting, the Board determined that the proposed rezoning for the Property is consistent and in conformity with the existing pattern of zoning within the Town, with the Town's Comprehensive Plan, and other rezoning criteria as set forth in the Silt Municipal Code

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

1. The subject property now known as Autumn Ridge with the attached legal description as Exhibit A shall be rezoned from R-1 to the Town's R-3 Zone District.
2. That any development of the subject property that exceeds more than one the single-family detached house or one duplex dwelling unit is required to proceed through the Towns Site Plan Review Process and a Development Agreement be entered into with the applicant to ensure that all utilities, transportation infrastructure, domestic and

irrigation water and all other necessary infrastructure and utilities are extended throughout the site per all provisions of the Silt Municipal Code.

3. That the applicant present an approved Access permit from the Colorado Department of Transportation.

INTRODUCED, READ, AND APPROVED ON FIRST READING this 12th day of December 2022, at 7:00 PM in the Town Hall, Town of Silt, Colorado.

PASSED, APPROVED ON SECOND READING, ADOPTED, AND ORDERED PUBLISHED following a continued public hearing this 9^h day of January 2023.

Town of Silt

Mayor Keith B. Richel

Attest:

Town Clerk Sheila M. McIntyre, CMC

EXHIBIT A LEGAL DESCRIPTION

Town of Silt Board of Trustees Meeting

Monday December 12, 2022 6:30 PM

Autumn Ridge - Minor - Subdivision Sketch Plan and Rezoning

12/07 /2022

Name of Project	Autumn Ridge - minor subdivision sketch plan and rezoning
Applicant	John Zeller, Joy Zeller, Deric Walter and David C. Moore
Owner	John Zeller, Joy Zeller, Deric Walter and David C. Moore 737 Corral Dr. Grand Junction, CO 81505
Owner Representative/ Land Planner	Joy Zeller and Deric Walter 737 Corral Dr. Grand Junction, CO 81505 970.948.6661
Civil Engineer	Boundaries Unlimited Inc. 923 Cooper Ave., Suite 201 Glenwood Springs, CO 81601 970.618.7035
Project Attorney	N/A
Project Architect	None at this time
Water Engineer	NA
Property Location	33821 Highway 6 and 24, Silt CO North side of Highway 6 and 24 – directly west of Old Silt Café
Existing Zoning	R-1
Surrounding Land Uses	West – vacant commercial and active motel (Red River) - Single Family Res + Pre-HUD mobile homes North – single-family sick built and modulars, South – Warehouse/storage and single-family – Duplex/tri-plex rentals East –commercial
Surrounding Zoning	North –R2 and R3 -, East – B-1, South – Unincorporated Garfield County, West – B- 2 and R 2
Existing use	1 single-family residential home
Proposed Use	<u>Immediate use</u> – one single-family home and vacant property <u>future use</u> – one single-family home and multifamily (Format for multi--family unknown at this time)

Area of Parcel Subject to application	3.07acres
Silt Comprehensive Plan	Downtown
Parcel & Reception Numbers	2179-101-00-003
Legal Description	Metes and Bounds description

INTRODUCTION AND PROCESSING COMMENT

Before you tonight is an application for a rezoning for property along Highway 6 and 24 from the R1 to the R3 Zone District. There is also an application for a Final Plat for a Minor Subdivision. This evening, you will only be considering the first reading for the rezoning application. There was a issue in the notice related to notifying mineral rights owners and that hearing is recommended to be continued until the January 9 meeting.

THE APPLICATION PROCESS

This is a land-use application with two elements. One of the elements is a Sketch Plan for a Minor Subdivision; the second is a rezoning. The proposal is to split a 3.07 acre parcel into two lots. There would be a small lot created for an existing single-family home for the purposes of sale to a different party. The applicants propose to rezone the property and provide a site-specific development plan in the future. There is a possibility that they would not resubdivide what would be a newly created larger lot. If this is the case they would be required to come in for a site plan review process for multifamily use for the purpose of future development. If approved they would also have the ability to further subdivide that lot/condominiumize it, etc. They have also discussed the possibility of applying for PUD zoning. If the larger lot, Lot 2, is ever proposed to have more than minimal development you will see it through either a major subdivision/condominium type of application or through a Multifamily Site Plan.

PLANNING COMMISSION ACTION

The Planning Commission reviewed this application at their September 6 meeting this year. **The Planning Commission is a decision-making body for the Sketch Plan portion of a Minor Subdivision.** They approved the Sketch Plan. They also considered the rezoning portion of the application that same evening. They recommended that the property not be rezoned at this time. **The Board of Trustees is the decision-making body for a rezoning.**

PAST HISTORY FOR SITE

The property was annexed to the town in 1990 and called the Shanholtzer Annexation . No additional terms and conditions were imposed on the property at that time. The property underwent a subdivision and PUD Rezoning in 2009. It received Preliminary Plan approval in 2009 for up to 34 units of housing and one “flex” lot which allowed either neighborhood commercial or an additional 6 and 12 dwelling units. The “flex” dwelling units could be built if the commercial was unviable. The property was scheduled for a Final Plan/Plat hearing in front of the Board of Trustees in 2011 when the bottom fell out of the real estate and development market and the development became unviable and was withdrawn. This is the first land-use entitlement action since that time.

Location

A location map is attached. The property is located directly to the east of the old Silt Café and the Red River Inn property on the north side of Highway 6 and 24.

SKETCH PLAN REVIEW

as noted earlier, the Planning Commission approved the Sketch Plan for the Minor Subdivision. The Board is the Final decision-making body for the Final Plat. You will see that at the January 9 meeting. It is unnecessary to go into the details of that application now. However, I have included a summary of some of the technical and engineering items so you know what exists on the property.

Summary of site conditions and technical information

Utilities

- water and wastewater are already provided to the existing single-family house on the proposed Lot 1
- A town water line is located in Highway 6 and 24 and actually is located within the boundary of the subject property in the southwest corner. It is my understanding that an easement was not provided when installed. If approved, an easement should be created with the plat.
- Wastewater is also adjacent in Highway 6 and 24. A gas main is also located adjacent to the subject site – in the highway
- electric exists on site.
- Town water main is also adjacent on the west side of the property as well as along the northern boundary.

Access

- access is available off of State Highway 6 and 24. An access permit was approved with the previous land-use entitlement for the property. Another access permit was obtained in 2020 for 36 dwelling units. I am not sure if that Access Permit has extensions related to construction of improvements. If not, a new Access permit will be required

Ditch/Irrigation

- The application comes with water rights out of the Grand River Ditch. See application. If the property moves on to the development stage the rates will be acquired by the town and then lease back to the owner at no cost.

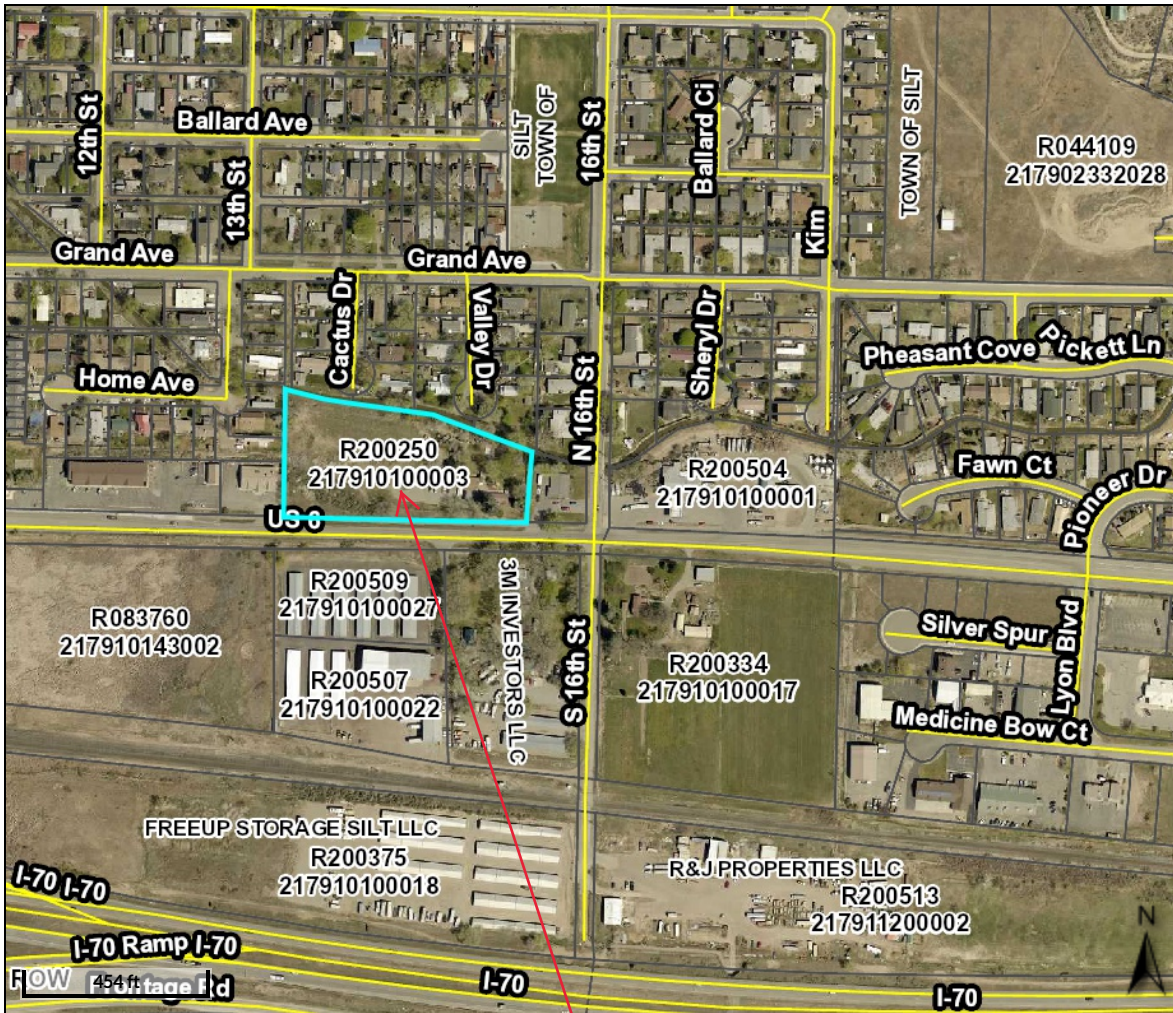
Geotech

- reports from HP Geotech (now called Kumar) were submitted with the previous application. They included a subsoil surface study as well as some specifics on recommended asphalt thickness and base course for roads. I didn't find anything unusual though there is the possibility

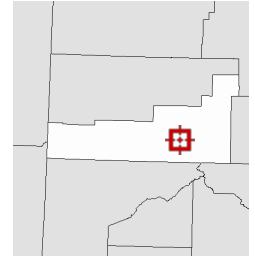
Location Map

Zeller Property

Created by: Chain



Overview



Legend

- Parcels
- Roads
- Parcel/Account Numbers
- Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- Owner Name**
- Lakes & Rivers
- County Boundary Line

Account Number	R200250	Physical Address	33821 6 & 24 HWY	2019 Total Actual Value	\$362,170	Last 2 Sales
Parcel Number	217910100003	Address	SILT	81652		Date Price
Acres	3	Owner Address	ZELLER, JOHN & JOY & WALTER, DERIC & MOR			8/18/2009 \$0
Land SqFt	0		737 CORRAL DRIVE			8/17/2009 \$0
Tax Area	035		GRAND JUNCTION CO 81505			
2019 Mill Levy	83.6550					

Subject Property

Date created: 9/1/2022

Last Data Uploaded: 9/1/2022 2:16:31 AM

Developed by  Schneider GEOSPATIAL

of perched groundwater; perhaps because of proximity to the ditch. Anything noted in the Geotech can be taken care of

Easements

- The sketch plan map shows water line easements as well as the access and utility easements across the ditch to both cactus Drive and Valley Drive. With the previous application the owners had proposed to have an alternative access through cactus Drive but not Valley Drive. All of the easements just mentioned as well as the possible road connections were all taken care of during the planning and subdivision process with the town during the approval of the Mazzuchi addition 1 annexation.

REZONING APPLICATION - AUTUMN RIDGE

The applicant's request a rezoning from R1 to R3. R 1 is a low-density, single-family detached zone district. R 3 is one of the towns multifamily zoning districts. This is an application for an amendment to the Zoning Map. It is processed according to Chapter 17.88 of the Municipal Code.

The Property

The property address is 338 21 Highly 6 and 24. The property is 3.07 acres in size and lies north of Highway 6 and 24 and directly to the east of the Old Silt Café. The property has one single-family house at the southeast portion of the site and the rest is vacant. There is access off of the State Highway. Utilities are available. The majority of the property is located on a type of shelf above Highway 6 and 24.

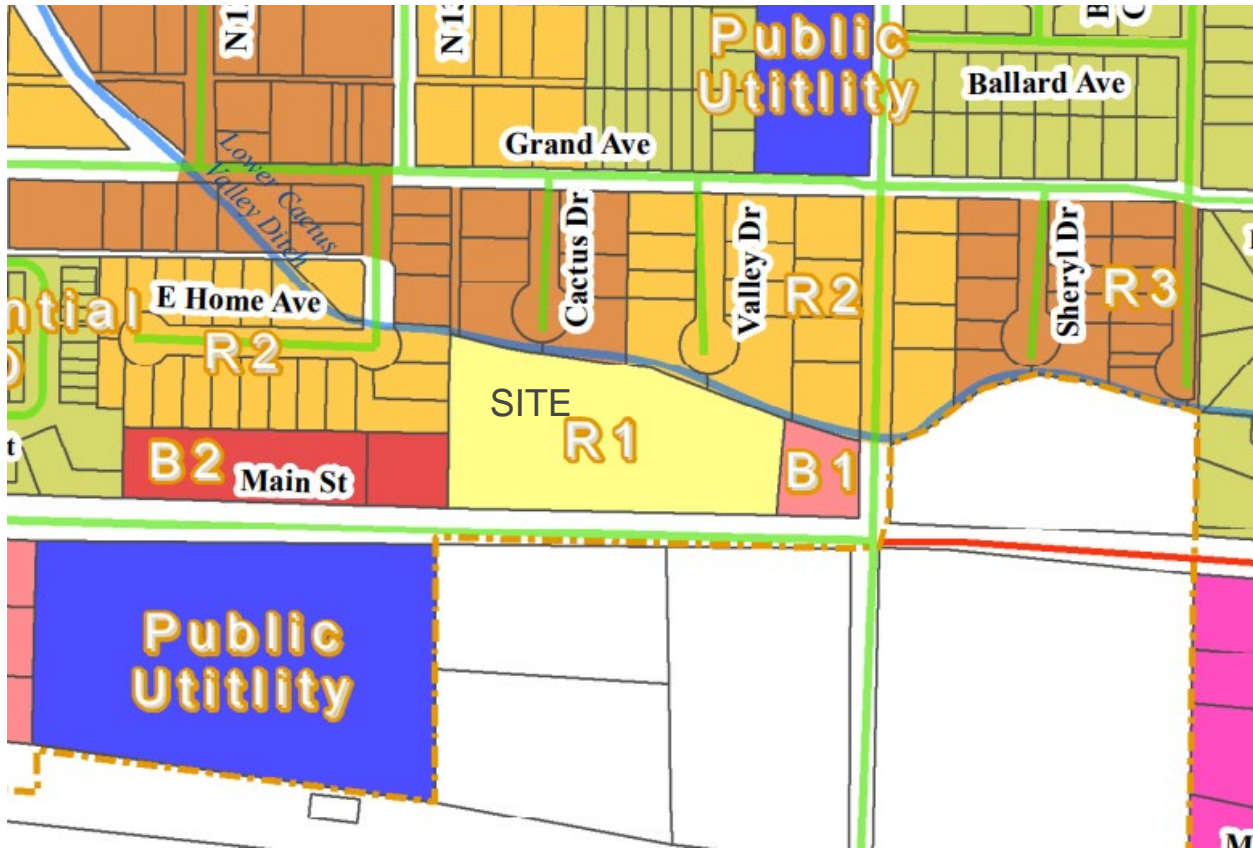
I. Applicable Municipal Code sections

Amendments to the Zoning Map are regulated in sections 17.88.020. Approval criteria are contained in 17.88.020 B.3(b). The Board of Trustees is the approving body for an amendment to the Zoning Map (AKA Rezoning) after receiving a recommendation at a public hearing from the Planning Commission.

Surrounding Zoning

- **North** –R2 and R3 -,
- **East** – B-1,
- **South** – Unincorporated Garfield County,
- **West** – B- 2 and R 2

A zone district exhibit of the existing zoning for the subject property and surrounding area is included in the application and attached here for your easy review.



The Neighborhood

Commercial uses lie both to the east and west of the property and there are commercial uses to the south along Highway 6 and 24. The majority of the area immediately north of the project is single-family residential though it is zoned for medium and high density residential (R2 and R3).

Differences in the towns Residential Zone Districts

R-1. The proper name for this zone district is R-1 Low Density Residential District. It is intended for the principal use being single-family dwellings in low-density development between one and four dwelling units per acre. The minimum lot size is 7500 ft.² with a lot area per dwelling unit of 3750 ft.². The maximum height is 27 feet with a lot coverage of 50%.

R-2. This is the Town's R – 2 General Residential District. Principal uses are residential with a greater coverage of lot area and a medium density of between 4 and 8 dwelling units per acre being encouraged in this district. The minimum lot sizes 5000 ft.² with a lot area per dwelling unit of 2500 ft.². Maximum height is 27 feet and maximum lot coverage 60%.

R-3. The formal name for this is R – 3 Residential/Manufactured/Modular/Factory Built Housing High Density District. The R-3 district is established as a district to provide for single-family and multifamily residential development, and permanent manufactured, modular and/or factory built residences. It is

designed to promote a density of between 8 and 16 units per acre. The minimum lot area is 4000 ft.² with a lot area per dwelling unit of 2500 ft.². Maximum building height is 35 feet with a maximum lot coverage of 70%

II. COMPREHENSIVE PLAN

The property lies in the Downtown Area Land Use Designation for the comprehensive plan. The properties within this designation are clearly the Town's retail commercial core. The plan encourages attractive storefronts and high visibility to those traveling on State Highway 6. Eventually, the Plan suggests that the downtown should be expanded along Main Street from 1st Street to 16 Street, and from the alley north of Front Street to Grand Avenue between 4th and 9th Street.

