<table>
<thead>
<tr>
<th>ESTIMATED TIME</th>
<th>AGENDA ITEM</th>
<th>PUBLIC HEARING or ACTION ITEM</th>
<th>STAFF PRESENTER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Agenda</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5:30</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Roundtable discussion with additional discussion on the following topics:</td>
<td>Discussion Items</td>
<td></td>
</tr>
<tr>
<td></td>
<td>River Run</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Modular Homes</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Expectations that the Board and Commission have for each other</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Holding developers accountable</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:50</td>
<td>Adjournment</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
MEMORANDUM

TO: The Town of Silt Board of Trustees
FROM: Mark Chain, Planner M C
DATE: August 4, 2022
RE: Work Session with Planning Commission

The Planning Commission would like to touch base on the following:

**River Run.** Changes that have occurred over time. Maybe best to clarify and tighten up the zoning to some degree.

**Modular homes.** Town’s regulations discourage modular homes in general and there are also some underlying requirements in the town code which can prevent some homeowners from updating and improving their living situation. Staff and Planning Commission will be suggesting changes. They want to put this on the Board’s radar.
## TOWN OF SILT
### REGULAR BOARD OF TRUSTEES AGENDA
**MONDAY, AUGUST 8, 2022 – 7:00 P.M.**
**MUNICIPAL COUNCIL CHAMBERS**

### 5:30 p.m. – Joint work session between Board of Trustees and Planning Commission

<table>
<thead>
<tr>
<th>ESTIMATED TIME</th>
<th>AGENDA ITEM</th>
<th>PUBLIC HEARING or ACTION ITEM</th>
<th>STAFF PRESENTER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agenda</td>
<td></td>
<td>Tab A</td>
<td></td>
</tr>
<tr>
<td>7:00</td>
<td>Call to order</td>
<td></td>
<td>Mayor Richel</td>
</tr>
<tr>
<td>Pledge of Allegiance and Moment of Silence</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 7:05
**Public Comments** - Persons desiring to make public comment on items not on the agenda shall activate the “raise hand” function in the meeting program. For persons who will participate in the meeting by telephone, they should send an email by 5:00 p.m. on the day of the meeting to sheila@townofsilt.org indicating their desire to make public comment. For those attending in person, a “Sign in Sheet” is available in the Council Chambers. 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.

### 7:20
**Consent agenda –**

1. Minutes of the July 25, 2022 Board of Trustees meeting
2. Renewal of Retail Marijuana License for Rifle Remedies LLC dba Green Cross Silt

### 7:25
**Conflicts of Interest**

### 7:25
**Agenda Changes**

### 7:25
**First 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**

### 7:50
**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) (continuance recommenced to August 22, 2022)**

### 8:10
**Administrator and Staff reports**

### 8:15
**Updates from Board / Board Comments**

### 8:25
**Adjournment**

The next regularly scheduled meeting of the Silt Board of Trustees is Monday, August 22, 2022. Items on the agenda are approximate and intended as a guide for the Board of Trustees. “Estimated Time” is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Silt Town Clerk at 876-2353.
The Silt Board of Trustees held their regularly scheduled meeting on Monday, July 25, 2022. Mayor Richel called the meeting to order at 7:00 p.m.

---

**Roll call**

**Present**
- Mayor Keith Richel
- Mayor Pro-tem Kyle Knott
- Trustee Justin Brintnall
- Trustee Chris Classen
- Trustee Samuel Flores (remotely)
- Trustee Jerry Seifert

**Absent**
- Trustee Derek Hanrahan

Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Public Works Director Trey Fonner, 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 July 11, 2022 Board of Trustees meeting
2. Renewal of Retail Liquor License – Burning Mountain Pizza and Subs

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

---

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

---

**Agenda Changes** – There were no agenda changes.

---

**Rislende Planned Unit Development Rezoning and Subdivision Sketch Plan; aka Divide Creek Center PUD (continued discussion from June 27, 2022 and July 11, 2022)**

Planner Chain provided his presentation regarding the rezoning, stating that most of this has been addressed during prior meetings. He proceeded to go over the zoning for the Planned Unit Development, the site plan review and the phasing/development schedule. He stated that an agreement has been reached between the applicant and staff and recommends approval of the PUD rezone with his conditions as stated in the staff report. Planner Chain also went through the sketch plan and recommended approval.
There was discussion regarding the dedication of land/easements for the trail, access points to the river, the bike trail under County Road 311, passive and active parkland and the dedication of the land along the river and its benefits to the town. Attorney Sawyer explained that the Board could continue the public hearing and then direct staff to bring back an ordinance for the PUD rezone at the next meeting.

The public hearing was opened at 9:05 p.m. There were no comments and the hearing was closed at 9:06 p.m.

**Mayor Richel made a motion to approve the subdivision sketch plan as presented. Trustee Seifert seconded the motion, and the motion carried unanimously.**

**Mayor Richel then directed staff to bring back an ordinance for the PUD zoning consistent with the recommendations made by Planner Chain in his staff report along with Board input received tonight.**

**Mayor Pro-tem Knott made a motion to continue the public hearing for the PUD zoning to the August 8, 2022 meeting. Trustee Brintnall seconded the motion, and the motion carried unanimously.**

——

**Rislende ARADA (Amended and Restated Annexation and Development Agreement) Discussion**

Applicants Doug Pratte and Mitchell Weimer were present and went through their presentation which included the access along the county road and the path/easement proposed to be built by the applicant to access the river. Mr. Pratte also went over the amount of land that they would be dedicating in both active (2.3-acres) and passive parkland (.6-acres). He also commented about the underpass that they had hoped to construct under the bridge but it was determined that it would not be feasible but that they would construct a path on the 15’ easement down to the river during the appropriate time. He stated that a combination of all of the trails equal 1.2-acres that would go towards their parkland dedication. Mr. Pratte stated that they would also like a credit of .6-acres of passive parkland for the twelve acres of river dedication to the Town.

There was Board discussion about the dedication of the easement as parkland, recreational needs for youth and adults as well as the amount of use that the trails would receive. Mr. Weimer stated that they would be happy to increase the width of the trail in an effort to increase the sound barrier between the project and the interstate. They would also be open to creating a design that would provide for landscaping with perhaps benches to create more of a park like setting. Applicant Dennis Carruth stated that the trail could eventually serve as a regional trail connection and that he believes that the trail would be more aesthetically pleasing then what is being communicated tonight. Mr. Carruth added that he believes that the Town is getting a lot in terms of the entire river along with the connections to the river for fishing and boating access. He stated that if they were asked to do a soccer field complex it would be a multi-acre challenge and that it would totally disrupt the plan that their team is wanting to bring forward. He added that he understands what the Board wants to do, but that there are limitations.

There was continued discussion to require the applicant to provide 2.3-acres in actual parkland along with the trails that the applicant is already proposing. Attorney Sawyer clarified that there would be active parkland within the property. Some Board members also expressed how the
large amount of property that would be utilized towards the trail should be counted towards the parkland dedication. Attorney Sawyer summarized that the developers would get credit for the .6-acres of passive parkland for the dedication of the river, they would get credit for 1.4-acres in trails that would be developed and that they would be obligated to develop .9-acres in parks or pay a cash in lieu fee of up to 50%.

Attorney Sawyer also went over the improvements to be made such as the trail under county road 311 and the options available. Planner Chain stated that it is his opinion that it wouldn’t be feasible to put the trail under the bridge but to perhaps bring the trail along the west side of tract 4 and then cross the county road. There was additional discussion regarding the safest location of the trail and signage that would be needed.

Attorney Sawyer proceeded to go through the following changes that are being proposed to the various sections of the ARADA:

- Deferral of fees
- Non-potable water irrigation
- Other fees
- Parkland Dedications and River Access
- Water Rights Dedication
- Flood Study
- Drainage Improvements
- CDoT Access Permit
- Trails
- Existing Well and Septic
- Site Plan Review
- Existing Use of Property
- Zoning and Comprehensive Plan
- Issuance of Building Permits
- Vested Rights

Second reading of **Ordinance No. 12, Series 2022**, AN ORDINANCE OF THE TOWN OF SILT, COLORADO REFERRING TO THE REGISTERED ELECTORS OF THE TOWN OF SILT, AT THE NOVEMBER COORDINATED ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2022, A QUESTION ASKING WHETHER SECTIONS 5-3, 5-9, AND 2-2 OF THE TOWN CHARTER SHALL BE AMENDED TO CHANGE THE REGULAR MUNICIPAL ELECTION TO THE STATE OF COLORADO COORDINATED ELECTION IN NOVEMBER IN ODD NUMBERED YEARS, GIVE THE TOWN EXPRESS AUTHORITY TO PARTICIPATE IN COORDINATED ELECTIONS, AND CHANGE THE ELECTION FOR THE MAYOR AND TRUSTEES TO OCCUR IN NOVEMBER IN ODD NUMBERED YEARS.

Town Clerk McIntyre and Attorney Sawyer briefed the Board on this ordinance and its intent.

The public hearing was opened at 9:11 p.m. There were no comments and the hearing was closed at 9:12 p.m.

**Mayor Pro-Knott** made a motion to approve second reading of Ordinance No. 12, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO REFERRING TO THE REGISTERED ELECTORS OF THE TOWN OF SILT, AT THE NOVEMBER COORDINATED ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2022, A QUESTION ASKING
WHETHER SECTIONS 5-3, 5-9, AND 2-2 OF THE TOWN CHARTER SHALL BE AMENDED TO CHANGE THE REGULAR MUNICIPAL ELECTION TO THE STATE OF COLORADO COORDINATED ELECTION IN NOVEMBER IN ODD NUMBERED YEARS, GIVE THE TOWN EXPRESS AUTHORITY TO PARTICIPATE IN COORDINATED ELECTIONS, AND CHANGE THE ELECTION FOR THE MAYOR AND TRUSTEES TO OCCUR IN NOVEMBER IN ODD NUMBERED YEARS. Trustee Classen seconded the motion, and the motion carried unanimously.

Backflow and Cross Connection Control Program Discussion

Director Fonner went over his report explaining that Colorado Primary Drinking Water Regulation 11 requires that water suppliers that own and/or operate public water systems to protect the drinking water from potential contamination through cross connections. The Colorado Department of Public Health and Environment is responsible for ensuring that water suppliers comply with Section 11.39 of Regulation 11, effective 1, 2016.

CDPHE reviews a public water system’s backflow prevention and cross-connection control implementation procedure and records them during sanitary surveys to determine whether or not the water supplier is compliant with Section 11.39.

The Town has been making attempts to contact all of the property owners that are in need of a backflow or cross connection control device. Director Fonner stated that there are still 43 properties that are not in compliance and that they would all be receiving the attached letter that states that the Town would be required to shut-off their services until they come into compliance.

Park Projects Briefing

Administrator Layman started by saying that the 2022 budget contained funds to undertake a number of parks improvements plus the Town received a $200,000 grant (Conservation Trust Fund money) from Garfield County for other projects on our wish list that were scheduled for future years. Administrator Layman went through his slideshow presentation on each of the parks and the improvements that have taken place or are planned for in the future.

There was discussion about installing 5-6 horseshoe pits at the Community Center Park due to increased interest in this sport and the number of tournaments that now take place in the area. There was also discussion about a future water park somewhere in town and staff was asked to get an idea of what the cost would be to install both items.

June 2022 Financial Report

Treasurer Tucker went over the June 2022 financial report and answered questions. She added that budget would be starting next month.

Mosquito Surveillance Traps Update
Director Fonner went over the agreement that the Town has with Garfield County and provided a chart of the mosquitos that have been trapped this summer.

Administrator & Staff Comments

There were no reports or comments.

Updates from Board / Board comments

Trustee Flores thanked Water Department employee Victor Tellez for his work on the back flow program. He brought up the fact that Garfield County announced a 5% raise due to inflation to all of their employees and that the Town should keep this on their radar and be proactive. He also commented about the length of Board meetings lately and that maybe we should consider other options especially in terms of the larger developments so that they meetings don’t go past 10:00 p.m. Trustee Brintnall reminded everyone of Heyday that would be taking place on August 20. Trustee Classen stated that the parks look great. He also commented about an irrigation leak at Domelby Court and Main Street.

Mayor Richel recognized Trustee Flores’s comments stating that the Trustees all have the option of voting no on a motion to go past 10:00. He did agree that the larger projects could be handled through an additional meeting/work session. He commended staff for the amount of time that they have spent working on the Rislende project before it has even made it to the Board. He also asked that Town staff to pay attention while driving town vehicles and to make certain that they adhere to the rules of the road.

Adjournment

Mayor Pro-tem Knott made a motion to adjourn. Trustee Brintnall seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 10:05 p.m.

Respectfully submitted, Approved by the Board of Trustees

__________________________________  ____________________________
Sheila M. McIntyre, CMC  Keith B. Richel
Town Clerk  Mayor
TOWN OF SILT

MEDICAL MARIJUANA AND/OR RETAIL MARIJUANA STORE BUSINESS LICENSE
NEW AND RENEWAL APPLICATION

**NEW □ RENEWAL ☑**

<table>
<thead>
<tr>
<th>Applicant Name:</th>
<th>Applicant Address and Phone Number(s):</th>
<th>Social Security # or FEIN:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rifle Remedies, LLC</td>
<td>1435 Airport Road, Rifle, CO 81650 (970) 625-1053</td>
<td>27-1058405</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>dba (Doing Business As) Name:</th>
<th>Business Legal Name:</th>
<th>Business Phone Number(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Cross Silt</td>
<td>Rifle Remedies, LLC</td>
<td>(970) 876-4079</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Business Mailing Address:</th>
<th>Physical Business Address and Zoning District:</th>
<th>Landlord Name &amp; Mailing Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1435 Airport Road, Rifle, CO 81650</td>
<td>502 Front Street, Silt, CO 81652, B-3 Zoning</td>
<td>M&amp;M Ventures, Inc., 1435 Airport Road, Rifle, CO 81650</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Business Manager and Date of Birth:</th>
<th>Business Manager's Address and Phone #:</th>
<th>E-Mail:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daniel A. Mackin</td>
<td>1230 Standing Deer Drive, Silt, CO 81652</td>
<td><a href="mailto:siltm@green-crosscolorado.com">siltm@green-crosscolorado.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Business Owners (all must be listed) and Dates of Birth:</th>
<th>Business Owners Addresses and Phone #:</th>
<th>Owners' Social Security Numbers:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daniel A. Mackin</td>
<td>1230 Standing Deer Drive, Silt, CO 81652 (970) 309-6916</td>
<td>[Redacted]</td>
</tr>
<tr>
<td>Michael D. Miller</td>
<td>0208 County Road 227, Rifle, CO 81650 (970) 379-3419</td>
<td>[Redacted]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>US Citizen:</th>
<th>YES ☑ NO ☐</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Hours of Operation:</th>
<th>Days of Operation:</th>
<th>Business Square Footage:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sun-Thurs 10AM-8PM, Fri-Sat 10AM-9PM</td>
<td>every day</td>
<td>1,200 sf.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Nature of Business (as you would like it described on your license):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail marijuana sales</td>
</tr>
</tbody>
</table>

Medical/Retail Marijuana Business License Application 7/13/21
TYPE OF BUSINESS:

☐ Medical Marijuana Store (requires a public hearing) – List of Products:

☒ Retail Marijuana Store (requires a public hearing) – List of Products:

☐ Medical/Retail Marijuana Store (requires a public hearing) – List of Products:

Marijuana, marijuana edibles, tinctures, salves, topicals, marijuana concentrates, CBD products, smoking accessories and apparel.

