<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>7:00</td>
<td>Call to order</td>
<td>Tab A</td>
<td>Mayor Richel</td>
</tr>
<tr>
<td></td>
<td>Pledge of Allegiance and Moment of Silence</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:05</td>
<td>Public Comments - Persons desiring to make public comment on items not on the agenda shall activate the &quot;raise hand&quot; 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 <a href="mailto:sheila@townofsilt.org">sheila@townofsilt.org</a> 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</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:20</td>
<td>Consent agenda –</td>
<td>Action Item</td>
<td>Tab B Mayor Richel</td>
</tr>
</tbody>
</table>
| 5 min          | 1. Minutes of the February 28, 2022 Board of Trustees meeting  
2. Renewal of Hotel & Restaurant liquor license for Brick House Pizzeria |                  |                 |
<p>| 7:25           | Agenda Changes |                  |                 |
| 7:25           | NEO Connect Broadband Update – Diane Kruse | Info Item | Tab C Administrator Layman |
| 30 min         |                  |                  |                 |
| 7:55           | Second reading of Ordinance No. 5, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ZONING AS R-3 AND PUBLIC UTILITY DISTRICT A TWO-ACRE ENCLAVE LOCATED WEST OF CAMARIO SUBDIVISION, NORTH OF GRAND AVENUE AND EAST OF KIM DRIVE WITHIN THE TOWN OF SILT, COLORADO | Public Hearing | Tab D Planner Chain |
| 5 min          |                  |                  |                 |
| 8:00           | Irrigation Education / Incentives Program Discussion | Discussion / Action Item | Tab E Administrator Layman and Director Fonner |
| 15 min         |                  |                  |                 |
| 8:15           | Senior Program Contribution Refund Discussion | Action Item | Tab F Treasurer Tucker |
| 10 min         |                  |                  |                 |
| 8:25           | 13th Street Cactus Valley Ditch Crossing Discussion | Info/Action Item | Tab G Director Fonner |
| 15 min         |                  |                  |                 |
| 8:40           | Administrator and Staff reports | Info Item | Tab H Administrator Layman |
| 5 min          |                  |                  |                 |</p>
<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>8:45</td>
<td>Updates from Board / Board Comments</td>
</tr>
<tr>
<td>8:55</td>
<td>Adjournment</td>
</tr>
</tbody>
</table>

The next regularly scheduled meeting of the Silt Board of Trustees is Monday, March 28, 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, February 28, 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 Samuel Flores
Trustee Derek Hanrahan
Trustee Andreia Poston
Trustee Jerry Seifert

Absent
Trustee Justin Brintnall

Present remotely were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Public Works Director Trey Fonner, Town Treasurer Amie Tucker, Chief of Police Mike Kite, Planner Mark Chain 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 February 14, 2022 Board of Trustees meeting
2. Proclamation recognizing the Coal Ridge Titans Co-ed Cheer Team and the Coal Ridge Titans Girls Track and Field Team for 2021 State Championships

Trustees Seifert made a motion to approve the consent agenda as presented. Trustee Poston seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – Administrator Layman stated that he would like to give a quick update later regarding the upcoming joint meeting with the New Castle Town Council. Mayor Richel stated that he would like to have a discussion regarding food trucks during Board comments.

Resolution No. 7, Series 2022, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT TO SET VARIOUS TOWN FEES AND DEPOSITS FROM MARCH 1, 2022 TO DECEMBER 31, 2022

Planner Chain stated that staff and the Board have not talked about building permit related fees for several years when they address the fee schedule annually. He stated that after looking at a
number of options, staff would recommend that the building permit valuation be increased 15%. Administrator Layman also stated that what is collected in building valuation fees does not fully cover the town’s costs but felt that the Board should at least know about what staff has been researching and requesting tonight. Planner Chain suggested reviewing these fees on an annual basis from this point forward. Administrator Layman also highlighted one other change to the revised schedule and that staff is requesting a 3% increase in irrigation rates since they were overlooked on the prior schedule that was approved in December.

The Board had discussion about the fact that so many other fees that have gone up recently, who bears the additional costs if the valuation fee is not increased, trying to keep up with the costs to the town when reviewing permits, that this be brought back again for review in six months during a work session, continue to monitor what the surrounding communities are charging and to have staff take a deeper look at the numbers to see if an increase in valuations is justified.

Trustee Seifert made a motion to approve Resolution No. 7, Series 2022, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT TO SET VARIOUS TOWN FEES AND DEPOSITS FROM MARCH 1, 2022 TO DECEMBER 31, 2022 with the exception of the building valuation for permit fees increase. Trustee Hanrahan seconded the motion, and the motion carried unanimously.

Continued first reading of Ordinance No. 5, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ZONING AS R-3 AND PUBLIC UTILITY DISTRICT A TWO-ACRE ENCLAVE LOCATED WEST OF CAMARO SUBDIVISION, NORTH OF GRAND AVENUE AND EAST OF KIM DRIVE WITHIN THE TOWN OF SILT, COLORADO

Planner Chain went over the zoning that is being assigned to this parcel located west of the Camaro Subdivision. The parcel is currently zoned as rural in the County and staff is recommending R-3 and Public Utility District. Staff recommends approval.

There was discussion regarding the development of property, possibly making it a park, incorporating a soccer field on a portion of it, selling it to the future developer of Camario to the east, completing Orchard Avenue or rezoning it down the road.

The public hearing opened at 8:03 p.m. There were no public comments and the hearing was closed at 8:04 p.m.

Mayor Pro-tem Knott made a motion to approve first reading of Ordinance No. 5, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ZONING AS R-2 AND PUBLIC UTILITY DISTRICT A TWO-ACRE ENCLAVE LOCATED WEST OF CAMARO SUBDIVISION, NORTH OF GRAND AVENUE AND EAST OF KIM DRIVE WITHIN THE TOWN OF SILT, COLORADO. Trustee Seifert seconded the motion, and the motion carried with Trustees Flores and Hanrahan voting nay.

January 2022 Financial Report

Treasurer Tucker went over the January 2022 financial report and answered questions.
9th Street Asphalt Bids

Director Fonner went over the two bids received for the 9th Street paving project that would resurface the street from the roundabout to Orchard Avenue. Staff recommends awarding the project to Frontier Paving.

There was discussion regarding the difference in the amount of footage that was bid on between the two companies as well as the depth of asphalt that would be put back down. Director Fonner added that the winning bidder would also take care of the large hole at 9th and Grand Avenue.

Mayor Pro-tem Knott made a motion to award the 9th Street Asphalt project to Frontier Paving. Trustee Flores seconded the motion, and the motion carried unanimously.

Administrator & Staff Reports

Administrator Layman reported that the two-acre parcel on Grand Avenue is now the property of the Town as it was closed on today. He also stated that the joint meeting between the Board of Trustees and the New Castle Town Council is set for March 15 at 5:30 and would take place at the New Castle Community Center.

Updates from Board / Board comments

Trustee Flores encouraged everyone to support the new owners of Silt Gourmet Grocery. Mayor Richel commented about the great discussion tonight by the Board. He also commented about a recent Facebook post regarding a local food truck in the valley that commented about recent changes that might make it difficult to serve Silt. Staff stated that they would get together and speak with this person.

Adjournment

Trustee Seifert made a motion to adjourn. Mayor Pro-tem Knott seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting 8:28 p.m.

Respectfully submitted,

Approved by the Board of Trustees

Sheila M. McIntyre, CMC  Keith B. Richel
Town Clerk  Mayor
### Fees Due

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Renewal Application Fee</td>
<td>$50.00</td>
</tr>
<tr>
<td>Renewal Fee</td>
<td></td>
</tr>
<tr>
<td>Storage Permit</td>
<td>$100 X</td>
</tr>
<tr>
<td>Sidewalk Service Area</td>
<td>$75.00</td>
</tr>
<tr>
<td>Additional Optional Premise Hotel &amp; Restaurant</td>
<td>$100 X</td>
</tr>
<tr>
<td>Related Facility - Campus Liquor Complex</td>
<td>$160.00 per facility</td>
</tr>
<tr>
<td><strong>Amount Due/Paid</strong></td>
<td></td>
</tr>
</tbody>
</table>

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is returned due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

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### Retail Liquor or Fermented Malt Beverage License Renewal Application

**Please verify & update all information below**

<table>
<thead>
<tr>
<th>Licensee Name</th>
<th>Doing Business As Name (DBA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rolling Fork Grill LLC</td>
<td>Brickhouse Pizzeria</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Liquor License #</th>
<th>License Type</th>
<th>Sales Tax License Number</th>
<th>Expiration Date</th>
<th>Due Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>03-04499</td>
<td>Hotel</td>
<td>4104809</td>
<td>4-1-22</td>
<td>2-1-22</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Business Address</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>820 Main St, Silt CO 81072</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mailing Address</th>
<th>Email</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 E 3rd St, Rifle CO 81650</td>
<td><a href="mailto:brickhouse-pizzeria@outlook.com">brickhouse-pizzeria@outlook.com</a></td>
<td>970-379-4156</td>
</tr>
</tbody>
</table>

1. Do you have legal possession of the premises at the street address above?  
   - [ ] Yes  
   - [ ] No

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due.  
   - [ ] Yes  
   - [ ] No

3a. Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges)  
   - [ ] Yes  
   - [ ] No

3b. If so, which are you renewing?  
   - [ ] Delivery  
   - [ ] Takeout  
   - [ ] Both Takeout and Delivery

