

**BOARD OF TRUSTEES WORK SESSION**  
**January 22, 2024**

**AGENDA ITEM SUMMARY**

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**SUBJECT:** Silt (Garfield County) Public Library Update

**PROCEDURE:** Presentation and Discussion

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

Jamie LaRue, Garfield County Public Library District Executive Director, will give the BoT a preview of the county-wide community interviews, highlighting the most frequently raised issues for Garfield County. The results of the interviews will help establish the library's planning efforts. The Silt interview responses will be discussed at a public meeting on February 27 at 6 p.m., at the Silt Library. Mr. LaRue is also happy to engage with the Board on questions of interest.

**ORIGINATED BY:** Jeff Layman

**PRESENTED BY:** Jamie LaRue

**TOWN ATTORNEY REVIEW:** / / Yes / ☒ / No

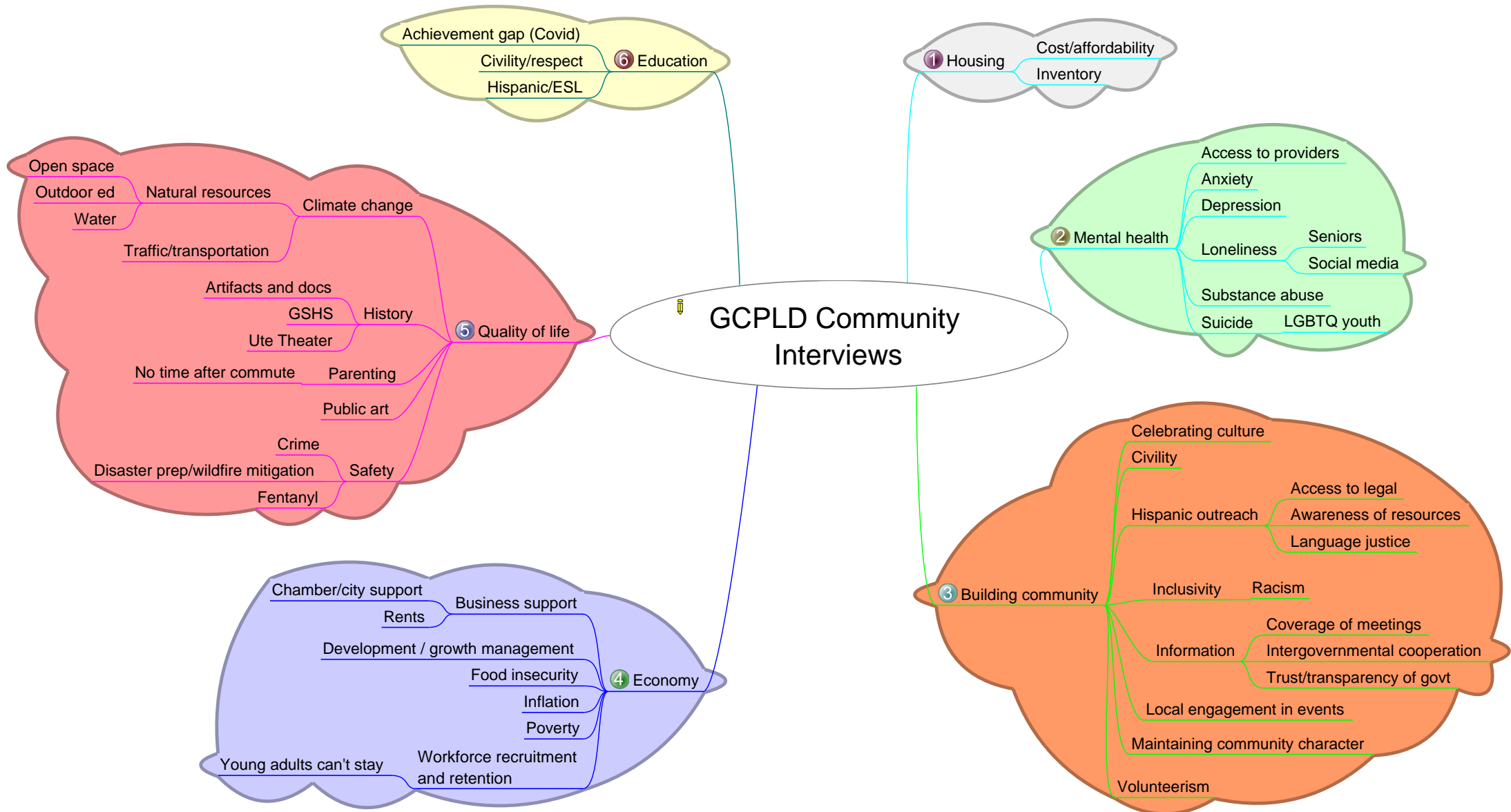
**DOCUMENTS ATTACHED:**

**SUBMITTED BY:**

Jeff Layman  
Jeff Layman, Town Administrator

**REVIEWED BY:**

Sheila M. McIntyre  
Sheila M. McIntyre, Town Clerk



**BOARD OF TRUSTEES WORK SESSION**  
**January 22, 2024**

**AGENDA ITEM SUMMARY**

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**SUBJECT:** Turf Replacement Incentive Program (TRIP) and Trees Resolution Discussion

**PROCEDURE:** Presentation and Discussion

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

In the 1990's the Town installed an irrigation system to supply the Town with non-potable water for irrigation purposes. The decreased supply and resulting shortages of irrigation water during the summer of 2020 caused the Town to develop an action plan to address some deficiencies in the service (Action Plan attached).

Besides pursuing measures to increase supply such as upgrading pumps and pipes to handle more water (news release attached), decreasing demand is also in the plan. The Town passed an ordinance focused on demand reduction in April 2021 (news release attached). That ordinance and the resulting education and enforcement is credited with reducing the overall use of irrigation water in Town and keeping water stocks at appropriate levels ("Education" piece for newsletter/website attached).

Last year, with the immediate goals met, the Town developed a more robust education and incentive program that promotes the replacement of existing turf with xeric landscaping, to include "water-wise" and native plant species to meet the following goals:

- Reduce water use
- Help pollinators and birds
- Beautify community landscapes
- Reduce pesticide/fertilizer use
- Save homeowners money
- Less polluting of waters of the State
- Increasing photosynthesis
- Exercise for folks
- Cleaner air

Education: This focuses on the good that such renovations can do and the savings that can be achieved by homeowners. We have worked to achieve this by:

- Collecting and distributing written material for homeowners use.
- Developing a demonstration installation of low-water native plants for use in our environment/elevation and Town Hall.

Incentives: Reward homeowners for taking steps to reduce consumption.

- Providing a monetary incentive for homeowners who successfully implement a turf renovation (Turf Replacement Incentive Program-TRIP).
- TRIP materials are attached and will be discussed by consultant Adrian Brown.
- Grant support from the State has been exhausted. We suggest that we bump the incentive to \$2 since so few have participated. We would like to have some small wins.
- Work with local nurseries to stock native plants.

**RECOMMENDATION:**

With staff and/or contract labor:

- We will gather materials on best irrigation practices, assemble them in a usable format for the average Silt homeowner and distribute them through making them available:
  - At Town Hall and drive homeowners to pick it up through newsletter, website, variable message sign, Facebook, etc.
  - At Town of Silt events, like Silt Farmer's Markets, concerts, movies, etc. this summer.
  - From any Silt Police Officer or Community Service Officer on patrol.
- We have developed, and will continue to improve, a demonstration installation of low-water native plants for use in our environment/elevation at Town Hall.
- Administer an incentive program that pays homeowners some kind of inducement for converting turfgrass to native, waterwise planting. We recommend an increase to \$2 per square foot reimbursement.

**ORIGINATED BY:**

Jeff Layman/Adrian Brown

**PRESENTED BY:**

Adrian Brown

**DOCUMENTS ATTACHED:**

- 1) Town of Silt Irrigation Action Plan, 2020/2021.
- 2) Town of Silt News Release: 11/1/21
- 3) Town of Silt News Release: 4/16/21
- 4) Example of Education piece
- 5) TRIP Power Point Presentation
- 6) Announcement of Program-water bills
- 7) TRIP Manual
- 8) Tree Resolution revision

**TOWN ATTORNEY REVIEW [ ] YES [ X ] NO**

**INITIALS:**

**SUBMITTED BY:**

**REVIEWED BY:**

**Jeff Layman**  
Jeff Layman, Town Administrator

**Sheila M. McIntyre**  
Sheila M. McIntyre, Town Clerk



## **TOWN OF SILT IRRIGATION SYSTEM ACTION PLAN 2020/21**

In 1990 the Town installed an irrigation system to supply the Town with non-potable water for irrigation purposes. The decreased supply and resulting shortages of irrigation water this summer has caused Town of Silt officials to develop an action plan to address some deficiencies in the service. Besides pursuing measures to increase supply such as upgrading pumps and pipes to handle more water, decreasing demand is also in the plan.

### **Action Plan:**

#### **Immediate**

- Increase Education/Enforcement Campaign
  - Increase patrols and public contact—Silt PD
  - Public Information: Get started earlier in 2021—Newsletter, Website, social media, etc.
- Prepare FMLD grant application for the fall of 2020 to build infrastructure to take more water from the Cactus Valley Ditch.
- Audit lots in upper subdivisions to ensure that homeowners are irrigating the proper area.
- Discuss the Town's responsibility to provide irrigation water to developments that brought less water to the Town upon annexation than is now needed. Should they participate to a greater level?
- Develop a better relationship / involvement / influence with Ditch companies.

#### **Explore**

- Development of a system that transfers potable water to irrigation tanks for upper neighborhoods
- Work with the State of Colorado to use potable water for irrigation
- Consider installing irrigation system meters at homes and /or developments
- Amending irrigation code

## **Irrigation Ordinance Revision Passed by Board of Trustees**

The Town of Silt Board of Trustees on Monday night passed the second reading of an ordinance to revise the Town's Code to better educate and enforce irrigation ordinances.

In the 1990's the Town installed an irrigation system to supply the Town with non-potable water for irrigation purposes. The decreased supply and resulting shortages of irrigation water last summer caused the Town to develop an action plan to address some deficiencies in the service. Besides pursuing measures to increase supply such as upgrading pumps and pipes to handle more water, decreasing demand is also in the plan.

One method of managing demand is to amend the Silt Municipal Code section addressing irrigation, including promoting conservation of irrigation water; setting fees for irrigation service; identifying restrictions on the use of irrigation water; and revising penalty assessments for waste of irrigation water. These changes are but one tenet of the Irrigation System Action Plan and make the ordinance easier to enforce by clarifying certain sections, specifically:

- Requires no more than 3500 square feet of irrigable space be allowed on new construction projects
- Defines hours of an "irrigation day" from midnight to midnight
- Includes Town parcels in the limits
- Limits hours of irrigation to times other than 10 AM to 5 PM
- Eliminates the ability of homeowners with less than 499 square feet of irrigable area to petition the Town to use potable water for irrigation
- Eliminates the ability of homeowners to petition the Town to use water on a typical non-watering day
- Adds to the definition of "wasteful practices" the "Using irrigation water for any other purpose other than the watering of landscaping and/or gardens."
- Adds to the authority of the "Town Administrator the authority to ration and limit the usage of irrigation water for such periods of time as he/she deems necessary."

# Irrigation System Action Plan 20/21

## Pays Off

As the last pieces and pipes were installed along 7<sup>th</sup> Street this week, the Town can be proud that the Irrigation System Action Plan adopted by the Silt Board of Trustees during the parched Summer of 2020 has paid off for the Town's residents. According to the Town's Public Works Department, the system experienced no capacity related shortages during the summer of 2021. The 7<sup>th</sup> Street pipeline should be the "cherry on top" and will allow the Town to draw even more of its water into its irrigation tanks.

The Irrigation System Action Plan, intended to reduce water consumption so that all who participate get their fair share of water, focused on increasing public education and enforcement through increased patrols, public contact and public information, building infrastructure make better use of Silt's water and changing Silt's Municipal Code to increase compliance.

The last substantial piece of the infrastructure plan will be completed this week with the completion of an irrigation pipe installation along 7<sup>th</sup> Street to access irrigation tanks near the cemetery and above Stoney Ridge Park. A new 8" pipeline has been added to supplement an existing 8" main and paired with the new pumps installed last summer on the Cactus Valley Ditch to allow the Town to take most of what it is entitled to and transport it to homes on the system. The improvements cost about \$270,000 and the Town benefitted from \$200,000 in grant funds from the Federal Mineral Lease District to use. The Town has also sought better relationships with the various ditch companies so that it would better understand policies that impact its operation.

Still in the plan and left to do: The Town intends to intensify its audit of lots in upper subdivisions to ensure that homeowners are irrigating the proper area, explore the development of a system that transfers potable water to irrigation tanks for upper neighborhoods, consider installing irrigation system meters at homes and/or developments and explore the idea of providing homeowners with incentives to use more drought tolerant landscaping.

Silt is fortunate to be one of few towns with an irrigation utility. It was established in 1995 as a way to reduce the depletion of the Town's supply of potable water and wear and tear on the water plant, as well as to increase revenues to cover the costs of installing and maintaining the Town's irrigation system.

# Use Irrigation Water Wisely

Irrigation water is available from May 1st - October 1st



## What Times Of The Day Can I Water?

12:00 a.m.– 10:00 a.m. or 5:00 p.m. to 11:59 a.m.

Maximum of 30 minutes per zone!

\*Midnight to midnight is defined as an “irrigation day”



## What Days Can I Water?

Even Numbered Addresses– Mondays, Wednesdays and Saturdays

Odd Numbered Addresses– Tuesdays, Thursdays and Sundays



The Town is conducting a mandatory audit of each property utilizing irrigation water.

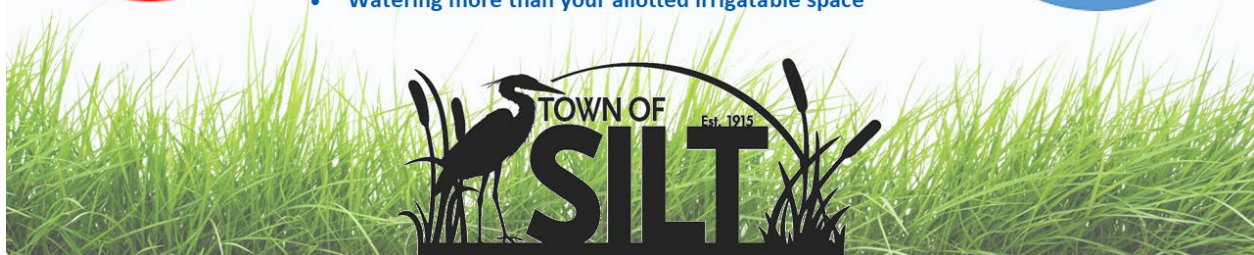
Please call Town Hall to schedule your audit at 970-876-2353 Ext. 106

## What Restrictions Does The Town Enforce?



Penalty Assessments Will Be Written Into Silt Municipal Court For The Following Violations:

- Watering on Fridays (The tanks need a day to refill)
- Watering between the hours of 10:00 a.m. to 5:00 p.m.
- Watering for more that 30 minutes per zone
- Watering more than your allotted irrigatable space



# Turf Replacement Incentive Program

Are you paying more than \$17.38 per month for your irrigation water?  
Are you tired of mowing all that grass turf?

The Town of Silt is offering an incentive program to help home and business owners reduce their water usage and offset costs of replacing your turf grass !!

At 25 cents per square foot the incentive program can be received as a cash payment or as a credit on your utility bill for replacing your turf grass.

Drop in to the Town Hall or call 970.786.2353 or visit [www.townofsilt.org](http://www.townofsilt.org) for more information.



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# Turf Replacement Incentive Program

Are you paying more than \$17.38 per month for your irrigation water?  
Are you tired of mowing all that grass turf?

The Town of Silt is offering an incentive program to help home and business owners reduce their water usage and offset costs of converting your yard !!

At 25 cents per square foot the incentive program can be received as a cash payment or as a credit on your utility bill for replacing your turf grass.

Drop in to the Town Hall or call 970.786.2353 or visit [www.townofsilt.org](http://www.townofsilt.org) for more information.



# Turf Replacement Incentive Program (TRIP)

## Basic Rules and Conditions:

- The installation address must be within one of the Town of Silt's zone districts.
- Applicants must be the owner of the property or have written permission of the owner to participate in the TRIP.
- Town of Silt must approve all projects before installation. Rebates are not retroactive.
- Once pre-approval is received, applicants will have 12 months to complete the conversion and request a post-conversion inspection.
- Areas to be converted must have existing grass. (Yards that contain barren soil or significant bare patches of soil and weeds do not qualify.)
- A 500-square-foot minimum size applies to all projects.
- All low-water usage landscape conversions must meet or exceed 25% plant coverage of the total project area. Bare soil will not be approved. Existing plants may be used to calculate the 25% plant coverage. Trees are not included in the coverage calculations.
- The rebate is \$1.00 per square foot of surface area that is paid as a credit on your water bill or a check paid directly to you.
- Artificial grass does not qualify for a rebate.
- A post-conversion inspection of the property is required to validate installation and conversion.
- Before completing your application, please read the TRIP Manual.

# Manual

## Purpose

The Turf Replacement Incentive Program (TRIP) aims to help town residents and business owners replace high-water usage turf with lowwater usage landscapes. These landscape conversions can be low maintenance, will act to save water, withstand drought, cool local temperatures and help wildlife. They look good too!

## Program Specifics

Program participants shall be held to the following conditions:

1. Town of Silt must approve all projects before installation. Rebates are not retroactive.
2. Areas to be converted must have existing grass and be currently irrigated.
3. All zones Town of Silt districts are eligible.
4. A 500-square-foot minimum size applies to all projects.
5. A phasing option is available. (Each project phase must be a minimum of 500 square feet per year. There is a maximum of one phase permitted per year.)
6. Applications will be considered on a rolling basis and are contingent on available funding.
7. Participants will need to submit their project landscape designs for approval before starting their project and have the project installed by the Spring or Fall the following year depending on your proposed implementation schedule.
8. Town of Silt staff will inspect each property that completes the program and has been paid the rebate. This inspection will occur on an annual basis. Properties found to be replanted in turf will be removed from the TRIP and homeowners will be billed for the cost of the rebate on their next irrigation bill.
9. When a participating property changes ownership, the new owner will be expected to honor the original terms of the TRIP or be subject to removal from the program.

**Rebate Framework** The TRIP incentive rebate is paid at \$1.00 per square foot.

The TRIP incentive rebate can be paid out as a credit on the water bill or as a check and is specific to the owner of the parcel where the project is undertaken.

Below are further details and expectations regarding the rebate framework.

- Minimum rebate of \$500 equivalent to 500-square-foot minimum.
- Payment schedule:
- 100% of rebate value paid after Town of Silt completes an on-site inspection following project completion and documents your changed landscape design to a low-water usage state.



- A follow up 12 month check in will be completed by the Town of Silt to ensure your changed landscape design to a low-water usage state remains functional and alive.

### **Landscape Design and Plan**

All participants must have a design reviewed and approved by the Town prior to demolition or installation. A simple landscape design plan is all that is needed and can be drawn up by you. Ask a Town of Silt representative as a your existing landscape design may be on file with the Town!

Two landscape design drawings should be delivered with your TRIP application.

1. An existing design of your landscape, and
2. your proposed landscape design you shall be moving your landscape toward!

Both landscape design drawings must have the following elements:

- Owner name
- Property address
- North arrow
- Land parcel boundary and position of the house shown
- Basic dimensions of all landscape features in feet, like beds with mulch types, turf areas, driveway, decks, existing trees

New landscape design should show:

- All new plants must be depicted at least 75% of their mature size
- All plants, both new and existing ("Ex." for existing)
- New dimensions of landscape features in feet with areas to be converted to a lowwater usage landscape drawn in a different color.

The Town of Silt currently estimates your existing square feet of irrigated space. Your water bill will document what you currently pay for irrigation water.

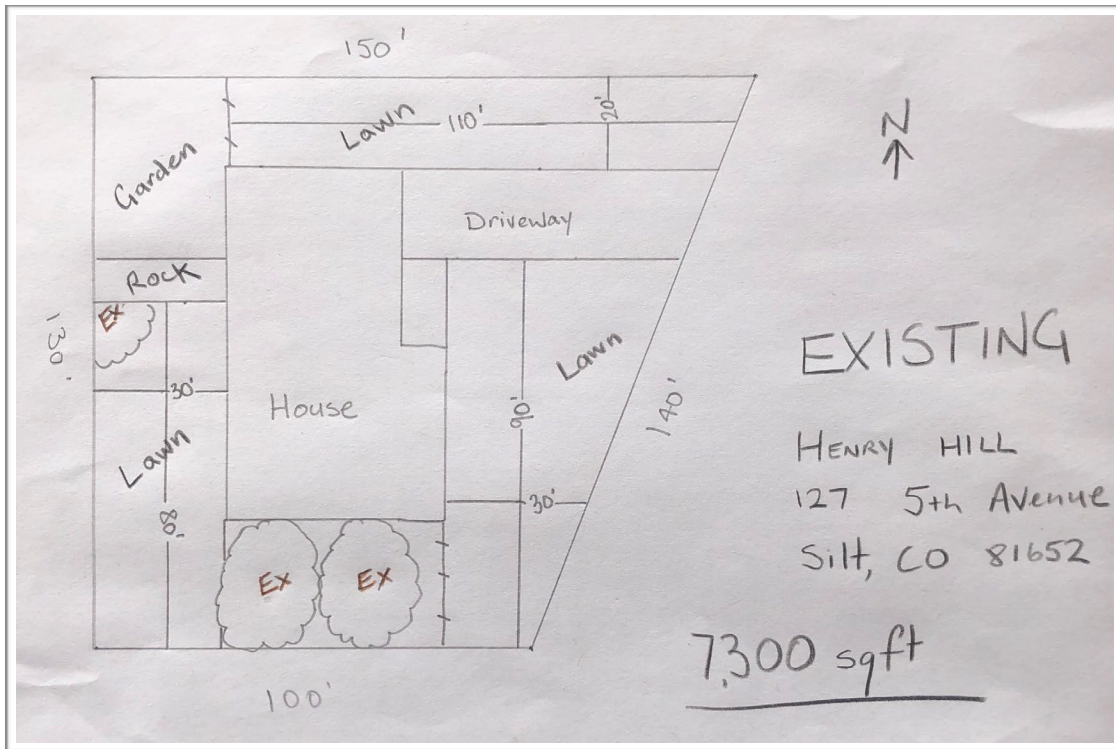
To ensure the accuracy of your current estimate and to update Town records, your existing landscape design should be provided with your TRIP application.

Examples of an existing landscape design and a proposed landscape plan are shown below.

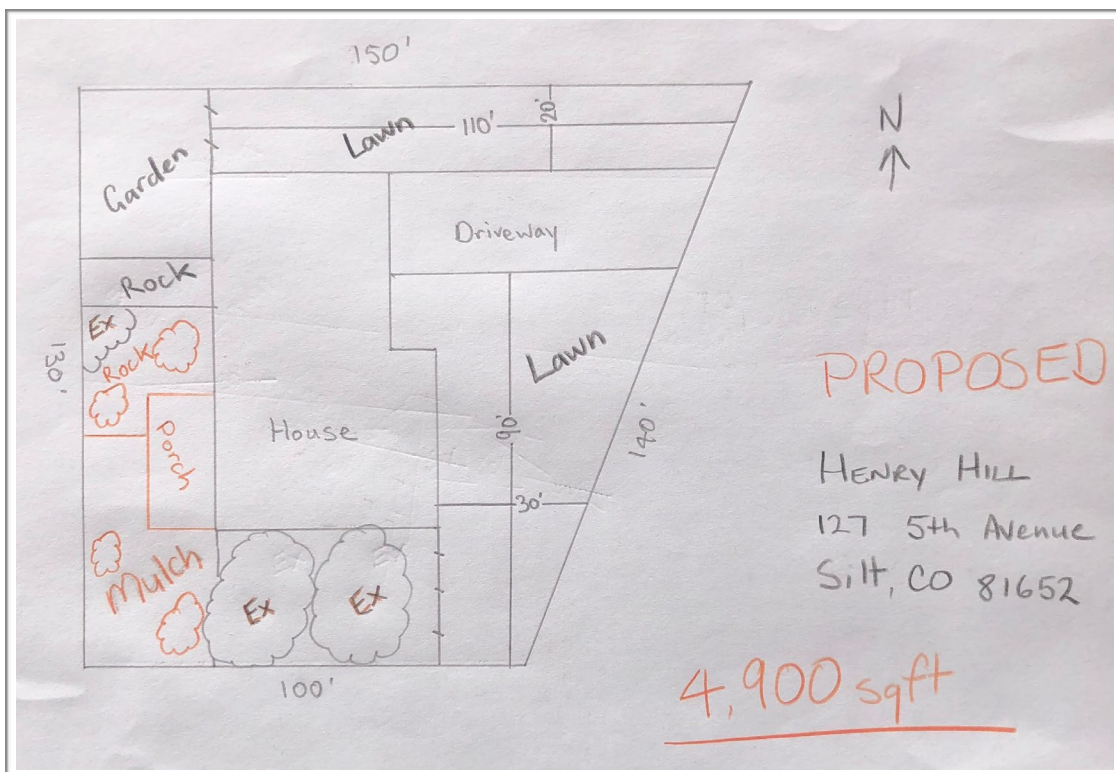
The incentive rebate total using the landscape design examples below is calculated as follows:

Existing total area of turf:	7300 square feet (EXISTING)
New proposed total area of turf:	4900 square feet (PROPOSED)
Reduction in total area of turf (Savings):	2400 square feet
Total incentive rebate payment:	\$ 2400.00 (2400 square feet x 1 dollar)





### EXISTING LANDSCAPE DESIGN EXAMPLE



## **PROPOSED LANDSCAPE DESIGN EXAMPLE Project Completion and Inspection**

On completion of your landscape project to replace a portion of your high-water usage turf with a low-water usage landscape type the Town will need to inspect the completed works.