TYPE OF OWNERSHIP:

☐ Corporation ☑ Limited Liability Company ☐ Partnership ☐ Sole Proprietorship ☐ Franchise

☐ Non-profit Corporation (attach IRS Letter of Determination) ☐ Other ____________________________

STATE LICENSES (COPIES MUST BE ATTACHED TO THIS APPLICATION, IF AVAILABLE):

☒ State Medical/Retail Marijuana License #(s) 4028 - 00259 ☑ FEIN # 27-1058405

☐ State Health Department License # ____________________________ ☑ State Sales Tax # 00001 (registered Silt as home base)

REQUIRED DECLARATIONS:

1. Has the applicant or any of the owners of this business been denied a medical marijuana or retail marijuana business or liquor license or similar State or local license, or had such a license suspended or revoked? If yes, please explain on a separate sheet of paper.

☐ Yes ☑ No

2. Has the applicant or any of the owners of this business been convicted of a felony or has completed any portion of a sentence due to a felony conviction within the past 5 years, or has the applicant or any of the owners completed any portion of a sentence for a conviction of a felony regarding the possession, distribution, manufacturing, cultivation or use of a controlled substance within the past 10 years? If yes, please explain on a separate sheet of paper.

☐ Yes ☑ No

3. Is the applicant and the owners or manager U.S. Citizens and Colorado residents of two years and twenty-one (21) years of age or older? If no, please explain on a separate sheet of paper.

☒ Yes ☐ No

4. Is the applicant or any of the owners a law officer and/or employee of the State or local licensing authority?

☐ Yes ☐ No

5. Has a transfer of capital stock, change in principal officers or directors, transfer of membership interest or managers occurred?

☐ Yes ☐ No

6. Does the business utilize any hazardous, toxic or flammable materials? If so, please list out which kind, quantities, and for what purpose.

☐ Yes ☑ No

7. Is your business a change of use or occupancy for this location? (If a change of use, then two sets of registered design professional stamped plans are required. Please go to: http://townofsilt.org to apply for a building permit.)

☐ Yes ☑ No

8. Will there be ANY remodeling or building alterations? (Please go to: http://townofsilt.org to apply for a building permit.)

☐ Yes ☑ No

9. If renewal, have you added any space to your previous square footage?

☐ Yes ☑ No

10. Will you be installing a new sign or changing an existing sign?

☐ Yes ☑ No
**Fee Schedule:**

1. New license application for medical/retail marijuana store. $5000.00
2. Renewal license application for medical/retail marijuana store. $2000.00

- A change of ownership requires a new license application and fee.
- A license must be obtained for each marijuana establishment location.
- A license is valid for one year

**required Attachments:**

- Completed copy of the State Medical/Retail Marijuana application(s) (as submitted to the State) □
- Copy of State Sales Tax License Application (renewal only if different) Renewal - unchanged □
- Copies of Articles of Incorporation or Partnership/Operating Agreements (renewal only if different) Renewal - unchanged □
- Lease or Deed for Premises, listing the business as the Owner or Lessee (renewal only if different) Renewal - unchanged □
- Floor plan diagram, drawn to scale, showing public medical/retail store area and private areas (offices, etc), as well as secured areas for marijuana storage. (renewal only if different) Renewal - unchanged □
- Completed fingerprint card(s) for applicant, manager, and all owners, with a cashier’s check or money order for $39.50 made payable to CBI for each card. (renewal only if different) Renewal - unchanged □
- All necessary Town fees, in checks payable to the Town of Silt.

**Required Approvals Prior to Issuance of Initial License:**

1. **Town of Silt Community Development Department:**

   Please contact the Community Development Department at 970-876-2353, ext. 108 to confirm zoning.
   
   ZONING District: □ B-3 □ Zoning Use Correct? □ Yes □ No
   Date of application __________________ Date of Planning Commission Hearing __________________
   Date of Notice in the Paper __________________ Date of Notice to 200' property owners' __________________
   Date of Board of Trustees Hearing __________________ Date of Approval __________________
   License and Certificate Issued? □ Yes □ No

   Does medical/retail store meet setback of 500' from another licensed medical/retail marijuana store? □ Yes □ No
   Does medical/retail store meet setback of 500' from private or public school, daycare or preschool that is located outside of a commercial zone district? □ Yes □ No
   Date of Board of Trustees public hearing __________________
   Date of Notice in the Paper __________________ Date of posting notice at establishment __________________
   Date of Approval __________________ Conforming Sign: □ Yes □ No
   □ Approved □ Denied □ Held
   Reason if held __________________
   Zoning Administrator Signature: __________________ Date: __________________
   Comments: __________________
2. **Town of Silt Building Department:**

Please go to: [http://townofsilt.org](http://townofsilt.org) or apply at Community Development Department for a building permit to schedule a medical/retail marijuana store building life safety inspection.

☐ Change of Location ☐ Approved ☐ Denied ☐ Held

Reason if held ____________________________

Building Official Signature: ____________________________ Date: ____________

Comments:

3. **Town of Silt Police Department:**

Town staff will contact the Town of Silt Police Department for review.

☐ Approved ☐ Denied ☐ Held

Reason if held ____________________________ Date: ____________

Police Chief Signature: ____________________________ Date: ____________

Comments:

**PLEASE READ CAREFULLY AND INITIAL THE FOLLOWING STATEMENTS:**

1. I have obtained and examined a copy of all ordinances pertaining to the regulation of marijuana, and I agree to abide by and conform to all of the conditions of any license issued to me thereunder. [http://townofsilt.org/ordinances](http://townofsilt.org/ordinances/).

2. I understand an approved and issued business license is required to conduct business within the Town of Silt. I fully understand and will comply with all the rules and regulations of the State and the Town of Silt. It is my responsibility to acquire all necessary approvals for this application, and to submit a completed application annually with appropriate fees to the Town Clerk. Finally, this application is complete and correct to the best of my knowledge.

3. I will operate my establishment in a safe manner that does not endanger the public welfare, and will post all licenses in a conspicuous location at the marijuana establishment(s).

4. I understand that the Town accepts no legal liability in connection with the approval and subsequent operation of the medical/retail marijuana-based business.

5. I understand that by accepting a medical/retail marijuana business license issued pursuant to the ordinances of the Town of Silt, the licensee, jointly and severally if more than one, agrees to indemnify and defend the Town, its officers, elected officials, employees, attorneys, agents, insurers, and self-insurance pool against all liability, claims, and demands, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with the operation of the medical marijuana business that is the subject of the license. The licensee further agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims, or demands at its expense, and to bear all other costs and expenses related thereto, including court costs and attorney fees.
PLEASE SIGN AND DATE BELOW

[Signature]
Signature of Applicant

Daniel A. Meskin  Owner/Manager  7/18/2022
Print Applicant Name  Title  Date

FOR OFFICE USE ONLY

☐ Paid  Date of Completed Application  Received by

The Local Licensing Authority shall approve, deny, or conditionally approve a pending application within 45 days from the receipt of a completed application.

Inspections completed: Yes  No  ☐

Application Approved  ☐ or Denied  ☐

Clerk Signature

If Denied, please state reason:

If Renewal and applicable, confirmed with Town Treasurer that sales tax has been collected  ☐

Treasurer Signature

Revoked or suspended  Date  by  

Reason:
# Renewal Application Required Disclosures

- Provide a copy of the Local Licensing Authority or Local Jurisdiction approval, licensure, and/or documentation demonstrating timely submission of pending local license renewal application.

- Provide a list of any sanctions, penalties, assessments or cease and desist orders imposed by any securities regulatory agency, including but not limited to, the United States Securities and Exchange Commission or the Canadian Securities Administrators.

---

### First renewal of the year for each entity must include the following:

- **Consolidated Financial Statements** - (which may be prepared on either a calendar or fiscal year basis) that were prepared in the preceding 365 days, and which must include a balance sheet, a cash flow statement, and a profit and loss statement. (See separate PTC requirements on PTC Addendum)
  - [ ] Audited (required for PTC only)
  - [ ] Not Audited
  - [ ] If available online, cite location __________

- A copy of any contracts, agreements, royalty agreements, equipment leases, financing agreement, security contract or any other IFIH required to be disclosed by Rule 2-230(A)(3).

- A copy of any management agreement(s).

- **Tax Documents** - Documentation or statement establishing compliant return filing and payment of taxes related to any RMB, in which the Person is, or was, required to file and pay taxes. (Please do not send entire tax return).

---

### Provide each of the following (only if changed since the last submission):

- [ ] **Organizational Documents** - Indicate which document is being provided.
  - [ ] Articles of Incorporation
  - [ ] By-Laws
  - [ ] Operating Agreement for LLC
  - [ ] Partnership Agreement for partnership
  - [ ] Shareholder agreement
  - [x] No Change

- [ ] **Corporate Governance Documents** - Indicate which document is being provided.
  - [ ] Required for Publicly Traded Companies
  - [x] Permitted, but not required for Privately held companies

- [x] **Certificate of Good Standing** from jurisdiction where Entity was formed. (Must be U.S. or country that authorizes the sale of marijuana).

- [x] No Change

- [ ] **Proof of Possession of Licensed Premises**. Provide all applicable amendments and/or extensions. Indicate which document is being provided.
  - [ ] Deed
  - [ ] Lease
  - [ ] Sublease
  - [ ] Rental Agreement
  - [ ] Contract
  - [x] No Change

- **Facility Diagrams** - Provide a legible and accurate diagram for the facility. The diagram must include a plan for the Licensed Premises and a separate plan for the Security/Surveillance, including camera location, number and direction of coverage. If the diagram is larger than 8.5x11 inches, the Licensee must also provide a PDF copy of the diagram. (Indicate which document is being provided)
  - [ ] Licensed Premises
  - [ ] Security and Surveillance
  - [x] No Change

- [x] **Organizational Chart**, including the identity and ownership percentage of all CBO's.

---

### RMB - Regulated Marijuana Business

### CBO - Controlling Beneficial Owner

### PBO - Passive Beneficial Owner

### IFIH - Indirect Financial Interest Holder

### QII - Qualified Institutional Investor

### QPF - Qualified Private Fund

### PTC - Publicly Traded Company

---

### Affirmation of complete application

<table>
<thead>
<tr>
<th>Signature</th>
<th>Printed Name</th>
<th>Date (MM/DD/YYYY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Signature]</td>
<td>Daniel A. Meskin</td>
<td>07/18/2022</td>
</tr>
</tbody>
</table>

---

DR 8529 (06/16/22)
Colorado Marijuana Licensing Authority

Regulated Marijuana Business License Renewal Application

<table>
<thead>
<tr>
<th>License Types &amp; Fees (See Application Checklist for details on license types and fees.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>❑ Retail Marijuana Store</td>
</tr>
<tr>
<td>□ Retail Marijuana Cultivation Facility (Select Tier)</td>
</tr>
<tr>
<td>□ Retail Marijuana Testing Facility</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>□ Medical Marijuana Store</td>
</tr>
<tr>
<td>□ Medical Marijuana Products Manufacturer</td>
</tr>
<tr>
<td>□ Medical Marijuana Testing Facility</td>
</tr>
<tr>
<td>□ Medical Marijuana Business Operator</td>
</tr>
<tr>
<td>□ Medical Marijuana Transporter</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

Applicant's Legal Business Name (Please Print)  Rifle Remedies, LLC

Registered Trade Name (DBA)  Marijuana License Number  402R-00259

Green Cross Silt

Federal Taxpayer ID  27-1058405

Affiliated Colorado Sales Tax License #  04275661-0004

Name of Registered Agent (with CO SoS)  Rifle Remedies, LLC

Physical Address

Street Address of Marijuana Business (include unit number)  502 Front Street

City  Silt

County  Garfield

State  CO

ZIP  81652

Business Phone Number  (970) 876-4079

Email Address  silt@greencrosscolorado.com

Mailing Address (if different from Business Address) *Correspondence and licenses will be mailed to this address.*

Address (include unit or apartment number)  1435 Airport Road

City  Rifle

County  Garfield

State  CO

ZIP  81652

Primary Contact Person

Primary Contact Person for Business  Dan Meskin

Primary Contact Phone Number  (970) 309-6966

Primary Contact Email Address  meskindan@hotmail.com
1. Do you have legal possession of the licensed premises?  
   Yes  No

2. Is the licensee (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation) under the age of twenty-one years?  
   No

3. Has the applicant or any business entity owned by the applicant ever owned or applied for a Marijuana license in this or any other jurisdiction, foreign or domestic that has been subject to any of the following actions since the last renewal: (1) denial; (2) surrender; (3) order to show cause; (4) suspension; (5) fine; (6) revocation; (7) stipulation or settlement; (8) withdrawn. If YES, provide details on a separate sheet, including jurisdiction, type of action, and date of action.

4. In the past year, has the licensee (including all parent or subsidiary companies, if any) had a tax lien filed against it, or become delinquent in the payment or filing of any taxes, interest, penalties or judgments owed to the State of Colorado. If YES, explain in detail on a separate sheet and attach copies of all available documentation.

5. In the past year, has the licensee (including all parent or subsidiary companies, if any) been indicted, served with a criminal summons, charged with, or convicted of ANY crime or offense in any manner? Include ALL offenses regardless of class of crime or outcome, even if the charges were dismissed or you were found not guilty. If YES, explain in detail on a separate sheet and attach it to your application. Provide official documentation from the court showing the final disposition for any felony charge or those related to a controlled substance. (Sealed or expunged non-convictions need not be disclosed.)

