

**TOWN OF SILT
RESOLUTION NO. 16
SERIES OF 2023**

A RESOLUTION OF THE TOWN OF SILT, COLORADO, APPROVING THE MAJOR SUBDIVISION PRELIMINARY PLAN FOR PROPERTY FORMERLY KNOWN AS DIVIDE CREEK CENTER AND NOW COMMONLY KNOWN AS RISLENDE PLANNED UNIT DEVELOPMENT

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

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

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

WHEREAS, the Town approved a subdivision exemption for a portion of the Dixon Annexation property pursuant to Town of Silt Resolution No. 51, Series of 2007 to be used as a government office building and Owner has sold the same to a third-party, which parcel is not affected by this Resolution; and

WHEREAS, Rislende Planned Unit Development 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, the Town received an application from applicant on or about August 15, 2013, requesting to amend the Dixon Annexation B-2 Highway Business District zoning; and

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

WHEREAS, the Town approved Ordinance No. 9, 2013, on October 14, 2013 approving PUD Zoning for the Divide Creek Center; and

WHEREAS, the Town approved Resolution No.18, Series of 2013 on October 14, 2013 approving an Amended and Restated Annexation and Development Agreement for the Divide Creek Center; and

WHEREAS, the Town approved the PUD zoning for the Rislende the 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, the Town of Silt Planning and Zoning Commission considered the Major Subdivision Preliminary Plan for the property at a duly noticed public hearing on April 4, 2023 and reviewed various staff memoranda, and recommended to the Board approval of the Major Subdivision Preliminary Plan application; and

WHEREAS, the Town of Silt Board of Trustees held a duly noticed public hearing on May 22, 2023 where they reviewed various staff reports memoranda related documents; 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT the Major Subdivision Preliminary Plan for the Rislende the Planned Unit development should be approved with the following conditions:

1. 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.
2. That the applicant update all information as directed by the Town Engineer, were in good faith with the town engineer to resolve these issues and have these updates prepared for the submittal of the Final Plat.
3. That no development will occur until there is an approved Site Plan Review for each individual tract.
4. 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.
5. That the applicant may provide a sidewalk 6-foot in width as indicated on the Loop Road right-of-way (AKA Rislende Loop and Rippling Way). 10-foot-wide sidewalks will be considered at time of each Site Plan Review for each parcel and decisions made at that time.
6. On street parking will not be allowed on the Rislende the Loop/Rippling Way Loop Road right-of-way.



Reception#: 988250
08/02/2023 09:27:36 AM Jacklyn K. Harmon
3 of 4 Rec Fee: \$28.00 Doc Fee: 0.00 GARFIELD COUNTY CO

Introduced, read and approved on first reading on the 22nd day of May, 2023.

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" 2. 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. DO DEGREPS 02' 16" E. A DISTANCE OF 39.95 FEET): THENCE LEAVING SAID RIGHT-OF-WAYS.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" TY. 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" WA DISTANCE OF 370.16 FEET; THENCE CONTINUING ALONG SAD CENTERLINE N. 83 DEGREES 50'18" W. A DISTANCE OF 563.9D FEET; THENCE CONTINUING ALONG SAID CENTERLINE N. G3 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 LASTLERY 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 OZ DEGREES 27'03" A DISTANCE OF 197.66 FEET (CHORD PEARS S. 87 DEGREES 26'49" E. A DISTANCE OF 497.63. FEE] TOA REBAR AND ILLEGIBLE CAP IN PLACE; THENCE CONTINUING ALONG SAD SOUTHERLY RIGHT-OE-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.