During the on-site inspection a Town representative will inspect the new dimensions of the landscape design to ensure that they match the landscape plan delivered to the Town in the approval process.

Following this inspection, you will receive your full rebate installment. You will be notified via email when the rebate has been processed and approved.

### **Mulch Requirements**

Mulch is a key part of any low water usage landscape. Mulch helps retain soil moisture and keep the weeds in check. Two options are available, organic (wood chips) and inorganic (gravel).

Use of mulch as a low water usage landscape in TRIP should follow these requirements:

- Organic mulch must be at least 3 inches deep.
- Any inorganic mulch may NOT be used in more than 25% of the changed low-water usage landscape type area.
- Red mulch, lava rock and recycled products such as ground rubber may NOT be used.

### **Plant List for Landscape Design**

For greatest success the purchase size of the plant is important. Perennials and ornamental grasses and forbs should be at least a #1 (1-gallon) pot, while shrubs should be at least a #5 (5-gallon) pot.

All trees and shrubs should be selected from the Board of Trustees approved list.

# APPLICATION FOR TOWN OF SILT TURF REPLACEMENT INCENTIVE PROGRAM REBATE

## Customer Information

First Name or Property/HOA Name\*

Last Name (if property/HOA, then input the first and last name of the primary contact)\*

Email\*

Phone\*

Mailing Street

Mailing City

Mailing State

Mailing Zip

Are You A Current Town of Silt water customer?\*

- ☐ No  
☐ Yes

## Installation Information

Is the installation address the same as the Mailing Address above?\*

- ☐ No  
☐ Yes

Address\*

City\*

State\*

ZIP Code\*

## Sector

- ☐ Residential      Non-Residential  
☐

## Preferred Rebate Option

- ☐ Credit on water bill  
☐ Check in the mail

**Support Information Project**  
Description:

Total area of existing turf:  
Total area of proposed turf:  
Total area reduction / savings:  
  
Rebate total:

**Terms and Conditions**

By checking the "I agree" box, you confirm that you have read and agree to the Silt Turf Replacement Incentive Program manual.

☐ I Agree\*

Signature\*

=====

For Town Staff Only

Rebate Amount: \$ Why

Rebate:

Rebate calculation:

Approved By (Staff Name):

Date of Approval:

EXISTING LANDSCAPE DESIGN EXAMPLE

## **Town Offers Incentive Program to Reduce Irrigation Water Use**

A new Town irrigation program designed to help home and business owners reduce their irrigation water usage was approved by the Silt Board of Trustees last spring. Participants in the program will be offered a one dollar per square foot incentive for replacing their turfgrass with less thirsty native species, other plantings and other xeriscaping. Home and business owners will not only be able to qualify for the incentive, but also may qualify for lower irrigation fees, depending on how much turf they replace.

The program, dubbed the Turf Replacement Incentive Program (TRIP), is eligible to any home or business owner in Town who currently has turfgrass.

## **Town Trustees Hear about Incentive Program to Reduce Irrigation Water Use; Increase Incentive to \$1 per Foot of Turf Replaced**

Town of Silt Trustees heard Town Staff on Monday night present progress on the Town's irrigation system conservation efforts, including offering a new incentive program, dubbed the Turf Replacement Incentive Program (TRIP).

Participants in the program will be offered a 25 cent per square foot cash incentive for replacing their turfgrass with less thirsty native species, other plantings and xeriscaping. Home and business owners will not only be able to qualify for the incentive, but also may qualify for lower irrigation fees, depending on how much turf they replace. The Town has budgeted \$10,000 in 2023 for this program.

The Board discussed the program's cost-effectiveness, monitoring and enforcement procedures, as well as targeting larger lots, new homeowners and HOA's. In the end, the Board suggested that the incentive be increased to \$1 per square foot and be given a one-year trial period.

Town of Silt Administrator Jeff Layman, starting the conversation, recapped the progress the Town has made in addressing deficiencies in the Town's irrigation service. The Town first developed an action plan and over the last three years has been working toward accomplishing the action items.

The Town first pursued measures to increase supply such as adding a new 8" pipeline, paired with new pumps on the Cactus Valley Ditch to allow the Town to take most of what it is entitled to and transport it to homes on the system. The improvements cost about \$270,000 and the Town benefitted from \$200,000 in grant funds from the Federal Mineral Lease District to use. The Town has also sought better relationships with the various ditch companies so that it would better understand policies that impact its operation.

At the same time, the Town passed an ordinance focused on demand reduction. That ordinance and the resulting education and enforcement is credited with reducing the overall use of irrigation water in Town and keeping water stocks at appropriate levels.

The incentive program will kick off in the next couple of weeks. An announcement will be forthcoming in utility bills, the newsletter, the website and other Town resources.

For more information, please contact Utility Billing Clerk Mary Cleator at [mcleator@townofsilt.org](mailto:mcleator@townofsilt.org).

**TOWN OF SILT  
RESOLUTION NO. \_\_\_\_  
SERIES OF 2023**

**A RESOLUTION OF THE TOWN OF SILT ("TOWN") REPEALING AND REPLACING  
RESOLUTION NO. 16, SERIES OF 2019, ADOPTING AN OFFICIAL STREET TREE  
LIST FOR THE TOWN OF SILT**

**WHEREAS**, on July 8, 2019, the Town Board of Trustees ("Board") adopted Resolution No. 16, Series 2019 as the official street tree list and suggested shrub list for the Town; and

**WHEREAS**, the Board wishes to provide an updated list of appropriate tree species for planting within the Town's limits; and

**WHEREAS**, the Board advises the planting of these specific tree species to aide in shade and cooling of the Town, habitat for wildlife, air and noise pollution lessening, stormwater absorption, and enhanced aesthetics; and

**WHEREAS**, the Board is concerned that recent and future droughts may severely impact the Town's ability to provide more than the normal allotment of irrigation water to any one property owner; and

**WHEREAS**, the Board seeks to convey to all property owners the critical nature of decreasing water supplies and that judicious use of water supplies by all residents is exercised; and

**WHEREAS**, the Board recognizes that these select species of trees thrive in a semi-arid climate such as the Town's; and

**WHEREAS**, the Board suggests property owners install certain tree species due to their drought-tolerant properties, soil enriching capacity, carbon sequestration ability, and aesthetic quality; and

**WHEREAS**, the Board recommends that all tree species be adequately spaced and located in ways that consider the street right-of-way, stormwater installations, and Town sewer and irrigation as well as private electrical and gas networks, and other private property infrastructure (Dial Before You Dig - 811 in Colorado).

**NOW, THEREFORE, BE IT RESOLVED**, THE BOARD OF TRUSTEES OF THE  
TOWN OF SILT COLORADO, AS FOLLOWS:

## Section 1

The above recitals are hereby incorporated as findings by the Town of Silt.

## Section 2

The following acronyms are used to describe those tree qualities of most interest to the Town of Silt.

ST = Salt Tolerance;

VLWZ = Very Low Water Zone (Once established, little irrigation required);

LWZ = Low Water Zone (Once established, water during hot & dry periods);

MWZ = Moderate Water Zone (Once established, water several times/week);

SHD = Shade Tree;

ORD = Ornamental Tree;

EVR = Evergreen;

FP = Food production;

## Section 3

That following list of trees is hereby adopted.

### *Official Street Tree List*

The Town advises the planting of specific tree species to provide shade, wildlife habitat, urban cooling, and stormwater absorption within the Town Limits. With a 'right tree, right location' approach to tree planting within the Town, the following lists are advised within the Town street right-of-way's and should be taken as a suggestion on private property. Many of the species listed can be found at local nurseries or could be ordered from online tree suppliers.

Official Street Tree Species (can be also be used as a yard tree):

**Hackberry** - *Celtis occidentalis* - ST, VLWZ, SHD;

**Northern Catalpa** - *Catalpa speciosa* - LWZ, SHD;

**Burr Oak** - *Quercus macrocarpa* - ST, LWZ, SHD;

**London Plane Tree** - *Platanus x acerifolia* - MWZ, SHD;

**Kentucky Coffeetree** - *Gymnocladus dioica* - LWZ,

SHD; **Two-needle Pinyon Pine** - *Pinus edulis* - VLWZ,

SHD **Eastern Redbud** - *Cercis canadensis* - MWZ,

ORN; **American Basswood** - *Tilia americana* - MWZ,

SHD; **Green Ash** - *Fraxinus pennsylvanica* - LWZ,

SHD;

**White Oak** - *Quercus alba* - VLWZ, SHD

Desirable Yard or Public Space Tree Species (not adjoining a street):

**Ponderosa Pine** - *Pinus ponderosa* - LWZ, EVR;



**Bristlecone Pine** - *Pinus aristata* - VLWZ, EVR;  
**Katsura Tree** - *Cercidiphyllum japonicum* - MWZ, ORN;  
**White Fir** - *Abies concolor* - LWZ, EVR;  
**American Smoketree** - *Cotinus obovatus* - MWZ, ORN;  
**Black Walnut** - *Juglans nigra* - MWZ, SHD, FP;  
**Blue Spruce** - *Picea pungens* - LWZ, EVR  
**Shagbark Hickory** - *Carya ovata* - LWZ, ORN, FP;  
**Norway Maple** - *Acer platanoides* - MWZ, SHD;  
**Tatarian Maple** - *Acer tataricum* - LWZ, ORN;  
**Gambel Oak** - *Quercus gambelii* – VLWZ, SHD;  
**Chinkapin Oak** - *Quercus muehlenbergii* – LWZ, SHD;  
**Black Hills Spruce** - *Picea glauca* 'Densata' - LWZ, EVR;  
**Scotch Pine** - *Pinus sylvestris* - MWZ, EVR;  
**Pinyon Pine** - *Pinus edulis* – VLWZ, EVR;  
**Rocky Mountain Juniper** - *Juniperus scopulorum* - LWZ, EVR;  
**Birch** - *Betula* species - MWZ, SHD;  
**Crabapple** - *Malus* species - MWZ, ORN;  
**Hawthorn** - *Crataegus* species - MWZ, ORN;

#### **Section 4**

That weed species, including noxious weed tree species, as listed in Silt Municipal Code 8.04.010 (C) not be planted by any property owner within Town's limits; and that any existing tree or plant species listed be managed in a manner to prevent seed formation.

Noxious Weed (\*\*) and Undesirable Tree Species for any Street, Yard or Public Space:  
 Siberian elm - *Ulmus pumila* \*\*  
 Russian olive - *Elaeagnus angustifolia* \*\* Saltcedar - *Tamarix* species \*\*  
 Callery Pear - *Pyrus calleryana* (As a Street Tree Species)  
 Willow - *Salix* species  
 Poplar - *Populus* species

#### **Section 5**

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

**INTRODUCED, READ, PASSED, AND ADOPTED THIS \_\_\_\_ day of \_\_\_\_ 2024.**

TOWN OF SILT

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Mayor, Keith B. Richel

Attest:

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Town Clerk, Sheila M. McIntyre, CMC

**BOARD OF TRUSTEES WORK SESSION**  
**January 22, 2024**

**AGENDA ITEM SUMMARY**

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**SUBJECT:** Town Administrator Recruiting Discussion

**PROCEDURE:** Discussion

**BACKGROUND OF SUBJECT MATTER:**

As you know, I have informed the Board of my intention to retire effective March 15. The purpose of this brief work session item is to begin the process of finding a replacement and to discuss what to do in the meantime.

**SUMMARY:**

There are several steps in the successful recruiting for this position. Even the most informal of processes will include versions of these actions and neglecting any one of them may have negative impacts on the process, the organization and the services the Town provides for its citizens. The steps are:

**Pre-Recruitment Phase**

- Develop details:  
About the selection process, schedule, geographic scope of the search, compensation package, identifying local stakeholders and overall design of the search process.
- Develop understanding:  
Preferred candidate qualifications, organization culture and values, collect data about the Town, region, organization.
- Develop position profile:  
Job description, ideal candidate qualifications, highlights of the organization, community, region, local initiatives, challenges and opportunities.
- Develop recruiting/advertising strategy:  
Effective strategy to reach candidates best suited for the position and “cast the widest net necessary.”

**Recruitment Phase**

- Execute recruiting/advertising strategy
- Candidate screening:  
Preliminary screening of candidates to identify those outstanding candidates best suited for the position.

## Selection Process Phase

- Execute selection process:

Interface with candidates and Town stakeholders on schedules, executing details of the process, documenting results, debriefing panel participants, preparing reports, etc., to include background investigations and reference checks.

## Evaluation and Final Selection Phase

- Evaluation process:

Facilitate discussion with decision-makers to develop consensus, identify additional work to be done, including additional references, interviews or research, if necessary.

- Selection and on-boarding:

Work with human resources and attorneys to develop offer letter and negotiating terms of an employment agreement. Assist with orientation of newly hired manager.

There are several methods available to conduct this process:

- Select a new manager from within the organization without recruiting from external sources.
- Use Town Elected and Appointed Officials, volunteers and Town staff resources to recruit, source, screen, evaluate, select and contract candidates.
- Hire an executive search firm to conduct the search. There are many firms that specialize in helping municipalities find suitable candidates for executive level positions.
- Hire an individual consultant to conduct the process. There are a few individuals, with municipal government experience, who may be interested in working with the Town on this matter.

**In the meantime**, what do we do in the interim?

- Select a current staff member to serve in this capacity.
- Hire an outside interim manager.

**ORIGINATED BY:**

Jeff Layman

**PRESENTED BY:**

Jeff Layman

**TOWN ATTORNEY REVIEW:**    / / Yes    /x / No

**SUBMITTED BY:**

**REVIEWED BY:**

Jeff Layman  
Jeff Layman, Town Administrator

Sheila M. McIntyre  
Sheila M. McIntyre, Town Clerk

**TOWN OF SILT  
BOARD OF TRUSTEES WORK SESSION AGENDA  
MONDAY, JANUARY 22, 2024 – 5:30 P.M.  
MUNICIPAL BOARD ROOM**

<b>EST. TIME</b>	<b>DISCUSSION TOPIC</b>	<b>PRESENTER</b>
<b>5:30 20 min</b>	<b>Library Update</b>	<b>Jamie LaRue</b>
<b>5:50 30 min</b>	<b>TRIP and Trees Resolution Discussion</b>	<b>Adrian Brown</b>
<b>6:20 30 min</b>	<b>Recruiting Discussion</b>	<b>Administrator Layman</b>

**REGULAR BOARD OF TRUSTEES AGENDA - 7:00 P.M.**

<b>ESTIMATED TIME</b>	<b>AGENDA ITEM</b>	<b>PUBLIC HEARING or ACTION ITEM</b>	<b>STAFF PRESENTER</b>
	<b>Agenda</b>		<b>Tab A</b>
<b>7:00</b>	<b>Call to order</b>		<b>Mayor Richel</b>
	<b>Roll call</b>		
	<b>Pledge of Allegiance and Moment of Silence</b>		
<b>7:05</b>	<b>Public Comments</b> - 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 Board Room. 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		
<b>7:20 5 min</b>	<b>Consent agenda –</b>  1. Minutes of the January 8, 2024 Board of Trustees meeting 2. Reappointment of VALE Board members – Kim Hammon & Tammy Gabriel	<b>Action Item</b>	<b>Tab B Mayor Richel</b>
	<b>Conflicts of Interest</b>		
<b>7:25</b>	<b>Agenda Changes</b>		
<b>7:25 10 min</b>	<b>Resolution No. 4, Series 2024</b> , A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE, AUTHORIZING THE TOWN TO EXECUTE A CONTRACT AMENDMENT FOR ENGINEERING SERVICES BY DEWBERRY ENGINEERS INC. FOR CONSTRUCTION OF THE WATER TREATMENT PLANT	<b>Action Item</b>	<b>Tab C Attorney Bond</b>
<b>7:35 30 min</b>	<b>Resolution No. 7, Series 2024</b> , A RESOLUTION OF THE TOWN OF SILT BOARD OF TRUSTEES, COLORADO, AMENDING RESOLUTION NO. 23, SERIES 2016 AND APPROVING THE AMENDED MAJOR SUBDIVISION PRELIMINARY PLAN FOR THE PROPERTY FORMERLY	<b>Public Hearing</b>	<b>Tab D Planner Chain</b>

	KNOWN AS DIVIDE CREEK CENTER AND NOW COMMONLY KNOWN AS RISLENDE PLANNED UNIT DEVELOPMENT		
<b>8:05 5 min</b>	<b>December 2023 Financial Report</b>	<b>Info Item</b>	<b>Tab E Treasurer Tucker</b>
<b>8:10 5 min</b>	<b>Administrator and Staff Comments</b>	<b>Info Item</b>	<b>Tab F Administrator Layman</b>
<b>8:15 10 min</b>	<b>Updates from Board / Board Comments</b>		
<b>8:25 30 min</b>	<b>Executive Session</b> – To discuss the purchase, acquisition, lease, transfer or sale of any real, personal or other property interest under CRS Section 24-6-402(4)(a) – Discussion on the purchase of property located in the vicinity of 7 <sup>th</sup> Street and Front Street and Grand Avenue and 7 <sup>th</sup> Street		
<b>8:55</b>	<b>Adjournment</b>		
The next regularly scheduled meeting of the Silt Board of Trustees is Monday, February 12, 2024. 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.			

**Tentative upcoming meetings / work session topics**

- February 5 (off Monday) – BOT / Staff Strategic Planning Session w/Dana Havac, DOLA
- February 12, 2024 – 2024 Parks Update Planning Including Center Town Home Parks Discussion
- April 8, 2024 – Traffic / Traffic Calming Discussion

**TOWN OF SILT  
REGULAR BOARD OF TRUSTEES MEETING  
JANUARY 8, 2024 – 7:00 P.M.**

The Silt Board of Trustees held their regular meeting on Monday, January 8, 2024. Mayor Richel called the meeting to order at 7:01 p.m.

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<b>Roll call</b>	Present	Mayor Keith Richel Mayor Pro-tem Derek Hanrahan Trustee Justin Brinthal Trustee Chris Classen Trustee Samuel Flores Trustee Andreia Poston Trustee Jerry Seifert
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Also, present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Public Works Director Trey Fonner, Town Treasurer Amie Tucker, Community Development Manager Nicole Centeno, Chief of Police Mike Kite, Lieutenant Matt Gronbeck, Attorney Michael Sawyer, Attorney Lawrence Bond and members of the public.

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**Pledge of Allegiance and Moment of Silence**

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**Public Comments** – Brandy Yost was present to read a statement regarding the required vendors license that is needed for the Cactus Valley Craft Fair in order to be compliant with the town fee schedule. She stated that she was told by staff that things have changed to address her concerns regarding the small vendor fee but chose to still read her statement which asked that the town code be changed to recognize the requirements of vendors.

Shellie Korth was present to support Brandy Yost as well and stated that keeping the costs down would be greatly appreciated for vendors. She added that some vendors only attend a few events over a year's time and that if the fees are too steep it hurts their ability to profit.

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**Consent Agenda –**

1. Minutes of the December 11, 2023 Board of Trustees meeting
2. **Resolution No. 1, Series 2024**, A RESOLUTION DESIGNATING THE PUBLIC PLACE FOR POSTING NOTICES PER CRS SECTION 24-6-402(2)(C)
3. **Resolution No. 2, Series 2024**, A RESOLUTION OF THE BOARD OF TRUSTEES APPOINTING COLORADO RIVER ENGINEERING AS THE TOWN WATER ENGINEER AND MICHAEL SAWYER AS THE TOWN WATER ATTORNEY OF THE TOWN OF SILT, COLORADO
4. Re-appointment of Justin Brinthal as the Garfield County Noxious Weed Advisory Board Representative for the Town of Silt for 2024
5. **Resolution No. 3, Series 2024**, A RESOLUTION AMENDING THE TOWN OF SILT EMPLOYEE HANDBOOK, REVISED JANUARY 2024
6. Approval of the Garfield County Housing Authority Property Management Contract

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

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**Conflicts of Interest** – There were no conflicts of interest.

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**Agenda Changes** – Manager Centeno provided the Board with an update of the vendor license fees stating that the recently passed 2024 Fee Schedule now requires only a \$5 fee per event or \$20 annually. She explained the need for the town to have proper records for sales tax purposes.

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**Resolution No. 5, Series 2024, A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH AN ANNEXATION PETITION FOR A PROPERTY KNOWN AS 129 WEST HOME AVENUE, SILT COLORADO**

Manager Centeno went over her staff report regarding this potential annexation and connection to the town's water and wastewater system. Present tonight were applicants Israel and Jorge Marioni to answer questions. She added that the Marioni's would be proposing R-2 zoning which matches the surrounding areas to the North and East with a PUD on the West side. This annexation would allow for their proposed single-family dwelling.

Ms. Centeno added that the Marioni's do not have any designated water rights to bring to the table and that they would be paying the water rights dedication in lieu of amount as required by the fee schedule.

The public hearing was opened at 7:33 p.m. There were no public comments and the hearing closed at 7:34 p.m.

**Trustee Classen made a motion to approve Resolution No. 5, Series 2024, A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH AN ANNEXATION PETITION FOR A PROPERTY KNOWN AS 129 WEST HOME AVENUE, SILT COLORADO. Mayor Pro-tem Hanrahan seconded the motion, and the motion carried unanimously.**

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### **Flock Camera System Discussion**

Present tonight were Chief Kite and Lieutenant Gronbeck to go over their presentation along with Hector Soliman-Valdez, a representative with Flock. There was continued discussion regarding what the system does and how it can benefit the town with the installation of 5 cameras in various places in town. This system assists with solving crime in a number of different areas.

There was discussion regarding how the system can assist with solving crimes such as locating stolen vehicles and missing people, the camera's themselves and who owns them and repairs them, where they would be located, their cost, the 2-year contract, how they work, what other agencies use them, privacy, data storage, providing quarterly reports and the transparency portal for public use.

**Mayor Richel made a motion to direct staff to enter into negotiations for a contract with Flock Safety for the installation of the license plate reading cameras. Trustee Brintnall seconded the motion, and the motion carried unanimously.**

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## **Rislende Amended Preliminary Plan Public Hearing – Continuation Request to January 22, 2024**

**Trustee Seifert made a motion to continue the Rislende Amended Preliminary Plan Public Hearing until the January 22, 2024 meeting. Trustee Classen seconded the motion, and the motion carried unanimously.**

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### **Discussion of Lease of Town Land Agreement to Support Garfield County's Fiber Infrastructure Project**

Administrator Layman went over the proposed lease with the Garfield County Board of County Commissioners to lease a small parcel of Town land at the public works shop to support the fiber infrastructure project. A small building has been located there, along with electrical service and a gas-powered emergency generator and the fiber necessary to make broadband connections throughout town. The contract is for \$1 per year and requires that the County maintain the building and all of its components, as well as to pay for electricity and natural gas to the site.

**Mayor Pro-tem Hanrahan made a motion to approve the Lease of Town Land Agreement to Support Garfield County's Fiber Infrastructure Project. Trustee Poston seconded the motion, and the motion carried unanimously.**

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### **November 2023 Financial Report**

Treasurer Tucker went over the November 2023 financial report.

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### **Administrator and Staff Reports**

Administrator Layman provided an update on discussions regarding the renovation of the garage bays for additional staff space adding that staff would be meeting with CRFR regarding a possible future public safety facility which would include the police department. This option would be investigated prior to moving forward on any renovation. Staff would continue to consider all alternatives in the meantime and the Board was asked if one or two Board members would like to volunteer to provide insight at some point in the future. Trustees Flores and Classen volunteered with Mayor Pro-tem Hanrahan volunteering as an alternate if needed.

Administrator Layman stated that the GCFMLD luncheon is coming up to present grant awards and asked that any Board members interested in attending to reach out to him this week. He pointed out the traffic analysis packet provided to them tonight for their review and that this would be discussed in more depth at a future meeting.

Administrator Layman then announced his retirement stating that his last day would be March 15. He stated that he would be happy to help with the transition adding that it has been an honor working with this Board and has appreciated their support. He added that the staff is very professional and work very hard for the people of this Town and that he has enjoyed his time with them as well. He stated that he is grateful for the opportunity to work for the Town of Silt and willing to help out where he can during this transition. The Board thanked Mr. Layman for his hard work adding that he has definitely changed the momentum of the town and that it has been an absolute honor working with him. It was also stated how he has always listened to not only the employees and the Board but to the citizenry as well and performed based on those discussions. Mr. Layman stated that he couldn't have done it without this incredibly amazing staff and Board.

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## **Updates from Board / Board Comments**

The Trustees commented about the GOCO grant update, the nice job on the signs at the horseshoe pits, an update on the charging station plans by the Holiday Inn, burn piles and buried concrete at the Autumn Ridge site, the entrance to the tiny home community and the possible change to next year's budget to allow for overtime pay for all employees.

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## **Executive Session**

Mayor Richel made a motion to go into executive session to discuss the purchase, acquisition, lease, transfer or sale of any real, personal or other property interest under CRS 24-6-402(4)(a) – Discussion on the purchase of property located in the vicinity of 7<sup>th</sup> Street and Front Street and Grand Avenue and 7<sup>th</sup> Street. Trustee Classen seconded the motion, and the motion carried unanimously. The Board adjourned to executive session at 9:26 p.m.

