<table>
<thead>
<tr>
<th>ESTIMATED TIME</th>
<th>ELECTRONIC AGENDA ITEM</th>
<th>PUBLIC HEARING/ ACTION</th>
<th>ELECTRONIC LOCATION AND PRESENTER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agenda</td>
<td></td>
<td></td>
<td>Tab A</td>
</tr>
<tr>
<td>6:30 5 min</td>
<td>Call to Order</td>
<td></td>
<td>Chair Williams</td>
</tr>
<tr>
<td></td>
<td>Roll Call</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Pledge of Allegiance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:35 5 min</td>
<td>Public Comments - 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</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:40 5 min</td>
<td>Consent agenda –</td>
<td>Action Item</td>
<td>Tab B Chair Williams</td>
</tr>
<tr>
<td></td>
<td>1. Minutes of the December 6, 2022 Planning &amp; Zoning Commission meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Conflicts of Interest</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Agenda Changes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:45 15 min</td>
<td>Sign Exception - Family Dollar</td>
<td>Public Hearing Action Item</td>
<td>Tab C Manager Centeno</td>
</tr>
<tr>
<td>7:00 45 min</td>
<td>Site Plan Review – Multi Family Lots – 1001, 1002 and 1003 at Bella Vista (AKA Painted Pastures)</td>
<td>Public Hearing with Recommendation to the Board</td>
<td>Tab D Planner Chain</td>
</tr>
<tr>
<td>7:45 10 min</td>
<td>Planner Report and Community Development Update</td>
<td>Update</td>
<td>Tab E Planner Chain &amp; Manager Centeno</td>
</tr>
<tr>
<td>7:55 5 min</td>
<td>Commissioner Comments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8:00</td>
<td>Adjournment</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, February 7th 2023, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. "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 Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.
The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, December 6, 2022. Chair Williams called the meeting to order at 6:38 p.m.

Roll call

Present
Chair Lindsey Williams
Vice-Chair Joelle Dorse
Commissioner Robert Doty
Commissioner Michael Bertaux
Commissioner Charlienna Chancey
Commissioner Jennifer Stepisnik

Absent
Commissioner Eddie Aragon

Also present were Town Administrator Jeff Layman, Planner Mark Chain, Community Development Manager Nicole Centeno and Attorney Mike Sawyer.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the October 4, 2022 Planning & Zoning Commission meeting.

Commissioner Bertaux made a motion to approve the consent agenda as presented. Commissioner Doty seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Special Use Permit for Sunlight Foursquare Church. 701 Main St.

Planner Chain introduced this agenda item. He noted that it was a Special Use Permit for the purpose of establishing a church/place of worship in the Towns B-1 Zone District at 701 Main Street. He noted this was a public hearing and that the Commission’s charge was to make a recommendation to the Board. The Board is the final decision-making body.

Planner Chain went over the background for the site, including surrounding zoning. He also noted that two special use permits had been approved for the property is the last couple of years. Planner Chain explain that this application was different than most other application that
the Commission considers, because the U.S. Congress had enacted what is called the Religious Land Use and Institutionalized Persons act (RLUIPA). He stated that normally land-use laws are strictly based on state and local codes but that Congress has passed legislation in order to further the intent of the First Amendment. In essence, he noted that a municipality must treat a place of worship the same as they would a similar, secular use that is permitted in that zone district. He informed the Commission that in this particular case the Town must treat a church the same as “fraternal organizations, civic calls, and nonprofit lodges” for the purposes of reviewing this application.

Planner Chain went over details of the property and the applicant’s description of their request, including how they would operate in the first year assuming approval, a more extensive plan for years 1 through 5 and finally long-term concepts. In the long-term, the applicant intends to utilize the eastern portion of the building for classrooms and as a meeting area, open to the public and for public events including various town groups and incorporating perhaps a cooperative relationship with Wild Coffee (AKA Misty’s).

Planner Chain reviewed the application from the framework of the comprehensive plan general policies and goals, noted pertinent municipal code sections and summarized the review criteria for the Planning Commission for approval of special use permits. He recommended approval with the conditions as noted in the staff report.

Chair Williams opened up the discussion for questions related do Planner Chains presentation. Commissioner Bertaux had a question about parking.

The applicant then made their presentation. Pastor Aaron Masimer, presented the information for the Church. Masimer noted that the church has been operating in Glenwood Springs for approximately 10 years but the congregation felt it was time for them to move. He noted that many of the church participants had moved further down valley, to the Silt and Rifle area. The group felt that they wanted local space to make the church more a part of the community and where they would operate more than just on Sunday.

The owner, Francis Candlin, then asked to be recognized. She thanked the Community Development Department for its presentation. She said that when she bought the property there was not of lot of activity in the downtown area. She did note that Skip’s market had been located there. She says things seem better now that the downtown improvements have been installed and that the downtown area should be celebrated. She says that she knows a lot of business people and she thinks that the church in this location could be a step in the direction of making this a more vital downtown area. She said in the past some of the potential renters for the site just couldn’t make it financially. She thought what the church was proposing could help the downtown area.

Commissioner Williams asked if any Commission members had questions or comments. Commissioner Bertaux asked what would be happening with Legacy Funeral Home. Pastor Masimer noted that there was a lease until at least the end of June. There was also a question about how many people are part of the congregation. Masimer noted that there were about 80 members of the community and they may have up to 50 people attending at one time. He said that if the special use permit is approved there is a contract to buy both of the lots – one with the building as well as the one at the southwest corner of the block (now vacant).

Commissioner Doty welcomed Pastor Masimer and the church. There was discussion about outreach with the senior center, particularly the night usage and pedestrian crossings. It was also noted that some people use the subject property for parking at night, for example, as
overflow parking for the Miners Claim. Pastor Masimer said they would like to purchase the property to serve the community. They don’t want to take away from the type of use that already occurs in the area. Commissioner Doty hopes that the church and community uses can work out together over time.

Commissioner Chancey noted the outreach and the intent to create space for others. There was also some discussion about youth programming, and Masimer noted that this may occur on the south side of the building and that it also may require some fencing.

Chair Williams thought that community outreach and cooperation with some of the community groups would make this beneficial to the town. Pastor Masimer hopes this will occur and noted that during the Christmas tree lighting they will/can have open bathrooms for public use, and help to this nature for other events as well. There was a question about whether the church would be requiring a fee or if much of the usage would be for free or low cost. Masimer thought that any fee would be nominal, just to try to help cover the cost but most importantly the facilities.

Commissioner Williams opened the hearing at 7:21 PM. Amy Perrin, realtor for the property, thanked the Commission for working with this group and noted that there have been dramatic changes in the real estate market recently, especially with commercial. She thought that this group could help be a benefit for downtown Silt. The public hearing closed at 7:24 PM.

Commissioner Bertaux made a motion to recommend approval of the special use permit for the Sonlight Foursquare Church at 701 Main with Staff Finding and Conditions. Second by Commissioner Dorsey; the Motion Passed Unanimously. Conditions Are Noted below:

1) That all statements made by the applicant both in the application and in any meetings before the Planning and Zoning Commission be considered conditions of approval, unless modified in any subsequent conditions.

2) That the applicant obtain a building permit for all improvements within the structure as necessary over time.

Reimbursement Update

It was noted that proposed reimbursement for attending a commission meeting was $50. Commissioner Bertaux thought that perhaps this should be raised slightly. He also noted that if a Commissioner prepares for the meeting, but that it gets canceled for some unforeseen reason, perhaps the Commissioners should still be paid.

Chair Williams said that she would like to see what the situation is in New Castle and Rifle. Her initial comment was to be not in favor of increasing the amount because there are enough issues facing the Town, such as building a new water plant. There was also quick discussion about what should happen related to compensation if a meeting is canceled.

