

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
AUGUST 22, 2022 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, August 22, 2022. Mayor Richel called the meeting to order at 7:02 p.m.

Roll call	Present	Mayor Keith Richel Mayor Pro-tem Kyle Knott Trustee Justin Brintnall Trustee Chris Classen Trustee Samuel Flores (7:06 p.m.) Trustee Derek Hanrahan Trustee Jerry Seifert
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Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Public Works Director Trey Fonner, Chief of Police Mike Kite, Planner Mark Chain, Attorney Michael Sawyer and members of the public.

Pledge of Allegiance and Moment of Silence

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the August 8, 2022 Board of Trustees meeting

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Journey Home Animal Care Center – Fundraiser and Funding Support

Heather Grant was present to give the Board an update on their new building and go over the services that Journey Home provides. She also provided an impact statement of what they were able to do in 2021 as well as a schedule of fees for their services. Ms. Grant asked the Board to consider funding in the amount of \$5000 to help them expand the programs and resources they offer to the community.

Kalli Wilson was also present to go over their upcoming Laugh Your Tail Off event adding that they would love representation there from local municipalities in support of their organization.

There was discussion by the Board and a consensus to be a Classic Sponsor to their event. The Board also stated that the \$5000 request for operating expenses would be discussed during the budget season.

Mayor Pro-tem Knott made a motion to be a Classic Sponsor at the Journey Home Laugh Your Tail Off event in the amount of \$1000. Trustee Hanrahan seconded the motion, and the motion carried unanimously.

Resolution No. 15, Series 2022, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR A BREWERY AND ASSOCIATED BOTTLING/PACKAGING FACILITY AT UNIT 4, 401 MAIN STREET, WITHIN THE TOWN OF SILT, COLORADO

Planner Chain went over his staff presentation for this special use permit request at 401 Main Street. He stated that this application is in compliance with the code and that staff recommends approval with the conditions listed.

There was additional discussion regarding water access to the food trailer. Attorney Sawyer recommended that the applicant touch base with staff regarding the liquor licensing. There was also discussion on whether the applicant should have the special use permit reviewed every two years and it was determined that it would not be necessary.

The public hearing was opened at 7:40 p.m. There were no public comments and the hearing was closed at 7:41 p.m.

Mayor Pro-tem Knott made a motion to approve **Resolution No. 15, Series 2022, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR A BREWERY AND ASSOCIATED BOTTLING/PACKAGING FACILITY AT UNIT 4, 401 MAIN STREET, WITHIN THE TOWN OF SILT, COLORADO** along with conditions 1-5. Trustee Classen seconded the motion, and the motion carried unanimously.

Continue first reading of **Ordinance No. 11, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING CHAPTER 12.12 OF THE TOWN CODE TO ALLOW THE TOWN TO REQUIRE THE INSTALLATION OF CONDUIT AS A CONDITION OF AN EXCAVATION PERMIT** (*staff requests a continuance to September 12, 2022*)

Attorney Sawyer asked for a continuance to allow staff more time to go over additional information.

Mayor Pro-tem Knott made a motion to continue first reading of **Ordinance No. 11, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING CHAPTER 12.12 OF THE TOWN CODE TO ALLOW THE TOWN TO REQUIRE THE INSTALLATION OF CONDUIT AS A CONDITION OF AN EXCAVATION PERMIT**. Trustee Brintnall seconded the motion, and the motion carried unanimously.

Resolution No. 16, Series 2022, A RESOLUTION OF THE TOWN OF SILT, COLORADO APPROVING 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, STATE OF COLORADO

Attorney Sawyer gave his presentation stating that staff has worked through various provisions with the applicant and have reached agreement. He proceeded to go his memo highlighting the items that were discussed in more depth with the applicant regarding:

- Potable water irrigation
- Parkland dedication
- Trails on site
- Site plan review
- Approval of final subdivision plat
- Identifying internal streets, trails and pathways
- Trail phasing diagram and standards for construction

There was discussion regarding:

- Section 2.1 D – The installation of only an 8-foot trail on a 15-foot easement when the entire easement would be counted as parkland, and that only the 8-foot trail should be counted as parkland
- Section 202 A – Concerns that the \$20,000 would only cover and traffic study and that there would never be a path under County Road 311
- Soft surface trails going down to the river and the risk of them washing out when there is high water
- Construction of the tunnel for the trail under the road and that it could be challenging and come with a large monetary obligation
- Other options for a safe pedestrian crossing across County Road 311
- Power lines being buried underground along the Frontage Road and having the developer bring back a cost estimate
- Adding to the agreement that the developer would be responsible for maintaining soft packed trails until they are changed to hard pack

Present tonight were applicants Doug Pratte and Mitchell Weimer to answer questions. Mr. Pratte stated that they could allow 10-feet of the trail to be counted towards the parkland dedication but that the other 5 feet would be needed for drainage on each side of the trail. Mr. Weimer stated that he understands the desire for the tunnel but that installing one would kill the project due to the cost. He suggested adding language to the agreement that states that when the bridge were to ever be replaced in the future that a tunnel could be addressed in an effort to assist with providing a safer crossing for pedestrians across County Road 311.

