# TOWN OF SILT
## REGULAR BOARD OF TRUSTEES AGENDA
### MONDAY, MAY 9, 2022 – 7:00 P.M.
### MUNICIPAL COUNCIL CHAMBERS

<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>Action Item</td>
<td>Mayor Richel</td>
</tr>
<tr>
<td></td>
<td>Agenda</td>
<td>Tab A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Roll call</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Pledge of Allegiance and Moment of Silence</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7:05 **Public Comments** - Persons desiring to make public comment on items not on the agenda shall activate the ‘raise hand’ function in the meeting program. For persons who will participate in the meeting by telephone, they should send an email by 5:00 p.m. on the day of the meeting to sheila@townofsilt.org indicating their desire to make public comment. For those attending in person, a “Sign in Sheet” is available in the Council Chambers. Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code.

7:20 5 min **Consent agenda** –

1. Minutes of the April 25, 2022 Board of Trustees meeting

<p>| 7:25 | Agenda Changes | | |
| 7:25 | 2022 Wildland Fire Preparation – Fire Chief Leif Sackett | Info Item | Tab C Administrator Layman |
| 7:40 15 min | First reading of Ordinance No. 9, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING SECTION 3.32.030 OF THE TOWN CODE TO IMPLEMENT A LODGING TAX INCREASE APPROVED BY VOTERS | Public Hearing | Tab D Attorney Denkinger |
| 7:50 15 min | First reading of Ordinance No. 10, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING CHAPTER 5.25 OF THE TOWN CODE TO ADDRESS STATE-ISSUED PERMITS FOR LIQUOR LICENSEES | Public Hearing | Tab E Attorney Denkinger |</p>
<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Duration</th>
<th>Panel</th>
</tr>
</thead>
<tbody>
<tr>
<td>8:20</td>
<td>Second reading of <strong>Ordinance No. 7, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO</strong>&lt;br&gt;MAKING CHANGES TO SECTION 17.42.055 (SITE PLAN REVIEW), SECTION 17.78.040 (SPECIAL USE PERMIT), CREATING AND DESCRIBING AN OPEN SPACE &quot;OS&quot; ZONE DISTRICT AS PART OF SECTIONS 17.12.010 AND 17.12.020 AND SECTION 16.16.020 (PUBLIC HEARING NOTICES) IN THE SILT MUNICIPAL CODE, TOWN OF SILT, COLORADO</td>
<td>5 min</td>
<td>Public Hearing&lt;br&gt;Tab G Planner Chain</td>
</tr>
<tr>
<td>8:25</td>
<td>Gazebo – Structural Update</td>
<td>10 min</td>
<td>Info Item&lt;br&gt;Tab H Administrator Layman</td>
</tr>
<tr>
<td>8:35</td>
<td>Administrator and Staff reports</td>
<td>5 min</td>
<td>Info Item&lt;br&gt;Tab I Administrator Layman</td>
</tr>
<tr>
<td>8:40</td>
<td>Updates from Board / Board Comments</td>
<td>10 min</td>
<td></td>
</tr>
<tr>
<td>8:50</td>
<td>Adjournment</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The next regularly scheduled meeting of the Silt Board of Trustees is Monday, May 23, 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, April 25, 2022. Mayor Richel called the meeting to order at 7:00 p.m.

Roll call
Present
Mayor Keith Richel
Mayor Pro-tem Kyle Knott
Trustee Justin Brintnall
Trustee Samuel Flores
Trustee Derek Hanrahan
Trustee Andrea Poston
Trustee Jerry Seifert

Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Public Works Director Trey Fonner, Town Treasurer Amie Tucker, Chief of Police Mike Kite, Community Development Manager Nicole Centeno, Town Attorney Michael Sawyer, Town Attorney Joely Denkinger, 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 April 11, 2022 Board of Trustees meeting
2. Volunteer of the Year Award presentation to Nevaeh Williams

Mayor Richel read a brief statement regarding Nevaeh Williams before presenting her with her Volunteer of the Year Award certificate.

Mayor Pro-tem Knott 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 provide a quick update on the sale of the Main Street lot during staff comments.

Second reading of Ordinance No. 8, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, GRANTING A GAS AND ELECTRIC FRANCHISE TO PUBLIC SERVICE COMPANY OF COLORADO

Town Attorney Denkinger and Xcel representative Brad McCloud were present to answer any questions during this second reading. Attorney Denkinger provided answers to questions asked at
the previous meeting regarding pole attachments by a third party and the tariff provisions that may apply based on the franchise agreement. She added that a third party would have to go through Xcel to execute an agreement should they want to use their poles.

The public hearing was opened at 7:11 p.m. There were no public comments and the hearing closed at 7:12 p.m.

Trustee Seifert made a motion to approve second reading of Ordinance No. 8, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, GRANTING A GAS AND ELECTRIC FRANCHISE TO PUBLIC SERVICE COMPANY OF COLORADO. Trustee Brintnall seconded the motion, and the motion carried unanimously.

March 2022 Financial Report

Treasurer Tucker went over the March 2022 financial report.

Swearing in and seating of newly elected Mayor and Trustees

Nomination of Mayor Pro-tem

Mayor Richel nominated current Mayor Pro-tem Knott to retain his seat as Mayor Pro-tem. Trustee Flores seconded the motion, and the motion carried unanimously.

Consent Agenda

2. Resolution No. 11, Series 2022, A RESOLUTION OF THE BOARD OF TRUSTEES APPOINTING MICHAEL SAWYER AS THE MUNICIPAL ATTORNEY OF THE TOWN OF SILT, COLORADO

Mayor Pro-tem Knott made a motion to approve Resolution No. 10, Series 2022 on the consent agenda. Trustee Brintnall seconded the motion, and the motion carried unanimously.

Mayor Richel read Resolution No. 10 and presented it to outgoing Trustee Poston.

Mayor Pro-tem Knott made a motion to approve Resolution No. 11, Series 2022 on the consent agenda. Trustee Brintnall seconded the motion, and the motion carried unanimously.

First reading of Ordinance No. 7, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO MAKING CHANGES TO SECTION 17.42.055 (SITE PLAN REVIEW), SECTION 17.78.040 (SPECIAL USE PERMIT), CREATING AND DESCRIBING AN OPEN SPACE “OS” ONE DISTRICT AS PART OF SECTIONS 17.12.010 AND 17.12.020 AND SECTON 16.16.020 (PUBLIC HEARING NOTICES) IN THE SILT MUNICIAL CODE, TOWN OF SILT, COLORADO
Planner Chain went over the recommended changes to the code regarding site plan reviews, special use permits and the addition of an open space zone district. He stated that some of the changes address the public hearing process and to provide a more thorough review of applications by both the Planning Commission and the Board of Trustees.

The public hearing opened at 7:43 p.m. There were no public comments and the hearing closed at 7:43 p.m.

Trustee Seifert made a motion to approve first reading of Ordinance No. 7, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO MAKING CHANGES TO SECTION 17.42.055 (SITE PLAN REVIEW), SECTION 17.78.040 (SPECIAL USE PERMIT), CREATING AND DESCRIBING AN OPEN SPACE “OS” ONE DISTRICT AS PART OF SECTIONS 17.12.010 AND 17.12.020 AND SECTON 16.16.020 (PUBLIC HEARING NOTICES) IN THE SILT MUNICIPAL CODE, TOWN OF SILT, COLORADO. Mayor Pro-tem Knott seconded the motion, and the motion carried unanimously.


Planner Chain requested to continue this item due to a glitch in the public noticing process.

Mayor Pro-tem Knott made a motion to continue the public hearing for Resolution No. 9, Series 2022, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, APPROVING THE AMENDED FINAL PLAT OF STONEY RIDGE PUD RECORDED AS RECEPTION NO. 626870 FOR LOTS 68A, 68B, 69A, 83A, 83B, 84A, 84B, 85A AND 85B, ALL IN PHASE 2 OF THE STONEY RIDGE PUD FINAL PLAT IN THE TOWN OF SILT, COLORADO until the May 9, 2022 meeting. Trustee Classen seconded the motion, and the motion carried unanimously.

Adoption of the Parks, Recreation and Culture Master Plan

Administrator Layman stated that the subcommittee has met several times over the last few months regarding this document and that staff is now ready to bring forward the final plan for adoption. He stated that once it is adopted, staff would be able to approach the County Commissions to request money from their Conservation Trust Fund to use towards a worthy project. Mr. Layman went over the amendments that the committee would like to include in the final document.

Mayor Pro-tem Knott made a motion to adopt the Parks, Recreation and Culture Master Plan with the added amendments as stated by the Town Administrator. Trustee Flores seconded the motion, and the motion carried unanimously.

There was brief discussion regarding the 2022 priorities as listed in the Administrators memo that also stated their anticipated expenditures. Administrator Layman explained that this is the list that would be taken to the BOCC when asking them for parks improvement support. There was additional discussion regarding the possible replacement of the gazebo at Veteran’s Park and that a structural evaluation should be done on the building to determine its future. Administrator Layman stated that there has been a drive to utilize Veteran’s Park for various functions and that
the gazebo may be in need of updating so that it can better accommodate future functions. He stated that should it need to be removed the plan would be to replace it with another structure right away adding that there has been a movement by some of the citizens to preserve the structure. He suggested that the Board might want to consider having a public conversation about this. Mayor Richel stated that he would not be interested in tearing the current gazebo down until a replacement has been budgeted. There was also discussion about modifying the current structure depending on the outcome of the structural evaluation.

Administrator & Staff Reports

Administrator Layman provided an update on the sale of the property next to Kum & Go. He stated that North Point has accepted the Town's counter offer and that they would disclose the seller within 30 days along with the type of retail that would be coming. He also reminded the Board of the Strategic Planning session that would be taking place next Monday night.

Director Fonner stated that Rock Sol/KLJ would be having an open house on June 3 at the Town Center prior to the movie in the park that is scheduled for that night and that they would also like to have a booth at the movie to provide information on the preliminary design for the pedestrian overpass project.

Mayor Richel asked if the Town has scheduled for mosquito spraying prior to our events such as the movie in the park and staff stated that they would see that this is done.

Updates from Board / Board comments

Trustee Hanrahan thanked staff for the great job they did at the Easter Egg hunt adding that there was a great turnout. The newly seated Board members all thanked the citizens who voted and encouraged people to get involved. Trustee Brintnall stated that the next Weed Board meeting may take place at the Silt River Preserve and that they may want to volunteer some hours to the Preserve. Trustee Classen reminded everyone of the two vacancies on the Planning Commission. Trustee Seifert commented about the State of the Community event last week and how informational it was.

Mayor Pro-tem Knott encouraged all staff and contractors to consider attending Board meetings in person again. Mayor Richel asked about the status of the commercial kitchen at the Town Center and if anyone has been using it. Staff stated that the kitchen is not certified as such but would see what it would take to make that happen.

Adjournment

Mayor Pro-tem Knott made a motion to adjourn. Trustee Brintnall seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting 8:24 p.m.

Respectfully submitted, Approved by the Board of Trustees

____________________________  ____________________________
Sheila M. McIntyre, CMC  Keith B. Richel
Town Clerk  Mayor
May 4, 2022

To: Jeff Laymen & Silt Town Council

From: Leif Sackett, Fire Chief Colorado River Fire Rescue

Many questions have arisen over the last few years as we continue to assess and plan for a wildland fire incident in our district. A wildland fire is one of our biggest threats to the communities we live in across Western Colorado. Predictive services for the Rocky Mountain Area indicate above normal temperatures and below normal precipitation during the months of May and June. Attached is a wildland fire potential outlook for the month of June, predicting significant wildland fires will occur.

A La Niña weather pattern is predicted for the spring and into the summer months of 2022. This brings an expectation of a warming drying influence over the Rocky Mountain Area. They are predicting the La Niña to move to a more neutral position by the end of June, signaling a hopeful Southwestern Monsoon to develop in July.

Currently, Garfield County is updating our Community Wildfire Protection Plan (CWPP). We are in the final stages of making updates before seeing a county wide release. Part of a CWPP is identifying and prioritizing areas for mitigation of vegetation and fuels to reduce the possibility of a wildfire threat to the economic and ecological values in our communities.

Below are areas of Silt we have identified as high priorities for mitigation work over the next few years:

- Stoney Ridge Subdivision along 7th & 16th streets
- Spruce Meadows subdivision next to K&K Lumber along irrigation ditch
- 16th Street leading to Standing Deer Dr. and Morning Star Dr.
- Area around the Silt Trade Center
- Stoney Ridge Pavilion

Mission Statement:
“We are dedicated to protecting life, home, and property through leadership, education, and partnerships.”
Significant Wildland Fire Potential Outlook
June 2022

Significant Wildland Fire Potential

- **Above Normal**
- **Below Normal**
- **Normal**

Geographic Area Boundary
Predictive Services Area Boundary
State Border

Above normal significant wildland fire potential indicates a greater than usual likelihood that significant wildland fires will occur. Significant wildland fires should be expected at typical times and intervals during normal significant wildland fire potential conditions. Significant wildland fires are still possible but less likely than usual during forecasted below normal periods.

Map produced by Predictive Services, National Interagency Fire Center Boise, Idaho
Issued May 1, 2022
Next issuance June 1, 2022
Living with
WILDLAND FIRE
A Guide for Homeowners

Brought to you by your local fire departments
Living with FIRE

Much of Colorado’s Western Slope and the Roaring Fork and Crystal River Valley areas are considered a high hazard fire environment. Based on past experiences, including the devastating South Canyon Fire in 1994 that killed 14 firefighters on Storm King Mountain, the 2002 Coal Seam Fire that burned two dozen homes and required the evacuation of West Glenwood Springs, along with more recent fires such as the 2018 Lake Christine Fire that threatened the Towns of Basalt and El Jebel in the Roaring Fork Valley, and most recently, the 2020 Grizzly Creek Fire that has had serious, lasting effects on water quality and the I-70 transportation corridor near Glenwood Springs, this area possesses all the ingredients necessary to support large, intense, and uncontrollable fires.

Within these hazardous environments, there are individual houses, subdivisions, and entire communities. This growth of subdivisions in and around communities of this area have made conditions ripe for Suburban Firestorm incidents to occur. Many homeowners however, are ill prepared to survive an intense wildfire. Since it is not a question of “if” but “when”, the likelihood of more human life and property loss is substantial and growing.