4a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?  
   - [ ] Yes  
   - [ ] No

4b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?  
   - [ ] Yes  
   - [ ] No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.  
   - [ ] Yes  
   - [ ] No

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation.  
   - [ ] Yes  
   - [ ] No
7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. ☐ Yes ☑ No

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. ☐ Yes ☑ No

---

**Affirmation & Consent**

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

<table>
<thead>
<tr>
<th>Type or Print Name of Applicant/Authorized Agent of Business</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jason Higgins</td>
<td>President</td>
</tr>
</tbody>
</table>

Signature Date

3-10-22

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**Report & Approval of City or County Licensing Authority**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

**Therefore this application is approved.**

<table>
<thead>
<tr>
<th>Local Licensing Authority For</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature Title Attest

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Tax Check Authorization, Waiver, and Request to Release Information

I, Jason Higgins, am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Rolling Fork Grill LLC (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee’s liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant’s/Licensee’s duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business) | Social Security Number/Tax Identification Number
--- | ---
Rolling Fork Grill LLC | 8:20-0532527

Address
100 E 3rd Street
City | State | Zip
Rifle | 10 | 81650

Home Phone Number | Business/Work Phone Number
970-379-4150 | 
Printed name of person signing on behalf of the Applicant/Licensee
Jason Higgins

Applicant/Licensee’s Signature (Signature authorizing the disclosure of confidential tax information) | Date signed

Privacy Act Statement
Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).
SUBJECT: Garfield County Broadband Plan

PROCEDURE: Information Item

BACKGROUND: The purpose of this agenda item is to provide the Board with an update on the Garfield County Broadband Plan, Silt’s role in it and to introduce the Board of Trustees to Garfield County’s Broadband consultant, Diane Kruse of NEOconnect.

SUMMARY: In an effort to improve broadband connectivity throughout the region, Garfield County, in partnership with Region 10 (Grand Junction to Montrose/Delta) and the Colorado Department of Transportation, are planning to connect broadband and telecommunications collocation facilities located in Carbondale, New Castle, Silt, and Parachute with a high-capacity fiber optic network. To accomplish this, Garco last fall had applied for Congressionally Directed Spending from Senator Hickenlooper’s office. The application was not successful. Information from that application is attached.

Garfield County has contracted with NEOconnect, Diane Kruse to manage this project. Ms. Kruse will offer a high-level overview and progress report to the Board. It will focus on what the project is and is not, the value of the project to the region and to the Town, the relationship of the project to THOR, represented by Nate Walowitz of NWCCOG, how the project is to be funded, Silt’s role in funding and the options available for implementation.

ORIGINATED BY: Jeff Layman

PRESENTED BY: Jeff Layman, Diane Kruse

ATTACHMENTS: Excerpts From Garfield County’s Congressionally Directed Spending Application-Fall 2021

TOWN ATTORNEY REVIEW [ ] YES [x ] NO INITIALS ____

SUBMITTED BY: Jeff Layman, Town Administrator

REVIEWED BY: __Sheila M. McIntyre__

Sheila M. McIntyre, Town Clerk
Garfield County Broadband and Collocation Facilities

Garfield County

In an effort to improve broadband connectivity throughout the region, Garfield County, in partnership with Region 10 and the Colorado Department of Transportation, will connect broadband and telecommunications collocation facilities located in Carbondale, New Castle, Silt, and Parachute with a high-capacity fiber optic network. The collocation facilities will be built-out and located in existing government-owned buildings and the new fiber optic cable will connect to CDOT’s existing fiber from Glenwood Springs to Grand Junction. Having high-capacity fiber optic networks connected to collocation facilities in the County will expand the ability for private sector broadband companies to improve their broadband offerings in the County, reducing their broadband backhaul and transport costs and facilitating greater competition for service offerings in the region. This middle-mile fiber network will expand upon Garfield County’s first phase of establishing fiber-connected collocation facilities. Each community’s access to advanced, high-capacity fiber networks will greatly improve and expand broadband services to households, government offices, schools, businesses and medical establishments.

Proposed Project Start Date: 9/2021
Proposed Project Completion Date: 9/2022

What is the total cost of the project? $ 1,348,799.98
What dollar amount is being requested for Congressionally Directed Spending? $1,348,799.98

Please provide an itemized breakdown of how the requested funding will be used.

<table>
<thead>
<tr>
<th>Description</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiber Laterals</td>
<td>$ 943,799.98</td>
</tr>
<tr>
<td>Racks, Power, Security Access for Collocation Facilities</td>
<td>$ 280,000.00</td>
</tr>
<tr>
<td>Project Management</td>
<td>$ 50,000.00</td>
</tr>
<tr>
<td>Contingency</td>
<td>$ 75,000.00</td>
</tr>
<tr>
<td><strong>Total Project Costs</strong></td>
<td><strong>$ 1,348,799.98</strong></td>
</tr>
</tbody>
</table>

Subcommittee: Agriculture, Rural Development, Food and Drug Administration, and Related Agencies

Name of the Account: Broadband Grants

Is this a one-time request for Congressionally Directed Spending? YES

Has the project already received federal funding? If so, please details amounts, dates, and sources. NO
If additional federal support is necessary, when will the project be self-sustaining?

The project is self-sustaining and will not need additional federal support.

What are the sources of the remaining non-federal funding (private or other governmental funding) and when will that funding be secured?

The additional funds if needed will be provided by County appropriated funds and DOLA grant requests.

NEEDS STATEMENT

Describe how the proposed project is consistent with the activities and mission of the federal agency which would fund the project.

With COVID-19, our homes have suddenly become our place where we work and conduct business, our kids attend classes and where we consult with medical providers. Without adequate broadband service, none of these things are possible. With access to ultra-high speed broadband services, our communities support a better quality of life for our citizens, improving access to education, workforce development and training, better medical care, and access to government services. By investing in advanced broadband networks, we provide a platform for enhancing economic development initiatives and provide sustainability and vitality for our communities.

Why is this project a good use of taxpayer funds?

The pandemic has shed a bright light on the need for better broadband services throughout our country, especially in rural areas that lack adequate broadband services. The private sector is not investing in broadband networks in rural areas that have low population and density, and geographic dispersity, which is the case with Garfield County. The public sector can step in to provide investments in broadband infrastructure where the private sector is not investing. This project is a good use of taxpayer funds because it leverages existing infrastructure – CDOT’s existing fiber along Interstate-70, connecting this fiber network to existing government facilities that will house telecommunications equipment. These government facilities will become meet-me locations or collocations facilities for the private sector to expand their telecommunications and broadband networks within our communities. This project will expand upon the existing work that Garfield County and Region 10 have established, building middle-mile fiber infrastructure to rural communities that lack advanced broadband services.

How will this project benefit the state of Colorado?

The State of Colorado has had the foresight of investing in middle-mile fiber network infrastructure to stimulate further broadband investment from the private sector. This project will expand middle-mile fiber infrastructure in rural Garfield County, where citizens lack access to affordable, reliable and abundant broadband services.

Having access to very high-speed broadband and internet services has become one of the most critical components for education, government services, economic development, healthcare, utility operations, first responders and business operations. The demand for more bandwidth continues to grow. By 2021, there will be over 30 billion devices connected by the internet of Things (IoT). Each person will have over 13 connected devices on average, including their cell phones, tablets, clothing, and their cars. The
global internet traffic continues to explode. In 1992, global internet traffic per day was 100 Gigabits. In 2016, the global internet traffic per second was 26,600 Gigabits. It is projected that global internet use will continue to expand dramatically.

Although some of the existing internet Service Providers (ISP) have invested in their networks to keep up with demand, this is not the case in Garfield County and in other rural areas of the State of Colorado. The majority of networks built by cable and phone companies are maxed out. As the internet drives all things regarding economic development and vitality, simply put, connectivity is essential.

Coupled with the ever-growing importance of the internet, the convergence of new smart city applications, traffic management needs, the growth of and application for small cellular site installation and the soon-coming implementation of self-driving vehicles, local governments are seeking strategies to facilitate and coordinate investment.

Coupled with the ever-growing importance of the internet, the convergence of new smart city applications, traffic management needs, the growth of and application for small cellular site installation and the soon-coming implementation of self-driving vehicles, local governments are seeking strategies to facilitate and coordinate investment.

**How will this project benefit the local community?**

Since the COVID-19 pandemic, internet usage from home has increased by 92% across the U.S. The pandemic has magnified the need to have reliable, affordable and robust internet service at home, to support telecommuting, online education and telehealth applications and much more.

Development of middle-mile infrastructure and collocation facilities will allow the potential availability of more providers within the region, as their primary costs for providing services or their backhaul and transport costs are dramatically reduced. More providers and more competition will drive affordability, reliability and better broadband services for residents and businesses.
Garfield County, Broadband Update

Diane Kruse, NEO Connect
Garfield County, Facilitation of Broadband Investment

• Intention is to facilitate broadband investment throughout the County

• Leverage federal and state funding programs

• Invest in Middle Mile Infrastructure
  • Rifle to Glenwood Springs - Carrier Neutral Locations (CNL) and Middle Mile Fiber Connections
  • Build upon this and the partnership with Region 10 to expand to all communities in Garfield County along the I-70 corridor.