At the end of executive session, Mayor Richel made the following statement: "The time is now 10:20 p.m. and the executive session has concluded. No formal action was taken in the executive session but negotiators were given direction. The participants in the executive session were: Keith Richel, Derek Hanrahan, Justin Brintnall, Jerry Seifert, Sam Flores, Chris Classen, Andreia Poston, Jeff Layman, Sheila McIntyre, Amie Tucker, Nicole Centeno, Trey Fonner, Mike Sawyer and Lawrence Bond. 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.

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## **Adjournment**

Trustee Seifert made a motion to adjourn. Trustee Classen seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 10:21 p.m.

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Respectfully submitted,

Approved by the Board of Trustees

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Sheila M. McIntyre  
Town Clerk, CMC

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Keith B. Richel  
Mayor



## Application for Commission or Board Appointment

On which of the Commissions or Boards are you interested in serving on?

\_\_\_\_\_ Planning & Zoning Commission        X   VALE Board      \_\_\_\_\_ Board of Trustees

Is this a reappointment request?   YES   If yes, how long have you served?   4 years  

---

NAME: Kim D. Hammon

ADDRESS: 809 Antler Point Lane, Silt CO 81652

MAILING ADDRESS: Same

CONTACT PHONE: 970-379-9812 WORK PHONE: 970-384-8303

EMAIL ADDRESS: kim.hammon@glenwoodins.com

HOW LONG HAVE YOU LIVED IN SILT? 11 yrs OCCUPATION: Insurance Producer

I hereby certify and affirm that all the information contained in this application is true, complete and correct. I understand that false or misleading statements or the omission of important information made on this application or any time during the process may disqualify me from serving for this position. I understand that the Board of Trustees must appoint members to all Boards and Commissions.

Kim D. Hammon  
Applicant's Signature

1/17/2024  
Date

- 1. Tell us briefly about yourself, why you are interested in being appointed and what experience or education would you bring to this Commission or Board?**

I used to work with the Sheriff's Office Victim Response team for many years and I found I enjoy helping others in tough situations or victims of crime. However, it was very time consuming. I was on-call a lot. It is important for our community to have a VALE Fund available for victims. I appreciate being a part of this.

- 2. Why do you wish to be appointed/reappointed to this Commission or Board?**

I would like to continue serving on the Board and be an active member to help local victims recover a little bit financially when possible. Wished we could do more.

- 3. Are you aware of the time commitment and do you have the personal time to devote to this Commission or Board?**

Yes.

- 4. The Board of Trustees strives to keep a balance of knowledge and new opinions and ideas on all boards. What makes you a good candidate for reappointment rather than bringing in a new person? (for those seeking reappointment only)**

I worked with the Sheriff's Office for several years and know the heavy load Victim Assistance Advocates have and the limited resources available in our valley. We referred them to the VALE board often to recover a little financially.

Also, I have been an Insurance Producer for 40 years. I have referred victims to VALE as well. They usually are unaware this is available when a crime occurs and causes monetary damages not covered by insurance such as policy deductibles. I can help the Board understand how insurance works, or doesn't work.

**5. What other Boards have you served on?**

None

**QUESTIONS FOR PLANNING & ZONING AND BOARD OF TRUSTEE CANDIDATES ONLY**

**6. If appointed, what would you like to accomplish on the Commission or Board while you're involved?**

I would like to see more applicants for VALE funds. I know the crimes occur, but victims usually don't take the time to fill out the applications for the funds. How can we make it easier for them? Any other services we can offer them?

**7. What do you believe could be a concern or issue facing this Commission or Board?**

Can't think of anything.

**8. What do you think the Town's responsibility is in overseeing and regulating residential and commercial development?**

Huge. Sometimes I think the town can loosen up a little bit for our local residents. I would like to see more business developments brought in to town. We are a growing community and with that comes more crime. Do each Silt PD Officers carry a VALE application while on patrol or responding to a crime? How can we help? Is the application too difficult? Is it available in Spanish? Do we NEED to make one available in Spanish? Is there a number to call in case of assistance?

Thank you for your interest and time commitment in serving your community.



## Application for Commission or Board Appointment

On which of the Commissions or Boards are you interested in serving on?

\_\_\_\_ Planning & Zoning Commission

X VALE Board

\_\_\_\_ Board of Trustees

Is this a reappointment request? yes If yes, how long have you served? 8

NAME: Tammy Gabriel

ADDRESS: 323 Dogwood Dr.

MAILING ADDRESS: same

CONTACT PHONE: (970) 261-0060 WORK PHONE: \_\_\_\_\_

EMAIL ADDRESS: Tammy6630@aol.com

HOW LONG HAVE YOU CURRENTLY LIVED IN SILT? 30 OCCUPATION: SELF

I hereby certify and affirm that all the information contained in this application is true, complete and correct. I understand that false or misleading statements or the omission of important information made on this application or any time during the process may disqualify me from serving for this position. I understand that the Board of Trustees must appoint members to all Boards and Commissions.

Tammy Gabriel  
Applicant's Signature

1-16-24  
Date

1. Tell us briefly about yourself, why you are interested in being appointed and what experience or education would you bring to this Commission or Board?

Have been on board for many years.  
Lived in Silt for 30+ years, want to  
help my community.

2. Why do you wish to be appointed/reappointed to this Commission or Board?

Have been on board

3. Are you aware of the time commitment and do you have the personal time to devote to this Commission or Board?

yes

4. The Board of Trustees strives to keep a balance of knowledge and new opinions and ideas on all boards. What makes you a good candidate for reappointment rather than bringing in a new person? (for those seeking reappointment only)

**5. What other Boards have you served on?**

**QUESTIONS FOR PLANNING & ZONING AND BOARD OF TRUSTEE CANDIDATES ONLY**

**6. If appointed, what would you like to accomplish on the Commission or Board while you're involved?**

**7. What do you believe could be a concern or issue facing this Commission or Board?**

**8. What do you think the Town's responsibility is in overseeing and regulating residential and commercial development?**

Thank you for your interest and time commitment in serving your community.



Glenwood Springs – Main Office

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P. O. Drawer 2030  
Glenwood Springs, CO 81602

Aspen

323 W. Main Street  
Suite 301  
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1544 Oxbow Drive  
Suite 224  
Montrose, CO 81402

Lawrence M. Bond  
Attorney

[lmb@mountainlawfirm.com](mailto:lmb@mountainlawfirm.com)

Office: 970.945.2261

Fax: 970.945.7336

*\*Direct Mail to Glenwood Springs*

## MEMORANDUM

DATE: December 29, 2023  
TO: Mayor and Board of Trustees, Town of Silt  
FROM: Karp Neu Hanlon PC  
RE: Dewberry Contract Amendment

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**OVERVIEW:** Before the Board is an Amendment to the 2022 Dewberry Contract and First Amendment for engineering services throughout the construction phase of the Water Treatment Plant (“WTP”) project (the “Amendment”). Dewberry proposes to provide services for project management and coordination, onsite construction coordination and inspection, preparing progress reports, review and inspection of work and materials, processing change orders, final inspection and other tasks as set forth in the itemized scope of work in the Amendment. Overall, Dewberry’s role is to work with the Town as its engineer to manage the project from start to finish. We recommend that the Town approve the Amendment and contract with Dewberry for the Construction phase of the Project.

**HISTORY WITH DEWBERRY:** On February 1, 2022, the Town and Dewberry entered into a proposal for professional engineering services for the Water Treatment Plant Master Plan. Then on November 15, 2022, the Board approved a contract with Dewberry for design services related to the construction of the new WTP. Since that time, Dewberry has worked hand in hand with both the Town and Garney Construction, Inc., in preparing the design for the WTP, which is now 100% designed and ready for construction services to commence. The Town has already entered into a construction contract with Contractor for construction of the WTP, which calls for an engineer to review and approve various aspects of the Project.

**THE AMENDMENT FOR ENGINEERING SERVICES DURING CONSTRUCTION:** The Amendment sets forth Dewberry’s scope of work and tasks for the construction phase of the Project in conformance with the Plans and Specifications in the 100% Design Specifications and 100% Design Drawings. Dewberry provides a cost estimate for its services, with specific tasks and estimates based on the current construction schedule. The Amendment proposes an hourly rate for Dewberry’s services based on their estimate of the costs, with a **maximum price of \$1,183,540**. This maximum price is only subject to change with a written modification in the form of a change order and Town approval. Prior work performed by Dewberry on the Design phase was less than its original

estimates as stated in the November 15, 2022 Amendment. Dewberry will continue to bill the Town on an hourly basis for its work on the Project.

**THE AMENDMENT TO THE 2022 DESIGN CONTRACT:** The Town sought to amend the November 15, 2022 Contract to ensure that the design of the WTP includes compliance that 1) the WTP's treatment process for manganese removal was be designed to comply with the secondary EPA standard in compliance with the Town's special funding for Iron and Manganese removals; and 2) the WTP was be designed to meet the Total Organic Compounds ("TOC") removal requirements of the Disinfection Byproducts Rule to confirm that the Town does not have issues with disinfection byproducts.

**THE TERMS AND CONDITIONS:** Attachment B, Standard Terms and Conditions, were previously negotiated and approved by the first Amendment with Dewberry, dated November 15, 2022. The Terms and Conditions that were negotiated at that time shall continue in this Amendment, which includes the following:

- A. Section 4 of the agreement was modified to allow the Town to use the construction plans in the future.
- B. Termination: Section 14 permits either party to "terminate the Agreement upon 30 days notice." If the Town were to terminate, it would owe Dewberry "for our Services rendered and expenses incurred through the termination date, including fees and expenses that we incur as a result of the termination." The Town has the ability to terminate the contract and not pay the full price if it is not satisfied with Dewberry's work on the Project.
- C. Section 20 of the agreement contains a limitation on Dewberry's liability which is capped at \$5,000,000. Originally, this had been capped at the contract price. This is important because in the event of a design defect, Dewberry's maximum exposure is \$5,000,000 on a \$25-30,000,000 project. In discussions with Dewberry, it is unlikely that a complete water treatment plant failure would arise solely from design negligence. Thus, the Town would have recourse against the contractor as well.
- D. Section 18 of the agreement was modified to allow the Town to present evidence of an offset if a claim is made for payment of fees.

**TOWN OF SILT  
RESOLUTION NO. 4  
SERIES OF 2024**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE, AUTHORIZING THE TOWN TO EXECUTE A CONTRACT AMENDMENT FOR ENGINEERING SERVICES BY DEWBERRY ENGINEERS FOR CONSTRUCTION OF THE WATER TREATMENT PLANT**

**WHEREAS**, The Town of Silt (the "Town"), has the authority to enter into contracts for any lawful municipal purpose pursuant to C.R.S. § 31-15-101; and

**WHEREAS**, the Board of Trustees of the Town (the "Board") is the governing body of the Town and is acting herein on behalf of the Town's Water and Wastewater Activity Enterprise (the "Enterprise"); and

**WHEREAS**, on February 1, 2022, the Town and Dewberry Engineers, Inc. ("Dewberry") entered into a contract for professional engineering services for the Water Treatment Plant (the "WTP") Master Plan; and

**WHEREAS**, on November 15, 2022, the Board approved a contract with Dewberry for design services related to the construction of the new WTP; and

**WHEREAS**, the Town desires to enter into a contract Amendment with Dewberry to act as the Town's engineer and representative for engineering services during the construction phase of the WTP, which Amendment is attached hereto as **Exhibit A**.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE, THAT:**

**Section 1.** The foregoing recitals are hereby incorporated as if set forth in full.

**Section 2.** The Board hereby authorizes the Town to enter into the Dewberry Contract Amendment between the Town of Silt and Dewberry to provide engineering representation during the construction phase for the completion of the Water Treatment Plant, as identified in **Exhibit A**.

**Section 3.** This Resolution shall take effect immediately upon its passage.

**INTRODUCED, READ AND APPROVED** at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 22<sup>nd</sup> day of January, 2024.

ATTEST:

TOWN OF SILT, ACTING BY AND  
THROUGH THE ENTERPRISE

\_\_\_\_\_  
Town Clerk Sheila M. McIntyre, CMC

\_\_\_\_\_  
Mayor Keith B. Richel

December 6, 2023

Town of Silt  
Attn: Jeff Layman, Town Administrator  
231 N. 7th Street  
PO Box 70  
Silt, Colorado 81652

RE: Town of Silt - Contract Amendment for Town of Silt WTP Engineering Services during Construction

Dear Mr. Layman,

Dewberry is pleased to submit this Contract Amendment to the Water Treatment Plant (WTP) Facility Plan for engineering services during construction at the Town of Silt WTP. This letter amendment includes the following:

- Project Understanding
- Scope of Work
- Engineering Fee
- Terms and Conditions
- Detailed Cost Breakdown (attached)

## 1. Project Understanding

The “**Project**” means the full and complete construction and replacement of the Silt WTP to replace the existing infrastructure and construct a new WTP in strict conformance with the Plans and Specifications as set forth in the 100% Design Specifications and 100% Design Drawings, which are incorporated herein by reference. Dewberry Engineers, Inc. (the “Engineer”) shall provide engineering services during construction for the Project consistent with the interests of the Town of Silt (the “Town”), to perform duties outlined herein. A summary of the improvements to be completed pursuant to the Project is provided below:

- Site civil including grading, access roads, storm water control, utility design, piping, and irrigation system modifications
- Raw water strainer
- Ballasted coagulation/flocculation/sedimentation system with a capacity of 2 mgd
- Mixed media filtration system
- UV disinfection system
- Modification of existing chlorine disinfection system to meet regulatory requirements
- New chemical storage and dosing systems
- New building to house the new processes, chemicals, electrical, and a work/break room
- Modifications to the existing building
- New electrical, instrumentation, and control systems for the new equipment
- New emergency generator for WTP

## 2. Term

This Amendment is effective upon execution of the amendment and shall remain in effect until all obligations for the Project and the Scope of Work have been satisfactorily fulfilled (the "Term"). Engineer shall have a continuing obligation, after the Term, to comply with any provision of this agreement intended for the Town's protection or benefit, or that is intended to survive the completion, expiration or termination of this Agreement.

## 3. Amendment to the November 15, 2022 Contract Amendment for Design Engineering Services

This shall amend the November 15, 2022 Contract Amendment to the WTP Facility Plan for the Design and Engineering Services, which set forth the scope of work between Dewberry and the Town of Silt for the design of improvements for the new Silt WTP to replace the existing infrastructure, incorporate a new coagulation/ballasted flocculation/sedimentation process, treatment iron/manganese, improve resiliency, and accommodate projected 20 year population growth. The Parties now seek to update the Project Understanding section of that Contract to confirm the design of the WTP includes compliance that 1) the WTP's treatment process for manganese removal shall be designed to comply with the secondary EPA standard in compliance with the Town's special funding for Iron and Manganese removals and 2) the WTP will be designed to meet the Total Organic Compounds ("TOC") removal requirements of the Disinfection Byproducts Rule and with a chlorine disinfection system with better control to minimize the overdosing of chlorine. Minimizing finished water TOC and maintaining a lower chlorine residual both have been shown to reduce disinfection byproduct formation potential.

The Project Understanding is hereby amended to state as follows:

### PROJECT UNDERSTANDING

Our scope of work includes the improvements and assumptions listed below (summarized from WTP Facility Plan). The projected 20 year peak day demand for the Town of Silt is 1.2 million gallons per day (mgd). To accommodate that with a level of resiliency, the new WTP will include 2 modular 1 mgd treatment trains and will be easily expandable to 3 trains. The WTP will be designed to be modular in nature with each treatment train having a capacity of 1 mgd. Additionally, a 0.5 million gallon bolted steel water tank will be designed on the Town's existing tank site. The project will be delivered via alternative delivery (e.g. Construction Manager at Risk-CMaR) and all cost estimating, constructability reviews, and development of anticipated construction schedules will be performed by the CMaR Contractor. This scope of our design work includes the following:

- Site civil including grading, paving, storm water control, utility design, piping, and irrigation system modifications.
- Raw water pumping modifications (new pump and controls)
- New ballasted coagulation/flocculation/sedimentation system with a capacity of 2 mgd designed to accommodate the expected wide range in raw water turbidity and water quality from the Colorado River. This system (in combination with the coagulant feed system) is designed to remove TOC in compliance with the Disinfection Byproducts Rule.
- New mixed media filtration system that also removes iron/manganese designed to the EPA's Safe Water Drinking Act and subsequent amendments and CDPHE criteria. The treatment system designed to these standards and operated correctly should meet the secondary maximum contaminant level for manganese designated by the EPA.
- New mixed media filtration system that also removes iron/manganese.
- Incorporation of new UV disinfection system
- Modification of existing chlorine disinfection system to meet regulatory requirements
- Design of a treatment system that is compliant with criteria in the EPA's Safe Water Drinking Act and subsequent amendments and CDPHE criteria and receives CDPHE Certification.

- The treatment system designed to these standards and operated correctly should meet the primary drinking water standards and TOC removal requirements designated by the EPA.
- New finished water distribution system pump(s)
  - Modification of the existing building
    - o New NaOCl storage and delivery system
    - o New Alum storage and delivery system
    - o New sodium bicarbonate storage and delivery system
  - Two new buildings (potentially both new processes in one building) to house the new processes
  - All electrical and control system infrastructure will strive for energy efficiency. All motors will be premium efficient.
  - SCADA system design.
  - Public awareness campaign (with extended project team- rate study, Town of Silt, Tony, EA)
  - Design of onsite stormwater system modifications.
  - New emergency generator for WTP
  - Reuse of the existing residuals storage pond for residuals handling and coordination with CDPHE in regards to effluent discharge permit requirements. The design team will design a backwash pump station to recycle 10% of water from residuals pond to minimize discharge from pond. The team will work with CDPHE to determine effluent discharge permit requirements from the pond and collaborate with the Town on solutions to unexpected effluent discharge permit requirements.

#### **4. Scope of Work**

This amendment is for engineering services during construction for the improvements listed above for the Project. These services include project management and coordination, onsite construction coordinator/inspector, progress report preparation, material and equipment submittal reviews, attendance at progress meetings, processing change order requests, responding to requests for information, preparation of record drawings, specialty inspections, review of progress payments, startup assistance and training, WTP operation and maintenance manual preparation, final inspection, and punch list preparation as further described below.

##### **4.1 Task 8 - Construction Phase Project Management and Coordination**

Plan and coordinate engineering activities, assign and supervise project staff, monitor budgets, administer engineering subcontracts, and prepare monthly invoices. Maintain projects files with equipment and material reviews, requests for information, change order requests, and other pertinent construction related information. Attend preconstruction conference meeting in person and biweekly construction progress meetings and other meetings in person or via teleconference (40 meetings, 5 in person and 35 virtual). Furnish the Town of Silt with monthly progress reports describing the status of completed, ongoing, and upcoming work and pertinent information related to submittals, RFIs, change orders, or schedule. Assist with final inspection and prepare punch list (2 in person visits, included with the meetings above). Submit notification to CDPHE regarding the completion of construction activities.

##### **4.2 Task 9 - Construction Coordinator/Inspector**

Provide part time (assumed an average of 3 days a week) Construction Coordinator/Inspector at the construction site to provide observation and oversight of construction activities. Observe construction work to verify Contractor compliance with contract specifications and design intent. Notify the Contractor and Town of unsatisfactory, faulty, or defective work or materials and required corrections, testing or inspection. Notify Town in advance of scheduled major tests, inspections, or the beginning of phases of work. Monitor construction progress and document work performed in construction observation reports for each day onsite. Receive shop drawings, samples, and manufacturers or laboratory test reports from Contractor and coordinate with Project Manager and office engineers for their review and filing. Monitor activities at the construction site between Contractor and their subcontractors. Coordinate between Contractor and utility representatives, Town inspectors, fire department, CDPHE, and other parties for

inspections. Assist engineering staff with evaluating Contractor's RFIs and suggestions for modifications to the work and report them with recommendations to the Town. Verify Contractor's monthly estimates of materials delivered and work complete and assist with review of progress payments to the Contractor. Work with the Project Manager and other engineering staff to recommend necessary actions by the Town including authorization of change orders, schedule modifications, and payments to the Contractor.

#### **4.3 Task 10 - Requests for Information (RFIs)**

Receive and respond to written information requests from the Contractor regarding clarification of design and unknown or changed site conditions. Interpret Contract Documents in a manner consistent with or reasonably inferable from the overall intent of the project design.

#### **4.4 Task 11 - Equipment and Material Reviews**

Review and approve equipment, materials, test reports, manufacturer's product data, and other similar information submitted by the Contractor for substantial conformance with the Contract Documents. Evaluate warranties and performance guarantees associated with proposed equipment and materials. Evaluate and approve results of independent inspections and tests including specified laboratory or manufacturer's tests. Evaluate and approve required certificates of inspection, testing or approval provided by a manufacturer, fabricator, supplier or distributor of materials or equipment incorporated in the work. Observe manufacturer's factory tests of equipment when deemed necessary and prudent by Engineer. Observe equipment tests conducted at the construction site by manufacturers' representatives to verify performance.

#### **4.5 Task 12 - Progress Payment and Change Order Review**

**Task 12.1 - Progress Payment Review.** Review monthly progress payment applications from the Contractor. Compare progress payment to actual work performed and materials used. Note any discrepancies and discuss and resolve with the Contractor. Confirm all pay applications are certified, including subcontractors.

**Task 12.2 - Change Order Review.** Review Contractor's requests for change order for compliance to requirements listed in the Contract Documents. Evaluate additions, deletions, or revisions to the work, cost adjustments, and schedule impacts necessitated by unknown or changed conditions. Assess the validity and cost of change orders, time extensions, and claims. If needed, prepare supplementary sketches, drawings, written descriptions, and other documentation to detail design modifications and support change order requests. Engineer may initiate change orders where required to clarify or modify the design to suit field conditions. Make a recommendation to the Town regarding each change order request.

#### **4.6 Task 13 - Specialty Inspections**

Provide inspections by personnel with specialized education, expertise, and experience with specific engineering disciplines or systems. Special inspections include the following:

- Civil: Grading, paving, site drainage structures, erosion control
- Structural: Foundations, grade beams, concrete reinforcing, masonry, structural steel, and waterproofing
- Process Mechanical: Process equipment, alignment, capacity tests, vibration and noise, field applied coatings
- Electrical: Motor control centers, switchgear, transformers, panels, duct banks, conduit and cable, communications systems, and lighting
- Treatment Process: Operation and performance



This task includes an inspection at the end of the warranty period to ensure all equipment and materials are acceptable and meeting the warranty requirements listed in the specifications.

#### **4.7 Task 15 - WTP Operation and Maintenance Manual Preparation**

Create an Operation and Maintenance (O&M) Manual for the WTP to include all new and existing items that are a part of the WTP. The O&M manual will provide the following:

- A discussion of the theoretical basis of design and functional relationships and dependencies between different units or systems
- Design criteria for each major component of each system including capacity, voltage and phase, horsepower, pressure rating, and similar data
- Step by step procedures for startup and shutdown of each major process, normal operating parameters, operation during emergency conditions, and troubleshooting guidelines to evaluate operational problems

A hard copy and a digital PDF copy of the O&M manual will be provided to the Town. Additional copies shall be submitted to the Colorado Department of Public Health and Environment (CDPHE) for review and approval.

#### **4.8 Task 16 - Startup Assistance**

Prepare a written plan to startup equipment and processes in an orderly, logical sequence. Assist the Town staff with initial operation and provide recommendations to optimize process control. On-site assistance during startup includes review of startup procedures and initial operation to establish stable, reliable, and efficient treatment performance. Following startup, evaluate plant performance test results and provide recommendations to the Town of Silt to improve operation or enhance efficiency.

#### **4.9 Task 17 - Record Drawings**

Prepare record drawings showing actual as-constructed conditions based upon field records compiled by the Contractor during construction. Engineer shall not be responsible for the accuracy of survey information, nor for any errors or omissions in the construction records furnished by the Contractor. Provide one set of full-size and one set of half-size reproducible record drawings to the Town. Provide electronic versions of the record drawings to the Town in CAD and PDF format.

### **5. Assumptions**

The following assumptions were used to price the ESDCs:

- Construction Coordinator/Inspector services for Task 9 assumed a construction duration of 18 months averaging of 3 days per week onsite.
- Task 13 Specialty Inspections assumes 20 specialty inspections for an average of 4 hours per inspection.
- Task 17 Architectural Services During Construction assumed 4 site visits and 24 coordination meetings.
- We have assumed the construction period is 80 weeks from January 1, 2024 to July 11, 2025
- This scope of work does not include the cost for obtaining building permits or other permits needed for the facilities.

### **6. Cost of Services, Max Price**

All costs for the Project (including without limitation, the costs of the management, administration, materials, labor, work, subcontractors, transportation, facilities, licenses, permits, insurance, premiums, deductibles, any fees, etc., and profit, etc.) will be billed on a hourly basis; provided, however, that the

Project and this Contract are subject to the maximum price not to exceed **\$1,183,540** (the “**Max Price**”). In accordance with C.R.S. § 24-91-103.6(2)(a), the amount of money appropriated by the Town of Silt for all costs of the Project is equal to or in excess of the Max Price. Engineer agrees and guarantees the actual final total costs charged by Engineer to the Town for its services for the Project, as set forth above, will not exceed the Max Price (subject to reductions/additions pursuant to duly executed Change Orders in accordance with C.R.S. § 24-91-103.6(2)(b)), and the Engineer shall bear the cost of and be responsible for all amounts incurred in complete performance of the Project that exceed the Max Price.