There is increasing recognition that our ability to live more safely in this fire environment depends upon "pre-fire activities". Pre-fire activities are actions taken before a wildfire occurs which improve the survivability of people and homes. They include proper vegetation management around the home (known as defensible space), use of fire resistant building materials, appropriate subdivision design, and other measures. Research clearly demonstrates that pre-fire activities save lives and property. An effective defensible space is not bare ground, it is merely breaking up the continuity of fuels, both across the ground and from the ground into the crown of the trees. You can keep that important tree next to your house or those that screen you from neighbors but don’t allow paths of continuous fuels leading up to your house. More trees and shrubs are not better either for plant health or from a fire perspective. Make the vegetation patchy and reduce root competition for our meager moisture in the arid West.

Fire experts are available to present programs and answer questions related to wildfire mitigation. If your homeowners association or organization is interested in scheduling a presentation, please contact the fire agency in your area. A list of local fire departments and their contact information are listed on page 5.

THE “WHY WE’RE WORRIED ABOUT WILDFIRE” EQUATION

Fire is a natural part of our environment. Our forests and rangelands were burning long before there was a Carbondale, Glenwood Springs, New Castle, Silt, Rifle, Parachute or DeBeque. + Many homes are built and maintained in this fire environment without regard to wildfire. + With more people using our wildlands, there is a greater chance of fire starts. + Today’s wildfires can burn intensely and be difficult to control.

Potential for:
- Greater loss of life
- Increased property losses
- More damage to natural resources
- More money needed for firefighting

SIGN UP FOR EMERGENCY ALERTS

How will you find out about emergencies or disasters? Scan these codes to sign up

You can decide how you want to receive notifications—on your VoIP phone, cell phone, text message, and/or email. Having your most current contact information is the only way to ensure we can contact you in the event of an emergency.

If you are already registered, log in and make sure your information is current. It is free, easy, and only takes a few minutes.
THE FIRE ENVIRONMENT

Firefighters recognize three components of the fire environment: weather, topography, and fuel. These components affect the likelihood of a fire starting, the speed and direction at which a wildfire will travel, the intensity at which a wildfire burns and the ability to control and extinguish a wildfire. Although weather and topography cannot be changed, the fuels (or vegetation) can be modified. Consequently, many of our opportunities to reduce the wildfire threat lie in proper management and manipulation of wildland vegetation.

WEATHER: Dry, hot and windy weather increases the likelihood of a major wildfire. These conditions make ignition easier, allow fuels to burn more rapidly and increase fire intensity. High wind speeds, in particular, can transform a small, easily controllable fire into a catastrophic event in a matter of minutes.

TOPOGRAPHY: Of topographic features, steepness of slope most influences fire behavior. As the steepness of slope increases, the fire spreads more quickly. Other important topographic features include aspect (south and southwest slopes usually have more fire) and steep, narrow drainages (chimneys) which can significantly increase the rate of fire spread.

LEAN, CLEAN, & GREEN CHECKLIST

- Emphasize the use of low growing herbaceous (non-woody) plants that are kept green during fire season through irrigation as needed. Herbaceous plants include lawn, clover, a variety of groundcovers, bedding plants, bulbs, perennial flowers and native perennial grasses.

- Emphasize use of mulches, rock, and non-combustible hard surfaces (concrete sidewalks, brick patios, and asphalt driveways).

- Deciduous ornamental trees and shrubs are acceptable if they are kept green, free of dead plant material, ladder fuels are removed, and individual plants or groups of plants are arranged in a manner in which adjacent wildland vegetation cannot convey a fire to structure through them. Shorter deciduous shrubs are preferred.

- Minimize the use of ornamental coniferous shrubs and trees and tall exotic grasses (such as pampas grass).

- Where permitted, most wildland native shrubs and trees should be removed from this zone and replaced with fire resistant plant varieties. Individual specimens or small groups of wildland shrubs and trees can be retained, provided ladder fuels are first removed and they are kept healthy, free of dead wood and pruned.

- For some areas, substantial removal of wildland vegetation may not be allowed. In these instances, wildland vegetation should conform to the recommended separation distances, be kept free of dead plant material, pruned to remove ladder fuels and fuel load, and arranged so it cannot readily convey a fire from the wildlands to a structure. Please become familiar with local requirements before removal of wildland vegetation.

- Tree limbs within 10 feet of a chimney, encroaching on powerlines, or touching structure should be removed.
Are you worried about the wildfire threat to your home, but aren’t sure how to get started in making your home defensible? Follow these six steps to an effective defensible space...

**STEP ONE:** How big is an effective defensible space? The size of the defensible space area is usually expressed as a distance extending outward from the sides of the house. This distance varies by the type of wildland vegetation growing near the house and the steepness of the terrain.

On the “Recommended Defensible Space Distance” chart presented on the next page, find the vegetation type and percent slope (see “Homeowners Guide to Calculating Percent Slope”) which best describes the area where your house is located. Then find the recommended defensible space distance for your situation.

For example, if your property is surrounded by wildland grasses such as cheatgrass, and is located on flat land, your recommended defensible space distance would extend 30 feet from the sides of the house. If your house is on a 25% slope and the adjacent wildland vegetation is dense tall brush, your recommended defensible space distance would be 200 feet.

If the recommended distance goes beyond your property boundaries, contact the adjacent property owner and work cooperatively on creating a defensible space. The effectiveness of defensible space increases when multiple property owners work together. The local assessor’s office can provide assistance if the owners of adjacent properties are unknown. **Do not work on someone else’s property without their permission.**

**STEP TWO:** IS THERE ANY DEAD VEGETATION WITHIN THE RECOMMENDED DEFENSIBLE SPACE AREA?

Dead vegetation includes dead trees and shrubs, dead branches lying on the ground or still attached to living plants, dried grass, flowers and weeds, dropped leaves and needles, and firewood stacks. In most instances, dead vegetation should be removed from the recommended defensible space area. A description of the types of dead vegetation you’re likely to encounter and the recommended actions are presented on the next page (see “Defensible Space Recommended Distance—Steepness of Slope”).

**HOW DO I CHANGE THE VEGETATION ON MY PROPERTY TO REDUCE THE WILDFIRE THREAT?**

The objective of defensible space is to reduce the wildfire threat to a home by changing the characteristics of the adjacent vegetation. Defensible space practices include:

- increasing the moisture content of vegetation.
- decreasing the amount of flammable vegetation.
- shortening plant height.
- altering the arrangement of plants.

This is accomplished through the “Three R’s of Defensible Space.” The article above (Creating An Effective Defensible Space) provides detailed information about changing vegetation characteristics for defensible space.

**THE THREE R’s OF DEFENSIBLE SPACE**

<table>
<thead>
<tr>
<th>Removal</th>
<th>This technique involves the elimination of entire plants, particularly trees and shrubs, from the site. Examples of removal are cutting down a dead tree or cutting out a flammable shrub.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduction</td>
<td>This removal of plant parts, such as branches or leaves, constitute reduction. Examples of reduction are pruning dead wood from a shrub, removing low tree branches, and mowing dried grass.</td>
</tr>
<tr>
<td>Replacement</td>
<td>Replacement is substituting less flammable plants for more hazardous vegetation. Removal of a dense stand of flammable shrubs and planting an irrigated, well maintained flower bed is an example of replacement.</td>
</tr>
</tbody>
</table>
Steps Four, Five, and Six

Step Four: Remove Ladder Fuels
Step Four: Remove Ladder Fuels
Step Five: Lean, Clean, and Green
Step Five: Lean, Clean, and Green
Remove branches within 15 feet of chimney.
Remove branches within 15 feet of chimney.

Step Six: Maintain Defensible Space

DEFENSIBLE SPACE
RECOMMENDED DISTANCES—STEEPNESS OF SLOPE

<table>
<thead>
<tr>
<th>VEGETATION TYPE</th>
<th>FLAT TO GENTLY SLOPING (0 TO 20%)</th>
<th>MODERATELY SLOPING (21% TO 40%)</th>
<th>VARY SLOPING (&gt;40%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grass</td>
<td>30 feet</td>
<td>100 feet</td>
<td>100 feet</td>
</tr>
<tr>
<td>Shrubs</td>
<td>100 feet</td>
<td>200 feet</td>
<td>200 feet</td>
</tr>
<tr>
<td>Trees</td>
<td>30 feet</td>
<td>100 feet</td>
<td>200 feet</td>
</tr>
</tbody>
</table>

1) Find the percent slope which best describes your property.
2) Find the type of vegetation which best describes the wildland plants growing on or near your property.
3) Locate the number in feet corresponding to your slope and vegetation. This is your recommended defensible space distance.

*Please note the recommendations presented in this article are suggestions made by local firefighters experienced in protecting homes from wildfire. They are not requirements nor do they take precedence over local ordinances.

Carbondale & Rural Fire Protection District
970-963-2491
www.carbondalefire.org

Colorado River Fire Rescue
970-625-1243
www.crfr.us

De Beque Fire Protection District
970-283-8632
www.debequefire.org

Glenwood Springs Fire Department
970-384-6480
www.glenwoodfire.com

Grand Valley Fire Protection District
970-285-9119
www.gvfd.org

Gypsum Fire Protection District
970-524-7101
www.gypsumfd.com
STEP THREE: IS THERE A CONTINUOUS DENSE COVER OF SHRUBS OR TREES PRESENT WITHIN THE RECOMMENDED DEFENSIBLE SPACE AREA?

Sometimes wildland plants can occur as an uninterrupted layer of vegetation as opposed to being patchy or widely spaced individual plants. The more continuous and dense the vegetation, the greater the wildfire threat. If this situation is present within your defensible space area, you should “break-it-up” by providing a separation between plants or small groups of plants.

Not only are steep slopes often considered high wildfire areas, they are also highly erodible. When removing shrubs and trees from steep slopes, keep soil disturbance to a minimum. Also, it may be necessary to replace flammable vegetation with other plant materials to prevent excessive soil erosion.

STEP FOUR: ARE THERE LADDER FUELS PRESENT WITHIN THE RECOMMENDED DEFENSIBLE SPACE AREA?

Vegetation is often present at varying heights, similar to the rungs of a ladder. Under these conditions, flames from fuels burning at ground level, such as thick layers of pine needles, can be carried to shrubs which can ignite still high fuels like tree branches. Vegetation that allows a fire to move from lower growing plants to taller ones is referred to as “ladder fuel”. The ladder fuel problem can be corrected by providing a separation between the vegetation layers,

Within the defensible space area, a vertical separation of three times the height of the lower fuel layer is recommended.

For example, if a shrub growing adjacent to a large pine tree is three feet tall, the recommended separation distance would be nine feet. This could be accomplished by removing the lower tree branches, reducing the height of the shrub, or both. The shrub could also be removed.

STEP FIVE: IS THERE AN AREA AT LEAST 30 FEET WIDE SURROUNDING YOUR HOUSE THAT IS “LEAN, CLEAN, AND GREEN”?

The area immediately adjacent to your house is particularly important in terms of an effective defensible space. It is also the area that is usually landscaped. Within an area extending at least 30 feet from the house, the vegetation should be kept…

- Lean—small amounts of flammable vegetation,
- Clean—no accumulation of dead vegetation or other flammable debris, and
- Green—plants are healthy and green during fire season.

The “Lean, Clean, and Green Zone Checklist” (page 3) will help you evaluate the area immediately adjacent to your house.

STEP SIX: IS THE VEGETATION WITHIN THE RECOMMENDED DEFENSIBLE SPACE AREA MAINTAINED ON A REGULAR BASIS?

Keeping your defensible space effective is a continual process. At least annually, review these defensible space steps and take action accordingly. An effective defensible space can be quickly diminished through neglect.

FIRE BRANDS AND THE WOOD SHAKE ROOF HAZARD

A house can be threatened by a wildfire in three ways: direct exposure from flames, radiated heat, and airborne firebrands. Of those, firebrands account for the majority of homes burned by wildfire. The roof of the house is the most vulnerable to firebrands.

Because of its angle, the roof can catch and trap firebrands. If the roof is constructed of combustible materials such as untreated wood shakes and shingles, the house is in jeopardy of igniting and burning.

Not only are combustible roofing materials a hazard to the structure on which they are installed, but they also pose a threat to other houses in the vicinity. Burning wood shakes can become firebrands, be lifted from the burning roof, and carried blocks away, and land in receptive fuel beds such as old, combustible roofs.

Unfortunately for homeowners with existing combustible roofs, there are no long-term reliable measures available to reduce roof vulnerability to wildfire other than re-roofing with fire resistant materials.

FREQUENTLY ASKED QUESTIONS ABOUT DEFENSIBLE SPACE

THE FIRE DEPARTMENT IS SUPPOSED TO PROTECT MY HOUSE, SO WHY BOTHER WITH DEFENSIBLE SPACE?

Some individuals incorrectly assume that a fire engine will be parked in their driveway and firefighters will be actively defending their homes if a wildfire approaches. During a major wildfire, it is unlikely there will be enough firefighting resources available to defend every home. In these instances, firefighters will likely select homes they can most safely and effectively protect. Even with adequate resources, some wildfires may be so intense that there may be little firefighters can do to prevent a house from burning. The key is to reduce fire intensity as a wildfire nears the house. This can be accomplished by reducing the amount of flammable vegetation surrounding a home. Consequently, the most important person in protecting a house from wildfire is not a firefighter, but the property owner. And it is the action taken by the owner before the wildfire occurs (such as proper landscaping) that is most critical.

DOES DEFENSIBLE SPACE REQUIRE A LOT OF BARE GROUND IN MY LANDSCAPE?

No. Unfortunately, many people have this misconception. While bare ground is certainly effective in reducing wildfire threat, it is unnecessary and unacceptable due to appearance, soil erosion, and other reasons. Many homes have attractive, well vegetated landscapes that also serve as effective defensible space.

DOES CREATING A DEFENSIBLE SPACE REQUIRE ANY SPECIAL SKILLS OR EQUIPMENT?

No. For the most part, creating a defensible space employs routine gardening and landscaping maintenance practices such as pruning, mowing, weeding, plant removal, appropriate plant selection and irrigation. Equipment needed includes common tools like chain saw, pruning saw, loppers, weed-eater, shovel, and a rake. A chipper, compost bin, or large rental trash dumpster may be useful in disposing of unwanted plant material.

HOW BIG IS AN EFFECTIVE DEFENSIBLE SPACE?

