

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

**A RESOLUTION OF THE TOWN OF SILT BOARD OF TRUSTEES,
COLORADO, AMENDING RESOLUTION 16, SERIES OF 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 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 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. That as part of the Final Plat Application, the owner will also submit applications to amend the ARADA and the PUD Zoning Guide to make sure all total

residential unit counts and density requirements are in conformance with the approved plan.

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 time of each Site Plan Review for each parcel and decisions made at that time.

INTRODUCED, 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:

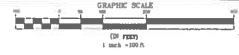
THENCE ALONG SAD SOUTHERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10,028.50 FEET AND A CENTRAL ANGLE OF 09 DEGREES 25'58", A DISTANCE OF 1,651.00 FEET, (CHORD BEARS N. 86 DEGREES 18'16" E. A DISTANCE OF 1,649.14 FEET); THENCE LEAVING SAD RIGHT-OF-WAY S. 07 DEGREES 56'11" 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. 08 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. 03 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.

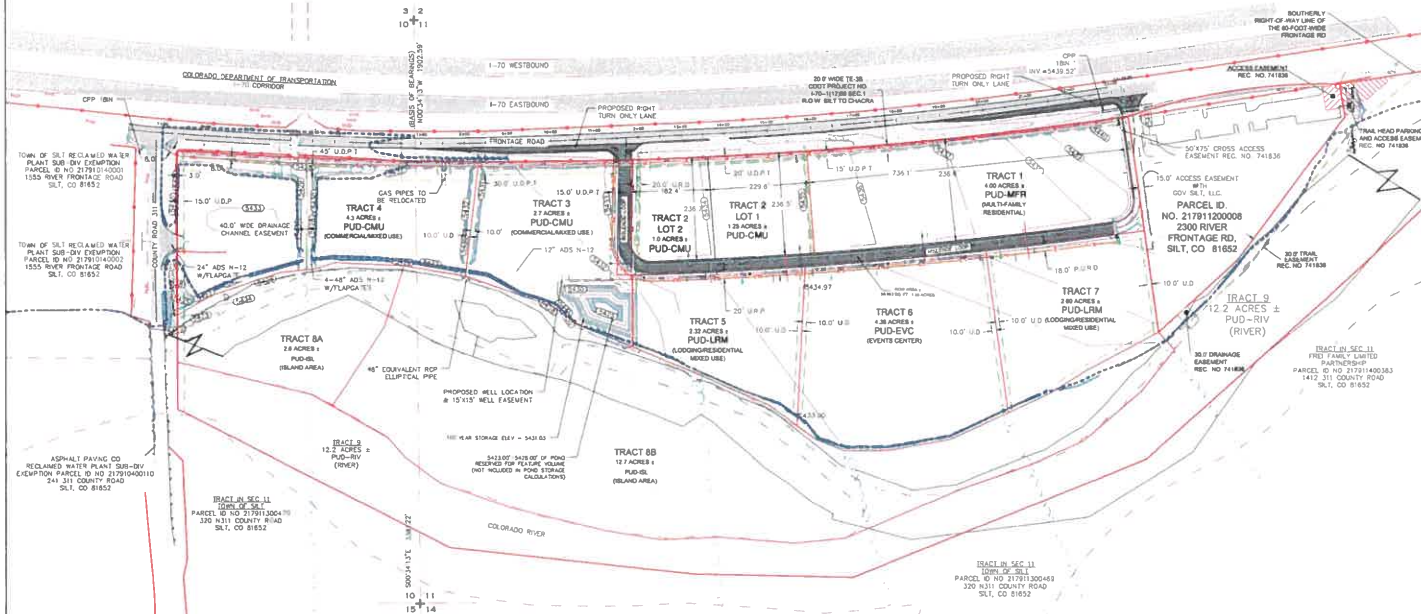
Exhibit B
The Rislende PUD Amended Preliminary Plat

OVERALL SITE MAP

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.



PRELIMINARY
NOT FOR
CONSTRUCTION



SYMBOL/LEGEND	DESCRIPTION
(Symbol)	UTILITY UNDESIGNED WALK
(Symbol)	UTILITY UNDESIGNED WALK
(Symbol)	WATER VALVE
(Symbol)	FIRE HYDRANT
(Symbol)	WELL
(Symbol)	WATER MANHOLE
(Symbol)	FRESH WATER MANHOLE
(Symbol)	STREET LIGHT
(Symbol)	CURB VERTICAL
(Symbol)	UTILITY VERTICAL
(Symbol)	COLLECTOR/SEWER
(Symbol)	STREET SIGN
(Symbol)	SEWER MANHOLE
(Symbol)	WATER VALVE
(Symbol)	FIRE HYDRANT
(Symbol)	WATER METER
(Symbol)	WATER WELL