The Plan suggests that downtown properties be very visually attractive, with architectural features normally encountered in historic downtown areas. The building should have entrances in a classic fashion facing the street and large windows the display of goods and services, withdrawn patios for cafés for citizens and visitors to co-mingle. Western heritage/theme and architectural features and façades are encouraged. The plan also calls for mixed uses with lower levels hopefully being retail and upper levels being residential. Density is noted to be able to be fairly high, with densities ranging up to 20 units per acre.

Planner's Comment. *The property has existing utilities and infrastructure including good access to Highway 6 and 24. Higher density surrounds the subject property in terms of zoning and there are higher residential densities close by to the West of the subject site. I initially was surprised that the Comprehensive Plan suggested downtown style development all the way up to 16th Street. The historic street grid essentially stops just past 9th Street and historical Western Colorado downtowns are usually extensively tied into the grid network of development. What stood out to me related to this property is that the great majority is at a different elevation than Highway 6 and 24, and In fact is topographically disconnected from the Highway except at the eastern end .of the site.*

Please note that the zone districts that are suggested for the downtown area are B-1, B-2, R-2 and R-3. So, the Comprehensive Plan suggests a higher density and it should not be zoned R-1. Utilities are available and there is good vehicular access to the site which has been proved by the ability to have obtained a CDOT access permit 2 different times for multifamily development on the site. It is this planner's opinion that with the utilities and access available this property should be zoned high density and that R – 3 is probably the best land use designation. Because of the elevation disconnect with the Highway, even if downtown style buildings were built there they would not be that visible for the most part even along the Highway. And this site would be at the far eastern end of any downtown area. I would like to see the downtown style buildings concentrated from just east of the roundabout down through what is now the western edge of town – that appears most logical from a planning standpoint.

Stella Staff can support a rezoning to R-3.

III. Review Criteria

Below is a point-by-point comment on the review criteria contained in section 17.78.020.C.3.(b)

- i. The amendment will promote the public health, safety and general welfare;

Comment: *The rezoning will promote the public health, safety and general welfare.*

- ii. The amendment is consistent with the Comprehensive Plan and the purposes stated in the Unified Development Code;

Comment: *The proposal for rezoning is consistent with the Comprehensive Plan and the purposes stated in the Municipal Code.*

- iii. The amendment is consistent with the stated purpose of the proposed zone district;

Comment: *The amendment is consistent with the stated purpose of the proposed zone district.*

- iv. The amendment will not likely result in significant adverse effects upon the natural environment, including air, water, noise, storm water management, wildlife and vegetation; or such impacts will be substantially mitigated;

Comment: *The amendment will not appear to result in negative impacts to the natural environment*

- v. The amendment will not likely result in material adverse negative impacts to other properties adjacent to or in the vicinity of the subject property;

Comment: *Future development should not result in material adverse negative impacts to other properties in the vicinity. In fact, the applicants are trying to minimize impacts on the neighboring property by not connecting rights-of-way through to Valley Drive and Cactus Drive which previous projects did. It makes sense to connect through for conductivity purposes but the applicants are trying to minimize disruption.*

- vi. Facilities and services including roads/transportation, water, gas, electricity, police and fire protection or as applicable will be available to serve the subject property after development;

Comment: *Facilities, services and utilities are available to serve the subject property. A water main actually transverses across the southwest portion of the site and there is a ditch at the northern boundary. As noted, transportation infrastructure is there and it is easy to connect to all utilities. This is where higher development densities should occur.*

IV. Staff Findings

Staff finds that the rezoning application is in compliance with the Comprehensive Plan, is consistent with the purposes of the stated purposes of the proposed zone district, that utilities and adequate access are available and that it should not result in significant adverse effects upon the natural environment.

If the Board wishes to rezone the property, it would be best if the applicants went through and completed the Minor Subdivision and enter into a Subdivision Improvements Agreement with the Town. There should also be a Development Agreement upon any approval of a resubdivision for Lot 2 or in concurrence with the approval of a Multifamily Site Plan Review. This condition could be attached to either the rezoning or the Minor Subdivision.

V. Planning Recommendation:

Staff recommends that the Board of Trustees approve the rezoning request from R-1 to the R-3 Zone District.

Town of Silt Community Development

231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 108



Land Use Application Form

<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Re-Subdivision Final Plan
<input type="checkbox"/> Easement Agreement	<input checked="" type="checkbox"/> Zoning or Rezoning	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Annexation & Development Agreement
<input type="checkbox"/> Zoning Variance	<input checked="" type="checkbox"/> Other: <u>Minor Subdivision</u>	

Project Name: Autumn Ridge Minor Subdivision

Project Description / Property Information:

Address: 33821 Hwy 6 & 24, Silt, CO

Parcel ID Number: 2179-101-00-003

Legal Description (*attach additional sheets if necessary*): A parcel of land situation in the NE 1/4 NE 1/4 of Section 10, T 6 S, R 92 W of the 6th Principal Meridian, Town of Silt, County of Garfield, Colorado

Access to Property: Highway 6 & 24

Acreage or Square Footage: 3.07 Ac.

Existing Land Use Designation: Single Family/Vacant

Proposed Land Use Designation: Residential

Existing Zoning: R-1

Proposed Zoning: R-3

Proposed Use / Intensity of Use: Lot 1: Residential/Existing SF; Lot 2: Residential/TBD

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):

Property Owner(s): Name: John Zeller, Joy Zeller, Deric Walter and David C. Moore Phone: 970.948.6661

Company: _____ Fax: _____

Address: 737 Corral Drive, Grand Junction, CO 81505

Authorized Rep.: Name: Joy Zeller and Deric Walter Phone: 970.948.6661 (Joy)

Company: _____ Fax: Ph:970.618.7035 (Deric)

Address: 737 Corral Drive, Grand Junction, CO 81505

Engineer/Designer: Name: Deric Walter, PE Phone: 970.618.7035

Company: Boundaries Unlimited Inc. Fax: _____

Address: 923 Cooper Ave., Ste. 201, Glenwood Springs, CO 81601

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.

Joy Zeller _____ § _____
Name (printed)

737 Corral Drive, Grand Junction, CO 81505
Address

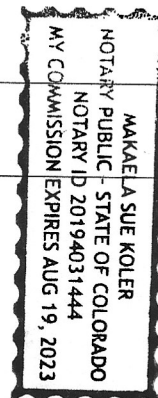
970.948.6661
Phone

[Signature]
Signature

CO DL 97-190-1112
Type of Identification

Fax

Subscribed and affirmed before me in the
County of Mesa, State of Colorado
this 13 day of July, 2022.
[Signature]
Notary



Disclosure of Property Ownership

- _____ 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, John Zeller and Joy Zeller, 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)

John Zeller
Name (printed)
737 Corral Drive
Address
Grand Junction, CO 81505
Address
970.319.4275
Phone

Joy Zeller
Name (printed)
737 Corral Drive
Address
Grand Junction, CO 81505
Address
970.948.6661
Phone

Fax _____
Signature [Signature]
Colorado Driver's License
Type of Identification
County of Mesa
State of Colorado

Fax _____
Signature [Signature]

ss.

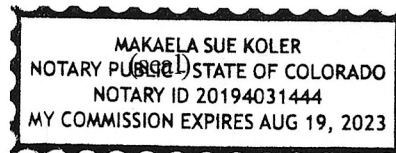
Sworn to and subscribed before me this 13 day of July, 2022
(fill in day) (fill in month) (fill in year)

By John Zeller
(name printed)

Witness my hand and official seal.

Makaela Sue Koler
Notary Public

My Commission expires: August 19, 2023



Property Owner Affidavit

I/We, Deric Walter, 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)

Deric Walter
Name (printed)
1213 N. 16th St.
Address
Silt, CO 81652
Address
970.618.7035
Phone
Fax

Name (printed)

Address

Phone

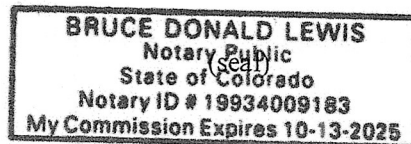
Fax

[Signature]
Signature
Driver's License
Type of Identification
County of Garfield
State of Colorado

Signature
ss.

Sworn to and subscribed before me this 15th day of July, 2022
(fill in day) (fill in month) (fill in year)
By Deric J Walter
(name printed)

Witness my hand and official seal.
[Signature]
Notary Public
My Commission expires: 10-13-2025



Property Owner Affidavit

I/We, Deric Walter and David C. Moore, 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)

Deric Walter
Name (printed)
1213 N. 16th St.
Address
Silt, CO 81652
Address
970.618.7035
Phone

Fax

Signature

David C. Moore
Name (printed)
1409 Domelby Ct.
Address
Silt, CO 81652
Address
970.618.5244
Phone

Fax

Signature David C Moore

Type of Identification
County of Garfield
State of Colorado

ss.

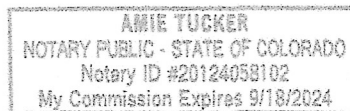
Sworn to and subscribed before me this 13 day of July, 2022
(fill in day) (fill in month) (fill in year)
By David Moore
(name printed)

Witness my hand and official seal.

Amie Tucker
Notary Public

(seal)

My Commission expires: 9/18/2024



Authorized Representative

I/We further permit Joy Zeller and Deric Walter 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.

John Zeller

Name (printed)

737 Corral Drive

Grand Junction, CO 81505

Address

970.319.4275

Phone

Fax

Signature

Colorado Driver's License

Type of Identification

County of Mesa

State of Colorado

ss.

Sworn to and subscribed before me this 13 day of July, 2022.
(fill in day) (fill in month) (fill in year)

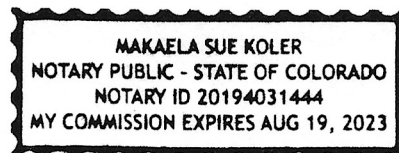
By John Zeller
(name printed)

Witness my hand and official seal.

Makaela Sue Koler

Notary Public

My Commission expires: August 19, 2023



Authorized Representative

I/We further permit Joy Zeller and Deric Walter 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.

Joy Zeller

Name (printed)

737 Corral Drive

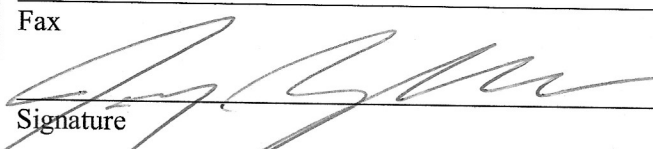
Grand Junction, CO 81505

Address

970.948.6661

Phone

Fax


Signature

Colorado Driver's License

Type of Identification

County of Mesa

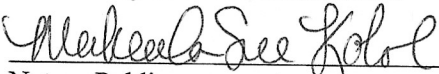
State of Colorado

ss.

Sworn to and subscribed before me this 13 day of July, 2022.
(fill in day) (fill in month) (fill in year)

By Joy Zeller
(name printed)

Witness my hand and official seal.



Notary Public

My Commission expires: August 19, 2023

MAKAELA SUE KOLER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194031444
MY COMMISSION EXPIRES AUG 19, 2023

Authorized Representative

I/We further permit Joy Zeller and Deric Walter 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.

Deric Walter

Name (printed)

1213 N. 16th St.

Silt, CO 81652

Address

970.618.7035

Phone

Fax

Signature

Type of Identification

County of

State of

SS.

Sworn to and subscribed before me this

15th

day of

July

(fill in month)

2022

(fill in year)

By

Deric J. Walter

(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires:

10-13-2025

BRUCE DONALD LEWIS
Notary Public
State of Colorado
Notary ID # 19934009183
My Commission Expires 10-13-2025

Authorized Representative

I/We further permit Joy Zeller and Deric Walter 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.

David C. Moore

Name (printed)

1409 Domelby Ct.

Silt, CO 81652

Address

970.618.5244

Phone

Fax

Signature

Known to me

County of

State of

ss.

Sworn to and subscribed before me this 13 day of July, 2022.
(fill in day) (fill in month) (fill in year)

By

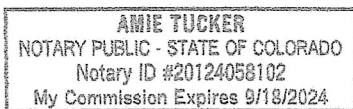
David Moore

Witness my hand and official seal.

Notary Public

My Commission expires:

9/18/2024



Below is an **example** of a Public Notice to be submitted to the newspaper and sent by certified, return receipt mail to property owners within 200 feet. The minimum public notice requirements are as follows:

Variances:	No less than 7 days prior to public hearing
All applications regarding a Planned Unit Development:	No less than 15 days prior to public hearing
Special Use:	No less than 15 days prior to hearing
Subdivision Exemption:	No less than 7 days prior to public hearing
Preliminary Plan:	No less than 7 days prior to public hearing
Comp Plan Amendment, Sketch Plan, Zoning, Rezone, Final Plan:	No less than 15 day prior to public hearing

Public Notices shall be published once per week, in a newspaper of general circulation, no less than the number of days as listed above. Public Notices to adjoining property owners shall be sent certified, return receipt and post-

Public Notice

You are hereby notified that the Town of Silt Planning & Zoning Commission/Board of Trustees will conduct a Public Hearing to consider the following application. The Public Hearing will be held on _____, 200__ at 7:00p.m. in Council Chambers at Silt Town Hall, 231 N. 7th Street.

Applicant:

Application Request:

Legal Description: (brief legal description is sufficient)

Common Description: (street address or general location)

For more information, contact the Town of Silt Community Development Department; PO Box 70, 231 N. 7th Street or call 970/876-2353. Please provide the name of the applicant and other notice information when asking department staff about this notice.

TOWN OF SILT, PROOF OF PUBLIC NOTICE AND CERTIFICATE OF MAILING

Project: Autumn Ridge Minor Subdivision

I HEREBY AFFIRM THAT Public Notice requirements of the Silt Municipal Code have been met for the Public Hearing before the Silt Planning & Zoning Commission/Board of Trustees to be held on _____, 20__.

In addition, I hereby affirm that on _____ day of _____, 20__, I mailed first class, certified return receipt, a true copy of the attached Public Notice by placing the same postage prepaid in the United States Mail at _____, Colorado, addressed to those property owners on the attached list.

Attached are:

1. Certificate(s) of Mailing (green cards and return receipts)
2. Proof of publication from a newspaper of general circulation within the Town showing that prior to the meeting, the Public Notice was advertised as required per Silt Municipal Code.
3. List of names and mailing addresses of all surrounding property owners within 200 feet of subject property.

Joy Zeller

Name of Applicant (printed)

Signature of Applicant

Date

County of _____)

State of _____)

ss.

Sworn to and subscribed before me this _____ day of _____, _____.
(fill in day) (fill in month) (fill in year)

By _____
Name (printed)

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

LAND USE APPLICATION FEES

Application	Fee	Deposit	SMC Section
Annexation	\$1,200	\$400	16.13.040
Annexation & Development Agreement amendment	\$400	\$400	16.13.130
Boundary Adjustment/Lot Line	\$100	\$0	16.04.907
Condominiumization	See Major	Subdivision	16.05.110
Easement Agreement and Amendments	\$500	\$500	2.44.110
Intergovernmental Agreement and Amendments	\$500	\$500	2.44.100
Major Subdivision-Sketch Plan	\$500	\$500	16.04.120
Major Subdivision-Preliminary Plan	\$800	\$800	16.04.180
Major Subdivision-Final Plan	\$500	\$500	16.04.270
Sign Exception	\$70	\$0	
Fence Exception	\$70	\$0	
Replat or Re-subdivision	\$500	\$0	16.04.945
Site Plan Review- Commercial/Multi-Family	\$500	\$0	17.42.030
Special Use Permit	\$250	\$0	17.78.040
Minor Subdivision-Sketch/Final	\$500	\$500	16.04.906
Subdivision Improvement Agreement Amendment	\$400	\$400	16.04.315
Vacation of Right of Way	\$400	\$400	2.44.120
Zoning Variance	\$250	\$0	17.84.080
Zoning or Rezoning	\$500	\$100	16.12.410

**Deposits must be included with application submittal. The deposit is used as security for department staff and consultant time to review the project application. Applicant shall also pay for fees and charges incurred by the town, such as legal fees, planning fees, engineering fees, and filing or recording fees, plus an administrative fee of 15% of the total consultant charges.*

ATTACHMENTS/EXHIBITS MUST BE COMPLETE FOR SUBMITTAL.

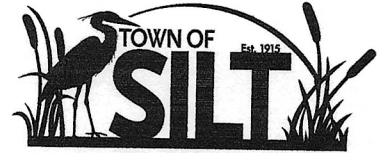
Incomplete applications **will not** be reviewed until deemed complete.

Checklist below for Office use only.

- 1] _____ A legal description of the property.
- 2] _____ Evidence of legal ownership. May be a deed, title commitment, title insurance policy, or attorney's opinion of ownership.
- 3] _____ Letter of consent. Required if the Applicant is not the property owner.
- 4] _____ List of property owners within 200 feet. Call Garfield County Assessor's Office at 970/ 945-9134 for information.
- 5] _____ Impact statement (description of how the proposed land use complies with the Town of Silt Municipal Code and Comprehensive Plan).
- 6] _____ A copy of the completed application in electronic format (Microsoft Word).
- 7] _____ A diskette, compatible with the Town of Silt GIS system, must be submitted before final recording of land use action. Mylars will not be signed prior to submittal of GIS disk. (For GIS information, call the Community Development Department, (970)876-2353.) Please do not print Final Plat Mylars until you receive approval by Town staff.

Town of Silt Community Development

231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 108



LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: John Zeller, Joy Zeller,
Deric Walter and David C. Moore Date: 7/12/2022

Location of Property: 33821 Hwy 6 & 24, Silt, CO

Land Use Request: Minor Subdivision / Sketch Plan

Please answer the following questions to the best of your ability. Attach additional pages as needed.

1. Is your request compatible with the Silt Municipal Code? Yes/No ☒ Yes

2. Is your request compatible with the Silt Comprehensive Plan? Yes/No ☒ Yes

If not, how is your request useful to the Town of Silt?

3. Explain how your request is compatible with the immediate area surrounding the site.

North: Cactus Drive is R-3 and Valley Drive is R-2;
South: Storage and Multifamily (GarCo);
East: B-1; West: B-2 and R-2

4. How is your request desirable for the Town of Silt?

Improves housing options, including the potential for attainable housing and/or residential rentals.

5. Detail any real or possible environmental, town service, or other impacts your request may have.

A Highway Access Permit has already been obtained for this property at the location shown on the Sketch Plan. Water, sewer and gas mains run across the front of the property. Electricity is located on the east and west sides of the property. Irrigation water rights are owned and accessed from an existing diversion box on the Cactus Valley Ditch along the north side of the property.