Defensible space size is not the same for everyone, but varies by slope and type of wildland vegetation growing near the house. See the article entitled “Creating an Effective Defensible Space” (page 4) for specific information.

DOES DEFENSIBLE SPACE MAKE A DIFFERENCE?

Yes. Investigations of homes threatened by wildfires indicate that houses with an effective defensible space are much more likely to survive a wildfire. Furthermore, homes with both an effective defensible space and a nonflammable roof (composition shingles, tiles, metal) are many times more likely to survive a wildfire than those without defensible space and flammable roofs (wood shake or shingles). These conditions give firefighters the opportunity to effectively and safely defend the home.

DOES HAVING DEFENSIBLE SPACE GUARANTEE MY HOUSE WILL SURVIVE A WILDFIRE?

No. Under extreme conditions almost any house can burn. But having a defensible space will significantly improve the odds of your home surviving a wildfire.

WHY DOESN’T EVERYONE LIVING IN A HIGH WILDFIRE HAZARD AREA CREATE DEFENSIBLE SPACE?

The specific reasons for not creating a defensible space are varied. Some individuals believe “it won’t happen to me”. Others think the costs (time, money, effort, loss of privacy) outweigh the benefits. Some fail to implement defensible space practice simply because of lack of knowledge or misconceptions.
OTHER CONSIDERATIONS IN MAKING YOUR HOME DEFENSIBLE

How a home is designed, where it is built, materials used in its construction and landscape, and access to the home all influence survivability during a wildfire. Presented below are recommendations and an illustration modified from California Department of Forestry and Fire Protection’s publication “How to Make Your Home Fire Safe”. These recommendations will make a home much easier to defend and will improve its chances of surviving a wildfire.

1. Roof
   - Remove dead branches hanging over your roof
   - Remove any dead branches within 15 feet of your chimney
   - Clean all dead leaves and needles from your roof and gutters. Install a roof that meets the fire resistance classification of “Class C” or better. Local jurisdictions may require a higher fire resistance rating. Check with your local fire department
   - Cover your chimney outlet and stovepipe with a nonflammable screen of one-half inch or smaller mesh

2. Construction
   - Build your home away from ridge tops, canyons, and areas between high points on a ridge
   - Build your home at least 30 feet from your property line
   - Use fire resistant building materials
   - Enclose the underside of balconies and above ground decks with fire resistant materials
   - Limit the size and number of windows in your home that face large areas of vegetation
   - Install only dual-paned or triple-paned windows
   - Consider sprinkler systems within the house. They may protect your home while you’re away or prevent a house fire from spreading into the wildlands

3. Landscape
   - See “Creating An Effective Defensible Space” (page 4)

4. Yard
   - Stack woodpiles at least 30 feet from all structures and clear away flammable vegetation within 10 feet of woodpiles
   - Locate LPG tanks (butane and propane) at least 30 feet from any structure and surround them with 10 feet of clearance
   - Remove all stacks of construction materials, pine needles, leaves, and other debris from your yard.
   - Contact your local fire department to see if open burning is allowed in your area; if so, talk to them about what you must report before burning debris.

5. Emergency Water Supply
   - Maintain an emergency water supply that meets fire department standards through one of the following:
     - a community water/hydrant system
     - a cooperative emergency storage tank with neighbors
     - A minimum storage supply of 2,500 gallons on your property
   - Clearly mark all emergency water sources and notify your local fire department of their existence
   - Create easy firefighter access to your closest emergency water
   - If your water comes from a well, consider an emergency generator to operate the pump during a power failure

6. Access
   - Identify at least two exit routes from your neighborhood
   - Construct roads that allow two way traffic
   - Design road width, grade, and curves to allow access for large emergency vehicles
   - Construct driveways to allow large emergency equipment to reach your house
   - Design bridges to carry heavy emergency vehicles, including bulldozers carried on large trucks
   - Post clear road signs to show traffic restrictions such as weight and height limitations and dead-end roads
   - Make sure dead-end roads and long driveways have turnaround areas wide enough for emergency vehicles. Construct turnouts along one-way roads.
   - Clear flammable vegetation at least 10 feet from roads and five feet from driveways
   - Cut back overhanging tree branches above roads
   - Construct fire barriers such as greenbelts, parks, golf courses, and athletic fields
   - Make sure your street is named or numbered, and a sign is visibility posted at each street intersection
   - Make sure that your street name and house number are not duplicated elsewhere in the county
   - Post your house address at the beginning of your driveway, or on your house if it is easily visible from the road

7. Outside
   - Designate an emergency meeting place outside your home
   - Practice emergency exit drills regularly
   - Make sure that electric service lines, fuse boxes, and circuit breaker panel are installed and maintained as prescribed by code
   - Contract qualified individuals to perform electrical maintenance and repairs
WHEN WILDFIRE APPROACHES

Should homes be threatened by wildfire, occupants may be advised to evacuate to protect them from life-threatening situations. Homeowners, however, do have the right to stay on their properties if they so desire and so long as their activities do not hinder firefighting efforts. If occupants are not contacted in time to evacuate or if owners decided to stay with their homes, these suggestions will help them protect their properties and families. It is best to evacuate when asked to do so.

- Evacuate, if possible, all family members not essential to protecting the house. Evacuate pets as well.
- Contact a friend or relative and relay your plans
- Make sure family members are aware of a prearranged meeting place
- Tune into a local radio station and listen for instructions
- Places vehicles in the garage, have them pointing out, and roll up windows
- Place valuable papers and mementos in the car
- Close the garage door, but leave it unlocked. If applicable, disconnect the electric garage door opener so that the door can be opened manually
- Place combustible patio furniture in the house or garage
- Shut off propane at the tank or natural gas at the meter
- Wear only cotton or wool clothes. Proper attire includes long pants, long sleeved shirt or jacket, and boots. Carry gloves, a handkerchief to cover your face, water to drink, and goggles.
- Close all exterior vents
- Prop a ladder against the house so firefighters have easy access to the roof
- Make sure all garden hoses are connected to faucets and attach a nozzle set on “spray”
- Soak rags, towels, or small rugs with water to use in beating out embers or small fires
- Inside, fill bathtubs, sinks, and other containers with water. Outside, do the same with garbage cans and buckets. Remember that the water heater and toilet are available sources of water
- Close all exterior doors and windows
- Close all interior doors
- Open the fireplace damper, but place the screen over the hearth to prevent sparks and embers from entering the house
- Leave a light on in each room
- Remove lightweight and/or non-fire resistant curtains and other combustible materials from around windows
- If available, close fire resistant drapes, shutters, or venetian blinds. Attach pre-cut plywood panels to the exterior of windows and glass doors
- Turn off all pilot lights
- Move overstuffed furniture (e.g. couches, easy chairs, etc) to the center of the room
- Keep wood shake or shingle roofs moist by spraying water. Do not waste water.
- Consider placing a lawn sprinkler on the roof if water pressure is adequate. Do not turn on until burning embers begin to fall on the roof
- Continually check the roof and attic for embers, smoke, or fire

If a fire should occur within your house, call 9-1-1 immediately. Continue to inspect your house and property for embers and smoke

Most importantly, STAY CALM!

Recommended Separation Distances for Shrubs, Pinyon, and Juniper

For areas with dense brush or think pinyon and juniper trees, the recommended separation distance is dependent upon shrub height and steepness of slope. Specific recommendations are presented below.

![Flat to Gently Sloping](2x)
![Moderately Steep](4x)
![Very Steep](6x)

Note: Separation distance are measured between canopies (outmost branches) and not between trunks.

For example, if your home is located on a 10% slope and the brush is four feet tall, the separation distance would be two times the shrub height or eight feet. The recommended separation distance can be accomplished by removing plants or through pruning that reduces the diameter or height of the shrubs (shorter height equals less separation is needed). Removal works best for sagebrush. For shrubs which readily resprout, treat stumps with an herbicide to inhibit the regrowth of woody plants.

SOME COMMON WILDLAND PLANTS

**CHEATGRASS**
Short, annual grass; may dominate disturbed areas; extremely flammable when dried

**BIG SAGEBRUSH**
Very common gray-green shrub; does not resprout; considered a flammable plant

**BITTERBRUSH**
Often growing with big sagebrush; dark green three-leaflet leaves, growth form and size variable; tall and dense stands burn very intensively

**GAMBLE OAK**
Scrubby oak; gray-green leaves; flexible branches that are gray in color; re-sprouts; very flammable

**PINYON PINE**
Small pine tree; one needle per bundle; can form thick stands

**UTAH JUNIPER**
Shrubby juniper tree; may grow in association with pinyon pine

---

Your Local Fire Departments:

**Carbondale & Rural Fire Protection District**
970-963-2481
www.carbondalefire.org

**Colorado River Fire Rescue**
970-625-1243
www.crfire.us

**De Beque Fire Protection District**
970-283-9832
www.debequefire.org

**Glenwood Springs Fire Department**
970-384-6480
www.glenwoodfire.com

**Grand Valley Fire Protection District**
970-285-9119
www.gvfdp.org

**Gypsum Fire Protection District**
970-524-7101
www.gypsumfd.com
DATE: May 9, 2022
TO: Board of Trustees of the Town of Silt
FROM: Karp Neu Hanlon PC, Attorneys for the Town of Silt
RE: Ordinance Updating the Lodging Tax Code

Attached to this memorandum for your consideration is an ordinance that updates Section 3.32.030 of the Town’s municipal code to implement the lodging tax increase that was approved by voters at the April 5, 2022 municipal election.

At the April 5, 2022 election, the Town’s voters voted “yes” on the ballot question authorizing the Town to increase the lodging tax from 2.5% to 5%. Now, the Town must implement that voter approval by amending the Town code to codify the tax increase. As provided in the ballot question, the tax increase will begin on July 1, 2022. The text amendment is simple – only the effective date and the rate of tax are changed.

Please let me know if I can address any questions on this ordinance.
TOWN OF SILT  
ORDINANCE NO. 9  
SERIES OF 2022

AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING SECTION 3.32.030 OF THE TOWN CODE TO IMPLEMENT A LODGING TAX INCREASE APPROVED BY VOTERS.

WHEREAS, the Town of Silt, Colorado (the “Town”), is a municipal corporation duly organized and operating as a home-rule municipality under its Town Charter and the Constitution and laws of the State of Colorado; and

WHEREAS, Section 3.32.030 of the Town Municipal Code (“Code”) imposes a 2.5% lodging tax in the Town, the proceeds from which support the Town of Silt Beautification Fund; and

WHEREAS, Section 8-16 of the Town Charter authorizes the Board of Trustees to adopt or increase municipal taxes by ordinance, provided that the taxes or tax increases comply with the applicable limits in the Colorado Constitution; and

WHEREAS, Article X, Section 20 of the Colorado Constitution (“TABOR”) requires voter approval for any increase in taxes; and

WHEREAS, At the April 5, 2022 regular municipal election, the eligible electors of the Town approved an increase in the Town’s lodging tax from 2.5% to 5% through a vote on the following ballot language:

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?

With the results of the vote being 189 Yes, 154 No; and

WHEREAS, the Board of Trustees has determined that it is in the best interests of the Town to amend the Town Code to increase the lodging tax rate from 2.5% to 5% as shown on Exhibit A to this Ordinance and that this increase complies with the applicable provisions of the Colorado Constitution and the Town Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO:

SECTION 1

The foregoing recitals are hereby incorporated into this Ordinance.

SECTION 2

The Town Code is hereby amended as shown in Exhibit A, which is attached to and incorporated into this Ordinance by reference. The amendment shall take effect on July 1, 2022.

SECTION 3

All ordinances heretofore passed and adopted by the Board of Trustees of the Town of Silt, Colorado are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith.

SECTION 4

If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.
INTRODUCED, READ, AND APPROVED ON FIRST READING this 9th day of May 2022, at 7:00 PM in the Town Hall, Town of Silt, Colorado.

PASSED, APPROVED ON SECOND READING, ADOPTED, AND ORDERED PUBLISHED following a continued public hearing this 23rd day of May 2022.

TOWN OF SILT

__________________________
Mayor Keith Richel

ATTEST

__________________________
Town Clerk Sheila M. McIntyre
EXHIBIT A

Additions shown in double underline; deletions shown in strikethrough.

Section 3.32.030 - Imposition and rate of tax.

On and after July 1, 20082022, there is levied and shall be paid and collected a tax of two and one half percent (2.5%) five percent (5%) on the price paid or charged for the leasing or rental, for less than thirty (30) consecutive days, of any lodging accommodation in the town of Silt.
DATE: May 9, 2022
TO: Board of Trustees of the Town of Silt
FROM: Karp Neu Hanlon PC, Attorneys for the Town of Silt
RE: Ordinance Addressing State-Issued Liquor Permits

This memorandum addresses an ordinance for your consideration on first reading at the May 9, 2022 Board meeting. The ordinance would amend the Town’s Code to address liquor permits issued by the state.

At the April 11, 2022 meeting, you received a presentation on the new state-issued takeout and delivery permits for on-premises licensees and reviewed options for amending the Code to address this new type of state permit. This ordinance incorporates your feedback and is also drafted to address the other types of state-issued liquor permits which existing liquor licensees may apply for and receive (these could include special events permits, off-premises delivery permits, or other future permits established by the state).

Specifically, the ordinance would:

1. Allow the Town to consider violations of state-issued permits in local (Town) liquor license renewal proceedings.
2. Allow the Town to receive information regarding suspected violations of state-issued permits and report that information and any suspected violations to the state licensing authority.

The ordinance is drafted broadly to address any state-issued liquor permit (rather than addressing only on-premises takeout and delivery permits) to capture other types of permits and any additional permits that the state may adopt in the future. This way, the Town code should automatically encompass those types of permits without the need for an additional text amendment in the future.
TOWN OF SILT
ORDINANCE NO. 10
SERIES OF 2022

AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING CHAPTER 5.25 OF THE TOWN CODE TO ADDRESS STATE-ISSUED PERMITS FOR LIQUOR LICENSEES.