• Leverage federal and state broadband programs, Public-Private Partnerships to build last mile Fiber to the Premise Infrastructure
American Rescue Plan Act, $340 Billion Available in Broadband Funding

- **Economic Development Administration (Department of Commerce):** $3 billion in additional funding to the Public Works and Economic Adjustment Assistance (PWEAA) program through September 2022
- **Coronavirus Capital Projects Fund (Department of the Treasury):** $10 billion for “capital projects directly enabling work, education, and health monitoring, including remote options, in response to the public health emergency”; in addition to capital projects, eligible efforts include ancillary services (such as broadband mapping) to increase efficiencies of capital projects, and cost support efforts (such as subsidies)
- **Emergency Connectivity Fund (FCC):** $7.2 billion for E-Rate support to reimburse schools and libraries for provision of eligible equipment and advanced telecommunications and information services during the pandemic, including for locations other than schools and libraries
- **Coronavirus State Fiscal Recovery Fund:** $219.8 billion for investments in water, sewer, or broadband infrastructure
- **Coronavirus Local Fiscal Recovery Fund:** $130.2 billion for rural community development block grants (CDBG) ($45.6 billion), rural areas ($19.5 billion), and counties ($65.1 billion, population-based), including for investments in water, sewer, or broadband infrastructure
- **Local Assistance and Tribal Consistency Fund:** $500 million ($250 million per year for 2022 and 2023) for Tribal use only “for any governmental purpose other than a lobbying activity”
State Funding from ARPA

Underway:
$5 Million in middle mile funding - DOLA
$3.5 – 5 Million DOLA – next year, normal Energy and Mineral Impact Fund
$35 Million in last mile funding, through DORA

What’s Coming Up:
$171 Million in State of Colorado Capital Infrastructure Program

Eligible Uses
1. Broadband Infrastructure Projects
2. Digital Connectivity Technology Projects
3. Multi-Purpose Community Facilities

Federal Infrastructure Bill: $65 Billion for Broadband
Infrastructure Investment and Jobs Act (IIJA): $100 Million in BEAD Funding through the State of Colorado
Garfield County Middle Mile Network

- Establish CNLs in:
  - Glenwood Springs and Rifle (underway)
  - New Castle
  - Silt
  - Parachute
- Build Middle Mile Fiber Laterals to connect to CDOT fiber along I-70 corridor
- Buy Equipment to Light up Middle Mile fiber
- Connect to the Broader Regional Network for resilient, abundant broadband
- Provides a foundation for the County to improve last-mile services for unserved areas
Garfield County, Middle Mile Design
Region 10 Network
Region 10 Network
Partnership with Region 10

**Garfield County**
- Provide CNL location
- Ride-out and capital cost estimates for lateral fiber
- Write, apply and manage grant application process
- Own the equipment, lateral fiber
- Garfield County will provide a long-term IRU for a # of fibers on the lateral and will provide a long-term exclusive lease on the equipment, and a long-term lease of a portion of the CNL space to Region 10.

**Region 10**
- Evaluate feasibility of CNL, suggest improvements to stand up a carrier-grade facility
- Layout of CNL room (racks, backup power, etc., equipment list)
- Region 10 will operate and maintain the equipment, manage service provider relationships with use of CNL and transport network.
Questions

Diane Kruse, NEO Connect
970-309-3500
diane@NEOconnect.us
MEMORANDUM

TO: Mayor Richel and Members of the Silt Board of Trustees.
FROM: Mark Chain, Planner
DATE: March 9, 2022
RE: Second Reading - Initial Zoning of 2-Acre Enclave

On March 14 there will be the second reading of the ordinance for initial zoning of the above property. Issues and background are identical to what they were at the first reading. The remainder of the memo remains the same and is included to help complete the record for the annexation and zoning of this property. My recommendation and proposed motion are at the end of the memo and have been updated as appropriate.

Note: I included an updated Exhibit B - the zoning map for the property. I had the town contract GIS service update the zoning diagram and they will also update the Town’s Official Zoning Map upon adoption.

As you know, the 2-acre property located just west of Camario, north of Grand Avenue and east of Kim Avenue was recently annexed to the Town. The Board adopted the ordinance for annexation on a second reading at their January 10 meeting. I believe the annexation is now in effect.

The next step in the process is to have an initial zoning for the property consistent with the Town’s zone districts. Currently, the parcel still has the “R” Rural Zone Designation in the County where there is a minimum lot size of 2 acres. It also allows an extensive array of agricultural uses as well as additional uses that we can discuss at another time.

In this particular instance for an initial zoning, I undertook the following steps:

- Examined the Town’s Comprehensive Plan
- Reviewed the zoning of the adjacent parcels to determine what was compatible
- Reviewed the Town’s Code and available zone districts.

Towns Zoning Districts

Interestingly, the Town does not have an official “Open Space District”. When I reviewed the town zoning map it appeared that the town’s existing parks either
have no zoning designation or their zone designation was “Public Utility Zone District”. So, one of our future tasks should be to have a specific open space district. For an area we think will be a park associated with the possible Camario II, we should immediately zone that area as “Public Utility Zone District” in order to be consistent with past actions for park/open space type areas. This makes sense for the southern portion of the property. As you may remember, I showed you a Landscape Plan that was approved in the past which has a park noted at the southwest corner of Camario Phase II. That park is relatively undersized and one of the main features is a drainage retention pond. Zoning an area of this 2-acre parcel which could enlarge the park and make it more functional for recreational aspect I believe is a good idea.

**Zoning of Adjacent Parcels.**

The 2-acre enclave is surrounded by parcels that have a Residential PUD designation. So, my next step was to determine what that PUD designation specifically allowed especially in terms of lot sizes. Below are my findings:

- **East- Camario Ph II.** - Designated for mostly attached single-family units and along the north and some single-family detached lots. The majority of lots run from 1900 ft.² to 3400 ft.² in size.
- **South – Lyons Subdivision.** This is a traditional single-family detached neighborhood with lots running in the 6,500 ft.² +/- range.
- **West – Flying Eagle Estates.** This is an older subdivision in the Town and the lots I examine range from 6900 ft.² to 7800 ft.² in size. So, traditional single-family detached dwelling.

**Comprehensive Plan**

The comprehensive plan showed this 2 acre parcel surrounded by the Future land designation of “neighborhood Residential”. The 2 acre parcel itself was designated as “agricultural – rural residential reserve”. This was sort of a holding zone until it would be annexed and then added to the Town.

**North Two- Thirds of the 2 Acre Enclave**

We still believe that this 2-acre parcel may be added eventually to Camario. It is my recommendation that the R-3 Zone District is most appropriate. R-3 would fit into the present lotting arrangement shown in Camario II and also allows smaller single-family lot sizes and unit sizes for a purchaser who is considering buying Camario II at this time. It allows flexibility and I don’t think puts the Town at risk.

**Planning Commission Action**
The Planning Commission held a public hearing on the rezoning at their February 1, 2022 meeting. They recommend that you zone the approximately southern one third of the 2 acre enclave as Public Utility Zone District and the northern approximate two thirds R-3 (Residential High Density) Zone District.

Past Board Action

At your February 28 meeting the Board moved to adopt ordinance No. 5 - Series of 2022 zoning the 2-acre enclave as Public Utility Zone District and R-3 Zone District and have the second hearing held on March 14, 2022. That motion passed by a vote of 4 – 2.

Recommendation and proposed motion:

I recommend that the Town adopt Ordinance No. 5 - Series of 2022 zoning the 2-acre enclave as Public Utility Zone District and R-3 Zone District on second reading.
AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ZONING AS R-3 AND PUBLIC UTILITY DISTRICT A TWO-ACRE ENCLAVE LOCATED WEST OF CAMARIO SUBDIVISION, NORTH OF GRAND AVENUE AND EAST OF KIM DRIVE WITHIN THE TOWN OF SILT, COLORADO

WHEREAS, the Board of Trustees of the Town of Silt (“Board”) has authority over land use administration as provided in Section 13-8 of the Town of Silt’s (“Town’s”) Charter and the Board may adopt land use ordinances pursuant to such authority; and

WHEREAS, Section 31-12-115(2), C.R.S. provides that any area annexed by a municipality shall be brought under the municipality’s zoning ordinance within ninety days after the effective date of the annexation ordinance; and

WHEREAS, on January 10, 2022, the Board adopted Ordinance No. 5, Series of 2021, annexing the two-acre enclave that is the subject of this ordinance, legally described in Exhibit A (the “Property”), pursuant to Section 31-12-106(1), C.R.S. by Ordinance No. 5, Series of 2021; and

WHEREAS, Silt Municipal Code Section 17.88.020 provides the procedures for changing the zoning classification of any particular parcel. Pursuant to Section 17.88.020(c)(2), following a public hearing, the Planning and Zoning Commission shall make a recommendation to the Board. Pursuant to Section 17.88.020(c)(3) the Board shall review the proposed zoning classification following a public hearing and may approve the zoning if the criteria in Section 17.88.020(c)(3)(b) have been met; and

WHEREAS, The Board finds that the amendments to the Town’s zoning map proposed in this ordinance will promote the public health, safety and general welfare; are consistent with the comprehensive plan and the purposes stated in the unified development code; are consistent with the stated purposes of the proposed zone districts; will not likely result in significant adverse effects upon the natural environment, including air, water, noise, storm water management, wildlife and vegetation, or such impacts will be substantially mitigated; will not likely result in material adverse negative impacts to other properties adjacent to or in the vicinity of the subject property; and facilities and services including roads/transportation, water, gas, electricity, and police and fire protection, will be available to serve the subject property after development; and

WHEREAS, the Town gave proper and timely published and/or posted notice of the dates and times of the public hearings at which the Planning and Zoning Commission and the Board considered this ordinance; and
WHEREAS, after considering the location of the property and the Town’s Comprehensive Plan, the Board finds that the adoption of this ordinance is necessary and proper to provide for the safety, health and prosperity and order of the town.