LINE/LEGEND	DESCRIPTION
(Symbol)	BOUNDARY OR LOT LINE
(Symbol)	ADJACENT LINE
(Symbol)	WATER CONTROL LINE
(Symbol)	MINOR CONTROL LINE
(Symbol)	MINOR CONTROL LINE
(Symbol)	MINOR CONTROL LINE
(Symbol)	PL. BLUE
(Symbol)	ASPHALT
(Symbol)	CONCRETE
(Symbol)	EDGE OF WATER
(Symbol)	FLOODPLAIN
(Symbol)	GRAVEL SOIL
(Symbol)	WIDE PAVED LINE
(Symbol)	EASEMENT
(Symbol)	IF REVERSE LINE
(Symbol)	IF REVERSE LINE
(Symbol)	ELECTRIC TELEPHONE CABLE LINE
(Symbol)	REGULATORY LINE
(Symbol)	IRRIGATION SERVICE LINE
(Symbol)	GRAVEL
(Symbol)	FLOODPLAIN
(Symbol)	WETLAND
(Symbol)	HIGH WATER FLOODPLAIN
(Symbol)	100 YEAR WATER SURFACE ELEV.

ABBREVIATIONS:
1. SDP = UTILITY, DRAINAGE, PEDESTRIAN (SIDEWALK) & TRAIL (Bike Path)
2. AUP = ACCESS, UTILITY, & DRAINAGE
3. UD = UTILITY & DRAINAGE
4. URP = UTILITY, ROAD MAINTENANCE, & PEDESTRIAN (SIDEWALK)

NO.	DATE	REVISION

PROJECT NO. 2211047

6

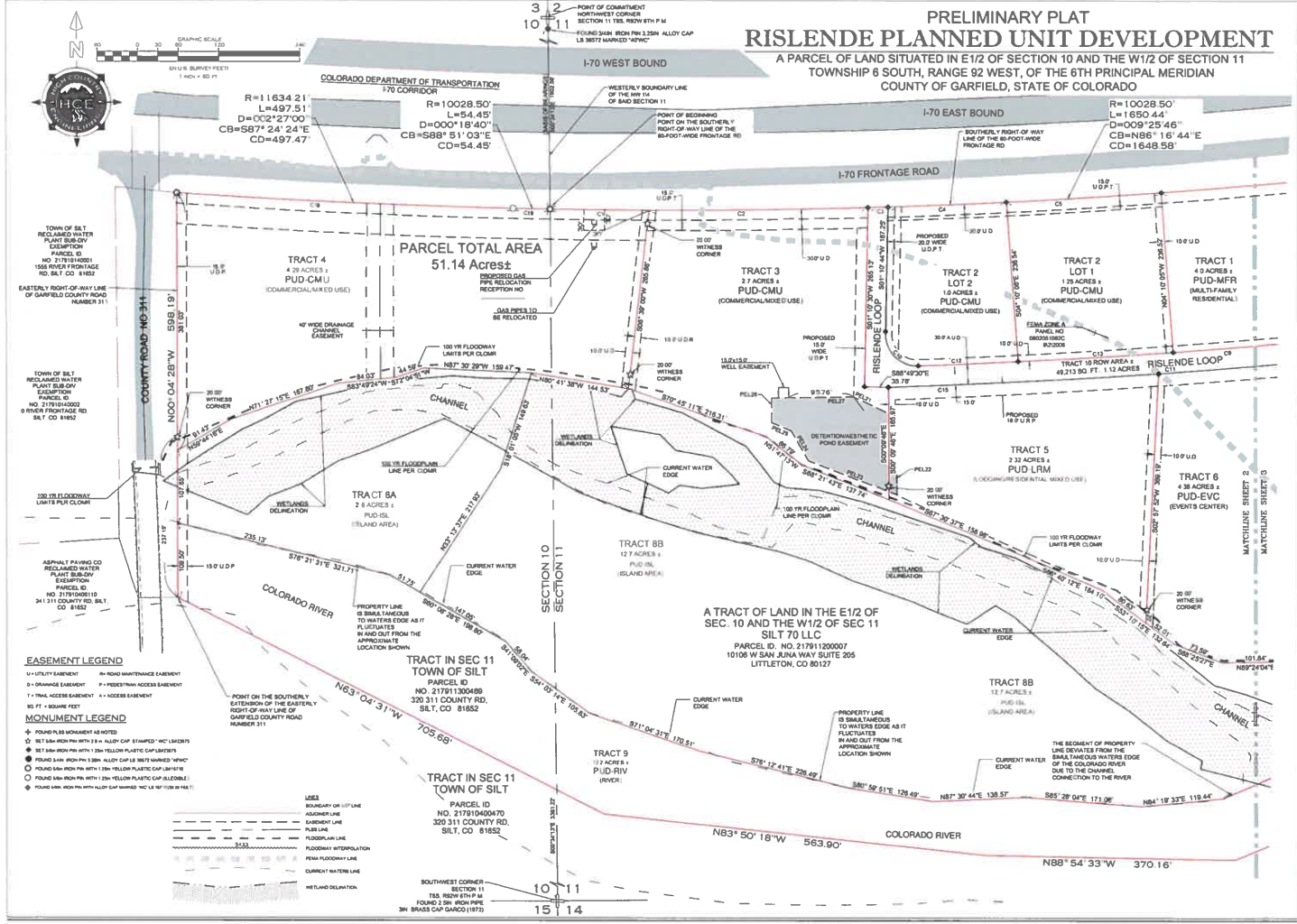
High Country Engineering, Inc.
1405 14TH AVENUE, SUITE 100
SILT, COLORADO 81552
PHONE: 970.868.8777 FAX: 970.868.8888
WWW.HCEINC.COM

