

2017

Comprehensive Plan for the Town of Silt



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2017 ACKNOWLEDGMENTS

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Mike Kite, Police Chief
Jack Castle, Utilities Director



ADOPTION

The Silt Comprehensive Plan 2017, was adopted by the Planning and Zoning Commission on November 7, 2017.

The Silt Comprehensive Plan, 2017, was approved by The Board of Trustees on December 11, 2017



Introduction

Community Vision

Silt will strive to become a progressive, sustainable town that embraces the positive aspects of directed growth while capitalizing on a western, rural legacy of self-sufficiency and strong community connections. The Town intends to grow with a focus on local vitality – providing a vibrant downtown core and highly walkable neighborhoods with individual characters, promoting community-wide use of green technologies, and relying on local leadership and energy to sustain this vision.

— *Silt Planning and Zoning Commission, 2017*

BOT Vision: “Enhance the quality of life for citizens of the Silt region by providing public facilities and services in a safe, well-planned, and sustainable community.”

Historic Perspective

The Silt area was originally home to the Northern Ute Indians, known as the “Blue Sky People,” the only Native American tribe truly native to the area. In the 18th century, the Spanish explored the area, trading extensively with the Ute. On the heels of the Spanish era, fur trappers, otherwise known as “knights of the wilderness,” took advantage of the abundance of beaver in the area. Ferdinand Hayden’s surveys of the region in the 1870s, published in the Atlas of Colorado, attracted many settlers seeking a temperate climate and farming opportunities. The region provided wild game in abundance, large coal deposits, and ample grassland for grazing. Homesteaders mastered the nuances of high altitude farming of fruits and vegetables on lands formerly covered with sagebrush. Fruit farms in particular held promise, and corporations such as the Grass Valley Land and Water Co. sprang up to promote orchards. A distinguishing geologic feature called the Grand Hogback flanks this orchard area which became known as Peach Valley. In the 1880s waves of immigrants from Italy, Wales, Ireland, Austria, and Germany found work in the local coal mines, and around the same time, cattlemen used the abundant grasses of the Western Slope for grazing and ranching. Sugar beet agriculture dominated in the early 1900s. At the time, annual rodeos were a popular form of entertainment, including events such as Flag Day and Apple Pie Day.



View of Silt City Hall



Silt Bridge over Colorado River



Silt High School





Selling Spices on Main Street



Mamm Creek School



Parks Place Stage Stop on Silt Mesa



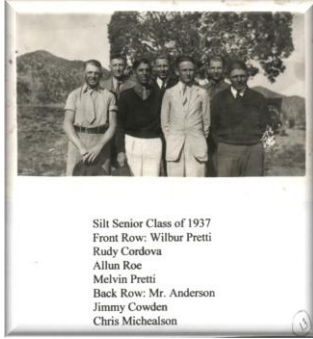
The Denver and Rio Grande Railroad arrived in 1889, bringing with it the origins of the Town of Silt as a division point with a railroad depot. Stores and a post office grew up, with Silt boasting a population of 15 in 1906. The Town incorporated in 1915, and by 1921 hosted over thirty businesses. The landscape became inhabited by a rail depot, beet dumps and scales, a flour mill, houses, the Belvedere hotel, the First State Bank of Silt, a post office, commercial stores, and a town newspaper called *The Silt Leader*.

Silt was one of the small towns in Garfield County affected by the 1970s shale oil boom, which flooded the county with workers and inspired the expectation of high growth around this industry. Silt had a population of around 900 at the time. In 1982, Exxon Corporation stopped all work on the oil shale project, leaving local towns struggling without the funds to support the infrastructure they had implemented in anticipation of high growth.

Today, the Town's spectacular natural setting, rapidly increasing natural gas development and related employment growth, dramatic increase in local housing and labor cost as well as ready access to the I-70 corridor, place Silt at an important turning point. The 2009 *Comprehensive Plan* offered insight into how Silt could move forward and manage these converging trends while preserving its small-town western legacy, provide adequate public services, diversify the local economy, and create a strong sense of community today and into the future. Further changes to the Comprehensive Plan were made in 2011 and 2017 in order to better detail the 2009 plan with respect to Urban Growth Boundary properties and their respective Comp Plan Land Use Designations.

Bibliography

Boulton, Alice. (2006). *Silt, Colorado Homesteads; 1880-1940*. Silt, CO: Silt Historical Park.
Gulliford, Andrew. (1997). *Garfield County, CO: The First Hundred Years 1883-1983*. Glenwood Springs, CO: Gran Farnum



Silt High School Class of 1937



Silt Congregational Church



Silt Rail Station



Statutory Authority (Enabling Legislation)

Colorado State Law (CRS 31-23-206) provides the framework for “master plans” or comprehensive plans within the State. This document complies with the State statute by providing for planned and orderly development and balancing basic human needs for a changing population with legitimate environmental concerns. It is the policy of the State of Colorado “...to clarify and provide broad authority to local governments to plan for and regulate the use of land within their respective jurisdictions.” The *Comprehensive Plan* has legal status in that once adopted, “...no street, square, park or other public way, ground or open space, public building or structure, or publicly or privately owned public utility...” may be built or authorized without review and approval by the Planning and Zoning Commission (CRS 31-23-209). In keeping with this definition, the *Comprehensive Plan for the Town of Silt* will guide development and growth within Silt, while also providing direction to other municipalities and governmental entities within a three-mile area of Silt. The Plan is designed to work with these other agencies by encouraging Intergovernmental Agreements (IGAs) and other area plans that address all the concerns of nearby municipalities and government organizations. This *Comprehensive Plan* is intended to serve as the Three Mile Plan required by CRS 31-12-105.