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ORDAINS AS FOLLOWS:

Section I. The northern section of the Property, shall be zoned as part of the R-3 High-Density Residential District and the southern section of the Property shall be zoned as part of the Public Utility District as depicted on the zoning map attached as Exhibit B.

Section II. The Zoning Map of the Town of Silt Colorado is amended consistent with Exhibit B upon adoption of this ordinance.

INTRODUCED, READ AND APPROVED ON FIRST READING, a public hearing, this ___ day of __________, 2022, at 7:00 p.m. in the Municipal Building of the Town of Silt Colorado.

PASSED, APPROVED ON SECOND READING, following a continued public hearing, ADOPTED AND ORDERED PUBLISHED, this ___ day of __________________, 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 SW1/4SW1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING NORTHERLY OF COUNTY ROAD AS CONSTRUCTED AND IN PLACE AND SOUTHERLY OF THE WARE & HINES DITCH AS CONSTRUCTED AND IN PLACE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD, WHENCE THE REESTABLISHED SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11 IN SAID TOWNSHIP AND RANGE BEARS:
SOUTH 87° 56'45" WEST 96.33 FEET;
THENCE NORTH 773.55 FEET;
THENCE SOUTH 80° 08'13" EAST 116.16 FEET;
THENCE SOUTH 751.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD;
THENCE SOUTH 89° 01'00" WEST 114.46 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD TO THE POINT OF BEGINNING:
EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY, IF ANY, LYING WITHIN FLYING EAGLE SUBDIVISION.

COUNTY OF GARFIELD
STATE OF COLORADO
Exhibit B
Zoning Change
Parcel Number: 217902300002
AGENDA ITEM SUMMARY

SUBJECT: Irrigation Education/Incentive Program

PROCEDURE: Discussion Item

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

In the 1990’s the Town installed an irrigation system to supply the Town with non-potable water for irrigation purposes. The decreased supply and resulting shortages of irrigation water during the summer of 2020 caused the Town to develop an action plan to address some deficiencies in the service (Action Plan attached).

Besides pursuing measures to increase supply such as upgrading pumps and pipes to handle more water, decreasing demand is also in the plan. The Town passed an ordinance focused on demand reduction in April 2021 (news release attached). That ordinance and the resulting education and enforcement is credited with reducing the overall use of irrigation water in Town and keeping water stocks at appropriate levels (“Education” piece for newsletter/website attached).

With these immediate goals met, the Town should now address developing a more robust education and/or incentive program that promotes the replacement of existing turf with xeric landscaping, to include “water-wise” and native plant species to meet the following goals:

- Reduce water use
- Help pollinators and birds
- Beautify community landscapes
- Reduce pesticide/fertilizer use
- Save homeowners money
- Less polluting of waters of the State
- Ending heat islands
- Creating beneficial microclimates
- Increasing photosynthesis
- Exercise for folks
- Cleaner air

Education: This focuses on the good that such renovations can do and the savings that can be achieved by homeowners. We will work to achieve this by:

  o Collecting and distributing written material for homeowners use.
• Developing a demonstration installation of low-water native plants for use in our environment/elevation.

• Incentives: Reward homeowners for taking steps to reduce consumption.
  o Providing an incentive, the best of which would likely be monetary, for homeowners who successfully implement a turf renovation.

• Both of these efforts may be eligible for grant support.

• Work with local nurseries to stock native plants.

RECOMMENDATION:

With staff and/or volunteer labor:

• We will gather materials on best irrigation practices, assemble them in a usable format for the average Silt homeowner and distribute them through making them available:
  o At Town Hall and drive homeowners to pick it up through newsletter, website, variable message sign, Facebook, etc.
  o At the eight-week long Silt Farmer’s + this summer from July 13-August 11.
  o From any Silt Police Officer on patrol.

• We will develop a demonstration installation of low-water native plants for use in our environment/elevation.

• Administer an incentive program that pays homeowners some kind of inducement for converting turfgrass to native, waterwise planting.

• Write grant applications to support all of the above activities.

ORIGINATED BY:

Jeff Layman

PRESENTED BY:

Jeff Layman

DOCUMENTS ATTACHED:

2) Town of Silt News Release-Irrigation Ordinance, April 2021
3) Education piece from 2021
4) Proposed location for demonstration garden-Town Hall

TOWN ATTORNEY REVIEW [ ] YES [X] NO

INITIALS:

Jeff Layman, Town Administrator

REVIEWED BY:

Sheila M. McIntyre, Town Clerk
TOWN OF SILT IRRIGATION SYSTEM ACTION PLAN 2020/21

In 1990 the Town installed an irrigation system to supply the Town with non-potable water for irrigation purposes. The decreased supply and resulting shortages of irrigation water this summer has caused Town of Silt officials to develop an action plan to address some deficiencies in the service. Besides pursuing measures to increase supply such as upgrading pumps and pipes to handle more water, decreasing demand is also in the plan.

Action Plan:

- Immediate
  - Increase Education/Enforcement Campaign
    - Increase patrols and public contact—Silt PD
    - Public Information: Get started earlier in 2021—Newsletter, Website, social media, etc.
  - Prepare FMLD grant application for the fall of 2020 to build infrastructure to take more water from the Cactus Valley Ditch.
  - Audit lots in upper subdivisions to ensure that homeowners are irrigating the proper area.
  - Discuss the Town’s responsibility to provide irrigation water to developments that brought less water to the Town upon annexation than is now needed. Should they participate to a greater level?
  - Develop a better relationship / involvement / influence with Ditch companies.

- Explore
  - Development of a system that transfers potable water to irrigation tanks for upper neighborhoods
  - Work with the State of Colorado to use potable water for irrigation
  - Consider installing irrigation system meters at homes and/or developments
  - Amend irrigation code
Irrigation Ordinance Revision Passed by Board of Trustees

The Town of Silt Board of Trustees on Monday night passed the second reading of an ordinance to revise the Town’s Code to better educate and enforce irrigation ordinances.

In the 1990’s the Town installed an irrigation system to supply the Town with non-potable water for irrigation purposes. The decreased supply and resulting shortages of irrigation water last summer caused the Town to develop an action plan to address some deficiencies in the service. Besides pursuing measures to increase supply such as upgrading pumps and pipes to handle more water, decreasing demand is also in the plan.

One method of managing demand is to amend the Silt Municipal Code section addressing irrigation, including promoting conservation of irrigation water; setting fees for irrigation service; identifying restrictions on the use of irrigation water; and revising penalty assessments for waste of irrigation water. These changes are but one tenet of the Irrigation System Action Plan and make the ordinance easier to enforce by clarifying certain sections, specifically:

- Requires no more than 3500 square feet of irrigable space be allowed on new construction projects
- Defines hours of an “irrigation day” from midnight to midnight
- Includes Town parcels in the limits
- Limits hours of irrigation to times other than 10 AM to 5 PM
- Eliminates the ability of homeowners with less than 499 square feet of irrigable area to petition the Town to use potable water for irrigation
- Eliminates the ability of homeowners to petition the Town to use water on a typical non-watering day
- Adds to the definition of “wasteful practices” the “Using irrigation water for any other purpose other than the watering of landscaping and/or gardens.”
- Adds to the authority of the “Town Administrator the authority to ration and limit the usage of irrigation water for such periods of time as he/she deems necessary.”
Use Irrigation Water Wisely

Irrigation water is available from May 1st - October 1st

What Times Of The Day Can I Water?
12:00 a.m. – 10:00 a.m. or 5:00 p.m. to 11:59 a.m.
Maximum of 30 minutes per zone!
*Midnight to midnight is defined as an “irrigation day”

What Days Can I Water?
Even Numbered Addresses – Mondays, Wednesdays and Saturdays
Odd Numbered Addresses – Tuesdays, Thursdays and Sundays

AUDIT

The Town is conducting a mandatory audit of each property utilizing irrigation water.
Please call Town Hall to schedule your audit at 970-876-2353 Ext. 106

What Restrictions Does The Town Enforce?
Penalty Assessments Will Be Written Into Silt Municipal Court For The Following Violations:
- Watering on Fridays (The tanks need a day to refill)
- Watering between the hours of 10:00 a.m. to 5:00 p.m.
- Watering for more that 30 minutes per zone
- Watering more than your allotted irrigatable space
SUBJECT: Senior Programs Contribution Refund

PROCEDURE: Action item

RECOMMENDATION: Discussion by board and direction to staff

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The Town participates in contributing monies to cover the cost of rides for our Seniors with the Traveler. The cost is split between 6 Government members. The methodology for the cost of these services places Silt’s percentage at 1%. The Town’s contribution was $6,697.46. The overall cost for the Traveler was lower than anticipated, resulting in a refund from contribution made. The Town’s refund for this past year is $1,445.66, setting the actual cost to the Town at $5,251.80. The Traveler provided 203 rides to citizens of Silt which calculates to $25.87 per ride.