Planning Update

Planner Chain quickly went over the status of some projects, including the fact that the Commission would probably be seeing a site plan review for a townhome development at its January 2023 meeting.
Commissioner Comment

Commissioner Bertaux asked about the status of the I-70 Pedestrian Overpass and whether that would be near the water treatment plant. It was noted that the pedestrian facility is about 20% designed right now though there is not quite enough in the budget to bring that up to 30% design status. The town will continue working with the CDOT Intermountain Regional Planning Commission to bring this forward for new funding.

Those noted that the water treatment facility was in a tough spot. There is a dire need for an overhaul and that this project as presently conceived could cost up to $28 million. It was noted that there was an open house on this project on December 19 to be held between 5:30 and 9:30 PM.

There was a quick question about whether the Commission was going to try to stick with one meeting a month. It was thought that one meeting a month was appropriate, unless there was a dire need or unforeseen need for a second meeting.

Commissioner Williams wanted to welcome new Commissioner Stepisnik

Adjournment

Commissioner Bertaux made a motion to adjourn. Commissioner Doty seconded the motion, and adjourned the meeting 7:59 p.m.

Respectfully submitted, Approved by the Planning Commission

____________________________ ____________________________
Mark Chain Lindsey Williams
Planner Chair

PZ 12/6/2022
PUBLIC HEARING ACTION ITEM - FAMILY DOLLAR SIGN EXCEPTION

Meeting Date: January 10, 2023

Applicant: United Sign System for Family Dollar and Dollar Tree

Property Owner: ICC FDDT Silt, LLC

Physical Address: 1007 Highway 6 & 24
Silt, CO 81652
Lots 1 through 20, Block 2. Amedeo’s First Addition

Mailing Address: 5201 Pentecost Drive
Modesto, CA 95356

Current Zoning: B-1, General Business District

Proposed Zoning: No change is requested
Public Notice: 10 Day Public Notice Confirmed

Request: Sign Exception for dual branding Free-Standing and building Signage

Description of Proposal

The applicant wishes to construct three, dual branding, signs on the property located at 1007 Highway 6&24.

The first sign will be LED Illuminated block lettering, with branding colors of dark red and orange, spelling out the registered trademark of “Family Dollar”. The block lettering will measure 5’(height) x 9’11” (length) x 5” (deep).

The second sign will be LED Illuminated block lettering, with the branding color of vivid green, spelling out the registered trademark of “Dollar Tree”. The block lettering will measure out to be 20.25” (height) x 12’10”.5 (length) x 5” (deep).
The third sign will be LED Illuminated free standing monument sign. Both previous brandings will be stacked on this free-standing sign, with “Dollar Tree” above “Family Dollar”. In total, this sign will measure 8’ (height) x 10’ (length) x 14” (deep).

Silt Municipal Code—Sign Allowances

17.60.110 Permit required—Commercial zone districts—Illuminated and non-illuminated.

The illuminated and non-illuminated signs in all commercial zone districts that require a permit are as referenced in Appendix E of this chapter.

<table>
<thead>
<tr>
<th>Illuminated Signs*—Permit Required</th>
<th>Zone District</th>
<th>Type Sign Allowed</th>
<th>Max. # Signs Permitted</th>
<th>Max. Sign Area Permitted/Function (sq ft)</th>
<th>Max. Height Freestanding Signs (ft)</th>
<th>Max. Height Wall Mounted (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Identification Sign (On premises)</td>
<td>B-1, B-2, B-3, Comm PUD**</td>
<td>Freestanding Wall-Mounted Wall-Painted Mural Fascia Canopy</td>
<td>1 per business (2 per corner lot, max. of one adjoining each street)</td>
<td>16</td>
<td>6</td>
<td>12</td>
</tr>
</tbody>
</table>

The first sign measures at 49.58 square feet, exceeding the allowed 16 square feet by 33.58 square feet. This wall mounted sign does meet the maximum height requirement of 12 feet, as the total height of sign one measures at 5 feet.
The second sign measures at 53.91 square feet, exceeding the allowed 16 square feet by 37.91 square feet. This wall mounted sign does meet the maximum height requirement of 12 feet, as the total height of sign one measures at 4’2.25”.

The third sign measures at 80 square feet, exceeding the allowed 16 square feet by 64 square feet. This free-standing sign measures at 8’ in height, exceeding the allowed 6 ft in height allowed by code.

All three signs require a Sign Exception.

**Sign Exceptions**

17.60.160 Exceptions—Special review

A. Any property owner may apply to the planning and zoning commission for an exception to the provisions of this chapter, regarding size, height, location and type of sign permitted, but not regarding the allowance of a sign not permitted within a zone district. Additionally, an applicant may appeal a decision or interpretation made by the town administrator or his designee of the provisions of this chapter in accordance with Chapter 17.84 of this code.

The applicant meets the requirements to apply for a sign exception for all three signs, as the type of sign is allowed in the B-1 Zone District. The two wall mounted signs are requesting an exception for the size/square footage. The free-standing sign is requesting an exception for the size/square footage, as well as the height.

B. An exception may be granted if it will result in a harmonious sign plan, otherwise complies with the intent of this chapter, and is consistent with the following guidelines:

1. Signs shall be limited to the fewest number reasonably necessary to accomplish the purpose for which they are intended.

   **Staff believes the applicants request is reasonable, as the dual branding requires more than one trademark name be displayed.**

2. Signs shall be sized appropriately, considering the purpose of the sign, the distance from which it must be viewed, the size of other signs in the vicinity, the amount of total sign area designated for a similar use, the same use and the speed of passing vehicles. Consideration should also be given to the size of the sign in proportion to the building and the site.

   **The proposed signs are directly adjacent to highway 6 & 24, which is the Town’s Main Street Corridor. The speed at which vehicles travel on highway 6 & 24 is a minimum of 10 mph faster than other Town roads, therefore staff believes the larger signage is appropriate. This property is also adjacent to and diagonal from two convenience stores, that each have signs larger than what the applicant is requesting the exception for. These three signs will not look out of place or disproportionate, compared to the surrounding area or businesses.**

3. The sign’s height shall not negatively detract from the adjacent properties or the surrounding visual corridors.
Town Staff does not believe that any of the proposed signs will cause a visual obstruction or negative distraction.

4. The sign shall be designed to accommodate the existing topography of the site.

   The existing topography of the site was taken into consideration when designing and applying for the sign exception.

5. The sign shall not substantially obscure any part of another sign designed for a separate use, whether on the same property or on an adjacent property.

   The lot that the signs are proposed to be installed at, is currently vacant. The three signs will be installed upon the completion of a new commercial building. There are no other businesses on the property, nor are there other businesses close enough for the proposed signs to obscure adjacent properties.

C. An applicant requesting an exception shall submit to the town a complete sign permit application on a form provided by the town, and a statement by the applicant detailing the type(s) of exception(s) requested, for consideration by the planning and zoning commission, no fewer than 15 days prior to a regularly scheduled meeting. Submittals shall be in conformance with Section 17.60.050 of this chapter.

   The applicant has submitted all necessary documents to the Town.

Staff Findings and Conclusions

Staff finds the following:

1. The proposed sign exception is found to be a compatible use, within the location of 1007 Hwy 6 & 24
2. The application and proposal meet the requirements to apply for a sign exception.
3. Town staff doesn’t see any negative impacts of the proposed signs

Planner Recommendation

Staff recommends approval of the United Sign Systems proposed sign exception for all three signs, with the following conditions:

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
2. Applicant will provide any additional requested documents and pay any remaining fees, prior to installation of signs.
3. Community Development will need to issue a permit before installation of signs can occur. The Town will also need to inspect the signs, prior to the permit being approved to close out.
4. All future signs will require a permit and sign exception, if required.
Recommended Motion:

Motion to approve the Sign Exception for the United Sign Systems, to install the two dual branding wall mounted signs and one dual branding free-standing sign, located at 1007 Hwy 6&24; with the staff recommended conditions in the staff report. (Any modifications or additional conditions by the Planning Commission should be added to this motion).
17.60.160 Exceptions -- Special Review.