## 7. Amendments

No amendment, change, Change Order, or modification of this Contract will be valid or binding unless the same is in writing and signed by authorized representatives of the Parties and the Engineer is given written assurance by the Town that lawful appropriations to cover the costs of the additional work have been made and the appropriations are available prior to performance of the additional work or unless such work is covered under a remedy-granting provision of the contract.

A summary by task is provided in the table below. A detailed breakdown of the level of effort and fee by task is provided in the attached Detailed Fee Schedule. The hourly rates have been increased from the original contract rates to account for inflation and market changes.

Task	Cost, \$
Task 8 - Construction Phase Project Management	162,450
Task 9 - Construction Coordinator/Inspector	355,200
Task 10 - RFIs	61,890
Task 11 - Submittal Reviews	100,090
Task 12 - Progress Payment and Change Order Review	74,340
Task 13 - Specialty Inspections	18,930
Task 14 - O&M Manual Preparation	39,980
Task 15 - Startup Assistance	29,700
Task 16 - Record Drawings	102,960
Task 17 - Architect SDCs	77,000
Task 18 - HVAC SDCs	21,000
Task 19 - Electrical SDCs	130,000
Task 20 - Landscape Architect SDCs	10,000
<b>Total</b>	<b>1,183,540</b>

Following are our hourly billing rates and reimbursable expenses; Tables 3 and 4, respectively.

Personnel Category	Hourly Billing Rate, \$
Principal	350
Engineer 9	305
Engineer 8	275
Engineer 7	250
Engineer 6	225
Engineer 5	195
Engineer 4	170
Engineer 3	155
Engineer 2	135

Personnel Category	Hourly Billing Rate, \$
Engineer 1	115
Designer 4	170
Designer 3	135
Designer 2	110
Administrative	150
Resident Engineer	185

**Table 4 - Reimbursable Expenses**

Project Phase	Rate
Auto Mileage	Approved IRS Rate
Per Diem Lodging	Approved GSA Rate
Per Diem Meals/Incidentals	Approved GSA Rate
Subconsultants	10% markup
Project related printing, couriering, mailing with external vendors, parking fees and tolls	At Cost
Computer time, faxing, in-house printing, supplies	No Charge

## 8. Authorization

This Letter Amendment authorizes Dewberry to amend the WTP Facility Plan contract and the November 15, 2022 Contract Amendment to provide engineering services during construction of the Project, and incorporates the revised Attachment B (standard terms and conditions) into the contract.

Dewberry Engineers Inc.

Town of Silt

Signature:



Signature:

Name:

Patrick Radabaugh, PE

Name:

Jeff Layman

Title:

Associate Vice President, Chief Engineer

Title:

Town Administrator

Date:

1/18/2024

Date:

Detailed Cost and Level of Effort			Engineering Services during Construction Silt WTP																
Task	Task Description	Total Contract Amount	Subconsultant Costs				Dewberry												
			HVAC	Landscape Architect	Electrical	Architect	Direct Costs	Labor Cost	Total Hours	Eng VIII	Struct. Eng VII	Struct. Eng III	Eng V	Eng IV	Eng I	Const. Coord./Insp	Sr. Designer	CAD Designer	Admin
										\$ 275	\$ 205	\$ 155	\$ 195	\$ 170	\$ 115	\$ 185	\$ 170	\$ 135	\$ 150
8	Construction Phase Project Management																		
8.1	Project Management	\$ 79,200						\$ 79,200	420				360						60
8.2	Meetings and Coordination	\$ 83,250					\$ 1,000	\$ 82,250	450	50	20	20	180	100	80				
	Subtotal Task 8	\$ 162,450	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 161,450	870	50	20	20	540	100	80	0	0	0	60
9	Construction Coordinator/Inspector																		
9.1	Construction Coordinator/Inspector	\$ 355,200						\$ 355,200	1,920							1,920			
	Subtotal Task 9	\$ 355,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,200	1,920	0	0	0	0	0	0	1,920	0	0	0
10	RFIs																		
10.1	RFIs	\$ 61,890						\$ 61,890	394	10	30	50	40	80	120		40	24	
	Subtotal Task 10	\$ 61,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,890	394	10	30	50	40	80	120	0	40	24	0
11	Submittal Reviews																		
11.1	Submittal Reviews	\$ 100,090					\$ 500	\$ 99,590	650	10	60	120	60	120	240		24	16	
	Subtotal Task 11	\$ 100,090	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 99,590	650	10	60	120	60	120	240	0	24	16	0
12	Progress Payment and Change Order Review																		
12.1	Progress Payment Review	\$ 19,140						\$ 19,140	124	8	8		36		72				
12.2	Change Order Review	\$ 55,200						\$ 55,200	340	20	20	40	40	40	80		60	40	
	Subtotal Task 12	\$ 74,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,340	464	28	28	40	76	40	152	0	60	40	0
13	Specialty Inspections																		
13.1	Specialty Inspections	\$ 18,930					\$ 2,500	\$ 16,430	82	10	24		24	24					
	Subtotal Task 13	\$ 18,930	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 16,430	82	10	24	0	24	24	0	0	0	0	0
14	O&M Manual Preparation																		
14.1	O&M Manual Preparation	\$ 39,980					\$ 500	\$ 39,480	260	16			24	60	120		20		20
	Subtotal Task 14	\$ 39,980	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 39,480	260	16	0	0	24	60	120	0	20	0	20
15	Startup Assistance																		
15.1	Startup Assistance	\$ 29,700					\$ 500	\$ 29,200	152	24			40	80					8
	Subtotal Task 15	\$ 29,700	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 29,200	152	24	0	0	40	80	0	0	0	0	8
16	Record Drawings																		
16.1	Record Drawings	\$ 102,960					\$ 500	\$ 102,460	672	8	20	20	20	60	120	16	200	200	8
	Subtotal Task 16	\$ 102,960	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 102,460	672	8	20	20	20	60	120	16	200	200	8
17	Architect SDCs																		
17.1	Architect SDCs	\$ 77,000				\$ 77,000		\$ -											
	Subtotal Task 17	\$ 77,000	\$ -	\$ -	\$ -	\$ 77,000	\$ -	\$ -	0	0	0	0	0	0	0	0	0	0	0
18	HVAC SDCs																		
18.1	HVAC SDCs	\$ 21,000	\$ 21,000					\$ -											
	Subtotal Task 18	\$ 21,000	\$ 21,000	\$ -	\$ -	\$ -	\$ -	\$ -	0	0	0	0	0	0	0	0	0	0	0
19	Electrical SDCs																		
19.1	Electrical SDCs	\$ 130,000			\$ 130,000			\$ -											
	Subtotal Task 19	\$ 130,000	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	0	0	0	0	0	0	0	0	0	0	0
20	Landscape Architect SDCs																		
20.1	Landscape Architect SDCs	\$ 10,000		\$ 10,000				\$ -											
	Subtotal Task 20	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	0	0	0	0	0	0	0	0	0	0	0
Construction Phase Services		\$ 1,183,540	\$ 21,000	\$ 10,000	\$ 130,000	\$ 77,000	\$ 5,500	\$ 940,040	5,464	156	182	250	824	564	832	1,936	344	280	96

**TOWN OF SILT  
RESOLUTION NO. 7  
SERIES OF 2024**

**A RESOLUTION OF THE TOWN OF SILT BOARD OF TRUSTEES,  
COLORADO, AMENDING RESOLUTION 16, SERIES 2023 AND APPROVING  
THE AMENDED MAJOR SUBDIVISION PRELIMINARY PLAN FOR THE  
PROPERTY FORMERLY KNOWN AS DIVIDE CREEK CENTER AND NOW  
COMMONLY KNOWN AS RISLENDE PLANNED UNIT DEVELOPMENT**

**WHEREAS**, the Town approved the PUD Zoning for the Rislende Planned Unit Development by adoption of Ordinance No. 13, Series of 2022 on September 12, 2022; and

**WHEREAS**, the Town of Silt approved the Second Amended and Restated Annexation and Development Agreement for the Dixon Annexation now known as the Rislende Planned Unit Development by adoption of Resolution No. 16, Series of 2022 on September 22, 2022; and

**WHEREAS**, on or about February 8, 2022 August Group, LLC applied for a Major Subdivision Preliminary Plan for the Rislende the Planned Unit development; and

**WHEREAS**, at its May 22, 2023 meeting, the Board determined that the Major Subdivision Preliminary Plan for the Rislende Planned Unit Development should be approved with conditions; and

**WHEREAS**, the Town of Silt (the "Town") approved Resolution No. 16, Series of 2023, on May 22, 2023, approving the Major Subdivision Preliminary Plan for the Rislende Planned Unit development (the "PUD"); and

**WHEREAS**, the Rislende PUD constitutes the Dixon Annexation property, less the property subdivided for a government building, which property is described as **Exhibit A** and which property is the subject of this Resolution (referred to as the "Property"); and

**WHEREAS**, on November 2, 2023 the August Group, LLC d/b/a Rislende (the "Applicant") and Silt 70 LLC (owner) submitted an application for an Amendment to its Preliminary Plan for a major subdivision on the Property and PUD Preliminary Development Plan (the "Amendment") consistent with the zoning for the Property; and

**WHEREAS**, Section 16.04.200 of the Silt Municipal Code requires the Town to review any modifications to preliminary plans for major subdivisions requires the Town of Silt Planning Commission and Board of Trustees (the "Board") to review any modifications to the PUD Preliminary Development Plans; and

**WHEREAS**, the Town desires to approve the Amendment to the Rislende Preliminary Plan, which is attached to and made a part hereof as **Exhibit B** (the "Amended Plan"); and

**WHEREAS**, the Amended Plan modifies certain aspects of the approved Preliminary Plan and PUD to update minor engineering aspects of the Preliminary Plan and PUD; and

**WHEREAS**, on December 5, 2023, the Town of Silt Planning and Zoning Commission considered the Amendment to the Amended Plans for the Property at a duly noticed public hearing, and reviewed various staff memoranda and recommended to the Board approval of the Amended Plans; and

**WHEREAS**, the Board held a duly notice public hearing on January 22, 2024, where it reviewed the various staff reports, memoranda, and related documents; and

**WHEREAS**, at its January 22, 2024 meeting, the Board determined that the Amendment for Rislende and the Amended Plans should be approved with conditions.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT** the Amendment to the Major Subdivision Preliminary Plan for the Rislende Planned Unit development should be approved and Resolution No. 16, Series of 2023 shall be amended as follows, with the following conditions:

1. The Amended Preliminary Plan for the Rislende Planned Unit development (Formerly Known as Divide Creek Center) and now known as Rislende, a copy of which is attached hereto as **Exhibit B** and incorporated herein by reference, is approved; and
2. The Amended Preliminary Plan shall control and replace the original Preliminary Plan and PUD.
3. In the event that the Board of Trustees does not approve the Amendment, the Amended Plan shall be null and void.
4. Any representations in writing or made at public hearings in front of the Planning Commission or the Board of Trustees are considered conditions of approval.
5. That the applicant update all information as directed by the Town Engineer, and act in good faith with the Town Engineer to resolve any issues that may be identified and have these updates prepared for the submittal of the Final Plat.
6. That no development will occur until there is an approved Site Plan Review for each individual tract.
7. That a plat note or other approval condition be added to require individuals storm water management and pollution treatment for each individual tract upon development/site plan review.

8. That the applicant may provide a sidewalk 6-foot in width as indicated on the Loop Road right-of-way. 10-foot wide sidewalks will be considered at the time of each Site Plan Review for each parcel and decisions made at that time.

**INTRODUCE, READ AND APPROVED** this 22 day of January, 2024.

TOWN OF SILT

---

Mayor Keith B. Richel

Attest:

---

Town Clerk Sheila M. McIntyre, CMC

## EXHIBIT A LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE EV/2 OF SECTION 10 AND W1/2 OF SECTION 11. TOWNSHIP & SOUTH, RANGE 9Z WEST OF THE 6TH P. M., COUNTY OF GARFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAD SECTION 11. THENCE S. 00 DEGREES 35'02" E. ALONG THE WESTERLY BOUNDARY OF SAID SECTION 11 A DISTANCE OF 1,901.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 70. THE POINT OF BEGINNING:

THENCE ALONG SAD SOUTHERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10,028.50 FEET AND A CENTRAL ANGLE OF 09 DEGREES 25'58", A DISTANCE OF 1,651.00 FEET, (CHORD BEARS N. 86 DEGREES 18'16" E. A DISTANCE OF 1,649.14 FEET); THENCE LEAVING SAD RIGHT-OF-WAY S. 07 DEGREES 56'11" E. A DISTANCE OF 504.51 FEET; THENCE N. 47 DEGREES 27'23" E. A DISTANCE OF 246.25 FEET; THENCE N. 36 DEGREES 34'25" E. A DISTANCE OF 415.01 FEET; THENCE N. 08 DEGREES 48'32" W. A DISTANCE OF 75.97 FEET TO A POINT ON SAD RIGHT-OF-WAY; THENCE N. 81 DEGREES 11'28" E. ALONG SAD RIGHT-OF-WAY A DISTANCE OF 550.00 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAD SECTION 11 (WHENCE A REBAR AND CAP L.S. #15710 BEARS N. 00 DEGREES 02'16" E. A DISTANCE OF 39.95 FEET); THENCE LEAVING SAID RIGHT-OF-WAY S. 00 DEGREES 02'16" W. ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 124.28 FEET TO A POINT IN THE CENTERLINE OF THE COLORADO RIVER; THENCE LEAVING SAID NORTH-SOUTH CENTERLINE S. 71 DEGREES 19'19" E. ALONG THE CENTERLINE OF THE COLORADO RIVER A DISTANCE OF 144.32 FEET THENCE CONTINUING ALONG THE CENTERLINE OF THE COLORADO RIVER S. 46 DEGREES 55'17" W. A DISTANCE OF 664.55 FEET; THENCE CONTINUING ALONG SAD CENTERLINE S. 48 DEGREES 11'32" W. A DISTANCE OF 491.93 FEET; THENCE CONTINUING ALONG SAD CENTERLINE S. 67 DEGREES 52'10" W. A DISTANCE OF 731.09 FEET; THENCE CONTINUING ALONG SAD CENTERLINE N. 8 DEGREES 54'33" W. A DISTANCE OF 370.16 FEET; THENCE CONTINUING ALONG SAD CENTERLINE N. 83 DEGREES 50'18" W. A DISTANCE OF 563.90 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N. 63 DEGREES 04'31" W. A DISTANCE OF 705.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 311; THENCE LEAVING SAD CENTERLINE N. 10 DEGREES 04'18" W. ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 598.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 70, A REBAR AND CAP L.S. #15710 IN PLACE; THENCE LEAVING SAD EASTERLY RIGHT-OF-WAY ALONG SAID SOUTHERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF

11,634.21 FEET AND A CENTRAL ANGLE OF 02 DEGREES 27'03" A DISTANCE OF 197.66 FEET (CHORD BEARS S. 87 DEGREES 26'49" E. A DISTANCE OF 497.63 FEET) TO A REBAR AND ILLEGIBLE CAP IN PLACE; THENCE CONTINUING ALONG SAD SOUTHERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10,028.50 FEET AND A CENTRAL ANGLE OF 00 DEGREES 18'24", A DISTANCE OF 53.70 FEET (CHORD BEARS S. 85 DEGREES 19'32" E. A DISTANCE OF 53.70 FEET) TO THE POINT OF BEGINNING.



**Town of Silt Board of Trustee Meeting**

**Monday, January 22, 2024 7:00 PM**

**Rislende PUD Amended Preliminary Subdivision Plan**

**Planners Staff Report**

**1/17/2024**

<b>Name of Project</b>	Rislende – PUD Zoning and Subdivision Sketch Plan
<b>Applicant</b>	August Group LLC, DBA Rislende Mitchell Weimer, Cole Buerger 121 Polo Rd. Glenwood Springs, CO 81601 202.215.1576
<b>Owner</b>	Silt 70 LLC 10106 W San Juna Way, Ste 205 Littleton, CO 80127
<b>Owner Representative/ Land Planner</b>	The Land Studio, Inc. Doug & Julie Pratte 365 River Bend Way Glenwood Springs, CO 81601 970.927.3690
<b>Civil Engineer</b>	High Country Engineering 1517 Lake Avenue, Suite 101 Carbondale, CO 81623 970.945.8676
<b>Project Attorney</b>	Balcomb and Green Chad Lee, Esq. 818 Colorado Avenue Glenwood Springs, CO 81601 970.945.6546
<b>Project Architect</b>	NA
<b>Water Engineer</b>	NA
<b>Property Location</b>	West of BLM regional office South of I 70 East of County Road 311 (Divide Creek Road)
<b>Existing Zoning</b>	PUD
<b>Surrounding Land Uses</b>	<b>West</b> – commercial (Holiday Inn)– Light Industrial, <b>North</b> – I-70, <b>South</b> – River and agate/rural uses <b>East</b> – Government Offices
<b>Surrounding Zoning</b>	<b>North</b> –R2, <b>East</b> – Unincorporated Garfield County, <b>South</b> – Unincorporated Garfield County, <b>West</b> – Commercial PUD

<b>Proposed Use</b>	Event center, multifamily residential, accommodations, mixed-use
<b>Area of Parcel Subject to application</b>	51.131 acres
<b>Existing Use</b>	Vacant
<b>Silt Comprehensive Plan</b>	Service and Commercial Support
<b>Parcel &amp; Reception Numbers</b>	217911200007
<b>Legal Description</b>	Parcel Letter a of the BLM exemption plat, recorded at reception # 741836

## ***I. Major Subdivision Amended Preliminary Plan***

Before you tonight is a public hearing for an amendment to the Risende Preliminary Plan for their major subdivision application. As you know, Risende that has been coming through the land-use entitlement process for the last year and ½. A PUD rezoning and a subdivision sketch plan was approved in September 2022. The Planning Commission reviewed the Major Subdivision Preliminary Plan at a public hearing in April, 2023 and recommended to the board that they approve the Preliminary Plan. The Board of Trustees reviewed the preliminary plan, various documents and the draft resolution and approve this at their May 22 meeting.

This is a relatively minor change to the preliminary plan. What is being proposed is to enlarge Tract 1 at the northeast corner of the property. This would make that lot slightly larger (from 3.7 acres to 4 acres in size). Tract 2 would be slightly smaller and proposed to be split into two separate lots. One lot would accommodate some additional multifamily housing and the other portion of tract two would still be commercial/mixed-use. The other change is to reduce the depth of the loop road and eliminate one of the access points onto the frontage Road (Rippling Way).

The basic engineering would remain the same. The other change is Tract 8 - the Island Area - is also proposed to be split into 2 separate lots. One would still be reserved for exclusive use with the Event Center and the other portion, closer to the County Road and the bridge being proposed for maintenance etc. by the Homeowners Association.

There is no guidance in the Silt Municipal Code Title 16 regarding amendments for preliminary plans. Often times, jurisdictions have the ability to “find” an application is a minor amendment and can be approved by one-stop shopping in front of the Planning Commission or even at a staff level. A major amendment, is usually where a lot of configuration and rights-of-way are changing significantly or there are major changes in the size of the project or engineering. They go through a major amendment process which often times is basically a new application.

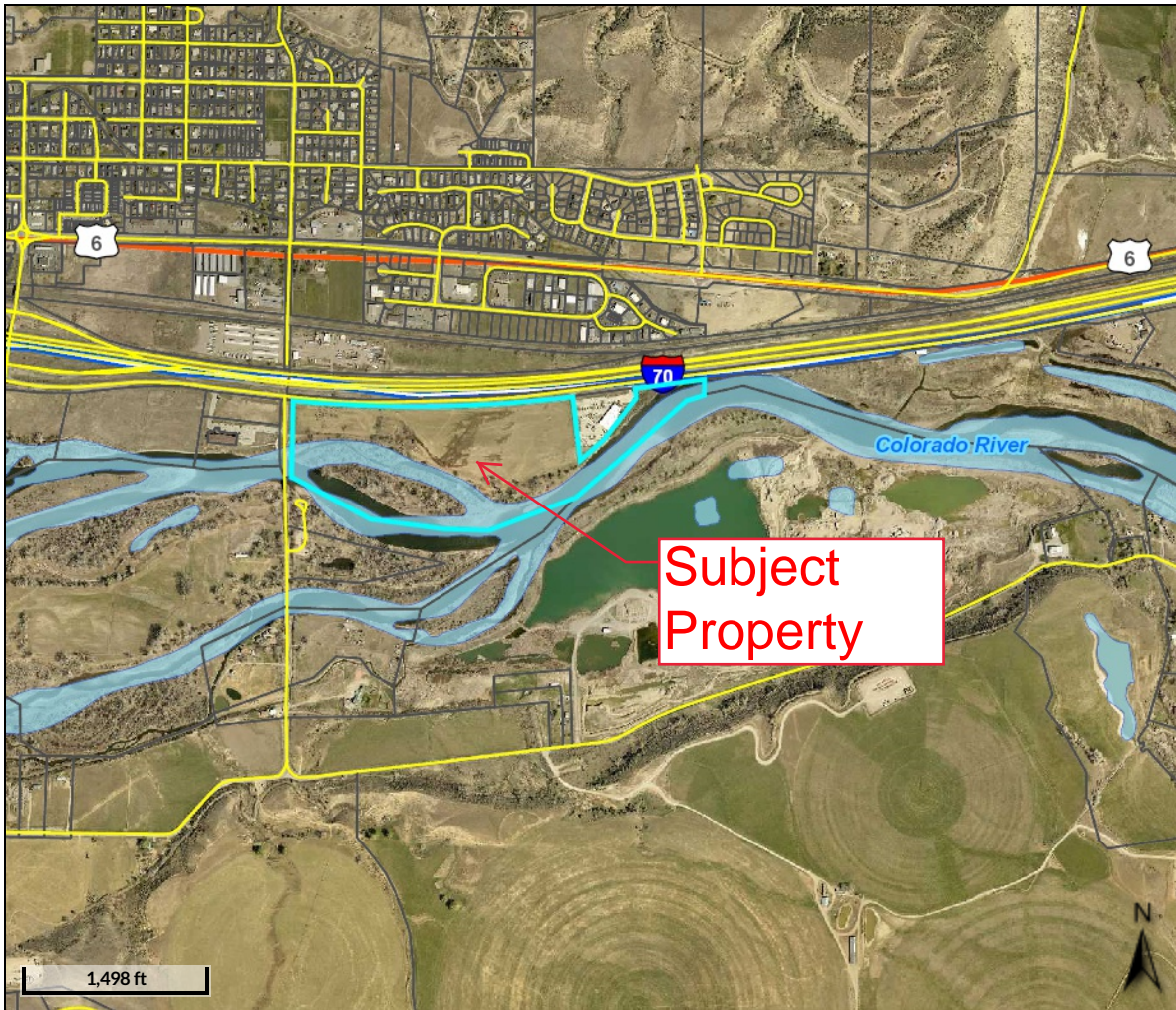
## ***II. Relevant Sections of Municipal Code***

The Preliminary Plan portion of the Major Subdivision procedures is contained in section 16.04.090 through 16.04.190. As noted before, the code is silent on the scope of amendments and how to handle them. Because this change is minor, the applicant is already working on putting together their Final Subdivision Plat Documents so that an application can be made later in the winter and initial portions of infrastructure be provided in the spring.

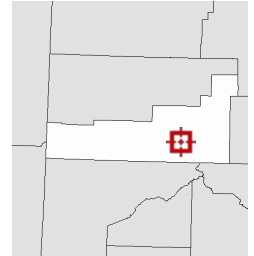
## Location Map

Rislende












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	R044679	Physical Address	54 311 COUNTY RD	2019 Total Actual Value	\$23,570	Last 2 Sales
Parcel Number	217911200007	Address	SILT	81652		Date Price
Acres	51	Owner Address	SILT 70 LLC			1/6/2015 \$0
Land SqFt	0		10106 W SAN JUNA WAY SUITE			1/6/2015 \$0
Tax Area	035		205			
2019 Mill Levy	83.6550		LITTLETON CO 80127			

Date created: 4/27/2022

Last Data Uploaded: 4/27/2022 2:12:05 AM

Developed by  Schneider GEOSPATIAL

### **III.      *The Application***

The application is relatively lengthy. **That is because the applicants are making a complete application and are including exhibits which contain the PUD, sketch plan and original preliminary plan resolutions of approval as well as an updated Traffic Impact Study.** The application is over 250 pages in length. However, immediately after my staff report I am including the two-page letter from the applicant which summarizes the proposal, the original preliminary plan sheets as well as the updated Preliminary Plat. I will also include the last page of the conclusion from the traffic Impact study as well as a letter from the project engineer which summarizes the roadway analysis. These 12 to 15 pages are the key to the application. Please feel free to examine the entire application of course. The entire Rislende the Amended Preliminary Plan application is being forwarded to you by a separate link - as you have seen virtually all this information previously.

### **IV.      *Engineering***

I have reviewed the engineering portions of the application and the Town Engineer has also reviewed the information. The general engineering including drainage and especially issues related to the deep utilities have undergone no change. The removal of one access point onto the frontage Road is actually a favorable change. There were no engineering issues that require more analysis at this time.

Attached is a diagram which shows the conceptual layout now on the north side of that loop road. And you can also see how the depth of the loop road has been reduced – the depth is approximately 30 or 50 feet less than the previous depth.