6. Within the last 12 months, has there been a change in ownership or ownership allocation, a transfer of stock, a change in the incorporation or in the corporate by-laws, or any other change affecting ownership or organizational structure of the licensee or its subsidiaries/affiliates? If YES, explain in detail on a separate sheet and attach copies of all available documentation concerning the changes. (i.e. New operating agreement)

Ownership Structure
List all CBOs 10% or greater and all Executive Officers, Managers and any other individual and/or entity that Controls the RMB

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Owner/Manager</th>
<th>Direct Ownership % in Owner Entity</th>
<th>Direct Ownership % in RMB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daniel A. Meskin</td>
<td>Title</td>
<td>Owner/Manager</td>
<td>Direct Ownership % in Owner Entity</td>
<td>Direct Ownership % in RMB</td>
</tr>
<tr>
<td>Michael D. Miller</td>
<td>Title</td>
<td>Owner/Manager</td>
<td>Direct Ownership % in Owner Entity</td>
<td>Direct Ownership % in RMB</td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
<td>Owner/Manager</td>
<td>Direct Ownership % in Owner Entity</td>
<td>Direct Ownership % in RMB</td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
<td>Owner/Manager</td>
<td>Direct Ownership % in Owner Entity</td>
<td>Direct Ownership % in RMB</td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
<td>Owner/Manager</td>
<td>Direct Ownership % in Owner Entity</td>
<td>Direct Ownership % in RMB</td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
<td>Owner/Manager</td>
<td>Direct Ownership % in Owner Entity</td>
<td>Direct Ownership % in RMB</td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
<td>Owner/Manager</td>
<td>Direct Ownership % in Owner Entity</td>
<td>Direct Ownership % in RMB</td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
<td>Owner/Manager</td>
<td>Direct Ownership % in Owner Entity</td>
<td>Direct Ownership % in RMB</td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
<td>Owner/Manager</td>
<td>Direct Ownership % in Owner Entity</td>
<td>Direct Ownership % in RMB</td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
<td>Owner/Manager</td>
<td>Direct Ownership % in Owner Entity</td>
<td>Direct Ownership % in RMB</td>
</tr>
<tr>
<td>Name</td>
<td>Title</td>
<td>Owner/Manager</td>
<td>Direct Ownership % in Owner Entity</td>
<td>Direct Ownership % in RMB</td>
</tr>
</tbody>
</table>

7. Are there any outstanding options and/or warrants or other contracts, that may be exercised into an Owner's Interest in the RMB within the next 60 days that would constitute a CBO?  
   Yes  No *If YES, attach list of persons

8. Are there any other Persons, other than those listed in the Ownership Structure, that can Control the RMB?  
   Yes  No *If YES, attach list of persons

9. Are any owners renewing their Owners Licenses with this application?  
   If YES, then each must submit the Owner Renewal Applications (DR 8516 & DR 8581 - see website)  
   Yes  No
10. Has the applicant exercised reasonable care to confirm that its CBO's, PBO's (that are Non-Objecting PBO's), Qualified Institutional Investors and Indirect Financial Interest Holders are NOT Person(s) prohibited under Section C.R.S. 44-10-307? (Publicly Traded Companies excluded; If NO, explain on a separate sheet)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

11. Have any CBO's been removed or moved to PBO ownership status since the prior application? If YES, list and explain.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Local Licensing Authority (To be filled out by licensee) Include copy of Local License or Approval

<table>
<thead>
<tr>
<th>Local Licensing Authority</th>
<th>Town of Silt</th>
<th>Local Licensing Authority Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Sheila McIntyre</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contact Phone</th>
<th>Contact Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>(970) 876-2353</td>
<td><a href="mailto:sheila@townofsilt.org">sheila@townofsilt.org</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current License Status With Local Authority</th>
<th>Date of Expiration</th>
</tr>
</thead>
<tbody>
<tr>
<td>current and valid</td>
<td>10/1/2022</td>
</tr>
</tbody>
</table>

### Indirect Financial Interest Holder - List those with 2 or more interests (PBO, lease, Intellectual Property agreements, finance and/or equipment lease agreements, etc.) or loans that are 50% or more of the operating capital as defined in Rule 2-230-1(A)(3).

<table>
<thead>
<tr>
<th>Name of Interest Holder</th>
<th>Date of Birth (MMDDYYYY)</th>
<th>FEIN/SSN</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>List Types of Interests</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Interest Holder</th>
<th>Date of Birth (MMDDYYYY)</th>
<th>FEIN/SSN</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>List Types of Interests</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Interest Holder</th>
<th>Date of Birth (MMDDYYYY)</th>
<th>FEIN/SSN</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>List Types of Interests</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Interest Holder</th>
<th>Date of Birth (MMDDYYYY)</th>
<th>FEIN/SSN</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>List Types of Interests</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Interest Holder</th>
<th>Date of Birth (MMDDYYYY)</th>
<th>FEIN/SSN</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>List Types of Interests</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>
## Affirmation & Consent

I, ______________ Daniel A. Meskin ______________, as an owner for the applicant business, state under penalty for offering a false instrument for recording pursuant to 18-5-114 C.R.S. that the entire Renewal License Application statements, attachments, and supporting schedules are true and correct to the best of my knowledge and belief, and that this statement is executed with the knowledge that misrepresentation or failure to reveal information requested may be deemed sufficient cause for the refusal to issue a Marijuana license by the State Licensing Authority. Further, I am aware that later discovery of an omission or misrepresentation made in the above statements may be grounds for denial of the marijuana business application. I am voluntarily submitting this application to the Colorado Marijuana Licensing Authority, under oath, with full knowledge that I may be charged with perjury or other crimes for intentional omissions and misrepresentations pursuant to Colorado law or for offering a false instrument for recording pursuant to 18-5-114 C.R.S. I further consent to any background investigation necessary to determine my present and continuing suitability and that this consent continues as long as I hold a Colorado Marijuana License.

**Note:** If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your banking account(s) electronically.

---

### Print Full Legal Name of Owner clearly below:

<table>
<thead>
<tr>
<th>Applicant's Legal Business Name</th>
<th>Trade Name (DBA)</th>
<th>Green Cross Silt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rifle Remedies, LLC</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant's Last Name (Please Print)</th>
<th>Applicant's First Name</th>
<th>Applicant's Middle Name</th>
<th>Signature</th>
<th>Date (MM/DD/YYYY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meskin</td>
<td>Daniel</td>
<td>Ari</td>
<td></td>
<td>07/18/2022</td>
</tr>
</tbody>
</table>

**Confidential Document:** This document is the property of the Colorado Marijuana State Licensing Authority and the Colorado Marijuana Enforcement Division, and is provided for Official Use Only. This document may not be further reproduced nor its contents disclosed without the written permission of the Division or State Licensing Authority.
# Tax Check Authorization and Request To Release Information

I, Daniel A. Meskin, am signing this waiver on behalf of Rifle Remedies, LLC (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documents that would otherwise be confidential. If I am signing this waiver for someone other than myself, I certify that I have the authority to execute this waiver on behalf of the Applicant/Licensee.

The information and documentation obtained pursuant to this waiver will be used in connection with the Applicant/Licensee's application or licensure with the Colorado Marijuana Enforcement Division, which requires proof of compliance with certain tax obligations pursuant to several statutory provisions, including sections 44-10-202(1) and 44-10-307(1)(e), C.R.S.

This waiver is made pursuant to section 39-21-113(4), C.R.S.; and any other similar law or ordinance concerning the confidentiality of tax returns and return information. This waiver shall be valid while the application is pending and, if the application is approved, (1) for one year from the date of licensure or; (2) if applying for an employee license under the medical marijuana code, for two years from the date of licensure. If the license is administratively continued pursuant to section 44-10-314 C.R.S., this waiver shall be valid until the state licensing authority takes final action to approve or deny the renewal of the license. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license.

Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority release the following information and supporting documentation to the Colorado Marijuana Enforcement Division, which is acting as Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to obtain the information specified below.

1. Whether the Applicant/Licensee has failed to file any state tax return with the Colorado Department of Revenue or any other state or local taxing authority by the required due date (determined with regard to any extension(s) of time for filing) for any tax year for which filing of a return might have been required.

2. Whether the Applicant/Licensee has failed to pay any tax, penalty, or interest liability within 30 days of the date on which the Colorado Department of Revenue or any other state or local taxing authority gave notice of the amount due and requested payment.

3. Whether the Applicant/Licensee has entered into a payment plan with the Colorado Department of Revenue or any other state or local taxing authority and whether Applicant/Licensee is current on any payments required by said payment plan.

---

| Applicant/Licensee authorizes the Colorado Department of Revenue and any other state or local taxing authority to release any additional information or documentation necessary to answer the questions above. Applicant/Licensee authorizes the Colorado Marijuana Enforcement Division and its legal representatives to use the information and documentation obtained from the Colorado Department of Revenue and any other state or local taxing authority in any administrative action regarding the application or license. To assist the Colorado Department of Revenue and any other state or local taxing authority locate the tax records, Applicant/Licensee is voluntarily providing the following information (please type or print). |

<table>
<thead>
<tr>
<th>Applicant's Name (Individual/Business)</th>
<th>Social Security Number/Tax Identification Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daniel A. Meskin / Rifle Remedies, LLC</td>
<td>27-1058405</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address</th>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>1230 Standing Deer Drive</td>
<td>Silt</td>
<td>CO</td>
<td>81652</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Home Telephone Number</th>
<th>Business/Work Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>(970) 309-6966</td>
<td>(970) 876-4079</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Legal Last Name (Please Print)</th>
<th>Legal First Name</th>
<th>Full Middle Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meskin</td>
<td>Daniel</td>
<td>Ari</td>
</tr>
</tbody>
</table>

Applicant's Signature

Signature of Marijuana Enforcement Division agent presenting this request

房企 07/18/2022

房企 07/18/2022
Investigation Authorization/Authorization to Release Information

I, ________________________________, as an owner for this licensee, hereby authorize the Colorado Marijuana Licensing Authority, the Marijuana Enforcement Division, (hereafter, the Investigatory Agencies) to conduct a complete investigation into the background of the person(s) and/or entity, using whatever legal means they deem appropriate. I hereby authorize any person or entity contacted by the Investigatory Agencies to provide any and all such information deemed necessary by the Investigatory Agencies. I hereby waive any rights of confidentiality in this regard. I understand by signing this authorization, a financial record check may be performed. I authorize any financial institution to surrender to the Investigatory Agencies a complete and accurate record of such transactions that may have occurred with that institution, including, but not limited to, internal banking memoranda, past and present loan applications, financial statements and any other documents relating to my personal or business financial records in whatever form and wherever located. I authorize the release of this type of information, even though such information may be designated as “confidential” or “non-public” under the provisions of state or federal laws. I understand by signing this authorization, a criminal history check will be performed. I authorize the Investigatory Agencies to obtain and use from any source, any information concerning me contained in any type of criminal history record files, wherever located. I understand the criminal history record files contain records of arrests which may have resulted in a disposition other than a finding of guilt (i.e., dismissed charges, or charges that resulted in a not guilty finding). I understand the information may contain listings of charges that resulted in suspended imposition of sentence, even though I successfully completed the conditions of said sentence and was discharged pursuant to law. I authorize the release of this type of information, unless sealed or expunged by the court of record, even though this record may be designated as “confidential” or “non-public” under the provisions of state or federal laws.

The Investigatory Agencies reserve the right to investigate all relevant information and facts to their satisfaction. I understand the Investigatory Agencies may conduct a complete and comprehensive investigation to determine the accuracy of all information gathered. However, the State of Colorado, Investigatory Agencies, and other agents or employees of the State of Colorado shall not be held liable for the receipt, use, or dissemination of inaccurate information. I, on behalf of the applicant business, its legal representatives, and assigns, hereby release, waive, discharge, and agree to hold harmless, and otherwise waive liability as to the State of Colorado, Investigatory Agencies, and other agents or employees of the State of Colorado for any damages resulting from any use, disclosure, or publication in any manner, other than a willfully unlawful disclosure or publication, of any material or information acquired during inquiries, investigations, or hearings, and hereby authorize the lawful use, disclosure, or publication of this material or information. Any information contained within my application, contained within any financial or personnel record, or otherwise found, obtained, or maintained by the Investigatory Agencies, shall be accessible to law enforcement agents of this or any other state, the government of the United States, or any foreign country.

Print Full Legal Name of Owner clearly below:

Applicant's Legal Business Name
Rifle Remedies, LLC

Trade Name (DBA)
Green Cross Silt

Applicant's Last Name (Please Print)
Meskin

Applicant's First Name
Daniel

Applicant's Middle Name
Ari

Signature

Date (MMDDYYYY)
07/18/2022

Confidential Document: This document is the property of the Colorado Marijuana State Licensing Authority and the Colorado Marijuana Enforcement Division, and is provided for Official Use Only. This document may not be further reproduced nor its contents disclosed without the written permission of the Division or State Licensing Authority.
Applicant's Request to Release Information

TO: (Leave this Blank)  FROM: (Applicant's Printed Name)  
Daniel A. Meskin

1. I/We hereby authorize and request all persons to whom this request is presented having information relating to or concerning the above named applicant to furnish such information to a duly appointed agent of the Marijuana Enforcement Division whether or not such information would otherwise be protected from the disclosure by any constitutional, statutory or common law privilege.

2. I/We hereby authorize and request all persons to whom this request is presented having documents relating to or concerning the above named applicant to permit a duly appointed agent of the Marijuana Enforcement Division to review and copy any such documents, whether or not such documents would otherwise be protected from disclosure by any constitutional, statutory, or common law privilege.

3. If the person to whom this request is presented is a brokerage firm, bank, savings and loan, or other financial institution or an officer of the same, I/We hereby authorize and request that a duly appointed agent of the Marijuana Enforcement Division be permitted to review and obtain copies of any and all documents, records or correspondence pertaining to me/us, including but not limited to past loan information, notes co-signed by me/us, checking account records, savings deposit records, safe deposit box records, passbook records, and general ledger folio sheets.