A. Any property owner may apply to the planning and zoning commission for an exception to the provisions of this chapter, regarding size, height, location and type of sign permitted. Additionally, an applicant may appeal a decision or interpretation made by the town administrator or his designee of the provisions of this chapter in accordance with Chapter 17.84 of this code.

B. An exception may be granted if it will result in a harmonious sign plan, otherwise complies with the intent of this chapter, and is consistent with the following guidelines:

1. Signs shall be limited to the fewest number reasonably necessary to accomplish the purpose for which they are intended;

2. Signs shall be sized appropriately, considering the purpose of the sign, the distance from which it must be viewed, the size of other signs in the vicinity, the amount of total sign area designated for a similar use,
the same use and the speed of passing vehicles. Consideration should also be given to the size of the sign in proportion to the building and the site;

3. The sign’s height shall not negatively distract from the adjacent properties or the surrounding visual corridors;

4. The sign shall be designed to accommodate the existing topography of the site; and

5. The sign shall not substantially obscure any part of another sign designed for a separate use, whether on the same property or on an adjacent property.

C. An applicant requesting an exception shall submit to the town a complete sign permit application on a form provided by the town, and a statement by the applicant detailing the type(s) of exceptions(s) requested, for consideration by the planning and zoning commission, no fewer than fifteen days prior to a regularly scheduled meeting. Submittals shall be in conformance with Section 17.60.050 of this chapter.

ADDITIONAL SUBMITTAL REQUIREMENTS:

1. A scaled drawing on a sheet measuring no less than 8.5” x 11”, showing location of proposed sign in relation to all buildings on the site, structures on adjoining property, adjacent streets, all property lines and setbacks.

2. A scaled drawing on sheet(s) measuring no less than 8.5” x 11”, depicting the following:
   a. Sign face(s);
   b. Sign type(s) (wall mounted, freestanding, projecting, awning, etc.);
   c. Sign message;
   d. Type and location of landscaping?
   e. Type and location of sign illumination?
   f. Total sign height (on building or from ground level);
   g. Dimensions of each sign face;
   h. List all existing signs on the property including any preexisting and/or non-conforming signs; and
   i. Colors and construction materials.

3. Method of installation, with certification that all sign construction and mounting attachments will meet current Town of Silt Building Code requirements.

4. Current photograph(s), measuring no less than 3.5” x 5”, showing each side of building, including the side of the building proposed for signage.

5. Sign type (wall mounted, freestanding, projecting, etc.).
For Office Use Only:

RECORD OF DECISION OF SIGN EXCEPTION APPLICATION
PLANNING & ZONING COMMISSION

_____ APPROVED

_____ APPROVED WITH CONDITIONS

CONDITIONS OF APPROVAL ______________________________

_____________________________________________________

_____________________________________________________

_____ DENIED

BASIS OF DENIAL ______________________________

_____________________________________________________

_____________________________________________________

AFFIRMED BY ______________________________

TITLE ______________________________

DATE ______________________________

ADDITIONAL COMMENTS ______________________________

_____________________________________________________


**Sign A:**
Led Illuminated P/C Sign

- Clear acrylic with 2nd surface vinyl decoration;
- Dark red #93, orange #44 w/ white diffuser,
- 5" deep bronze returns w/ 3/4" bronze trimcap.
- UL approved LED illumination.

Register Mark:
Non-illumin. 1/8" clear acrylic w/ orange & white vinyl attach to back of letter “R”

**Sign B:**
Led Illuminated P/C Sign

- Clear solar grade polycarbonate letter faces with 2nd surface decoration.
- Vivid green #156 with white diffuser.
- Note: Vivid green & white diffuser pre-applied by 3M. (item # VTL 19222 48" roll).
- 5" deep bronze returns w/ 1" bronze trimcap. UL approved green LED illumination.
- Note: Interior of letter returns/backs painted MAP matte white.

Register Mark:
Non-illumin. 1/8" clear acrylic w/ vivid green & white vinyl attach to back of letter “E”

---

**Dollar Tree COMBO**

Silt
900 Block Main St
Silt, CO

Allowed: 160 sq.ft.
Used (FD): 54.13 sq. ft.
Used (DT): 62.77 sq. ft.
AWNING ELEVATION - (6) 5' SECTIONS

Scale: 1/2" = 1'-0"

Fab: Aluminum Awning Painted Sherwin Williams Envy SW6925 (Mapes Dollar Tree Green) and BM Safety Red

**installer to properly caulk and seal canopy to prevent leaks. installer to drill drain holes at back corners of canopy to allow drainage**

AWNING SECTION - ALL THREAD W/ BOLTS

**Job Info**

- **Job #:** Dollar Tree
- **Client:** Dollar Tree
- **Contact:** David Randolph
- **Date:** 11-30-22
- **Project Location:** 900 Block Main St, Silt, CO

**Specifications**

- **Scale:** NOTED
- **Revisions:**
  - **File Name:** Dollar Tree COMBO Silt
  - **Elect.:** 120 Volt
  - **FILE:** See Drawing for Specifications

**City Code**

- **LOAD:**
- **Other:**
- **Note:**

**Handwritten Notes:**

- 120 Volt
- 277 Volt
- Other

- [Additional notes and sketches]

**Drawn By:**

- [Signature]
- [Date]

**Revised By:**

- [Signature]
- [Date]

**Signed:**

- [Signature]
- [Date]
3 x 6 x .078 Self Mating Canopy Roof Pan (V-Deck)
6633-T6 Mill Finish (3' On Center V)
MILL ORDER 52-63-11677 (FL/NC)
0.078 - Heavy Wall

4 x 8 x .125 Gutter Fascia x 24'
56-63-916 181 Finish

3/8" ALUM. PLATE
HANGER ARM PLATE DETAIL-1
Scale: 1/12 = 1'-0"

3/8" ALUM. PLATE
SUPPORT PLATE DETAIL-2
Scale: 3" = 1'-0"

Front Gutter Fascia removed to display interior components of canopy
FRONT ASSEMBLY VIEW  N.T.S.

Multiplace drainage options available via Gutter Fascia
Front Fascia height can be increased by attaching 2 x 4 angle to the top fascia lip
PERSPECTIVE ASSEMBLY VIEW  N.T.S.

Dollar Tree COMBO
Silt
900 Block Main St
Silt, CO
DOLLAR TREE

10'-0"

14"

12"

14" 12"

2" vinyl
black stripe
on face

2" painted
black stripe
on cabinet

disconnect
switch

DOLLAR TREE

3'-0"

5'-0"

9'-0"

Sign C: (new)
D/F Led Illuminated monument sign

cabinet:
One (1) double-faced, extruded aluminum sign cabinet internally
illuminated with LEDs.
.177" Clear polycarbonate face panels with second-surface applied
translucent vinyl graphics.
Cabinet, retainers and support to be painted in colors as shown.

Base
Aluminum painted SW 7037 Balance Beige

Face Color Specifications

- Translucent White
- Red - 3M #630-73 Dark Red
- Orange - 3M #630-44 Orange
- Green - 3M #630-156 Vivid Green
- w/ White Diffuser
- Opaque Black

All vinyl to be second surface
applied to clear face panels.