Applicant Dennis Carruth was also present and stated that they should all be focusing on how to get the best and safest pedestrian crossing at the County Road 311 intersection in conjunction with the regional trail. as a tunnel could be something that would not happen in the near future. He stated that he feels that their group should make a cash contribution to extend the concrete trail along the west side of County Road 311. He also spoke to the hard surface trail suggesting that a soft surface be installed up to the high-water mark.

Attorney Sawyer asked the Board to consider a brief recess to allow staff a chance to talk with the development team prior to making a motion.

The Board adjourned at 9:04 p.m. and reconvened at 9:22 p.m.

Attorney Sawyer stated that the applicant would like another two weeks to discuss the changes discussed tonight with their team. In the mean time staff would work on bringing back a final agreement for the Boards review at the next meeting. Mr. Pratte formally asked the Board for a continuance of the ARADA to the next meeting on September 12, 2022 so that they can go over the revised language based off of tonight's discussion with their team and bring it back in final form.

Mayor Pro-tem Knott made a motion to continue Resolution No. 16, Series 2022, A RESOLUTION OF THE TOWN OF SILT, COLORADO APPROVING 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, STATE OF COLORADO to the September 12, 2022 meeting. Trustee Brintnall seconded the motion, and the motion carried unanimously.

Second reading of **Ordinance No. 13, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING ZONING ORDINANCE NO. 9, SERIES OF 2013, AND ESTABLISHING PLANNED UNIT DEVELOPMENT ZONING FOR ANNEXED LAND FORMERLY KNOWN AS DIVIDE CREEK CENTER AND NOW COMMONLY KNOWN AS RISLENDE PLANNED UNIT DEVELOPMENT**

Planner Chain went over his staff report addressing the minor changes to the PUD guide that also included discussion on parking. There was some discussion regarding short-term rentals and Mr. Pratte stated that should the Town ever decide to limit the number of short-term rentals that they would comply and include any associated lodging tax.

Mr. Pratte adding that he still supports the 1.5 parking spaces for a 2-bedroom multi-family unit as opposed to staff's request for 2 parking spaces. Mr. Carruth suggested 1.75 parking spaces and 2 parking spaces for 2- and 3-bedroom units respectively.

The public hearing was opened at 9:43 p.m. There were no public comments and the hearing was closed at 9:44 p.m.

Trustee Seifert made a motion to continue second reading of Ordinance No. 13, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING ZONING ORDINANCE NO. 9, SERIES OF 2013, AND ESTABLISHING PLANNED UNIT DEVELOPMENT ZONING FOR ANNEXED LAND FORMERLY KNOWN AS DIVIDE CREEK CENTER AND NOW COMMONLY KNOWN AS RISLENDE PLANNED UNIT DEVELOPMENT until the September 12, 2022 meeting. Trustee Classen seconded the motion, and the motion carried unanimously.

Resolution No. 14, Series 2022, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, TO OPT OUT OF THE COLORADO PAID FAMILY AND MEDICAL LEAVE INSURANCE PROGRAM (FAMLI)

Administrator Layman went through his slide show presentation regarding declining participation in FAMLI. Staff is recommending that the Town decline employer participation as this option allows a local government to decline to pay the employer share of the premium, while still supporting employees who want to participate by voluntarily deducting and remitting the

employee share of the premium and corresponding wage data to the State every quarter. This allows employees to voluntarily opt into the program without having to worry about the administrative burden of remitting their own premiums and wage data every quarter. Administrator Layman added that public notice was given to all employee so that could attend tonight's meeting.

The public hearing was opened at 9:59 p.m. There were no comments and the hearing was closed at 10:00 p.m.

Trustee Brintnall made a motion to approve Resolution No. 14, Series 2022, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, TO OPT OUT OF THE COLORADO PAID FAMILY AND MEDICAL LEAVE INSURANCE PROGRAM (FAMLI) with the condition that those employees who choose to opt in on their own would be supported by the Town and that the Town would collect and administer the dues for those employees. Trustee Classen seconded the motion, and the motion carried unanimously.

Mayor Pro-tem Knott made a motion to continue the meeting past 10:00 p.m. Trustee Brintnall seconded the motion, and the motion carried with Trustee Flores voting nay.

July 2022 Financial Report

Treasurer Tucker went over the July 2022 financial report and answered questions.

Administrator & Staff Comments

Administrator Layman stated that he would be on vacation beginning Wednesday.

Updates from Board / Board comments

The Board thanked staff for the concert as well as their help with the Heyday celebration. They also thanked all of the volunteers who were involved in Heyday as well. Public works was thanked for the new path around 16th Street as well as their help with Heyday.

Adjournment


Mayor Pro-tem Knott made a motion to adjourn. Trustee Flores seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 10:06 p.m.

Respectfully submitted,


Sheila M. McIntyre, CMC
Town Clerk



Approved by the Board of Trustees


Keith B. Richel
Mayor