SILT/FLOOD
PLANNED UNIT DEVELOPMENT
OVERALL SITE PLAN
GARFIELD COUNTY, COLORADO



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 8 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF GARFIELD, STATE OF COLORADO



PROJECT NO.	2211047
SHEET NUMBER	2
DATE	10/31/2023
BY	T. 65
CHECKED BY	R. 92W
SCALE	C

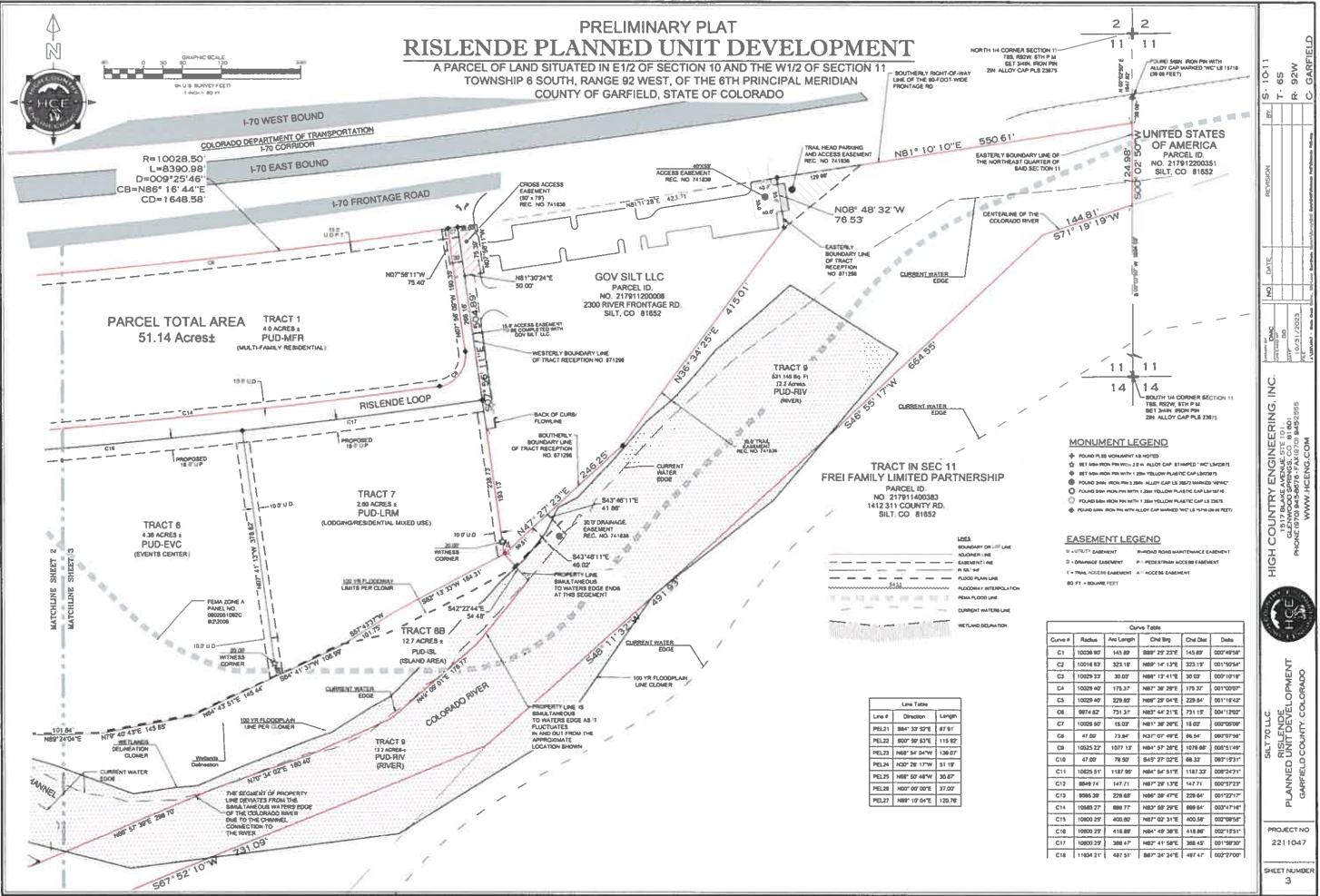
HIGH COUNTRY ENGINEERING, INC.
1515 BLISS AVENUE, SUITE 101
GLENWOOD SPRING, CO 80540
PHONE: (970) 945-8876 FAX: (970) 945-8885
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SILT 70 LLC
PLANNED UNIT DEVELOPMENT
GARFIELD COUNTY, COLORADO