Cabinet & Support Color Specifications

- Red - SW 2911/Pompeii Red Cabinet
- Green - SW 6925 Envy Green Cabinet
- SW-7073 Balanced Beige Support
- Black

DOLLAR TREE COMBO
Silt
900 Block Main St
Silt, CO

11-30-22
DAVID RANDOLPH
PAGE 4 OF 6

JOB INFO

5201 Pentecost Dr.
Modesto, CA 95356
1-800-481-SIGN
FAX (209) 543-1326

JOB #

CLIENT: DOLLAR TREE
CONTACT:

4-30-22
PROJECT LOCATION:

100 Block Main St
Silt, CO

SALESPEOPLE:
DAVID RANDOLPH

DRAWN BY:

PAGE 4 OF 6

CLIENT APPROVAL:

DATE

LANDLORD APPROVAL:

DATE

FILE

ELECT.

120 Volt
277 Volt
Other

SPECIFICATIONS

See Drawing for Specifications

CITY CODE

Scale:

Routed
Sign Electrical Requirements:

30” Family Dollar (two (2) amps @ 120 volts)
25 1/8” Dollar Tree (two (2) amps @ 120 volts)

a) primary electrical to be run with-in 5’ of each sign with leads in junction box
b) sign circuits are to be dedicated circuit(s) - min. 20 amps @ 120 volts
c) electrical circuit(s) are to be connected to an energy management system or astronomical clock or other controlling device
**Name of Project** | Lot 3 Site Plan Review  
| River Trace - Villages at Painted Pastures  

**Applicant/Owner** | Raley Ranch Project, LLC  
| c/o Russ Hatle  
| PO Box 1307  
| Gypsum, CO  81637  

**Owner Representative/ Land Planner** | The Land Studio, Inc.  
| Doug & Julie Pratte  
| 365 River Bend Way  
| Glenwood Springs, CO  81601  
| 970.927.3690  

**Civil Engineer** | Sopris Engineering  
| 502 Main Street, Suite A3  
| Carbondale, CO  81623  

**Project Attorney** | Johnston Van Arsdale Martin, PLLC  
| Chad Lee, Esq.  
| 901 Grand Avenue, Suite 201  
| Glenwood Springs, CO  81601  
| 970.893.8242  

**Project Architect** | Christopher Krabacher  
| PO Box 2592  
| Grand Junction, CO  81502  
| 970.243.3587  

**Water Engineer** | None for this segment of development  

**Property Location** | TBD West Sabino Lane, , Silt, CO  

**Existing Zoning** | PUD  

**Surrounding Land Uses** | **West** – Single-family detached Residential, **North** – Single-family detached Residential, **South** – Vacant, **East** – vacant  

**Surrounding Zoning** | **North** –R2, **East** – R2  
| **South** – Commercial PUD, **West** – R2  

**Proposed Use** | Residential Townhome Development  

**Area of Parcel Subject to application** | 3.022 Acres  

**Existing Use** | Vacant  

**Silt Comprehensive Plan** | Neighborhood Residential  

**Parcel & Reception Numbers** | 217911204108 – MF Lot 10001  
| 217911204108 – MF Lot 1002
I. Description of Request

Before you tonight is a site plan review for a three lot town home application in what was originally the Painted Pastures neighborhood and is now being rebranded as “BellaVista”. While most of Painted Pastures that has been built out is single-family residential, these three lots have always been platted as multifamily residential. The proposal is for a total of 22 townhome units. They are all three bedrooms in size, their mix of 2.0 and 2.5 baths depending on the number of stories. The units will be served by a frontage road/access area which parallels West Sabino Drive. Utilities including water and wastewater will be provided to the units by water and wastewater main which parallel those in the West Sabino right-of-way. There will be no backing out from the units themselves into W. Sabino Dr. There will be two access points to West Sabino in this area which will help limit traffic conflicts. The town will want this access driveway and the utilities that are located in the access drive to the privately held and not maintained by the town.

There is a 50 foot wide utility, pedestrian and drainage easement south of these three lots. The pedestrian path that you see along the north side of Highway 6 and 24 and just west of the roundabout has portions of the path located in this pedestrian easement.

Each unit is designed with a one car garage. The applicant proposes to place a parking space outside the garage (in the driveway). Guest parking is provided in a parallel fashion along West Sabino. To make this parking work there will have to be enforcement so that the garages are kept open and available for parking.

The development will be building a total 30,570 ft.² of living space. Infrastructure for the project was built with the Painted Pastures development. The roundabout at the east end of town is basically complete and that was constructed by virtue of the approval of the Village at Painted Pastures.

A quick development summary in tabular form as provided below.

<table>
<thead>
<tr>
<th>Lot #</th>
<th>Lot Area (sf)</th>
<th># units</th>
<th>Total livable area</th>
<th>Orig # units allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>MF 1001</td>
<td>32,017</td>
<td>7</td>
<td>9657</td>
<td>8</td>
</tr>
<tr>
<td>MF 1002</td>
<td>32,017</td>
<td>8</td>
<td>11112</td>
<td>8</td>
</tr>
<tr>
<td>MF 1003</td>
<td>31,886</td>
<td>7</td>
<td>9798</td>
<td>7</td>
</tr>
</tbody>
</table>
II. Project History

From a review of the Title Commitment Painted Pastures was annexed into the town in 2008. The original subdivision was filed also in 2008. There was an amended final plat for the six multifamily lots that was recorded in 2009 at Reception # 773723. Relevant pages of this plat are attached. This shows that these three multifamily lots in question were conceived to originally be developed with duplex units. There is a plat note (# 2) which essentially says that these lots can be modified with updated building envelopes and other items as improvements and construction is completed.

I am not sure when construction of the single-family home started in the rest of Painted Pastures. None of the multifamily lots have been developed.

III. Zoning

Zoning for the property is R2. The schedule of uses for the R2 Zone district shows that multifamily projects with three or more units are to go through the Special Use Permit process. However, with two different subdivisions already approved for these lots it was noted that these lots were to be develop as multifamily units. With the 2009 the amended plat series of duplexes and a number of units were shown on each plat. Therefore, we are processing this is a site plan review

Site Plan Review Process

This particular application is a Site Plan Review. Site plan reviews are processed according to section 17.42.055 of the Silt Municipal Code. The Planning and Zoning Commission is the review authority. The Commission is charged with the authority to approve as presented, approved with conditions or deny the application. An applicant may appeal the decision or individual conditions to the Board of Trustees.

IV. Silt Comprehensive Plan

the Comprehensive Plan for this area is Neighborhood Residential. I am not going to go through a review related to the Comprehensive Plan as these lots in this particular area had been through a number of land use entitlements in the past.

V. Applicable Municipal Code Sections.

The below sections are the applicable code sections under which previous site plans and the development in general for Painted Pastures/Bellavista were analyzed. This application only touches peripherally on some of these code sections. I will reply where relevant.
17.42.055 - Application Process

**Planners Comment:** As noted above this application is being processed as a Site Plan Review.

17.42.085 Multifamily Building Specifications

**Planners Comment:** The buildings as designed meet the general guidelines for multifamily building specifications. They utilize the materials outlined in the code, have varying and/or intersecting rooflines, are utilizing stone veneer wainscoting to provide some architectural interest. They have slope roof elements, have entry areas posts and some details to provide architectural interest etc. And breakup the mass.

17.42.100 Intent of Landscape Design Guidelines

17.42.120 Site Plan and Design Standards

17.42.110 Landscaping Plan submittal and review

**Planners Comment:** Landscape plan is well done and meets town planning criteria.

17.42.130 Grading

17.42.140 Public Rights-of-way

**Planners Comment:** Rights-of-way have been previously designed and are in place.

17.42.150 Perimeter Landscaping

**Planners Comment:** Meets town standards.

17.42.170 Landscaping Installation

17.42.190 Off – Street Parking Requirements

**Planners Comment:** Town Code requires 2 parking spaces for each unit. Applicant is proposing one space in garage and one space outside the garage. In order to make the parking work as noted above, the garages will have to be kept available for parking. This will require action from an HOA or some kind of sub Association. We don’t want the town to have to enforce parking. I do want to emphasize that utilizing that on-site frontage road which is placed in an easement created for such use is a good solution to parking in a multifamily area. It restricts the numbers of access points onto the right-of-way.