WHEREAS, the Town of Silt, Colorado (the “Town”), is a municipal corporation duly organized and operating as a home-rule municipality under its Town Charter and the Constitution and laws of the State of Colorado; and

WHEREAS, Chapter 5.25 of the Town Municipal Code (“Code”) addresses the sale and regulation of alcohol beverages in the Town; and

WHEREAS, Section 44-3-911, C.R.S. and regulations adopted thereunder by the Colorado Department of Revenue address the takeout and delivery of alcohol beverages by on-premises liquor license holders and provide that certain on-premises licensees may obtain a permit from the state licensing authority for the takeout and delivery of alcohol beverages subject to the conditions and requirements in the statute and regulations; and

WHEREAS, the Colorado Department of Revenue, as the state liquor licensing authority, has the authority to issue other types of permits for certain liquor license holders and state law may be updated in the future to add additional types of permits for existing licensees; and

WHEREAS, the Board of Trustees has determined that it is in the best interests of the Town and will promote the health, safety, and welfare of the Town to amend the Code to (1) allow the local licensing authority to consider violations of state-issued permits in local license renewal proceedings and (2) allow the Town to receive information about potential issues regarding permits and report such information to the state, as shown on Exhibit A to this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO:

SECTION 1

The foregoing recitals are hereby incorporated into this Ordinance.

SECTION 2

The Town Code is hereby amended as shown in Exhibit A, which is attached to and incorporated into this Ordinance by reference.
SECTION 3

All ordinances heretofore passed and adopted by the Board of Trustees of the Town of Silt, Colorado are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith.

SECTION 4

If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

INTRODUCED, READ, AND APPROVED ON FIRST READING this 9th day of May 2022, at 7:00 PM in the Town Hall, Town of Silt, Colorado.

PASSED, APPROVED ON SECOND READING, ADOPTED, AND ORDERED PUBLISHED following a continued public hearing this 23rd day of May 2022.

TOWN OF SILT

__________________________
Mayor Keith Richel

ATTEST

__________________________
Town Clerk Sheila M. McIntyre
EXHIBIT A

Additions shown in double underline; deletions shown in strikethrough.

Chapter 5.25 – LIQUOR CODE

Section 5.25.145 – Compliance with State-Issued Liquor Permits.

A. The Town shall consider any violations of a permit issued by the state licensing authority as evidence in liquor license renewal hearings pursuant to Section 5.25.060 of this chapter.

B. The Town shall have authority to receive information about potential violations of any state-issued permit and may report any suspected permit violations to the state licensing authority.
MEMORANDUM

TO: Mayor Richel and Members of the Silt Board of Trustees
FROM: Mark Chain, Planner
DATE: May 4, 2022

This is a relatively straightforward project for a land use application. As many of you probably know, phase II of Stoney Ridge does not have infrastructure and it is the last phase to be built for this project. It has recently been purchased by a local homebuilder (Uriel Mellin) and the goal is to install some infrastructure this building season and start to go vertical. The first thing they need to do is amend a number of lots in this area because some stormwater infrastructure needs to be installed and some easements need to be adjusted on previously platted lots. So, some building envelopes will be a little bit smaller than originally proposed. At Monday evening’s meeting I will display this engineering information so you can see precisely what is happening from a civil engineering standpoint (it is hard to see on the technical plans especially if you’re looking at them electronically).

The new owner and his engineer are putting together final cost estimates and once this amended plat is approved they will be coming to the Town to rework the Development Agreement and arrange for security for the installation of infrastructure. This will probably happen pretty quickly and I expect them to be ready to start with the infrastructure late spring early summer.

I’ll be happy to answer questions at the meeting.
Name of Project | Amended Final Plat for 9 lots in Stoney Ridge Phase II
Applicant/Owner | Caleta Construction LLC  
144 Cliffrose Drive  
Glenwood Springs, CO 81601
Owner Representative/ Land Planner | Mike Gamba & Julian Hardaker
Civil Engineer | Gamba and Associates  
PO Box 1458  
Glenwood Springs, CO 81601  
970.945.2550
Architect | NA
Water Engineer | NA
Property Location | A portion of Stoney Ridge Phase II
Existing Zoning | PUD
Surrounding Land Uses | Vacant or Residential
Surrounding Zoning | All sides: Residential PUD
Proposed Use | Residential Subdivision – Single-family and Duplex Lots
Area of Parcel Subject to application | 1.221 Ac.
Existing Use | Vacant (Identified lots in the application)
Account & Reception Numbers | R040527, R040528, R040541, R040543, R040540
Legal Description | Lots 68A, 68B, 69A, 83A, 83B, 84A, 84B, 85A and 85B in the Stoney Ridge Final Plat, recorded as Rec # 628670

1. **Description of Request**

Before you tonight is an application for an amended plat for 9 of the lots in Phase II of the Stoney Ridge Subdivision. This is the first step in getting approval for the project so infrastructure can be extended to this phase and that construction can start going vertical. After the Amended Plat is approved the owner will be submitting an application to the town to amend the Development Agreement. This will include an engineer’s cost estimate, a review of the civil engineering plans and most likely a proposal to split the existing phase II into 3 sub phases. The development agreement needs to be approved by the Board of Trustees at a future public hearing. Security in the form of a Letter of Credit or a performance bond will be required.
The reason for the plat being amended is that stormwater requirements and design for this area evolved over the time that the subdivision has been under construction. Some underground stormwater maintenance, inlets and other design features are now being required. This new infrastructure required additional or modified easements in some areas and in some places the original, proposed location of the shallow utilities is also needed to be adjusted.

Please note that this application is for an Amended the Subdivision Plat. While the Master Land Use Application Form has a checkbox for Amended Plat there is no specific code section which addresses Amended Plat procedures or requirements. I found this to be much the case in other communities in Western Colorado. I believe this is because each property is an individual situation and it is probably difficult to find common submittal requirements to take care of all situations.

This Submittal has been reviewed by the Towns Engineer as well as the Town Attorney and they will continue to be involved for the entire review and approval process.

2. Recent Project History

Stoney Ridge is a residential subdivision with 3 phases that was originally annexed, approved and platted in 2003. All of the phases were platted at the time of the original approval and the master subdivision plat includes 8 pages. This is one of the larger residential subdivisions in the town. The total number of lots for the subdivision was 150, with 41 of them being located in Phase II. Much of phase I and III are constructed; 90 are built and at last count 3 new residential units were under construction. Phase II is the Final phase to have infrastructure installed and units constructed.

Phase I was built first and a development agreement for Phase II and III was approved by the Town in 2019. The original developer did not wish to continue on with development of phase II and it has been purchased by one of the chief builders in the subdivision, Uriel Mellin, under the name Caleta Construction. In order for a new developer to move forward, in addition to the Amended Plat a new development agreement and security will be required.

Location map shown below.
3. **Silt Comprehensive Plan**

This area is designated as Neighborhood Residential, the main residential land use designation in the Town Comprehensive Plan. Because the subdivision has been undergoing development for 20 years, we do not need to go into further analysis of Comp Plan.

4. **Issues**

**General.** As noted previously in the staff report, the reason for amending the plat has to do with updating the engineering for stormwater infrastructure. This design is basically complete and the entire engineering package is ready to proceed and will be submitted to the Town for a final review when the applicant takes the next step to have the development agreement and security approved. There are really no issues as one usually sees with a current, typical land use application. We are not looking at traffic generated, topography of the site, relationship to adjacent parcels, compliance with Comprehensive Plan etc. The applicant is following design standards in place at that particular time.

**Plat Details.** This part of the report analyzes two types of plat details. The first is content, layout, notes etc. And the second is more technical and relates to reviews by engineers and surveyors.
**Plat layout**

- Certificate of Dedication and Ownership. The signature block still notes that that the owner is Ridge Runner Ventures LLC. This needs to be updated to Caleta Construction LLC.
- Title insurance/attorney’s certificate. Lines need to be added to the certificate in case there are liens, encumbrances etc.
- The County Surveyors certificate should be removed.
- Survey note #2 on the second page outlines the purpose of the plat amendment. This should be relocated to the title page and the survey notes on page 2 be renumbered.

**Technical Information**

There were a number of technical notes from the Town Engineer on some of the content of the plat. These revolve around location of certain items on page 2 font size, overlapping text, extending easement to property line boundaries, viewports, crosshatching for better visibility, providing additional curve/line information etc. The list of these items has been forwarded to the applicant and should all be considered conditions of approval.

**Next Steps.** Assuming you wish to approve The Amended Final Plat of Stoney Ridge #2, the next step will be for the town to review their application to amend the Existing Development Agreement, provide approved proper security for the public improvements and have their engineering plans reviewed and by the Town.

**5. Relevant Silt Municipal Code Sections**

As noted above, there are no specific Silt Municipal Code sections that specifically apply to amended Plats. We are trying to review any applications and make any amendments or approvals in compliance with the Silt Municipal Code, all design regulations and follow Subdivision Code and related standards.

**VI. Recommendation:**

It is the opinion of staff that it benefits the town to approve the Amended Plat of Stoney Ridge #2 and it is good policy to finish this long-term project and get infrastructure installed and proceed to vertical construction.

Staff recommends approval of the Amended Plat application and the associated resolution with the following conditions:
1. that the following modifications be made to the Draft Amended Plat:
   a. The signature block be updated to note that the new owner is Caleta Construction LLC.
   b. That changes be made to the Title/Engineer certificate as noted by staff.
   c. That the County Surveyors certificate should be removed.
   d. Survey note number 2 on the second page be relocated to the title page and the survey notes on page 2 be renumbered.
   e. That the technical modifications noted by the Towns Engineer be made on the final plat documents.

2. That any recommendations made by the Town Attorney to the board upon further review be considered conditions of approval.

3. That no installation of infrastructure or building permits for Phase II be issued until the amended plat is recorded along with a new/amended Development Agreement and associated security.

Planning Commission Action: the Planning Commission reviewed the application at their meeting of April 4, 2022. They unanimously recommend that you approve Resolution 9 – series of 2022 with the above-noted conditions.

Recommended Motion: I move to recommend that the Board of Trustees approve the Resolution approving the Amendment Plat for certain lots and Stoney Ridge Phase II with the above-noted conditions.
TOWN OF SILT
RESOLUTION NO.9
SERIES OF 2022


WHEREAS, Caleta Construction LLC is the owner ("Owner") of property known as Stoney Ridge Planned Unit Development Phase II ("Subject Property"); and

WHEREAS, on or about 20th day of April, 2003, the Silt Board of Trustees ("Board") approved Resolution 27, Series of 2003, a resolution approving a final plan and final plat for the Stoney Ridge Planned Unit Development, which the Town subsequently recorded in the office of the Garfield County Clerk and Recorder on June 4, 2003 as Reception Number 628670; and

WHEREAS, on or about the 28th day of April 2003, the Board entered into a Subdivision Improvements and Development Agreement (the "Original SIDA") for the Stoney Ridge Planned Unit Development (the "Subdivision") with the Owner establishing the terms and conditions for development of infrastructure to serve the Subdivision, which the Town subsequently recorded in the office of the Garfield County Clerk and Recorder on June 4, 2003 as Reception No. 628671; and

WHEREAS, on or about the 14th day of March, 2018, the Board entered into a Subdivision Improvements and Development Agreement for the Subdivision's Phases II and III ("Phases II & III SIDA"), which the Town subsequently recorded in the Office of the Garfield County Clerk and Recorder on March 15, 2018 as Reception Number 904325; and

Whereas, Phase II has not been developed and it does not have infrastructure extended to the Phase; and

Whereas, Stormwater Drainage Infrastructure has been redesigned for the project and certain utility easements and building envelopes need to be adjusted in order to accommodate such infrastructure; and

Whereas, it is necessary to amend certain lots in Phase II related to necessary utility easements to accommodate this infrastructure and adjust certain building envelope; and

Whereas, the owner has submitted an Amended Subdivision plat to accomplish these purposes.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT THAT:
1. All representations by the Applicant shall be deemed conditions of approval.

2. That the following modifications be made to the Draft Amended Plat:
   
   a. The signature block be updated to note that the new owner is Caleta Construction LLC.
   
   b. That changes be made to the Title/Engineer certificate as noted by staff.
   
   c. That the County Surveyors certificate should be removed.
   
   d. Survey note number 2 on the second page be relocated to the title page and the survey notes on page 2 be renumbered.
   
   e. That the technical modifications noted by the Towns Engineer be made on the final plat documents.

3. That any recommendations made by the Town Attorney to the board upon further review be considered conditions of approval.

4. That no installation of infrastructure or building permits for Phase II be issued until the amended plat is recorded along with a new/amended Development Agreement and associated security.

INTRODUCED, READ AND PASSED THIS _______ DAY OF MAY 2022.

TOWN OF SILT, COLORADO

________________________________________
Keith Richel, Mayor

ATTEST:

________________________________________
Sheila McIntyre, Town Clerk
March 7, 2022

Mark Chain, Town Planner
Town of Silt
231 N. 7th Street
P.O. Box 70
Silt, Colorado 81652


Dear Mark:

On behalf of Uriel Mellin and Caleta Construction LLC, Gamba & Associates, Inc. (Gamba) hereby submits this application for an Amended Final Plat of Stoney Ridge Subdivision, Phase 2, Lots 68A, 68B, 69A, 83A, 83B, 84A, 84B, 85A, and 85B.

The Stoney Ridge PUD Final Plat was recorded in the Office of the Garfield County Clerk and Recorder on June 4, 2003 under Reception Number 628370. As you are aware, this application to amend the above-stated lots within Phase 2 of the Stoney Ridge PUD is necessitated by the currently approved stormwater and utility designs for Phase 2 of Stoney Ridge Subdivision, which were approved by Deric Walters, the Town Engineer. The proposed amendments to the subdivision do not increase the density of the subdivision or modify any lot lines within the subdivision as currently platted. The proposed amendments to the subdivision create some additional drainage and utility easements within the lots listed above, and modify the platted building envelopes to conform to and avoid the newly created easements.

We hereby formally request that the Town of Silt review the proposed application for an amended final plat, and we respectfully request approval of this application.

Please contact us if you have any questions or need additional information.

Sincerely,

Gamba & Associates, Inc.