6. Are there or have there ever been any landfills on any part of the property included in your request? Yes/ No No
7. Please mark all the concerns or impacts listed below which apply to your request and give a brief statement about how you have addressed them.
- a. X traffic
 - b. X town services (water, sewer, etc.)
 - c. _____ signage
 - d. _____ open space
 - e. _____ schools
 - f. _____ emergency services (police, fire, medical)
 - g. X other utilities (electrical, etc.)
 - h. _____ other (pollution, etc.)

Please list any other items or information which you feel would be of help in assessing your application.

The intent of is Minor Subdivision Application is to subdivide off the existing single family house (Lot 1) for sale. The proposed use for Lot 2 has not been determined, but is anticipated to align with R-3 zoning or possibly a residential or mixed-use PUD.

Traffic: A CDOT Highway Access Permit has already been obtained for the proposed access.

Town Services: Water and sewer are already provided by the Town to the existing single family house (Lot 1). Utility requirements for the vacant lot (Lot 2) will be determined at a later date. The water rights held by the owners include 0.39 shares of the Grand River Ditch Company and the Hallar well (West Divided #5, Case W-1810). According to Book 741, Page 948 of the Garfield County Clerk & Recorder, 3 water service taps and 1 sewer service tap are also owned (1 of each will be dedicated to the existing house). The Grand River Ditch Company shares have been historically and recently used to irrigate the 3.07 acre property through the use of flood irrigation and a sprinkler system. Water is obtained from the ditch through two irrigation headgates. It is our understanding that 1.0 shares of the Ditch has an approximate flow rate value of 50gpm. Therefore, the 0.39 shares owned is roughly equivalent to 19.5gpm.

The town waterline located inside the south boundary line was installed without an easement. The dedication of the easement shown on the Plan should not negate the rights of the Owner of lot 2 to utilize the easement area as deemed necessary by the Owner insofar as they do not damage the waterline. Such uses may include, but are not limited to: stormwater management systems, with or without detention; landscaping; utilities to serve the property; material storage; earth embankment; excavation; vehicle parking; or constructing fences on or across the easement.

Autumn Ridge Minor Subdivision

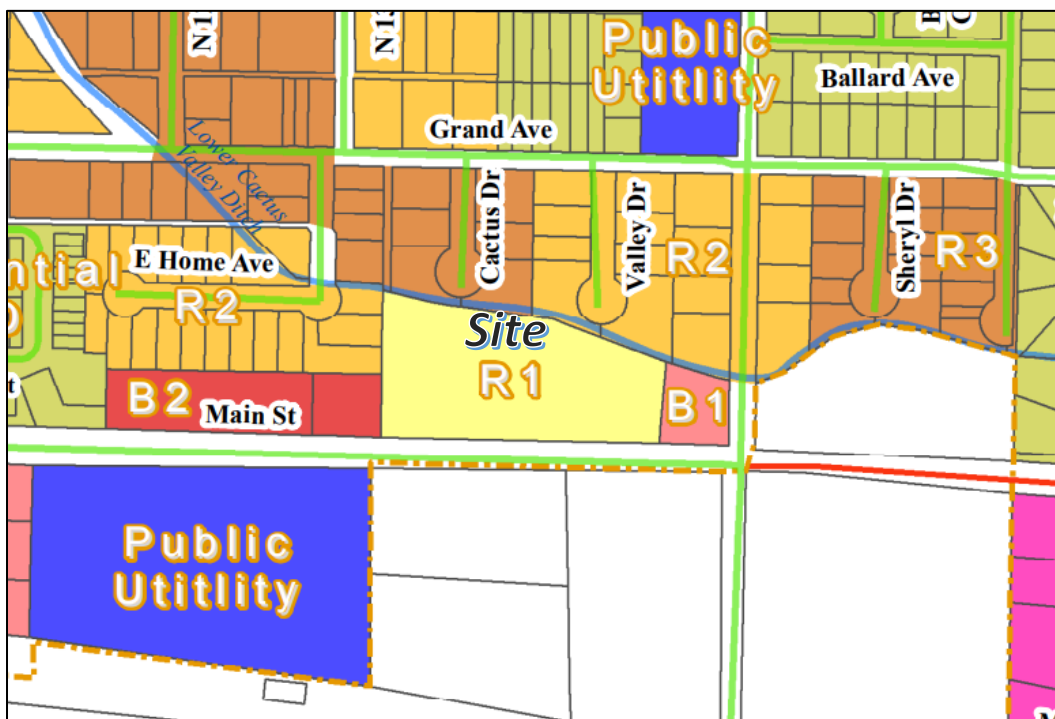
Applicants: John Zeller, Joy Zeller, Deric Walter and David C. Moore

Description of Proposed Land Use(s): We are proposing to subdivide the current R-1 zoned property into two R-3 lots. Lot 1 will contain the existing single family house. Lot 2 will be the vacant portion of the property and is anticipated to be developed at a later date to meet the housing needs of Silt and the surrounding community.

Planning Objectives: The primary objective of this minor subdivision is to subdivide off the existing house (Lot 1) for resale while we determine a financially viable use for the vacant portion (Lot 2). We are currently researching various housing options that align with R-3 zoning or may possibly apply for a residential or mixed-use PUD at a later date. The existing R-1 zoning is not financially feasible, is no longer consistent with the surrounding zoning and is not a good use for property along Highway 6 (Main Street).

Description of Adjoining Land Uses and Zoning: The proposed R-3 zoning is consistent with the adjoining properties which are a mix of R-2 (along Valley Drive and E. Home Avenue), R-3 (along Cactus Drive, B-1 (east of the site), B-2) west of the site, Public Utility (southwest of the site), storage facilities (in Garfield County to the south) and multifamily residential (in Garfield County southeast of the site). *Please see the attached Vicinity Map and the Zone Map excerpt below.*

Existing and Proposed Zoning of Subject Property: The property is currently zoned R-1 and is proposed to be R-3. *Please see Zone Map excerpt below.*



Estimate of Proposed Residential Units: Lot 1 will contain the existing single family house. The proposed use for Lot 2 has not been determined, but is anticipated to align with R-3 zoning or possibly a residential or mixed-use PUD.

Individual(s) Who Prepared the Minor Subdivision Sketch Plan:

Boundaries Unlimited Inc.
Deric Walter
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601

Total Area of The Parcel: 3.07 acres

How the Development will be Served by Utilities:

Water, sewer, gas, and telecommunication mains existing in the Highway 6 (Main Street) right-of-way. A water main traverse the property along the west boundary and then east along the north boundary to Cactus Drive. Overhead electric exists along the west boundary and at the northeast corner of the site.

The existing single family house (Lot 1) is already serve by the Town with water and sewer. Utility requirements for the vacant lot (Lot 2) will be determined at a later date.

The water rights held by the owners include 0.39 shares of the Grand River Ditch Company and the Hallar well (West Divided #5, Case W-1810). According to Book 741, Page 948 of the Garfield County Clerk & Recorder, 3 water service taps and 1 sewer service tap are also owned (1 of each will be dedicated to the existing house). The Grand River Ditch Company shares have been historically and recently used to irrigate the 3.07 acre property through the use of flood irrigation and a sprinkler system. Water is obtained from the ditch through two irrigation headgates. It is our understanding that 1.0 shares of the ditch has an approximate flow rate value of 50gpm. Therefore, the 0.39 shares owned is roughly equivalent to 19.5gpm.

Land, Soil Types, Slope Stability & Floodplain Statement:

An in-depth subsoil study was previously prepared by Hepworth-Pawlak Geotechnical, Inc. (aka Kumar & Associates) for a previous PUD application that was determined to be financially infeasible. A copy of the study has been enclosed.

3M INVESTORS LLC
737 CORRAL DRIVE
GRAND JUNCTION CO 81505

AMP VENTURES, LLC
1334 COUNTY ROAD 250
SILT CO 81652

ANDRUS, JONATHAN & MELANIE
260 CACTUS DRIVE
SILT CO 81652

ANTONELLI, LARRY & GLENDA K
1615 MAIN STREET
SILT CO 816529795

AVILA, ADRIAN & WILCOX, ASHTON
230 N VALLEY DRIVE
SILT CO 81652

BEAUCHAMP, GENE & ALICE A
PO BOX 575
SILT CO 81652-0575

BEGAYE, WILLIAM H & FERGUSON, NAK
241 CACTUS DRIVE
SILT CO 81652

BOSWORTH, STACY D
322 MID VALLEY DRIVE
NEW CASTLE CO 81647

CARBONE MARRON, CASEY T
221 N 13TH
SILT CO 81652

CORDOVA, JASON D & GINGER L
261 CACTUS DRIVE
SILT CO 81652-9817

COX, TINA R
211 N VALLEY DRIVE
SILT CO 81652

DEL CID, JOSE R
1160 HOME AVENUE
SILT CO 81652

FERGUSON, ALBERT L & GEORGIA J
210 VALLEY DRIVE
SILT CO 81650

FITZSIMMONS, BILLY & HENDERSON, DA
221 CACTUS DRIVE
SILT CO 81652

GALINDO CARRILLO, MANUEL
140 13TH STREET
SILT CO 81652

GISH SOLIDAY, LAURIE A & SOLIDAY, AL
1400 RUEDI CREEK ROAD
BASALT CO 81621

GRANT, KRISSA R & SMITH, DEBRA A &
241 N VALLEY DRIVE
SILT CO 81652

GUTIERREZ, RICARDO
1411 GRAND AVENUE
SILT CO 81652

HAMPTON, PATRICIA C
730 E 5TH STREET
RIFLE CO 81650

HULL, JONATHAN D & ELISE L
210 N 16TH STREET
SILT CO 81652

INTERMOUNTAIN HOLDINGS, LLC
PO BOX 629
SILT CO 81652

LYONS, ROBERT & BERNICE
PO BOX 233
SILT CO 81652-0233

MEIER, MALLORIE R & WAHL, JEFFREY
1015 DOMELBY COURT
SILT CO 81652

PLATTNER, CLAUDIA A
PO BOX 904
SILT CO 81652

RC & ASSOCIATES LLC
PO BOX 1198
SILT CO 81652

RHINEHART OIL CO LLC
1800 - 240 4TH STREET SW
CALGARY ALBERTA T2P 4H4

RIVAS, PORTIFIO MONROY & JURADO, L
200 13TH STREET
SILT CO 81652

SEIFERT, GERALD A & CYNTHIA A
PO BOX 705
SILT CO 81652

SILT COMMERCIAL PROPERTY LLC
4424 COUNTY ROAD 154
GLENWOOD SPRINGS CO 81601

SILT LODGING LLC
PO BOX 15
SILT CO 81652

SILT, TOWN OF
PO BOX 70
SILT CO 81652

SISSECK, CHRISTOPHER A & JENNIFER
1285 HOME AVENUE
SILT CO 81652

WEST, GABRIELLA
PO BOX 296
SILT CO 81652

WIGGINS, DAVID F
1260 HOME AVENUE
SILT CO 81652

ZELLER, JOHN & JOY & WALTER, DERIC
737 CORRAL DRIVE
GRAND JUNCTION CO 81505

Property Results

35 Results

☐ Show Property Photos

Account Number ↕	Owner ↕	Property Address ↕	City ↕	Map
 R005001	 HAMPTON, PATRICIA C	221 VALLEY DR	SILT	Map
 R005002	 COX, TINA R	211 N VALLEY DR	SILT	Map
 R006644	 ANDRUS, JONATHAN & MELANIE	260 CACTUS DR	SILT	Map
 R006645	 GUTIERREZ, RICARDO	1411 GRAND AVE	SILT	Map
 R041306	 SILT LODGING LLC	1200 MAIN ST	SILT	Map
 R041307	 SILT COMMERCIAL PROPERTY LLC	1290 MAIN ST	SILT	Map
 R083760	 SILT, TOWN OF	1205 MAIN ST	SILT	Map
 R200250	 ZELLER, JOHN & JOY & WALTER, DERIC & MOR	33821 6 & 24 HWY	SILT	Map
 R200334	 ANTONELLI, LARRY & GLENDA K	1081 218 COUNTY RD	SILT	Map
 R200504	 RHINEHART OIL CO LLC	1750 MAIN ST	SILT	Map
 R200508	 3M INVESTORS LLC	1547 MAIN ST	SILT	Map
 R200509	 INTERMOUNTAIN HOLDINGS, LLC	1535 MAIN ST	SILT	Map
 R350002	 BOSWORTH, STACY D	240 N 13TH ST	SILT	Map
 R350021	 CARBONE MARRON, CASEY T	221 13TH ST	SILT	Map
 R350032	 MEIER, MALLORIE R & WAHL, JEFFREY J	240 CACTUS DR	SILT	Map
 R350077	 BEGAYE, WILLIAM H & FERGUSON, NAKITA E	241 CACTUS DR	SILT	Map
 R350106	 GRANT, KRISSA R & SMITH, DEBRA A & GRANT	241 VALLEY DR	SILT	Map
 R350110	 FERGUSON, ALBERT L & GEORGIA J	210 VALLEY DR	SILT	Map
 R350121	 SEIFERT, GERALD A & CYNTHIA A	231 16TH ST	SILT	Map
 R350144	 WEST, GABRIELLA	220 CACTUS DR	SILT	Map
 R350179	 WIGGINS, DAVID F	1260 HOME AVE	SILT	Map
 R350182	 FITZSIMMONS, BILLY & HENDERSON, DAWN	221 CACTUS DR	SILT	Map
 R350191	 RIVAS, PORTIFIO MONROY & JURADO, LAURA	200 13TH ST	SILT	Map
 R350202	 SISSECK, CHRISTOPHER A & JENNIFER R	1285 HOME AVE	SILT	Map
 R350203	 LYONS, ROBERT & BERNICE	1305 HOME AVE	SILT	Map
 R350206	 HULL, JONATHAN D & ELISE L	210 16TH ST	SILT	Map
 R350223	 DEL CID, JOSE R	1160 HOME AVE	SILT	Map
 R350235	 AMP VENTURES, LLC	230 N 13TH ST	SILT	Map
 R350239	 PLATTNER, CLAUDIA A	220 N VALLEY DR	SILT	Map
 R350252	 BEAUCHAMP, GENE & ALICE A	220 16TH ST	SILT	Map
 R350262	 GALINDO CARRILLO, MANUEL	140 13TH ST	SILT	Map
 R350296	 AVILA, ADRIAN & WILCOX, ASHTON	230 VALLEY DR	SILT	Map
 R350321	 CORDOVA, JASON D & GINGER L	261 CACTUS DR	SILT	Map
 R350357	 GISH SOLIDAY, LAURIE A & SOLIDAY, ANDREW	211 16TH ST	SILT	Map
 R350504	 RC & ASSOCIATES LLC	1560 MAIN ST	SILT	Map

The Garfield County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. Data is subject to constant change and its accuracy and completeness cannot be guaranteed.

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Version 2.3.212

MEMORANDUM

TO: Town of Silt Board of Trustees

FROM: Mark Chain, Planner *MC*

DATE: January 5, 2023

RE: Autumn Ridge Minor Subdivision Final Plat

The staff report including Draft resolution Comments from town staff and applicant responses is attached. The below link is a link to the entire application including application forms, title commitment, Geotechnical Report etc.

https://www.dropbox.com/s/uyjltxivdein9/Autumn%20Ridge_Final%20Plat%20App%20w-supporting%20docs.pdf?dl=0

Town of Silt Board of Trustee Meeting

Monday January 9, 2023 7:00 PM

Autumn Ridge: Final Plat for Minor Subdivision

1/4/2023

Name of Project	Autumn Ridge - minor subdivision Final Plat
Applicant	John Zeller, Joy Zeller, Deric Walter and David C. Moore
Owner	John Zeller, Joy Zeller, Deric Walter and David C. Moore 737 Corral Dr. Grand Junction, CO 81505
Owner Representative/ Land Planner	Joy Zeller and Deric Walter 737 Corral Dr. Grand Junction, CO 81505 970.948.6661
Civil Engineer	Boundaries Unlimited Inc. 923 Cooper Ave., Suite 201 Glenwood Springs, CO 81601 970.618.7035
Project Attorney	N/A
Project Architect	None at this time
Water Engineer	NA
Property Location	33821 Highway 6 and 24, Silt CO North side of Highway 6 and 24 – directly west of Old Silt Café
Existing Zoning	R-1
Proposed Zoning	R-3
Proposed # of Lots	2
Surrounding Land Uses	West – vacant commercial and active motel (Red River) - Single Family Res + Pre-HUD mobile homes North – single-family sick built and modulars, South – Warehouse/storage and single-family – Duplex/tri-plex rentals East –commercial
Surrounding Zoning	North –R2 and R3 -, East – B-1, South – Unincorporated Garfield County, West – B- 2 and R 2
Existing use	1 single-family residential home
Proposed Use	<u>Immediate use</u> – one single-family home and vacant property

	future use – one single-family home and multifamily (Format for multi--family unknown at this time)
Area of Parcel Subject to application	3.07acres
Silt Comprehensive Plan	Downtown
Parcel & Reception Numbers	2179-101-00-003
Legal Description	Metes and Bounds description

THE APPLICATION PROCESS

This is a land-use application with two elements. The first is a Final Plat for a Minor Subdivision; the second is a rezoning. The proposal is to split a 3.07 acre parcel into **two lots**. There would be a small lot created for an existing single-family home for the purposes of sale to a different party. The applicants proposed to rezone the property and provide a site-specific development plan in the future. There is a possibility that they would not resubdivide what would be a newly created larger lot. If this is the case they would be required to apply for a site plan review process for multifamily use in the future. If approved they would also have the ability to further subdivide that lot or condominiumize it, etc. They also discussed the possibility of applying for PUD zoning.

For the Minor Subdivision process, the Planning Commission holds a hearing for the sketch plan to determine suitability of dividing the property. They forward their recommendation to the Board of Trustees. An applicant has three months after approval by the Planning Commission to submit a final plat to the Board. For the rezoning application, the Planning Commission holds a public hearing and makes recommendation to the Board of Trustees. The Board is the final decision-making body. As you all know, the Board held a public hearing for the Rezoning Application at the December 12 Board meeting. The second reading for the rezoning is set for January 9, 2023.

PLANNING COMMISSION ACTION ON SKETCH PLAN FOR MINOR SUBDIVISION

The Planning Commission held a public hearing for the Sketch Plan at their September 6, 2022 meeting. They approved the Sketch Plan with the following conditions:

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. That the Plat for the Minor Subdivision include an adequate water line easement for the town water main which transects the Southwest corner of the property (**Note: unfortunately, the town should not have constructed a water main across this private property without a proper easement. I believe this is the most cost-effective solution**).
3. That no further development with the exception of 1 single-family house can occur on Lot 2 unless the applicant goes through a Site Plan Review process or another type of land-use application including a subdivision with detailed engineering, PUD rezoning etc.
4. That water rights be clarified at the time of any development or future land-use proposal with Lot 2.