Figure 1. Silt Town Limits

Plan Framework

The ultimate goal of the *Silt Comprehensive Plan* is to guide Silt in becoming a progressive, sustainable town that embraces the positive aspects of directed growth while capitalizing on a western, rural legacy of self-sufficiency and strong community connections. Every element of the plan contributes to this goal. Through the community phase of the update process, the following plan framework emerged as the core principles for the 2017 *Comprehensive Plan*.

Growth Framework	
Growth from the Core	Promote residential opportunities downtown above commercial and maintain downtown vitality
<ul style="list-style-type: none"> • Leverage existing public facilities and infrastructure and grow efficiently through BEST management practices, utilizing existing infrastructure, where possible; 	<ul style="list-style-type: none"> • Encourage medium to high density land uses within existing neighborhoods to achieve increased density, reinvestment incentives, retain character and downtown ‘feel’
<ul style="list-style-type: none"> • Expand growth tiers based on ability to provide affordable infrastructure and public services; 	Diversify the economy and create jobs
<ul style="list-style-type: none"> • Promote infill development/redevelopment which should be first priority for future growth, instead of continuously expanding borders with annexations; 	<ul style="list-style-type: none"> • Promote a viable, aesthetic downtown encourages economic development of retail and service businesses;
Promote a range of attainable housing choices	<ul style="list-style-type: none"> • Encourage/support land uses that will help to expand/strengthen the downtown area;
<ul style="list-style-type: none"> • Strive for a diverse, integrated housing supply that is affordable, and accessible to all citizens within all residential zone districts 	<ul style="list-style-type: none"> • Designate specific places as employment areas; • Encourage home occupations and businesses within the Downtown Mixed Use Overlay District;
<ul style="list-style-type: none"> • Promote walkability/pedestrian-friendly connected neighborhood centers with parks and both formal and informal trails that create new routes and extend current trails and recreation opportunities; • Approve a variety of inclusive housing types that allow individuals and families to remain in the area. 	<ul style="list-style-type: none"> • Attract economic development by offering tax incentives, partnerships and/or other infrastructure reducing measures; • Identify and strengthen the partnerships with the state of Colorado, economic development interests, Federal agencies, local water conservancy organizations and local chambers of commerce.
Identity/Gateway Framework	Tourism/Visitor Services Framework
Enhance Silt’s image and design	Become a visitor destination
<ul style="list-style-type: none"> • Promote cohesive, integrated development patterns from the town’s core, establishing close-knit neighborhoods that foster community interaction, while encouraging growth where infrastructure exists • Promote signs/themes/icons for local attractions to clarify orientation • Make a big statement of what is important to Silt with all entry and gateway signage/statues 	<ul style="list-style-type: none"> • Promote the development of Silt as a visitor destination with a variety of activities and events • Increase tourism via a local attraction • Encourage ecological tourism, which focuses on the educational opportunities inherent to outdoor recreational activities • Develop a riverside walk with recreation/commercial uses fronting on the river providing dining, rentals, and variety of shops

<ul style="list-style-type: none"> Promote visibility of a riverside walk, in addition to trails throughout the community that encourage healthy lifestyles 	<ul style="list-style-type: none"> Identify and strengthen the partnership with civic organizations and the local Chamber of Commerce
Legacy Framework	Natural Resource Framework
Promote Silt's historical legacy	Maintain open space & wildlife habitat/minimize impact on natural systems
<ul style="list-style-type: none"> Preserve and build on Silt's western legacy and heritage by supporting the Silt Historical Society and other historical preservation organizations; Identify and strengthen the partnerships with the state of Colorado, economic development interests, Federal Agencies, local Chamber of Commerce, and schools Interpret the history, culture and nature of the area in various areas with signage and story boards; Incorporate public education in public spaces including community buildings, trails, parks, open spaces, etc., with the help from the Silt Historical Society and others; Continue to support local historical events like Silt HeyDays that bring the community together to appreciate the area; Create viable conservation standards for the Colorado River and its tributaries with regards to weeds, salinity, sedimentation, invasive animals, invasive plant species, water quality standards; Encourage the owners of historic buildings to preserve and enhance their buildings. 	<ul style="list-style-type: none"> Defer development in highly sensitive land areas, preserving that area as wildlife habitat an open space amenities Promote the development of a recreation framework to provide quality multi-modal connections Identify and strengthen the partnerships with state of Colorado, economic development interests, local Chamber of Commerce and schools; Develop landscaping standards that promote native and xeric plantings and decrease bluegrass farming, in order to preserve the Town's valuable water resources; Continue to enhance the Silt River Preserve as a means of protecting the critical wildlife habitat and decrease erosion on the property; Preserve the important riparian zone adjacent to the Colorado River by discouraging development within one-hundred feet of the river's edge; Work with Garfield County and the State of Colorado to find methods to control the spread of weed species that crowd out native plants.
Public Services/Infrastructure/Transportation Framework	
Create an interconnected multi-modal transportation network with distinctive road, bicycle and pedestrian pathway development that supports a grid pattern and ½ mile connected road system	
<ul style="list-style-type: none"> Develop scenic loop roads for bicycle and vehicular traffic; Promote a multi-agency relationship to address the impact to the Town's streets, including the existing I-70 interchange, from county traffic, taking into account the importance of multi-modal links and alternatives to driving; Create trail and hiking maps of the local area amenities as a means to attract tourists; Advertise the multi-modal transportation network in as many different arenas as possible, to encourage a healthy lifestyle; work to become a Complete Streets community, which acknowledges multi-modal transportation. 	<ul style="list-style-type: none"> Create safe pedestrian routes throughout town for healthy lifestyles, safety, enjoyment and functional connectivity; Link the north and south sides of town that augments the 16th Street underpass trail for multi-modal traffic traveling between downtown and new riverfront development; Discourage the parking of vehicles and equipment on trails throughout the town, in order to avoid unsafe conditions and the degradation of the trails, as well as to encourage the public to utilize the trails for healthy and gas-saving purposes.