[Signature]

Michael Gamba, P.E. & P.L.S. 28036

H:\02348\2020\Submital\20210719\RESPONSES TO DERIC WALTERS COMMENTS - 20210719.docx
Land Use Application Form

- X Amended Plat
- Boundary Adjustment
- Subdivision Exemption
- Annexation
- Sketch Plan
- Floodplain Development
- Final Plan
- Planned Unit Development
- Vacation of Right-of-Way
- Text Amendment
- Site Plan Review
- Re-Subdivision Final Plan
- Easement Agreement
- Zoning or Rezoning
- Subdivision Improvement Agreement
- Preliminary Plan
- Special Use Permit
- Annexation & Development Agreement
- Zoning Variance
- Other:

STAFF USE ONLY

Pre-app conference: ____________________ (date)
Application received: ____________________ (date)
Application complete: ____________________ (date)
File Number: ____________________
Fees: ____________________
Referrals Sent: ____________________ (date)
Deposits: ____________________
PZC approval: ____________________ (date)
Paid: ____________________ (date)
BOT approval: ____________________ (date)


Project Name: 83B, 84A, 84B, 85A, AND 85B

Project Description / Property Information:

Address: TBD Parcel ID Number: R040527, R040528, R040541, R040543, R040527, R040544

Legal Description (attach additional sheets if necessary): LOTS 68A, 68B, 69A, 83A, 83B, 84A, 84B, 85A, AND 85B of the Stoney Ridge PUD according to the plat recorded June 4, 2003 as Reception No. 628670

Access to Property: First Mesa Drive and Bedrock Circle

Acreage or Square Footage: 1.221 acres Existing Land Use Designation: Residential Planned Unit Development

Proposed Land Use Designation: Residential Planned Unit Development

Existing Zoning: Residential PUD Proposed Zoning: Residential PUD

Proposed Use / Intensity of Use: 7.37 Residential Unit per Acre

Submittal Requirements:

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

**Property Owner(s):** Name: Uriel Mellin  
Phone: (970) 404-0302

Company: Caleta Construction LLC  
Fax: NA

Address: 144 Cliffrose Drive, Glenwood Springs, CO 81601

**Authorized Rep.:** Name: Julian Hardaker  
Phone: (970) 456-1860

Company: The Best Way Home Real Estate  
Fax: NA

Address: 401 23rd Street, #102, Glenwood Springs, CO 81601

**Engineer/Designer:** Name: Michael Gamba  
Phone: (970) 945-2550

Company: Gamba & Associates, Inc.  
Fax: NA

Address: P.O. Box 1458, Glenwood Springs, CO 81601

**Billable Party:** Owner X  
Representative  
Engineer

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

Uriel Mellin § Caleza Construction L.L.C.

Name (printed)  
144 Cliffrose Drive, Glenwood Springs, CO 81601

Address  
(970) 404-0302  
NA

Phone  
Fax

Signature

Type of Identification

**Disclosure of Property Ownership**  
If owner is an individual, indicate name exactly as it appears on the deed.

X If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.

If owner is a land trust, name beneficiaries on a separate page.

If applicant is a lessee, indicate the owner(s) on a separate page.

If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

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

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

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

Uriel Mellin
Name (printed)

Caleta Construction LLC
144 Cliffrose Drive, Glenwood Springs, CO 81601
Address

(970) 404-0302
Phone

NA
Fax

Signature

State of Washington

Drivers License

Type of Identification

County of Garfield

State of Colorado

Sworn to and subscribed before me this 7th day of March, 2022.

By Uriel Mellin
(name printed)

Witness my hand and official seal.

JANETTE R. GUTHRIE
Notary Public

(State of Colorado)
Notary ID # 19874078780
My Commission Expires 04-14-2025
Authorized Representative

I/We further permit Julian Hardaker of The Best Way Home Real Estate to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

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

Uriel Mellin
Name (printed)

Caleta Construction LLC

144 Cliffrose Drive, Glenwood Springs, CO 81601
Address

(970) 404-03012
Phone

NA
Fax

Signature

State # Washington Drivers License
Type of Identification

County of Carbondale

State of Colorado

Sworn to and subscribed before me this 7th day of March, 2022.

By Uriel Mellin
(name printed)

Witness my hand and official seal.

JANETTE R. GUTHRIE
Notary Public
State of Colorado
Notary ID # 19874078780
My Commission Expires 04/14/2025

My Commission expires: 4/14/2025
Public Notice

You are hereby notified that the Town of Silt Planning & Zoning Commission/Board of Trustees will conduct a Public Hearing to consider the following application. The Public Hearing will be held on ____________, 200__ at 7:00p.m. in Council Chambers at Silt Town Hall, 231 N. 7th Street.

Applicant:

Application Request:

Legal Description: (brief legal description is sufficient)

Common Description: (street address or general location)

For more information, contact the Town of Silt Community Development Department; PO Box 70, 231 N. 7th Street or call 970/876-2353. Please provide the name of the applicant and other notice information when asking department staff about this notice.
I HEREBY AFFIRM THAT Public Notice requirements of the Silt Municipal Code have been met for the Public Hearing before the Silt Planning & Zoning Commission/Board of Trustees to be held on ___________, 200__.

In addition, I hereby affirm that on ______ day of ______________, 200__, I mailed first class, certified return receipt, a true copy of the attached Public Notice by placing the same postage prepaid in the United States Mail at____________________________, Colorado, addressed to those property owners on the attached list.

Attached are:

1. Certificate(s) of Mailing (green cards and return receipts)

2. Proof of publication from a newspaper of general circulation within the Town showing that prior to the meeting, the Public Notice was advertised as required per Silt Municipal Code.

3. List of names and mailing addresses of all surrounding property owners within 200 feet of subject property.

Uriel Mellin on behalf of Caleta Construction LLC

Name of Applicant (printed) ________________________________ Signature of Applicant ________________________________ Date ________________________________

County of ________________________________ State of ________________________________

(_______________________) ss.

Sworn to and subscribed before me this ___________ day of _________________, _____________.

(fill in day) (fill in month) (fill in year)

By ________________________________

Name (printed)

Witness my hand and official seal.

______________________________

Notary Public

My Commission Expires: ________________________________
# LAND USE APPLICATION FEES

<table>
<thead>
<tr>
<th>Application</th>
<th>Fee</th>
<th>Deposit</th>
<th>SMC Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annexation</td>
<td>$1,200</td>
<td>$400</td>
<td>16.13.040</td>
</tr>
<tr>
<td>Annexation &amp; Development Agreement amendment</td>
<td>$400</td>
<td>$400</td>
<td>16.13.130</td>
</tr>
<tr>
<td>Boundary Adjustment/Lot Line</td>
<td>$100</td>
<td>$0</td>
<td>16.04.907</td>
</tr>
<tr>
<td>Condominiumization</td>
<td>See Major Subdivision</td>
<td>16.05.110</td>
<td></td>
</tr>
<tr>
<td>Easement Agreement and Amendments</td>
<td>$500</td>
<td>$500</td>
<td>2.44.110</td>
</tr>
<tr>
<td>Intergovernmental Agreement and Amendments</td>
<td>$500</td>
<td>$500</td>
<td>2.44.100</td>
</tr>
<tr>
<td>Major Subdivision-Sketch Plan</td>
<td>$500</td>
<td>$500</td>
<td>16.04.120</td>
</tr>
<tr>
<td>Major Subdivision-Preliminary Plan</td>
<td>$800</td>
<td>$800</td>
<td>16.04.180</td>
</tr>
<tr>
<td>Major Subdivision-Final Plan</td>
<td>$500</td>
<td>$500</td>
<td>16.04.270</td>
</tr>
<tr>
<td>Sign Exception</td>
<td>$70</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Fence Exception</td>
<td>$70</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Replat or Re-subdivision</td>
<td>$500</td>
<td>$0</td>
<td>16.04.945</td>
</tr>
<tr>
<td>Site Plan Review - Commercial/Multi-Family</td>
<td>$500</td>
<td>$0</td>
<td>17.42.030</td>
</tr>
<tr>
<td>Special Use Permit</td>
<td>$250</td>
<td>$0</td>
<td>17.78.040</td>
</tr>
<tr>
<td>Minor Subdivision-Sketch/Final</td>
<td>$500</td>
<td>$500</td>
<td>16.04.906</td>
</tr>
<tr>
<td>Subdivision Improvement Agreement Amendment</td>
<td>$400</td>
<td>$400</td>
<td>16.04.315</td>
</tr>
<tr>
<td>Vacation of Right of Way</td>
<td>$400</td>
<td>$400</td>
<td>2.44.120</td>
</tr>
<tr>
<td>Zoning Variance</td>
<td>$250</td>
<td>$0</td>
<td>17.84.080</td>
</tr>
<tr>
<td>Zoning or Rezoning</td>
<td>$500</td>
<td>$100</td>
<td>16.12.410</td>
</tr>
</tbody>
</table>

*Deposits must be included with application submittal. The deposit is used as security for department staff and consultant time to review the project application. Applicant shall also pay for fees and charges incurred by the town, such as legal fees, planning fees, engineering fees, and filing or recording fees, plus an administrative fee of 15% of the total consultant charges.

**ATTACHMENTS/EXHIBITS MUST BE COMPLETE FOR SUBMITTAL.**
Incomplete applications **will not** be reviewed until deemed complete.

**Checklist below for Office use only.**

1. A legal description of the property.
2. Evidence of legal ownership. May be a deed, title commitment, title insurance policy, or attorney’s opinion of ownership.
3. Letter of consent. Required if the Applicant is not the property owner.
4. List of property owners within 200 feet. Call Garfield County Assessor’s Office at 970/945-9134 for information.
6. A copy of the completed application in electronic format (Microsoft Word).
7. A diskette, compatible with the Town of Silt GIS system, must be submitted before final recording of land use action. Mylars will not be signed prior to submittal of GIS disk. (For GIS information, call the Community Development Department, (970)876-2353.) Please do not print Final Plat Mylars until you receive approval by Town staff.
LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: Caleta Construction LLC 
Location of Property: Stoney Ridge PUD - Phase 2
Land Use Request: Amended Final Plat

Please answer the following questions to the best of your ability. Attach additional pages as needed.

1. Is your request compatible with the Silt Municipal Code? Yes/No
2. Is your request compatible with the Silt Comprehensive Plan? Yes/No
   If not, how is your request useful to the Town of Silt?

3. Explain how your request is compatible with the immediate area surrounding the site.
   This request does not change the proposed land use, or increase the density of the property subject to the request.

4. How is your request desirable for the Town of Silt?
   This amended final plat application is being submitted in accordance with the directions of Deric Walter, the Town of Silt consulting engineer in order to accommodate the development infrastructure as designed and approved for Phase 2 of the Stoney Ridge PUD. residential development.

5. Detail any real or possible environmental, town service, or other impacts your request may have.
   There is no increase in impacts to the Town of Silt as compared to the impacts which are already associated with these same previously Final Platted residential lots within the Stoney Ridge PUD development.
6. Are there or have there ever been any landfills on any part of the property included in your request? Yes [ ] No [x]

7. Please mark all the concerns or impacts listed below which apply to your request and give a brief statement about how you have addressed them.

   a. _____ traffic
   b. _____ town services (water, sewer, etc.)
   c. _____ signage
   d. _____ open space
   e. _____ schools
   f. _____ emergency services (police, fire, medical)
   g. _____ other utilities (electrical, etc.)
   h. _____ other (pollution, etc.)

Please list any other items or information which you feel would be of help in assessing your application.
AMENDED FINAL PLAT OF STONEY RIDGE P.U.D.

in Section 3, Township & South, Range 92 West, 6th P.M., of the 6th Principal Meridian, Town of Silt, County of Garfield, State of Colorado

March 1, 2022

GAMBA & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
970/485-2550 www.gambaengineering.com
5055 Airport Road, Suite A-100, Glenwood Springs, CO 81601

OWNER
Uriel Mellon
Caleto Construction LLC
144 Cliffrose Drive
Glenwood Springs, CO 81601

CERTIFICATE OF DEDICATION AND OWNERSHIP
WHEREAS, all by the terms hereof that Caleto Construction LLC being sole owner of the premises described herein;

Plots of land described as lots 68A, 68B, 69A, 83A, 83B, 84A, 84B, 85A, and 85B in the Stoney Ridge P.U.D. in the City and County of Eagle, State of Colorado, being more particularly described as follows:

OWNER
Uriel Mellon
Caleto Construction LLC
144 Cliffrose Drive
Glenwood Springs, CO 81601

CERTIFICATE OF DEDICATION AND OWNERSHIP
WHEREAS, all by the terms hereof that Caleto Construction LLC being sole owner of the premises described herein;

Plots of land described as lots 68A, 68B, 69A, 83A, 83B, 84A, 84B, 85A, and 85B in the Stoney Ridge P.U.D. in the City and County of Eagle, State of Colorado, being more particularly described as follows:

SURVEYOR'S CERTIFICATE
I, Michael J. Gamba, do hereby certify that I am a registered land surveyor and that the plat described herein is correct and complete Amended Final Plat of Stoney Ridge P.U.D. lots 68A, 68B, 69A, 83A, 83B, 84A, 84B, and 85A and that all Plat adjustments and other changes, if any, are shown on the plat shown hereon. The plat herein shows the location and dimensions of the lots, areas, and boundaries of said subdivisions as shown on the plat shown hereon.

In witness whereof I have set my hand and seal this
____ Day of __________ A.D. 20__

Michael J. Gamba, P.L.S. #32506

CLERK AND RECORDER'S CERTIFICATE
The plat was filed or recorded in the Office of the Clerk and Recorder of Garfield County, Colorado, at __:__ on this day of __________, 20__, at __:__ in Book __ at Page __

Signature:

COUNTY SURVEYOR'S CERTIFICATE
Approved for recordation and use only and not for survey, calculations or drafting. Revised. Pursuant to C.R.S. 38-39-101 et seq.

Garfield County Surveyor

Date

WITNESS BY NAME AND TITLE;
My Commission Expires

NOTARY PUBLIC

TITLE INSURANCE COMPANY OR ATTORNEY'S CERTIFICATE

BOARD OF TRUSTEES CERTIFICATE
This plat approved by the Board of Trustees of the Town of Silt, Colorado on

____ Day of __________, 20__, at __:__ in the Clerk and Recorder of Garfield County, Colorado, and for the same purpose as set forth herein, the said plat is hereby approved and accepted as a plat, and the Board of Trustees do hereby adopt the said plat as a plat, and do hereby adopt the same as a plat for the purposes herein intended. The said plat is hereby approved and found to be in conformity with the requirements of the laws of the State of Colorado, and the said plat is hereby accepted and approved as the plat described in this document.