4. I/We do hereby make, constitute, and appoint any duly appointed agent of the Colorado Marijuana Enforcement Division, my/our true and lawful attorney in fact for me/us in my/our name, place, stead, and on my/our behalf and for my/our use and benefit:

   (a) To request, review, copy sign for, or otherwise act for investigative purposes with respect to documents and information in the possession of the person to whom this request is presented as I/we might;

   (b) To name the person or entity to whom this request is presented and insert that person's name in the appropriate location in this request:

   (c) To place the name of the agent presenting this request in the appropriate location on this request.

5. I grant to said attorney in fact full power and authority to do, take, and perform all and every act and thing whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I/we might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that said attorney in fact, or his substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted.

6. This power of attorney ends twenty-four (24) months from the date of execution.

7. The above named applicant has filed with the Colorado Marijuana Licensing Authority an application for a Marijuana license. Said applicant understands that it is seeking the granting of a privilege and acknowledges that the burden of proving its qualifications for a favorable determination is at all times on the applicant.

8. I/We do, for myself/ourselves, my/our heirs, executors, administrators, successors, and assigns, hereby release, remise, and forever discharge the person to whom this request is presented, and his agents and employees from all and all manner or actions, causes of action, suits, debts, judgments, executions, claims, and demands whatsoever, known or unknown, in law or equity, which the applicant ever had, now has, may have, or claims to have against the person to whom this request is being presented or his agents or employees arising out of or by reason of complying with the request.

9. A reproduction of this request by photocopying or similar process shall be for all intents and purposes as valid as the original.

Applicant's Legal Business Name  
Rifle Remedies, LLC

Trade Name (DBA)  
Green Cross Silt

Applicant's Last Name (Please Print)  FIRST NAME  FULL MIDDLE NAME
Meskin  Daniel  Ari

Signature

Date (MM/DD/YYYY)  
07/18/2022
AFFIRMATION OF REASONABLE CARE – PRIVATE COMPANY

Pursuant to section 44-10-309(4) C.R.S. and Rule 2-230(D), Applicant or Licensee affirms that, prior to submission of this application, it exercised reasonable care to confirm its Passive Beneficial Owners, (including any Qualified Institutional Investors) and Indirect Financial Interest Holders, are not Persons prohibited from being issued or holding a license by section 44-10-307 C.R.S., or otherwise restricted from holding an interest under the Colorado Regulated Marijuana Business Code. An Applicant's or Licensee's failure to exercise reasonable care is a basis for denial, fine, suspension, revocation or other sanction by the State Licensing Authority.

I, ____________________________, as Controlling Beneficial Owner or Manager for

______________________________, state under penalty of perjury, pursuant to §18-8-503, that the foregoing is true and correct to the best of my knowledge, information and belief.

Signature

Date (MMDDYYYY)

07/18/2022

AFFIRMATION OF REASONABLE CARE – PUBLICLY TRADED CORPORATION

Pursuant to section 44-10-309(5) C.R.S. and Rule 2-230(D), Applicant or Licensee affirms that, prior to submission of this application, it exercised reasonable care to confirm its Non-objecting Passive Beneficial Owner, (including any Qualified Institutional Investors) and Indirect Financial Interest Holders, are not Persons prohibited from being issued or holding a license by section 44-10-307 C.R.S., or otherwise restricted from holding an interest under the Colorado Regulated Marijuana Business Code. An Applicant's or Licensee's failure to exercise reasonable care is a basis for denial, fine, suspension, revocation or other sanction by the State Licensing Authority.

I, ____________________________________________, as Controlling Beneficial Owner or Manager for

__________________________________________, state under penalty of perjury, pursuant to §18-8-503, that the foregoing is true and correct to the best of my knowledge, information and belief.

Signature

Date (MMDDYYYY)
Addendum A - Renewal Business Application

Publicly Traded Company (PTC)

Please provide:

<table>
<thead>
<tr>
<th>Stock Trading Symbol</th>
<th>Name of Exchange(s) Traded On</th>
<th>NAICS/SIC Code</th>
</tr>
</thead>
</table>

Identify all regulatory agencies with oversight over the PTC’s securities

Reporting agencies required reports submitted on:

<table>
<thead>
<tr>
<th>Date of Registration with the Department of Regulatory Agencies (DORA)</th>
<th>Number</th>
</tr>
</thead>
</table>

List of Sanctions, penalties, assessments, or cease and desist orders by any securities regulatory agency, including but not limited to the United States Securities and Exchange Commission or the Canadian Securities Administrators. (Separate sheet)

Provide the most recent list of Non-Objecting Beneficial owners possessed by the PTC (First renewal of the year only).

If there have been any changes in the business objectives of the Publicly Traded Company, provide documentation that establishes the PTC still qualifies to hold a RMB license as referenced in section 44-10-103 (50) C.R.S.

Documents requiring divestiture of any CBO that is prohibited by section 44-10-307 C.R.S. that has had his or her Owner’s License revoked or has been found unsuitable.

If the Applicant or RMB is required to have audited financial statements by another regulator (e.g. United States Securities and Exchange Commission or the Canadian Securities Administrators) the financial statements provided to the Division must be audited and must also include all footnotes, schedules, auditors’ report(s), and auditor’s opinion(s). If the financial statements are publicly available on a website (e.g. EDGAR or SEDAR), the Applicant or RMB may provide notification of the website link where the financial statements can be accessed in lieu of hardcopy submission. (See Rule 2-225(G)(4)(a))

Questions

Confirm that the PTC is current with all required filings pursuant to any applicable requirements by any securities regulatory authority including, but not limited to, the United States Securities and Exchange Commission or the Canadian Securities Administrators, and has provided notice to the Division of all non-confidential filings within 2–days of filing.

☐ All Current ☐ Not Current (If not, explain on a separate sheet)

Confirm that ALL required findings of suitability have been obtained PRIOR TO the PTC becoming a CBO. If No explain on a separate sheet:

☐ Yes ☐ No

Confirm that all mandatory filings for CBO’s as required by any securities regulatory authority, including, but not limited to, the United States Securities and Exchange Commission or the Canadian Securities Administrators, have been filed and the MED has been provided concurrent notice with the filing. If No, explain on a separate sheet:

☐ Yes ☐ No
## Addendum B - Renewal Business Application

### Qualified Private Fund (QPF)

Please provide:

Identify all regulatory agencies with oversight over the QPF's securities

<table>
<thead>
<tr>
<th>Reporting agencies required reports submitted on:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Registration with the Department of Regulatory Agencies (DORA)</td>
</tr>
<tr>
<td>Number</td>
</tr>
</tbody>
</table>

List of Sanctions, penalties, assessments, or cease and desist orders by any securities regulatory agency, including but not limited to the United States Securities and Exchange Commission or the Canadian Securities Administrators. (Separate sheet)

## Questions

Please confirm that the QPF is current with all required filings pursuant to any applicable requirements by any securities regulatory.

- [ ] All Current
- [ ] Not Current (If not, explain on a separate sheet)

Please confirm that ALL required findings of suitability, including all QPF managers, investment advisers, investment adviser representatives, any trustee or equivalent, and any other person that controls the investment in, or management or operations of, the RMB, have been obtained SINCE the QPF became effective:

- [ ] Yes
- [ ] No
Addendum C - Renewal Application

Qualified Institutional Investor (QII)

Please provide:

<table>
<thead>
<tr>
<th>Identity(ies) of all Regulators with oversight over the QII's securities</th>
</tr>
</thead>
</table>

Reporting agencies required reports submitted on:

<table>
<thead>
<tr>
<th>Date of Registration with the Department of Regulatory Agencies (DORA)</th>
<th>Number</th>
</tr>
</thead>
</table>

List of Sanctions, penalties, assessments, or cease and desist orders by any securities regulatory agency, including but not limited to the United States Securities and Exchange Commission or the Canadian Securities Administrators. (Separate sheet)

Attach the most recent list of Passive Beneficial owners possessed by the QII.

Questions

1. **Confirm that the QII is current with all required filings pursuant to any applicable requirements by any securities regulatory.**
   - [ ] Current
   - [ ] Not Current
   
   If Not Current, explain.

2. **Confirm that ALL required findings of suitability including all QII managers, investment advisers, investment adviser representatives, any trustee or equivalent, and any other person that controls the investment in, or management or operations of, the MRB have been obtained PRIOR TO the QII becoming effective**
   - [ ] Yes
   - [ ] No
TOWN OF SILT
ORDINANCE NO. 13
SERIES OF 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

WHEREAS, the Local Government Land Use Control Enabling Act of 1974, Section 29-20-101, et seq., C.R.S.; Article 23 of Title 31, C.R.S., and other applicable laws grant broad authority to the Town of Silt, Colorado ("Town") to plan for and regulate the development and use of land on the basis of the impact thereof on the community and surrounding areas; and

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 51-2007 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 Ordinance; 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 Ordinance (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 by means of this Rislende PUD 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, on or about March 4, 2022 August Group LLC applied for a PUD Rezoning and a Sketch Plan for the property now known as the Rislende Planned Unit Development; and

WHEREAS, the Town of Silt Planning and Zoning Commission considered the PUD Rezoning application for the property at duly noticed public meetings on May 3 and May 17, 2022 and reviewed various staff memoranda, and recommended to the Board approval of the Application; and

WHEREAS, the Town of Silt Board of Trustees held duly noticed public hearings on June 27, July 11 and July 25, 2022 where they reviewed various staff reports memoranda related documents; and

WHEREAS, at its August 8, 2022 meeting, the Board determined that the proposed PUD zoning for the Property is consistent and in conformity with the existing pattern of zoning within the Town, with the Town's annexation plan, with the Town's Comprehensive Plan, as amended, and that the proposed zoning will allow the Property to be developed in an efficient and economical manner, as required by the Planned Unit Development Act of 1972 set forth in C.R.S. §24-67-101, et seq.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT:
Section 1. Findings of Fact. The Board incorporates the following recitals as findings and determinations, and conclusively makes all of the Findings of Fact, Determinations, and Conclusions contained herein.

Section 2. PUD Approval/Conflicting Provisions of Code. The Property shall be considered, and is hereby zoned, as a Planned Unit Development, and the Zone Districts created by this Ordinance shall be governed in conformity with the regulations and conditions stated herein. The provisions of the ordinances of the town that conflict with the provisions of this ordinance shall not apply to the property except as otherwise noted herein.

Section 3. Zoning Ordinance Applies. Except as hereinabove provided, all provisions of the zoning, subdivision, and other ordinances of the Town of Silt, Colorado shall be applicable to the property.

Section 4. Planned Unit Development Zoning. The subject property shall be considered, and is hereby zoned, as a planned unit development and the zone districts created by this ordinance shall be governed in conformity with the regulations contained in this ordinance. The PUD regulations are attached as Exhibit B and shall be known as the PUD guide for the Rislend the Property.

Introduced, read and approved on First reading, a public hearing, the 8th day of August, 2022.

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/Z 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 SAID 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:


11.634.21 FEET AND A CENTRAL ANGLE OF OZ DEGREES 27'03" A DISTANCE OF 197.66 FEET (CHORD BEARS S. 87 DEGREES 26'49" E. A DISTANCE OF 497.63. FEE] TOA REBAR AND ILLEGIBLE CAP IN PLACE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10,028,50 FEET AND A CENTRAL ANGLE OF 00 DEGREES 18"24", A DISTANCE OF 53.70 FEET (CHORD BEARS S. 85 DEGREES 19'32" E A DISTANCE OF 53.70 FEET) TO THE POINT OF BEGINNING.
EXHIBIT B

PUD GUIDE
SECTION 1. PLANNED UNIT DEVELOPMENT ZONE TEXT.

A. PUD OBJECTIVES:

The objectives of the proposed Planned Unit Development are as follows:

1. Develop a high quality, attractive, and economically viable commercial/residential mixed-use center that
   a. Is complementary to the Town of Silt and the region
   b. Provides necessary goods and services to the Town of Silt and outlying areas while at the same time provides financial benefits to the Town and employment opportunities for the local population
   c. Is harmonious with the natural landscape and enhances the scenic qualities of the property
   d. Provides innovative design that encourages cluster development, creates open space opportunities, protects sensitive areas of the property and respects wildlife habitat and riparian areas
   e. Is in general conformance with the Comprehensive Plan and conforms to the goals and policies of the Town of Silt
   f. Provides opportunities for both passive and active parkland activities for residents and visitors

2. Create a residential component to the development that provides housing opportunities for residents of the Town of Silt in close proximity to commercial and recreational land uses

3. Ensure that high quality design standards are planned and implemented throughout the development

B. USE AREAS AND ZONES

The following Use Areas and Zones shall be applied to Rislenede:

1. Use Area 1

   PUD-CMU (Commercial/Residential Mixed Use). The CMU zone is intended to provide a balance of residences and commercial spaces to support a work-live environment.

   PUD-LRM (Lodging/Residential Mixed Use). The LRM zone is intended to provide supporting lodging and accessory buildings for the events center and also allow flexibility for potential single-family riverfront residences.
PUD-EVC (Events Center). The Events Center zone is intended to provide flexible indoor and outdoor spaces for a wide array of events, such as weddings, corporate events, private celebrations, and business conferences.

PUD-ISL (Island Area). The Island Area zone is intended to provide for outdoor leisure uses related to Rislende’s commercial operations and events.

PUD-RIV (River). The River zone encompasses the portion of the Colorado River within the parcel’s boundaries.

2. Use Area 2

PUD-MFR (Multi-Family Residential). The MFR zone is intended to provide for multi-family residences.