Purpose of the Comprehensive Plan

The purpose of the *Comprehensive Plan* is to articulate Silt's vision for the community. This plan will help decision makers evaluate proposals and form the comprehensive strategy for guiding future development and managing growth of the Town in a manner that is consistent with their vision. It is intended to serve as a guide for Town staff, Town Board, Planning and Zoning Commission, Citizen Advisory Committees, developers and citizens to achieve the goals set forth in this plan while also providing direction to other municipalities and governmental entities within a three-mile area of Silt.

Town Planning Process

The Town of Silt prepared its first comprehensive plan in 1982, with subsequent revisions in 1996, 1999, 2000, 2002, 2003, 2005, 2009 and 2011. Silt desired an update to the *2011 Comprehensive Plan*, "to help guide the Town's growth over the next 20 years in a quality and cost effective manner and to use the planning process to strengthen the role of long-range planning in the community." The *2017 Silt Comprehensive Plan* is the product of cooperative visioning founded upon a community-based, citizen-driven planning effort between the following groups:

- Citizens of Silt,
- Silt Planning and Zoning Commission,
- Silt Board of Trustees,
- Silt Administration and Staff, &
- Property owners within Silt's Planning Area

In March of 2017, the Town of Silt began working on an update to their comprehensive plan. Community input is the heart of the Plan and Town staff used a variety of techniques to learn about Silt citizen's vision for their community, including surveys, work sessions and public hearings.

Silt Small Town Survey (2017)

The Town distributed a small town survey to obtain input from residents about the Town's existing vision as one maintaining "small town character."

Web Page, Comprehensive Planning Blog, and Other Media

The Town utilized the *Town of Silt* webpage as a useful tool to keep the public informed about the project throughout the duration of the update process. The web page provided the public access to survey results, project





updates, meeting dates, draft maps and goals. A comprehensive planning contact form was created to obtain community input from those who were unable to attend the public workshops and events. In addition, the Town employed the local television channel and newspaper to notify and inform citizen's about the ongoing planning process.

Implementing an Amendment to the Plan (2017)

Implementation of the *Silt Comprehensive Plan* requires a commitment by the Planning and Zoning Commission and Board of Trustees, as well as Town Administration, to use it as a daily decision-making guide for Town growth, development, and design. Individual citizens must also support the Plan by following its direction in the choices that they make as residents of Silt. This combined, committed effort will allow the citizens' vision for their community to become a reality.

The *Comprehensive Plan* is organized by goals, policies and strategies (Action steps), all of which stem from the vision of the *Comprehensive Plan*.

A **goal** is a broad statement of values or aspirations needed to achieve the vision.

A **policy** provides more precise directions and guides the actions of staff, developers and policy makers necessary to achieve the goal.

An **action** is a specific task/process used to implement a policy and work toward achieving the goals.

The Plan is implemented by following the policies and carrying out the actions contained in the Plan. Regulatory tools such as zoning, subdivision regulation, and capital improvements programs transform policy into actuality. For these tools to effectively implement the Plan, they must be updated to reflect the goals, policies and actions contained within the Plan.

This *Comprehensive Plan* is a citizen-driven document for the Planning and Zoning Commission and Board of Trustees to be used as a guide to influence decision making for the Town. As the community grows, the Plan must be able to adapt accordingly. The Planning and Zoning Commission, Board of Trustees, and Town staff should re-evaluate and update the Plan in response to major changes in the community every three to five years. Citizens may also request amendments to the Plan. Both the



written and graphic components of the *Comprehensive Plan* may be amended.

The Planning and Zoning Commission must review all requests to amend the Plan per the Silt Municipal Code. If an amendment is suggested, the Board of Trustees and Planning and Zoning Commission must determine if the suggested change is in the best interest of the Town and hold a public hearing regarding the amendment. An amendment to the *Comprehensive Plan* must be done by an adopted resolution of the Board of Trustees.

The *Comprehensive Plan* may be amended provided the following criteria are met:

- The amendment improves the implementation of one or more of the goals, policies, and strategies of the *Comprehensive Plan*.
- The amendment will not pose a detrimental impact on existing or planned Town facilities, services, or transportation facilities.
- Significant community concerns regarding the proposed change have been adequately addressed.



Land Use and Growth of the Town

The Town of Silt is located in Garfield County, the second most populous county in northwest Colorado. Silt, currently at 3,100 citizens, is projected to continue its three percent (3%) growth rate with a projected population of 4,450 by 2030. The drivers of this growth historically have included the unprecedented levels of employment from the natural gas extraction industry. However, with the nationwide recession from 2008 to 2011, the Town has had to rely on an increase in population due to “up valley” resort region’s demand for labor, which results in the exporting of workers from the town. This, coupled with the retiring baby-boomer generation, leaves citizens struggling to deal with housing prices rising beyond affordable levels presents Silt with severe challenges due to the pace, location and nature of these growth pressures. As of early 2017, the demand for rental units was at an all-time high, and there were far fewer units to accommodate the demand.

The intent of the Land Use and Growth of the Town element is to guide future development while allowing flexibility for land owners and developers, to accommodate long-term growth without imposing huge burdens on existing residents, and to shape growth in a way that maintains and enhances Silt’s unique identity. This element presents Silt’s *Future Land Use Plan*, which identifies land use designations associated with specific physical areas of town, reflecting the Town’s goals for future development in different areas that will help the Town and developers in determining what land uses are appropriate in specific locations.