5. That representations of the letter of September 1 from Boundaries Unlimited be followed as appropriate for the Final Plat of this Minor Subdivision or any future development/application for Lot 2.

That motion passed on a 5-0 vote.

PAST HISTORY FOR SITE

The property underwent a subdivision and rezoning applications from 2009 through 2011. Once again, the single-family house was carved off and that application. The rest of the property was split into multifamily – single-family attached units. This application also had a rezoning element with a PUD for multifamily/townhome units. The property was approved for 36 units with a flex lot that could be either neighborhood commercial or up to 12 multifamily units. With the Great Recession that development plan became unfeasible. The final hearing in front of the board was canceled. The property has remained in the present configuration since that time.

I. Applicable Municipal Code sections

The Minor Subdivision Process is contained in Chapter 16.10 of the Silt Municipal Code. Section 16.10.030 outlines the process for the sketch plan review in front of the Planning Commission. Review criteria are contained in section 16.10.030 D. And they are shown below:

CODE EXCERPT BELOW

16.10.030 - Minor subdivision sketch plan submittal – completeness – schedule of hearing.

- D. Within ten days following the planning department's review of the application, the town shall schedule a public hearing before the commission to consider the application, using the following guidelines:
 1. Conformance to the town's comprehensive plan, as amended from time to time;
 2. The subject area is suitable for minor subdivision as defined by this title;
 3. All public utilities and a public street are in place on or immediately adjacent to the subject property;
 4. The minor subdivision plat shall comprise and describe not more than five lots,
 5. No part of the area sought to be subdivided has been previously subdivided pursuant to a minor subdivision or a subdivision exemption;
 6. The commission determines that it does not need all engineered design data and specifications required by Chapter 16.04.

The Board of Trustees Review is contained in section 16.10.070 of the Silt Municipal Code.

CODE EXCERPT BELOW

16.10.070 Minor subdivision final plan and final plat—Board review—Board decision.

- A. Within thirty days after the commission decision, and following the applicant's public notification of the application, the board shall consider the minor subdivision final plat.
- B. The board shall approve, approve with conditions or deny the application, or continue the application to the next board meeting in order to further discuss the application.
- C. If continued, the town shall place the application for minor subdivision final plat on the next board agenda, if practical, if the applicant agrees to such placement.
- D. All decisions of the board shall be final.
- E. The board's approval or approval with conditions of any minor subdivision final plan and final plat application shall only be valid for a period not to exceed thirty days, by which time the applicant shall have submitted all those documents and fees required for minor subdivision final plat recordation, including but not limited to copying fees, printing fees, consultant fees, planning fees, legal fees, engineering fees and administrative fees.

THE PROPERTY

The property is slightly larger than 3 acres in size and is located at 33821 Highway 6 and 24. It is located west of 16th Street and east of the Old Silt Café/Red River Inn. Much of the property sits on a shelf above the old café building and the property falls off in topography from northeast to southwest. There is a single-family home on the eastern side of the property. The intent is to split off the single-family house for separate sale and developing a multifamily format Lot 2. This will be subject to a multi-family site plan review for a resubdivision in the future unless the owners wish to build only a single-family home or duplex on the proposed Lot 2. Utilities serve the subject site and are described below. A **location map** is attached.

Engineering

Boundaries Unlimited Inc. provided the engineering information for the application. The Final Plat Map provided by the applicant shows all utilities, improvements on and adjacent to the property, topography on the site and lot layout on surrounding properties. As the town engineer works for Boundaries Unlimited and he is one of the applicants, I have forwarded the application to Mountain Cross Engineering in Glenwood Springs for review. They have provided comments related to both the Sketch Plan and the Final Plat. Those letters and responses from Boundaries Unlimited are attached and major issues have been resolved. Mountain Cross is in the process of reviewing the two pages of civil drawings to make sure details conform to Town Standards.

Quick summary of site conditions and technical information

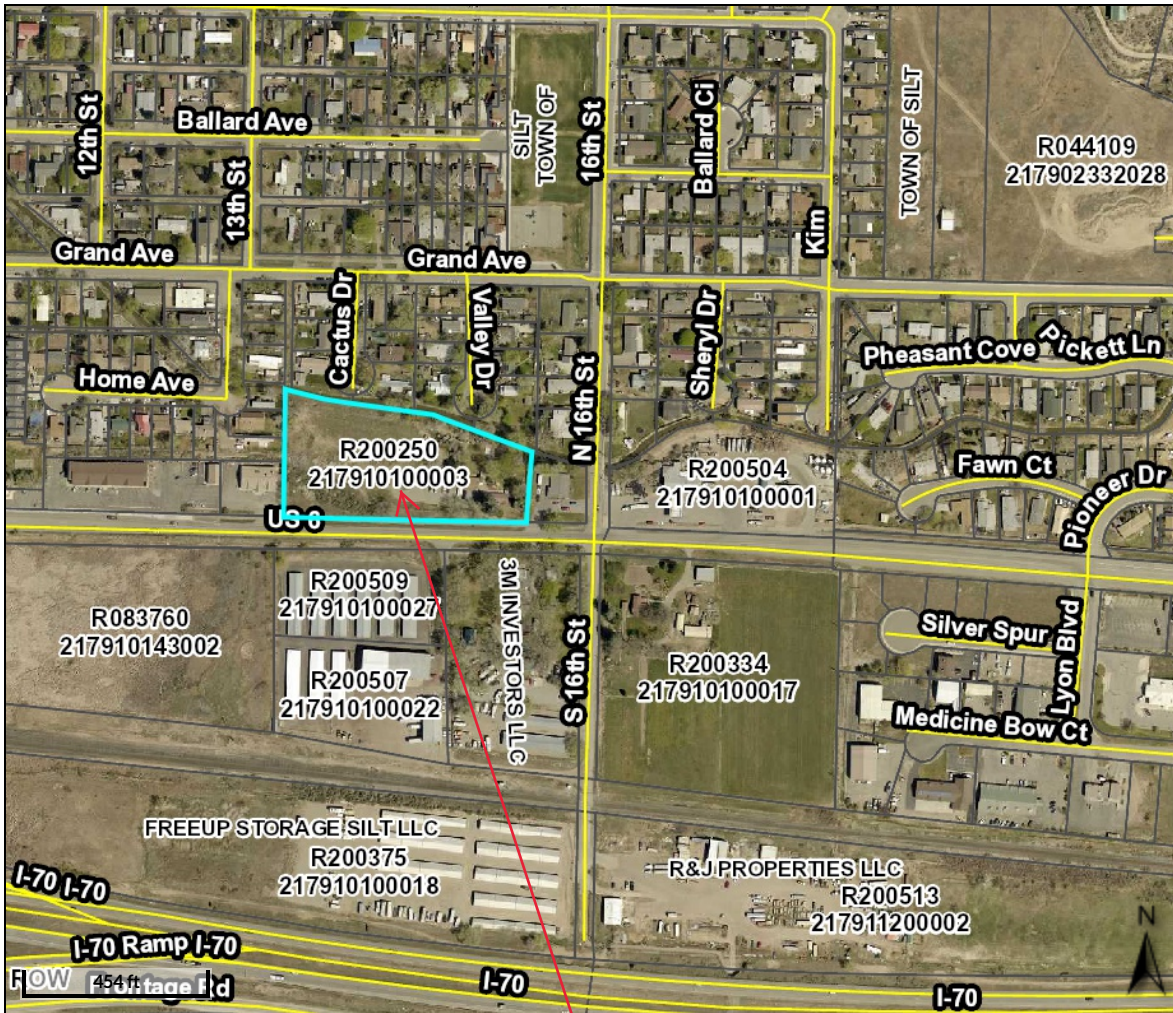
Utilities

- water and wastewater are already provided to the existing single-family house on the proposed Lot 1

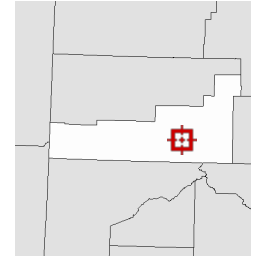
Location Map

Zeller Property

Created by: Chain



Overview



Legend

- Parcels
- Roads
- Parcel/Account Numbers
- Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- Owner Name**
- Lakes & Rivers
- County Boundary Line

Account Number	R200250	Physical Address	33821 6 & 24 HWY	2019 Total Actual Value	\$362,170	Last 2 Sales
Parcel Number	217910100003	Address	SILT 81652			Date Price
Acres	3	Owner Address	ZELLER, JOHN & JOY & WALTER, DERIC & MOR			8/18/2009 \$0
Land SqFt	0		737 CORRAL DRIVE			8/17/2009 \$0
Tax Area	035		GRAND JUNCTION CO 81505			
2019 Mill Levy	83.6550					

Subject Property

Date created: 9/1/2022

Last Data Uploaded: 9/1/2022 2:16:31 AM

Developed by  Schneider GEOSPATIAL

- A town water line is located in Highway 6 and 24 and actually is located within the boundary of the subject property in the southwest corner. It is my understanding that an easement was not provided when installed. If approved, an easement should be created with the plat.
- Wastewater is also adjacent in Highway 6 and 24. A gas main is also located adjacent to the subject site – in the highway
- electric exists on site.
- Town water main is also adjacent on the west side of the property as well as along the northern boundary.

Access

- access is available off of State Highway 6 and 24. An access permit was approved with the previous land-use entitlement for the property. A CDOT access permit was obtained for the single-family house and up to 36 multifamily units. An extension was obtained for that Access permit and it expired on December 8, 2022. A new Access permit will have to be obtained for any additional development on the property

Ditch/Irrigation

- the property comes 0.39 shares in the Lower Cactus Valley Ditch. The shares will have to be dedicated to the town and the town will lease back the shares to the owner for no cost except for the payment of the substance to the lower Cactus Valley ditch.
- The owners plan to use a single head gate with a stilling basin containing an individual pump for each lot. Lot 1 (existing house) is proposed to be granted up to 24 hours per week for irrigation at specific days and times. Lot 2 would be granted the remaining days and times.
- The irrigation plan and technical details of the supply will have to be approved by the Ditch Company. They have been contacted by the town but have not responded at this time. That approval should be obtained before approval the plat. This is noted as condition # 8 on the resolution of approval.

Geotech

- Reports from HP Geotech (now called Kumar) were submitted with the previous application. They included a subsoil surface study as well as some specifics on recommended asphalt thickness and base course for roads. I didn't find anything unusual though there is the possibility of perched groundwater; perhaps because of proximity to the ditch. Anything noted in the Geotech can be taken care of

Easements

- Please notice on the plat the water line easements as well as the access and utility easements across the ditch to both Cactus Drive and Valley Drive. With the previous application the owners had proposed to have an alternative access through Cactus Drive but not Valley Drive. All of the easements just mentioned as well as the possible road connections were all taken care of during the planning and subdivision process with the town during the approval of the Mazuchi Addition 1 Annexation. To confirm, right now there are no present plans by the owner to provide access through their project to Cactus and Valley Drives. Depending on the specifics of a future Site

Plan Review or extensive resubdivision it may be wise to propose a second emergency very access through the streets.

- The plat shows a 10-foot setback and utility easement on the east side of the property. This easement is for Lot 1 for use of electric and telecommunications to the existing house. This overhead line should be located and installed underground if possible.
- The title commitment indicates a Public Service Company easement on the property. The owner indicates that this is incorrect and that the easement is for property south of Highway 6. That should be confirmed and taken off the title commitment.
- Please note that the title commitment indicates a town easement on the property and this is for the waterline in a variable sized easement on the west side and northwest corner of the property which was actually provided as part of the Shanholtzer Annexation Plat. The book and page number needs to be added to the plat is a call out.

Mineral Rights

State Statute requires notification to any mineral rights holders as part of any subdivision action. Included as part of this packet is a letter from the applicant's attorney outlining actions taken to fulfill required notice to the mineral rights owners. The public hearing was scheduled more than 30 days from the date of notice.

Referral Comments

Town Engineering comments.

Mountain Cross Engineering has provided a letter of comment each for the Sketch and the Final Plan. Responses of boundaries Unlimited are attached. I believe these are all reserved except for one item.

1. Easement for Town Water main on southwest portion of property. Mountain Cross has raised the issue of moving the water main. This is a town water main and was placed on the property it appears without an easement. I would rather have an appropriate easement declared for the town's water main as this would be an expensive item the relocate. Owners are willing to grant an easement subject to proper terminology and review by the town Attorney for use and repair the easement.

Public Works Comments.

1. New Access and driveway/road into Lot 2. From a technical standpoint, the access and new driveway appears to meet town standards. **Public Works wants to call out that this will be a private driveway and remain as such** in the future.

Town Attorney comment

The Town Attorney provided a letter to planning staff dated December 3, 2022 and outlined 10 issues that needed to be resolved on the platter related documents. A quick summary of comments and status are noted below. This letter is included in the packet with applicant comments in green.

1. Ownership signatures and deed of trust. The property is owned by four individuals and there is a deed of trust on the property. Intent is to transfer ownership to a new LLC. In order for this to be done a new LLC will need to be formed along with an operating agreement and executed statement of Authority. The deed of trust will have to be extinguished. We will need an updated title commitment to confirm. *Applicant will comply.*
2. There are two plat notes (No. 3 and 5 on plat) which will have to be reworked. They do not comply with town code. The point of this to require any utility user to reclaim and restore easement area to previous condition and to make these plat notes subject to utility users in general. *Applicant will comply and ensure that Town Attorney approves revised language for plat notes.*
3. Ditch maintenance easement depicted on plat should be reviewed by Lower Cactus Valley Ditch Company and they need to approve all usage and devices to enable irrigation and any adjustments to the ditch itself. *Applicant will comply.*
4. Sewer service line for Lot 1. Location needs to be verified and easement provided if necessary. *Applicant will comply; easement will probably not be needed.*
5. Noted 10-foot setback and utility easement, Public service company utility easement and town easement across property noted in Title Commitment. These items were noted above and appear to be in order.
6. Civil details on sheets C.1 and C.2. Review by Mountain Cross engineering still needs to be completed or provided the town. *Applicant understands a contract engineer needs to review and resolve any issues that may be noted.*
7. Shares in the Lower Cactus Valley Digital need to be dedicated to the town and lease back to owner at no cost except for assessments. *Applicant will comply.*

Miscellaneous.

1. Garage and access easement. The garage has traditionally been used as an accessory structure with the single-family house. The lot line is being drawn so it will be used by the owner of lot 2 on a temporary basis. An access easement has been provided to the single-family house (Lot 1) and will be installed with a relocated access as part of subdivision improvements.
2. MF site Plan Review. It's been previously noted that the reconfigured Lot 2, if approved, will only be allowed to develop as a single-family or duplex structure (a total of two units). Additional units can be built if there is a multi-site plan review or as part of a complete resubdivision application.

3. Subdivision Improvements Agreement. A subdivision improvements agreement will be drawn up as part of the subdivision approval and the submitted to the board for final approval.
4. Future Development Agreement. Depending on future type of development and other issues, the applicant/owner should be required to enter into a future development agreement so that adequate utilities and transportation infrastructure can be provided.

SUMMARY

it is staff's opinion that the final plat for the minor subdivision is consistent with the Sketch Plan and that the majority of issues defined above are in compliance with Town code and those recommendations made from Town Staff and reviewing agencies. Any outstanding conditions can be taken care of with conditions placed in or attached to the Subdivision Improvements Agreement.

Recommendation:

Staff recommends that the Board approve the Final Plat for the Autumn Ridge Subdivision with the following conditions:

1. adoption of resolution 5, series of 2023.
2. That any conditions from the Lower Cactus Valley Ditch Association be considered conditions of approval and be included in the SIA.
3. That a new CDOT Access permit be obtained from CDOT as part of any development.

Suggested Motion: I moved to approve the final plat for the Autumn Ridge Minor Subdivision with the conditions noted above (plus any other conditions added by the board as part of the public hearing or project review).

**TOWN OF SILT
RESOLUTION NO. 5
SERIES OF 2023**

**A RESOLUTION APPROVING THE FINAL PLAT FOR THE AUTUMN RIDGE
MINOR SUBDIVISION IN THE TOWN OF SILT, GARFIELD COUNTY, STATE
OF COLORADO, SUBJECT TO CONDITIONS.**

WHEREAS, the Town of Silt ("Town") is a Colorado home rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Silt Home Rule Charter; and

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

WHEREAS, on or about **July 29, 2022** John and Joy Zeller, Deric Walter and David C. Moore, as owners of the subject property have applied for a Minor Subdivision Approval for property 3.07 acres in size located at 88321 Highway 6 and 24 in the Town of Silt, and more particularly described on **Exhibit A**, attached hereto; and

WHEREAS, on or about January 22, 1990 the Board of Trustees of the Town of Silt adopted Ordinance 1 – Series of 1990 annexing the subject property and such documents were later recorded with the Garfield County Clerk and Recorder on March 16, 1990 as Reception No. 410683; and

Whereas, on or about January 22, 1990 the Board of Trustees of the Town of Silt approved the Annexation Map for the subject property and such documents were later recorded with the Garfield County Clerk and Recorder on March 16, 1990 as Reception No. 410682; and

WHEREAS, following a public hearing on or about September 6, 2002, the Town of Silt Planning and Zoning Commission approved the Sketch Plan for the Autumn Ridge Minor Subdivision with conditions; and

WHEREAS, on or about January 9, 2023 the Board of Trustees held a public hearing on the Final Plat for the Autumn Ridge Minor Subdivision reviewing the proposed final plat establishing two (2) lots for the subject property;

WHEREAS, on or about January 9, 2023, the Board approved the Final Plat for the Autumn Ridge Minor Subdivision and directed the staff to draw up a

Subdivision Improvements Agreement related to the installation of infrastructure and utilities for the subject property; and

WHEREAS, following a public hearing, on January 9, 2023, the Board of Trustees has determined that it is in the best interest of the Town to approve the Final Plat for the Autumn Ridge Minor Subdivision subject to the conditions set forth in this Resolution.