Options: 1. Take entire refund
          2. Split refund with RFTA (the BOT can determine the %)
          3. Return refund to RFTA (will be added to capital expenditure budget)

FUNDING SOURCE: Silt Housing Authority

ORIGINATED BY: Amie Tucker

PRESENTED BY: Amie Tucker

TOWN ATTORNEY REVIEW [ ] YES [X] NO INITIALS ___

SUBMITTED BY: Amie Tucker, Town Treasurer

REVIEWED BY: Sheila M. McIntyre, Town Clerk
<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Municipal Transportation Contribution</th>
<th>%</th>
<th>2021 Savings</th>
<th>Allocation of Savings</th>
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<tr>
<td></td>
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<td>RFTA Members</td>
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<tr>
<td>Carbondale</td>
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<td>Silt</td>
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# Rides by Municipality

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<tr>
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<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
<th>December</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>Totals</th>
<th>Percent</th>
</tr>
</thead>
</table>
| Carbondale                           | 0    | 0      | 0         | 0       | 0        | 15       | 12      | 0        |       |       |     |      | 29     | 0.65%
| Garfield County Rural *              | 188  | 168    | 136       | 111     | 134      | 149      | 137     |          |       |       |     |      | 1023   | 22.76%
| Glenwood Springs                     | 149  | 137    | 134       | 114     | 153      | 151      | 130     |          |       |       |     |      | 968    | 21.54%
| Mt. Valley Developmental Serv *      | 139  | 199    | 218       | 170     | 165      | 57       | 107     |          |       |       |     |      | 1055   | 23.48%
| New Castle                           | 2    | 1      | 1         | 2       | 7        | 8        | 20      |          |       |       |     |      | 41     | 0.91%
| Rifle                                | 177  | 184    | 204       | 177     | 137      | 144      | 173     |          |       |       |     |      | 1196   | 26.61%
| Silt                                 | 31   | 30     | 45        | 26      | 25       | 15       | 10      |          |       |       |     |      | 182    | 4.05%
| **Total County Rides *               | 686  | 721    | 738       | 640     | 596      | 536      | 277     |          |       |       |     |      | 4494   | 100.00%

* Includes Battlement Mesa

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### Rides by Municipalities including Mt. Valley rides by city/town

#### TRAVELER

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<thead>
<tr>
<th>Reporting Area</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>October</th>
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<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>Totals</th>
<th>Percent</th>
</tr>
</thead>
</table>
| Carbondale                      | 0    | 0      | 0         | 0       | 0        | 0        | 0       | 0        | 0     | 0    | 0   | 0    | 29     | 0.36%
| Garfield County Rural *         | 272  | 202    | 184       | 159     | 172      | 160      | 163     | 225      | 328   | 301   | 246 | 289   | 2701   | 33.26%
| Glenwood Springs                | 156  | 215    | 224       | 220     | 196      | 174      | 159     | 188      | 184   | 183   | 194 | 263   | 2336   | 28.77%
| Mt. Valley Developmental Serv * | 0    | 0      | 0         | 0       | 0        | 0        | 0       | 0        | 0     | 0    | 0   | 0    | 0      | 0.00%
| New Castle                      | 2    | 1      | 1         | 2       | 7        | 8        | 20      | 0        | 0     | 2    | 0   | 2    | 45     | 0.55%
| Rifle                           | 225  | 271    | 284       | 233     | 181      | 167      | 225     | 214      | 243   | 244   | 233 | 286   | 2806   | 34.56%
| Silt                            | 31   | 30     | 45        | 26      | 25       | 15       | 10      | 0        | 0     | 17    | 2   | 2    | 203    | 2.50%
| **Total County Rides *          | 686  | 721    | 738       | 640     | 596      | 536      | 277     |          |       |       |     |      | 8120   | 100.00%

#### EAST GARFIELD

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<tr>
<th>Reporting Area</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
<th>December</th>
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<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>Totals</th>
<th>Percent</th>
</tr>
</thead>
</table>
| Rides in County                 | 320  | 326    | 331       | 323     | 324      | 325      | 326     | 327      | *     | *     | *   | *    | 1808   | 23%
| Service Hours                   | 222  | 226    | 234       | 269     | 220      | 197      | 188     | 192      | 271   | 240   | 214 | 333   | 2806   | 31.1%
| Mileage                         | 1891 | 1881   | 2260      | 1824    | 2119     | 1402     | 1774    | 1889     | 2928  | 2816  | 2393| 3531 | 26708  | 52%
| No Show                         | 5    | 3      | 4         | 4       | 2        | 4        | 6       | 4        | 2     | 2     | 7   | 8    | 51     | 58%
| Functional Assessments Done     | 4    | 3      | 1         | 4       | 2        | 2        | 1       | 1        | 3     | 1     | 1   | 1    | 24     | 63%
| Re-Assessments                  | 0    | 1      | 0         | 0       | 0        | 55       | 0       | 0        | 3     | 0     | 1   | 0    | 60     | 58%

#### WEST GARFIELD

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<th>September</th>
<th>October</th>
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<th>April</th>
<th>May</th>
<th>June</th>
<th>Totals</th>
<th>Percent</th>
</tr>
</thead>
</table>
| Rides in County                 | 366  | 395    | 407       | 317     | 287      | 277      | *       | *        | *     | *     | *   | *    | 2049   | 25%
| Service Hours                   | 203  | 255    | 228       | 231     | 188      | 190      | 189     | 205      | 228   | 279   | 224 | 243   | 2669   | 49%
| Mileage                         | 1833 | 2191   | 2234      | 1630    | 1603     | 1648     | 1582    | 1652     | 2508  | 2730  | 2100| 2535 | 24255  | 48%
| No Show                         | 3    | 4      | 4         | 3       | 3        | 2        | 3       | 2        | 3     | 3     | 4   | 3    | 37     | 42%
| Functional Assessments Done     | 3    | 2      | 2         | 0       | 1        | 1        | 1       | 1        | 0     | 1     | 1   | 1    | 14     | 37%
| Re-Assessments                  | 1    | 0      | 1         | 0       | 39       | 1        | 1       | 1        | 1     | 0     | 0   | 0    | 43     | 42%

* Due to changes in RouteMatch I can no longer state the number of rides provided in East and West Garfield - just the over all total
SUBJECT: 13th street Cactus Valley Ditch Crossing
PROCEDURE: Action Item

RECOMMENDATION: Approval / Authorization

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Last year we saw a failure of the Cactus Valley ditch crossing on 7th street, at that time staff evaluated all other ditch crossings in Town. Friday March 4th staff was called to 13th Street and found the ditch crossing there was failing and falling in. In review it was found that an oversight was made and this crossing was unintentionally unchecked in the evaluation of ditch crossings.

On the positive side of things, as staff started to get together a plan to fix this crossing, it was found that one of our suppliers has concrete box culverts available in the specifications that are required for this crossing. This box culvert has been secured and will be delivered by March 18th. Staff is working with local excavation companies to secure bids to do the project. As all of this happened with in the last week, we do not have all bids back. Staff is working to get all bids and have construction under way so the job can be completed before the ditch is turned on for the year. The ditch is usually turned on around April 15th.

Since this was an unbudgeted expense, staff is looking for direction from the Board of Trustees as to how to appropriate funds for this project. Staff has two options for funding. In the 2022 budget funds were appropriated for street repairs, with this staff was looking at doing some chip and seal, and overlays on certain streets within the Town. Since we have already scheduled the 9th street asphalt, we would not pull money from that project. Some of the monies that was set for these projects can be used for the ditch crossing project. The other option would be to pull money from reserve to do the ditch crossing project. Staff is estimating that the 13th street ditch crossing will cost $54,000.00 to complete.

PRESENTED BY: Director Fonner
DOCUMENTS ATTACHED: None

SUBMITTED BY: Trey H Fonner, Public Works Director

REVIEWED BY: Jeff Layman, Town Administrator
Activities, initiatives and news:

- **Franchise Agreement Negotiation—Xcel:** We have completed this negotiation and plan to have this on the April 11 and 25 Board agendas for approval.

- **Two Acre Enclave (Ruiz property purchase):** COMPLETED

- **DOLA “Main Street” grant:** Trey has completed and submitted this grant application for 500 Block of Main Streetscape project. Awaiting word on grants.

- **Silt Senior Housing:** I met with GCHA Executive Director to discuss the new management agreement and general thoughts about creating additional housing in Silt.

- **Public Safety:** Met with representatives of Colorado River Fire Rescue to discuss the Wildland Urban Interface (WUI) and how to manage it utilizing CRFR’s new wildland team.

- **Management Team Leadership Development:** Contracted with a leadership facilitator to present about 12 hours of training and development for the Town’s leadership.

  - Attached to this memo are:
    - Realtor Joe Carpenter’s reports on the two properties he is contracted to sell for the Town. He further reports that he is still having conversations with an interested party on the Main Street lot.