17.42.230 Potable Water System

**Planners comment:** *Town water system will be utilized.*

17.42.240 Sanitary Sewer System
Planners Comment: *Town system will be utilized.*

17.42.250 Stormwater Management - Drainage Plan

Planners Comment: Drainage for the subdivision Project was reviewed prior to construction of the infrastructure. The town engineer will be reviewing the specific drainage plan for these three lots. He has been out of the country and will be reviewing this upon his return.

17.42.260 Erosion and Sediment Control, Stabilization and Revegetation

Planners Comment: to be reviewed by Town engineer upon review.

Miscellaneous Site Plan Review Comments:

*Vehicular Access.* See comments above.

*Need re-platting.* As noted previously, this building envelope does not comply precisely with the previous Amended Plat. There is a plat note which says that lot locations and building envelopes are approximate only and will be updated in successive filings as improvements are completed. Please be aware that the intent with this development is to rent the units out for 10 years. I want a firm commitment from the owner on defining when this re-platting and updating building envelopes and easements as necessary will occur.

*Snow Storage.* I am in the process of reviewing this and have not completed my review at this time.

VI. Review Agency Comments

**Town Engineer** — The Town Engineer has been out of the country. He will review for technical, engineering compliance upon his return. His comments are considered conditions of approval.

**Town Attorney** — no comments received.

**Public works** —

- Sheet C1.4 calls out all three buildings will have 7 units. The plan sheet needs to be updated.
- Water meter pits need to be located and details provided.
- The town will not be responsible for utilities in the frontage road or plowing of any access or parking area in front of units.

**CDOT** - CDOT is not a review agency for this project.

**Fire District** - these plans were forwarded to the Fire District for review. I’ll be touching base with the Fire chief and hope to have any updates prior to the meeting.

VII. Planner Recommendation:

Staff recommends **APPROVAL** for the site plan and multifamily building review for Multifamily lots 1001, 1002, and 1003 at the Townhomes at Bellavista the following conditions:
1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.

2. The applicant shall work in good faith with the town engineer to resolve issues identified in the Boundaries Unlimited Inc. redlines to the satisfaction of the Town Engineer and Staff prior to the construction of any site improvements on the property.

3. All building exterior lighting in the project shall conform to the Town of Silt lighting standards.

4. Any changes suggested by the Fire Marshall will be incorporated into the Plans for the project.

5. That the Frontage Road and any associated utilities within the frontage road are considered private improvements and will not be maintained, repaired or replaced by the Town. (We may need a plat note for simple agreement to memorialize this – I will check with the Town Attorney in the meantime).

6. These lots are subject to re-platting to better define lot boundaries and building envelopes as per Plat note 2 of the Amended Final Plat recorded at reception number 773723. This replanning will occur within ___ years.

7. Applicant will propose an enforcing mechanism to ensure that garage spaces are open for parking.

8. Provide water meter pit locations and construction details per Public Works Comments.

VIII. Recommended Motion:

Motion to approve the Site Plan review for Multifamily Lots 1001 through 1003 at Bellavista with staff recommended conditions. (Any modifications or additional conditions made by the Planning Commission should be added to this motion).
Rec #

Plat: Painted Pastures Sub
Amd FNL

owners: Raley Ranch Project LLC

Legal: Lts 1001-1006 Painted Pastures Sub

Location: Silt, Town of

Date: 8-21-09

Fee: 31.00

Drawer: 18A/3 pages
Rec #

Plat: Painted Pastures Sub
Amd FNL

owners: Raley Ranch Project, LLC

Legal 1: Lts 1001-1006 Painted Pastures Sub

Location: Silt, Town of

Date: 8-21-09

Fee: 31.00

Drawer: 18A/ 3 pages
Amended Final Plat of
MF Lots 1001-1006, Painted Pastures Subdivision
according to the Plat thereof recorded as Reception No. 748623
Town of Silt, County of Garfield, State of Colorado
December 1, 2022

Mark Chain
Town of Silt Community Development
231 N. 7th Street
Silt, Colorado 81652

Re:  The Townhomes at BellaVista Site Plan Application

Dear Mark:

The Land Studio, Inc. has been working with representatives of Raley Ranch Project, LLC and its consultant team to prepare The Townhomes at BellaVista Site Plan Application per the discussed requirements at our November 9, 2022 Pre-Application meeting with you. The proposed Site Plan for Lots 1001, 1002, and 1003 consists of three parcels with Garfield County Parcel Nos. 217911204108, 217911204109, and 217911204110. The following items address the application requirements for Site Plan Review per the Town of Silt Municipal Code:

A.1. Disclosure of ownership
The Commitment for Title Insurance of each lot is attached as an Exhibit.

A.2. A description of the proposed land use and planning objectives
The Applicant proposes to build 3 buildings, one per lot, of 7 and 8 townhome units each. Each building will contain one or two single story units and 5-6 two story units. All units will have a single car garage parking space as well as room for an additional vehicle in the driveway. An access road has been designed that will allow residents to avoid backing directly onto West Sabino Lane and provide a buffer from the residential street. Two entrances will provide access onto West Sabino Lane from the townhomes.

Building 1001 will contain 7 townhome units from 1,332 SF to 1455 SF each.
Building 1002 will contain 8 townhome units from 1,332 SF to 1,455 SF each.
Building 1003 will contain 7 townhome units from 1,332 SF to 1,455 SF each.

The table below shows a breakdown of Unit types per building with associated square footage totals as well as garage square footage information.
Maximum lot coverage for the R-2 zone district is 60%. The proposed lot coverage is as follows: Lot 1001 = 22.2%, Lot 1002 is 26.7%, and Lot 1003 is 27.1%.

Parking provided is 2 spaces per unit to meet the parking requirements of 2 spaces per 3 bedroom unit.

The site lighting will be fixtures located on the buildings with downcast lights. These fixtures will meet the Town of Silt exterior illumination standards and details will be submitted at the time of building permit application.

The proposed Townhome units will have a planned holding period of 10 years during which they will be rental housing.

A.3. A description of adjoining land uses and zoning
Land uses that surround the Village parcel are Highway 6 and Multi-family residential to the South, with single family residential to the North and West, and undeveloped residential to the East.

A.4. Existing and proposed zoning of the subject property
Existing approved zoning is R2. The proposed multi-family project is consistent with the amended plat dated 7/17/2009.

A.5. Conformance to the town’s comprehensive plan
The parcels for the Townhomes at BellaVista are designated as “Neighborhood Residential” in Town of Silt comprehensive plan. Properties with the “Neighborhood Residential” designation are expected to have medium to high densities of 5 units to 16 units per acre. This designation is intended for a variety
of housing types. The proposed density for lots 1001, 1002 & 1003 is 10.49 units per acre which complies with the comprehensive plan.

A.6. Name and address of those who prepared the Site Plan Application
See the Owner Representatives on page 1 of the Application Form and the Owner and Consultant Team list attached as an Exhibit.