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

The Final Plat for the Autumn Ridge Minor Subdivision is hereby approved subject to the following conditions:

1. That all statements made in the application and in meetings before the Planning Commission and the Board of Trustees are conditions of approval, unless modified in the following conditions; and
2. That all fees incurred by the Town for review of this application, including but not limited to public notification, copying, printing, legal, engineering, planning and recordation costs have been paid; and
3. That the Town and Applicant reach agreement on the terms and conditions for a Subdivision Improvements Agreement ("SIA") and the same is approved by the Board at a public meeting; and
4. That the applicant shall be required to obtain a Site Plan Review Approval or further subdivision approvals for Lot 2 if they wish to build more than two (2) dwelling units; and
5. That the applicant update the signature block in the Certificate of Dedication and Ownership for the new owning entity and such administrative documents as an updated Title Commitment, statement of Authority and Operating Agreement for the LLC and they are subject to approval of the Town Attorney; and
6. That the shares in the Lower Cactus Valley Ditch be dedicated to the town and that the town lease back the shares to the owner for no cost except for the payment of assessments to the Lower Cactus Valley Ditch; and
7. That the plat notes # 3 and # 5 related to responsibility for repairing damages to utility easements and clarifying rights of the owner of lot 2 to utilize such easements will be revised to the satisfaction of the Town Attorney; and

8. That the proposed ditch maintenance easement depicted on the final plat be reviewed and approved by the Lower Cactus Valley Ditch Company (a.k.a. Grand River Ditch Company); and
9. That the dedication of the 10-foot utility easement on the east side of the property be clarified that it runs in the favor of Lot 1 and that the proper dedication be added to the Certification; and
10. That the location of the PSCo easement recorded at Book 539, Page 382 be clarified and if located outside of the subject property that it be removed from the updated Title Commitment; and
11. That the easement across the property in favor of the Town of Silt recorded in Book 741, page 946 be identified on the plat with the proper callout; and
12. That the applicant provide an updated Access Permit from the Colorado Department of Transportation for any development on the property; and
13. That any conditions from the town's contract engineer related to the final civil drawings be considered conditions of approval and be incorporated into the Subdivision Improvements Agreement or any other document as determined by the Town Attorney.
14. Applicant pays any dedication or impact fees required under the Town Code

INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting, following a public hearing, of the Board of Trustees of the Town of Silt, Colorado held on the ___ day of January, 2023.

ATTEST:

TOWN OF SILT

Mayor _____

Town Clerk Sheila M. McIntyre, CMC

Exhibit A
Legal Description

Autumn Ridge Minor Subdivision

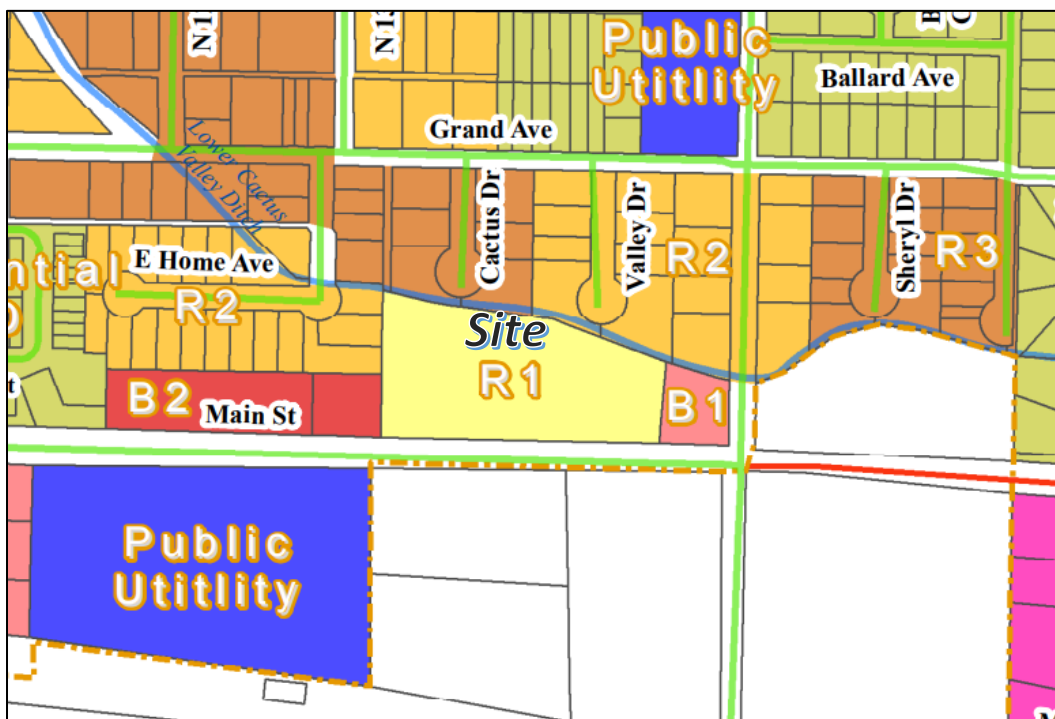
Applicants: John Zeller, Joy Zeller, Deric Walter and David C. Moore

Description of Proposed Land Use(s): We are proposing to subdivide the current R-1 zoned property into two R-3 lots. Lot 1 will contain the existing single family house. Lot 2 will be the vacant portion of the property and is anticipated to be developed at a later date to meet the housing needs of Silt and the surrounding community.

Planning Objectives: The primary objective of this minor subdivision is to subdivide off the existing house (Lot 1) for resale while we determine a financially viable use for the vacant portion (Lot 2). We are currently researching various housing options that align with R-3 zoning or may possibly apply for a residential or mixed-use PUD at a later date. The existing R-1 zoning is not financially feasible, is no longer consistent with the surrounding zoning and is not a good use for property along Highway 6 (Main Street).

Description of Adjoining Land Uses and Zoning: The proposed R-3 zoning is consistent with the adjoining properties which are a mix of R-2 (along Valley Drive and E. Home Avenue), R-3 (along Cactus Drive, B-1 (east of the site), B-2) west of the site, Public Utility (southwest of the site), storage facilities (in Garfield County to the south) and multifamily residential (in Garfield County southeast of the site). *Please see the attached Vicinity Map and the Zone Map excerpt below.*

Existing and Proposed Zoning of Subject Property: The property is currently zoned R-1 and is proposed to be R-3. *Please see Zone Map excerpt below.*



Estimate of Proposed Residential Units: Lot 1 will contain the existing single family house. The proposed use for Lot 2 has not been determined, but is anticipated to align with R-3 zoning or possibly a residential or mixed-use PUD.

Individual(s) Who Prepared the Minor Subdivision Sketch Plan:

Boundaries Unlimited Inc.
Deric Walter
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601

Total Area of The Parcel: 3.07 acres

How the Development will be Served by Utilities:

Water, sewer, gas, and telecommunication mains existing in the Highway 6 (Main Street) right-of-way. A water main traverse the property along the west boundary and then east along the north boundary to Cactus Drive. Overhead electric exists along the west boundary and at the northeast corner of the site.

The existing single family house (Lot 1) is already serve by the Town with water and sewer. Utility requirements for the vacant lot (Lot 2) will be determined at a later date.

The water rights held by the owners include 0.39 shares of the Grand River Ditch Company and the Hallar well (West Divided #5, Case W-1810). According to Book 741, Page 948 of the Garfield County Clerk & Recorder, 3 water service taps and 1 sewer service tap are also owned (1 of each will be dedicated to the existing house). The Grand River Ditch Company shares have been historically and recently used to irrigate the 3.07 acre property through the use of flood irrigation and a sprinkler system. Water is obtained from the ditch through two irrigation headgates. It is our understanding that 1.0 shares of the ditch has an approximate flow rate value of 50gpm. Therefore, the 0.39 shares owned is roughly equivalent to 19.5gpm.

Land, Soil Types, Slope Stability & Floodplain Statement:

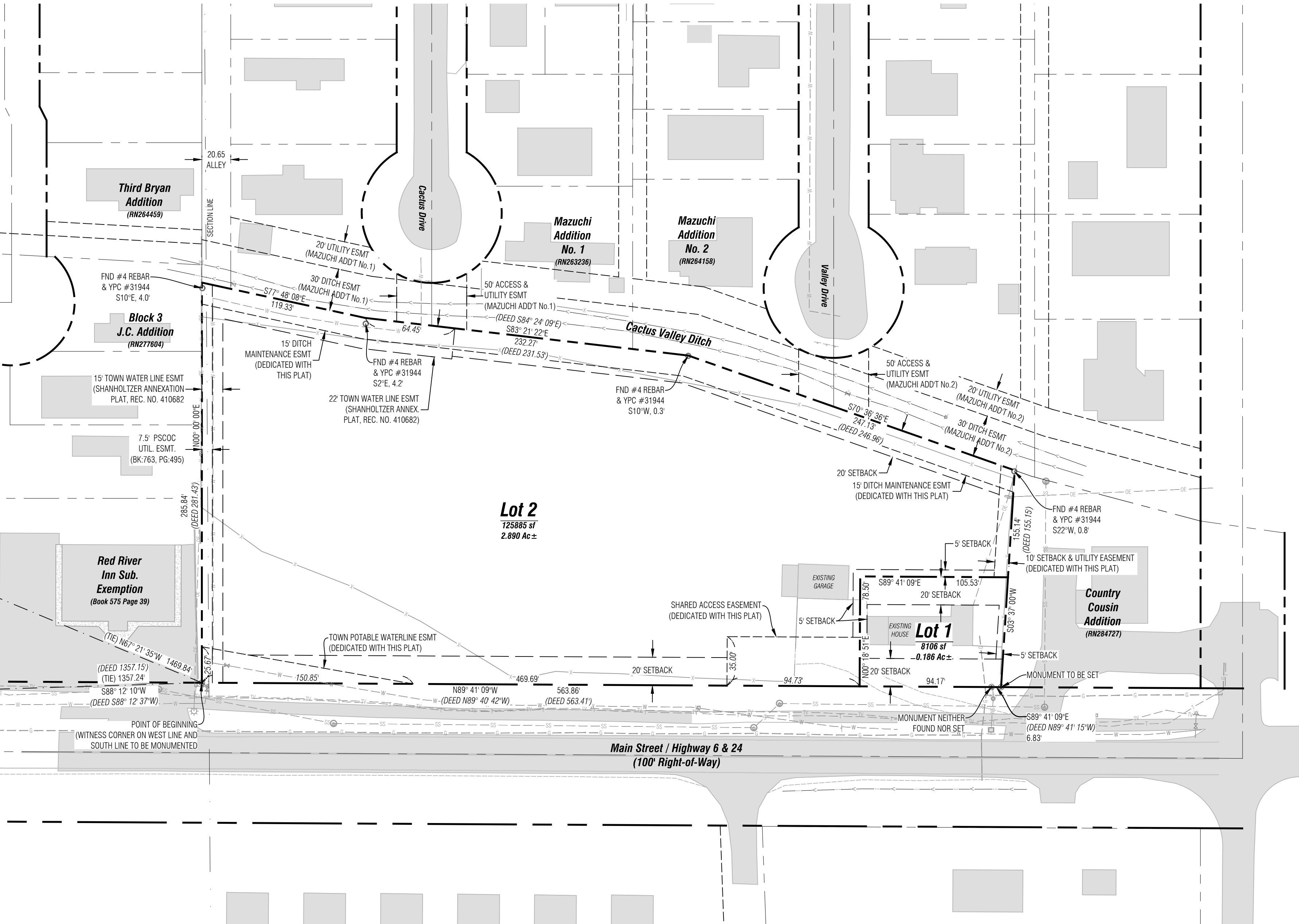
An in-depth subsoil study was previously prepared by Hepworth-Pawlak Geotechnical, Inc. (aka Kumar & Associates) for a previous PUD application that was determined to be financially infeasible. A copy of the study has been enclosed.

NOTES:

1. DATE OF SURVEY: JULY 2008. BEARINGS ORIGINATE FROM A REBAR AND ALUMINUM CAP FOUND AT THE INTERSECTION OF THE CENTERLINES OF 9TH STREET AND GRAND AVENUE AND A REBAR AND ALUMINUM CAP FOUND AT THE INTERSECTION OF THE CENTERLINES OF 16TH STREET AND GRAND AVENUE IN THE TOWN OF SILT, COLORADO, USING EAST AS THE BEARING ON SAID LINE.
2. THE UNIT OF MEASUREMENT USED IN THIS SURVEY WAS THE U.S. SURVEY FOOT.
3. ACCESS AND UTILITY EASEMENTS ARE AS DEFINED ON THIS PLAT. UTILITY EASEMENTS SHALL PROVIDE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES FOR THIS PROPERTY ONLY INCLUDING, BUT NOT LIMITED TO, POTABLE WATER, IRRIGATION WATER, SANITARY SEWER, STORM SEWER, ELECTRICITY, TELECOMMUNICATIONS AND NATURAL GAS. UTILITY COMPANIES AND THE TOWN SHALL BE RESPONSIBLE FOR IN-KIND REPAIR OF ANY DAMAGE TO LANDSCAPING, GRASS, GRAVEL, ASPHALT AND CONCRETE SURFACES CAUSED IN CONNECTION WITH THE USE OF EASEMENTS. NO TREES SHALL BE PLANTED WITHIN 5-FEET OF A WATER OR SEWER MAIN WITHOUT AUTHORIZATION FROM THE PUBLIC WORKS DIRECTOR.
4. TOWN EASEMENTS ARE EASEMENTS DEDICATED TO THE TOWN OF SILT FOR PURPOSES INDICATED ON THE PLAT. ELECTRIC, TELEPHONE, CABLE AND GAS UTILITY COMPANIES SHALL NOT PLACE STRUCTURES WITHIN ANY TOWN EASEMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE TOWN ADMINISTRATOR. THE GRANT OF EASEMENT DOES NOT PRECLUDE USE BY THE INDIVIDUAL LOT OWNER.
5. THE TOWN WATERLINE INSIDE THE SOUTH BOUNDARY LINE WAS INSTALLED WITHOUT AN EASEMENT. THE DEDICATION OF THE EASEMENT SHOWN HEREIN SHALL NOT NEGATE THE RIGHTS OF THE OWNER OF LOT 2 TO UTILIZE THE EASEMENT AREA AS DEEMED NECESSARY BY THE OWNER. SUCH USES MAY INCLUDE, BUT ARE NOT LIMITED TO: STORMWATER MANAGEMENT SYSTEMS, WITH OR WITHOUT DETENTION; LANDSCAPING; UTILITIES TO SERVE THE PROPERTY; MATERIAL STORAGE; EARTH EMBANKMENT; EXCAVATION; VEHICLE PARKING; OR CONSTRUCTING FENCES ON OR ACROSS THE EASEMENT.
6. THE EASEMENT FOR THE TOWN OF SILT WATERLINE FROM CACTUS DRIVE TO HIGHWAY 6 & 24 ALONG THE NORTHWEST AND WEST PROPERTY LINES IS SHOWN AS DOCUMENTED ON THE SHANHOLTZER ANNEXATION PLAT (RN410682) AND BOOK 741 PAGE 948 IN THE OFFICES OF THE GARFIELD COUNTY CLERK AND RECORDER.
7. MINERAL RIGHTS HAVE BEEN SEVERED FROM THE LAND. GARFIELD COUNTY ASSESSOR RECORDS INDICATE THAT MINERAL RIGHTS OWNERS WITHIN SECTION 10, T6S, R92W ARE:
7.1. MCFARLAND R. DIXON, 6060 N. CENTRAL EXPRESSWAY, STE 305, DALLAS, TX 75206
7.2. VERNON P. JR & BEVERLY ANN DEDISSE, 1863 WAZEE ST., APTT 3C, DENVER, CO 80202
7.3. VAN RANCH, INC., 1777 OR 241, NEW CASTLE, CO 81647
7.4. VALLEY FARMS, INC., 6060 N. CENTRAL EXPRESSWAY, STE 305, DALLAS, TX 75206
8. SNOW REMOVAL, MAINTENANCE AND REPAIRS OF THE SHARED DRIVEWAY WITHIN THE ACCESS EASEMENT ON LOT 2 SHALL BE DIVIDED EQUALLY BETWEEN THE OWNERS OF LOTS 1 AND 2.
9. THE INTERSECTION OF THE SHARED DRIVEWAY AND HIGHWAY 6 & 24/MAIN STREET MAY BE ALTERED IN THE FUTURE FROM A FULL MOVEMENT INTERSECTION TO A RIGHT-IN/RIGHT-OUT ONLY INTERSECTION AS DESIGNATED IN THE TOWN OF SILT ACCESS CONTROL PLAN.
10. ABBREVIATED TEXT:
10.1. ESMT = EASEMENT
10.2. UTIL = UTILITY
10.3. DRAIN = DRAINAGE
10.4. IRR = IRRIGATION



Vicinity Map
1"=600'



NOTICE:
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FINAL PLAT

Autumn Ridge Minor Subdivision

A PARCEL OF LAND SITUATED IN THE NE 1/4 NE 1/4
OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SILT, COUNTY OF GARFIELD, COLORADO

UTILITY COMPANIES CERTIFICATE

BY THE SIGNING OF THIS PLAT, EACH UTILITY COMPANY AGREES AND ACKNOWLEDGES ANY AND ALL ACCESS AND UTILITY EASEMENTS DEDICATED TO THE TOWN AND EACH UTILITY COMPANY HEREBY WARRANTS THAT NO ABOVE GROUND VAULT, SPLICE BOX, TRANSFORMER, PEDESTAL OR OTHER ABOVE GROUND OR BELOW GROUND FACILITY WILL DIMINISH OR ALTER TOWN EASEMENTS.

OWEST COMMUNICATIONS

XCEL ENERGY

HOLY CROSS ELECTRIC

COMCAST CABLE

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, IN BOOK _____, AT PAGE _____, RECEPTION NO. _____.

ATTEST:
CLERK & RECORDER

BY: _____
DEPUTY

BOARD OF TRUSTEES CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO THIS _____ DAY OF _____, A.D. 20____, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AND FOR CONVEYANCE TO THE TOWN OF SILT FOR THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF SILT FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES AND FURTHER THAT SAID APPROVAL SHALL IN NO WAY OBLIGATE THE TOWN OF SILT FOR MAINTENANCE OF STREETS AND UTILITIES DEDICATED TO THE PUBLIC UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF TRUSTEES, AND THE APPLICABLE WARRANTY PERIOD HAS ENDED.

TOWN OF SILT
BY: _____
MAYOR

WITNESS MY HAND AND SEAL OF THE TOWN OF SILT, COLORADO

ATTEST:
TOWN CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO THIS _____ DAY OF _____, A.D., 20____.