The people within the community value its small-town atmosphere, natural beauty, and abundant recreational opportunities. In terms of land use and growth of the town, citizens voice strong support for preserving these unique characteristics by ensuring that growth happens from the town’s core. They would like to promote infill and redevelopment as the first priority for future growth while taking measures to accommodate new residents and businesses in a planned manner without sacrificing current levels of service and infrastructure. In order to achieve the citizens’ goals of growing in a compact manner, ensuring development does not place an undue burden on current residents and “pays its own way,” preserving Silt’s small town character and conserving its natural resources and recreational opportunities,

the Town has established the following three growth tiers as illustrated on the Growth and Community Character Map.

Growth Priority Tiers

- **Tier I** is the Priority Growth Area that is within one half of a mile of existing town services which enables the Town to plan for and provide new services efficiently. Extending urban services beyond this area is something the Town could consider; however, development must pay the full costs of doing so. As the downtown core grows, the *Comprehensive Plan* shall be amended to extend Tier I around the new development and to extend Tier II one-half (1/2) mile from existing infrastructure.

- **Tier II** is Silt's Secondary Growth Boundary. It has sufficient land to serve approximately 25 years of growth and existing infrastructure is within one (1) mile. There are limitations to growth in this tier as a gradual progression of growth from Tier I and II is recommended to integrate new development and extend necessary infrastructure. Properties in Tier II can become eligible for annexation upon approval of an overall concept plan that addresses all issues associated with annexation. Upon annexation, the *Comprehensive Plan* shall be amended to extend Tier I around the new neighborhood and to extend Tier II one-half (1/2) mile from existing infrastructure.

- **Tier III** contains all remaining lands within the Planning Area that would require significant capital investments to provide public services. The Town should enter into IGA's with the surrounding municipalities and Garfield County to help ensure the Town has input regarding any potential development applications in this tier since changes in land use and transportation systems will directly affect Silt. Eighty-three percent (83%) of workshop participants want the Town to define areas of mutual interest with neighboring communities and develop revenue sharing agreements.





Silt Waste Water Plant



**2016 Trail Ribbon Cutting at
16th Street**



Eagle's View Park



Goal 1: Promote growth emanating from the core of town

Policy A1: Promote compact development patterns by encouraging infill and new development within Tier I Primary Growth Area.

- Action A1.1: Discourage development that is not within Tier I (i.e., “leap-frog development”) unless the Town Board finds that there is a significant public benefit from the development.
- Action A1.2: Require the extension of water, sewer, drainage or street facilities as well as costs associated with operation and maintenance of utilities outside of Tier I to be borne by the new development or the development shall be deferred until the required improvements are in place, pursuant to the Capital Improvements Program or another acceptable plan to fund and provide required improvements.
- Action A1.3: Encourage the areas that are designated Agriculture/Rural Residential Reserve on the *Future Land Use Plan* to provide a variety of integrated housing types and lot sizes while conserving large amounts of open space. Clustering would be the primary development model, so as to minimize the amount of infrastructure necessary and to preserve the greatest amount of open space.
- Action A1.4: Foster cooperation with adjacent municipalities and the County in establishing and/or updating intergovernmental agreements relating to issues such as community boundaries, revenue sharing, regional trail construction, compact urban development and provision of public facilities and services.
- Action A1.5: Revisit the Tier I Primary Growth Area idea during the next comprehensive plan update in 3-5 years to review how it is serving the community.

Policy A2: Encourage residential development where it can be adequately served by town infrastructure in a cost-effective, efficient manner.

- Action A2.1: Require residential development to pay its “fair share” or proportionate share of extending public facilities and services. Follow the standard within the Silt Municipal Code for the level of service that should be provided for all public facilities and services (water, sewer, storm water, parks, streets, trails, police, and fire protection) prior to consideration of annexation of new properties.



Mesa View Park



Veteran's Park Gazebo



Grand Avenue Trail for Pedestrians



- Action A2.2: Develop fair and equitable cost sharing or reimbursement policies between property owners for situations in which the installations of public facilities directly benefit an adjacent property.

- Action A2.3: Develop, implement and annually review a program that will identify the Town's future public improvement priorities.

- Action A2.4: Regularly review public dedication standards/requirements and impact fees to ensure that they include adequate land for all public facilities including parks, trails, open space, schools, and fire stations.

- Action A2.5: Institute an infill development program to facilitate and promote infill development.

Policy A3: Review annexation requests to ensure relative conformance with the adopted *Comprehensive Plan*.

- Action A3.1: Expand the annexation review criteria to encourage annexations that meet the following criteria: a) adjacency to the town limits, b) location within Tier 1, c) provision of economic benefits to the town, d) efficient provision of public facilities and services. Only annex properties that meet those criteria.

- Action A3.2: Require annexation applications to include concept plans and commit to a regulating plan that conforms to the intent of the *Future Land Use Plan* before annexing property into Silt.

- Action A3.3: Promote a progressive, vibrant mix of uses including high density residential in downtown Silt.

Goal 2: Create a healthy balance of housing, employment, availability of goods and services, recreation and cultural opportunities as the town grows.

Policy A4: Evaluate new development with respect to magnitude, scale and diversity of project type so that no one project or combination of projects overtakes the character of the existing community.

- Action A4.1: Use the *Future Land Use Plan* as a general guide to land use decision-making. Ensure that new development proposals provide a balance of land uses and adhere to the land use designations as depicted on the *Future Land Use Plan*.



The Town of Silt Community Garden provides citizens with a place to grow their gardens in a central location.



Silt River Preserve



Silt Historical Park Event



- Action A4.2: Refer to the Silt Municipal Code's flexible Community Design Principles and Development Standards for the Town that allows diverse, creative designs. Require all new development to comply with said principles.