### **V.      *Land use and Zoning***

Even though this is not an application to amend the zoning I did undertake a review of the land-use elements and compare it to the existing, approved PUD zoning guide another regulations. There will need to be some minor changes made in the PUD zoning in the future. The overall density and number of proposed residential units is not changing. What has changed is that the PUD zoning called out a max the number of units that could be put into the PUD – MFR (Residential Multifamily) zone district at 72 units. The PUD guide allowed the density to be 20 units per acre for this area. Please note that the multifamily residential tract has increased slightly in size so the 20 units per acre allow total of 80 units. So we have a conflict in the guide and that will need to be rectified. This can be as simple matter and it can be taken up at the time of Final Plat. This can be a condition of approval.

There was another inconsistency in the makeup of the PUD Lodging/residential Mixed Use zone districts. The PUD Guide allowed 16 units in this area at 4 units per acre. These two tracts are now slightly larger and while the density still proposed to be the same – at 4 units per acre, those two tracts now equal 5 acres. So, that information will also have to be massaged and adjusted. Finally, the Amended and Restated Annexation and Development Agreement had specific residential unit counts attached to these areas and that also will need to be amended. I have talked to the Town Attorney about this and it is a simple thing to amend the agreement.

## **VI.     *Staff Findings***

Staff finds that the application is complete, the engineering is consistent with previous approvals and meets the town design and engineering specifications and the project meets the Comprehensive Plan. Staff acknowledges that the ARADA Agreement and the PUD Guide will need to be adjusted in the future. Staff finds the preliminary plan amendment to be acceptable to the town and for the project and should be approved.

## **VII.     *Planning and Zoning Commission recommendation:***

The Planning Commission reviewed this application at their December 5 meeting. The Planning Commission **recommended unanimously** that you approve the Amended Preliminary Plan for Rislende with the conditions noted below. Staff did show the Commission a draft resolution and that is included in the motion for approval. Another thing to note is that there was a lot of discussion between the applicant and the Commission regarding the mix of housing; while the application has always been for Rental Housing in Tract 1, there was a desire if possible to have a mix of housing where some units would be available for ownership.

**Staff Recommendation:** **Approve** the Rislende the Preliminary Plan Amendment with the following conditions:

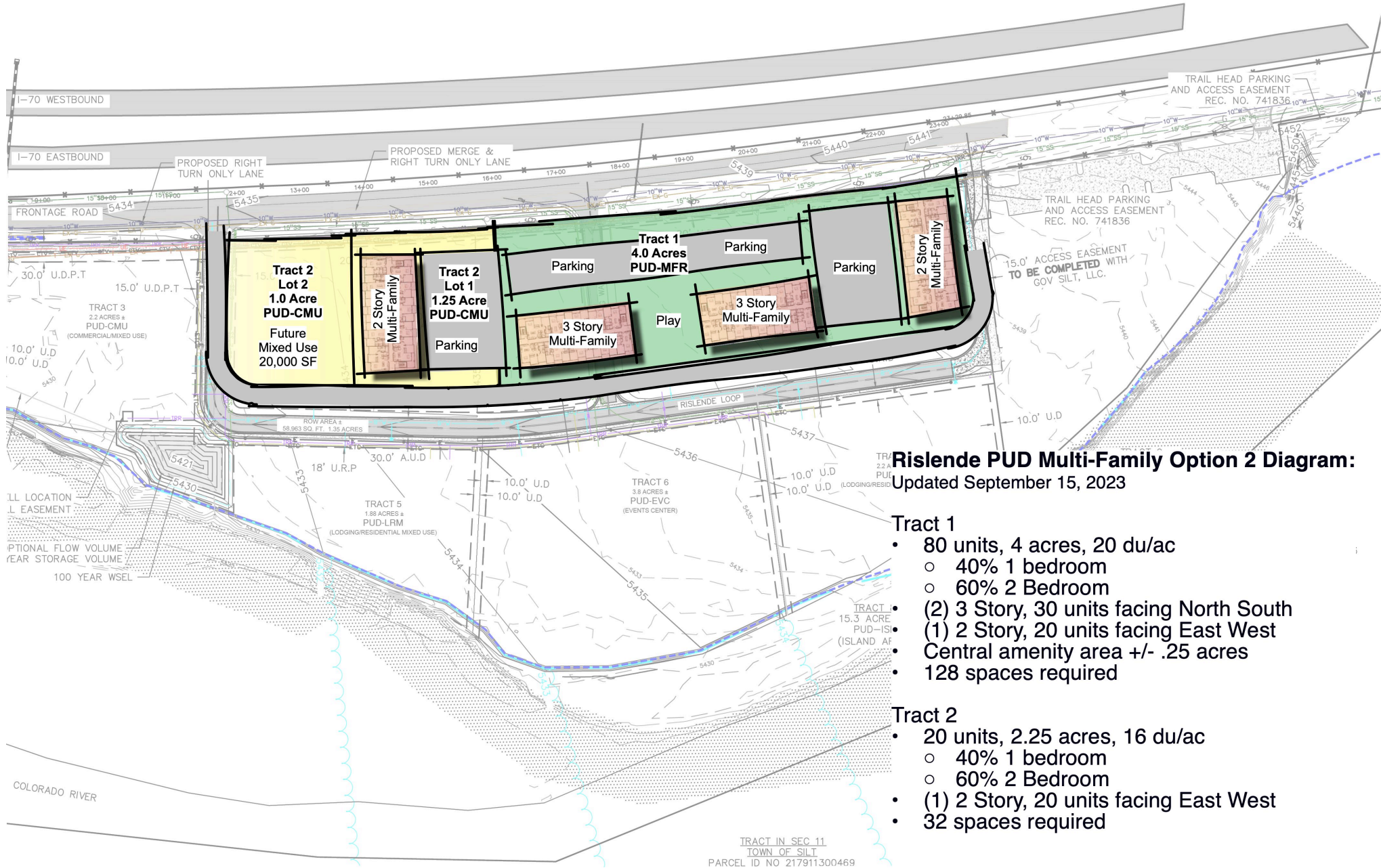
1. All representations made in the application, in writing and during the public hearing process are to be considered conditions of approval.
2. That the Town Attorney prepare a new resolution which includes the previous conditions of approval (the previous resolution is in the application).
3. That as part of the Final Plat application the ARADA and the PUD Zoning Guide be adjusted after a public hearing process to make sure all total residential unit counts and density requirements are in conformance with the original plan.

**Recommended Motion:** I move to approve Amended Preliminary Plan for Rislende by adoption of a new Resolution which includes the conditions noted above. **(Add any additional conditions discussed by the Planning Commission)**

**Note: Resolution No. 7- Series of 2024 includes other conditions of approval that are found in the original Resolution – No. 16- Series of 2023.**



Situated in Section's 10 and 11, Township 6 South,  
Range 92 West, of the 6TH Principal Meridian  
Town of Silt, County of Garfield, State of Colorado.



**Rislende PUD Multi-Family Option 2 Diagram:**  
Updated September 15, 2023

- ### Tract 1
- 80 units, 4 acres, 20 du/ac
    - 40% 1 bedroom
    - 60% 2 Bedroom
  - (2) 3 Story, 30 units facing North South
  - (1) 2 Story, 20 units facing East West
  - Central amenity area +/- .25 acres
  - 128 spaces required
- ### Tract 2
- 20 units, 2.25 acres, 16 du/ac
    - 40% 1 bedroom
    - 60% 2 Bedroom
  - (1) 2 Story, 20 units facing East West
  - 32 spaces required

**TOWN OF SILT**  
**RESOLUTION No. 07**  
**SERIES OF 2024**

**A RESOLUTION OF THE TOWN OF SILT BOARD OF TRUSTEES,  
COLORADO, AMENDING RESOLUTION 2023-16 AND APPROVING THE  
AMENDED MAJOR SUBDIVISION PRELIMINARY PLAN FOR THE PROPERTY  
FORMERLY KNOWN AS DIVIDE CREEK CENTER AND NOW COMMONLY  
KNOWN AS RISLENDE PLANNED UNIT DEVELOPMENT**

**WHEREAS**, the Town approved the PUD Zoning for the Rislende Planned Unit Development by adoption of Ordinance No. 13 -series of 2022 on September 12, 2022; and

**WHEREAS**, the Town of Silt approved the Second Amended and Restated Annexation and Development Agreement for the Dixon Annexation now known as the Rislende Planned Unit Development by adoption of Resolution No. 16- Series of 2022 on September 22nd, 2022; and

**WHEREAS**, on or about February 8, 2022 August Group, LLC applied for a Major Subdivision Preliminary Plan for the Rislende the Planned Unit development; and

**WHEREAS**, at its May 22, 2023 meeting, the Board determined that the Major Subdivision Preliminary Plan for the Rislende the Planned Unit Development should be approved with conditions; and

**WHEREAS**, the Town of Silt (the "Town") approved Resolution No. 16, Series of 2023, on May 22, 2023, approving the Major Subdivision Preliminary Plan for the Rislende Planned Unit development (the "PUD"); and

**WHEREAS**, The Rislende PUD constitutes the Dixon Annexation property, less the property subdivided for a government building, which property is described as **Exhibit A** and which property is the subject of this Resolution (referred to as the "Property"); and

**WHEREAS**, on \_November 2, \_, 2023 the August Group, LLC d/b/a Rislende (the "Applicant") and Silt 70 LLC (owner) submitted an Application for an Amendment to its Preliminary Plan for a major subdivision on the Property and PUD Preliminary Development Plan (the "Amendment") consistent with the zoning for the Property; and

**WHEREAS**, Section 16.04.200 of the Silt Municipal Code requires the Town to review any modifications to preliminary plans for major subdivisions requires the Town of Silt Planning Commission and Board of Trustees (the "Board") to review any modifications to the PUD Preliminary Development Plans; and

**WHEREAS**, the Town desires to approve the Amendment to the Rislende Preliminary Plan, which is attached to and made a part hereof as **Exhibit B** (the “Amended Plan”); and

**WHEREAS**, the Amended Plan modifies certain aspects of the approved Preliminary Plan and PUD to update minor engineering aspects of the Preliminary Plan and PUD; and

**WHEREAS**, on December 5, 2023, the Town of Silt Planning and Zoning Commission considered the Amendment to the Amended Plans for the Property at a duly noticed public hearing, and reviewed various staff memoranda and recommended to the Board approval of the Amended Plans; and

**WHEREAS**, the Board held a duly notice public hearing on January 22, , 2024, where it reviewed the various staff reports, memoranda, and related documents; and

**WHEREAS**, at its January 22, 2024 meeting, the Board determined that the Amendment for Rislende and the Amended Plans should be approved with conditions.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT** the Amendment to the Major Subdivision Preliminary Plan for the Rislende Planned Unit development should be approved and Resolution 2023-16 shall be amended as follows, with the following conditions:

1. The Amended Preliminary Plan for the Rislende Planned Unit development (Formerly Known as Divide Creek Center) and Now Known as Rislende, a copy of which is attached hereto as **Exhibit B** and incorporated herein by reference, is approved; and
2. The Amended Preliminary Plan shall control and replace the original Preliminary Plan and PUD.
3. In the event that the Board of Trustees does not approve on second reading the Amendment, the Amended Plan shall be null and void.
4. Any representations in writing or made at public hearings in front of the Planning Commission or the Board of Trustee’s are considered conditions of approval.
5. That the applicant update all information as directed by the Town Engineer, and act in good faith with the town engineer to resolve any issues that may be identified and have these updates prepared for the submittal of the Final Plat.
6. That no development will occur until there is an approved Site Plan Review for each individual tract.
7. That a plat note or other Approval condition be added to require individuals storm water management and pollution treatment for each individual tract upon development/site plan review.



8. That the applicant may provide a sidewalk 6 - foot in width as indicated on the Loop Road right-of-way. 10 foot wide sidewalks will be considered at time of each Site Plan Review for each parcel and decisions made at that time.

Introduced, read and approved on First Reading on the 22<sup>nd</sup> day of January, 2024.

Town of Silt

---

Mayor Keith B. Richel

Attest:

---

Town Clerk Sheila M. McIntyre, CMC

## EXHIBIT A LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE EV/2 OF SECTION 10 AND W1/2 OF SECTION 11. TOWNSHIP & SOUTH, RANGE 9Z WEST OF THE 6TH P. M., COUNTY OF GARFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAD SECTION 11. THENCE S. 00 DEGREES 35'02" E. ALONG THE WESTERLY BOUNDARY OF SAID SECTION 11 A DISTANCE OF 1,901.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 70. THE POINT OF BEGINNING:

THENCE ALONG SAD SOUTHERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10,028.50 FEET AND A CENTRAL ANGLE OF 09 DEGREES 25'58", A DISTANCE OF 1,651.00 FEET, (CHORD BEARS N. 86 DEGREES 18'16" E. A DISTANCE OF 1,649.14 FEET); THENCE LEAVING SAD RIGHT-OF-WAY S. 07 DEGREES 56'11" E. A DISTANCE OF 504.51 FEET; THENCE N. 47 DEGREES 27'23" E. A DISTANCE OF 246.25 FEET; THENCE N. 36 DEGREES 34'25" E. A DISTANCE OF 415.01 FEET; THENCE N. 08 DEGREES 48'32" W. A DISTANCE OF 75.97 FEET TO A POINT ON SAD RIGHT-OF-WAY; THENCE N. 81 DEGREES 11'28" E. ALONG SAD RIGHT-OF-WAY A DISTANCE OF 550.00 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAD SECTION 11 (WHENCE A REBAR AND CAP L.S. #15710 BEARS N. 00 DEGREES 02'16" E. A DISTANCE OF 39.95 FEET); THENCE LEAVING SAID RIGHT-OF-WAY S. 00 DEGREES 02'16" W. ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 124.28 FEET TO A POINT IN THE CENTERLINE OF THE COLORADO RIVER; THENCE LEAVING SAID NORTH-SOUTH CENTERLINE S. 71 DEGREES 19'19" E. ALONG THE CENTERLINE OF THE COLORADO RIVER A DISTANCE OF 144.32 FEET THENCE CONTINUING ALONG THE CENTERLINE OF THE COLORADO RIVER S. 46 DEGREES 55'17" W. A DISTANCE OF 664.55 FEET; THENCE CONTINUING ALONG SAD CENTERLINE S. 48 DEGREES 11'32" W. A DISTANCE OF 491.93 FEET; THENCE CONTINUING ALONG SAD CENTERLINE S. 67 DEGREES 52'10" W. A DISTANCE OF 731.09 FEET; THENCE CONTINUING ALONG SAD CENTERLINE N. 8 DEGREES 54'33" W. A DISTANCE OF 370.16 FEET; THENCE CONTINUING ALONG SAD CENTERLINE N. 83 DEGREES 50'18" W. A DISTANCE OF 563.90 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N. 63 DEGREES 04'31" W. A DISTANCE OF 705.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 311; THENCE LEAVING SAD CENTERLINE N. 10 DEGREES 04'18" W. ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 598.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 70, A REBAR AND CAP L.S. #15710 IN PLACE; THENCE LEAVING SAD EASTERLY RIGHT-OF-WAY ALONG SAID SOUTHERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF

11,634.21 FEET AND A CENTRAL ANGLE OF 02 DEGREES 27'03" A DISTANCE OF 197.66 FEET (CHORD BEARS S. 87 DEGREES 26'49" E. A DISTANCE OF 497.63 FEET) TO A REBAR AND ILLEGIBLE CAP IN PLACE; THENCE CONTINUING ALONG SAD SOUTHERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10,028.50 FEET AND A CENTRAL ANGLE OF 00 DEGREES 18'24", A DISTANCE OF 53.70 FEET (CHORD BEARS S. 85 DEGREES 19'32" E. A DISTANCE OF 53.70 FEET) TO THE POINT OF BEGINNING.



365 River Bend Way • Glenwood Springs, CO 81601 • Tel 970 927 3690 • landstudio2@comcast.net

November 2, 2023

Mr. Mark Chain  
Town of Silt Community Development  
231 N. 7th Street  
Silt, Colorado 81652  
mchain@sopris.net

Re: Updated Rislende Major Subdivision Preliminary Plan Amendment

Dear Mark:

The Land Studio, Inc. has been working with representatives of Silt 70 LLC, August Group LLC, DBA Rislende, and its consultant team to prepare the Rislende Major Subdivision Preliminary Plan Amendment per our team discussions with you. The intent of this Application is to update the Preliminary Plat for Garfield County Parcel No. 217911200007. Currently the Preliminary Plat includes 9 Tracts within the 51.13± acre property. The proposed amendment to the Preliminary Plat still includes 9 Tracts with slightly varying acreages from the currently approved Preliminary Plat. The primary change to the Preliminary Plat is the elimination of Rippling Way as an access point into the property and the resulting adjustment to Rislende Loop. The Rislende PUD Approved Preliminary Plat and Rislende PUD Amended Preliminary Plat are both attached as Exhibits. The following matrix illustrates the changes in acreages to each of the tracts and the slight variation in acreages for each of the Rislende PUD zone districts.

Rislende Planned Unit Development							
Approved Preliminary Plan Land Use Summary				Amended Preliminary Plan Land Use Summary			
	Acres		Zoning		Acres		Zoning
Tract 1	3.7	PUD-MFR	Multi-Family Residential	Tract 1	4.0	PUD-MFR	Multi-Family Residential
Tract 2	3.7	PUD-CMU	Commercial/Mixed Use	Tract 2 Lot 1	1.3	PUD-CMU	Commercial/Mixed Use
				Tract 2 Lot 2	1.0	PUD-CMU	Commercial/Mixed Use
Tract 3	2.2	PUD-CMU	Commercial/Mixed Use	Tract 3	2.7	PUD-CMU	Commercial/Mixed Use
Tract 4	4.3	PUD-CMU	Commercial/Mixed Use	Tract 4	4.3	PUD-CMU	Commercial/Mixed Use
Tract 5	1.9	PUD-LRM	Lodging/Residential Mixed Use	Tract 5	2.3	PUD-LRM	Lodging/Residential Mixed Use
Tract 6	3.8	PUD-EVC	Events Center	Tract 6	4.4	PUD-EVC	Events Center
Tract 7	2.2	PUD-LRM	Lodging/Residential Mixed Use	Tract 7	2.6	PUD-LRM	Lodging/Residential Mixed Use
Tract 8	15.8	PUD-ISL	Island Area	Tract 8A	2.6	PUD-ISL	Island Area
				Tract 8B	12.7	PUD-ISL	Island Area
Tract 9	12.2	PUD-RIV	River	Tract 9	12.2	PUD-RIV	River
ROW	1.4			ROW	1.1		
Total	51.1			Total	51.1		
Zoning	Acres			Zoning	Acres		
PUD-MFR	3.7			PUD-MFR	4.0		
PUD-CMU	10.2			PUD-CMU	9.2		
PUD-LRM	4.1			PUD-LRM	4.9		
PUD-EVC	3.8			PUD-EVC	4.4		
PUD-ISL	15.8			PUD-ISL	15.3		
PUD-RIV	12.2			PUD-RIV	12.2		
ROW	1.4			ROW	1.1		
Total	51.1			Total	51.1		

The Town of Silt Ordinance No. 13 Series of 2022 (Reception #980003) established Planned Unit Development Zoning for Annexed land formerly known as Divide Creek Center and now commonly known as Rislende Planned Unit Development. The Town of Silt Resolution No. 16 Series of 2022 (Reception #980004) approved the Second Amended and Restated Annexation and Development Agreement for the Dixon Annexation (formerly known as Divide Creek Center) and now known as Rislende, within the Town of Silt, Garfield County, Colorado. Ordinance 2022-13 and Resolution 2022-16 are attached as Exhibits to this Application. The Town of Silt Resolution No. 16 Series of 2023 approving the Major Subdivision Preliminary Plan for the Rislende PUD is also attached as an Exhibit. The proposed Amended Rislende Major Subdivision Preliminary Plan still conforms to the provisions of Ordinance 13 and Resolution 16 Series of 2022 as approved by the Town of Silt.

Due to the elimination of Rippling Way as an access point to this subdivision, the Rislende PUD Traffic Impact Study prepared by Fox Tuttle Transportation Group, LLC has been updated to reflect this change and is attached as an Exhibit. Additionally, High Country Engineering has provided a brief analysis of the proposed roadway changes and determined that the proposed modification to the road system of the Rislende project does not have any significant impact to the approved project. The High Country Engineering Letter is also attached as an Exhibit.

Rislende Major Subdivision Preliminary Plan Amendment Exhibits

- A. The Rislende PUD Approved Preliminary Plat
- B. The Rislende PUD Amended Preliminary Plat
- C. Town of Silt Ordinance No. 13 Series of 2022
- D. Town of Silt Resolution No. 16 Series of 2022
- E. Town of Silt Resolution No. 16 Series of 2023
- F. Rislende PUD Traffic Impact Study
- G. High Country Engineering Roadway Analysis Letter

We look forward to continued work with you on this project and please email or call with discussion related to this Application as needed.

Sincerely,

THE LAND STUDIO, INC

By:

  
\_\_\_\_\_  
Douglas J. Gratte

Exhibit A  
The Rislende PUD Approved Preliminary Plat

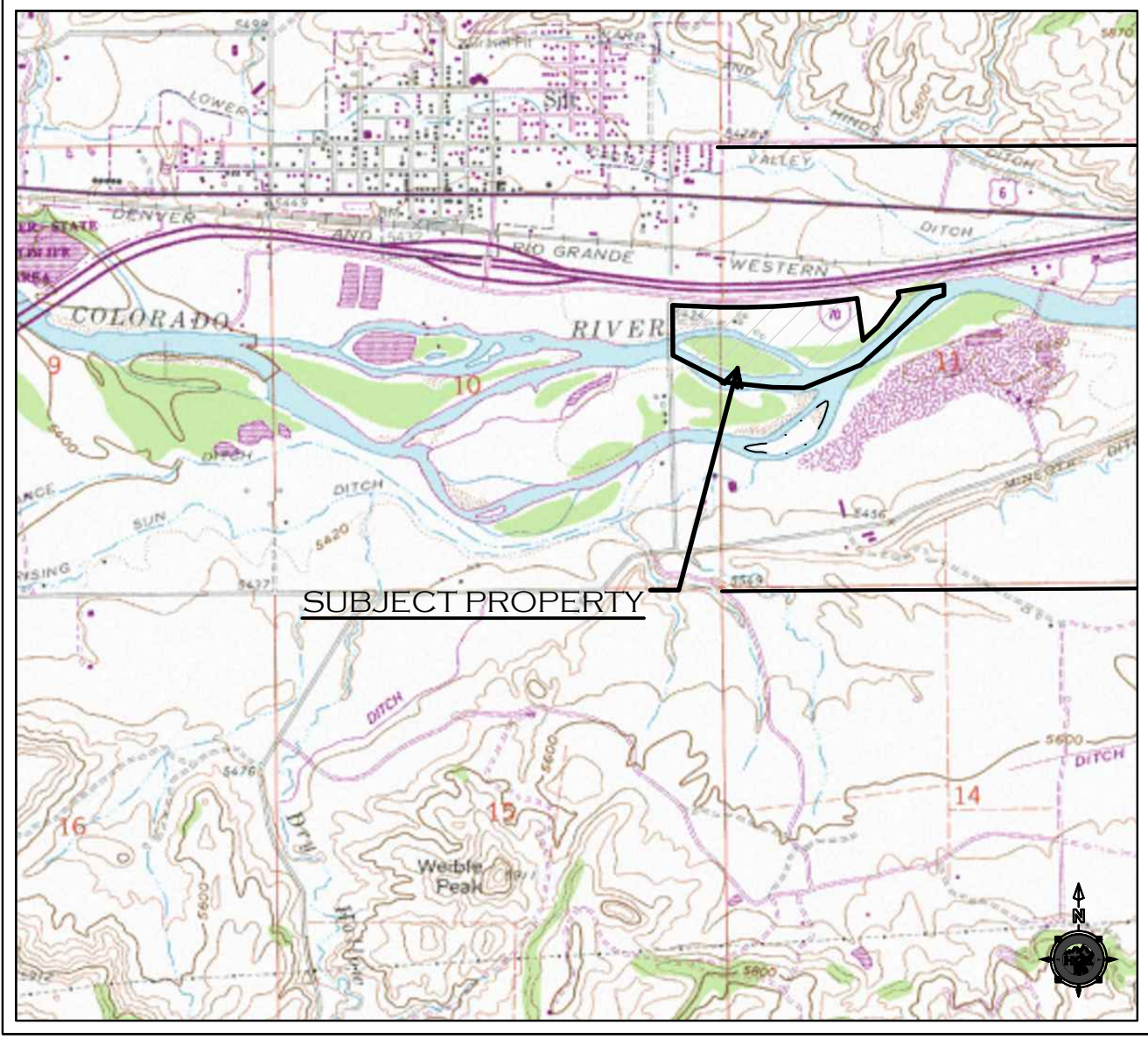


PRELIMINARY PLAT  
RISLENDE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND SITUATED IN E1/2 OF SECTION 10 AND THE W1/2 OF SECTION 11  
TOWNSHIP 6 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF GARFIELD, STATE OF COLORADO

PLAT NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N00°34'13"W BETWEEN A FOUND 3/4in REBAR WITH 3.25in ALUMINUM CAP LS NO. 36572 (40" WITNESS CORNER) NORTHWEST CORNER OF SECTION 11 AND A FOUND 3/4in REBAR WITH 3.25in BRASS CAP LS NO. 19698 (REF POINT) AT THE SOUTHWEST CORNER OF SECTION 10.
2. THIS PLAT IS BASED ON THE BLM EXEMPTION PLAT, RECEPTION NO. 741836 PREPARED BY HIGH COUNTRY ENGINEERING, INC., AND CORNERS FOUND IN PLACE.
3. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY DATED EFFECTIVE NOVEMBER 18, 2022 (ORDER NO. GW63017116-3).
4. DATE OF SURVEY BY HIGH COUNTRY ENGINEERING, INC. WAS SEPTEMBER 2022.
6. AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, AND TO MEET THE REQUIREMENTS OF THE SILT MUNICIPAL CODE SECTION 16.04.280, AS AMENDED, NO CONSTRUCTION ON THE PUBLIC IMPROVEMENTS WITHIN THE SUBDIVISION AND NO CONVEYANCE OR TRANSFER OF TITLE OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND WITHIN THE SUBDIVISION SHALL BE MADE UNTIL THE TOWN HAS GRANTED A CERTIFICATE OF COMPLIANCE CERTIFYING THAT THE OWNER HAS DEPOSITED AND THE TOWN HAS ACCEPTED MONETARY SECURITY EQUAL TO ONE HUNDRED AND TEN PERCENT (110%) OF THE ESTIMATED COSTS OF COMPLETION FOR THE PUBLIC IMPROVEMENTS WHICH CERTIFICATE OF COMPLIANCE HAS BEEN DULY RECORDED BY THE CLERK AND RECORDER OF GARFIELD COUNTY.
7. UNDERGROUND OR ABOVE GROUND UTILITY INFRASTRUCTURE SHALL BE MAINTAINED BY THE RESPECTIVE UTILITY OR RESPONSIBLE PARTY, DRAINAGE, TRAIL, AND ROAD FACILITIES LOCATED IN TOWN EASEMENTS SHALL BE MAINTAINED BY THE TOWN.
8. THIS PROPERTY IS SUBJECT TO, WITHOUT LIMITATION, THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RISLENDE P.U.D. AS RECORDED IN THE RECORDS OF THE GARFIELD COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER \_\_\_\_\_.
9. WETLANDS IN RISLENDE PUD WERE DELINEATED BY BIRCH ECOLOGY, LLC AND DAVID BUSCHER A CERTIFIED SOIL SCIENTIST ON MAY 16, 2022, WITH CONFIRMATION BY THE U.S. ARMY CORPS OF ENGINEERS NUMBER SPA-2022-00348 DATED DECEMBER 8, 2022.
10. NOXIOUS WEEDS. IT IS THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY, ACCORDING TO THE COLORADO NOXIOUS WEED ACT AND THE TOWN OF SILT ORDINANCES, TO MANAGE ANY NOXIOUS WEEDS ON THE LOT OWNER'S PROPERTY.
12. ALL SIDEWALK, TRAIL AND PEDESTRIAN EASEMENTS ARE FOR NON-MOTORIZED USE BY THE PUBLIC, WITH THE EXCEPTION OF EMERGENCY USE AND/OR MAINTENANCE PURPOSES.