The Townhomes at BellaVista Site Plan Application Exhibits/Attachments

A. Owner and Consultant Team
B. Application Forms / Authorization Letter
C. Title Commitment
D. Architectural Drawings
E. Landscape Plan
F. Drainage Memo
G. Civil Plan Set

We look forward to working 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. Pratte
A. 
Owner and Consultant Team
The Townhomes at BellaVista
Site Plan Review Application
Owner and Consultant Team
December 1, 2022

Owner
Raley Ranch Project, LLC
c/o. Russ Hatle
P.O. Box 1307
Gypsum, CO 81637
714-883-2815

Civil Engineer
Sopris Engineering
502 Main Street Suite A3
Carbondale, CO 81623
970-704-0311 phone, 970-704-0313 fax

Land Planner
The Land Studio, Inc
365 River Bend Way
Glenwood Springs, CO 81601
970-927-3690

Land Use Attorney
Johnston | Van Arsdale | Martin, PLLC
Contact: Chad J. Lee, Esq.
901 Grand Ave., Suite 201
Glenwood Springs, CO 81601
970.893.8242
B. Application Forms/ Authorization Letter
## Land Use Application Form

<table>
<thead>
<tr>
<th>Amended Plat</th>
<th>Boundary Adjustment</th>
<th>Subdivision Exemption</th>
<th>Floodplain Development</th>
<th>Vacation of Right-of-Way</th>
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<tr>
<td>Final Plan</td>
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<td>Easement Agreement</td>
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<td>Special Use Permit</td>
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<tr>
<td>Zoning Variance</td>
<td>Other:</td>
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</tr>
</tbody>
</table>

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**Project Name:** The Townhomes at BellaVista

**Project Description / Property Information:** Address:

TBD, West Sabino Lane, Silt, CO 81652, Parcel ID Number: 217911204108, 217911204109, 217911204110

Legal Description (attach additional sheets if necessary):

Lot 1001, Lot 1002, & Lot 1003, Painted Pastures Subdivision, Silt, CO 81652

Access to Property: Hwy 6 & 24

Acreage or Square Footage: 32,006 SF, 32,000 SF, 31,487 SF

Existing Land Use Designation: Vacant Land

Proposed Land Use Designation: Residential

Existing Zoning: R-2

Proposed Zoning: R-2

Proposed Use / Intensity of Use: Multi-Family Residential

---

**Submittal Requirements:**

- Initially, a completed application with original signatures and four copies shall be submitted to the department for review. The application shall include four sets of 24” x 36” plans, plats and other appropriate drawings. Application must also be submitted in electronic format (MS Word).
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted ten (10) days before the public hearing.
- All documents submitted for public hearing shall be hole-punched, collated and paper-clipped (no staples). All plans, plats or drawings shall be folded to 8 ½” x 11” and inserted into the collated application. Each individual application shall be banded together and ready for public distribution.

---

**STAFF USE ONLY**

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<th>Application received:</th>
<th>Application complete:</th>
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<th>Referrals Sent:</th>
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<tr>
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</thead>
<tbody>
<tr>
<td>(date)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all engineering, surveying and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney’s fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Raley Ranch Project, LLC

Name (printed)

150 Paularino Ave., Building C, Costa Mesa, CA 92626

Address

714-279-6101

Phone

Fax

Signature

Type of Identification

Disclosure of Property Ownership

- If owner is an individual, indicate name exactly as it appears on the deed.
- If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.
- If owner is a land trust, name beneficiaries on a separate page.
- If applicant is a lessee, indicate the owner(s) on a separate page.
- If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.
Property Owner Affidavit

I/We, [Name], being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

John Tallichet, manager
Name (printed)
150 Paularino Ave, Building C, Costa Mesa, CA 92626
Address
714-279-6101
Phone
Fax
Signature
Type of Identification
County of "[County]"
State of "[State]"
Sworn to and subscribed before me this [Day] day of [Month] year [Year].
By
(name printed)
Witness my hand and official seal.
Notary Public
My Commission expires: [Expiration Date]
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California    
County of Orange    

On November 29, 2022 before me, Tammy L. Hutcheson, Notary Public, personally appeared John Tallichet, President, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tammy L. Hutcheson

This area for official notarial seal.
Authorized Representative

I/We further permit Doug Pratte, The Land Studio, Inc to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative’s responsibility to keep the owner(s) adequately informed as to the status of the application.

________________________
Name (printed)

________________________
Address
150 Paularino Ave., Building C, Costa Mesa, CA 92626

________________________
Phone
714-279-6101

________________________
Fax

________________________
Signature

________________________
Type of Identification

________________________
County of

________________________
State of

________________________
Sworn to and subscribed before me this day of .

________________________
By
(name printed)

Witness my hand and official seal.

________________________
Notary Public

My Commission expires: 

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange  

On November 29, 2022 before me, Tammy L Hutcheson, Notary Public, personally appeared John Tallichet, President, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  

This area for official notarial seal.
AGREEMENT FOR PAYMENT OF LAND USE APPLICATION FEES

I ______ Raley Ranch Project, LLC ___________________________ AS PROPERTY OWNER

and I ____ John Tallichet, Manager ___________ AS AUTHORIZED APPLICANT, if different
from Owner, (Collectively “APPLICANT”), AGREE AS FOLLOWS with the Town of Silt,
Colorado (TOWN), in consideration of the TOWN’S acceptance of APPLICANT’S application
for the land use approval as further described below:

1. APPLICANT has submitted to the TOWN an application for approval of:

    ________________________________
    The Townhomes at BellaVista

2. APPLICANT acknowledges and understands that the Board of Trustees has
   established a fee structure by resolution for Land Use Applications. This fee will include a non-
   refundable deposit which must be paid prior to the TOWN’S acceptance of any application for
   processing, and the provisions for billing the APPLICANT for any costs accrued above the non-
   refundable deposit amount. The Board of Trustee’s land use application fee schedule adopted by
   resolution and this agreement shall govern the payment of fees for processing applications.

3. The APPLICATION shall not be accepted for processing unless the property
   owner of record of the property included in the APPLICATION signs this AGREEMENT. In the
   case of multiple property owners, the Town Clerk shall have the discretion to determine which
   owner shall sign.

4. The APPLICANT shall be billed by the TOWN for all actual costs (including but
   not limited to staff time (based upon hourly rates paid to staff application
   reviewers), attorney’s fees, consultant’s fees, engineering fees, mailing, copying
   and publication and any other fees incurred by the TOWN), which the TOWN
   has accrued to date in processing the APPLICATION. The TOWN will bill the
   APPLICANT until all costs are paid.

5. The APPLICANT agrees to pay all such bills in full, and by whatever manner of
   payment is specified by the TOWN, by delivery made to the TOWN no later than
   one month after the billing date. The TOWN shall have the discretion to suspend
   processing of the APPLICATION if any payments under this agreement are not
   made on time. This suspension may involve the postponement of scheduled
   Planning Commission or Board of Trustees hearing or meetings and the
   incurrence of additional costs such as for renotification or republication.
   Similarly, the TOWN shall have the discretion to terminate the processing of any
   APPLICATION for which any billed payment is more than three months
   overdue.
6. The person whom the APPLICANT designates to receive all billings for fees under this AGREEMENT is as follows (Include full name and mailing address):
Raley Ranch Project, LLC, c/o Russ Hatle, P.O. Box 1307, Gypsum, CO 81637

Any billing mailed to this person/address and not returned to the TOWN shall be deemed to have been received. The APPLICANT may change the billing address under this paragraph by providing written notification of such change to the TOWN.

7. In the event of nonpayment of fees, the TOWN shall have the right to file a fee collection action against any or all of the persons signing this AGREEMENT as APPLICANT. Any resulting judgment for fees may be enforced in any legal manner whatsoever and may be filed as a judgment lien against the real property which is the subject of the APPLICATION, as well as against any real property owned in whole or in part by judgment debtor hereunder.

8. Any agreement by the TOWN to forego any of the judicial or administrative remedies available to them under this AGREEMENT in response to the late payment or nonpayment of fees, shall not in any way constitute a waiver by the TOWN of any rights to collect fees or appropriately process the APPLICATION as provided herein.

9. This AGREEMENT shall be construed and enforced in accordance with the ordinances and laws of the TOWN and the State of Colorado.