C. ZONE REGULATIONS – USE AREA 1

Commercial / Residential Mixed Use (PUD-CMU):

1. Permitted Residential Uses
   a. Multi-family units including but not limited to apartments, rowhouses, townhouses, and condominiums, but excluding mobile homes
      i. Including those with three or four units per building or upon one lot
      ii. Including those with five or more units per building or upon one lot
   b. Loft residences (residential units above commercial space)

2. Permitted Commercial Uses
   a. Banks or financial institutions, including title companies, investment companies, or credit unions
   b. Bakeries
   c. Breweries and bottling facilities
   d. Clothing establishments, excluding those establishments requiring outside storage, such as thrift stores
   e. Coffee roasting facilities
   f. Convenience stores, excluding gasoline pumps, but may include a food establishment
   g. Flex Spaces, defined as a building with some combination of office, retail, and light manufacturing/assembly/R&D. (Example: a high-tech carbon sequestration company with spaces to develop, assemble, store, and sell.) Such flex spaces shall contain a minimum of 30% office and/or retail/showroom space
   h. Furniture restoration and/or refinishing facilities, including upholstery
   i. Grocery stores
   j. Health care facilities, including wellness, physical therapy, nutrition and general medical clinics, health clubs, and fitness centers
   k. Liquor stores, taverns, or bars whereby the majority of business is derived from the sale of alcohol
   l. Plant nurseries whose sales are minimum fifty (50) percent retail
m. Personal service establishments including, but not limited to, barber shops, beauty shops, tanning salons, etc.

n. Recreational establishments (indoor) including, but not limited to bowling alleys and swimming pools

o. Restaurants, delicatessens, fast food establishments or any establishment providing prepared food, including serving of alcoholic beverages as a secondary sale

p. Retail establishments where transactions take place on premises, but not requiring open storage

3. **Permitted Office Uses**
   a. Governmental or non-profit administrative offices, fire stations, police stations, and post offices
   b. Offices for the conduct of professional businesses (e.g., accountant, attorney), including flexible office (co-working) space, and not including home occupations
   c. Scientific (research, testing, or experimental) laboratories

4. **Permitted Lodging Uses**
   a. Hotels, motels, and lodges, but excluding extended stay facilities

5. **Permitted Public/Institutional Uses**
   a. Automobile parking lots and structures (public or private), as an accessory use to a business and/or building located on the same lot or an adjacent lot and further limited to passenger cars and light trucks and excluding wrecked, inoperable, or unsightly vehicles
   b. Child care facilities for ten or more children, when state licensed
   c. Community centers
   d. Theaters, clubs, museums, libraries or other indoor congregational facilities
   e. Parks (public or private), playgrounds and related facilities (e.g., gazebos, picnic facilities and/or restroom facilities)

6. **Permitted Agricultural Uses**
   a. Agricultural activity and sale of vegetative products grown on premises
   b. Growing and harvesting of pasture grass and hay is permitted as a temporary use while the PUD property is in transition from Agriculture to PUD. Once a portion of the PUD property is developed, agricultural use will be discontinued on that portion of the PUD property. At such time as there exists fewer than two acres of undeveloped property, agricultural use will be discontinued on all of the PUD property without obtaining written consent of the Town.
   c. Plant materials and nursery facilities which may include fenced and screened outdoor storage that does not exceed 2,500 square feet total in the PUD

7. **Permitted Accessory Uses**
   a. Accessory (customary) buildings and structures, including non-commercial workshops and greenhouses
   b. Beekeeping
8. **Land Use Guidelines**
   a. Units may be completely residential or completely non-residential, per the permitted uses listed above
   b. Within the PUD, non-residential density shall be limited to 50% of gross square footage (as one example: a 10,000 sf commercial unit must balance with at least 10,000 sf of residential)

**Lodging / Residential Mixed-Use (PUD-LRM):**

1. **Permitted Residential Uses**
   a. Single-family dwelling units, but excluding mobile homes ("single-family dwelling unit" means a detached dwelling unit arranged, designed, and intended for occupancy of one (1) family upon one (1) lot, or a unit within a duplex structure)
   b. The single-family residential density shall not be more than 4 units per acre

2. **Permitted Public/Institutional Uses**
   a. Amphitheaters, gazebos, picnic shelters, public restrooms
   b. Automobile parking lots and structures (public or private), as an accessory use to a business and/or building located on same lot or an adjacent lot and further limited to passenger cars and light trucks and excluding wrecked, inoperable, or unsightly vehicles

3. **Permitted Lodging Uses**
   a. Hotels, motels, and lodges, but excluding extended stay facilities

4. **Permitted Accessory Uses**
   a. Additional dwelling units, when proposed as secondary to an approved single family residential unit
   b. Accessory (customary) buildings and structures, including non-commercial workshops and greenhouses
   c. Beekeeping

**Events Center (PUD-EVC):**

1. **Permitted Events Uses**
   a. Events facilities

2. **Public/Institutional Uses**
   a. Amphitheaters, gazebos, picnic shelters, public restrooms
   b. Automobile parking lots and structures (public or private), as an accessory use to a business and/or building located on same lot or an adjacent lot and further limited to passenger cars and light trucks and excluding wrecked, inoperable, or unsightly vehicles
3. **Permitted Accessory Uses**  
   a. Accessory (customary) buildings and structures, including non-commercial workshops and greenhouses, but excluding those structures used for residential dwelling purposes

4. **Permitted Lodging Uses**  
   a. Lodges, but excluding extended stay facilities

**Island Area (PUD-ISL):**

1. The Island Area zone is intended to provide for outdoor leisure and uses related to Rislende’s commercial operations and events.
2. The Island Area zone may be improved with open lawn/natural grass areas and general clean-up, but will be otherwise maintained in a natural state. Above-ground non-permanent facilities (such as gazebos, picnic tables, food trucks, portable restrooms, decking, tents, and awnings) or utilities are permitted.
3. The Island Area zone will also support occasional private events such as dinners, celebrations, and performing arts events such as plays or music concerts.
4. The Island Area zone will remain private, with no regular public access, although events facilities and island spaces may be opened to the public for special events and occasions.

**River (PUD-RIV):**

1. The River zone encompasses the portion of the Colorado River within the parcel’s boundaries.
2. Allowed uses within the River zone include fishing and river recreation

**D. ZONE REGULATIONS – USE AREA 2**

**Multi-Family Residential (PUD-MFR):**

1. **Permitted Residential Uses**
   
   a. Multi-family units including but not limited to apartments, rowhouses, townhouses, condominiums, but excluding mobile homes
      
      i. Including those with three or four units per building or upon one lot
      ii. Including those with five or more units per building or upon one lot
      iii. Not more than 72 units total within the Use Area
      iv. The multifamily density shall be not less than twelve (12) units per acre and not more than 20 units per acre.
2. Permitted Commercial Uses

   a. Accessory (customary) buildings and structures, including non-commercial workshops, bicycle storage and repair, mail delivery, and greenhouses
   b. Automobile parking lots and structures (public or private), as an accessory use to a business and/or building located on same lot or an adjacent lot and further limited to passenger cars and light trucks and excluding wrecked, inoperable, or unsightly vehicles

3. Permitted Lodging Uses
   a. Hotels, motels, and lodges, including extended stay facilities

Section 2. General Development and Dimensional Standards.

The general development standards for Rislende PUD shall be as set forth below. If not otherwise specified in this document, a development standard shall rely upon Silt’s Municipal Code for definition.
A. PUD ZONE STANDARDS

<table>
<thead>
<tr>
<th>Item</th>
<th>MFR</th>
<th>LRM</th>
<th>CMU</th>
<th>EVC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Standards</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area, min.</td>
<td>Per Plat</td>
<td>8,500 SF</td>
<td>12,500 ³</td>
<td>Per Plat</td>
</tr>
<tr>
<td>Maximum Density Residential</td>
<td>20 units/ac.</td>
<td>4 units/ac.</td>
<td>16 units/ac.</td>
<td></td>
</tr>
<tr>
<td>Maximum Density Lodging</td>
<td>Per Site Plan Review</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>70 %</td>
<td>60%</td>
<td>70%</td>
<td>70% ⁴</td>
</tr>
<tr>
<td>Maximum density - Commercial</td>
<td>20,000 sf/ac.</td>
<td>20,0000 sf/ac.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Setbacks, Minimum ⁵</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Side</td>
<td>5 ft.</td>
<td>0 ft.</td>
<td>10 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Rear</td>
<td>20 ft.</td>
<td>0 ft. ¹</td>
<td>10 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td><strong>Building Standards</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height, Maximum, Principal bldg..</td>
<td>35 ft.</td>
<td>25 ft. ²</td>
<td>40 ft.</td>
<td>40 ft.</td>
</tr>
<tr>
<td>Minimum distance between structures</td>
<td>10 ft.</td>
<td>Per site plan Review</td>
<td>10 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Minimum Unit Size (residential)</td>
<td>450 SF</td>
<td>800 sf</td>
<td>450 SF</td>
<td></td>
</tr>
<tr>
<td>Minimum unit size (Lodging)</td>
<td>400 sf</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Building Size</td>
<td>30,000 SF</td>
<td>30,000 SF ⁴</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
1. Rear yard setback is 0 feet for both primary and/or accessory structure
2. Height may be 35 feet if there is upper-level residential or entire building is lodging facility
3. does not govern subdivision of the building and to convey able units upon subdivision/condominium approval. Such a lot may be smaller
4. Or as modified through Site Plan Review
5. Generally, multi-family residential, commercial building and event center buildings are measured from perimeter of overall parcel, not from between structures.
B. MINIMUM SETBACKS
1. From Frontage Road – building setback of 30 feet, parking setback of 15 feet, or as modified by site plan approval
2. From County Road 311 – building setback of 20 feet, parking setback of 10 feet, or as modified by site plan approval

C. OPEN SPACE / PARKLAND
1. The Rislende PUD Zone shall provide open space and/or parkland in an amount of at least twenty-five percent (25%) of the total project acreage to serve the project's residents and/or occupants.

D. LANDSCAPING
1. Minimum landscaped area as a percentage of total disturbed lot area shall be 18%, or as modified by site plan approval

SECTION 3. PARKING STANDARDS

A. Dimensional Standards
1. Dimensional standards for individual parking spaces shall be as provided in Title 17 of the Silt Municipal Code.

B. Off-Street Parking Requirements

<table>
<thead>
<tr>
<th>Uses</th>
<th>Required Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Studio Unit</td>
<td>1.0/unit</td>
</tr>
<tr>
<td>1 bedroom unit</td>
<td>1.0/unit</td>
</tr>
<tr>
<td>2 bedroom unit</td>
<td>1.5/unit</td>
</tr>
<tr>
<td>3 bedroom or more</td>
<td>2.0/unit</td>
</tr>
<tr>
<td>Lodging</td>
<td></td>
</tr>
<tr>
<td>Lodge/motel/hotel</td>
<td>1.0/rental unit</td>
</tr>
<tr>
<td>Events</td>
<td></td>
</tr>
<tr>
<td>Event facility</td>
<td>1.0/200 SF - GFA</td>
</tr>
</tbody>
</table>
SECTION 4. SITE PLAN REVIEW PROCESS

A. Intent.

All new construction for commercial and multifamily development will go through the Site Plan Review Process defined by Chapter 17.42 of the Silt Municipal Code, as amended. For this PUD, the Site Plan Review Process will be identical to that defined in the Silt, Colorado Municipal Code with the exception that there shall be an additional public hearing in front of the Board of Trustees as the final decision-making body. This process is noted below.

B. Process.

1. Pre-application conference with Town Staff
2. Submittal of Site Plan Review application per requirements outlined in the Silt, Colorado Municipal Code, as amended
3. Public hearing in front of the Planning Commission
4. Public hearing in front of the Board of Trustees

C. Uses Subject to Site Plan Review Process

Permitted uses requiring a site plan review - All new construction for commercial and multifamily (defined as three or more units within one building or upon one lot) permitted uses as described in this PUD require a site plan review per Application and Review requirements in the Silt, Colorado Municipal Code.

D. Items that can be modified as part of the Site Plan Review Process

Lot Coverage or maximum building size in the PUD – EVC (Events Center) Zone District
E. Effect on PUD if Site Plan Review Process in Silt, Colorado Municipal Code changes

Various Design criteria for multifamily residential and commercial structures as contained in Chapter 17.42 of the Silt, Colorado Municipal Code, as amended shall apply to the Rislende PUD unless they specifically conflict with standards contained in this PUD guide. If the town eliminates these Site Plan Review Process from its zoning and land use code, the site plan review process in effect at the time of the elimination shall govern any required site plan reviews in the future.

Section 5. Definitions

Lot Coverage - The portion of a lot that is covered or occupied by buildings and structures. Lot coverage does not include areas such as driveways, parking, or walkways; nor does it include cantilever construction so long as the cantilever construction is at least 8 feet above the ground.

Section 6. Environmental Standards.

As part of the Rislende PUD approval process, the applicant/developer has conducted a wetlands delineation, Colorado River floodplain evaluation, and wildlife inventory and obtained all permits and approvals required by the Town of Silt, the U.S. Army Corps of Engineers, FEMA, and other governmental authorities.

All development in Rislende shall be conducted with awareness of the surrounding environment and with attention to Best Management Practices, sustainability, and conservation of water and other natural and manmade resources.

Section 7. Zone District Maps.

By the adoption of this Ordinance, the Town has brought the Property under the Town's zoning ordinance and, by the adoption of this Ordinance, has authorized the amendment of the Town's zone district maps to include the Property. The Town's zone district maps are currently on file at the Silt Town Hall, in accordance with the Colorado Revised Statutes.


The provisions of this approved PUD shall govern the development of the Rislende of property. If there are any conflicts with the provisions of Title 16 and 17 of the Municipal Code the PUD standards shall supersede. If the PUD does not address certain items in Title 16 and 17 of the municipal code, provisions of the Municipal Code shall apply.
AGENDA ITEM SUMMARY

SUBJECT: Family and Medical Leave Insurance program discussion  (Staff recommends a continuance for two weeks on this item)

PROCEDURE: Action Item

SUMMARY AND BACKGROUND OF SUBJECT MATTER: In November 2020, 57% of Colorado voters approved Proposition 118, allowing for the implementation of a state-run partially Paid Family and Medical Leave Insurance (FAMLI) program.

The Town of Silt has very generous leave benefits that generally meet these requirements and has the discretion to exceed them, if necessary. Like everything else, the issue is nuanced.