- See attached newsletter articles for additional initiatives and activities.
Policy Initiatives, Goals, Priorities (other than Capital Projects)

IN PROGRESS

- Support the Silt Historical Society, as appropriate
  - We’ve included the SHS in the brochure on which we’re nearing completion, have
    donated the beer trailer to them and are curating some old photos for the walls of
    Town Hall.
- Continued work toward I-70 Interchange improvements
  - IMTPR Meetings on-going
  - Met with the engineering team about grant opportunities
- Continued progress on OHV goals and objectives
  - Commissioners have agreed to amend their ordinance. Continuing to work with
    County staff on this.
- Progress on Parks, Recreation and Culture Master Plan
  - One meeting held within last two weeks. Another in the works with a report to the
    Board in April
- Begin to plan for spool up on next summer’s Irrigation Program, including an emphasis on Xeric
  options, including encouraging the planting of low water native plants.
  - Contact made with CSU extension on providing information to homeowners
  - Looking into grant opportunities for incentive programs
  - Local Extension Master Gardener volunteer could potentially assisting
- Develop a use permit system for Silt Island Park to charge impact fees for use
  - We’re conducting some research into the programs in use in our area.
- Follow up on purchase planning for Island property across from Silt Island Park with AVLT
  - No recent progress
- Focus on economic development: Marketing our Opportunity Zone Status; regain ASAP energy
  - See attached description of a recent meeting of Town Managers and select others in
    the Colorado River Valley.
  - I met with Alpine Bank local president Jay Rickstrew to discuss the thought of
    establishing an ATM in Downtown Silt. He was sympathetic, but determined that it
    would not be in the Bank’s best interest.
- Events: Concert Series, Farmer’s Market, Kid’s events.
  - We’ve contracted with a Van Halen “tribute” band to play in Silt’s Stoney Ridge
    Pavilion on Friday, August 12, 2022 from 8 PM to 10 PM.
  - We met with Farmer’s Market vendors and made the decision to move the event to
    Veterans Park.
- Continue to Improve Communications with Constituents: two-way communication
  - We have signed up more than 80 residents for the “TextMyGov” program
- Continue Exploration: Roy Moore Park and Gym (Community/Rec Center)
  - Produced and transmitted a “white paper” on proposed concepts for Silt’s use of this
    building. The school district’s Facilities Director responded to me by telling me that
    the District is engaged in a strategic planning process and they would get back to us
    “in a few months”.
COMPLETE

- Complete the amended Personnel Rules and Regulations and present to the HR Subcommittee
  - Complete and adopted
- Complete the Financial Policy document and present to the Board of Trustees
  - Complete and adopted
Area leaders from Parachute to New Castle have recently come together to explore economic growth and business support in Western Garfield County. Organizing ourselves as the Colorado River Valley Economic Development Partnership (CRVEDP), we aspire to learn more about regional initiatives which are intended to:

- **Assess Regional Strengths**
  Inventory existing regional economic assets to strategize potential alignment with businesses and industries who may consider new operations in our region.

- **Roll Out the Red Carpet**
  Proactively recruit an appropriately diverse range of established businesses and emerging industries to invest in new operations in the Colorado River Valley.

- **Take Care of Our Own**
  Enhance and expand economic incentives in support of new and existing community businesses already invested in regional operations.

Working strategically and collaboratively, CRVEDP plans to work with local, county, and state agencies, investors, and entrepreneurs to aggressively pursue regional economic development, specifically from Parachute to New Castle, Colorado. We seek to meet quarterly to assess our 3-part mission and strategize next steps.

We'll plan to meet again in-person in the second quarter of 2022, and hope to include others who are important to the discussion. We’ve started with a small group, but are adding others as we move forward.

There are at least a dozen different industries we'd like to explore, including: Ag-Tech, Industrial Hemp, Renewable Energy, Light Manufacturing, Cyber Security, Innovations in Construction, Drone Aviation, Healthcare, Entrepreneurialism, Nonprofit Leadership, Rural Community Planning, Food Production, and more. Below are two links to the types of emerging industries we think could be successful in our region.

- **Ag-Tech**: [App Harvest](#) (Kentucky-based Ag-Tech B-Corp)
- **Industrial Hemp**: [Patagonia's Hemp Workwear](#) (San Luis Valley, Colorado)

More to follow!
Date: March 7, 2022
To: Mayor, Trustees and Administrator Layman
From: Sheila McIntyre, Town Clerk/ Municipal Court Clerk
Re: Staff report for February 2022

Town Clerk duties:

- Misc Election prep (secrecy sleeve, prepared TABOR mailings, PSA’s, prep forum questions, letters of acceptance to judges, etc.)
- Signed A/P and payroll checks
- Ordered business cards for employee
- Research for various staff
- Attended staff meetings
- Met with family re: cemetery plot purchase and prepared deed
- Executed mylars for recordation
- Prepared and emailed various public notices to newspaper
- Prepared and sent out BOT packets, attended and followed up on meetings, transcribed minutes
- Worked on fee schedule revision
- Index filing and purging of documents
- Signed business licenses
- Koala fingerprints are almost indistinguishable from humans’ so much so, they can taint crime scenes
- Ran errands: bank deposits, City Market
- Placed stop payments on checks
- Picked up Cashier’s Checks at ANB for property purchase
- Prepared directives list
- Customer service

Municipal Court & Police Dept. duties:

- Prepared for court, provided docket notes for prosecutor
- CJIS examination
- Attended AXON training
• Attended court and completed follow up
• Processed appearance bonds
• Worked on bond forfeiture
• Working on Justware conversion to Caselle court module
• 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
• Prepared resource sheet for defendants
• Processed late payment letter for parking tickets
• Sent out packet for VALE meeting, attended meeting and transcribed minutes
TOWN OF SILT
STAFF REPORT

Date: February 28, 2022

To: Mayor and Board of Trustees

From: Amie Tucker, Treasurer

Tasks Completed in February

- Bulk Water
- Purchasing
- Payments
- Customer service
- Payroll
- Retirement contributions (FPPA & CRA)
- Payroll tax payments (State & Federal)
- Accounts Payable
- Accounts Receivable
- Petty Cash Reconciliation (General and Recreation)
- Reconcile Bank Statements
- Journal Entries
- Financial Statements
- Sales Tax
- Monthly Disbursements
- Senior Programs Meeting
- CML Salary Compensation/Benefits Data Entry
- Zoom meeting hosting for Board meetings

Colorado Municipal League asks every year for salary and benefit info. They require minimum, maximum and actual salaries for all employees. As well as benefits offered. Health, Dental, Vision, Retirement, HSA and so on. They want to know what the percentage is of those benefits that the Town pays and what is the responsibility of the employee. Vacation, sick time and paid holidays are information they want reported.

Paste from Dead Mice: The ancient Egyptians believed in crushing up mice to cure toothaches and earaches. They would use mashed dead mice mixed with other ingredients to apply to the afflicted area. In serious circumstances, individuals would apply an entire dead mouse to cure a severe toothache.
Memo

To: Jeff Laymar, Town Administrator
From: Trey Fonner, Public Works Director
Cc: File
Date: March 14th, 2022
Subject: Public Works Department Report

The following department report is a snapshot of some of the tasks and projects the Public Works staff has undertaken over the past several weeks.

- Fill potholes throughout Town
- Repair fire hydrant at KOA
- Truck inspections
- Install door at Water plant
- Unplug sink in the Police Station
- Remove ice buildup on 16th
- Repair fire hydrant at Holiday Inn
- Remove snow from skate park
- Put roto millings on the road up to the Cemetery
- New water pump in backhoe
- Repair fire hydrant at Painted pastures
- Senior housing Wi-Fi issues
- Repair hall way windows in Senior housing
- Plug holes in Town Center where bats were coming in
- Frozen water meters, 221 Kim Ave., 211 North Valley Dr., and 147 E. Vista Dr.
- Work on covers for irrigation pumps
- Repair dryer at Senior Housing
- Change out meter 502 Evergreen
- Work on bulk water stations
- Remove Christmas trees from round
- Put roto millings on road up to booster pump and tank
- Evaluate street signs throughout Town
- Replace meter at 221 Kim Ave.
- Replace power steering pump in truck 202
- Plow and sand as needed
- Clean up drainage
- Change alternator in truck 201
- Senior Housing maintenance
Water/Wastewater plants

- New air system at Water plant installed and operational
- Cleaning up of old piping and obsolete equipment from walls
- Clean out plate settler building
- Set up new storage area with racks and work bench
- Work on chemical dosing system
- Jousting is the official sport in the state of Maryland
- Quotes are being complied for improvements to AC and heating in plants
- Sludge production as scheduled
- Grit paddle flush valves repaired
- Testing done as scheduled
- Work on information for Dewberry
- Meter reads, door hangers and shutoffs
- Produced 7.5 million gallons of water

Car charging station

- Still functioning but not reporting, the fix is being worked on

Bulk Water

- 210,499 gallons dispensed at coin operated system
- 1001 gallons dispensed at commercial station
- Commercial station was down while waiting on parts

Public Works Director

- Weekly Staff meetings
- GCFMLD grant wrote and submitted
- Meetings with Dewberry
- Water forum meeting at County
- AVLT meeting on Silt River Preserve
- Silt Pipeline Diligence application
- Ped/bike overpass meetings
- State revolving fund
- Silt Boat Ramp update meetings
- Grant opportunities meeting for ped/bike overpass
- Attend trade show at Grand Junction pipe
- Update Public Works manual to new tap saddles
- Parks, recreation and culture subcommittee meeting

Spruce Meadows Water fee surcharge

When Spruce Meadows was annexed into the Town, they were required to bring water rights with them. They purchased 39.6-acre feet of water out of the Colorado river. This contract was with the Colorado River Water Conservation District (CW2015), the HOA was responsible for this contract and cost. When the HOA dissolved and stop paying this fee on the contract it was delegated to the Town. The Town added a surcharge to property owners located in Spruce Meadows to pay for this contract.
In 2009 the Town purchased a contract for 217-acre feet of water from Ruedi reservoir (99D6C0147). In 2013, the Town cancelled the Colorado River water contract (CW2015), it was deemed unnecessary to have with the addition of the Ruedi water. The surcharge remained in place for Spruce Meadows, to cover the cost of 39.6-acre feet out of the Ruedi water. After doing the calculations it was determined that this surcharge will sunset for Spruce Meadows property owners, the final surcharge will be on the water bill in December of 2023.
WATCH CANDIDATE FORUM LIVE ON MONDAY

Mark your calendars! Silt’s Candidate Forum will be taking place March 7 (Monday night) beginning at 6:30 p.m. until approximately 8:00. The local Chamber of Commerce will be hosting this forum and will have a moderator who will ask questions.