VICINITY MAP  
SCALE: 1" = 2000'

LEGEND

- U = UTILITY EASEMENT
- D = DRAINAGE EASEMENT
- A = ACCESS EASEMENT
- R = ROAD MAINTENANCE EASEMENT
- P = PEDESTRIAN ACCESS EASEMENT
- T = TRAIL ACCESS EASEMENT
- SQ. FT. = SQUARE FEET

LAND USE SUMMARY

TRACT #	ACRES	ADDRESS	LAND USE
TRACT 1	3.7	0001 RIVER FRONTAGE ROAD	PUD-MFR (MULTI-FAMILY RESIDENTIAL)
TRACT 2	3.8	0002 RIVER FRONTAGE ROAD	PUD-CMU (COMMERCIAL/MIXED USE)
TRACT 3	2.2	0003 RIVER FRONTAGE ROAD	PUD-CMU (COMMERCIAL/MIXED USE)
TRACT 4	4.3	0004 RIVER FRONTAGE ROAD	PUD-CMU (COMMERCIAL/MIXED USE)
TRACT 5	2.0	0005 RISLENDE LOOP	PUD-LRM (LODGING/RESIDENTIAL MIXED USE)
TRACT 6	3.9	0001 RISLENDE LOOP	PUD-EVC (EVENTS CENTER)
TRACT 7	2.2	0002 RISLENDE LOOP	PUD-LRM (LODGING/RESIDENTIAL MIXED USE)
TRACT 8	15.8		PUD-ISL (ISLAND AREA)
TRACT 9	12.2		PUD-RIV (RIVER)
TRACT 10	0.2	RIPPLING WAY	
TRACT 11	0.7	RISLENDE LOOP	
TOTAL	51.1		

TITLE INSURANCE COMPANY OR ATTORNEYS CERTIFICATE

\_\_\_\_\_ DOES HEREBY CERTIFY THAT \_\_\_\_\_ HAS EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

Signature and Title \_\_\_\_\_ Date \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_ 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 (SUBDIVISION OR CONDOMINIUM PROJECT NAME) 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.

BILL W.A. BAKER, COLORADO PROFESSIONAL LAND SURVEYOR #23875  
CERTIFIED FEDERAL SURVEYOR #1699

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.

CENTURYLINK

XCEL ENERGY

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. \_\_\_\_\_.

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT SILT 70 LLC, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN THE EAST HALF OF SECTION 10 AND THE WEST HALF OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, TO WIT:

A TRACT OF LAND SITUATED IN THE EAST HALF OF SECTION 10 AND THE WEST HALF OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 11, MONUMENTED S 00°00'42" W, 40.00 FEET BY A FOUND 3/4IN. IRON PIN WITH 3.25IN. ALLOY CAP MARKED "WC" LS 36572; THENCE, ALONG THE WESTERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SAID SECTION 11, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, S 00°34'13" E, A DISTANCE OF 1902.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE 60-FOOT-WIDE FRONTAGE ROAD ADJOINING INTERSTATE HIGHWAY 170, AS DELINEATED ON THAT COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MAP OF THE FEDERAL AID PROJECT NO. 1-70-1(12)89SEC. 1 & 1-70-1(12)89 SEC. 2 (SHEET 14), DATED 24 APRIL, 1972, FROM WHENCE THE SOUTHWEST CORNER OF THE SAID SECTION 11 BEARS S 00°34'13" E, 3381.22 FEET DISTANT, THE SAID CORNER MONUMENTED BY A FOUND 2.5IN. IRON PIPE WITH 3IN. BRASS CAP MARKED GARFIELD COUNTY SURVEYOR (1972), THE SAID POINT OF INTERSECTION OF THE SAID WESTERLY BOUNDARY LINE OF THE SAID SECTION 11 AND THE SOUTHERLY RIGHT-OF-WAY OF THE SAID FRONTAGE ROAD IS REFERENCED 0.41 FEET NORTH AND 0.51 FEET WEST BY A FOUND 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED LS 15710, THE SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FRONTAGE ROAD, 1650.44 FEET ALONG THE ARC OF A CIRCULAR CURVE, TURNING TO THE LEFT, WHOSE RADIUS IS 10028.50 FEET, (LONG CHORD BEARS N 88°16'44" E, 1648.58 FEET) TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THAT INSTRUMENT RECORDED UNDER RECEPTION NUMBER 871298 IN THE PUBLIC RECORDS OF THE SAID COUNTY, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FRONTAGE ROAD AND ALONG THE WESTERLY BOUNDARY LINE OF THE SAID TRACT OF LAND (RECEPTION NUMBER 871298), S 07°56'11" E, A DISTANCE OF 504.89 FEET TO THE SOUTHWEST CORNER THEREOF, THE SAID CORNER MONUMENTED N 07°56'11" W, 20.00 FEET DISTANT BY A SET 5/8IN. IRON PIN WITH ALLOY CAP MARKED "WC" PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE SAID TRACT OF LAND (RECEPTION NUMBER 871298), N 47°27'23" E, A DISTANCE OF 246.25 FEET, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE SAID TRACT OF LAND (RECEPTION NUMBER 871298), N 36°34'25" E, A DISTANCE OF 415.01 FEET, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE EASTERLY BOUNDARY LINE OF THE SAID TRACT OF LAND (RECEPTION NUMBER 871298), N 08°48'32" W, A DISTANCE OF 76.53 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FRONTAGE ROAD, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FRONTAGE ROAD, N 81°10'10" E, A DISTANCE OF 550.81 FEET TO ITS INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE SAID SECTION 11, FROM WHENCE THE NORTH QUARTER CORNER THEREOF BEARS N 00°02'50" E, 1647.82 FEET DISTANT, THE SAID QUARTER CORNER THEREOF BEING MONUMENTED BY A SET 3/4IN. IRON PIN WITH 2.5IN. ALLOY CAP MARKED PLS 23875, THE SAID POINT OF INTERSECTION BEING MONUMENTED N 00°02'50" E, 39.08 FEET DISTANT BY A FOUND 5/8IN. IRON PIN WITH ALLOY CAP MARKED "WC" LS 15710;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE EASTERLY BOUNDARY LINE OF THE SAID NORTHWEST QUARTER OF THE SAID SECTION 11, S 00°02'50" W, A DISTANCE OF 124.98 FEET TO THE CENTERLINE OF THE COLORADO RIVER FROM WHENCE THE SOUTH QUARTER CORNER OF THE SAID SECTION 11 BEARS S 00°02'50" W, 3504.03 FEET DISTANT, THE SAID QUARTER CORNER MONUMENTED BY A SET 3/4IN. IRON PIN WITH 2.5IN. ALLOY CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE CENTERLINE OF THE COLORADO RIVER THE FOLLOWING SEVEN (7) COURSES:

1. S 71°19'19" W, A DISTANCE OF 144.81 FEET;
2. S 46°55'17" W, A DISTANCE OF 664.55 FEET;
3. S 48°11'32" W, A DISTANCE OF 491.93 FEET;
4. S 67°52'01" W, A DISTANCE OF 731.09 FEET;
5. N 88°54'33" W, A DISTANCE OF 370.16 FEET;
6. N 83°50'18" W, A DISTANCE OF 563.90 FEET;
7. N 63°04'31" W, A DISTANCE OF 705.68 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF GARFIELD COUNTY ROAD NUMBER 311, THE SAID POINT MONUMENTED N 00°04'28" W, 237.15 FEET DISTANT BY A SET 5/8IN. IRON PIN WITH ALLOY CAP MARKED "WC" PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GARFIELD COUNTY ROAD NUMBER 311, N 00°04'28" W, A DISTANCE OF 598.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID SAID FRONTAGE ROAD, THE SAID POINT MONUMENTED BY A FOUND 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED LS 15710;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID SAID FRONTAGE ROAD, 497.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, TURNING TO THE LEFT, WHOSE RADIUS IS 11634.21 FEET, (LONG CHORD BEARS S 87°24'24" E, 497.47 FEET) TO A POINT OF COMPOUND CURVATURE, THE SAID POINT MONUMENTED BY A FOUND 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID SAID FRONTAGE ROAD, 54.45 FEET ALONG THE ARC OF A CIRCULAR CURVE, TURNING TO THE LEFT, WHOSE RADIUS IS 10028.50 FEET, (LONG CHORD BEARS S 88°51'03" E, 54.45 FEET) TO THE POINT OF BEGINNING.

THE SAID TRACT OF LAND IS COMPRISED OF 2,227,694 SQUARE FEET, (51.14 ACRES), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS, AS SHOWN HEREON AND DESIGNATE THE SAME AS RISLENDE PLANNED UNIT DEVELOPMENT, IN THE TOWN OF SILT, COUNTY OF COLORADO, AND DO HEREBY GRANT TO THE TOWN OF SILT, COLORADO, FOR PUBLIC USE THE STREETS SHOWN HEREON INCLUDING LOOPS, DRIVES AND LANES, THE PUBLIC LANDS SHOWN HEREON FOR THEIR INDICATED PUBLIC USE, IF ANY, AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY; TRAIL AND PEDESTRIAN EASEMENTS SHOWN HEREON FOR PEDESTRIAN AND TRAIL PURPOSES; AND DO FURTHER STATE THAT THIS PUD SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS PUD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AS RECEPTION NO. \_\_\_\_\_.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_\_.  
\_\_\_\_\_

OWNER SILT 70 LLC

STATE OF COLORADO )

COUNTY OF GARFIELD ) §§

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

HIGH COUNTRY ENGINEERING, INC.

1517 BLAKE AVENUE, STE 101,  
GLENWOOD SPRINGS, CO 81601  
PHONE (970) 945-8676 FAX (970) 945-2555

WWW.HCENG.COM



SILT 70 LLC,  
RISLENDE PLANNED UNIT DEVELOPMENT

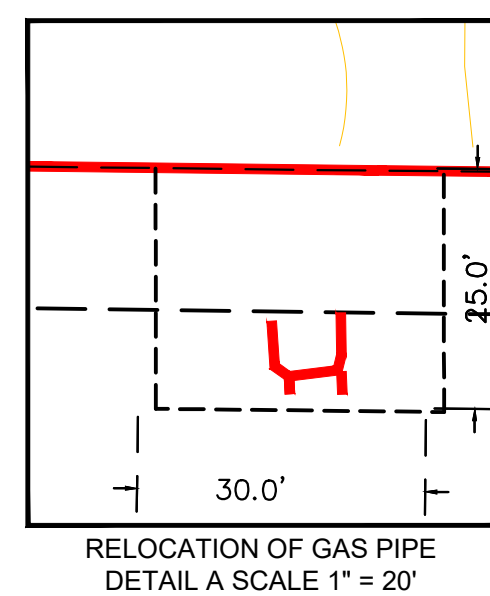
TOWN OF SILT,  
GARFIELD COUNTY  
COLORADO

PROJECT NO.  
2211047

SHEET NUMBER  
3

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.





A PARCEL OF LAND SITUATED IN E1/2 OF SECTION 10 AND THE W1/2 OF SECTION 11  
TOWNSHIP 6 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF GARFIELD, STATE OF COLORADO

S- 10-11  
T- 6S  
R- 92W  
C- GARFIELD

NO.	DATE	REVISION	BY

DRAWN BY:	DMC
CHECKED BY:	BB
DATE:	01/30/2023
FILE:	RISLENDEPUD

HIGH COUNTRY ENGINEERING, INC.  
1517 BLAKE AVENUE, STE 101,  
GLENWOOD SPRINGS, CO. 81601  
PHONE (970) 945-8676 • FAX (970) 945-2555  
[WWW.HCENG.COM](http://WWW.HCENG.COM)



SILT 70 LLC.  
PLANNED UNIT DEVELOPMENT  
TOWN OF SILT,  
GARFIELD COUNTY  
COLORADO

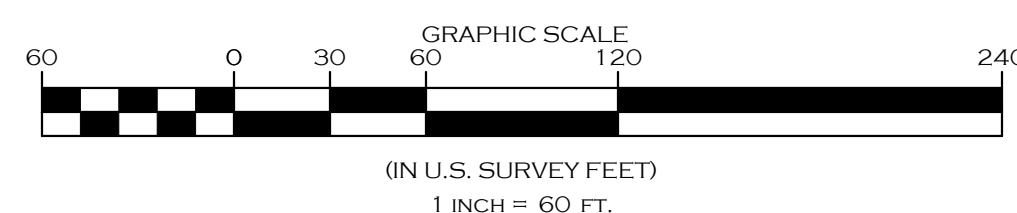
PROJECT NO.  
2211047

SHEET NUMBER  
4

ASPHALT PAVING CO  
RECLAIMED WATER  
PLANT SUB-DIV  
EXEMPTION  
PARCEL ID.  
NO. 217910400110  
241 311 COUNTY RD, S  
CO 81652

U = UTILITY EASEMENT  
D = DRAINAGE EASEMENT  
P = PEDESTRIAN ACCESS EASEMENT  
T = TRAIL ACCESS EASEMENT  
SQ. FT. = SQUARE FEET

- ✚ FOUND PLSS MONUMENT AS NOTED
- ☆ SET 5/8in IRON PIN WITH 2.0 in. ALLOY CAP STAMPED " WC" LS#23875
- ◆ SET 5/8in IRON PIN WITH 1.25in YELLOW PLASTIC CAP LS#23875
- FOUND 3/4in. IRON PIN 3.25in. ALLOY CAP LS 36572 MARKED "40WC"
- FOUND 5/8in IRON PIN WITH 1.25in YELLOW PLASTIC CAP LS#15710
- FOUND 5/8in IRON PIN WITH 1.25in YELLOW PLASTIC CAP LS 23875
- FOUND 5/8in IRON PIN WITH 1.25in YELLOW PLASTIC CAP (ILLEGIBLE)
- ◆ NO MONUMENT FOUND OR SET



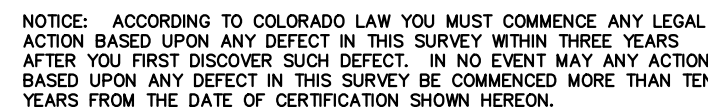
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SOUTHWEST CORNER  
SECTION 11  
T6S, R92W 6TH P.M.  
FOUND 2.5IN. IRON PIPE  
3IN. BRASS CAP GARCO (1972)

SOUTHWEST CORNER  
SECTION 11  
T6S, R92W 6TH P.M.  
FOUND 2.5IN. IRON PIPE  
3IN. BRASS CAP GARCO (1972)



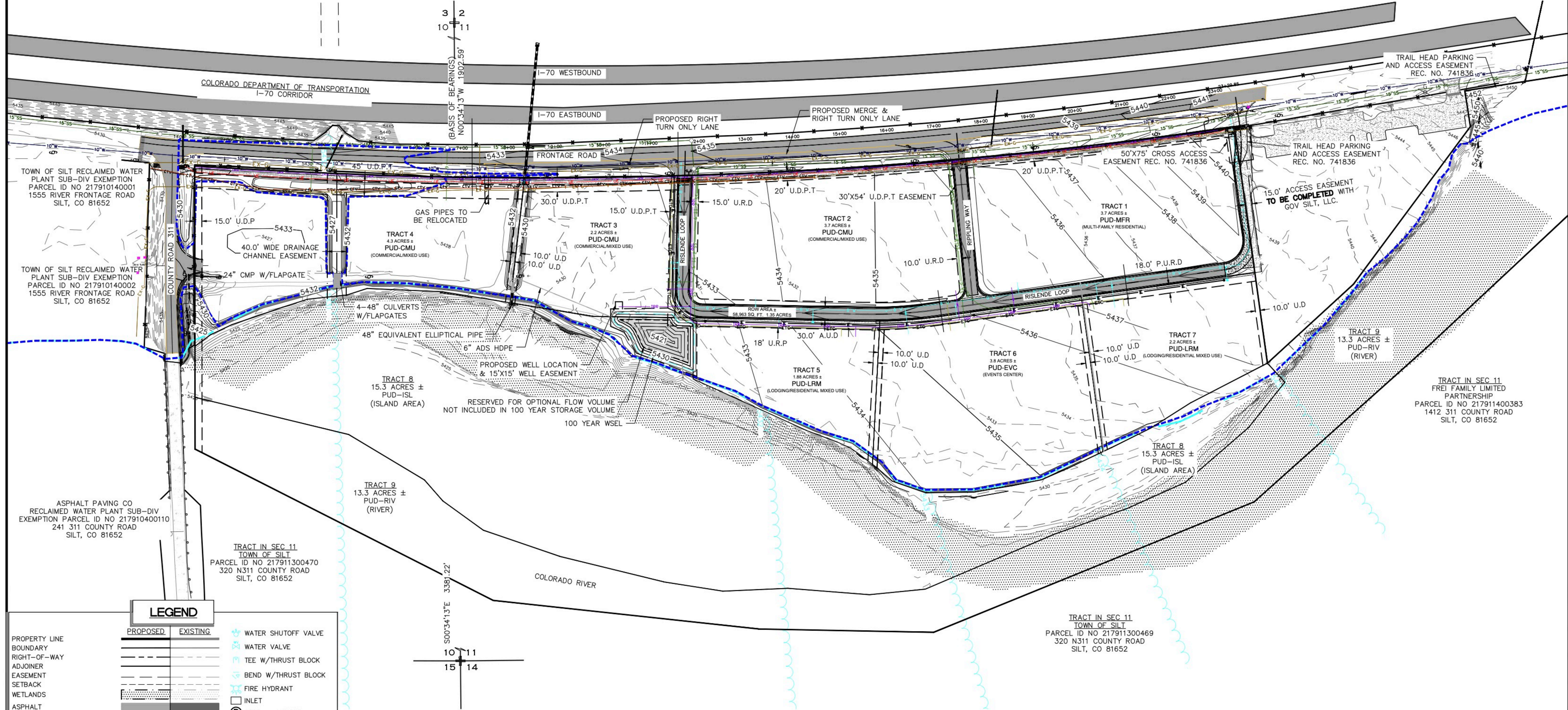
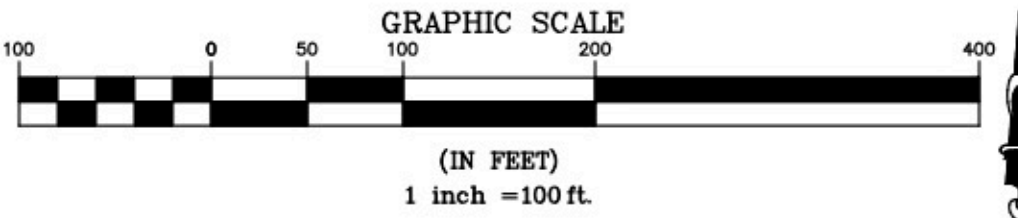
A PARCEL OF LAND SITUATED IN E1/2 OF SECTION 10 AND THE W1/2 OF SECTION 11  
TOWNSHIP 6 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF GARFIELD, STATE OF COLORADO



<div> <div>  </div> <div> <p>SILT 70 LLC, RISLENDE PLANNED UNIT DEVELOPMENT TOWN OF SILT, GARFIELD COUNTY COLORADO</p> </div> </div>	<p>PROJECT NO.</p> <p>2211047</p>		<p>SHEET NUMBER</p> <p>5</p>	
	<p>HIGH COUNTRY ENGINEERING, INC.</p> <p>1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601 PHONE (970) 945-8676 - FAX (970) 945-2555 WWW.HCENG.COM</p>			
	<p>DRAWN BY:</p> <p>DMC</p> <p>CHECKED BY:</p> <p>BB</p>	<p>NO.</p> <p>DATE</p>	<p>REVISION</p>	<p>BY</p>
	<p>DATE:</p> <p>01/30/2023</p>			<p>T - 6S</p>
	<p>FILE:</p> <p>RISLENDEPUD</p>			<p>R- 92W</p>
				<p>C- GARFIELD</p>



**OVERALL SITE MAP**  
**Rislende Planned Unit Development**  
Situating in Section's 10 and 11, Township 6 South,  
Range 92 West, of the 6TH Principal Meridian  
Town of Silt, County of Garfield, State of Colorado.



**LEGEND**

PROPOSED	EXISTING	
PROPERTY LINE		WATER SHUTOFF VALVE
BOUNDARY		WATER VALVE
RIGHT-OF-WAY		TEE W/THRUST BLOCK
ADJOINER		BEND W/THRUST BLOCK
EASEMENT		FIRE HYDRANT
SETBACK		INLET
WETLANDS		STORM MANHOLE
ASPHALT		SANITARY MANHOLE
GRAVEL		SANITARY CLEANOUT
CONCRETE		OVERHEAD POWER POLE
WETLANDS		STREET LIGHT
RIPRAP		SEDIMENT CONTROL LOG
CENTERLINE ROAD		INLET PROTECTION
FEMA CROSS SECTIONS		EROSION CONTROL BLANKET
FLOODWAY		VEHICLE TRACKING PAD
FLOODPLAIN		
BASE FLOOD ELEVATION		
BASIN BOUNDARY		
PAVEMENT STRIPING		
PROPOSED WATER MAIN		
PROPOSED SEWER MAIN		
PROPOSED IRRIGATION		
UNDERGROUND ELECTRIC		
ELECTRIC, TELEPHONE, CABLE		
PROPOSED GAS		
STORM SEWER		
CONTOUR		
SPOT ELEVATION		
SLOPE OR GRADE		
SEDIMENT CONTROL FENCE		
FLOWLINE		
FENCE		

ABBREVIATIONS:  
1. UDPT = UTILITY, DRAINAGE, PEDESTRIAN (SIDEWALK) & TRAIL (BIKE PATH)  
2. AUD = ACCESS, UTILITY, & DRAINAGE  
3. UD = UTILITY & DRAINAGE  
4. URP = UTILITY, ROAD MAINTENANCE, & PEDESTRIAN (SIDEWALK)



BY	REVISION	DATE	NO.

**HIGH COUNTRY ENGINEERING, INC.**  
1517 BLAKE AVENUE, STE 101,  
GLENWOOD SPRINGS, CO 81601  
PHONE (970) 945-8676 • FAX (970) 945-2555  
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SILT 70 LLC  
RISLENDE PLANNED UNIT DEVELOPMENT  
DIVIDE CREEK CENTER  
SITE MAP  
GARFIELD COUNTY, COLORADO

PROJECT NO.  
**2211047**

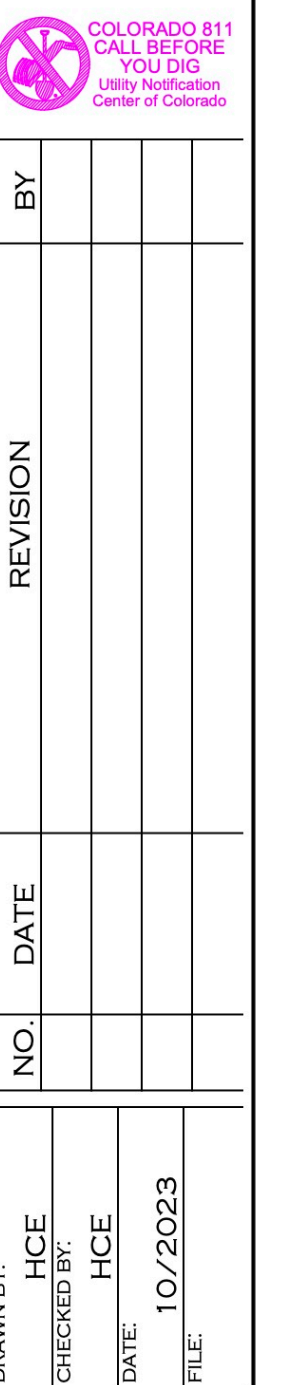


Exhibit B  
The Rislende PUD Amended Preliminary Plat



# Rislende Planned Unit Development

Situated in Section's 10 and 11, Township 6 South,  
Range 92 West, of the 6TH Principal Meridian  
Town of Silt, County of Garfield, State of Colorado.