FAMLI is a brand-new program and participation is automatic for any municipality unless the council formally votes to decline participation and opt out. Those opting out must do so by January 1, 2023. Here are the basics:

- In November 2020, Colorado voters approved Proposition 118, which paved the way for a state-run Paid Family Medical Leave Insurance (FAMLI) program. FAMLI is administered through the Colorado Department of Labor and Employment, Division of Family and Medical Leave Insurance (famli.colorado.gov). Premiums will be collected (including employer and employee shares) starting Jan. 1, 2023, and benefits will be available starting Jan. 1, 2024. We’ve attached information by both CDLE and CML explaining FAMLI and the importance for cities and towns.
- FAMLI provides covered employees with 12 weeks of paid leave to take care of themselves or a family member during life events like injury, serious illness, or pregnancy. An additional 4 weeks are available to employees who experience pregnancy or childbirth complications. Payments would be a rate below the employee’s weekly rate, as described below. Leave can be taken together or intermittently. FAMLI benefits are portable between jobs.
- FAMLI premiums will be 0.9% of an employee’s wage. Employers can pay 100% of this premium or split the premium with the employee. Cost in 2023 for the Town to participate in this program will be approximately $ 7,500. The Town would have the option to contribute the $7,500 employee portion or require them to pay it.
- If an employer participates in the program, it must stay in the program for a minimum of 3 years before they can opt out.
- If an employer opts out now, it can opt in at any time and the program would begin at the start of the next quarter. If an employer opts out, it must vote to reconsider every 8 years.
- If an employer opts out of the program, an employee can enter on their own directly through FAMLI. They are responsible for submitting their premiums of .45% of their wages, unless the Town agrees to make these contributions.
- On June 3, we briefed the Town of Silt Human Resources Subcommittee of the new program. At that time, they agreed with our assessment and recommendation for the Town to opt out. We’ve all had more time to process so it will be important to all to weigh in.
Pursuant to the requirements of the program, we convened a Town employee meeting to discuss FAMLI and gave them notice, that the Board of Trustees would be voting on whether to opt out on August 8 based on a recommendation by me, our Treasurer Amie Tucker and Town Attorney Michael Sawyer. Our HR Consultant Anne McCord has weighed in and supports the move.

January 1, 2023 is the deadline to opt out if the Town chooses, otherwise participation requires no vote.

There are apparently some unanswered questions as to the program rules, process and interplay between FAMLI, other federal/state laws and the Town’s benefits. It is for this reason that I suggest that we “continue” this action item to our next scheduled meeting. While it’s true that even after opting out, we can immediately opt in, it seems to me that some of the administrative questions ought to be answered fully first.

RECOMMENDATION: Staff recommends a continuance for two weeks on this item. Our employees will be notified of this recommendation.

ORIGINATED BY: Jeff Layman

PRESENTED BY: Jeff Layman, Amie Tucker, Michael Sawyer

DOCUMENTS ATTACHED: “Opt-Out” resolution, CDLE pamphlet, CML “white paper”, “Notice” to Silt employees, Town of Silt 2022 Benefits Brochure

TOWN ATTORNEY REVIEW [x] YES [ ] NO INITIALS: MJS

SUBMITTED BY: REVIEWED BY:

Jeff Layman, Town Administrator Sheila McIntyre, Town Clerk
WHEREAS, in November of 2020, Colorado voters approved Proposition 118, which established a State-run Paid Family and Medical Leave Insurance program (“FAMLI”); and

WHEREAS, the purpose of the program is to ensure all Colorado workers have access to paid leave in order to take care of themselves or their family during life circumstances that pull them away from their jobs; and

WHEREAS, under FAMLI, employers and their employees are both responsible for funding the program and may split the cost 50/50; the premiums are set at 0.9% of the employee’s wage, with 0.45% paid by the employer and 0.45% paid by the employee; and

WHEREAS, C.R.S. § 8-13.3-522 provides that a local government employers may decline participation in the FAMLI program by vote of the governing body; and

WHEREAS, should the Town of Silt (“Town”) decline to participate in FAMLI, Town employees will still have the option to participate in the program and remit premiums to the State; and

WHEREAS, Town staff recommends that the Town Board of Trustees (i) decline participation in FAMLI and (ii) decline to withhold and remit the employee share of premiums for Town employees who elect FAMLI coverage; and

WHEREAS, it is the desire of the Board of Trustees of the Town of Silt to decline participation in the FAMLI program.

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT:

Section 1. The above recitals are hereby incorporated as findings by the Board of Trustees of the Town of Silt.

Section 2. Public Hearing. The Board finds and determines that, with regard to the public hearing on the decision of whether to decline participation in FAMLI, notice was given and the hearing was conducted in accordance with the regulations adopted by the Colorado Department of Labor and Employment and codified at 7 CCR 1107-2.
Section 3. The Town of Silt hereby declines full participation in the Colorado Paid Family and Medical Leave Insurance Program, to include declining to collect and remit employee premiums to the State for those employees who elect coverage under FAMLI. The Board of Trustees further directs Town staff to bring the matter of revisiting the decision to decline participation in FAMLI before a future Town Board by no later than eight years from tonight’s vote.

Section 4. Notice of this Declaration shall be provided to the Colorado Division of Labor and Employment.

INTRODUCED, READ, AND PASSED THIS 8th DAY OF AUGUST 2022.

TOWN OF SILT, COLORADO

______________________________
Keith B. Richel, Mayor

ATTEST:

______________________________
Sheila m. McIntyre, Town Clerk, CMC
160 hours per year. At the end of the year, vacation hours can be rolled over at the same rate accrued.

Salaried employees will accrue an additional 1.538 hours per pay period, equal to 40 additional hours of vacation each calendar year.

**Sick Leave**
Sick time shall begin accruing after the first two weeks of employment at a rate of 3.692 hours per pay period equal to 96 hours per year. Sick leave is allowed to accumulate indefinitely.

**Pay Dates**
Pay days are every two weeks on the Friday following the pay period ending date.

**Phone Numbers**

<table>
<thead>
<tr>
<th>Department</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Hall</td>
<td>876-2353</td>
</tr>
<tr>
<td>Town Administrator</td>
<td>876-2353 ext 103</td>
</tr>
<tr>
<td>Town Clerk</td>
<td>876-2353 ext 102</td>
</tr>
<tr>
<td>Utility Billing</td>
<td>876-2353 ext 101</td>
</tr>
<tr>
<td>Treasurer</td>
<td>876-2353 ext 104</td>
</tr>
<tr>
<td>Comm. Dev./Rec. Permits/Planning</td>
<td>876-2353 ext 110</td>
</tr>
<tr>
<td>Building Inspector</td>
<td>876-2353 ext 109</td>
</tr>
<tr>
<td>Public Works</td>
<td>876-2353 ext 106</td>
</tr>
<tr>
<td>Water Plant</td>
<td>876-5444</td>
</tr>
<tr>
<td>Waste Water Plant</td>
<td>876-0460</td>
</tr>
<tr>
<td>Municipal Court</td>
<td>876-2353 ext 102</td>
</tr>
<tr>
<td>Police (non emergency)</td>
<td>876-2735</td>
</tr>
</tbody>
</table>

The Town of Silt offers all full-time employees an excellent and high quality Benefits Package.

The following information is an overview of the benefits offered. If you need additional information, please contact the Human Resources Department.
Health, Dental & Vision
CEBT Medical (PPO4) plan. Single (employee only); Employee & Spouse; Employee & Child; Employee & Children; Employee & Family coverages offered. Current monthly premiums, Employee Portion: Single $0.00; Employee & Spouse $218.25; Employee & Child $193.00; Employee & Children $193.00; Employee & Family $317.00. (Includes Prescription Drug Coverage) Coverage starts the first of the month, 30 days after start date.

Life Insurance
Life insurance paid by the Town, is calculated at 2 times annual salary minus $30,000, rounded up to the next highest multiplier of 1,000, with a maximum of $70,000.

Retirement
CCOERA 401(a) participation after 6 months employment – mandatory 6% pre-taxed contribution and the Town contributing 6% of base salary.
All Police Officers have retirement with the Town through FFPA (Fire and Police Pension Association of Colorado). Employee has a 12% contribution, with a 9% match by the Town. Officers can also choose to enroll in the Town’s deferred compensation plan through CCOERA.

Contribution difference based on FICA and Medicare contributions both being made for regular employees. Medicare contributions only being made for law enforcement.

457 Deferred
Optional supplemental retirement plan that may be implemented two weeks after start of employment. Maximum contribution for 2022 is $20,500. If over 50 years of age maximum contribution for 2022 is $27,000. No Town match.

Disability
Town provides long-term disability plans. Eligible after 6 months of employment-60% of salary for non-work related injuries or illness.

Workers Compensation
All Town employees are covered for work related injuries. Injuries must be reported to supervisor and completion of injury report with HR Department.

Holidays
13 paid holidays per year: New Years Day, Martin Luther King Jr. Day, Presidents Day, Memorial Day, Juneteenth, Fourth of July, Labor Day, Columbus Day, Veteran’s Day, Thanksgiving Day and the day after Thanksgiving Day, Christmas Day and either the day before or the day after Christmas Day.

Vacation Time
Vacation shall begin accruing at the end of the employees first six months of continuous employment. .5 - 4 years full-time employees, including law enforcement personnel shall accrue vacation time at a rate of 3.076 hours per pay period, equal to 80 hours per year; 5 – 9 years accrue 4.615 hours per pay period, equal to 120 hours per year; 10 + years accrue 6.153 hours per period, equal to
In November 2020, 57% of Colorado voters approved Proposition 118, allowing for the implementation of a state-run Paid Family and Medical Leave Insurance (FAMLI) program.

That same year, the state legislature enacted the Healthy Families and Workplaces Act, which requires all Colorado employers to provide 48 hours per year of fully paid medical leave. The Town of Silt meets or exceeds the standards required by both of these new laws, as shown below.

<table>
<thead>
<tr>
<th>FAMLI</th>
<th>HFWA</th>
<th>TOWN OF SILT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 12 weeks of partial rate of pay for leave required for illness of employee or family member, victims of sexual assault or domestic violence, birth or adoption of a child</td>
<td>Employees must receive 1 hour of sick leave per 30 hours worked, up to 48 hours per year at normal rate of pay for any mental or physical illness, injury, or health condition that prevents work; doctor visits; preventative care; victims of sexual or domestic violence. Leave accrues from year to year but an employer can deny use of more than 48 hours in one year.</td>
<td>F/T employees are paid at 100% through the employee’s sick bank, sick bank grants from other employees or the proposed Shared Employee’s Sick Bank. Town employees get 3.692 hours per pay period equal to 96 hours per year.</td>
</tr>
<tr>
<td>Premium of .9% of Employees salary</td>
<td>No premium</td>
<td>No premium</td>
</tr>
<tr>
<td>Employer must pay at least half</td>
<td>Employer pays</td>
<td>Town of Silt provides 96 hours of sick time at no cost to employee</td>
</tr>
<tr>
<td>State pays</td>
<td></td>
<td>Town of Silt pays</td>
</tr>
</tbody>
</table>

The Colorado Healthy Families and Workplaces Act (HFWA) is mandatory for all Colorado employers, and the Town of Silt already provides more than the amount of sick leave required by that Act for full-time employees, and allows part-time employees to accrue the “paid time off” they earn from year to year and use more than 48 hours in a year.
BOARD OF TRUSTEES DECISION REGARDING FAMLI

The Colorado Paid Family and Medical Leave Insurance program (FAMLI), on the other hand, is not mandatory for local governments, and Board of Trustees are required to determine whether to opt out of the state-run program or have their employees become automatically enrolled and remit .9% of their salaries as a premium beginning January 1, 2023. The Town would pay .45% with employees paying .45%.

My recommendation is that the Board of Trustees should vote to opt out of the program since the Town already provides generous leave for a variety of reasons, including all state-mandated reasons, allows leave to accrue from year to year, pays 100% of an employee’s salary, and doesn’t require employees to apply for reimbursement of lost wages for taking leave, as the FAMLI program would. Moreover, the state program only pays a portion of an employee’s wages, 84% for someone earning $35,000/year and only 65% for someone earning $80,000/yr, despite the premium being .9% of each of those employee’s salaries.

If the Board of Trustees does opt out, employees may still voluntarily opt into the state FAMLI program on their own, at a cost of .45% of their annual salary. Employees who opt in, must pay into the program beginning January 2023, agree to stay in for at least 3 years, and cannot apply for benefits until January 2024. If the Town has opted out, and an employee opts in on their own, the Town would still pay for leave under its current policies.

Should you wish to discuss this program further, or believe my recommendation to the Board should be different, please don’t hesitate to contact me and/or Treasurer Amie.

On August 8, 2022, the Silt Board of Trustees is scheduled to consider whether to opt in or out of the Colorado Paid Family and Medical Leave Insurance Program (FAMLI). We will alert you if this schedule changes.

Employees are welcome to attend the Board Meeting and provide comment if desired, and/or you can send comments by email to Town Clerk Sheila McIntyre, who will make them part of the record. After the vote, I will send another email to inform you of Board’s decision.

In the meantime, if you have any questions, please do not hesitate to contact me directly.
Preparation for FAMLI
Local Governments

Unlike businesses, Colorado local governments must decide whether or not to provide Family and Medical Leave Insurance (FAMLI) benefits to their employees. Here are the steps local governments should take to prepare for FAMLI:

1. **Vote on your local government’s participation in FAMLI**

   The governing body for each Colorado local government must hold a vote to determine its level of participation in the FAMLI program. Local governments must then notify FAMLI of their decision, and have an obligation to revisit this vote no later than every 8 years.

   Colorado local governments may choose between three options:

   - Provide full FAMLI benefits to employees. This option includes the local government agency’s agreement to pay the employer share of the premium (0.45% of wages) and remit employees’ share of the premium (0.45% of wages) along with wage data to the FAMLI Division once a quarter.
   - Completely opt out of the FAMLI program.
   - Assist employees who want to individually participate in the FAMLI program by providing them with a voluntary payroll deduction, with remittance of both the employee share of the premium (0.45% of wages) and wage data once a quarter to the FAMLI Division. This option does not provide the employee job protection as a local government worker, but providing this service for those who wish to individually participate in FAMLI is a worthwhile investment and benefit for your employees.

2. **When can we vote?**

   Anytime during 2022, but you are not required to give FAMLI notice until January 1, 2023.

3. **Register with the FAMLI system (Fall 2022)**

   Every local government should register with FAMLI’s online system, including those which choose not to participate in FAMLI. Registering with the system and uploading your documents will enable FAMLI to keep track of local governments employers’ current intentions for participation, the obligation to revisit a declination vote after 8 years, and enable local government employers to provide an affordable benefit if they choose to remit premiums and wage data for employees who self-elect coverage.

   FAMLI’s online employer service system is expected to be available for registration during the Fall of 2022, during which time we will have support staff available to help troubleshoot issues for employers.

4. **Notify FAMLI of your local government’s decision**

   Following a local government’s vote regarding participation in FAMLI, the local government must notify the FAMLI Division of its decision by January 1, 2023.
What does our local government need to send to FAMLI?

The requirement may be fulfilled by a letter on letterhead and must indicate the date the vote was taken (this starts the 8 year clock), and declare which of the options outlined above the local government has chosen.

The letter with the date of the vote and the option the local government has chosen is the only information you need to submit to the FAMLI Division in 2022. The letter must be submitted after registration.

What happens if we do not take a vote, or send a letter?