- Action A4.3: Consider how new projects fit with the existing scale and nature of the adjacent properties and contemplate how their scale and design will complement the surrounding community.

Goal 3: Develop walkable, pedestrian friendly neighborhood centers that are sustainable, water-conserving & responsible.

Policy A5: Plan neighborhoods in clusters that are self-contained if feasible; have identifiable environments; and are centered around parks, civic uses, neighborhood convenience services and community facilities, all within walking distance to residents who live in and near those clusters.

- Action A5.1: Evaluate new development proposals with regards to how they contribute to the neighborhood center model.

- Action A5.2: Encourage the development of neighborhood-specific civic, commercial, and community (e.g., gardens, equestrian center, childcare) amenities that are appropriately scaled to the area, meet the needs of local residents, and contribute to neighborhood character.

- Action A5.3: Locate neighborhood centers, as appropriate and viable, at the confluence of major arterials and natural amenities as identified on the *Future Land Use Plan*.


Goal 4: Promote development opportunities along the Colorado River Corridor, while preserving the floodplain, open lands, historic values and sensitive riparian environment.

Policy A6: Protect and enhance the Colorado River Corridor and its floodplain, open lands, historic values and sensitive riparian environment.

- Action A6.1: Revise the Silt Municipal Code as necessary to: limit development in the floodplain and the riparian zone; encourage landowners and developers to conserve and enhance important wildlife habitat and view corridors; protect Colorado River from invasive species of animals and plants, sedimentation, alkalinity; provide adequate setbacks from the river and dedicate open areas as well as promote and provide public access.

- Action A6.2: Collaborate with the School District, Silt Historical Society and other parties to educate the public about the value of the river corridor, with educational programs in the schools, interpretive signage, and by supporting public environmental education programs.

LAND USE CHART

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Agricultural/Rural Residential Reserve</p> <p>Zone District: AG-RURAL</p> 	<p>Those properties within the Comprehensive Plan Land Use Designation of “Agricultural/Rural Residential Reserve” are properties that may develop on a small scale within the County, but should not be subdivided to smaller than 1 unit per ten (10) acres, unless required to cluster with density between four (4) and eight (8) units per acre with central water and wastewater systems, and maintain the majority of property as open space or agricultural production. These areas are critical for the Town because they serve as a buffer between urban and rural land uses, and should remain such a buffer until the Town has adequately developed and/or re-developed its infill lots. Those lots that the County has subdivided into two (2) acre lots are generally not acceptable for annexation and development within the Town due to the difficult physical nature of infrastructure construction on small lots as well as the costs associated with such infrastructure construction. Further, the Town should discourage two (2) acre lots, as this size does not present a positive situation for the Town’s Planning & Zoning Commission and Board because these boards cannot easily review a project’s inclusion into the Town with respect to the Town’s Master Plans for water, wastewater, streets, trails, sidewalks, parks, open space and administration functions. Further, the properties in the Agricultural/Rural Residential Reserve areas typically have sensitive drainage and topographical features that limit the inclusion into the Town’s urban setting, since much of the land associated with a County subdivision must be preserved as jurisdictional wetlands, floodplain, slopes of greater than thirty (30) percent, irrigation ditches and the like. Occasionally, the interface between urban and rural land uses can present problems for both Town landowners and County landowners with regards to noise, traffic, agricultural activities, farm animals and dust, and for these reasons, the Town should be very careful in choosing parcels to annex, so as not to upset the balance between annexed and un-annexed land. Lastly, the Town should very carefully consider the mitigations regarding the inclusion of marijuana cultivation and marijuana products manufacturing, so as to preserve the rural character of these lands.</p>	<p>Located near the edge of the community, and sensitive areas such as river corridors, wildlife habitat and natural areas, typically in Growth Tiers 2 and 3. They are intended to serve as a transition between more intense urban land uses and natural features to be protected.</p>

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Neighborhood Residential</p> <p>Zone Districts: R-1, R-2, and R-3</p>	<p>Those properties within the Comprehensive Plan Land Use Designation of “Neighborhood Residential” are expected to have medium to high densities of 5 units to 16 units per acre, with clearly designated areas for parks, open space, trails, and community gardens. This area is intended for a variety of housing types, such as single-family dwellings, duplex dwellings and multi-family dwellings (three or more dwellings upon a lot or within a building, whether further subdivided or not), and may include additional dwelling units (ADUs) in order to increase the density and functionality of the community, but not overly tax the infrastructure systems. The “Neighborhood Residential” area currently consists of some older platted areas and some newer re-developed or re-platted areas, but generally has very well platted streets and alleys that aid in dispersing traffic. The Town is supportive of re-development within this Comprehensive Plan Land Use Designation both on a small and large scale. Since this area is clearly within the Town’s core of development, the Town could well benefit from increases in density, because the necessary infrastructure is in place.</p> <p>The Town should work to encourage the building of pedestrian walkways, sidewalks, and/or trails in this area, so that community safety and reduction of vehicles are priorities. Since this area is adjacent to the “Downtown” core, the Town benefits from these residents supporting their own local economy by purchasing goods and services, by living in a live/work building or as pedestrians and bicyclists.</p> <p>The Town should enforce those abusing the Town’s rules and regulations, so that all may live in harmony and in close proximity.</p> <p>The Town should use good planning techniques to intersperse higher densities with lower to medium densities in order to spread out the impacts in a larger area.</p> <p>Since good park area is already in existence in this area, the Town should simply add to and enhance the existing parks and open space for solid community cohesiveness.</p> <p>The Town should carefully consider any marijuana application in this zone district.</p>	<p>Typically located north of downtown Silt which is close to major arterials, bounded by major streets with a direct connection to downtown internally served by a system of collector and local streets, as well as sidewalks and pedestrian/bike paths.</p>