PROJECT NO.  
**2211047**

ABBREVIATIONS:

1. UDPT = UTILITY, DRAINAGE, PEDESTRIAN (SIDEWALK) & TRAIL (BIKE PATH)
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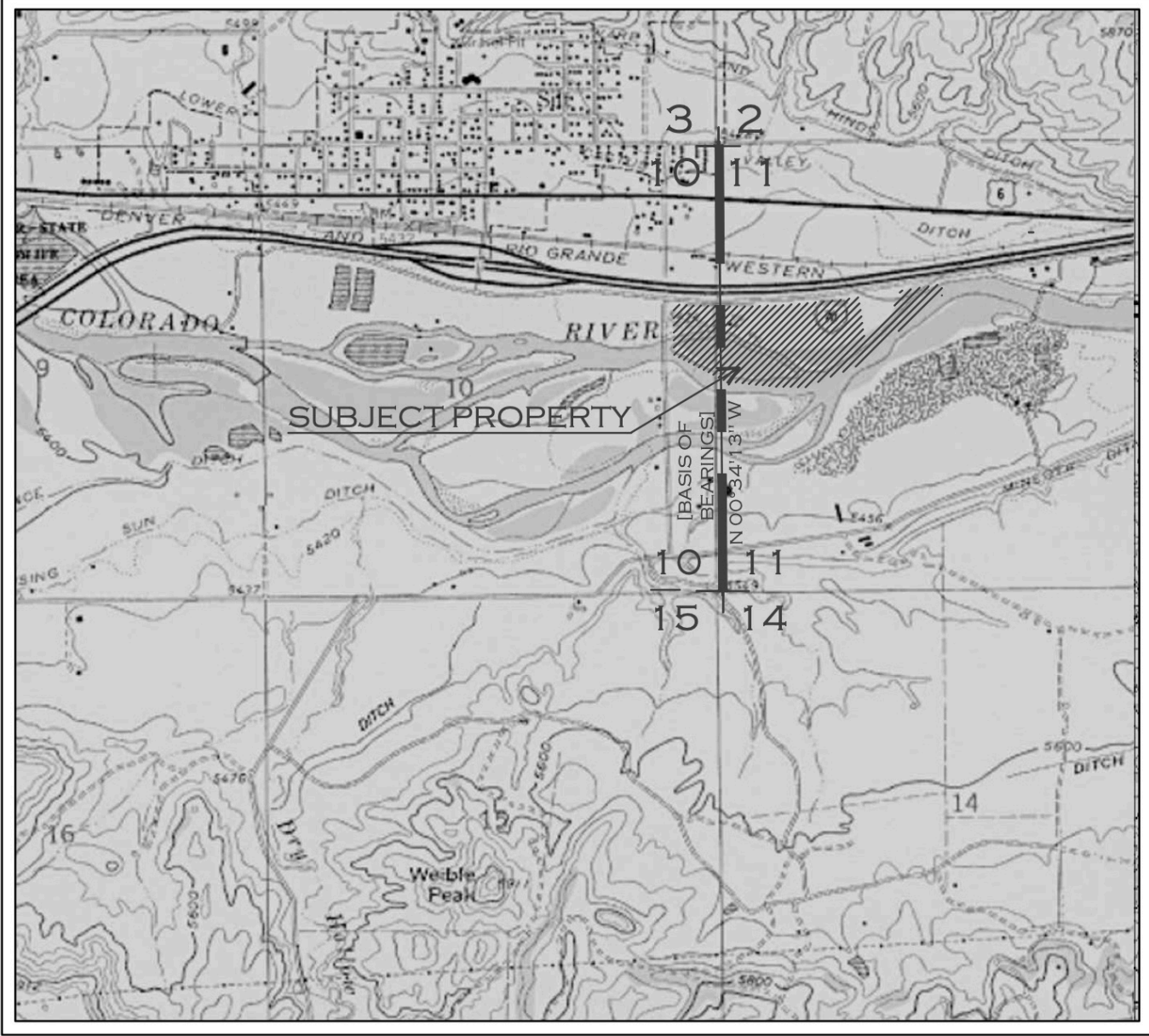


PRELIMINARY PLAT  
RISLENDE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND SITUATED IN E1/2 OF SECTION 10 AND THE W1/2 OF SECTION 11  
TOWNSHIP 6 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF GARFIELD, STATE OF COLORADO

PLAT NOTES

- BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N00°34'13"W BETWEEN A FOUND 3/4in REBAR WITH 3.25in ALUMINUM CAP LS NO. 36572 (40' WITNESS CORNER) NORTHWEST CORNER OF SECTION 11 AND A FOUND 2.5IN. IRON PIPE 3IN. BRASS CAP GARCO (1972) SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH. PRINCIPAL MERIDIAN.
- THIS PLAT IS BASED ON THE BLM EXEMPTION PLAT, RECEPTION NO. 741836 PREPARED BY HIGH COUNTRY ENGINEERING, INC., AND CORNERS FOUND IN PLACE.
- THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY DATED FEBRUARY 06, 2023 (ORDER NO. GW63017116-3).
- DATE OF SURVEY BY HIGH COUNTRY ENGINEERING, INC. WAS SEPTEMBER 2022.
- AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, AND TO MEET THE REQUIREMENTS OF THE SILT MUNICIPAL CODE SECTION 16.04.280, AS AMENDED, NO CONSTRUCTION ON THE PUBLIC IMPROVEMENTS WITHIN THE SUBDIVISION AND NO CONVEYANCE OR TRANSFER OF TITLE OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND WITHIN THE SUBDIVISION SHALL BE MADE UNTIL THE TOWN HAS GRANTED A CERTIFICATE OF COMPLIANCE. CERTIFYING THAT THE OWNER HAS DEPOSITED AND THE TOWN HAS ACCEPTED MONETARY SECURITY EQUAL TO ONE HUNDRED AND TEN PERCENT (110%) OF THE ESTIMATED COSTS OF COMPLETION FOR THE PUBLIC IMPROVEMENTS WHICH CERTIFICATE OF COMPLIANCE HAS BEEN DULY RECORDED BY THE CLERK AND RECORDER OF GARFIELD COUNTY.
- UNDERGROUND OR ABOVE GROUND UTILITY INFRASTRUCTURE SHALL BE MAINTAINED BY THE RESPECTIVE UTILITY OR RESPONSIBLE PARTY. DRAINAGE, TRAIL, AND ROAD FACILITIES LOCATED IN TOWN EASEMENTS SHALL BE MAINTAINED BY THE TOWN.
- THIS PROPERTY IS SUBJECT TO, WITHOUT LIMITATION, THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RISLENDE P.U.D. AS RECORDED IN THE RECORDS OF THE GARFIELD COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER \_\_\_\_\_.
- WETLANDS IN RISLENDE PUD WERE DELINEATED BY BIRCH ECOLOGY, LLC AND DAVID BUSCHER A CERTIFIED SOIL SCIENTIST ON MAY 16, 2022, WITH CONFIRMATION BY THE U.S. ARMY CORPS OF ENGINEERS NUMBER SPA-2022-00348 DATED DECEMBER 8, 2022.
- NOXIOUS WEEDS. IT IS THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY, ACCORDING TO THE COLORADO NOXIOUS WEED ACT AND THE TOWN OF SILT ORDINANCES, TO MANAGE ANY NOXIOUS WEEDS ON THE LOT OWNER'S PROPERTY.
- ALL SIDEWALK, TRAIL AND PEDESTRIAN EASEMENTS ARE FOR NON-MOTORIZED USE BY THE PUBLIC, WITH THE EXCEPTION OF EMERGENCY USE AND/OR MAINTENANCE PURPOSES.
- STORMWATER MITIGATION AND POLLUTANT TREATMENT SYSTEMS SHALL BE DESIGNED FOR EACH INDIVIDUAL TRACT AT THE TIME OF SITE PLAN AND/OR BUILDING PERMIT APPLICATION. TREATMENT SHALL COMPLY WITH MILE HIGH FLOOD DISTRICT (AKA URBAN DRAINAGE FLOOD CONTROL DISTRICT) STANDARDS, LATEST EDITION.
- 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



VICINITY MAP  
SCALE: 1" = 2000'

LEGEND

U = UTILITY EASEMENT  
D = DRAINAGE EASEMENT  
R = ROAD MAINTENANCE EASEMENT  
P = PEDESTRIAN ACCESS EASEMENT  
A = ACCESS EASEMENT  
T = TRAIL ACCESS EASEMENT  
SQ. FT. = SQUARE FEET

LAND USE SUMMARY

TRACT #	ACRES	ADDRESS	LAND USE
TRACT 1	4.0	0000 RIVER FRONTAGE ROAD	PUD-MFR (MULTI-FAMILY RESIDENTIAL)
TRACT 2 LOT 1	1.2	0000 RIVER FRONTAGE ROAD	PUD-CMU (COMMERCIAL/MIXED USE)
TRACT 2 LOT 2	1.0	0000 RIVER FRONTAGE ROAD	PUD-CMU (COMMERCIAL/MIXED USE)
TRACT 3	2.7	0000 RIVER FRONTAGE ROAD	PUD-CMU (COMMERCIAL/MIXED USE)
TRACT 4	4.3	0000 RIVER FRONTAGE ROAD	PUD-CMU (COMMERCIAL/MIXED USE)
TRACT 5	2.3	0000 RISLENDE LOOP	PUD-LRM (LODGING/RESIDENTIAL MIXED USE)
TRACT 6	4.4	0000 RISLENDE LOOP	PUD-EVC (EVENTS CENTER)
TRACT 7	2.6	0000 RISLENDE LOOP	PUD-LRM (LODGING/RESIDENTIAL MIXED USE)
TRACT 8A	2.6		PUD-ISL (ISLAND AREA)
TRACT 8B	12.7		PUD-ISL (ISLAND AREA)
TRACT 9	12.2		PUD-RIV (RIVER)
TRACT 10	1.1		RISLENDE LOOP
TOTAL	51.1		

TITLE INSURANCE COMPANY OR ATTORNEY'S CERTIFICATE

\_\_\_\_\_, DOES HEREBY CERTIFY THAT \_\_\_\_\_ HAS EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

Signature and Title \_\_\_\_\_ Date \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_, 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 (RISLENDE PLANNED UNIT DEVELOPMENT 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.

BILL W.A. BAKER, COLORADO PROFESSIONAL LAND SURVEYOR #23875  
CERTIFIED FEDERAL SURVEYOR #1699

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.

CENTURYLINK

XCEL ENERGY

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. \_\_\_\_\_.

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT SILT 70 LLC, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN THE EAST HALF OF SECTION 10 AND THE WEST HALF OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, TO WIT;

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 11, MONUMENTED S 00°00'42" W, 40.00 FEET BY A FOUND 3/4IN. IRON PIN WITH 3.25IN. ALLOY CAP MARKED "WC" LS 36572; THENCE, ALONG THE WESTERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SAID SECTION 11, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, S 00°34'13" E, A DISTANCE OF 1902.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE 60-FOOT-WIDE FRONTAGE ROAD ADJOINING INTERSTATE HIGHWAY 170, AS DELINEATED ON THAT COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MAP OF THE FEDERAL AID PROJECT NO. I-70-1(12)89SEC. 1 & I-70-1(12)89 SEC 2 (SHEET 14), DATED 24 APRIL, 1972, FROM WHENCE THE SOUTHWEST CORNER OF THE SAID SECTION 11 BEARS S 00°34'13" E, 3381.22 FEET DISTANT, THE SAID CORNER MONUMENTED BY A FOUND 2.5IN. IRON PIPE WITH 3IN. BRASS CAP MARKED GARFIELD COUNTY SURVEYOR (1972), THE SAID POINT OF INTERSECTION OF THE SAID WESTERLY BOUNDARY LINE OF THE SAID SECTION 11 AND THE SOUTHERLY RIGHT-OF-WAY OF THE SAID FRONTAGE ROAD IS REFERENCED 0.41 FEET NORTH AND 0.51 FEET WEST BY A FOUND 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED LS 15710, THE SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FRONTAGE ROAD, 1650.44 FEET ALONG THE ARC OF A CIRCULAR CURVE, TURNING TO THE LEFT, WHOSE RADIUS IS 10028.50 FEET, (LONG CHORD BEARS N 86°16'44" E, 1648.58 FEET) TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THAT INSTRUMENT RECORDED UNDER RECEPTION NUMBER 871298 IN THE PUBLIC RECORDS OF THE SAID COUNTY, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FRONTAGE ROAD AND ALONG THE WESTERLY BOUNDARY LINE OF THE SAID TRACT OF LAND (RECEPTION NUMBER 871298), S 07°56'11" E, A DISTANCE OF 504.89 FEET TO THE SOUTHWEST CORNER THEREOF, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE SAID TRACT OF LAND (RECEPTION NUMBER 871298), N 47°27'23" E, A DISTANCE OF 246.25 FEET, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE SAID TRACT OF LAND (RECEPTION NUMBER 871298), N 38°34'25" E, A DISTANCE OF 415.01 FEET, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE EASTERLY BOUNDARY LINE OF THE SAID TRACT OF LAND (RECEPTION NUMBER 871298), N 08°48'32" W, A DISTANCE OF 76.53 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FRONTAGE ROAD, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FRONTAGE ROAD, N 81°10'10" E, A DISTANCE OF 550.61 FEET TO ITS INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE SAID SECTION 11, FROM WHENCE THE NORTH QUARTER CORNER THEREOF BEARS N 00°02'50" E, 1647.82 FEET DISTANT, THE SAID QUARTER CORNER THEREOF BEING MONUMENTED BY A SET 3/4IN. IRON PIN WITH 2.5IN. ALLOY CAP MARKED PLS 23875, THE SAID POINT OF INTERSECTION BEING MONUMENTED N 00°02'50" E, 39.08 FEET DISTANT BY A FOUND 5/8IN. IRON PIN WITH ALLOY CAP MARKED "WC" LS 15710;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE EASTERLY BOUNDARY LINE OF THE SAID NORTHWEST QUARTER OF THE SAID SECTION 11, S 00°02'50" W, A DISTANCE OF 124.98 FEET TO THE CENTERLINE OF THE COLORADO RIVER FROM WHENCE THE SOUTH QUARTER CORNER OF THE SAID SECTION 11 BEARS S 00°02'50" W, 3504.03 FEET DISTANT, THE SAID QUARTER CORNER MONUMENTED BY A SET 3/4IN. IRON PIN WITH 2.5IN. ALLOY CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE CENTERLINE OF THE COLORADO RIVER THE FOLLOWING SEVEN (7) COURSES:

- S 71°19'19" W, A DISTANCE OF 144.81 FEET;
- S 46°55'17" W, A DISTANCE OF 664.55 FEET;
- S 48°11'32" W, A DISTANCE OF 491.93 FEET;
- S 67°52'10" W, A DISTANCE OF 731.09 FEET;
- N 88°54'33" W, A DISTANCE OF 370.16 FEET;
- N 83°50'18" W, A DISTANCE OF 563.90 FEET;
- N 63°04'31" W, A DISTANCE OF 705.68 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF GARFIELD COUNTY ROAD NUMBER 311, THE SAID POINT MONUMENTED N 00°04'28" W, 237.15 FEET DISTANT BY A SET 5/8IN. IRON PIN WITH ALLOY CAP MARKED "WC" PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GARFIELD COUNTY ROAD NUMBER 311, N 00°04'28" W, A DISTANCE OF 598.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID SAID FRONTAGE ROAD, THE SAID POINT MONUMENTED BY A FOUND 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED LS 15710;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID SAID FRONTAGE ROAD, 497.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, TURNING TO THE LEFT, WHOSE RADIUS IS 11634.21 FEET, (LONG CHORD BEARS S 87°24'24" E, 497.47 FEET) TO A POINT OF COMPOUND CURVATURE, THE SAID POINT MONUMENTED BY A FOUND 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID SAID FRONTAGE ROAD, 54.45 FEET ALONG THE ARC OF A CIRCULAR CURVE, TURNING TO THE LEFT, WHOSE RADIUS IS 10028.50 FEET, (LONG CHORD BEARS S 88°51'03" E, 54.45 FEET) TO THE POINT OF BEGINNING.

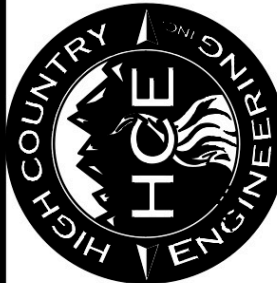
THE SAID TRACT OF LAND IS COMPRISED OF 2,227,694 SQUARE FEET, (51.14 ACRES), MORE OR LESS

S- 10-11  
BY  
REVISION  
T- 6S  
R- 92W  
C- GARFIELD

NO. DATE

DRAWN BY: DMC  
CHECKED BY: BB  
DATE: 10/31/2023  
FILE: RISLENDEPUD

HIGH COUNTRY ENGINEERING, INC.  
1517 BLAKE AVENUE, STE 101  
GLENWOOD SPRINGS, CO 81601  
PHONE (970) 945-6676 • FAX (970) 945-2555  
WWW.HCENG.COM



SILT 70 LLC.  
RISLENDE  
PLANNED UNIT DEVELOPMENT  
GARFIELD COUNTY, COLORADO.

PROJECT NO.  
2211047

SHEET NUMBER  
1

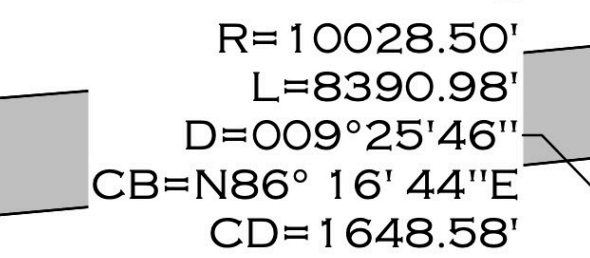
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.







A PARCEL OF LAND SITUATED IN E1/2 OF SECTION 10 AND THE W1/2 OF SECTION 11  
TOWNSHIP 6 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF GARFIELD, STATE OF COLORADO

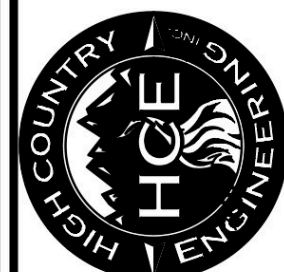


Curve Table					
Curve #	Radius	Arc Length	Chd Brg	Chd Dist	Delta
C1	10036.90'	145.89'	S89° 25' 23"E	145.89'	000°49'58"
C2	10016.93'	323.16'	N89° 14' 13"E	323.15'	001°50'54"
C3	10029.33'	30.03'	N88° 13' 41"E	30.03'	000°10'18"
C4	10029.40'	175.37'	N87° 38' 29"E	175.37'	001°00'07"
C5	10029.40'	229.65'	N86° 29' 04"E	229.64'	001°18'43"
C6	9974.82'	731.31'	N83° 44' 21"E	731.15'	004°12'02"
C7	10028.50'	15.03'	N81° 36' 26"E	15.03'	000°05'09"
C8	47.00'	73.94'	N37° 07' 49"E	66.54'	090°07'56"
C9	10525.22'	1077.13'	N84° 57' 26"E	1076.66'	005°51'54"
C10	47.00'	76.50'	S45° 27' 02"E	68.33'	093°15'31"
C11	10625.51'	1187.95'	N84° 54' 51"E	1187.33'	006°24'21"
C12	8849.74'	147.71'	N87° 26' 13"E	147.71'	000°57'23"
C13	9595.39'	228.65'	N86° 28' 47"E	229.64'	001°22'17"
C14	10585.27'	699.77'	N83° 55' 29"E	699.64'	003°47'16"
C15	10600.25'	400.60'	N87° 02' 31"E	400.58'	002°09'55"
C16	10600.25'	418.89'	N84° 49' 38"E	418.86'	002°15'51"
C17	10600.25'	368.47'	N82° 41' 58"E	368.45'	001°59'30"
C18	11634.21'	497.51'	S87° 24' 24"E	497.47'	002°27'00"

Line Table		
Line #	Direction	Length
PEL21	S64° 33' 52"E	67.91'
PEL22	S00° 59' 53"E	115.92'
PEL23	N68° 54' 04"W	139.07'
PEL24	N30° 28' 17"W	51.19'
PEL25	N66° 50' 46"W	30.87'
PEL26	N00° 00' 00"E	37.00'
PEL27	N89° 10' 04"E	120.76'

NO.	DATE	REVISION	BY
			S- 10-11
			T- 6S
			R- 92W
			C- GARFIELD

**HIGH COUNTRY ENGINEERING, INC.**  
1517 BLAKE AVENUE, STE 101,  
GLENWOOD SPRINGS, CO 81601  
PHONE (970) 945-8676 • FAX (970) 945-2555  
[WWW.HCENG.COM](http://WWW.HCENG.COM)



SILT 70 LLC.  
RISLENDE  
PLANNED UNIT DEVELOPMENT  
GARFIELD COUNTY, COLORADO.

PROJECT NO  
2211047

SHEET NUMBER  
3



## 7.0 Conclusions

The Rislende Planned Unit Development (PUD) project proposes to develop a currently vacant site with mixed-use commercial and residential uses. The property is located on the north side of River Frontage Road just east of Divide Creek Road (County Road 311). Access to the project is proposed at two (2) locations along River Frontage Road, one of which exists and will be shared with the existing BLM office, and one (1) new access along CR 311 south of River Frontage Road. The proposed site access plan is consistent with the recommendations of the US 6/River Frontage Road Access Control Plan.

The project is estimated to generate approximately 3,472 daily trips with 171 trips in the AM peak hour and 370 trips in the PM peak hour at full build-out of all land uses and tracts. **It was determined that the proposed roadway system can adequately accommodate the projected traffic volumes for buildout conditions with planned improvements.**

The following recommendations should be considered:

### Background Conditions (Non-Project Related):

- **9<sup>th</sup> Street at I-70 Ramps:** Signalize the I-70 ramp terminal intersections or construct roundabouts, consistent with the I-70 Exit 97 Silt Interchange Study recommended designs. The eastbound ramp terminal eastbound left-turn is currently projected to operate at LOS F based on existing volumes in the AM peak hour. A roundabout at the I-70 eastbound ramps should incorporate the River Frontage Road & 9<sup>th</sup> Street intersection, as proposed in the conceptual designs.

### Project Conditions:

- **River Frontage Road:** Construct eastbound right-turn deceleration lanes (435' total minimum length, inclusive of a 13.5:1 taper) at both proposed access points east of CR 311, one of which is the existing access that will be shared with the adjacent BLM office.

Since this study will serve the entire PUD and current land uses are projected based on density and assumed commercial/residential splits for mixed-use, traffic conformance memos may need to be prepared in the future with each individual site plan submittal as specific uses are proposed. This is anticipated to occur over a period of years as the site will develop in stages.

Exhibit G  
High Country Engineering Roadway Analysis Letter





October 24, 2023

Mark Chain  
Mark Chain Consulting LLC  
Town of Silt

Re: Rislende PUD Preliminary Plan Revision– Town of Silt, Garfield County, Colorado  
HCE Project No. 2211047.01

Dear Mark:

The proposed modification to the road system of the Rislende project does not have any significant impact to the approved project. The approved project had three access points with a potential connection loop of all three access points. The connection is now proposed between two of the three access points and one access is eliminated. The looped internal road was also moved northerly to work with the proposed development entities. Utilities essentially follow the same path as the approved submittal. Drainage will also follow the same paths as the approved submittal but will flow in curb lines instead of a swale. Traffic is reduced to two access points and was reviewed by the traffic engineer to see what modifications may be required by the proposed two access points instead of the three approved access points.