If the Division does not receive notice from the local government by January 2, 2023, the FAMLI Division will assume the local government intends to fully participate in the FAMLI program as an employer, and will expect both wage data and premium payments due on April 1, 2023. You must notify the Division ahead of January 1, 2023 to avoid paying premiums.

What are the timelines in the rules?

The rules have several timelines to be aware of and follow depending on the option selected by the governing body. Below is a list of the timelines. Please see 7 CCR 1107-2 for more information.

- Local governments must notify employees of their decision on FAMLI participation within 30 days after the deciding vote. This gives local governments time to communicate their decision to their employees.
- If the local government chooses to decline to fully participate in the FAMLI program, the decision must be revisited every 8 years at a minimum.
- 180 days notice must be given to employees before any change regarding access to FAMLI benefits is effective. This gives people time to make arrangements and self-select coverage if they wish to do so. Benefits do not start until 2024.
- Local governments who choose to fully participate in FAMLI, as well as individuals who self-elect coverage, must remain in the program and agree to pay premiums for a minimum of 3 years. If a local government wishes to withdraw from the program at the end of the three-year period, the Division requires a minimum of 90 days notice so we can change systems to avoid overpayments and miscommunication.
Briefing

- The FAMLI program provides employees with 12 weeks of paid leave to take care of themselves or a family member
- Participation in FAMLI is automatic for municipalities unless they formally opt out
- Opt-out votes and notice to the FAMLI Division should occur before the end of 2022 to avoid premium assessments in 2023
- Employees can take part in FAMLI even if their municipality declines to participate

FAMLI: WHAT’S RIGHT FOR YOUR CITY OR TOWN?

URGENT ACTION IS NEEDED. Colorado municipalities must make immediate decisions regarding their participation in Colorado’s Paid Family Medical Leave Insurance (FAMLI) program. Participation will have a substantial impact on your municipal budget, operations, and employee relations. Participation is automatic for any municipality unless your council or board formally votes to decline participation or opt out. The FAMLI Division must be notified by the end of 2022 to avoid premium liability. CML is not encouraging municipalities to participate or to decline participation in the program. Each municipality should assess the program for themselves. Opting out now does not prevent later participation, and employees can still participate individually and should receive the full benefit of the program.

Continued on page 2
What is FAMLI?

In November 2020, Colorado voters approved Proposition 118, which paved the way for a state-run Paid Family Medical Leave Insurance (FAMLI) program. FAMLI is codified at C.R.S. §§ 8-13.3-501 to -524, and is administered through the Colorado Department of Labor and Employment, Division of Family and Medical Leave Insurance (famli.colorado.gov). Premiums will be collected (including employer and employee shares) starting Jan. 1, 2023, and benefits will be available starting Jan. 1, 2024.

FAMLI provides covered employees with 12 weeks of paid leave to take care of themselves or a family member during life events like injury, serious illness, or pregnancy. An additional 4 weeks are available to employees who experience pregnancy or childbirth complications. Payments would be a rate below the employee's weekly rate, as described below. Leave can be taken together or intermittently. FAMLI benefits are portable between jobs.

FAMLI also provides job protection for employees who were employed for at least 180 days before the protected leave occurs. This means that an employer must return the employee to the same or an equivalent position with equivalent benefits, pay, and other terms and conditions following the leave. Employers must also maintain healthcare benefits during the leave, but the employee would have to continue to pay their share of the cost. Accrual of seniority and other benefits are not protected.

FAMLI is a separate program from the paid sick leave requirements of the Healthy Families and Healthy Workplaces Act and the Federal Family and Medical Leave Act (FMLA).

What will participation in FAMLI cost my city or town?

Participating employers and employees will contribute to premiums for FAMLI, and municipalities will bear the administrative costs of compliance. Premiums will be 0.9% of an employee’s wage (HB22-1305 is pending in the General Assembly and would reduce this to 0.81% for the first six months of the program). Wages and exempt items are determined under administrative rules (7 CCR 1107-1.5.3 and 1.5.4). A municipality can expect to contribute an amount equal to at least 0.45% of its current employee “wages” on an annual basis and possibly up to 0.90% of that figure. The FAMLI Division will provide notice of expected premiums and publish due dates and guidance on premium remittance.

A participating municipality (unless it has fewer than 10 employees) must remit 100% of the premium for each employee. The employer must directly contribute at least 50% of that amount (i.e., 0.45% of the employee’s wage) and may require the employee to deduct the remaining 50% from their paycheck (i.e., employees would see a deduction of about 0.45% from their pay). An employer can choose to contribute part or all of the employee portion of the premium. For a municipality with fewer than 10 employees there is no “employer share”; the municipality can require the employee to deduct up to 50% but can also choose to contribute part or all of the employee portion.

An employer is responsible for any error it makes in calculating, deducting, and remitting premiums, including the employee portion.

If a municipality does not participate in FAMLI, the employee would be solely responsible for 50% of the premium if the employee elects to participate individually. The municipality can, but need not, deduct the employee portion from payroll and remit it to the state. If the municipality is involved in deducting or remitting the employee portion, any error would be the municipality’s responsibility.

Why would my city or town not participate in FAMLI?

Declining participation in the FAMLI program is a significant decision, but it must be made quickly to meet FAMLI’s initial deadlines. If a municipality does not opt out now, it must wait three years to decline participation. If a municipality opts out now, it can opt in any future year. It must renew its decision to decline participation at least every eight years.

The cost of the FAMLI program may outweigh the benefits to the municipality and its employees. FAMLI program participation will increase municipal budgets by at least 0.45% of its employees’ wages annually and potentially more. FAMLI also includes additional administrative work for finance and human resources staff and raises employer liability concerns. Employees who want the paid benefits of FAMLI can participate individually at no greater personal cost and without imposing a cost on the municipality and other employees who do not want to participate.

Municipalities may want to make a local decision as to how to provide employee benefits and protections. Participation in the FAMLI program could conflict with existing employer benefits plans or collective bargaining agreements. Alternatives, like a private plan pursuant to C.R.S. § 8-13.3-521 (or adopted independently after opting out of FAMLI by a vote) or a supplemental insurance program, could be a better fit for your organization.

Because FAMLI is a new program and the program rules have not been fully established, a municipality may choose to be cautious and opt out initially so it can evaluate the program in operation to determine if it is the best choice for the municipality. By opting out, a municipality can determine budgetary and employment impacts locally. Because FAMLI assigns the costs of errors in calculating and remitting premiums to employers, a municipality may wish to wait until procedures can be developed to ensure compliance. Finally, the FAMLI Division has yet to issue all necessary administrative rules, including explaining the interplay between the program and other federal and state laws.

What is best for our employees?

Employees can still participate individually (C.R.S. § 8-13.3-514) and should receive the same benefits, even if the municipality declines participation. Benefits rules to be issued this year will hopefully confirm that benefits will apply equally. The cost to the employee who wants FAMLI coverage is the same whether the employer
participates or not; employees who do not want this coverage would not have to pay any premium.

Employees who choose to participate individually when the municipality opts out would be required to remit their premium share directly to the FAMLI Division unless the municipality chooses to handle this payment by deducting the premium from the employee’s pay or paying it on the employee’s behalf.

Employees may benefit from a municipality opting out because the municipality would have no financial responsibility for 50% of the premium. The municipality could choose to use that savings to benefit employees directly, such as by paying for some or all of the 50% premium for employees who participate individually.

Employment protections under the statute do not apply if a municipality declines participation in FAMLI, but the Federal Family and Medical Leave Act (for employers with 50 or more employees in the current or prior year) and any local standards would still apply.

What are the costs and benefits for employees?

Employees bear up to 50% of the premium (or 0.45% of their weekly wage) if the municipality participates or the employee chooses to participate individually. Employees who do not want to participate must still pay a premium if the municipality does not decline participation. Job protections defined in C.R.S. § 8-13.3-509, apply only if a municipality participates in the program.

By statute, an employee would receive a weekly benefit under FAMLI in the amount of 90% of their weekly wage that is equal to or less than 50% of the state average weekly wage, and 50% of their weekly wage that is more than 50% of the state average weekly wage. Weekly benefits are capped at 90% of the state average weekly wage until 2025, when the maximum weekly benefit is limited to $1,100 per week. The FAMLI Division suggests that an employee would receive benefits between 37% ($1,100 based on a weekly wage of $3,000 or more), 55% ($1,100 based on a weekly wage of $2,000), 68% ($1,018 based on a weekly wage of $1,500), 77% ($768 based on a weekly wage of $1,000), and 90% ($450 based on a weekly wage of $500) of the employee’s weekly wage.

Benefits rules have not been finalized. The FAMLI Division provides a premium and benefits calculator on its website. Federal income tax may apply to benefits, but benefits are exempt from state income taxes.

How do we opt out?

All municipalities are included in FAMLI by default, regardless of size. A municipality
may opt out and avoid the employer portion of premiums by a vote of a governing body. The opt-out procedure is governed by C.R.S. § 8-13.3-514 and administrative rules at 7 CCR 1107-2. Declination takes effect 180 days after the vote so employees can elect to individually participate in the FAMLI program if they choose. A municipality cannot decline part of FAMLI’s provisions.

**Pre-vote notices:** The municipality must give prior notice of the vote in the same manner it notifies other public business. Under the Colorado Open Meetings Law, this means at least 24 hours advance notice must be posted. Local requirements may apply.

Special notice must be provided to employees in writing before the vote indicating the voting process and providing an opportunity to submit comments to the governing body. Information about individual opt-in may also be required (see 7 CCR 1107-2: 2.6.A.4), although those standards likely apply only to post-vote notices. The rules do not indicate that email communication is not appropriate (7 CCR 1107-2: 2.6.A.2). Municipalities might consider both email and written communications to employees.

A description of the voting process could identify the local requirements for the governing body to approve an action, including the potential to make a motion, council or board deliberation, and vote requirements. Municipalities could also consider allowing both oral testimony at the meeting and a written comment option.

**Hearing and vote:** The vote must occur at least 180 days before the declination will be effective (This deadline appears to apply to an initial declaration before the program even begins in 2023, but the rules are not clear). While a formal hearing is not required, the rules require the governing body to take testimony before voting. This could include both verbal and written comments from any interested person.

The rules require that the vote follow the entity’s procedures for formal votes and be a “decision by an affirmative vote of the local government’s governing body to decline participation in the [FAMLI] program” (7 CCR 1107-2: 2.6.A). The rules do not indicate that any formal approval mechanism is required, unless one is required by local standards. A motion, resolution, or ordinance may suffice but could modify the “voting process” that needs to be detailed to employees in the advance notice. At a minimum, the document should probably include language indicating that notice was given to employees and the public as required, testimony was taken, and that the body voted affirmatively to decline participation in the FAMLI program.

**Post-vote actions:** After a vote to decline participation, the municipality must provide several notices. First, the municipality must provide written notice to the FAMLI Division “memorializing the decision” and identifying the date of the vote. The rules are silent on the timing of notice to the FAMLI Division; prompt action is advised. The FAMLI Division has suggested that a letter would be sufficient and expects to have an electronic portal for submissions ready in late 2022. A certified record of the meeting (e.g., minutes showing the motion, vote, and date; resolution; ordinance) with a cover letter would provide a more concrete explanation of the vote and demonstrate compliance with other requirements (7 CCR 1107-2: 2.5.A and, 2.6.A).

Second, the municipality must provide written, individual notices to employees within 30 days after the vote. This notice must indicate the vote to decline coverage and “the impact toward FAMLI, or other paid family and leave insurance coverage” (7 CCR 1107-2: 2.6.A.3). The notice must explain the difference between the FAMLI program and any private plan offered by the local government and identify FMLA eligibility and other local benefits.

The employee notice (and possibly the pre-vote notice) must also provide information on the right of the employee to voluntarily opt in to FAMLI pursuant to C.R.S. § 8-13.3-514, and FAMLI Division contact information (7 CCR 1107-2: 2.6.A.4).

Third, the municipality must post the post-vote notice in a “conspicuous and accessible place in each establishment where employees are employed” (7 CCR 1107-2: 2.6.A.4). Email notice or posting on a web- or app-based platform is recommended and is required for employers with no physical workplace and for employees who work through a web- or app-based platform or work remotely.

*Continued on page 5*
Special Notice Standards: The post-vote notice, at a minimum, and potentially all notices must be provided in English and any language representing the first language spoken by at least 5% of the municipality’s workforce.

The FAMLI Division will make posters and notices available, but municipalities must request the materials and should expect to pay printing and mailing costs. Notices and posters in languages other than English or Spanish must be specially ordered.

Declination renewal: The declination must be renewed every eight years or the municipality is automatically added back in to FAMLI (7 CCR 1107-2: 2.5.C). The rules require “a similar vote process and margin.” That likely means the same number of votes needed to approve an action, not passage by the exact same number of votes as the prior declination.

How do we opt back in to the FAMLI program?

A municipality that previously opted out of the FAMLI program may opt back in by affirmative vote “of a quorum of the governing body” at the beginning of the annual local budgeting cycle, as determined by the municipality (7 CCR 1107-2: 2.5 and 2.6). Coverage would begin no later than the quarter after the vote and submission of one quarter’s premium. Municipalities who opt into FAMLI must stay in the program for at least three fiscal years.

Opting back in also involves employee notice requirements. No more than 90 days after the vote, individual employees who opted in must be personally notified in writing that the municipality has opted back into FAMLI. The notice must include the date for the municipality’s first submittal of quarterly premiums and any potential lapses or changes in benefits eligibility. The local government must publicly post a notice of the date the employer will begin paying FAMLI premiums and when coverage is expected to start. Employees who did not opt in must also be notified in writing, both publicly and personally, no later than 180 days after the vote to opt back into FAMLI. The notice must contain a detailed explanation of employee rights under the FAMLI program, including program requirements, benefits, claims processes, payroll deductions, premiums, and employee protections like the right to job protection and benefit continuation and protection against retaliatory or discriminatory information, among other things.

Anticipate updates to FAMLI program.