APPLICANT
(Property owner to sign per paragraph 3, above)

By: ____________________________  By: ____________________________

John Tallichet, Manager

Date: ________________  Date: ________________

TOWN OF SILT

By: ____________________________  Date: ________________

Mayor

Attest:

By: ____________________________  Date: ________________
Notes:
1. Crushed Granite, tan in color. Provide a one-pound sample of tan color material for review and approval.
2. Warranty plants and trees for one year after final acceptance. Repair dead or dying materials not in vigorous, thriving condition as soon as weather permits.
3. Determine locations of underground utilities and perform work in a manner which will avoid possible damage.
4. Plants shall be of appropriate size, type, and species to thrive under prevailing conditions.
5. Plant trees and shrubs in pits 12" larger than tree ball, filled with a mix of 2 parts topsoil, 1 part fine mulch.
6. Cut and remove top 1/2 of burlap from root ball.
7. Install "Weed Restriction Fabric" between soil and crushed granite or cobble.
8. All plant materials in rock or cobble to be irrigated with an underground drip zone system, all sod and newly seeded areas to be irrigated with a sprinkler system utilizing 30% water efficiency.
9. Reseeded areas to be considered as successful reseeding when 70% germination has been achieved. Reseeded areas to be maintained in a predominantly weed free condition.

### Native Seed Mix (Pitkin County Mix)
- Rate: 80 lb per 1,000 sq ft.
- 20% Mountain Sinuca
- 20% Scarlet Wheatgrass
- 15% Thirskdale Wheatgrass
- 10% Dakota Fescue
- 5% Indian Fescue
- 5% Bluebunch Wheatgrass

### Bella Vista Townhomes
#### Plant Materials Schedule

<table>
<thead>
<tr>
<th>Size</th>
<th>Method</th>
<th>Common Name</th>
<th>Botanical Name</th>
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<td>4 NM</td>
<td>Norway Maple</td>
<td>Acer platanoides 'Crimson Queen'</td>
<td></td>
</tr>
<tr>
<td>3 RG</td>
<td>Serviceberry</td>
<td>Amelanchier canadensis</td>
<td></td>
</tr>
<tr>
<td>3 RC</td>
<td>Kentucky Coffee</td>
<td>Gleditsia triacanthos 'Hybrid'</td>
<td></td>
</tr>
<tr>
<td>2 SS</td>
<td>Spring Snow Clover</td>
<td>Siberian Lysimachia cordata (L.) Stebbins, L. Krasilnikov</td>
<td></td>
</tr>
<tr>
<td>2 FD</td>
<td>Spirea</td>
<td>Spp.</td>
<td>Spirea × cantoniensis 'Lynwood'</td>
</tr>
</tbody>
</table>

#### Evergreen Trees
- Colorado Blue Spruce: Picea pungens glauca
- Ponderosa Pine: Pinus ponderosa

#### Shrubs
- Aurea Barberry: Berberis thunbergii aurea
- Snowwhite Spirea: Spiraea nipponica 'Shirofugen'
- Potted Winterberry: Ilex verticillata 'Winter Red'
- Weeping Windmill: Chimonobambusa autica 'Weeping Windmill'
- Blue Cattails: Typha angustifolia 'Blue Cattails'

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Spirea x cantoniensis 'Lynwood'</th>
<th>Picea pungens glauca</th>
<th>Berberis thunbergii aurea</th>
<th>Spiraea nipponica 'Shirofugen'</th>
<th>Ilex verticillata 'Winter Red'</th>
<th>Chimonobambusa autica 'Weeping Windmill'</th>
<th>Typha angustifolia 'Blue Cattails'</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>20</td>
<td>10</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

### Additional Information
- **Crimson Pygmy Barberry**: Landscaping Up Close Planters
- **Colorado Blue Spruce**: Picea pungens glauca
- **Keystone Arborvitae**: arborvitae xalasii 'Keystone Arborvitae'
- **Meadow Variety**: Andropogon gerardii
- **Catlin**: Filipendula ulmaria 'Westerwold'
FOR THE MARKING OF UNDERGROUND
BEFORE YOU DIG, GRADE, OR EXCAVATE

DRAWING NO.

PHONE-------------------------------- 3.0'
SEWER-------------------------------- 4.0'
WATER-------------------------------- 5.5'

MINIMUM DEPTH

CONSTRUCTION FEASIBILITY AS LONG AS MINIMUM SEPARATION DISTANCES AND DEPTHS OF BURY ARE

2. ALL UTILITY LINES AND/OR CONDUITS TO BE BACKFILLED WITH SUITABLE MATERIAL FREE OF ROCKS >1 1/2" Ø.

6. ALL SITE AND UTILITY WORK SHALL BE IN COMPLIANCE WITH CITY OF ASPEN RULES & REGULATIONS. A
5. CONTRACTOR TO COORDINATE ALL UTILITY LINEWORK WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO THESE UTILITIES, AS SHOWN MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS IN SOME INSTANCES.

3. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, LOCATES OR OWNER(S) INVOLVED.

THE UTILITY PROVIDER IS TO PERFORM ALL LINEWORK NECESSARY.

8. REMOVE LAST FEW FEET OF EXISTING 8" WL

4. REMOVE LAST FEW FEET OF EXISTING 6" WL

SHUTOFF SIZE TBD (TYP)

PROPOSED ELECTRIC GAS COMCAST, CENTURYLINK AND TING ROUTING TO BUILDING, CONTRACTOR TO

SERVICE TO EACH UNIT

PROPOSED 4" SEWER SERVICE W/ WATER

PROPOSED 6" SEWER SERVICE STUB EXTENSION

ETCG (TYP)

ETCG (TYP)

ETCG (TYP)
SNOW STORAGE AREA

LOT 1001 - 7 UNITS
LOT 1002 - 8 UNITS
LOT 1003 - 7 UNITS

NORTH

1 inch = 20 ft.

GRAPHIC SCALE

0

80

40

20

20

0

MEMBER UTILITIES

FOR THE MARKING OF UNDERGROUND
BEFORE YOU DIG, GRADE, OR EXCAVATE
CALL 2-BUSINESS DAYS IN ADVANCE

Know what's

R

31097.01

10/14/22

PAINTED PASTURES PHASE 1
LOTS 1001-1003 TOWNHOMES
TOWN OF SILT, COLORADO

SITE PLAN & BUILDING PERMIT SUBMITTAL

SOPRIS ENGINEERING LLC
502 MAIN STREET   SUITE A3  CARBONDALE CO 81623
(970)  704  0311   soprisengineering.com

CIVIL CONSULTANTS
Community Development
Town Staff & Contracted Services

- Nicole Centeno- Community Development Manager
- Dusti Tornes- Community Development Administrative Assistant
- Mark Chain- Contract Planner
- Bruce Stolbach- Contract Inspector/Plan Reviewer
- Aaron Kuhns- Contract Inspector
- Shums Coda- Contract Inspector/Plan Reviewer
Planning & Zoning

- Land Use Application Reviews & Processing
  - Special Use Permits
  - Variances
  - Annexations
  - Site Plan Reviews
  - Subdivisions
  - Development Agreements
  - Property Zoning
  - PUD Development
  - Subdivision Improvement Plans

- Building Permit Zoning Reviews
- Municipal Code Compliance
- Planning and Zoning Commission Liaison
- Coordinate Planning and Zoning Commission Monthly Meetings (Agenda’s, Minutes, Packets etc...)
- Attend BOT Meetings
- Zoning Compliance for Businesses
- Inquiry Research and Public Records Requests
Building & Inspections

- New Application Intake, Processing & Issuing Permits
  - Miscellaneous
  - Demolition
  - Excavation
  - Single Family Dwellings
  - Commercial
- Plan Review of New Applications
- Schedule and Complete Inspections
- Administering BEST Tests
- Process & Issue Contractor’s Licenses
- Issue Stop Work Orders, As Needed
- Data Entry, Organize Files and Scan Before Archived
- Garfield County, Census & State Updates
- Address Changes
Administration/Communication