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Walkable Residential</p> <p>Zone Districts: R-2, R-3 and B-1</p>	<p>Those properties within the Comprehensive Plan Land Use Designation of “Walkable Residential” is to be used in conjunction with “Mixed Use/Neighborhood Center” and are properties that may develop over time at a street junction where an exceptionally large number of vehicle trips are evident or a location that is anticipated to be developed into a street junction in the future. These commercial uses should not compete with the “Downtown” or the “Service and Commercial Support” Comprehensive Plan Land Use Designations in any way, but could simply enhance the overall functionality of the community by spreading out smaller vehicle trips over a larger area and by creating commercial establishment that perhaps have good visibility from State Highway 6 and/or Interstate-70.</p> <p>These areas are anticipated and expected to bring additional tax revenue into the Town of Silt. These areas could well support upper residential units, but again, a landowner would have to plan carefully in order to avoid suburban sprawl and a disjointed community. These properties would not necessarily develop until or unless the Town’s “Downtown” and “Service and Commercial Support” areas have nearly completely developed or re-developed, in order to show responsible growth with regards to infrastructure, multi-modal amenities, parks, open space and Town Administration.</p> <p>The “Walkable Residential” and “Mixed Use/Neighborhood Center” areas would logically be located along or near State Highway 6 and the region’s other major east/west road to the south of the Colorado River, known as the Rifle/Silt Road (County Roads 311(east/west), 331, and 346). Density in this area should be between eight (8) and twenty (20) units per acre, in order to fully utilize the Town’s infrastructure and create an appropriate residential support for the neighborhood commercial. These areas are anticipated to be a part of the Town of Silt’s infrastructure including domestic water, wastewater, parks and other town amenities.</p>	<p>Typically located at the intersection of two collector streets or a collector and an arterial. Neighborhood centers should be connected with good pedestrian and transportation links and are typically within a 5 to 10 minute drive or a 10-minute walk or bicycle ride from the core.</p>

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Mixed Use/Neighborhood Center</p> <p>Zone Districts: R-1, R-2, R-3, and B-1</p>	<p>Those properties within the Comprehensive Plan Land Use Designation of “Mixed Use/Neighborhood Center” are properties that may develop over time at a street junction where an exceptionally large number of vehicle trips are evident or at a location that the Town anticipates will be developed into a street junction in the future. These commercial uses should not compete with the “Downtown” or the “Service and Commercial Support” Comprehensive Plan Land Use Designations in any way, but could simply enhance the overall functionality of the community by spreading out shorter vehicles trips over a larger area and by creating commercial establishments that perhaps have good visibility from State Highway 6 and/or Interstate-70. The Town anticipates and expects that these properties will bring additional tax revenue into the Town. These areas could well support upper residential units, but again, a landowner would be required to plan carefully in order to avoid suburban sprawl and a disjointed community. The Town would not expect these properties to develop until or unless the Town’s “Downtown” and “Service and Commercial Support” areas had nearly completely developed or re-developed, in order to show responsible growth with regards to infrastructure, pedestrian amenities, parks, open space and Town Administrative facilities. The “Mixed Use/Neighborhood Center” areas would logically be located along or near State Highway 6. Density in this area should be between eight (8) and twenty (20) units per acre, in order to fully utilize the Town’s infrastructure and create an appropriate residential support for the neighborhood commercial. The Town anticipates and expects that these areas will be connected to the Town’s infrastructure, to include water and wastewater.</p>	<p>Located along arterial roads or at the intersection of two collectors, a collector and an arterial or two arterial streets.</p>

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Downtown</p> <p>Zone Districts: B-1, B-2, R-2, and R-3</p>	<p>Those properties within the Comprehensive Plan Land Use Designation of “Downtown” are clearly the Town’s retail commercial core, with attractive storefronts and high visibility to those traveling on State Highway 6. Over time, the Town will continue to improve State Highway 6 to include wide sidewalks, planters, trees, street art, benches and other pedestrian friendly amenities within a sixteen-block area, from 1st Street to 16th Street, and potential pedestrian and landscaping facilities east the eastern border of Town.</p> <p>These “Downtown” properties should be very visually attractive, with architectural features normally encountered in historic downtown areas. The Town’s western heritage can play a role in the layout of the lots, with entrances to the buildings in classic fashion facing the street and large windows for the display of goods and services, with front patios for cafes, where citizens and visitors alike can co-mingle.</p> <p>The Town should encourage business owners to adopt a similar signage for this area, so that visitors to the area become familiar quickly and can locate retail stores of interest. The Town should also encourage building improvements and may adopt certain provisions in the code that reduce the cost of permitting, in order for a greater focus to be placed on the quality of materials that improve the storefronts and provide a western theme.</p> <p>The Town should discourage businesses that detract from the overall appearance of the “Downtown,” do not provide a western theme, or have uses that are not compatible with the Town’s retail vision for this area, such as lower level residential. Mixed uses like lower level retail and upper level residential within the same building should be encouraged to create a synergy of live/work that reduces vehicular focus and enhances the pedestrian experience, as well as provides for more affordably-sized units. Density in this manner can be fairly high if small unit apartments or condominiums, and can range from one (1) to twenty (20) units per acre, of course providing for the appropriate off-street parking. The Town should carefully scrutinize marijuana applications.</p>	<p>Along Main Street (State Highway 6), and the rail road. Downtown should be expanded in the future along Main Street from 1st Street to 16th Street, and from the alley north of Front Street to Grand Avenue, between 4th Street and 9th Street, all as more particularly described on the Comprehensive Plan Land Use Designation Map. Special attention should be paid to design at build-out to ensure buildings and uses are visible and easily accessible to highway traffic but maintain provisions for pedestrian use (bicycle and on foot).</p>