The forum will be broadcast live and be available to view on our website and Channel 10 after that evening as well. Town Hall will be open, too, for those who wish to attend in-person.

Silt Mayor Keith Richel is running for re-election in the April 5, 2022 Town Board of Trustees election. Mayor Richel will run unopposed for the position, which he has held for four years.

Joining Mayor Richel on the ballot will be incumbents Sam Flores, Jerry Seifert and Derek Hanrahan, along with newcomer and current Planning and Zoning Commission Chair, Chris Classen.

Since only four candidates are vying for four seats, all are insured a seat. However, two of the four seats are four-year terms and the others are two-year terms.

Spring Paving Projects Coming Soon
The Town has contracted with Frontier Paving to reconstruct 9th street in Silt from Main Street to Orchard Avenue as the first paving projects of the year. Frontier will grind down and remove the old asphalt and replace it with new. The project is scheduled for the first or second week of April, depending on weather and the opening of the asphalt batch plants. Additional information, including street closures, will be provided as it is available.

An additional early spring paving project is likely to be on 7th Street that will finish the irrigation distribution project started last spring and stalled by the availability of parts and materials last fall.

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**TABOR Notice to be Delivered to Silt Voters in Lodging Tax Election**

The Town today released the TABOR notice that contains summary statements for the local ballot issue that, if approved, would raise the lodging tax in Silt. The notice is required by the State of Colorado Constitution, Article X, Section 20. A copy of the notice will mailed to each address with one or more active registered electors in Silt. The information contained in the notice was prepared by persons and submitted to the Town by the deadline. The complete TABOR notice is contained at the bottom of this newsletter.

The Silt Board of Trustees recently approved an ordinance that refers a lodging tax increase to Silt voters on April 5, 2022. The ballot measure, if passed by Silt voters, would increase the lodging tax from 2½% to 5% for those staying in Town lodging businesses for less than 30 days.

Revenue from the tax is placed in the Town's Beautification Fund and is used for the “development and marketing of visitor improvements and attractions, special events, Town beautification, historic preservation, and general promotion of the Town.”

In the past, revenue from the Beautification Fund has been used for many projects including:

- downtown beautification
- I-70 interchange design
• planting bed plants and maintenance
• park improvements

The Board of Trustees intends to spend new lodging tax revenue on projects identified in the newly adopted Parks, Recreation and Culture Master Plan, including:

• replacing dangerous sidewalks and recreation paths that provide access to parks
• consideration of designing and engineering a recreation path from Silt to Coal Ridge High School
• replacing the gazebo at Veterans Park
• exploring adding restrooms and a sidewalk at Flying Eagle Park
• converting a lesser used park to a xeric demonstration area to save water and maintenance

Additional projects this money could be used for is wayfinding signage for residents and visitors, improving traffic management and flow, facilitating enhanced quality of life and amenities, acquiring parks, recreation and open space amenities, supporting cultural organizations, etc.

For more information on this ballot initiative, please contact Town Administrator Jeff Layman at jlayman@townofsilt.org or 970.876.2353 x 103.

NOTICE OF ELECTION TO INCREASE TAXES ON A REFERRED MEASURE

To All Registered Voters

Town of Silt

GARFIELD COUNTY, Colorado

NOTICE OF ELECTION TO INCREASE TAXES ON A REFERRED MEASURE

Election Date: Tuesday, April 5, 2022,
Election Hours: 7:00 a.m. to 7:00 p.m.

The local election office address and phone number:

Town of Silt Clerk

231 N. 7th Street, Silt, CO 81652

(970) 876-2353

Ballot title and text:

BALLOT QUESTION 1

SHALL TOWN OF SILT TAXES BE INCREASED BY $90,000 IN THE FIRST FISCAL YEAR (2023) AND BY SUCH AMOUNTS AS MAY BE GENERATED ANNUALLY THEREAFTER BY INCREASING THE TOWN LODGING TAX RATE FROM 2.5 PERCENT TO 5 PERCENT PER OVERNIGHT STAY, WHICH IS AN INCREASE OF 2.5 PERCENT, BEGINNING JULY 1, 2022; SHALL ALL REVENUES GENERATED THEREFROM, NET OF THE COSTS OF COLLECTION, BE DEPOSITED INTO THE TOWN OF SILT BEAUTIFICATION FUND, AN ENTERPRISE FUND SEPARATE AND DISTINCT FROM THE GENERAL FUND, AND BE USED, TOGETHER WITH THE INVESTMENT EARNINGS THEREON, FOR BEAUTIFICATION PURPOSES INCLUDING BUT NOT LIMITED TO:

-- DEVELOPMENT AND MARKETING OF VISITOR IMPROVEMENTS AND ATTRACTIONS,

-- SPECIAL EVENTS,

-- BEAUTIFICATION PROJECTS AND HISTORIC PRESERVATION OF THE TOWN, AND

-- THE GENERAL PROMOTION OF THE TOWN AND ITS ENVIRONS,

AND IN CONNECTION THERewith SHALL THE TOWN BE AUTHORIZED TO COLLECT AND RETAIN OR EXPEND THE PROCEEDS OF SUCH TAX AND INVESTMENT EARNINGS THEREON, NOTWITHSTANDING ANY APPLICABLE LIMITATION ON REVENUES AND EXPENDITURES, INCLUDING THE LIMITATIONS SET FORTH IN ARTICLE X SECTION 20 OF THE COLORADO CONSTITUTION?

YES ___

NO ___
Fiscal Year Spending Information:

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<th>Fiscal Year</th>
<th>Fiscal Year Spending (FYS)</th>
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<td>2022</td>
<td>$4,265,440 (Estimated)</td>
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<tr>
<td>2021</td>
<td>$4,400,920 (Actual)</td>
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<tr>
<td>2020</td>
<td>$3,598,834 (Actual)</td>
</tr>
<tr>
<td>2019</td>
<td>$3,131,158 (Actual)</td>
</tr>
<tr>
<td>2018</td>
<td>$2,777,166 (Actual)</td>
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</table>

Overall percentage change to FYS (2018-2022): 53.59%

Overall dollar changes to FYS (2018-2022): 1,488,274

Estimated annual dollar amount of new tax increase for fiscal year 2023 (the first full fiscal year of the proposed tax increase): $90,000

Estimated 2023 FYS without proposed tax increase: $4,393,403

A summary of written comments in favor of Ballot Question 1 filed with the election officer:

Voting yes on Ballot Question 1 will increase the Town of Silt lodging tax rate from 2.5% to 5%. This tax only applies to businesses in the Town of Silt that sell lodging; it does not apply to residents of the Town of Silt, or any other business types. Proceeds gained from this tax are put into the Town’s Beautification Fund. The Beautification Fund was established in 2008 (after voter approval for the 2.5% lodging tax) for the “development and marketing of visitor improvements and attractions, special events, Town beautification, historic preservation, and general promotion of the Town.” Outcomes like bettering the appearance of the downtown area, improving Town parks, streetscaping, flowers, and updated signage are all supported by the Beautification Fund. Increasing the lodging tax rate will allow the Town of Silt to continue to expand these efforts for the benefit of residents as well as visitors.

A summary of written comments against Ballot Question 1 filed with the election officer:

No comments were filed by the constitutional deadline.
Town of Silt
Find information & report issues!

Connect Via Text
Introducing a new way to skip a phone call and use your mobile phone's text messaging service to quickly report issues and find information on the go.

24/7 Assistance
Smart texting technology searches keywords to provide assistance anytime, day or night.

Get Started
Text Hi or any of the other featured keywords to:
970.876.6007

View terms and privacy policy info at textmygov.com/opt-in-terms-conditions
Msg & Data rates apply. Msg frequency varies.
TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
February 1, 2022 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, February 1, 2022. Chair Classen called the meeting to order at 6:31 p.m.

Roll call

Present
Chair Chris Classen
Commissioner Eddie Aragon
Commissioner Robert Doty
Commissioner Marcia Eastlund
Commissioner Kim Leitzinger
Commissioner Joelle Dorsey

Absent
Vice-Chair Lindsey Williams

Also present were Planner, Mark Chain; and Community Development Administrative Assistant, Dusti Tornes.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the January 11, 2022 Planning & Zoning Commission meeting.