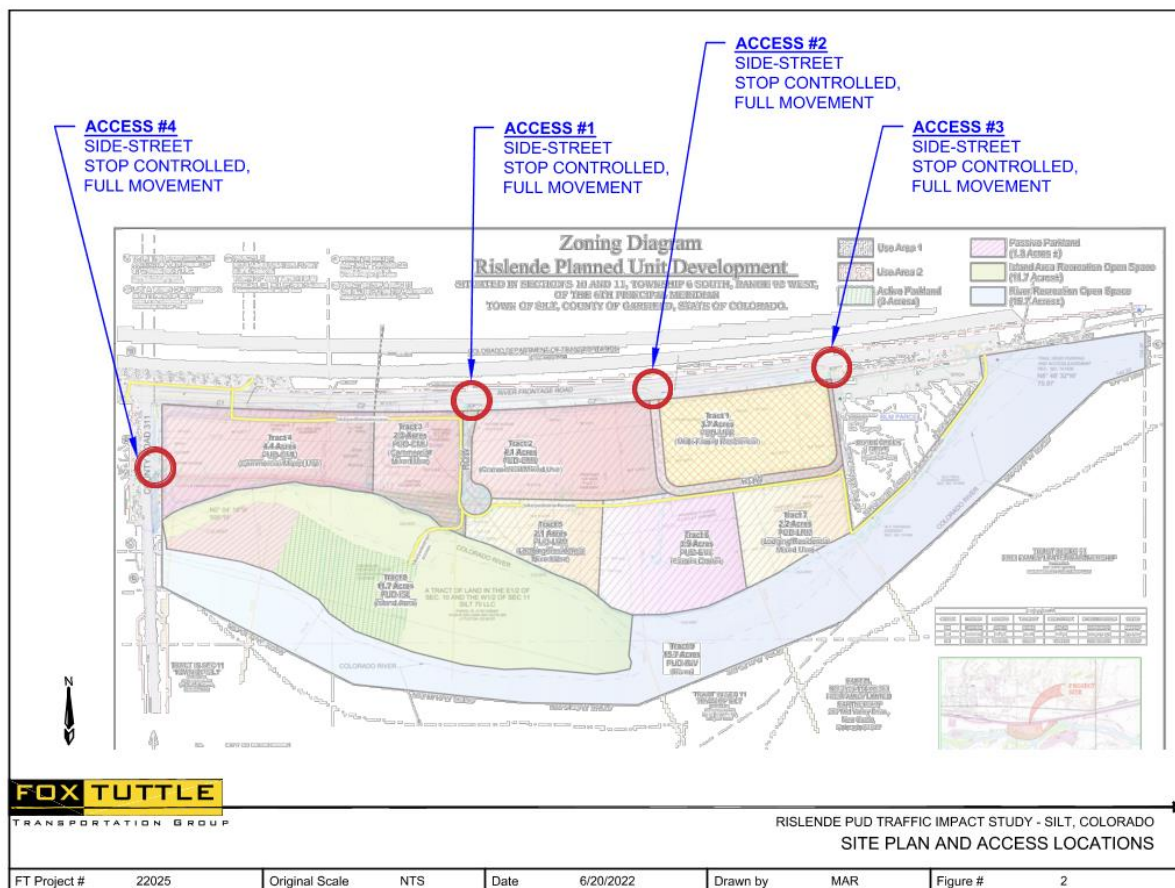
Below are the bullet points of the current approval vs. the proposed modification.

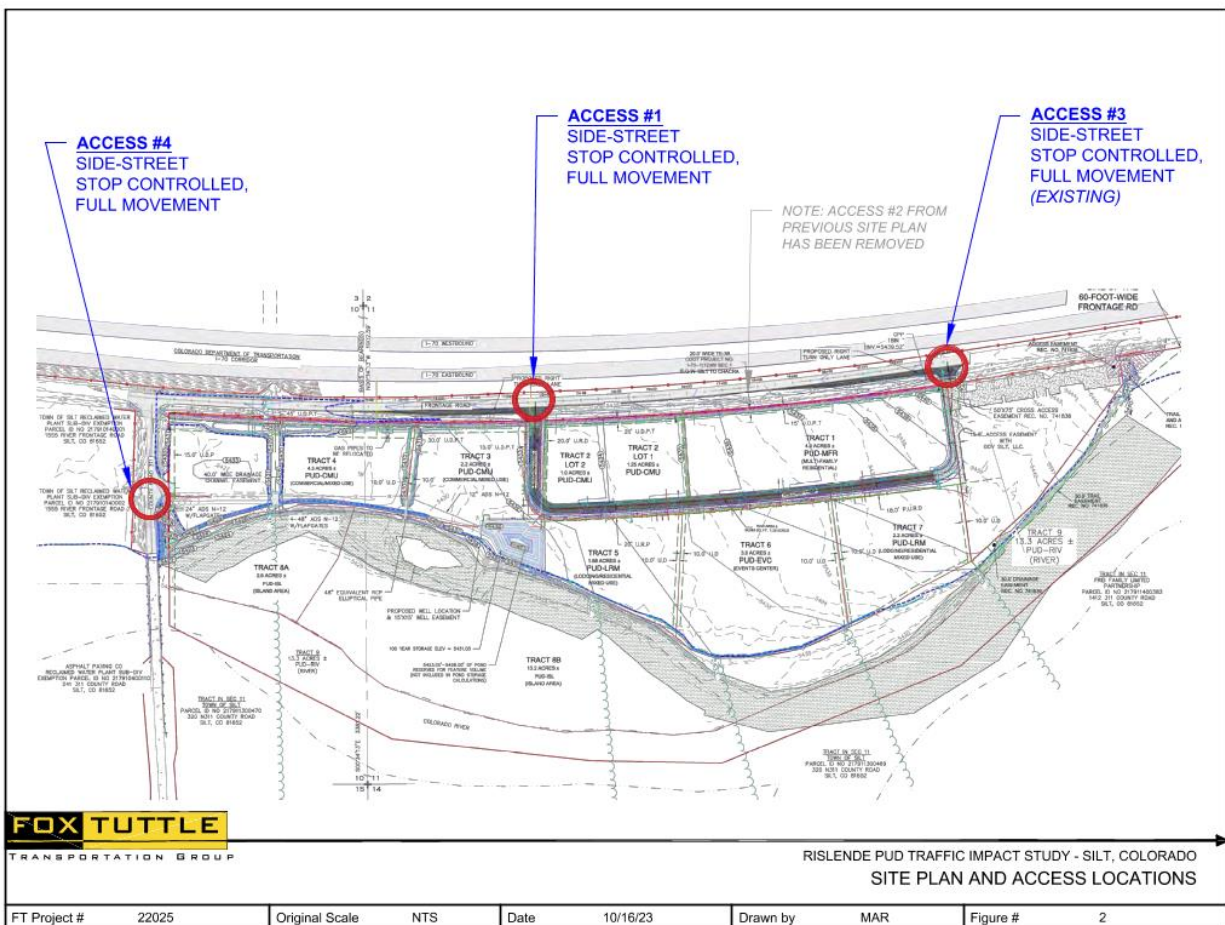
#### **Traffic**

- The project, as approved, was estimated to generate approximately 3,425 daily trips with 166 trips in the AM peak hour and 363 trips in the PM peak hour at full build-out of all land uses and tracts.
- The revision, as proposed, is essentially the same estimate to generate approximately 3,472 daily trips with 171 trips in the AM peak hour and 370 trips in the PM peak hour at full build-out of all land uses and tracts.
- For the project, as approved, it was recommended by Fox Tuttle Transportation Group that at River Frontage Road: Construct eastbound right-turn deceleration lane (435' total minimum length, inclusive of a 13.5:1 taper) at all three proposed access points.
- For the revision proposed, it is recommended by Fox Tuttle Transportation Group that at River Frontage Road: Construct eastbound right-turn deceleration lane (435' total minimum length, inclusive of a 13.5:1 taper) at the first and second access points east of CR 311.

- For both options it was determined that the proposed roadway system can adequately accommodate the projected traffic volumes for buildout conditions with planned improvements. The CR 311 access was not impacted.

Exhibits of the previous layout and the proposed layout are shown below with recommendations from the Traffic Engineer.





If you have any questions, please contact me to discuss.

Sincerely,

**HIGH COUNTRY ENGINEERING, INC.**

Roger Neal, P.E.  
Project Manager

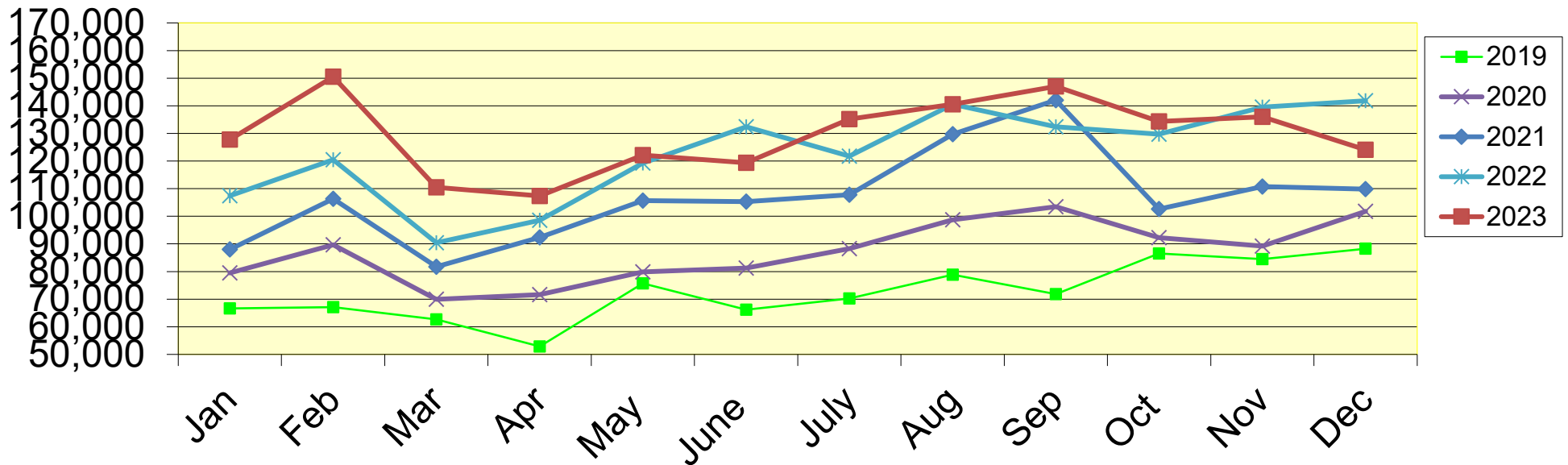
RDN/blc

# Town of Silt

## Month Town Received Funds

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
2019	66,667	67,063	62,651	52,890	75,666	66,144	70,293	78,867	71,805	86,548	84,521	88,243	871,358
2020	79,495	89,702	69,937	71,613	79,900	81,218	88,277	98,766	103,464	92,270	89,183	101,808	1,045,633
2021	87,992	106,303	81,733	92,390	105,699	105,337	107,768	129,723	142,057	102,590	110,788	109,873	1,282,253
2022	107,452	120,470	90,424	98,562	119,243	132,384	121,773	140,529	132,355	129,730	139,522	141,817	1,474,261
2023	127,798	150,495	110,482	107,367	122,093	119,347	135,129	140,497	146,970	134,306	135,967	124,096	1,554,547

## Sales Tax Collected 2019-2023



increase/  
decrease

Y-T-D		Total	%
871,358	2019	871,358	6.59
1,045,633	2020	1,045,633	20
1,282,253	2021	1,282,253	22.63
1,474,261	2022	1,474,261	14.9
1,554,547	2023	1,554,547	5.5

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

# Town of Silt      Monthly Financial / Cash Flow Report

December 2023 (100% of the Year has elapsed)

Fund	YTD Revenues	Budgeted Revenues	%	YTD Expenses	Budgeted Expenses	%	Revenues over/under Expenses	Current Fund Balance
General Fund	5,512,525	4,156,951	132.6%	4,359,340	5,343,470	81.6%	1,153,185	6,218,241
Conservation Trust Fund	61,267	45,100	135.8%	28,285	30,000	94.3%	32,982	148,158
Water & Wastewater Fund	3,130,475	4,412,700	70.9%	4,873,373	5,155,653	94.5%	-1,742,898	1,696,058
Irrigation Fund	329,106	322,000	102.2%	324,256	413,376	78.4%	4,850	395,623
Victim Assistance Fund	11,927	11,000	108.4%	10,000	15,300	65.4%	1,927	40,215
Beautification Fund	192,640	170,040	113.3%	113,327	312,000	36.3%	79,313	279,025
Park Impact Fund	40,640	66,560	61.1%	159,868	160,000	99.9%	-119,228	40,799
Construction Impact Fund	30,088	35,500	84.8%	116,887	118,000	99.1%	-86,799	41,650
Silt Housing Authority	286,977	290,000	99.0%	242,486	307,257	78.9%	44,491	275,000
Economic Devel. Revolving	21,709	18,000	120.6%	14,135	16,235	87.1%	7,574	56,327
Total	9,617,354	9,527,851		10,241,957	11,871,291		-624,603	9,191,096
	YTD Revenue	% of Budget						
Sales Tax	1,554,546	119.7%						
Use Tax	539,713	134.9%						
	YTD Revenue	% of Budget						
Trash Service Fees	472,631	105.0%						
Water Service Fees	1,107,559	110.8%						
Wastewater Service Fees	1,313,530	102.6%						
Irrigation Fees	266,406	101.3%						

# Town of Silt Finance Report

Month: December 2023 (100% of year has elapsed)

## General Fund

Revenue	\$ 5,512,525	132.6%
Expenditures	\$ 4,359,340	81.6%

## General Fund Revenue

Sales Tax:	\$ 1,554,546	119.7%
Use Tax:	\$ 539,713	134.9%

## Funds Report

### Water/Wastewater:

Revenue	\$ 3,130,475	70.9%
Expense	\$ 4,873,373	94.5%

### Irrigation:

Revenue	\$ 329,106	102.2%
Expense	\$ 324,256	78.4%

### Silt Housing Authority:

Revenue	\$ 286,977	99.0%
Expense	\$ 242,486	78.9%

## Investments

Cash:	7,823,692
Checking:	382,436 ANB
Money Market:	513,123 ANB
CSafe 01	539,963 CSafe
CSafe 02	4,750,649 CSafe
Csafe 03	638,633 CSafe
ColoTrust Gen Fund	38,569 ColoTrust
ColoTrust W/WW	867,573 ColoTrust
ColoTrust Housing	126,814 ColoTrust
Utilities Cash Clearing:	(6,334)
A/R Cash Clearing	3,500
Court Cash Clearing	(4,542)
Returned Check Clearing:	308
W/WW Reserved Cash:	(27,000)





## TOWN OF CARBONDALE

511 Colorado Avenue  
Carbondale, CO 81623  
[www.carbondalegov.org](http://www.carbondalegov.org)  
(970) 963-2733 Fax: (970) 963-9140

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Fred Jarman  
Garfield County Manager  
108 8<sup>th</sup> St., Suite 101  
Glenwood Springs, CO 81601  
Via email to [fjarman@garfield-county.com](mailto:fjarman@garfield-county.com)

Re: Refugee Response Coordination

Dear Fred:

As you are aware, Carbondale has been dealing with the arrival of between 125 and 175 unhoused immigrant newcomers in the last few months. Carbondale's Trustees set an immediate goal to protect life safety; this initial emergency response was planned to find shelter from the winter weather for an approximate four month period. We began with one temporary shelter set up quickly and generously by the Third Street Center with cots from Pitkin County and minimal staffing and supervision from Voces Unidas. As you can imagine, the arrival of such a large number of refugees in a short time had a significant effect; it increased Carbondale's unhoused population by approximately 500-800% and added more than 2% to our total population. Carbondale does not have adequate local resources to handle this crisis, and the local non-profits who have been supplementing the response are not direct service agencies and do not have capacity to fulfill the need. The arrival of so many individuals was unanticipated and we immediately approached DOLA for emergency funding to handle the situation.

Awarded a sum of \$223,800, we hired some temporary staff, contracted with Recovery Resources to manage up to three shelters, coordinated a dinner contract Monday through Friday for hot meals provided by the Roaring Fork School District, and arranged to use both space in the Carbondale Town Hall and the downstairs of the Methodist Church as shelter space. As the vast majority of the newcomers' vehicles are not properly registered or insured, and we do not have adequate shelter bed space, we also set up a "safe" parking lot for vehicles. We have hired security for evenings until 1 a.m. seven days a week for the shelters and parking lot. Volunteers from all over the valley have coordinated coat drives and meals, and the RFTA Board donated bus passes to help keep these unregistered and uninsured vehicles off the road.

We have set up a post office box for newcomers' mail (they need an address to receive work authorizations, etc.), an email address for the public to communicate problems or questions, a page on our website for updates, and have hired a bilingual communications team to help with messaging both out to the public and internally with the newcomer population.

The Third Street Center shelter will be closing on January 19, 2024. Two new temporary shelters are opening next week: a night only shelter for up to 20 individuals at Town Hall, and another shelter opened in the lower level of the Methodist Church on 2<sup>nd</sup> Street for an additional 20 people. Recovery Resources will manage both of the shelters through March 31, 2024.

Although a great number of people have passed through Carbondale, when they realize that we do not have additional shelter space, many of them have left. We suspect that at least half have gone back to Denver, but the remainder may be in other locations in the Roaring Fork or Colorado River Valleys. They state that they came because they “heard there was work here”, and many are finding day labor work, mostly up valley in Snowmass and Aspen. Anecdotally I have heard about small pockets of people in Basalt, Glenwood Springs and New Castle. Most of these folks are Venezuelans who qualify for Temporary Protected Status and Work Authorizations, but both require application to Federal Immigration and take months to process. Although everyone’s goal is to encourage movement toward self-sufficiency, the federal processes that currently exist are not conducive to making that happen in a timely fashion.

Carbondale has turned over all of the proverbial “rocks” in town and has been unsuccessful in finding additional space to shelter this unhoused group and protect them from the elements during the next two to three months. Even without additional shelters in town, the limited amount of funding we have will not be sufficient to cover the expenses of maintaining this program, however temporary, and many of the expenses are not reimbursable by the grant. The amount of staff time expended as in-kind services is daunting.

I am well aware that this situation does not magically end on March 31<sup>st</sup>. No matter what the federal government does to modify immigration policy, these individuals are already here, and there are not adequate processes to get them acclimated and working. The Western Slope has very few resources for any unhoused folks, whose population was already growing due to the difficulty finding or affording housing in the area. The large influx of undocumented newcomers to the area will quickly turn into an even greater crisis if we do not act cooperatively with surrounding towns and counties to develop a regional response. It is vitally important that we work together to develop an action strategy to attain more regional coordination and capacity specific to this issue.

So, we respectfully request that your county consider the following:

1. Provide funding in the amount of \$50,000 to Carbondale to fill the expected gap between what will be spent and the amount of the emergency funding award from DOLA. We expect that these funds would be used for food services, security and staffing, and unreimbursable items such as shelving and bins for bedding and cots.
2. Stand up a shelter space for at least 25 people in your County to augment the capacity of the available shelter system for the winter, especially where these newcomers are finding work.
3. Begin a discussion regionally to increase inter-governmental coordination and capacity to respond to the needs of local unhoused and the more recent immigrant newcomers’ support needs. Specifically, we need an immediate regional effort to avoid unregulated camping throughout the area when our shelters close at the end of March.

I am happy to discuss these requests or answer any further questions you may have. I know that our elected officials are also looking to accelerate a more regional approach. I appreciate the



cooperation and willingness to collaborate that you have shown thus far and look forward to working closely with you to manage this unprecedented situation more effectively.

Respectfully,



Lauren S. Gister  
Town Manager

cc:

Sara Ott, Aspen  
Clint Kinney, Snowmass Village  
Ryan Mahoney, Basalt  
Steve Boyd, Glenwood Springs  
Dave Reynolds, New Castle  
Jeff Layman, Silt  
Tommy Klein, Rifle  
Travis Elliott, Parachute  
Dana Hlavac, DOLA  
Kate McIntire, DOLA



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January 5, 2024

News You Can Use

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## Christmas Tree Recycling Now Available Until January 18th

A light blue rectangular graphic with a thin white border. At the top center is the Silt Town logo. Below it, the text "Christmas Tree Disposal" is written in a bold, black, sans-serif font. Underneath this, three lines of text provide details: "Where: Old Silt Town Shop- 648 N. 7th", "When: Jan. 4th - Jan. 18th", and "Time: 8 AM - 4:30 PM". Below these details, a line of text in red reads "\*Bare Trees Only, No Decorations\*". At the bottom of the graphic is a photograph of a single, bare, green evergreen Christmas tree.

**Christmas Tree Disposal**

**Where: Old Silt Town Shop- 648 N. 7th**

**When: Jan. 4th - Jan. 18th**

**Time: 8 AM - 4:30 PM**

**\*Bare Trees Only, No Decorations\***

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## Say Hello to New Town of Silt Employees

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career."

"Hello everyone, my name is Angelo Waganer and I am new Community Service Officer for the Town of Silt. I am excited to be a part of the team and to work alongside people who make Silt great. I went to school at Rifle School but ended up getting my GED. It has opened opportunities including this one. I was born in Glenwood Springs and have lived in Rifle for most of my life so I am truly a Colorado kid at heart. My goals for this job are to go above and beyond until I am of age to become a Silt officer. I am excited to get to know the people of Silt and start a great new career."



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## Silt Island Park Trail Washes into River; Public Works Builds Safety Fence



Silt has finally given up in its battle with Mother Nature. The walking trail on the north side of the island has eroded into the river, despite Silt's best efforts to save it.

Over the years, Silt had employed strategies to beef up the river bank in that area. It turned out to be a losing battle.

The Silt Public Works Department, in the person of Dom Centeno, built a fence to protect folks from falling in and guiding them to the new trail. The idea is to limit access to the part of the island closest to the eroding trail.

Thanks Dom and crew!

# Silt Shorts!

\*WATCH FOR A BILLING INCREASE on your January statements going out February 1 2024! Base rate for water services will go from \$63.30 to \$92.15. Visit [www.townofsilt.org](http://www.townofsilt.org) for more info. (The Utility Billing tab has the rates & the Water Treatment Plant Planning Documents and Information tab has all the information as to why rates have increased!)

\*ATTENTION: please note that the standby rate for snowbirds will no longer be in effect as of January 1 2024.

\*Town Hall will be closed January 15<sup>th</sup> 2024 for Martin Luther King Jr day.

\*The mobile DMV has suspended its mobile service for the time being. When we know that they'll be back, we will be sure to post it.

\*The Town of Silt has many ways to communicate with residents. Silt communication options include: our website, the 9<sup>th</sup> Street sign, Channel 10, Facebook, Town Hall & the new Veteran's Park kiosk, suggestion box, newsletters & TextMyGov.

\* You can sign up for TextMyGov and the newsletters on our website: [www.townofsilt.org](http://www.townofsilt.org). \*

\*You can also check out our website & submit questions or comments in the contact us section at [www.townofsilt.org](http://www.townofsilt.org).

\*Don't forget to look at our Discover Silt website also at [www.discoversiltcolorado.com](http://www.discoversiltcolorado.com)



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January 13, 2024

News You Can Use

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## Martin Luther King, Jr. Day 2024



Martin Luther King, Jr. Day is celebrated this year on Monday, January 15 and commemorates the life and work of Dr. King, who was a Baptist minister and prominent leader in the American civil rights movement. People are encouraged to use the day to “reflect on the principles of racial equality and nonviolent social change espoused by Dr. King.”

MLK Day became a Federal legal holiday in 1986, after President Ronald Reagan signed a bill in 1983 that added it to the list of federal holidays.

In observance, the Town of Silt offices will be closed on Monday, January 15, reopening on Tuesday morning, January 16 at 8 AM.

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### Día de Martin Luther King, Jr. 2024

El Día de Martin Luther King, Jr. conmemora la vida y obra del Dr. King, quien fue un ministro bautista y líder prominente en el movimiento por los derechos civiles en Estados Unidos. Se anima a las personas a utilizar el día para "reflexionar sobre los principios de igualdad racial y cambio social no violento propugnados por el Dr. King".

El Día de MLK se convirtió en un feriado legal federal en 1986, después de que el presidente Ronald Reagan firmara un proyecto de ley en 1983 que lo agregó a la lista de feriados federales.

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## Silt Town Administrator Set to Retire



Silt Town Administrator Jeff Layman informed the Board of Trustees at Monday night's meeting that he would retire effective March 15. Layman was hired as an interim administrator in April 2018. He was offered the job in October 2018 after about six months as interim.

Layman told the Board that he considers it an honor to have served the Board and the citizens, merchants and guests of Silt. He said that he enjoyed his association with the Board and the professional staff at the Town and their shared sense of accomplishment in the work completed together.

Layman said, "I am grateful to have had the opportunity to work with others who care deeply about the service that we provide to this community."

The Board will begin to look forward at a work session on January 22 and discuss the process for selecting a new Town Administrator. Layman told the Board that he would work with the Board "to the extent you desire" to ensure a smooth transition to the next administrator.

Layman had previously served as the Manager in EagleVail and had a 30-year career in policing in Eagle County.

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## El administrador de Silt Town se jubilará

El administrador de Silt Town, Jeff Layman, informó a la Junta de Fideicomisarios en la reunión del lunes por la noche que se retiraría a partir del 15 de marzo. Layman fue contratado como administrador interino en abril de 2018. Le ofrecieron el trabajo en octubre de 2018 después de unos seis meses como interino.

Layman le dijo a la Junta que considera un honor haber servido a la Junta y a los ciudadanos, comerciantes e invitados de Silt. Dijo que disfrutó de su asociación con la Junta y el personal profesional de la Ciudad y su sentido compartido de logro en el trabajo realizado juntos.

Layman dijo: "Estoy agradecido de haber tenido la oportunidad de trabajar con otras personas que se preocupan profundamente por el servicio que brindamos a esta comunidad".

La Junta comenzará a mirar hacia adelante en una sesión de trabajo el 22 de enero y discutirá el proceso para seleccionar un nuevo Administrador de la Ciudad. Layman le dijo a la Junta que trabajaría con la Junta "en la medida en que lo deseen" para garantizar una transición sin problemas al próximo administrador.

Layman se había desempeñado anteriormente como gerente en EagleVail y tenía una carrera de 30 años en la policía en el condado de Eagle.