Town of Silt

By:

Witnesess by公然 and seal of the Town of Silt, Colorado

Town Clerk
<table>
<thead>
<tr>
<th>ParcelId</th>
<th>OwnerName</th>
<th>OwnerAddress1</th>
<th>OwnerCityStZip</th>
</tr>
</thead>
<tbody>
<tr>
<td>R040522</td>
<td>BIANCO, JOAQUIN &amp; TERESA</td>
<td>PO BOX 811</td>
<td>SILT CO 816520811</td>
</tr>
<tr>
<td>R040527</td>
<td>CALETA CONSTRUCTION LLC</td>
<td>144 CLIFF ROSE WAY</td>
<td>GLENWOOD SPRINGS CO 81601</td>
</tr>
<tr>
<td>R040588</td>
<td>CARO, MARTIN C &amp; MARIA G</td>
<td>1135 ORCHARD AVENUE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040565</td>
<td>CARSTENS, DARCY &amp; SPERRY, ROB</td>
<td>1076 STONEY RIDGE DRIVE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040507</td>
<td>COX, MATTHEW &amp; REDD, LINDSAY</td>
<td>1249 BEDROCK CIRCLE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040509</td>
<td>ESCALANTE, GUSTAVO ALFREDO JUAREZ &amp; HEID</td>
<td>1285 BEDROCK CIRCLE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040523</td>
<td>GILBERT, BONNIE &amp; DARBYSHIRE, KEVIN D</td>
<td>1232 BEDROCK CIRCLE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040587</td>
<td>GONZALEZ, JOSE &amp; SADIE</td>
<td>PO BOX 178</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040562</td>
<td>GONZALEZ, JUAN</td>
<td>27653 HIGHWAY 6 #2209</td>
<td>RIFLE CO 81650</td>
</tr>
<tr>
<td>R040504</td>
<td>HADDON, SHELLY M</td>
<td>1195 BEDROCK CIRCLE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040521</td>
<td>LAURETTE, ALAN J</td>
<td>5066 COUNTY ROAD 245</td>
<td>NEW CASTLE CO 81647</td>
</tr>
<tr>
<td>R040564</td>
<td>LEPKOWSKI, JOHN</td>
<td>1098 STONEY RIDGE DRIVE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040601</td>
<td>LYON, KELLY &amp; MICHAEL FAMILY LLC</td>
<td>PO BOX 110</td>
<td>SILT CO 81652-0110</td>
</tr>
<tr>
<td>R040563</td>
<td>MADRID, MAYRA</td>
<td>560 FIRST MESA DRIVE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040500</td>
<td>MAGLIONE, LINDSAY E &amp; HALL, CHRISTOPHER</td>
<td>1100 STONEY RIDGE DRIVE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040506</td>
<td>MEDINA GUTIERREZ, RAMON L</td>
<td>302 MEADOWOOD DRIVE D6</td>
<td>CARBONDALE CO 81623</td>
</tr>
<tr>
<td>R040524</td>
<td>MIKALAKIS, MICHAEL</td>
<td>1200 BEDROCK CIRCLE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040519</td>
<td>MONTOYA, DANIEL DAVID JR &amp; CHEYENNE N</td>
<td>1298 BEDROCK CIRCLE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R084484</td>
<td>MORRIS, JILL</td>
<td>1064 STONEY RIDGE DRIVE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040505</td>
<td>PIZARRO, ALBERTO &amp; AURELIA</td>
<td>1201 BEDROCK CIRCLE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040501</td>
<td>POCHE, WILLIAM J</td>
<td>1101 BEDROCK CIRCLE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040520</td>
<td>SALGUERO, JOSE ANTONIO &amp; CONCEPCION</td>
<td>1284 BEDROCK CIRCLE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040502</td>
<td>SANCHEZ, HELADIO</td>
<td>1147 BENDROCK CIRCLE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R200663</td>
<td>SANTANA, MARIO &amp; ROSA E</td>
<td>369 E VISTA DRIVE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040503</td>
<td>SEWARD, ROBERT T &amp; LORI M</td>
<td>1169 BEDROCK</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040508</td>
<td>STATES, DANIEL &amp; ALEXIS</td>
<td>1265 BEDROCK CIRCLE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040560</td>
<td>STONEY K &amp; M LLC</td>
<td>PO BOX 110</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R084485</td>
<td>TAYLOR, BURLEY K</td>
<td>1070 STONEY RIDGE DRIVE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040525</td>
<td>THOMAS, MICHAEL WILLIAM &amp; ASHLEY A</td>
<td>1150 BEDROCK CIRCLE</td>
<td>SILT CO 81652</td>
</tr>
<tr>
<td>R040589</td>
<td>VOLLMER CONSTRUCTION AND DEVELOPMENT LLC</td>
<td>31 SOUTH PAINTED HORSE CIRCLE</td>
<td>NEW CASTLE CO 81647</td>
</tr>
<tr>
<td>ParcelId</td>
<td>OwnerName</td>
<td>OwnerAddress1</td>
<td>OwnerCityStZip</td>
</tr>
<tr>
<td>----------</td>
<td>-------------------------------</td>
<td>---------------</td>
<td>----------------</td>
</tr>
<tr>
<td>R040567</td>
<td>WESTERN SLOPE HOME DEVELOPMENT LLP</td>
<td>PO BOX 217</td>
<td>SILT CO 81652</td>
</tr>
</tbody>
</table>
MEMORANDUM

TO: Mayor Richel and Members of the Silt Board of Trustees

FROM: Mark Chain, Planner  

DATE: May 4, 2022

RE: Second Reading - Ordinance No. 7 – 2022. Suggested Changes to Title 17 zoning

This is the second reading for the adoption of Ordinance No. 7 – 2022. You held a public hearing for the first reading at your April 26 meeting and made a motion to unanimously adopt the ordinance. I am attaching that agenda item from your previous meeting. I have no changes or updates. Planning staff recommends that you hold a public hearing for the second reading and adopt Ordinance No. 7. I'll be happy to answer any questions at the meeting.
Before you tonight is a public hearing for the first reading on adopting certain changes to Title 17 (Zoning) of the municipal code. I brought these items to you previously for a brief discussion. These amendments to the code are minor adjustments to the Site Plan Review and the Special Use Permit land-use processes. The major change to the code with this ordinance is the creation of an Open Space District – the town does not have one and most of its parking open space properties are zone Public Utility.

The remainder of this memo outlines the specific code sections and what the changes are. Also attached is a draft copy of the ordinance and strikethrough versions of the specific sections of the code where you are able to view the changes. I will be happy to answer any questions at the hearing.

The changes are:

Site Plan Review Process. – 17.42.055 and 16.16.020

- Added a public hearing in section “C” in front of the planning commission.
- Added a 1-year approval requirement to get building permit and allowed two six months extensions. That is a new section “G”.
- Added the 15-day public hearing notice requirement to section 16.16.020 of the hearing notification chart

Special Use Permit Process – 17.78.040 and 16.16.020

- required a public hearing in front of the planning commission in section “A”
- added the 15-day public hearing notice requirement in the hearing notification chart in 16.16.020

Open Space Zone District
Mark Chain Consulting, LLC

- Added an Open Space (OS) Zone District to section 17.12.010. This is section “L” and establishes the open space zone district.
- Defined/described the purpose of the Open Space zone district in a new section “L” of 17.12.020 of the code.

**Planning Commission Action**

The planning Commission reviewed Ordinance 7 at a public hearing held on April 4. They unanimously recommend that you adopt ordinance 7.

**Staff Recommendation**

Staff recommends that the Board moved to adopt Resolution 7 – Series of 2022 after holding a public hearing.
AN ORDINANCE OF THE TOWN OF SILT, COLORADO ("TOWN") AMENDING PORTIONS OF SECTION 17.42.055 (SITE PLAN REVIEW) AND SECTION 17.78.040 (SPECIAL USE PERMIT); CREATING AN OPEN SPACE ZONE DISTRICT AND AMENDING CERTAIN PUBLIC HEARING NOTICE REQUIREMENTS AS PART OF SECTION 16.16.020 (PUBLIC HEARING NOTICES) OF THE SILT MUNICIPAL CODE ("CODE"), TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

WHEREAS, pursuant to C.R.S. Section 31-15-103 and Section 1 of the Town’s Home Rule Charter, the Board of Trustees ("Board") of the Town has the authority to make and publish ordinances necessary and proper to provide for the safety, preserve the health, promote the prosperity, improve the morals, order comfort and convenience of such municipality and the inhabitants thereof; and

WHEREAS, Title 17 of the Silt Municipal Code sets forth the Town’s regulations relating to land use, development, and zoning; and

WHEREAS, pursuant to Section 17.88.010 of the Silt Municipal Code, amendments to Title 17 of the Municipal Code must be submitted to the Planning and Zoning Commission for review and recommendations; and.

WHEREAS, an amendment to Section 17.42.055 (Site Plan Review) of the Code is being proposed to add a requirement for a public hearing in front of the Planning Commission and defining the time limit for approvals of a Site Plan Review; and

WHEREAS, an amendment to Section 17.78.040 (Special Use Permits) is proposed to require a public hearing in front of the Planning Commission; and

WHEREAS, an amendment is to section 17.12.010 adding an Open Space Zone District to the list of the Towns Established Zone Districts; and

WHEREAS, an amendment to Section 17.12.020 is proposed which would define/describe the purpose of an Open Space Zone District; and

WHEREAS, a modification is being made to the chart in Section 16.16.020 (Schedule of Public Notifications) showing the changes where Public Hearings are now required in front of the Planning Commission; 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, the Board finds and determines that the adoption of this ordinance is necessary and proper to provide for the safety, health, prosperity and order of the Town.

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

Section 1

Paragraph C of section 17.42.055 (Application process for Site Plan Review) shall be amended to read as follows:

C. The planning and zoning commission shall review the application for code compliance at a public hearing held at a regularly scheduled meeting and shall approve, approve with conditions or deny the application.

A new paragraph “G” shall be added to Section 17.42.055 and shall read as follows:

G. Approval. An approval for any Commercial or Multi-Family Site Plan review is good for 1 calendar year from date of approval. An applicant must obtain a building permit within that one-year time frame. Two 6-month extensions may be granted. An extension may be obtained upon delivery of a formal letter of request to the Director of Community Development or a staff member designated by the Town Manager. The letter of request must be submitted prior to the lapse and approval. If a building permit is not issued within two years, the approval shall be considered lapsed and null and void. An applicant will have to reapply for a Site to Plan Review application.

Section 2

Paragraph A of section 17.78.040 (Special Use Permits: Application – Public Hearing – Enforceability) shall be amended to read as follows:

A. An applicant desiring a special use permit shall submit a written application on forms supplied by the town and a fee. The board of trustees shall set the fee for special use permit per this chapter annually by resolution, or as often as necessary, in the board's sole discretion. The town administration shall review the application and refer the same, with recommendations, to the planning and zoning commission. The planning and zoning commission shall consider the application and hold a public hearing at a regular meeting. The planning and zoning commission shall cause the application to be referred to the board, with the town administration’s recommendations and the recommendations of the planning and zoning commission.

Section 3
An Open Space Zone District will be added to the Town’s list of established zone districts as part of section 17.12.010. This section shall be changed as follows to read in its entirety:

**17.12.010 Zone districts established.**

For the purpose of this title, the town is divided into twelve zone districts, designated as follows:

A. Agricultural-rural (AG) district;
B. R-1 low-density residential district;
C. R-2 general residential district;
D. R-3 high density district;
E. Planned unit development (PUD) district;
F. Public utility zone district;
G. B-1 general business district;
H. B-2 highway business district;
I. B-3 business-3 district;
J. Downtown mixed-use overlay (DMD) district; and
K. B-I business-industrial district. P
L. OS - Open Space Zone District

**Section 4**

A new Paragraph “L” shall be added to Section 17.12.020 (Description of Districts) to provide a definition/description of the intent of the newly created Open Space District. It shall read as follows:

L. OS- Open Space Zone District. The Open Space Zone District is established to provide adequate lands open to the public for active or passive recreational use as well as to protect those lands that are being used for purposes other than open space. This Open Space District is intended for public and quasi-public open space, parks and other related facilities.

**Section 5**

The Chart in Section 16.16.020 (Schedule of Public Notification) is being updated to show the following:

1. A 15 day public hearing notice prior to the public hearing in front of the Planning commission for a Special Use Hearing.
2. A new row in the chart will be added to show a 15 day public hearing notice requirement prior to a public hearing in front of the Planning Commission for a Site Plan Review.

Note: updated chart to be provided or attached as Exhibit A to the ordinance

Section 6

All ordinances heretofore passed and adopted by the Board of Trustees of the Town of Silt, Colorado are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith.

Section 7

If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

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
MEMORANDUM

TO: Chairman Chris Classen and Members of the Town of Silt Planning Commission

FROM: Mark Chain, Planner  M C

DATE: February 22, 2022

RE: Suggested Code Changes to Title 17 zoning

As we discussed at the February Planning Commission Meeting, I made the following text changes to the code and will enumerate those in this memo. I made these three bundles of changes in strikethrough fashion after downloading the appropriate section of the Silt Municipal Code. The underlining and slashing of text in strikethrough came partially undone when I converted this to a PDF. I have tried to underline the additions and highlight them in yellow. They may not have come through. If not, I will go through them with you manually on the projector screen at the meeting to make sure you can see all the modifications.

The changes are:

Site Plan Review Process. – 17.42.055 and 16.16.020

• Added a public hearing in section “C” in front of the planning commission.
• Added a 1-year approval requirement to get building permit and allowed two six months extensions. That is a new section “G”.
• Added the 15-day public hearing notice requirement to section 16.16.020 of the hearing notification chart

Special Use Permit Process – 17.78.040 and 16.16.020

• required a public hearing in front of the planning commission in section “A”
• added the 15-day public hearing notice requirement in the hearing notification chart in16.16.020

Open Space Zone District

• Added an Open Space (OS) Zone District to section 17.12.010. This is section “L” and establishes the open space zone district.
• Defined/described the purpose of the Open Space zone district in a new section “L” of 17.12.020 of the code.
Strike Through Exhibit

Site Plan Review Process

changes to Section 17.42.055 and 16.16.020 of the SMC regarding:

- adding public hearing in front of Planning Commission
- specifying approval is for 1 year with the possibility of two six-month extensions
- adds a 15 day public hearing requirement in the public hearing notification chart
17.42.055 Application process.