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Public Hearing – Zoning of two – acre enclave

Planner Chain talked about the 2-acre parcel that the Town is in the process of buying. It is presently under County Jurisdiction and is zoned Rural “R” Zone District. If this was developed under the zoning of Garfield County there would be a 2-acre minimum lot size for a residential unit. The proposed zoning exhibit in the packet shows the south portion (bottom) zoned Ag-Rural and the top (north) zoned R-2. As Planner Chain was going through the zoning analysis, he was trying to determine the label for the Towns Open Space “OS” Zone District, there is currently no Open Space Zone District listed for the Town; the closest is Public Utilities. The day after everyone got the packet, Planner Chain had a discussion with the Town Attorney, Mike Sawyer. They both believe that it is best to zone the bottom of that parcel Public Utilities, not

PZ 2/1/2022
Ag-Rural. So, Planner Chain requested a different zoning for the property, than what was in the Draft Ordinance. Planner Chain explained that the builders/prospective purchasers are thinking of doing steel frame houses for work force housing. The houses will be single-family lots, two-bedroom two-bathroom 950 square feet. The lot size in R-2 is 5000 square feet and in R-3 are 4500 square feet. Planner Chain has further analyzed the proposed zoning and wants to zone the top R-3 instead of R-2, which will still allow for single-family and family housing. Planner Chain wants to move forward with this proposal, and recommend zoning the bottom Southwest corner Public Utilities and the top two thirds R-3, modifying those zone districts that were noted in the draft ordnance. Chair Classen asked is this a temporary change to R-3. Planner Chain said that an applicant could buy it as R-3 and if they decided to change it, they would have to go in front of the P&Z and the Board. Proposed zoning would allow the park to be put in right away. It was discussed that there would be more room if you turned the detention pond 90 degrees and then you would have room for a soccer field and parking. The right of way is going to stay the same with Orchard Avenue connecting through the north side. Also, the deep utilities are going to stay the same. This could give a perspective developer a few more lots on the northern two-thirds portion. Commissioner Doty thinks that it should be labeled Open Space, not Public Utilities, as he feels that there is a better meaning for Open Space than Public Utilities. He thinks people will have a better feel of the term Open Space. Public Utilities give off the impression that it is a phone company or other entities like that; they wouldn’t think of it as a park. Commissioner Doty thinks that we need to think of changing the label of Open Space as the zoning, it would give a better meaning. Planner Chain said that we should add an Open Space District. At 7:06, the discussion was opened to the public for comment. There were no Public Comments, so it was closed at 7:07.

Commissioner Leitzinger made a motion to approve the zoning of the 2-acre enclave as presented. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Request to have Planning Commission initiate a zone text amendment to the Silt Trade Center PUD to clarify storage requirements

Planner Chain talked about the storage requirements and that currently they are required to behind a fence in the Silt Trade Center. Planner Chain stated that the Towns Building inspector wants it behind a fence and Community Development Coordinator wants everything to be consistent across the board. Planner Chain thought it could be a little more flexible and not require a fence. Commissioner Doty wants consistency across the board also. He wants fences around storage containers and wants the storage and property maintained as well. Chair Classen asked if there were already containers there, and Planner Chain said that there were some behind a fence. Commissioner Eastlund said that there is junk in there on the back side that most people don’t see. Chair Classen was examining both sides of the argument. Commissioner Eastlund stated that people who are trashy are going to be trashy, regardless of a fence. Commissioner Doty stated that he had some experience with these issues, and they need to maintain the conditions of the containers to keep them looking good. He stated that if we don’t have an officer to mitigate these issues, the only way to keep the commercial area looking nice, is to require storage be behind a fence. Commissioner Aragon stated that some people have some expensive stuff inside the containers and a fence would help keep everything safe. Commissioner Dorsey agrees with everyone, that there need to be consistency and put a fence around it, across the board, no matter what the storage is. Planner Chain said that he would not do a text amendment and the PUD would remain the same, with the requirement that storage needs to be behind a fence.
Discussion on potential code changes related to public hearing requirements for certain land use processes and other potential code changes

Planner Chain stated that he would like to discuss potential code changes, regarding the current Land Use Process.

The first of which, is to require a Public Noticed hearing in front of P&Z for a Site Plan Review. The Planning Commission is the decision-making body for a Site Plan Review, though it can be appealed to the Board of Trustees. Currently, Site Plan Reviews are reviewed at a regular Planning Commission meeting, with no Public Notice to the surrounding property owners. Sometimes these are very simple; but sometimes they can be complex. Oftentimes, people don’t even know that something is being proposed, until after it has completed the process. While it is an additional step and cost for an applicant, it might be what’s best for all citizens. Planner Chain stated that he thinks, oftentimes, that neighborhoods would like to know what is going on.

Planner Chain then talked about requiring a public hearing in front of the P&Z Commission for a Special Use Permit Review as well. Just like the Site Plan Review, this process is Public Noticed in front of the Board of Trustees, but not the P&Z Commission.

Next, Planner Chain requested a time limit for Site Plan Review approval/lapse of approval. He stated that he has found nothing in the Town Code that indicates a length of time for which a Site Plan Review is effective. Usually, people want to come in and start quickly, but if something happens and construction/activity is delayed, the current proposal may no longer be appropriate for that neighborhood or area, years later. Also, various codes – building and zoning – can evolve and once again a prior approval may no longer seem appropriate after a significant amount of time. He recommends a six month or one year time period, for which any site plan review is effective. We can build in a couple of extensions, so someone can have the ability to construct in, let’s say a two-year time.

The final code change proposed by Planner Chain was to create an Open Space District. We can have it in the code, so we can just implement it when needed or change something over to it if needed.

Chair Classen think we should leave the Public Hearings alone. Commissioner Eastlund thinks that the Public Hearings are in front of the wrong board. She thinks that they should be in front of the P&Z Commission to help with some of the questions and comments before they go to the Board of Trustees. Commissioner Doty doesn’t think that we would be taking anything away from the Board of Trustees, as they have a lot that they take care of now. Having a hearing in front of this Commission would take care of a lot of the mitigation issues, and it would make the Board’s jobs easier. Commissioner Leitzinger asked where this came from, if the public wanted this, or if someone else thought that this would be a good idea. Planner Chain said that the proposed code changes came from him. He saw things with the code and thought that we should discuss them further. Commissioner Eastlund asked if they get a lot of extensions on Site Plan Review project. Planner Chain said that they only get a couple, and they have to show progress every six months. Commissioner Aragon agreed that time limits are good to have on permits. Commissioner Dorsey agreed that all of Planner Chain’s points are good. Commissioner Leitzinger agreed on all the points and stated that public hearing, in general, is good to give the public a chance to voice their opinions; just as long as there is an interest in the discussion. Commissioner Eastlund agreed that the more times you can get it out to the public, then they can’t say that they didn’t get an opinion. It would have gone in front of two Boards and they had the option to say something at either one of the meetings. Planner Chain said that he
hears a yes for all the points that were talked about in this section. Chair Classen did not agree with the Public Hearing in front of the P&Z for Special Use Permits. All other Commissioners agreed on the proposed change, to Public Notice Land Use Application that are being presented to the P&Z.

Planning Update

Planner Chain gave a quick update on Camario. It is in the works, but there have been two contracts before that fell through. This one will be interesting, if comes to pass, as they want to do work force housing out of pre-fab steel buildings.

Planner Chain also said the present applicants are moving forward with the Divide Creek Center / Risilende Project. They are putting together the subdivision documents, zoning plans for an event center, related lodging, as well as areas for commercial and residential uses.

There might be a site plan review for storage to the north of River Run, Camp Colorado, KOA small homes. Planner Chain asked the Commissioners if the Town had discussed zoning for self-storage as part of that PUD, as he did not see that in earlier documents. Planner Chain asked Ray Nielson to verify, but he did not, so he will have to go through Town documents to confirm. Commissioner Eastlund remembers them talking about it, in front of the Planning and Zoning Commission. Chair Classen remembers that as well. Commissioner Doty remembers them too.

Chair Classen asked about Stoney Ridge phase 2. Planner Chain said that there is a contract on that and they will be bringing in an amended plat, which had to changed, to accommodate some additional drainage and utilities.

Chair Classen asked about Iron Horse Mesa. Planner Chain stated that no one has talk to him about it. Chair Classen also inquired about the pedestrian bridge. Planner Chain stated that that was more Public Works Department.

Commissioner Comments – There were no Commissioner comments.

Community Development Administrative Assistant asked if we could change the April 5th meeting to a different day, it was discussed that we will change the meeting to Monday, April 4th.

Adjournment

Commissioner Eastlund made a motion to adjourn. Commissioner Leitzinger seconded the motion, and adjourned the meeting 8:10 p.m.

Respectfully submitted,

Dusti Tornes
Community Development
Administrative Assistant

Approved by the Planning Commission

Chris Classen
Chair

PZ 2/1/2022
**Export Metrics**

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</table>

Showing 1 to 8 of 8 entries
Inquiries
Potential buyers requesting information

No data to display

Favorite
Number of times your listing was saved

No data to display

Saves

Shares
Where your listing was shared
### Visitors

**Daily Views for 155 River Frontage Road**

![Graph showing daily views](image)

#### Export Metrics

<table>
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<tr>
<th>Rank</th>
<th>Zip Code</th>
<th>Number of Users</th>
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<tr>
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<tr>
<td>4</td>
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<td>81647 - New Castle, CO</td>
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<td>6</td>
<td>81650 - Rife, CO</td>
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<td>85705 - Tucson, AZ</td>
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<tr>
<td>8</td>
<td>39530 - Acapulco de Juárez, Mexico</td>
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</tbody>
</table>

Showing 1 to 8 of 8 entries
Similar Homes
Views for similar homes

last 30 days

Number of Views

Inquiries
Potential buyers requesting information

No data to display

last 30 days

Favorite
Number of times your listing was saved