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Service and Commercial Support Zone Districts: B-1, B-2 and B-3 Create new Industrial Zone District</p>	<p>Those properties within the Comprehensive Plan Land Use Designation of “Service and Commercial Support” are outside of the Town’s Downtown area, but are expected to have good visibility from Main Street and/or the I-70 corridor. The “Service and Commercial Support” designation is not expected to extend more than two blocks north of Highway 6. For this reason, it is appropriate to expect that these properties will provide the Town with solid retail and service commercial businesses, such as construction related businesses like supply companies, office-type businesses such as real estate offices, craftsmen-type businesses such as cabinet makers, and other services such as auto repair and small appliance repair, hotels, and convenience stores. These properties should look inviting and aesthetically professional, and the structures should have a western appeal or theme if possible. This area is crucial for the Town’s employment picture, providing local jobs within the core of the community, and keeping the residents close to enjoy the time not spent working with their families and friends. While retail businesses may not be the main focus in the “Service and Commercial Support” area, it is important for the Town to encourage any business that provides clean commercial without air pollution, noise, undesired odor, vibration or wasted resources. As the Town and/or businesses grow(s), this Comprehensive Plan Land Use Designation will have to shrink in order to accommodate a larger “Downtown” area.</p> <p>The Town should carefully scrutinize marijuana applications in this land use designation.</p>	<p>Along the railroad I-70 corridor (extending west of Ukele) and north and south of the river thereby limiting traffic impacts on residential areas. Service and Commercial Support sites should have adequate access to one or more major arterial and highway access capable of handling heavy truck traffic.</p> <p>Industrial uses have access to major highways through the Town’s arterial street system with minimal travel through other less intense land uses.</p> <p>Compatibility with nearby land uses and proximity to other industries are relevant criteria for siting industrial uses.</p>

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Recreation Commercial</p> <p>Zone District: PUD</p>	<p>Those properties within the Comprehensive Plan Land Use Designation of “Recreational Commercial” are properties that have large value to the Town in terms of jobs, economic vitality, community interest, aesthetic quality, providing entertaining characteristics, recreational activities, a western theme, historical qualities and cultures. These properties, in their adjacency to the Colorado River, should strive to have high quality building materials in aesthetically pleasing buildings and clusters of buildings with a western theme or natural character. The riparian zone is an especially sensitive area in this region and should be protected from building encroachment, unfettered access to the river during high run-off, and uses that block the view from Interstate-70. The Town or a developer should build a bicycle and pedestrian trail along the Colorado River, in order to entice visitors to the area to stop, relax, enjoy the scenic beauty and then frequent the local commercial establishments. The Town encourages such commercial uses as hotels, convenience stores, truck and automobile fueling establishments, rafting companies, recreational vehicle parks, angler supply shops, and the like, but discourages those uses that do not add to the region in terms of the values stated above, such as those uses not providing jobs, sales tax or a tourism/recreational benefit. Since these properties are located to the north of the Colorado River, good access is crucial to the viability of these types of businesses. The Town should work closely with the landowners and the Colorado Department of Transportation to provide adequate ingress and egress that anticipates appropriate vehicle travel trips and alleviates traffic congestion. The Town should continue to master plan their utilities, with landowner involvement. If upper level residential is proposed, the Town should encourage the density to be commensurate with the space so designated, and might consider growth in the area of eight (8) units to twenty (20) units per acre, if planned appropriately with central water and wastewater facilities, but in no case should the Town consider lower level residential units, due to loss of commercial space, floodplain, and other factors.</p>	<p>Areas along the Colorado River corridor.</p>

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Public/Quasi-Public/Parks and Open Space</p> <p>Zone Districts: All zone districts</p>	<p>Those properties within the Comprehensive Plan Land Use Designation of “Public/Quasi-Public/Parks and Open Space” are properties that are enjoyed by the community at large, including County residents and tourists from other parts of the country and the world. These properties should be as accessible to the public and should be well maintained in order to accommodate the highest number of users possible. Organized recreational areas should be constantly monitored with regards to their sizes and the number of people that utilize the areas. The Town should plan for expansions of recreational areas and/or the addition of recreational areas as each new residential subdivision occurs. The Town should be careful to collect its parkland dedication requirements on residential developments due to the constant impact on recreational areas from residential users, as well as the Town’s very tight budget. As the Town grows, larger parks such as Veterans’ Park, Flying Eagle Park, Stoney Ridge Park, and Community Center Park will be woefully undersized to meet the demand for soccer fields, ball fields, playground equipment and the like, and larger parcels should be considered for inclusion into the Town’s Park and Open Space inventory. The Town should consider forming a Parks/Recreation/Open Space District in order to provide a stream of revenue to preserve these properties in perpetuity, and avoid creating a financial draw on the Town’s municipal budgets. Renovation/expansion of the Town’s municipal buildings should be carefully planned in order to accommodate a larger population, while still maintaining an efficient and effective service to the public.</p>	<p>Located in central locations that are highly visible and easily accessible by automobile, bicycle, and on foot.</p> <p>Key lands located along the Colorado River corridor and irrigation canals/ditches. Small parks and plazas should typically be bounded by local streets within walking and bicycling distance of most park users. Neighborhood parks should be co-located with schools whenever possible.</p>