CHAIRMAN

MINOR SUBDIVISION CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO THIS _____ DAY OF _____, A.D. 20____, THE FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, OF THIS PLAT IN NO WAY IMPLIES THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE BUT DOES INDICATE THAT THIS PLAT IS CONSIDERED A MINOR SUBDIVISION PLAT SUBJECT TO REGULATION UNDER TOWN OF SILT MINOR SUBDIVISION REGULATIONS PER CHAPTER 16.10 AND NOT SUBJECT TO REGULATION UNDER TOWN OF SILT SUBDIVISION REGULATIONS PER CHAPTER 16.04 OF THE SILT MUNICIPAL CODE AT THE TIME OF ITS FILING. THE TOWN ACCEPTS THE PUBLIC DEDICATIONS SHOWN HEREON, PROVIDED THAT SUCH ACCEPTANCE AND THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE TOWN OF SILT FOR FINANCING, CONSTRUCTION OR MAINTENANCE OF IMPROVEMENTS ON LANDS, STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS OTHERWISE SPECIFICALLY AGREED TO BY THE TOWN.

TOWN OF SILT
BY: _____
MAYOR

WITNESS MY HAND AND SEAL OF THE TOWN OF SILT, COLORADO

ATTEST:
TOWN CLERK

CERTIFICATE OF DEDICATION AND OWNERSHIP (DEED DESCRIPTION)

KNOW ALL MEN BY THESE PRESENTS THAT HIGH POINT VENTURES, LLC BEING SOLE OWNER(S) IN FEE SIMPLE AND BAC HOME LOANS SERVICING, LP BEING MORTGAGEE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NE1/4NE1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH P.M. IN GARFIELD COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6 & 24 AT ITS INTERSECTION WITH THE WESTERLY LINE OF THE NE1/4NE1/4 SAID SECTION 10 AND FROM WHICH THE MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF MAIN STREET AND 9TH STREET IN THE TOWN OF SILT BEARS S 88°12'37" W A DISTANCE OF 1357.15 FEET;

THENCE NORTH AND ALONG THE EASTERLY LINE OF THAT REAL PROPERTY DESCRIBED IN BOOK 575 AT PAGE 39, GARFIELD COUNTY RECORDS, AND CONTINUING NORTH ALONG THE EASTERLY LINE OF BLOCK 3 OF THE J-C ADDITION TO THE TOWN OF SILT, FOR A DISTANCE OF 281.43 FEET TO THE SOUTHWEST CORNER OF THE MAZUCHI ADDITION FILING NO. 1 TO THE TOWN OF SILT;

THENCE S 77°48'08" E AND ALONG THE SOUTHERLY LINE OF THE SAID MAZUCHI ADDITION FILING NO. 1, A DISTANCE OF 119.33 FEET;

THENCE S 84°24'09" E AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID MAZUCHI ADDITION FILING NO. 1, AND ALONG THE SOUTHERLY LINE OF THE MAZUCHI ADDITION FILINGS NO. 2, A DISTANCE OF 231.53 FEET;

THENCE S 70°36'36" E AND ALONG THE SOUTHERLY LINE OF THE SAID MAZUCHI ADDITION FILING NO. 2 A DISTANCE OF 246.96 FEET TO THE NORTHWEST CORNER OF THE COUNTRY COUSIN ADDITION TO THE TOWN OF SILT, RECORDED AS RECEPTION NO. 284727, GARFIELD COUNTY RECORDS;

THENCE S 03°37'00" W AND ALONG THE WESTERLY LINE OF SAID COUNTRY COUSIN ADDITION, A DISTANCE OF 155.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 6 & 24;

THENCE N 89°41'15" W A DISTANCE OF 6.83 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N 89°40'42" W A DISTANCE OF 563.41 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 3.078 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON AND DESIGNATE THE SAME AS THE AUTUMN RIDGE MINOR SUBDIVISION IN THE TOWN OF SILT, COUNTY OF GARFIELD, STATE OF COLORADO, AND DO HEREBY GRANT TO THE TOWN OF SILT, COLORADO, FOR PUBLIC USE THE UTILITY EASEMENT SHOWN HEREON FOR TOWN POTABLE WATERLINE PURPOSES ONLY; AND DO FURTHER STATE THAT THIS SUBDIVISION SHALL NOT BE SUBJECT TO ANY PROTECTIVE COVENANTS.

EXECUTED THIS _____ DAY OF _____, A.D., 20____.

OWNER(S)
AS MANAGER OF HIGH POINT VENTURES, LLC

STATE OF COLORADO)
COUNTY OF GARFIELD) SS.

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 20____, BY _____.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

TITLE INSURANCE COMPANY OR ATTORNEY'S CERTIFICATE

TITLE COMPANY OF THE ROCKIES DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS DEDICATED AND SHOWN UPON THIS PLAT AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT THOSE EXCEPTION AS FOLLOWS:

TITLE COMPANY OF THE ROCKIES

SIGNATURE AND TITLE DATE

SURVEYOR'S CERTIFICATE

I, STEVEN L. SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE AUTUMN RIDGE MINOR SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

STEVEN L. SMITH
REGISTERED LAND SURVEYOR NO. 25624
FOR AND ON BEHALF OF BOUNDARIES UNLIMITED INC.

LEGEND

- MONUMENT FOUND
- MONUMENT TO BE SET WITH THIS PLAT
- EX. TELECOMMUNICATIONS PEDESTAL
- EX. TELECOMMUNICATIONS MANHOLE
- EX. ELECTRIC TRANSFORMER
- EX. UTILITY POLE
- EX. GAS MARKER
- EX. WATER VALVE
- EX. SANITARY SEWER MANHOLE
- EX. WATER MANHOLE

- PROPERTY LINE
- EASEMENT
- CENTERLINE
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC/TELECOMM
- EXISTING TELECOMMUNICATIONS
- EXISTING CABLE TELEVISION
- EXISTING GAS
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN

Civil Engineering
Surveying
& Beyond

Boundaries Unlimited Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(770) 945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **NO**
If "Yes": SUE Certification by:
Firm: **N/A**
Job #: **N/A**
Date: **N/A**

Engineer or Surveyor Seal

Client Information:
HIGH POINT VENTURES, LLC
737 CORRAL DRIVE
GRAND JUNCTION, CO 81505
970.200.6020

NORTH

0 50' 100'
Scale: 1" = 50'

811

Know what's below.
Call before you dig.

Autumn Ridge Minor Subdivision
Final Plat
Review Set: Not For Construction

SILT, COLORADO

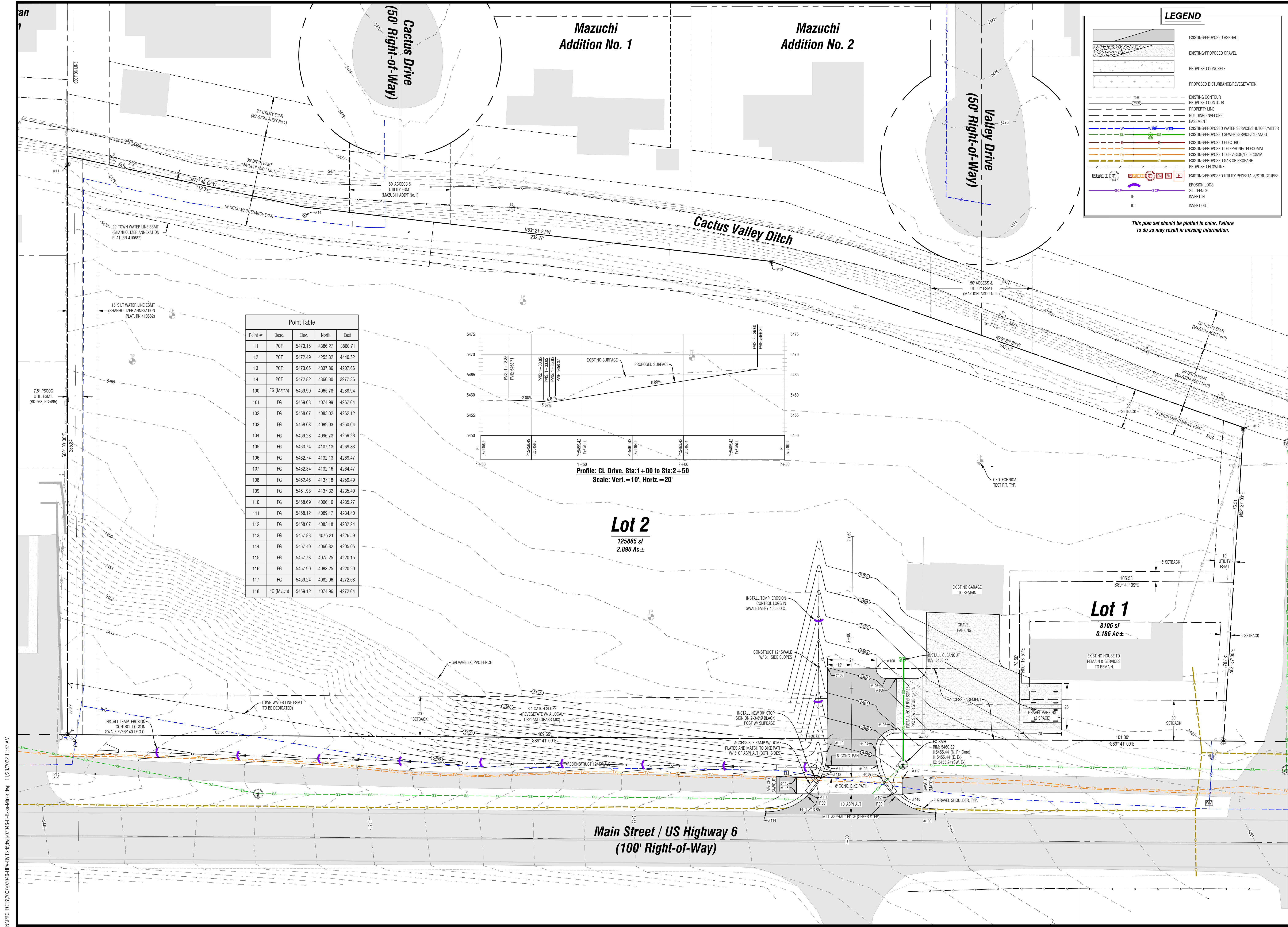
By: _____
Revision: _____
Date: _____

No. 1 2 3 4 5 6 7 8 9

PROJECT NO.
07046-02
Designer:
DJW
Checker:
DJW
Date:
11/22/22

Sheet
V.1

File Name: **07046c_plat-minor.dwg**



EXISTING/PROPOSED ASPHALT

EXISTING/PROPOSED GRAVEL

PROPOSED CONCRETE

PROPOSED DISTURBANCE/REVEGETATION

EXISTING CONTOUR

PROPOSED CONTOUR

PROPERTY LINE

BUILDING ENVELOPE

EASEMENT

EXISTING/PROPOSED WATER SERVICE/SHUTOFF/METER

EXISTING/PROPOSED SEWER SERVICE/CLEANOUT

EXISTING/PROPOSED ELECTRIC

EXISTING/PROPOSED TELEPHONE/TELECOMM

EXISTING/PROPOSED TELEVISION/TELECOMM

EXISTING/PROPOSED GAS OR PROPANE

PROPOSED FLOWLINE

EXISTING/PROPOSED UTILITY PEDESTALS/STRUCTURES

EROSION LOSS

SILT FENCE

INVERT IN

INVERT OUT

LEGEND

This plan set should be plotted in color. Failure to do so may result in missing information.

Civil Engineering
Surveying
& Beyond

Boundaries Unlimited Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **NO**
If "Yes", SUE Certification by:
Firm: **N/A**
Job #: **N/A**
Date: **N/A**

Engineer or Surveyor Seal

Client Information:
HIGH POINT VENTURES, LLC
737 CORRAL DRIVE
GRAND JUNCTION, CO 81505
970.200.6020

NORTH

0 20' 40'
Scale: 1" = 20'

811

Know what's below.
Call before you dig.

Autumn Ridge Minor Subdivision
Site, Grading, Utility & Erosion Control Plan
Review Set: Not For Construction

By

Revision

Date

No.

1

2

3

4

5

6

7

8

9

PROJECT NO.
07046-02
Designer:
DJW
Checker:
DJW
Date:
11/22/22

Sheet
C.1

File Name: **07046-c-base-minor.dwg**

EXHIBITS

- a. Letter from Mountain Cross Engineering dated August 31, 2022 – Re: sketch plan
- b. Boundaries Unlimited responses – letter dated September 1, 2022
- c. Letter from Mountain Cross Engineering dated December 6, 2022- RE: Final Plat
- d. Letter from Michael Sawyer dated December 3, 2022 with Boundaries Unlimited responses
- e. Letter from Attorney Chad Lee dated December 8, 2022 re: mineral rights for Autumn Ridge



**MOUNTAIN CROSS
ENGINEERING, INC.**

Civil and Environmental Consulting and Design

August 31, 2022

Mr. Mark Chain
Mark Chain Consulting, LLC
811 Garfield Avenue
Carbondale, CO 81623

RE: Autumn Ridge Minor Subdivision Sketch Plan and Rezoning

Dear Mark:

This office has performed a review of the documents provided for the Minor Subdivision Sketch Plan and Rezoning application of Autumn Ridge. The review generated the following comments:

1. The Applicant should explain how the shares associated with the irrigation rights are intended to be divided between Lots 1 and 2.
2. The Applicant appears to have only one sewer tap for the existing house on Lot 1. The Applicant should obtain a will serve letter for an additional sewer service on Lot 2.
3. The Applicant should provide an explanation on why reconstructing the existing waterline is less desirable than encumbering Lot 2 with an easement.
4. The Applicant should clarify if both lots will be R-3 zoning or just Lot 2.
5. It appears that the existing garage will be in Lot 2 but is intended to remain in use by Lot 1. No easement or permissions appear to be provided. The Applicant should provide more information about how this is intended to be used. Options include demolition of the garage, provide an easement, or adjust the lot lines to include it.
6. The Applicant states that a CDOT Access permit has been obtained. A copy of the permit should be provided for review.

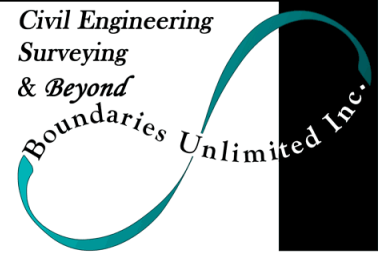
Feel free to call if you have any questions or comments.

Sincerely,
Mountain Cross Engineering, Inc.

Chris Hale, PE

September 1, 2022

Town of Silt
Attn: Mark Chain
PO Box 70
Silt, CO 81652



RE: Autumn Ridge Minor Subdivision Sketch Plan & Rezoning
Response to Mountain Cross Engineering, Inc. Review

Mark,

The purpose of this letter is to address the questions and comments presented by Mountain Cross Engineering, Inc in their letter dated August 31, 2022 for the Autumn Ridge Minor Subdivision Sketch Plan & Rezoning. Responses are provided in the same numerical order:

1. At this time, we are contemplating the use of a single head gate with a stilling basin containing an individual pump for each lot. Lot 1 (existing house) might be granted 24 hours per week for irrigation within specific days/times (i.e. Monday, Wednesday & Friday 12am-4am and 6pm-10pm and Lot 2 would be granted the remaining days/times. We need to confirm this, but in discussions with Public Works Director Trey Fonner, 1.0 share is thought to be equal to 88 gpm prior to evaporative loss and around 66 gpm after. Therefore, the 0.39 shares owned are equal to approximately 25.74 gpm of actual water which is more than sufficient to irrigate Lot 1 during the considered days/times and Lot 2 during the remaining days/times. This will all be confirmed and a system designed at the time of Final Plat.
2. I'm not sure that this is applicable. The property is already annexed into the Town and thus within the service boundary. The only requirement should be the payment of tap/use fees at the time of building permit.
3. It is our understanding that the Town waterline was constructed across the southwest corner of Lot 2 without a legal agreement during previous ownership. Rather than contest it, we are proposing to grant the Town a legal easement as part of this application. This way the Town will have a legal right to maintain the line in its existing location.
4. Both lots will be zoned R-3 which is an appropriate zoning along Main Street.
5. The existing garage is a separate structure that will be maintained on Lot 2 for use by Lot 2. Lot 1 will have no rights to it. Lot 1 will be granted the platted Access Easement across Lot 1 for ingress/egress.
6. A copy of the CDOT Access Permit has been attached.

If you have any questions or comments, please feel free to contact me at (970) 945-5252.

Sincerely,

BOUNDARIES UNLIMITED INC.

Deric J. Walter, PE
Project Engineer

Enc.



**MOUNTAIN CROSS
ENGINEERING, INC.**

Civil and Environmental Consulting and Design

December 6, 2022

Mr. Mark Chain
Mark Chain Consulting, LLC
811 Garfield Avenue
Carbondale, CO 81623

RE: Final Plat Minor for Autumn Ridge Minor Subdivision and Rezoning

Dear Mark:

This office has performed a review of the documents provided for the Final Plat of the Autumn Ridge Minor Subdivision and Rezoning application. The review generated the following comments:

1. The Applicant is proposing to provide an easement for the existing waterline that is encumbering Lot 2 instead of relocating it into the right-of-way. However, the Applicant has included language in the plat notes to allow the Owner to still use the land within the easement. Mr. Sawyer, has indicated that this is not allowed within the Town Code. The Applicant may want to consider if relocating the waterline and eliminating the easement would achieve what the note was attempting to preserve.
2. There is an overhead power line that is providing electric service to the residence on Lot 1 from the power pole in the Northeast corner of Lot 2. An easement is provided along the eastern property boundary of Lot 2. The Applicant should remove the overhead line and bury the service line in the easement.
3. The location of the existing sewer service to the residence on Lot 1 should be determined. Should the service not connect to the sewer line to the south of the house, the plat may need to be modified to provide an easement as necessary.

Feel free to call if you have any questions or comments.

Sincerely,
Mountain Cross Engineering, Inc.

Chris Hale, PE

Glenwood Springs – Main Office
201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602

Aspen
0133 Prospector Rd.
Suite 4102J
Aspen, CO 81611

Montrose
1544 Oxbow Drive
Suite 224
Montrose, CO 81402

mjs@mountainlawfirm.com
Direct: 970.928.2118
Office: 970.945.2261
Fax: 970.945.7336
*[*Direct Mail to Glenwood Springs](#)*

December 3, 2022

Mark Chain
Community Development
Town of Silt

Re: Comments on Autumn Ridge Minor Subdivision Final Plat

Dear Mark:

I have reviewed the draft Final Plat for Autumn Ridge dated 11/22/2022. I have the following comments on the draft and proposed conditions of approval.