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 8 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF GARFIELD, STATE OF COLORADO



- ### MONUMENT LEGEND
- ⊕ POLY-BARS MONUMENT AS NOTED
 - ⊙ 1/2" GALV. IRON PIPE WITH 2 1/2" A. ALLOY CAP STAMPED "HC" LOGS
 - ⊙ 1/2" GALV. IRON PIPE WITH 1 1/2" YELLOW PLASTIC CAP LOGS
 - ⊙ 1/2" GALV. IRON PIPE WITH 1 1/2" YELLOW PLASTIC CAP LOGS
 - ⊙ 1/2" GALV. IRON PIPE WITH 1 1/2" YELLOW PLASTIC CAP LOGS
 - ⊙ 1/2" GALV. IRON PIPE WITH 1 1/2" YELLOW PLASTIC CAP LOGS

- ### EASEMENT LEGEND
- 10' UTILITY EASEMENT
 - 10' DRAINAGE EASEMENT
 - 15' TRAIL ACCESS EASEMENT
 - 15' TRAIL ACCESS EASEMENT
 - 15' TRAIL ACCESS EASEMENT
 - 15' TRAIL ACCESS EASEMENT
 - 15' TRAIL ACCESS EASEMENT
 - 15' TRAIL ACCESS EASEMENT
 - 15' TRAIL ACCESS EASEMENT
 - 15' TRAIL ACCESS EASEMENT

Curve Table

Curve #	Radius	Arc Length	Chd Brg	Chd Dist	Delta
C1	10208.80	143.89	88° 27' 22"	143.89	00° 00' 00"
C2	10208.80	325.18	88° 27' 22"	325.18	00° 00' 00"
C3	10208.80	30.02	88° 27' 22"	30.02	00° 00' 00"
C4	10208.80	173.37	88° 27' 22"	173.37	00° 00' 00"
C5	10208.80	229.83	88° 27' 22"	229.83	00° 00' 00"
C6	8674.82	731.21	88° 27' 22"	731.21	00° 00' 00"
C7	10208.80	15.07	88° 27' 22"	15.07	00° 00' 00"
C8	11.00	73.85	103° 07' 05"	68.87	08° 00' 00"
C9	10208.80	1037.13	88° 27' 22"	1037.13	00° 00' 00"
C10	47.00	78.92	84° 37' 02"	68.32	08° 57' 31"
C11	10208.80	1187.92	88° 27' 22"	1187.92	00° 00' 00"
C12	8869.74	147.71	88° 27' 22"	147.71	00° 00' 00"
C13	8869.74	229.88	88° 27' 22"	229.88	00° 00' 00"
C14	10208.80	688.77	88° 27' 22"	688.77	00° 00' 00"
C15	10208.80	400.80	88° 27' 22"	400.80	00° 00' 00"
C16	10208.80	418.89	88° 27' 22"	418.89	00° 00' 00"
C17	10208.80	388.47	88° 27' 22"	388.47	00° 00' 00"
C18	11034.27	487.51	88° 27' 22"	487.51	00° 00' 00"

Line Table

Line #	Direction	Length
REL1	86° 32' 52" E	41.81
REL2	80° 39' 51" E	115.92
REL3	86° 34' 52" W	338.87
REL4	102° 39' 17" W	51.87
REL5	88° 50' 48" W	30.87
REL6	80° 00' 00" E	31.02
REL7	88° 18' 04" E	129.78

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PROJECT NO.
2211047

SHEET NUMBER
3