- Economic Development
- Customer Service- Emails, Phone Calls, Website Inquiries & Walk-Ins
- Processing & Issuing Business and Vendor’s Licenses
- Website Development and Maintenance
- Social Media- Facebook & Instagram
- LED Sign Messaging
- Text My Gov Messaging
- BOT/P&Z Meetings
- Town Newsletters (Jeff creates the Town Newsletters)
- Manage the Office, for Efficiencies and Organization
Special Events

- Silt On Sale
- Arbor Day Tree Planting
- Silt Clean-Up
- Easter Egg Hunt
- Farmers’ Market
- Movie In The Park
- Party At The Pavilion
- Camp Badge
- Bike Rodeo
- Main Street Trick or Treat
- Family Fall Fest
- Chili Cook-Off
- White Christmas Tree Lighting Ceremony
- Polar Express
Recreation

- **Micro Soccer**
  - Spring Season
  - Fall Season

- **Basketball**
  - Boys Winter Season- 3rd/4th and 5th/6th Grade
  - Lil’ Dribblers Winter Season- Kinder-2nd Grade (New In 2022)
  - Girls Fall Season- 3rd/4th and 5th/6th Grade

- **Baseball**
  - T-Ball (Added In 2022)
  - Coach Pitch (New In 2023)

- **Rentals**
  - Parks and Sports Fields
  - Town Facilities- Chamber and Town Center
Town of Silt
Population 3,600
• Simply
• Irresistible
• Little
• Town
Introduction

The Town of Silt has experienced exponential growth over the past few years, with many projects in full swing and a few about ready to break ground!

This growth includes both residential and commercial projects.
Current Growth In Silt
## Projects Permitted

<table>
<thead>
<tr>
<th></th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Dwellings</td>
<td>18</td>
<td>41</td>
<td>72</td>
</tr>
<tr>
<td>Commercial</td>
<td>1</td>
<td>8</td>
<td>4</td>
</tr>
<tr>
<td>Excavation</td>
<td>22</td>
<td>9</td>
<td>47</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>28</td>
<td>112</td>
<td>139</td>
</tr>
</tbody>
</table>
Location, Location, Location
Silt’s Subdivisions

**Stoney Ridge**
Stoney Ridge Phase 1 and 3 are in the process of being developed, with Phase 2 in the approval process.

**Belle Vista**
Belle Vista, also know as Painted Pastures, is just about halfway built out of the first phase.

**Mira Loma**
Mira Loma/Iron Horse Mesa is located north of Town, with Phase 1 partially built, and the potential of five additional phases that will need to be platted.

**Spruce Meadows**
Spruce Meadows is almost built out, with only a couple remaining vacant lots available to develop.

**Camaro**
Camaro Phase 1 has been partially developed, with Phase 2 in the final approval process, expected to break ground in the Spring.
# Silt’s Subdivisions

<table>
<thead>
<tr>
<th>River Trace</th>
<th>River Run</th>
<th>Flying Eagle</th>
<th>Mesa View</th>
<th>Eagles View</th>
</tr>
</thead>
<tbody>
<tr>
<td>River Trace is located south of highway 6, and will include 96 apartment units, as well as a common area. Additional storage and commercial phases will be developed in the future.</td>
<td>River Run is a 70 unit project of 650 sq. ft. single family dwellings that function under a land lease agreement. All 70 units are permitted and pre-sold.</td>
<td>Flying Eagle is an established, built out, subdivision that consists of Single Family residences.</td>
<td>Mesa View Estates is located on the northeast corner, overlooking the Town. This single family subdivision is built out.</td>
<td>Eagles View is built out with single family and duplex residences.</td>
</tr>
</tbody>
</table>
## Silt’s Subdivisions

<table>
<thead>
<tr>
<th><strong>Tara Subdivision</strong></th>
<th><strong>Center Town Homes</strong></th>
<th><strong>Silt Trade Center</strong></th>
<th><strong>Rislende</strong></th>
<th><strong>Heron’s Nest</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tara subdivision is located on the far west side of Town. All single family lots are built out, however, there is a multi-family parcel vacant.</td>
<td>Center Town Homes is an established subdivision that has a couple of vacant lots.</td>
<td>Silt Trade Center is home to not only commercial, but employee housing as well. There are still vacant parcels that can be developed.</td>
<td>Rislende is located in the Divide Creek Center, and has been recently approved for mixed-use; to include residential, multi-family and commercial.</td>
<td>Heron’s Nest is in preliminary conversations about annexing back into Town limits.</td>
</tr>
</tbody>
</table>
Silt has many opportunities to continue the upwards growth that has taken place over the last couple of years!

Affordable Housing, Workforce Housing, Tiny Homes, Manufactured Homes, Stick Built Single Family Dwellings, Multi-Family Units and Commercial Growth are on going discussions that Silt has prioritized, and will continue efforts to facilitate!
## Established Subdivisions

<table>
<thead>
<tr>
<th>Name</th>
<th>Total Approved</th>
<th># Units Built</th>
<th>Under Construction</th>
<th>Vacant Lots</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stoney Ridge</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase 1</td>
<td>71</td>
<td>64</td>
<td>0</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Phase 2</td>
<td>41</td>
<td>0</td>
<td>0</td>
<td>41</td>
<td>Recently Sold- Being Developed</td>
</tr>
<tr>
<td>Phase 3</td>
<td>38</td>
<td>26</td>
<td>3</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Belle Vista (Painted Pastures)</td>
<td>70</td>
<td>31</td>
<td>6</td>
<td>33</td>
<td>3 Lots are multifamily</td>
</tr>
<tr>
<td>Mira Loma</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase 1- 35</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total- 210</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase 2</td>
<td>19</td>
<td>2</td>
<td>189</td>
<td></td>
<td>5 Other Phases - Unplatted</td>
</tr>
<tr>
<td>Spruce Meadows</td>
<td>98</td>
<td>91</td>
<td>2</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Camario</td>
<td>27</td>
<td>13</td>
<td>0</td>
<td></td>
<td>Phase 1</td>
</tr>
<tr>
<td></td>
<td>70</td>
<td>0</td>
<td>70</td>
<td></td>
<td>Phase 2</td>
</tr>
<tr>
<td>River Trace at Belle Vista</td>
<td>96 (apts)</td>
<td>0</td>
<td>33</td>
<td>63</td>
<td>2 Buildings are at framing/ 2 Buildings are at Excavating (.6 EQR)</td>
</tr>
<tr>
<td>River Run/KOA</td>
<td>70</td>
<td>17</td>
<td>53</td>
<td>0</td>
<td>Small SF homes - 680 SF Land Lease (.6 EQR)</td>
</tr>
<tr>
<td>Silt Trade Center</td>
<td>63</td>
<td>38</td>
<td>2</td>
<td>23</td>
<td></td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>854</strong></td>
<td><strong>299</strong></td>
<td><strong>101</strong></td>
<td><strong>440</strong></td>
<td></td>
</tr>
</tbody>
</table>
### New Developments In Transition

<table>
<thead>
<tr>
<th>Name</th>
<th>Total Approved</th>
<th># Units Built</th>
<th>Under Construction</th>
<th>Vacant Lots</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Divide Creek Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Request for CHFA Financing. Tax Credit Housing</td>
</tr>
<tr>
<td>NW – MF Lot</td>
<td>50 (up to 70)</td>
<td>0</td>
<td>0</td>
<td></td>
<td>PUD being modified. Foreseen as 50 units eventually</td>
</tr>
<tr>
<td>Rislende Event Center</td>
<td>Up to 50</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heron’s Nest</td>
<td>0 (up to 100)</td>
<td>0</td>
<td>0</td>
<td></td>
<td>Up to 100 Modulars/MH If able to get annexed</td>
</tr>
<tr>
<td>Totals</td>
<td>100-270</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Thank you