1. The plat includes a signature block for High Point Ventures LLC. The title commitment indicates that the property is owed by four individuals. The signature block will need to be modified to the actual ownership group prior to execution. If conveyance of the property to High Point Ventures is anticipated prior to execution and recording of the Final Plat, the Town will need to receive: (a) updated title commitment showing change in ownership, (b) copy of the recorded conveyance deed, (c) operating agreement for the LLC establishing authority of the manager to sign, and (d) an executed statement of authority.

Prior to recording the Plat, we intend to pay off the loan and transfer ownership to the LLC. Evidence of such will be provided at that time.

2. The Certificate of Dedication and Ownership reference “BAC Home Loans Servicing, LP being Mortgagee” needs to be moved into a separate Lienholder Consent (see below). The form of the Certificate of Dedication and Ownership needs to include the dedication of the “15’ Ditch Maintenance Easement” to the Grand River Ditch Company. The Certificate of Dedication and Ownership also needs to include dedication of the Shared Access Easement to Lots 1 and 2.

Per the previous comment, BAC Home Loans Servicing, LP will be deleted. Dedication statements will be added as suggested.

3. The plat notes on page one contain language not provided under the Town Code which must be removed prior to the execution of the Final Plat.

- a. In Note 3: “AND THE TOWN SHALL BE RESPONSIBLE FOR IN-KIND REPAIR OF ANY DAMAGE TO LANDSCAPING, GRASS, GRAVEL, ASPHALT AND CONCRETE SURFACES CAUSED IN CONNECTION WITH THE USE OF EASEMENTS.” *The language will be adjusted towards utility users in general. The intent is for anyone who causes damage to be responsible for in-kind repairs. Too often utility companies come in, tear thing up and just walk away because there is no such requirement defined.*
- b. In Note 5, “THE DEDICATION OF THE EASEMENT SHOWN HEREIN SHALL NOT NEGATE THE RIGHTS OF THE OWNER OF LOT 2 TO UTILIZE THE EASEMENT AREA AS DEEMED NECESSARY BY THE OWNER. SUCH USES MAY INCLUDE, BUT ARE NOT LIMITED TO: STORMWATER MANAGEMENT SYSTEMS, WITH OR WITHOUT DETENTION;

LANDSCAPING; UTILITIES TO SERVE THE PROPERTY; MATERIAL STORAGE; EARTH EMBANKMENT; EXCAVATION; VEHICLE PARKING; OR CONSTRUCTING FENCES ON OR ACROSS THE EASEMENT.”

Language will be revised for the dedicated easements to be non-exclusive.

4. The Title Commitment identifies that the property is encumbered by a deed of trust. The plat must include a lienholder Consent in the form attached on Exhibit A.
Per the previous comment, it is intended that the loan will be paid off prior to recording the final plat.
5. The proposed ditch maintenance easement depicted on the final plat need to be reviewed by the Lower Cactus Valley Ditch Company (a/k/a Grand River Ditch Company).
It is anticipated that the Town will forward the application to the Ditch Company for comments (try Leroy Chewelski @ 970.625.1433).
6. Sheets 1 and 3 show a “10’ setback & utility easement” on the east side of the property. It is not clear to whom this easement runs (Lot 1 or the Town). The plat should be clarified and the Certificate of Dedication and Ownership should include dedication of the easement to the property party. *The purpose is to provide a utility easement for Lot 1's use as the electric/telecomm for the ex. house is serviced from a utility pole located at the northeast corner of Lot 2. The dedication will be added to the Certification.*
7. On Sheet 3, the sanitary sewer line that serves Lot 1 is not depicted to determine whether an easement is required. *No easement is needed. The sewer line is on Lot 2 for Lot 2 use and is being installed to limit future disturbances of the access. Lot 1's existing sewer service is believed to be in front of the house.*
8. The Title Commitment indicates that PSCo has an easement across the property recorded in Book 539, Page 382 (Item 14). I could not locate this easement on the plat. The applicant needs to identify the easement on the plat or in the alternative provide an explanation as to why the easement does not burden the property.
The TC is incorrect. That easement is on a property south of Highway 6 (Main Street). We will work with the Title Company to have them correct the TC and provide a revision prior to recording the final plat.
9. The Title Commitment indicates that the Town has an easement across the property recorded in Book 741, Page 946 (Item 16). I could not locate this easement on the plat. The applicant needs to identify the easement on the plat or in the alternative provide an explanation as to why the easement does not burden the property.
This is the 15/22' easement called out on the west side and northwest corner of the property as documented on the Shanholtzer Annexation Plat, RC 410682. We will add the above BK/PG to the callout.
10. Holy Cross Engineering needs to confirm the provisions contained on sheets 2 and 3 “civil details.” *Understood.*
11. The shares in the Lower Cactus Valley Ditch need to be dedicated to the Town. The Town will then lease back the shares to the owner for no cost except for the payment of assessments to the Lower Cactus Valley Ditch.
Understood. Please provide a copy of the Town's proposed lease agreement for review.

Very truly yours,

KARP NEU HANLON, P.C.



Michael J. Sawyer

MJS:

Notary Public



A Mountain Law Firm

Chad J. Lee, Esq.
P.O. Box 878
Glenwood Springs, CO 81602
D: 970.893.8242

December 8, 2022

Town of Silt
Community Development
231 N. 7th Street
Silt, CO 81652

Re: *Application for Minor Subdivision – Highpoint Ventures*

Dear Mark:

C.R.S. § 24-65.5-103 requires that an applicant notify a mineral estate owner who either (1) is identified as such by the county tax assessor's records; or (2) has filed in the Clerk and Recorder a request for notification. If such records do not identify any mineral estate owners, including their addresses of record, "the applicant shall be deemed to have acted in good faith and shall not be subject to further obligations...." On December 7th we conducted the following tasks for Parcel No. 217910100003 (33821 6 & 24 HWY, Silt):

1. We researched the Garfield County Clerk and Recorder's index of mineral owner requests for notification per C.R.S. § 24-65.5-103(a)(I)(B) and confirmed that no mineral owner for the subject property has filed a request for notification; and
2. We spoke with Casey at the Garfield County Assessor's office and he said to their knowledge there are no severed minerals for the subject property. We also confirmed that the Assessor's records for Section 10, Township 6 South, Range 92 do not list any active or inactive mineral owners.

As a result, we believe that applicant has satisfied its statutory obligation and that no mineral owners are entitled to notice. Nonetheless, the title commitment contains references to four separate mineral reservations on Schedule B-2. After conversations with the Town Attorney, he requested that we provide notice to these mineral owners. This afternoon I researched the title chain for these mineral reservations in the Garfield County Clerk and Recorder's office. I found that most, if not all, of these mineral interests have been consolidated with the surface estate and are now owned by the surface owners (the applicants). That said, there is a slight ambiguity in the title chain, so out of an abundance of caution notice could be provided to these parties' last known addresses. Below is a discussion of each title chain.

Exception 10 – Reception 193423 is a deed reserving a ½ interest to Ivah Eveland. Ivah's interest was transferred to Dale and Judy Shanholtzer by quiet title decree (88CV255-1) recorded as Reception No. 399528 on March 2, 1989. The Shanholtzers owned the surface at this time, and are the predecessors-

Aspen | Buena Vista | Basalt | Glenwood Springs

PO Box 878, Glenwood Springs, CO 81602
P 970.922.2122 F 970.315.4107



A Mountain Law Firm

in-interest to the current surface owners (the Applicants). The title chain includes Reception Nos. 578494, 638898, 729704, 773557.

Exception 11 – Reception 193711 is a deed that reserves a $\frac{1}{2}$ interest in the remaining minerals to Bud and Evelyn Roe. Like the interest above, this was transferred to Dale and Judy Shanholtzer by quiet title decree (88CV255-1) recorded as Reception No. 399528 on March 2, 1989. Nonetheless, there is an ambiguity in the title chain because Bud Roe's Will was recorded upon his death in 1972 (prior to the quiet title decree) conveying his real property interests to his children, Timothy Allen Roe and Rebecca Lee Williams, though no deed was recorded actually transferring those interests. (See Reception No. 262876). According to this recorded Will, the last known addresses of these potential owners $\frac{1}{4}$ of the mineral estate under the subject property (or the PR for Bud's estate) are as follows: Rebecca Lee Williams, 5841 Thurston Road, Springfield, Oregon [*sic*]; Timothy Allen Roe, Box 1158, Rifle, Colorado. To the extent the 1988 quiet title decree did not provide notice to Bud's estate, his son Timothy was named Executor in his will.

Exception 12 – Reception 211383 reserves a $\frac{1}{2}$ interest in the remaining minerals to William and Gertrude Raley. Like the interest above, this interest was conveyed to Dale and Judy Shanholtzer by quiet title decree (88CV255-1) recorded as Reception No. 399528 on March 2, 1989.

Exception 13 – Reception 218327 reserves a $\frac{1}{2}$ interest in the remaining minerals to Robert Gregory and Charlotte Gregory. This interest was conveyed to Dale and Judy Shanholtzer by quitclaim deed recorded as Reception No. 396607 on November 3, 1988.

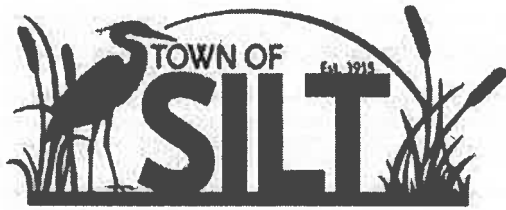
This is not an exhaustive search of the mineral title to the Property and cannot be relied upon by third parties, it is merely to satisfy the applicant's obligation to provide notice of a land use application to potential mineral owners under the subject property. Below are the relevant addresses to notice.

- Rebecca Lee Williams, 5841 Thurston Road, Springfield, Oregon; and
- Timothy Allen Roe, Box 1158, Rifle, Colorado
- Estate of Bud Roe, c/o Timothy Allen Roe, Executor, Box 1158, Rifle, Colorado

JOHNSTON | VAN ARSDALE | MARTIN, PLLC

Chad J. Lee, Esq.

cc: Joy Zeller, Mike Sawyer



Date: January 5, 2023
To: Mayor Richel & Board of Trustees
From: Jeff Layman, Town Administrator
Subject: Staff Report

Activities, initiatives and news:

- **Silt Police Assistant Chief Position:** Chief Kite and I have designed a process to evaluate the two candidates that we have for the position. We have had interview panels consisting of police administrators, community members, Town employees, including police officers and members of Silt's Latin community. We hope to be offering a job within the next two-three weeks.
- **Condition of I-70 Overpass:** The condition of this bridge is poor. We have once again alerted CDOT and have asked that they provide a temporary fix to the driving surface

CDOT tries to repair potholes as they appear. The same crews that repair potholes are also the primary snowplow operators. Obviously, they've been busy plowing snow recently. With a little less snowfall over the past couple of days, crews just yesterday repaired the big pothole at the bottom of the eastbound entrance ramp.

The Silt and New Castle interchanges are on the list to be milled and overlaid in the spring, once the asphalt plants get up and running.

- **Silt Water Plant News:** Our Water Plant Open House on December 19 was well-attended with 40-50 folks in attendance. Our consultants did a nice job of framing the problems and proposed solutions and recorded a video of the presentation for distribution. If you haven't yet seen it, you may go to:
<https://www.youtube.com/watch?v=OQxOwhFJgpI>

We met with the State again on Wednesday, January 4. They had several questions for our team regarding our loan application. Our compressed time frame may not be achievable. If we can't make the January 17th cycle, we'll re-group for June 1st. This will give us additional time to refine the cost of the project.

Progress has been made on the CMar RFQ and the environmental assessment. As you know, we've also made a concerted effort to inform community members about this issue, including Monday night's Public Meeting.

- **JC Brunch:** This long-awaited breakfast-lunch spot opened in the last couple of weeks. Judging by the parking lot, they have been doing a brisk business.
- **Family Dollar Store:** We closed on the Main Street property with the developer who is contracted with Family Dollar to build the store a few days before Christmas. The developer has submitted applications for the shell, interior and sign. Building and Fire reviews on the shell are complete. An engineering review is in-progress, as is all to do with the interior. It appears that the store will be branded with the “Family Dollar/Dollar Tree” concept.



Public Works Department

Trey H Fonner

Public Works Director

Memo

To: Jeff Layman, Town Administrator

From: Trey Fonner, Public Works Director

Cc: File

Date: January 4, 2023

Subject: Public Works Department Report

The following department report is a snapshot of some of the tasks and projects the Public Works staff has undertaken over the past several weeks.

- ❖ Upgrades to coin operate bulk water system
- ❖ Rebuild fence at Silt River Preserve
- ❖ Plow snow and sand as needed
- ❖ Finish parking blocks at Island Park
- ❖ Plow truck maintenance
- ❖ Town Hall maintenance
- ❖ Remove flower pots from round about and install new ones
- ❖ Work on trucks and trailers
- ❖ Repair bulk water station

Water/Wastewater

- ❖ Polymer scale installed
- ❖ CIP dosing system maintenance
- ❖ Turbidimeter installed on skid 2
- ❖ Phosphate injection system upgrades
- ❖ Rebuild grit pump
- ❖ Maintenance on UV system
- ❖ Daily, Weekly and Monthly labs
- ❖ Collect samples to send off to state lab
- ❖ Meter reads, door hangers, and shutoffs
- ❖ Meter maintenance in the system
- ❖ Produced 9,559,822 gallons of water produced

Charging Stations

- ❖ 3 Vehicles
- ❖ 3 charging sessions

- ❖ \$9.94 collected for use

Bulk Water Numbers

- ❖ 98,171 gallons, meter was changed mid-month so not a complete month
- ❖ 111,286 gallons dispensed at commercial station

Public Works Director

- ❖ Staff meetings
- ❖ Weekly meetings with the crew
- ❖ Water plant meetings
- ❖ Town council meetings
- ❖ Ped/Bike Overpass meeting
- ❖ DOVE (Disinfection outreach and verification effort) and RAW (Record of approved waterworks) inspection at water plant
- ❖ Water Plant open house
- ❖ Water Rights meeting
- ❖ Follow up with the State on DOVE and RAW



Date: January 4, 2023

To: Mayor, Trustees and Administrator Layman

From: Sheila McIntyre, Town Clerk/ Municipal Court Clerk

Re: Staff report for December 2022

Town Clerk duties:

- Worked with Lori regarding various Clerk tasks
- Updated fee resolution
- Prepping files for 2023
- Attended staff meetings
- Signed paychecks and A/P checks
- Misc research for various staff members and Attorneys
- Customer service
- Prepared and emailed various public notices to newspaper as well as budget
- Prepared and sent out BOT packets, attended and followed up on meetings, work sessions, and transcribed minutes
- Index filing and purging of documents
- Ran errands: Bank, picked up food for work session, Post Office, locksmith
- Prep work for Employee party
- Prepared directives list
- Updated Charter for review by attorney
- Ordered new phones for various employees
- Went to GWS to records documents
- Assisted in interview process for Asst. Chief

Municipal Court & Police Dept. duties:

- Forwarded arrest affidavits to County
- Order books for officers
- Prepared court calendar
- Prepared court notes for Prosecutor
- Prepared for court
- Attended court
- Attended Caselle training for new software
- Processed plea deals approved by Judge
- Input municipal tickets and parking tickets along with payments
- Correspondences with Prosecuting Attorney & Judge regarding cases and plea deals
- Processed court files after court with Judges' orders and entered bench warrants
- Filing



TOWN OF SILT
STAFF REPORT

Date: December 31, 2022

To: Mayor and Board of Trustees

From: Amie Tucker, Treasurer

Tasks Completed in December

- Bulk Water
- Accounts Payable
- Accounts Receivable
- Purchasing
- Payments
- Customer service
- Payroll
- Retirement contributions (FPPA & CRA)
- Payroll tax payments (State & Federal)
- Petty Cash Reconciliation (General and Recreation)
- Reconcile Bank Statements
- Journal Entries
- Financial Statements
- Sales Tax
- Grant Management
- Monthly Disbursements
- Senior Programs Meeting
- Zoom meeting hosting for Board meetings
- Quarterly Unemployment report
- Quarterly 941 report
- CTF 2023 Certification of Eligibility
- Mill Levy Certification

The winter solstice happens in December in the northern hemisphere, which is the shortest day of the year. This means the Summer solstice is the same day in the southern hemisphere. On that day there are 24 hours of darkness at the North Pole. December starts on the same day of the week as September starts every year. It also ends on the same day of the week as April ends every year.

A handwritten signature in black ink, located at the bottom right of the page. The signature is stylized and appears to be a cursive or semi-cursive script.

MEMORANDUM

TO: Jeff Layman, Town Administrator
FROM: Nicole Centeno, Community Development Manager
DATE: December 2022 – January 2023

Studies/Master Plans/Research

- * Non-Compliant Business Licenses
- * Painted Pastures Bond & Letter of Credit Reduction
- * Holiday Inn Archives & Renovation

Economic Development/Submittals

- * SUP- Four Square Church at 701 Main St.
(P&Z Approved, BOT Approved)
- * Minor Subdivision- Autumn Ridge
(P&Z Subdivision Approved, P&Z Re-Zoning Not Approved, BOT Re-Zoning Approved, Subdivision on Jan BOT Agenda)

Building Department

- * Zoning & Building Reviews
- * Inspections - 40 in December
- * Contractor Licensing- 5 New / 224 YTD
- * BEST Tests- 7 New / 123 YTD
- * Miscellaneous Permits – 5 New / 139 YTD
- * Excavation Permits- 3 New / 47 YTD
- * Single Family Permits – 2 New / 72 YTD
- * Commercial Building Permit- 1 New / 4 YTD

Subdivisions

- * Stoney Ridge 2
(Waiting on Applicant Phasing Plan)
- * Camario Phase 2
(Pending Park Plan, Develop Agreement & Cost Estimate)

Administration

- * Staff Meetings
- * LED/Community Engagement/Communication
- * Business Licenses- 152 YTD
- * Customer Service (Calls, Emails, Walk-ins)
- * Facility Rentals
- * Office/File Organization
- * P & Z Meetings and Minutes
- * Website Management
- * Social Media Management
- * Vendor's Licenses- 24 YTD
- * Business License Renewal Forms Created & Mailed
- * Contractor License Renewal Forms Created & Mailed

Public Hearing/Resolutions

- * SUP- Sonlight Four Square Church
- * Family Dollar- Sign Exception
- * Belle Vista Town Homes- Site Plan Review

Recreation

- * Boys Basketball
- * Girls Basketball
- * Little Dribblers Basketball

Special Events- Current & Future Planning

- * Polar Express
- * 2023 Event Calendar





December 9, 2022

News You Can Use

New Silt Water Plant Likely To Increase Monthly Water Rates

Silt Water Treatment Plant Improvements Open House Planned

At its November 28 Board meeting, Trustees heard from Patrick Radabaugh, an engineer with Dewberry Engineers and the Town's financial consultant, Jim Mann, that the proposed water treatment plant will cost close to \$28 M. The average customer bill may go from the current \$45 per month to as much as \$170 per month.