Municipalities must act now to determine if they want to participate in the FAMLI program, but they should expect updates throughout 2022. Several administrative regulations have yet to be finalized, including benefits rules and the interaction between FAMLI and other federal and state leave laws. The Colorado Supreme Court is also considering a court challenge to the premium requirement that might be decided this year.
Colorado’s Paid Family Medical Leave Insurance (FAMILI) program
Date: August 3, 2022
To: Mayor, Trustees and Administrator Layman
From: Sheila McIntyre, Town Clerk/ Municipal Court Clerk
Re: Staff report for July 2022

Town Clerk duties:

- Misc research for various staff members and Attorneys
- Processed Special Event Permits for Farmer’s Market and Historical Park
- Customer service
- Signed A/P and payroll checks
- Attended staff meetings
- Prepared and emailed various public notices to newspaper
- Prepared and sent out BOT packets, attended and followed up on meetings, transcribed minutes
- Index filing and purging of documents
- Signed business licenses
- Ran errands: Bank, Micro Plastics, Post Office, Locksmith
- Processed records requests
- Assisted liquor licenses re: delivery permit
- Assisted with locating cemetery plot locates for burials and coordinated funeral
- Attended Heyday meetings, worked on forms, flyers, etc. in prep for Heyday
- Prepared directives list
- What’s inside a Kit Kat? Broken Kit Kats that are damaged during production—they get ground up and go between the wafers inside, along with cocoa and sugar. That's a way to not let anything go to waste!
- Started on budget, met with Amie
- Processed liquor license renewals
Municipal Court & Police Dept. duties:

- Prepared subpoenas for trials
- Attended training on court conversion to Caselle
- Prepared for court, provided docket notes for prosecutor
- Worked on forfeiture of surety bond
- Attended court and completed follow up
- Processed appearance bonds
- Processed plea deals approved by Judge
- Input municipal tickets and parking tickets along with payments
- Correspondences with Prosecuting Attorney & Judge regarding cases and plea deals
- Processed court files after court with Judges’ orders
- Filing
- Sent in warrantless affidavits for officers
- Assisted with annual bike rodeo and worked the event
Date: July 31, 2022

To: Mayor and Board of Trustees

From: Amie Tucker, Treasurer

Tasks Completed in July

- Bulk Water
- Accounts Payable
- Accounts Receivable
- Purchasing
- Payments
- Customer service
- Payroll
- Retirement contributions (FPPA & CRA)
- Payroll tax payments (State & Federal)
- Petty Cash Reconciliation (General and Recreation)
- Reconcile Bank Statements
- Journal Entries
- Financial Statements
- Sales Tax
- Monthly Disbursements
- Senior Programs Meeting
- Zoom meeting hosting for Board meetings
- Budget Calendar
- Starting on budget process

Training Mary with Utility billing processes. Final requests, maintaining customer information, late notices, meter uploads, door hangers, shut offs and monthly billing. Bulk Water billings and statements.

Attended CCCMA Emerging Managers Conference in Woodland Park.

Dolly Parton once entered a celebrity look-alike contest, without revealing her true identity, at a club in San Francisco. She lost to a drag queen.
MEMORANDUM

TO: Jeff Layman, Town Administrator
FROM: Nicole Centeno, Community Development Manager
DATE: July - August, 2022

Studies/Master Plans/Research
* Parks, Rec & Culture Committee Meeting
* Center Town Home Designations
* Panoramic Mesa- In Town Tap Options

Economic Development/Submittals
* SUP- All In Brewing
  (P&Z Approved, on Aug BOT Agenda)
* Site Plan - All In Brewing Food Truck
  (P&Z Approved, on Aug BOT Agenda)
* Annexation- 129 West Home Ave.
  (In Process, Waiting On Applicant)
* Rislende- (P&Z Approved, on Aug BOT Agenda)
* River Run Self Storage- (On Sept P&Z Agenda)
* Site Plan- River Run Temporary Tent
  (P&Z Approved)
* Site Plan- Belle Vista Lot 1
  (P&Z Approved)
* Minor Subdivision- Autumn Ridge
  (In Process, Potential Sept P&Z)

Building Department
* Zoning & Building Reviews
* Inspections - 64 in July
* Contractor Licensing- 11 New / 185 YTD
* BEST Tests- 9 New / 81 YTD
* Miscellaneous Permits – 18 New / 86 YTD
* Excavation Permits- 7 New / 32 YTD
* Single Family Permits – 4 New / 50 YTD
* Commercial Building Permit- 0 New / 2 YTD

Subdivisions
* Stoney Ridge 2
  (Waiting on Applicant Phasing Plan)
* Camario Phase 2
  (Pending Park Plan, Develop Agreement & Cost Estimate)

Administration
* Staff Meetings
* LED/Community Engagement/Communication
* Business Licenses- 119 YTD
* Customer Service (Calls, Emails, Walk-ins)
* Facility Rentals
* Office/File Organization
* P & Z Meetings and Minutes
* Website Management
* Social Media Management
* Staff Evaluation

Public Hearing/Resolutions
* Rislende

Recreation
* T-Ball
* Micro-Fall Soccer

Special Events
* Farmers' Market
* Movie In The Park
* Party At The Pavilion
<table>
<thead>
<tr>
<th>Date</th>
<th>Event / Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday, August 1, 2022</td>
<td>Department Heads to Turn Initial Numbers into Treasurer</td>
</tr>
<tr>
<td>Monday, August 15, 2022</td>
<td>Board Retreat- Work Session</td>
</tr>
<tr>
<td>Tuesday, August 16, 2022</td>
<td>Staff Budget Meeting</td>
</tr>
<tr>
<td>Thursday, August 25, 2022</td>
<td>County Assessor certify new assessed and actual values</td>
</tr>
<tr>
<td>Tuesday, August 30, 2022</td>
<td>Staff Budget meeting- If needed</td>
</tr>
<tr>
<td>Monday, September 12, 2022</td>
<td>Board Retreat- Work Session</td>
</tr>
<tr>
<td>Tuesday, September 13, 2022</td>
<td>Staff Budget Meeting</td>
</tr>
<tr>
<td>Monday, September 26, 2022</td>
<td>Board of Trustees Work Session - Budget Introduction</td>
</tr>
<tr>
<td>Tuesday, October 11, 2022</td>
<td>Board of Trustees work session - Enterprise Funds</td>
</tr>
<tr>
<td>Monday, October 24, 2022</td>
<td>Board of Trustees work session- General Fund</td>
</tr>
<tr>
<td>Monday, November 7, 2022</td>
<td>Board of Trustees work session - Updates - If needed</td>
</tr>
<tr>
<td>Monday, November 14, 2022</td>
<td>Publish Notice of Budget Hearing</td>
</tr>
<tr>
<td>Monday, November 14, 2022</td>
<td>Board of Trustees work session - Updates - If needed</td>
</tr>
<tr>
<td>Friday, December 9, 2022</td>
<td>Deadline for County to re-certify assessed values</td>
</tr>
<tr>
<td>Monday, December 12, 2022</td>
<td>Board of Trustees adopts 2022 Budget</td>
</tr>
<tr>
<td>Monday, December 12, 2022</td>
<td>Supplemental Budget 2021</td>
</tr>
<tr>
<td>Thursday, December 15, 2022</td>
<td>Deadline for certification of mill levy to County Commissioners</td>
</tr>
</tbody>
</table>
TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
JUNE 7, 2022 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, June 7, 2022. Chair Williams called the meeting to order at 6:34 p.m.

Roll call
Present
Chair Lindsey Williams
Vice-Chair Joelle Dorsey
Commissioner Eddie Aragon
Commissioner Kim Leitzinger
Commissioner Michael Bertaux
Absent
Commissioner Robert Doty

Also present were Town Administrator Jeff Layman, Planner Mark Chain, Community Development Administrative Assistant Dusti Tornes.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the May 17, 2022 Planning & Zoning Commission meeting.

Commissioner Leitzinger made a motion to approve the consent agenda as presented. Vice-Chair Dorsey seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Modular Residential Uses – Possible Code Changes – Continuation of 5th & Ballard agenda item in 5/3/2022 P&Z Meeting

Planner Chain has been working with the County’s Assessor’s Office to get a list of all the properties in the older part of Town that shows which and how many properties have modular homes or trailers on them. This information also includes the addresses, owners and lot size. There are three zoning and regulatory issues that that were identified to review related to the modular home/trailer issues. They are:

- modulars as a permitted use or special use in the town zoning code.
- Minimum unit size of single-family residential and multifamily units
- town architectural and site planning standards and exterior elevation criteria
Each of these items restricts the use modular homes in some manner. Planner Chain wants to start the discussion on changing the code to provide some leniency and flexibility related to modular homes. He thinks that modulars have their place as long as they are on permanent foundations and meet building codes, electric codes and are relatively energy efficient.

The Commissioners had some questions in regard to the presentation and if this all came from the 5th and Ballard conversation or from prior knowledge in dealing with the code. Chain said his initial review of the zoning code indicated that modulars were discouraged, he was surprised that the Town had architectural standards and minimum points criteria for single-family homes but that it became more evident when he looked at the 5th and Ballard property in detail. All the Commissioner agreed to having more flexibility and accommodate modular homes as long as they were on a foundation and met certain building code standards. Commissioner Aragon noted that modulars have come a long way. Commissioner Bertaux indicated that as long as modulars met certain criteria they shouldn’t have to go through a special use permit process or need a variance. There was a consensus to continue to look at this matter and try to update the code over the next few months.

Commissioners then had questions in regard to the trailer park next to Town Hall and didn’t know if they could be replaced as well. Planner Chain stated that he and administrator Layman had previously met with the owners. Planner Chain has considered a possible rezoning to the R-2 Zone District with the Downtown Development Overlay. Town Administrator Layman said that he would like to see 20-25 stick-built town homes or flats there. He thinks the Board would not be excited to see more mobile homes or modulars on that site. The current zoning is B-1, which is a commercial zone district and only allows residential for certain purposes on floors above ground level. Currently, there is not that much demand for new commercial, especially 2 and 3 blocks from Main Street. It may be a few decades before demand for commercial moves that far north of Main Street. If the town allows new modulars on that site it could hinder the future development of commercial in that area. Chain thinks we could possibly utilize the mixed-use overlay. Town Administrator likes the idea of going to a R-2 that would give them a better idea of what they can do there. Then Planner Chain noted that a rezoning of R-2 with a mixed-use overlay could give the option of future commercial when and if the demand arises.

Planning Update

Planner Chain gave update on some items and where they are at. On June 27th the Rislened project goes in front of the Board. The All in Brewery lease fell through on the lot that he was going to build on so he is looking for a new site. River Run Self Storage should be at the next meeting with an updated site plan which should also include the changes as directed by the Commission at a previous meeting. Camario should be coming in with their updated engineering for their phase II subdivision reinstatement. Stoney Ridge hasn’t come back with their cost estimate to go in front of the Board. Village at Painted Pasture/Bella Vista is still moving forward with the Lot 1 Site Plan Review for the one remaining lot. There is also a small annexation being considered at the east end of Home Ave. the owner would like to construct a single-family home on the property. There is another potential annexation of approximately 50-55 acres to the east of the Mesa View subdivision. They have some work/analysis and due diligence to complete before deciding to move forward or not. Autumn Ridge is still working on their application for their project. They are located down by the old Silt Café. They were approved for 35 town homes but are looking at development costs to see if that is still feasible. They are also looking at a small single-family/tiny home type of development.
Commissioner Comments

Chair Williams asked about the Open house for the Pedestrian Bridge and the movie night. Community Development Administrative Assistant Tornes explained that the movie night went well and about 250 to 300 people attended. Town Administrator Laymen said that we had about a dozen people attend an open house to discuss the Pedestrian Bridge. More people showed up than had previously responded to the survey. It was a good turnout and the engineers felt encouraged by that. Vice-Chair Dorsey asked if we are having a second meeting this month. Planner Chain stated that we are having a meeting in two weeks on June 21st.

Adjournment

Commissioner Aragon made a motion to adjourn. Commissioner Bertaux seconded the motion, and adjourned the meeting 7:48 p.m.

Respectfully submitted,

Dusti Tornes
Community Development Administrative Assistant

Approved by the Planning Commission

Lindsey K Williams
Lindsey Williams
Chair
Bike Rodeo Tomorrow Morning!

SILT'S ANNUAL BIKE RODEO

COME ONE, COME ALL!!!
Join the SILT Police Department to learn bike safety, receive a free helmet, enter a bike raffle and lots more!!

Ages: Pre-School thru 5th Grade
Date: July 30, 2022
Time: 8:00 a.m. - 12:00 p.m.
Location: Veteran's Park (500 Home Ave)

"Lunch will be provided to participants"
52nd Annual Heyday Festival August 20

52nd ANNUAL SILT HEYDAY

“COMMUNITY GROWS HERE”

August 20, 2022 at Veteran’s Park

500 Home Avenue

Pancake Breakfast with “Feeding Giants” – 7 am – 9:30 am
Flag raising and National Anthem – 8 am Arts & Crafts Booths – 9 am – 5 pm
Heyday Parade – 10 am Beer & Wine Booth – 11 am – 9 pm
Anvil Points Quilt Show – 11 am –
Silt Historical Park Horseshoe Tournament – 11 am –
Stoney Ridge Pits Vintage Base Ball Game – 1 pm – Roy Moore Ball Field
Music: “Exit 42” – 1:30 pm – 4:30 pm
Cornhole Tournament – 3 pm
Watermelon Seed Spitting Contest – 3:30 pm
Pie Eating Contest – 4:30 pm
Jalapeno Eating Contest – 5:00 pm
Music: “The Real Deal Band” – 6 pm – 9 pm –“Traditional Country”

Colorado River Fire Rescue “Touch a Truck” Open House

MORE INFORMATION GO TO THE TOWN OF SILT WEBSITE
AT: www.townofsilt.org OR EMAIL US AT: siltheyday21@gmail.com
Silt Heyday Seeking Vendors for August 20 Event

The Silt Heyday Committee is looking for arts and craft vendors as well as food vendors for their event on August 20th. They are also looking for additional parade entrants. All entries are welcome, although only qualifying entries will be considered for cash prizes, 1st place $500, 2nd place, $250 and 3rd place $150. To qualify, an entry must have some type of decorated float that represents the theme. For more information on the parade or vendors, persons can contact Peggy Swank at 970-876-5861.

Silt Micro Soccer
August 20th - October 28th
Boys and Girls Ages 4 - 7
"All Players Must Be 4 Years Old By August 29th"
Cost: $45
Registration is open until August 22nd
Forms are available at Town Hall and www.townofsilt.org

For more information, please contact Town Hall at 876-2353 Ext 110

Silt Farmers' Market
Join the FUN & support local vendors!!!
Wednesday's From July 6 - August 31
4:30 p.m. - 7:30 p.m.
Located at Veteran's Park (near Home Ave.)