A. An applicant for commercial or multifamily site plan review shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey information to the commission, including the following:

1. A description of the proposed land use(s);
2. A statement of the planning objective(s);
3. A description of adjoining land use(s) and zoning;
4. Existing zoning of the subject property;
5. A statement regarding the proposal's conformance with the comprehensive plan and zoning; and
6. A site plan map(s) depicting all proposed land use, including utilities, landscaping, structures, parking, and other development of any kind.

B. Following the town's review of an applicant's commercial and/or multifamily site plan application, the town staff shall determine whether application for site plan review is complete, and if it is, he shall refer the application to the planning and zoning commission within 30 days of such determination of completeness.

C. The planning and zoning commission shall review application for code compliance at a public hearing held at a regularly scheduled meeting and shall approve, approve with conditions or deny the application.

D. If the planning and zoning commission approves such application, applicant may submit to the town a building permit application.

E. If the planning and zoning commission approves such application with conditions, applicant may either submit to the town a revised site plan with a building permit application, or conversely, if applicant does not agree to such conditions, applicant may appeal such conditions to the board at a regularly scheduled meeting, as determined by the town administrator or his designee.

F. If the planning and zoning commission denies the application, applicant may appeal such decision to the board at a regularly scheduled meeting, as determined by the town administrator or his designee.

G. Approval. An approval for any Commercial or Multi-Family Site Plan review is good for 1 calendar year from date of approval. An applicant must obtain a building permit within that one-year time frame. Two 6-month extensions may be granted if approved by the Town Building Inspector or Planner in the Community Development Department. If a building permit is not issued within two years, the approval shall be considered lapsed and null and void. An applicant will have to reapply for a Site to Plan Review application.

Also to be included in section 16.16.020 – Schedule of Public Notification

A new row in the chart noting public hearings will indicate that a 15 notice of a public hearing before the planning commission is required.
Changes to section 17.78.040 A and 16.16.020 of the Silt Municipal Code

- requires a public hearing in front of the planning commission for a special use permit
- adds a 15 public hearing notification time frame for the hearing in front of the Planning Commission
17.78.040 Application—Public hearing—Enforceability.

A. An applicant desiring a special use permit shall submit a written application on forms supplied by the town and a fee. The board of trustees shall set the fee for special use permit per this chapter annually by resolution, or as often as necessary, in the board’s sole discretion. The town administration shall review the application and refer the same, with recommendations, to the planning and zoning commission. The planning and zoning commission shall consider the application and hold a public hearing at a regular meeting. The planning and zoning commission shall cause the application to be referred to the board, with the town administration’s recommendations and the recommendations of the planning and zoning commission.

B. A public hearing shall be held by the board after notifying the adjoining property owners of the subject property and after posting notice of such hearing at least fifteen days prior to such hearing in a public place in the community.

C. Following the hearing, the board shall issue its decision on the application. The board may approve, approve with conditions or deny the application. On any approval of a special use permit, the board may impose terms, conditions, limitations, restrictions and requirements as the board deems necessary, advisable or convenient. With any such grant, the board shall include specific provisions to assure the town’s enforceability of the special use permit provisions and the applicant’s continuing compliance with all of its terms, conditions, limitations, restrictions and requirements.

D. The applicant for special use permit or any other action under this chapter shall be responsible for all fees and charges incurred by the town in connection with such application, including, but not limited to, legal fees, planning fees, engineering fees, and filing or recording fees. In addition, the applicant shall submit a fifteen percent administrative fee based on the total of all consultant charges for the review of the special use permit application.

Additional change to Section 16.16.020 – Schedule of Public Notification

A notice of a public hearing with a 15 day notice in front of the planning commission shall be added to the existing notification chart for Special Use Permits.
Establishing and Defining the Open Space Zone District

- Expands section 17.12.010 by adding paragraph L establishing an open space zone district
- Expands section 17.12.020 by adding paragraph “L” by defining/describing the term Open Space Zone District
17.12.010 Zone districts established.

For the purpose of this title, the town is divided into eleven zone districts, designated as follows:

A. Agricultural-rural (AG) district;
B. R-1 low-density residential district;
C. R-2 general residential district;
D. R-3 high density district;
E. Planned unit development (PUD) district;
F. Public utility zone district;
G. B-1 general business district;
H. B-2 highway business district;
I. B-3 business-3 district;
J. Downtown mixed-use overlay (DMD) district; and
K. B-I business-industrial district.
L. OS - Open Space Zone District

17.12.020 Description of districts.

A. Agricultural-Rural (AG) District. The main purpose of the agricultural-rural (AG) district is to provide for all the newly incorporated areas within the town of the size specified in this code and not otherwise designated for some other use, to be included in the AG zone district, as well as to promote the continued and new operation of agricultural operations important to the heritage of the community.

(B) R-1 Low-Density Residential District. The R-1 low-density residential district is established as a district in which the principal use of land is for single-family dwellings in low density developments of between one and four dwelling units per acre. It is the intention of these regulations to discourage any use which would be detrimental to the single family residential nature of the areas included within the district.

(C) R-2 General Residential District. The R-2 general residential district is established as a district in which the principal use of land is for residential purposes. A greater coverage of lot area and a medium density of between four and eight dwelling units per acre are encouraged in this district. It is the intention of these regulations to discourage any use which would be detrimental to the residential nature of the areas included within the district.

D. R-3 Residential/Manufactured/Modular/Factory-Built Housing High Density District. The R-3 residential/manufactured/modular.factory built housing district is established as a district to provide for single-family and multi-family residential development, and permanent manufactured, modular and/or factory built residences. It is the intention of these regulations to encourage any use that would promote the higher density of at least eight and sixteen units per acre, and to discourage any use which would be detrimental to the residential nature of the areas included within the district.

E. Planned Unit Development (PUD) District. The planned unit development (PUD) district is established as a district to accommodate innovative design under unified control or unified plan of development for a number of dwelling units; residential, commercial, educational, recreational, or industrial uses; or any
combination thereof. It is the intention of these regulations to encourage development of this type when found to be in conformity with the town's comprehensive plan.

F. Public Utility District. The public utility district is established as a district in which the principal use of land is for the construction, manufacture, storage and use of municipal facilities and public utilities. It is the intention of these regulations to establish areas within the town for facilities that serve the town with public services, including, without limitation, water and wastewater, irrigation water, maintenance shops, and administrative offices. This district shall encourage the logical expansion of such public services as the town requires due to growth.

G. B-1 General Business District. The B-1 general business district is established as a district in which the principal use of land is for retail sales and services to the consumer. It is the intention of these regulations to encourage the development and orderly expansion of the district with such uses and in such a manner as to provide ample parking and a minimum of traffic congestion.

H. B-2 Highway Business District. The B-2 highway business district is established as a district in which the principal use of land is for retail sales and services to the motoring public and other uses not requiring a centralized location, but which do require major highway frontage, comparatively large lot area, and carefully planned outdoor sales and/or open storage reviewed and approved by the town. It is the intention of these regulations to encourage the orderly development and expansion of the district with such uses and in such a manner as to provide ample parking space and a minimum of traffic congestion.

I. B-3 Business-3 District. The B-3 business-3 district is established as a district in which the principal use of land is for the fabrication, assembly and manufacture of goods and materials in conjunction with related retail and wholesale activities and services to the general public. It is the intention of these regulations to encourage the development and orderly expansion of the district with such uses and in such a manner as to avoid dangerous or unsightly land uses.

J. Downtown Mixed-Use Overlay (DMD) District:
   1. The downtown mixed-use overlay (DMD) district is established to allow for a transition over time from primarily residential uses in a particular area of town to compatible pedestrian oriented commercial, office, and personal service businesses. This district would be established as an "overlay zone district."
   2. An "overlay zone district" is one that allows all underlying zone district uses to continue while also allowing the new uses specified below, by special use only. Approval of a special use under this chapter shall have the effect of overlaying the existing zoning and thereby adding to and modifying the existing zoning regulations. If a conflict exists between the provisions of the existing zoning description and the special use approved, the regulation of the underlying zone shall apply unless specifically addressed in the provisions of the approved special use permit.
   3. The area defined as the downtown mixed-use overlay zone district is intended to increase the area of the historic downtown and includes most of the civic buildings in the community. By allowing nonresidential uses by special review, the intent is to create a live/work setting to promote small offices, cottage industries, low intensity service businesses and small-scale retail uses in close proximity to living areas. It is not the intent of this district to allow uses that require large parking areas, high-volumes of vehicular traffic or activities that are detrimental to the character of a mix of business and residential activities in the same neighborhood. Architectural character, parking areas, lighting, landscaping, non-motorized access and general business activity should reflect the original residential character of this district.

K. Business-Industrial (B-I) District. The business-industrial (B-I) commercial district is established as a district in which more intensive commercial uses may be instituted and/or kept, including but not limited to fabrication, manufacturing, assembly, processing of natural resources, storage yards and other uses.
L. **OS- Open Space Zone District.** The Open Space Zone District is established to provide adequate lands open to the public for active or passive recreational use as well as to protect those lands are being used for purposes other than open space. This Open Space District is intended for public and quasi-public open space, parks and other related facilities.
AGENDA ITEM SUMMARY

SUBJECT: Gazebo Update
PROCEDURE: Discussion Item

BACKGROUND: As the Board knows, the 2022 budget includes funds to study, and if necessary, demolish the Gazebo in Veterans Park and design a new structure. This memo will describe efforts thus far and outline a recommendation for the near-term future.

SUMMARY: The idea of replacing the gazebo came about after staff discussed the structure among itself and with the Parks, Recreation and Culture Subcommittee. It was thought to be unsightly, structurally deficient, in need of extensive maintenance and most of all, because of its configuration, unusable. It has been noted that entertainers have not used the stage as it is built some seven feet above the ground.

After re-examining the structure, this time with Trustee Jerry Seifert, a construction professional with many years in the field, we concluded that perhaps we were too hasty in our process. The structural deficiencies seem to be limited to the railings. The rest of the building appears sound. Jerry was joined in this examination by Trey Fonner and Jeff Layman.

Replacement of some decking and reinforcing the railing, with a follow up coat of paint would solve the railing safety issue, make it look better and resolve the deferred maintenance issue. It would require much less than the budgeted allowance for 2022. We hope to have an estimate in time for this meeting.

The final issue is “usability”. It is assumed that the building’s intended purpose is to host musical and theatrical performances. It has been observed that few, if any, entertainers have use the elevated stage recently. One assumption is that entertainers feel disconnected from small audiences if that far away, and that it’s too small to accommodate some acts.

RECOMMENDATION: Our review group recommends the following: Replace some decking, enhance the railings for safety, scrape, fill and paint the building. Finally, request that all entertainers this summer, to include those working at the Farmer’s Market and Hey Day, to use the elevated stage and report back to us on its usability. This will inform the Town in the future as to how to proceed.

ORIGINATED BY: Jeff Layman
PRESENTED BY: Jeff Layman

SUBMITTED BY: Jeff Layman, Town Administrator
REVIEWED BY: __Sheila M. McIntyre__

Sheila M. McIntyre, Town Clerk
MEMORANDUM

TO: Jeff Layman, Town Administrator
FROM: Community Development
DATE: May 5, 2022

Studies/Master Plans/Research
* Parks, Rec and Culture Master Plan

Economic Development/Submittals
* SUP- Paradise Event Center
* SUP- River Run Storage
* SUP- Jaeger Trade Center
* Rislende

Building Department
* Zoning & Building Reviews
  2
* Contractor Licensing- 142 YTD
* BEST Tests- 34 YTD
* Misc. Permits Processed & Issued- 38 YTD
* SFD Permit Applications- 19 YTD
* Inspections

Subdivisions
* Stoney Ridge Phase
  * Camario Phase 2

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

Public Hearing/Resolutions
* Code Changes
* Purchase of 2-acre parcel

Recreation
* Boys Winter Basketball
* Micro-Soccer Spring Season

Special Events
* Easter Egg Hunt Preparation
* Concert Contracts
* Farmers’ Market Coordination Meeting
* Event Calendar Planning
New Residential Permits – 2022

- 19 SFD

New Residential Permits – 2021

- 41 SFD
- 8 MF

### ESTABLISHED SUBDIVISIONS

<table>
<thead>
<tr>
<th>Name</th>
<th>Total Approved</th>
<th># Units Built</th>
<th>Under Construction</th>
<th>Vacant Lots</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stoney Ridge</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase 1</td>
<td>71</td>
<td>64</td>
<td>0</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Phase 2</td>
<td>41</td>
<td>0</td>
<td>0</td>
<td>41</td>
<td>Recently Sold - Being Developed</td>
</tr>
<tr>
<td>Phase 3</td>
<td>38</td>
<td>26</td>
<td>3</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Belle Vista (Painted Pastures)</td>
<td>71</td>
<td>34</td>
<td>2</td>
<td>35</td>
<td>3 Lots are multifamily</td>
</tr>
<tr>
<td>Mira Loma</td>
<td>35</td>
<td>19</td>
<td>0</td>
<td>16</td>
<td>5 Other Phases - unplatted</td>
</tr>
<tr>
<td>Spruce Meadows</td>
<td>98</td>
<td>91</td>
<td>1</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Camario</td>
<td>27</td>
<td>13</td>
<td>0</td>
<td></td>
<td>Other Phases unplatted</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>380</strong></td>
<td><strong>227</strong></td>
<td><strong>15</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

www.townofsilt.org
# Newer/Developments in Transition

<table>
<thead>
<tr>
<th>Name</th>
<th>Total Approved</th>
<th># Units Built</th>
<th>Under Construction</th>
<th>Vacant Lots</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>River Trace at Belle Vista</td>
<td>96 (units)</td>
<td>0</td>
<td>8</td>
<td></td>
<td>Two Building permit being issued, remaining units are ready to pick-up and pay for</td>
</tr>
<tr>
<td>Divide Creek Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Request for CHFA Financing. Tax Credit Housing</td>
</tr>
<tr>
<td>NW - MF Lot</td>
<td>50 (up to 70)</td>
<td>0</td>
<td>0</td>
<td></td>
<td>PUD being modified. Foreseen as 50 units eventually</td>
</tr>
<tr>
<td>Rislende Event Center</td>
<td>Up to 50</td>
<td>0</td>
<td>0</td>
<td></td>
<td>Next Phase Under Construction Small SF homes - 680 SF Land Lease</td>
</tr>
<tr>
<td>River Run/KOA</td>
<td>70</td>
<td>17</td>
<td>18</td>
<td>35</td>
<td>Up to 100 Modulars/MH If able to get annexed</td>
</tr>
</tbody>
</table>

| Heron’s Nest              | 0 (up to 100)  | 0             | 0                  |             | Totals                                                                  |
| Totals                    | (256)          | 8             | 18                 |             | Possible 366                                                            |
Date: May 2, 2022
To: Mayor, Trustees and Administrator Layman
From: Sheila McIntyre, Town Clerk/ Municipal Court Clerk
Re: Staff report for April 2022