After the presentation, the Trustees were clear with the consultants and staff that the price for the improvements was too high and directed that efforts be made to reduce the scope and price of the project.

An open house will be held on December 19 from 5:30-7:30 at the Silt Town Center to inform citizens and solicit public input regarding the Town of Silt Water Treatment Plant's Project Needs Assessment (PNA). The PNA is a report that discusses the rationale for the project. The report has been submitted to the Colorado Department of Public Health and Environment (CDPHE) to qualify the Town of Silt for a State Revolving Fund (SRF) Loan.

Town Staff and engineers will be on hand at the open house to discuss the plan for improving water in Silt. Silt citizens, merchants and any other interested persons are invited to attend. There is not a set program and folks are invited to come any time during the two hours.

For more than a year, Silt's Board of Trustees has been receiving information about its aging and struggling water treatment plant. In February 2022, the Town engaged Dewberry engineers to study both the water and wastewater plants. It found critical problems with the water plant that should be addressed sooner than later.

In October, the Town contracted with Dewberry to develop a plan to improve water in Silt and to shepherd the Town through the labyrinth of financial and regulatory hurdles to get the work engineered, designed, scheduled, built and paid for. As part of the same process, the Town contracted with James Mann, with the Public Finance section of UMB Bank, to assist with financing.

In the meantime, the Town will continue with its loan application with the State of Colorado's water resources authority, the gatekeeper of the Federal Government's new Bipartisan Infrastructure Law (BIL) funds. The Town intends to tap these funds to the extent it can for this project.

The PNA details the need for improvements to the Town of Silt Water Treatment Plant. The current plan is to replace the existing membrane filtration system with a new pretreatment and filtration system that will improve the reliability of treatment, improve treatment for taste and odor, increase potable water system resilience, and accommodate future growth.

The open house will be held:

Date: December 19, 2022

Time: 5:30-7:30

Location: Silt Town Center

Address: 600 Home Avenue, Silt, Colorado

No set program will be presented. Folks are invited to come any time during the two hours to informally discuss the proposed project.

Copies of the PNA will be available for public review prior to the Open House at Silt Town Hall and at www.townofsilt.org.

The point of contact for the Town of Silt is Trey Fonner, Public Works Director, 970-876-2353.

Mejoras a la Planta de Tratamiento de Agua de Sedimentos Planeada Jornada de Puertas Abiertas

En su reunión de la Junta del 28 de Noviembre, los Fideicomisarios escucharon de Patrick Radabaugh, un ingeniero de Dewberry Engineers y el consultor financiero del Pueblo, Jim Mann, que la planta de tratamiento de agua propuesta costará cerca de \$28 millones. La factura promedio del cliente puede pasar de los \$45 actuales. por mes hasta \$170 por mes.

Después de la presentación, los Fideicomisarios fueron claros con los consultores y el personal que el precio de las mejoras era demasiado alto y ordenaron que se hicieran esfuerzos para reducir el alcance y el precio del proyecto.

Se llevará a cabo una jornada de puertas abiertas el 19 de Diciembre de 5:30 a. m. a 7:30 p. m. en el Silt Town Center para informar a los ciudadanos y solicitar la opinión pública sobre la Evaluación de necesidades del proyecto (PNA, por sus siglas en inglés) de la planta de tratamiento de agua de la ciudad de Silt. El PNA es un informe que analiza la justificación del proyecto. El informe se envió al Departamento de Salud Pública y Medio Ambiente de Colorado (CDPHE) para calificar al Pueblo de Silt para un Préstamo del Fondo Rotatorio Estatal (SRF).

El personal del pueblo y los ingenieros estarán presentes en la jornada de puertas abiertas para discutir el plan para mejorar el agua en Silt. Se invita a asistir a los ciudadanos del limo, comerciantes y cualquier otra persona interesada. No hay un programa fijo y se invita a la gente a venir en cualquier momento durante las dos horas.

Durante más de un año, la Junta Directiva de Silt ha estado recibiendo información sobre su planta de tratamiento de agua envejecida y con problemas. En febrero de 2022, el pueblo contrató a ingenieros de Dewberry para estudiar las plantas de agua y aguas residuales. Encontró problemas críticos con la planta de agua que deben abordarse más temprano que tarde.

En Octubre, el Pueblo contrató a Dewberry para desarrollar un plan para mejorar el agua en Silt y guiar al Pueblo a través del laberinto de obstáculos financieros y reglamentarios para lograr que el trabajo se diseñara, programara, construyera y pagara. Como parte del mismo proceso, el Pueblo contrató a James Mann, de la sección de Finanzas Públicas de UMB Bank, para ayudar con el financiamiento.

Mientras tanto, el Pueblo continuará con su solicitud de préstamo con la autoridad de recursos hídricos del Estado de Colorado, el guardián de los fondos de la nueva Ley de Infraestructura Bipartidista (BIL, por sus siglas en inglés) del Gobierno Federal. El Pueblo tiene la intención de aprovechar estos fondos en la medida de lo posible para este proyecto.

La PNA detalla la necesidad de mejoras en la Planta de Tratamiento de Agua de Lodos del Pueblo. El plan actual es reemplazar el sistema de filtración de membrana existente con un nuevo sistema de pretratamiento y filtración que mejorará la confiabilidad del tratamiento, mejorará el tratamiento del sabor y el olor, aumentará la resiliencia del sistema de agua potable y se adaptará al crecimiento futuro.

La jornada de puertas abiertas se llevará a cabo:

Fecha: 19 de Diciembre de 2022

Hora: 5:30-7:30

Ubicación: Centro de la ciudad de limo

Dirección: 600 Home Avenue, limo, Colorado

No se presentará ningún programa establecido. Se invita a la gente a venir en cualquier momento durante las dos horas para discutir informalmente el proyecto propuesto.

Las copias de la PNA estarán disponibles para revisión pública antes de la Casa Abierta en Silt Town Hall y en www.townofsilt.org.

El punto de contacto para el Pueblo de Silt es Trey Fonner, Director de Obras Públicas, 970-876-2353.

Lil' Dribblers Basketball

Registration Now Open For Co-ed Basketball Basics

Ages: Kindergarten, 1st and 2nd grade
Cost: \$40 per player
Dates: January - February

***Registration Closes January 3rd ***

Join us for this fun program that focuses on beginner basketball skills!!

Practice Days & Times Will Depend On Gym Availability

Registration forms can be downloaded at www.townofsilt.org

For More Information, Call Nicole at 876-2353 ext 110



Silt Basketball



Registration Now Open For Boys

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Cost: \$65 per player
Dates: January - February

Registration Will Close Jan 3rd & Skill Evaluations Will Be Jan 5th

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SPACE IS LIMITED, FIRST COME FIRST SERVE BASIS



December 16, 2022

News You Can Use

Silt Water Treatment Plant Open House Will be Held on Monday Night

Town of Silt Water Treatment Plant
Improvements

Open House

We want your input!

December 19, 2022 - 5:30PM to 7:30PM - Town Center 600 Howe Ave., Silt

- Informational slide show on the proposed improvements
- Meet with staff to discuss the project
- New questions will be a part of the presentation

The project needs assessment is available for public review at Silt Town Hall or on www.siltwater.org



For more information contact Trey Finner, Public Works Director @ 970 876 7333

Mejoras en la Planta de Tratamiento
de Agua de la Ciudad de Silt

Casa Abierta

¡Queremos tu Opinión!

19 de Diciembre de 2022 - 5:30 pm a 7:30 pm
Ayuntamiento - 600 Howe Avenue, Silt CO

- Informar a los ciudadanos de la propuesta de mejoras
- Menú de preguntas y respuestas
- El nuevo sistema será un sistema de pretratamiento y filtración

La evaluación de las necesidades del proyecto está disponible para revisión pública en Silt Town Hall o en www.siltwater.org



Para obtener más información, comuníquese con Trey Finner, Director de Obras Públicas al 970 876 7333

Silt Water Treatment Plant Improvements Open House Planned

At its November 28 Board meeting, Trustees heard from Patrick Radabaugh, an engineer with Dewberry Engineers, local engineer Tony Zancanella, who is the Town's contract WTP Operator and the Town's financial consultant, Jim Mann, that the proposed water treatment plant will cost close to \$28 M. The average customer bill may go from the current \$45 per month to as much as \$170 per month.

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Town Staff and engineers will be on hand at the open house to discuss the plan for improving water in Silt. Silt citizens, merchants and any other interested persons are invited to attend. There is not a set program and folks are invited to come any time during the two hours.

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In the meantime, the Town will continue with its loan application with the State of Colorado's water resources authority, the gatekeeper of the Federal Government's new Bipartisan Infrastructure Law (BIL) funds. The Town intends to tap these funds to the extent it can for this project.

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Copies of an expanded Dewberry produced PNA will be available for public review prior to the Open House at Silt Town Hall and at www.townofsilt.org.

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Registration Now Open For Boys

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Cost: \$45 per player

Dates: January - February

Registration Will Close Jan 3rd & 5th Evaluations Will Be Jan 5th

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For More Information, Call Nicole at 876-2353 ext 110



December 30, 2022

News You Can Use

Welcome to 2023!



Town of Silt Water Treatment Plant Improvements

Public Meeting

We want your input!

January 9, 2023 - 6:00PM to 7:00PM - Town Hall-231 North 7th St., Silt, Colorado

- Inform citizens of the rationale for the improvements
- Methods to fund the estimated cost of \$2.6M
- New system will be a pretreatment and filtration system

The project needs assessment is available for public review at Silt Town Hall or on www.townofsilt.org.



For more information contact Trey Fanner, Public Works Director @ 970.876.2353

Silt Water Treatment Plant Improvements Public Meeting Planned

At its November 28 Board meeting, Trustees heard from Patrick Radabaugh, an engineer with Dewberry Engineers, local engineer Tony Zancanella, who is the Town's contract WTP Operator and the Town's financial consultant, Jim

Mann, that the proposed water treatment plant will cost close to \$28 M. The average customer bill was thought to increase from the current \$45 per month to as much as \$170 per month.

After the presentation, the Trustees were clear with the consultants and staff that the price for the improvements was too high and directed that efforts be made to reduce the scope and price of the project. Continued work by staff and its consultants have whittled that estimate to around an average \$100 increase per customer. The work continues.

An open house was held last Monday, December 19 from 5:30-7:30 at the Silt Town Center to inform citizens and solicit public input regarding the Town of Silt Water Treatment Plant's Project Needs Assessment (PNA). The PNA is a report that discusses the rationale for the project. The report has been submitted to the Colorado Department of Public Health and Environment (CDPHE) to qualify the Town of Silt for a State Revolving Fund (SRF) Loan.

Click below to link to a presentation given by Patrick Radabaugh, an engineer with Dewberry, the Town's consulting and design engineers on the project and James Mann, with UMB Bank, who is contracted to provide financial modeling for the project. <https://www.youtube.com/watch?v=QQxOwhFJggI>

An additional Public Meeting will be held on Monday, January 9 from 6-7 PM at Silt Town Hall to inform citizens of the rationale for the improvement, the methods to fund the estimated \$28 M cost and a description of the new pretreatment and filtration system. The public will then be encouraged to provide feedback on the project. Town Staff and engineers will be on hand meeting to discuss the plan and accept feedback.

Silt citizens, merchants and any other interested persons are invited to attend. The format for the meeting will be formal presentation followed by public comment. It should be noted that the Town of Silt Board of Trustees meeting will follow immediately after the water plant Public Meeting where public comment will be taken, as well.

For more than a year, Silt's Board of Trustees has been receiving information about its aging and struggling water treatment plant. In February 2022, the Town engaged Dewberry engineers to study both the water and wastewater plants. It found critical problems with the water plant that should be addressed sooner than later.

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In the meantime, the Town will continue with its loan application with the State of Colorado's water resources authority, the gatekeeper of the Federal Government's new Bipartisan Infrastructure Law (BIL) funds. The Town intends to tap these funds to the extent it can for this project.

The Town anticipates hosting addition public meetings on the plant and the need for improvements after March 3, when the State will make a recommendation as to the funding amount to be loaned and the loan forgiveness package to be offered.

The PNA details the need for improvements to the Town of Silt Water Treatment Plant. The current plan is to replace the existing membrane filtration system with a new pretreatment and filtration system that will improve the reliability of treatment, improve treatment for taste and odor, increase potable water system resilience, and accommodate future growth.

Mejoras en la Planta de Tratamiento de Agua de la Ciudad de Silt

reunion publica

¡Queremos tu Opinión!

9 de enero de 2023 - 6:00PM to 7:00PM - Town Hall-231 North 7th St., Silt, Colorado

- Informar a los ciudadanos de la justificación de las mejoras
- Métodos para financiar el costo estimado de \$28M
- El nuevo sistema será un sistema de pretratamiento y filtración

La evaluación de las necesidades del proyecto está disponible para revisión pública en Silt Town Hall en www.siltpueblo.org



Para obtener más información, comuníquese con Tony Zancanella, Director de Tratamiento de Agua al 970-636-0233

Reunión pública par Mejoras de la planta de tratamiento de agua

En reunión de la Junta del 28 de Noviembre, los Fideicomisarios escucharon a Patrick Radabaugh, un ingeniero de Dewberry Engineers, el ingeniero local Tony Zancanella, quien es el Operador de WTP del contrato del Pueblo y el consultor financiero del Pueblo, Jim Mann, que la planta de tratamiento de agua propuesta costará cerca de \$28 millones. La factura promedio de un cliente puede pasar de los actuales \$45 por mes hasta \$170 por mes.

Después de la presentación, los Fideicomisarios fueron claros con los consultores y el personal que el precio de las mejoras eran demasiado alto y ordenaron que se hicieran esfuerzos para reducir el alcance y el precio del proyecto. Continuado por el personal y sus consultores, han reducido esa estimación a alrededor de un aumento promedio de \$ 100 por cliente. El trabajo continúa.

El pasado lunes 19 de Diciembre se llevó a cabo una jornada de puertas abiertas de 5:30 a 7:30 en el Silt Town Center para informar a los ciudadanos y solicitar la opinión pública sobre la Evaluación de necesidades del proyecto (PNA, por sus siglas en inglés) de la planta de tratamiento de agua de Silt. El PNA es un informe que analiza la justificación del proyecto. El informe se envió al Departamento de Salud Pública y Medio Ambiente de Colorado (CDPHE) para calificar al Pueblo de Silt para un Préstamo del Fondo Rotatorio Estatal (SRF).

Haga clic a continuación para vincular una presentación dada por Patrick Radabaugh, un ingeniero de Dewberry, los ingenieros de consultoría y diseño de la ciudad en el proyecto y James Mann, con UMB Bank, quien está contratado para proporcionar modelos financieros para el proyecto. <https://www.youtube.com/watch?v=QQxOwhFJgqI>

Se llevará a cabo una reunión pública adicional el lunes 9 de enero de 6:00 p. m. a 7:00 p. m. en el Ayuntamiento de Silt para informar a los ciudadanos sobre la justificación de la mejora, los métodos para financiar el costo estimado de \$28 millones y una descripción del nuevo sistema de pretratamiento y filtración. . Luego se alentará al público a que proporcione comentarios sobre el proyecto. El personal de la ciudad y los ingenieros estarán disponibles para reunirse para discutir el plan y aceptar comentarios.

Se invita a asistir a los ciudadanos del limo, comerciantes y cualquier otra persona interesada. El formato de la reunión será una presentación formal seguida de comentarios públicos. Cabe señalar que la reunión de la Junta de Fideicomisarios del Pueblo de Silt seguirá inmediatamente después de la Reunión Pública de la planta de agua, donde también se recibirán comentarios del público.

Durante más de un año, la Junta Directiva de Silt ha estado recibiendo información sobre su planta de tratamiento de agua envejecida y con problemas. En febrero de 2022, el pueblo contrató a ingenieros de Dewberry para estudiar las plantas de agua y aguas residuales. Encontró problemas críticos con la planta de agua que deben abordarse más temprano que tarde.

En octubre, el Pueblo contrató a Dewberry para desarrollar un plan para mejorar el agua en Silt y guiar al Pueblo a través del laberinto de obstáculos financieros y reglamentarios para lograr que el trabajo se diseñara, programara, construyera y pagara. Como parte del mismo proceso, el Pueblo contrató a James Mann, de la sección de Finanzas Públicas de UMB Bank, para ayudar con el financiamiento.

Mientras tanto, el Pueblo continuará con su solicitud de préstamo con la autoridad de recursos hídricos del Estado de Colorado, el guardián de los fondos de la nueva Ley de Infraestructura Bipartidista (BIL, por sus siglas en inglés) del Gobierno Federal. El Pueblo tiene la intención de aprovechar estos fondos en la medida de lo posible para este proyecto.

El Pueblo anticipa celebrar reuniones públicas adicionales sobre la planta y la necesidad de mejoras después del 3 de marzo, cuando el Estado hará una recomendación sobre el monto de financiamiento que se prestará y el paquete de condonación de préstamos que se ofrecerá.

La PNA detalla la necesidad de mejoras en la Planta de Tratamiento de Agua de Lodos del Pueblo. El plan actual es reemplazar el sistema de filtración de membrana existente con un nuevo sistema de pretratamiento y filtración que mejorará la confiabilidad del tratamiento, mejorará el tratamiento del sabor y el olor, aumentará la resiliencia del sistema de agua potable y se adaptará al crecimiento futuro.

Silt Basketball



Registration Now Open For Boys
Ages: 3rd/4th & 5th/6th Grade
Cost: \$65 per player
Dates: January - February

Registration Will Close Jan 3rd & Skill Evaluations Will Be Jan 5th

Practice Days, Times & Locations Will Depend On Gym Availability

Registration forms can be downloaded at www.townofsilt.org

For More Information, Call Nicole at 876-2353 ext 110



SPACE IS LIMITED, FIRST COME FIRST SERVE BASIS

Lil' Dribblers Basketball

Registration Now Open For Co-ed Basketball Basics
Ages: Kindergarten, 1st and 2nd grade
Cost: \$40 per player
Dates: January - February

Registration Closes January 3rd

Join us for this fun program that focuses on beginner basketball skills!

Practice Days & Times Will Depend On Gym Availability

Registration forms can be downloaded at www.townofsilt.org

For More Information, Call Nicole at 876-2353 ext 110