Town Clerk duties:

- Misc Election (prep for judges, judges training, logging returned ballots, held the election, canvassed the election, etc.)
- Located grave for headstone
- Signed A/P and payroll checks
- Research for various staff
- Attended staff meetings
- On average, Americans eat 18-acres of pizza every day
- Took various documents to GWS for recordation
- Prepared and emailed various public notices to newspaper
- Prepared and sent out BOT packets, attended and followed up on meetings, transcribed minutes
- Index filing and purging of documents
- Signed business licenses
- Prepared extensions for two temporary liquor licenses
- Provided cemetery updates for new maps and reviewed final form
- Attended tree planting ceremony
- Reviewed applications for Utility Billing Clerk, met with Jeff and Amie regarding interviews
- Attended seven interviews for office vacancy
- Processed liquor license renewal
- Attended Heyday meeting, worked on forms
- Ran errands: Bank deposits, Copy Copy
- Prepared directives list
- Verified latest codification
- Customer service
- Research on new banners for Main Street
Municipal Court & Police Dept. duties:

- Worked on penalty assessment update
- Prepared for court, provided docket notes for prosecutor
- Attended court and completed follow up
- Processed appearance bonds
- Worked on court conversion to Caselle
- Processed plea deals approved by Judge
- Input municipal tickets and parking tickets along with payments
- Correspondences with Prosecuting Attorney & Judge regarding cases and plea deals
- Processed court files after court with Judges’ orders
- Filing
- Sent out packet for VALE meeting, attended meeting and transcribed minutes
- Researching swag for bike rodeo
- Ordered business cards for officers
- Prepared Appearance Bonds for jail
Memo

To: Jeff Layman, Town Administrator
From: Trey Fonner, Public Works Director
Cc: File
Date: May 2, 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.

Public Works
- Street sweeper operations
- Asphalt placement on 9th, 7th and 13th
- Finish 7th street irrigation project
- Replace street signs at 1st Mesa and South Golden
- Paint Laundry rooms at Senior Housing
- Shoulder new asphalt on 9th street
- Start on Silt Island Park expansion of parking
- Work on checklist from CIRSA
- Irrigation at Silt River Preserve
- Repair blocks at Town Hall
- Replace faucets at Water plant
- Replace Meter at 210 N. Valley
- Mower maintenance
- Plant Tree for Arbor Day
- Paint lines for Soccer fields
- Start irrigation system for the season
- Repair irrigation leaks
- Prep sidewalks in Flying Eagle
- Pour sidewalks in Flying Eagle
- Work on irrigation systems with in the Parks
- Spring clean-up week

Water/Wastewater
- Daily, weekly and monthly lab work
- Process loads of sludge
- State testing collected and sent to lab
Read Meters, door hangers and shut offs
The first recorded snowfall in the Sahara Desert was in 1979
Water neutralization tank repaired and functional again
Reroute Chlorine discharge from backwash and CIP’s
Repair lift station at Water Treatment plant
Transfer sludge auger replacement ordered
Produced 8,268,902 gallons of water

Car Charging Station
- The station was finally repaired in April so these numbers are not a full month
- 4 Vehicles
- 7 Charging sessions
- $16.18 collected for usage

Bulk Water Numbers
- 259,414 gallons dispensed at coin operated system
- 149,624 gallons dispensed at commercial station

Public Works Director
- Weekly staff meeting
- Silt River preserve meeting
- Silt Island Park meeting and site visit
- I70 bike/ped bridge meetings
- Weekly safety meeting with both crews
- Explore Urbanleap program
- Dewberry meetings on plants
- Review Rislende site plan
- Do building inspections for Community Development
Date: April 30, 2022

To: Mayor and Board of Trustees

From: Amie Tucker, Treasurer

Tasks Completed in April

- Bulk Water
- Purchasing
- Payments
- Customer service
- Payroll
- Retirement contributions (FPPA & CRA)
- Payroll tax payments (State & Federal)
- Petty Cash Reconciliation (General and Recreation)
- Reconcile Bank Statements
- Journal Entries
- Financial Statements
- Sales Tax
- Monthly Disbursements
- Senior Programs Meeting
- Quarterly 941’s
- Quarterly Unemployment
- Zoom meeting hosting for Board meetings

Utility billing processes have been added to my list since Lori left. Late notices, meter uploads, door hangers, shut offs and monthly billing. Jeff, Sheila and I have interviewed 7 candidates and are in the process of narrowing down the prospects. We hope to have someone in place by the end of May.

Toto, Dorothy's dog in The Wizard of Oz, was paid more money than the actors who played the Munchkins. Toto received $125 a week, while the Munchkins earned $50 a week.
The Silt Planning and Zoning Commission held their regularly scheduled meeting on Monday, April 4, 2022. Chair Classen called the meeting to order at 6:35 p.m.

---

Roll call

Present
Chair Chris Classen
Vice-Chair Lindsey Williams
Commissioner Eddie Aragon
Commissioner Robert Doty
Commissioner Joelle Dorsey

Absent
Commissioner Marcia Eastlund
Commissioner Kim Leitzinger

---

Also present were, Planner Mark Chain, Community Development Administrative Assistant Dusti Tornes, Michael Gamba.

---

Pledge of Allegiance

---

Public Comments — There were no public comments.

---

Consent Agenda

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

   Vice Chair Williams 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.

---

Stoney Ridge Phase 2 Amended Plat

Planner Chain gave an overview on Stoney Ridge Phase 2. There are a total of 9 lots that are being adjusted; 68A, 68B, 69A, 83A, 83B, 84A, 84B, 85A and 85B. Some design standards have changed, and the Town asked the owner of Stoney Ridge Phase 2 to accommodate the drainage with an underground storm drainage system. There are some easements that are going to be widened, and that will slightly reduce the size of a couple building envelopes also. Stoney Ridge was annexed in 2003. Phase 1 and Phase 3 are mostly built out. Phase 2 has hardly any infrastructure, except what is existing along the boundaries from the other two phases. Phase 1 had the first development agreement, then in 2018, Phase 2 and 3 were submitted and approved by the Town. It was decided by the owner at that time that Phase 3
would be developed prior to Phase 2. The most recent owner, Ridge Runner/ Kevin Tucker, decided not to go forward with Phase 3, and sold it to the current owner, Uriel Mellin (Caleta Construction). The next step after consideration of amending these 9 lots will be to get a new development agreement, as well as a new engineering estimate for infrastructure provision.

Planner Chain showed where the storm drains will be placed and explained it with the picture that was provided at the meeting. There are two different areas that this affected, most won’t even know that anything changed. There are a few different conditions that need to change, mostly just technical-layout issues. The County Survey Certificate needs to be removed and the Planning and Zoning Commission Certificate needs to be added. Planner Chain and Attorney Swayer would like the survey note #2 to be on the Title page. Planner Chain asked Michael Gamba, from Gamba & Associates, if he had anything else to add to what had already been discussed in the meeting. Mr. Gamba said that he had nothing to add, as Planner Chain had explained it very well. Chair Classen wanted clarify to everyone that Michael Gamba had been with the project from the beginning, and after a brief absence, was now back on the project. Michael Gamba said that the original 2004 design did accommodate the storm water, but due to a change in design standards, it needed to be updated.

Chair Classen opened it up for public comments at 6:45. John Lepkowski had some questions about the proposed changes. John wanted to know if there was a 100-year flood, would the storm drains take the water away from his house. Michael Gamba stated that these drains would not affect his lot at all. He is to the west side of the current project, but Mr. Gamba did say that he was familiar with the storm drains associated with Phase 3 and his property should not be flooded in a 100-year storm. Chair Classen closed the public comment at 6:50.

Chair Classen asked the Commissioners if they had any questions or comments on the topic. Commissioner Aragon just wanted to clarify that the original design was complete, and if this just an addition to what was originally approved. Mike Gamba said yes, then proceeded to explained that the section of new pipe along Bedrock Circle had to shift to accommodate the shallow utilities along the lots. Commissioner Doty needed some clarification on where John Lepkowski’s house was located, in regards to the proposed drainage pipe location. Mike Gamba stated that he is just about 200 feet due east of 1st Mesa Drive and Bedrock Circle. Chair Classen explained that all the water goes into a detention pond, over by John’s house. Planner Chain explained that John’s house would be ok and would not be affected by these changes. Vice-Chair Williams also noted that these documents are just buttoning up the already approved documents.

Vice Chair Williams made a motion to approve the Stoney Ridge Phase 2 Amended Plat. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Ordinance No.7, Series of 2022

Planner Chain went over the Zoning Code Changes that have been proposed in Ordinance No. 7, Series of 2022. In section 17.42.055, there will be a public notice for the Site Plan Review at the Planning Commission, and they will make a recommendation to the Board of Trustees. There will be an addition to section 16.16.020, which is the chart for the public hearing requirements, as well as adding clarification that explains there will be a public hearing in front of the Commissioners for every Site Plan Review. The next code change will allow a 1-year time limit to apply for a building permit. After that one year, there will be an opportunity to receive up
to two 6-month extensions, if the need arises for Commercial or Multi Family Site Plan Review. Planner Chain explained that after the last meeting, he was asked to be more specific. Customers will now need to provide a letter or request, to the Planning Director or appointee, for review prior to their permit expiring. The last code change will be in section 17.78.040, requiring Special Use Permits to have a public hearing in front of the Planning Commission. Planner Chain will add this requirement to section 16.16.020 as well. In section 17.12.010, the Town is also adding an Open Space district in new paragraph L. There will also be a description, definition or intent statement in section 17.12.020. Chair Classen thanked Planner Chain for his presentation. Commissioner Doty liked the Open Space District, he expressed that this will make it a lot easier for everyone to understand. Chair Classen opened for public comments at 7:04, and there were no public comments, so he closed it at 7:04.

Commissioner Aragon made a motion to approve the Ordinance No.7, Series of 2022. Commissioner Dorsey seconded the motion, and the motion carried unanimously.

Request for 2nd Meeting in April / Planning Update

Planner Chain explained that there are project updates, such as Self Storage at River Run, coming soon. They have some issues that they are working through with the Community Development Department. Planner Chain would like to bring River Run Storage in front of the P&Z for discussion of some of the layout and site planning issues. Rislen has submitted an application for a subdivision sketch plan and PUD Zoning. Planner Chain noted that it’s a large project, on 50 acres, so he would like for them to come in and give a presentation, to go over details and answer questions.

Camario is under contract, and their engineer is doing some work on the park plan and putting together the engineers estimate. They want to do the same layout as before, but will add a bigger park/soccer field and accommodate drainage. They will also need a new development agreement.

We have a couple of Site Plan Reviews coming in for new construction at the Silt Trade Center also. The owner of Brew Zone, which you approved a couple of months ago, had a disagreement related to lease issues on 701 Main, and there is no longer an agreed lease for this location. Brew Zone is in the process of finding a new location somewhere along Front Street.

Paradise Event Center still has an incomplete application. Town staff is presenting a letter to clarify what else is needed.

Planner Chain had a discussion with the owner of the 15-acre parcel, next to the Holiday Inn. It is now under contract and they are working on what development of that property is going to entail. They are thinking of doing some mixed-use buildings, including some residential near the river area. Chair Classen asked if the Town is still going to own the 2-acre parcel. Planner Chain said yes, the Town still owns it, but it is available for sale.

Chair Classen said that he would be at the next meeting, but not at the May meeting. Vice Chair Williams would have to sit in for him and we need to appoint new Chair or Vice Chair. Chair Classen asked if Commissioner Eastlund was still on the Board. Planner Chain thought that she was going to come to this meeting. Chair Classen said that there will be a couple of openings on the P&Z that will need filled. Commissioner Doty thinks that we will have a very busy schedule coming up and stated that flexibility will be needed.
Commissioner Comments

Vice-Chair Williams thanked Planner Chain for the nice Strategic Planning Meeting last month with the Board. Chair Classen thanked everyone on the P&Z, for everything and noted that he will miss them and will keep them in mind on the Board. Chair Classen asked about RBW, Planner Chain said that some of the staff concluded that they have moved some of the items on the property that were requested to be removed but there is still much to be done and removed. He is in the process of trying to find a way to look back at the past pictures, to see if car numbers have gone down. Commissioner Doty said that compliance does take time, and unless they want consequence, they will comply with the requests. We need to create a schedule that both parties can stick to. Commissioner Doty stated that he appreciates the business, but it needs to be presentable for our Town. Chair Classes said that he remembers that the Town Administrator stating that they would put up no parking signs along the street. Planner Chain said that he would look into it and let them know.

Adjournment

Vice Chair Williams made a motion to adjourn. Commissioner Doty seconded the motion, and adjourned the meeting 7:25 p.m.

Respectfully submitted,

Dusti Tornes
Community Development
Administrative Assistant

Approved by the Planning Commission

Chris Classen
Chair

PZ 4/4/2022
9th Street Closed For Road Repairs

Ninth Street in Silt will be closed again through a few days next week according the Silt Public Works Director Trey Fonner. Trey tells us that the new road repair, finished in early April, has already failed. After consulting with Town Engineer Deric Walter, Fonner said that the asphalt that was used was of the incorrect consistency. The contractor has agreed to replace the asphalt on a warranty basis.

The work will begin next week and should take less than a week to completed.

In the meantime, the road will be closed except for local traffic.
**Silt On Sale**

May 6th - May 8th

**SALE**

List Your Garage Sale With The Town For Free Advertising!

For More Information, Please Call 970-876-2353 Ext 110
Or email nicole@townofsilt.org

---

**S.W.A.M.**

Silt Water Awareness Month

---

**Town of Silt**

Find information & report issues!

Connect Via Text

Introducing a new way to skip a phone call and use your mobile phone to send text messages on the go.

24/7 Assistance

SmartTexting technology: sends messages to provide assistance anytime, day or night.

Get Started

Text HELP or any of the other featured keywords to:
970.876.6007