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Natural Resource Extraction - Future Public/Quasi-Public Parks and Open Space</p> <p>Zone Districts: All zone districts</p>	<p>Those properties within the Comprehensive Plan Land Use Designation of “Natural Extraction- Future Public/Quasi-Public Parks & Open Space” are properties that are existing or future natural extraction areas for gravel, sand, natural gas and the like. These properties have intensive industrial uses that affect both Town and County residents in positive and negative fashion throughout their useful life. However, the Town recognizes that natural resource extraction is necessary for the local community, with regards to the taxes that it generates, the jobs it produces and the raw materials that it extracts. The Town and the County should work to mitigate the negative effects and enhance the positive aspects in order to provide as harmonious a relationship as is possible with the owners of these lands, the operators of the industrial uses, the surrounding community and neighbors.</p> <p>The Town should work to either annex and zone these properties prior to their institution as industrial facilities and then acquire these lands, after the natural resources are extracted, for the public’s benefit. Conversely, if annexation is not possible due to contiguity reasons or other practical difficulties, the Town should encourage the County to help facilitate a transfer of these lands to public entities that will maintain the lands for the public’s benefit in perpetuity, such as the Division of Wildlife. The Town should, upon a property’s dedication of public park/open space following natural resources extraction, preserve the natural environment to enhance or restore the wildlife habit. The Town should consider forming a Parks/Recreation/Open Space District in order to provide a stream of revenue to preserve these properties in perpetuity, and avoid a financial draw on the Town’s municipal budgets and funds.</p>	

Image and Design

The image that is valued most by Silt's residents is the rural, small-town atmosphere. In order to maintain its small town appeal as the town continues to grow, organized growth is required. Promoting cohesive, integrated patterns from the town's core establishes close-knit neighborhoods that foster community interaction and contribute to Silt's high quality of life.

The Town's intent is to enhance and promote Silt's image through a variety of design efforts. In community workshops, the citizens of Silt voiced strong support for bolstering the town's image through design that promotes Silt's small town atmosphere, the unique aspects of the town, creating community pride and conveying community stories and identity.

Gateway design and signage systems serve to both direct and attract visitors, announce the town's presence, and delineate its boundaries. Gateway entries invite the public into the heart of the town's activities and calms traffic as it approaches. Each gateway to the town should have a common theme but also reflect the characteristics of its setting and provide a welcoming introduction to Silt to attract activity from all potential users. The Colorado River is a great example of a beautiful amenity that naturally creates a gateway to the town. Silt residents strongly supported the use of signage systems to introduce visitors to the range of recreational activities, natural features, and historic sites available in the area, as well as to promote local businesses and attractions and to guide people to civic institutions.

The Silt community identified significant entry points to the town along the I-70 corridor to the west, where I-70 crosses the Colorado River and directly east of Davis Point (CR 235), and on the east and west sides of Main Street (State Highway 6). The roundabout at the confluence of North 9th Street and Main Street is determined to be a primary entrance to Silt that acts as a prominent gateway to the town, with the newly installed Blue Heron bronze sculpture and landscaping.



The Colorado River corridor is a key component of Silt's image.



Design elements will help to create a consistent, attractive image in downtown Silt.





Examples of icons that convey a cohesive identity.



Goal 1: Preserve and enhance Silt's small town, rural character.

Policy B1: Promote cohesive, integrated development patterns.

- Action B1.1: Build developments on a modified grid street system, which promotes an interconnected network of new and existing neighborhoods, convenient pedestrian access, and provides multiple routes between key destinations.

- Action B1.2: Design streets and walkways to function as attractive public spaces for pedestrian safety; offering alternative routes, comfort, and ease of walking, as well as providing safe, efficient routes for vehicles.

- Action B1.3: Encourage neighborhood street layouts that tie one neighborhood into the next. Ensure that streets do not form barriers to adjacent neighborhoods or force trips onto adjacent arterial streets.

Goal 2: Develop a highly visible community identity that expresses Silt's values and character.

Policy B2: Promote local attractions, amenities, cultural and historical sites, natural features and recreational activities through a cohesive signage system using town logos, themes and icons.

- Action B2.1: Inventory the variety of destinations for both residents and visitors in the Silt area.

- Action B2.2: Display the town logo on Town properties so that it conveys the unique characteristics of Silt.

- Action B2.3: Develop themes and icons that convey an attractive, community-based image of Silt and assist visitors in discovering local attractions.

- Action B2.4: Identify districts or areas that share similar characteristics and would benefit from a cohesive way finding system.



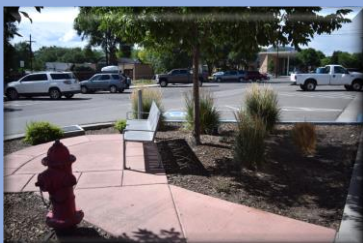
Use signage with the town's logo to show the location of important buildings in town.



Use signage to communicate the town's unique character and charm.



Using a variety of consistent landscape elements and street furniture provides pleasant and relaxing spaces along the street.



More relaxing furniture, with lots of shade, on Main Street.



- Action B2.5: Design way finding systems for those areas that reflect their unique identity while still complementing the overall identity of the town.

- Action B2.6: Establish a system for utilizing themes, icons, and other signage in a consistent and highly visible way throughout the community to effectively direct pedestrian and vehicular traffic flows.

Goal 3: Create a welcoming identity by improving the appearance of major streets, gateways, downtown and the town as a whole.

Policy B3: Design streetscapes for major streets that enhance the town's appearance, create a consistent image throughout the town, and provide an appealing environment for visitors and residents.

- Action B3.1: Expand on the design guidelines for beautification of major streets and intersections, downtown, and other destination areas; guidelines shall promote the use of a variety of consistent landscape elements (street trees, shrubs, flower beds) and street furniture to create a cohesive image, and include a plan for maintenance of these elements.

- Action B3.2: Install new and maintain existing sidewalks as necessary to provide safe and comfortable connections for pedestrians along major streets and destination areas.

- Action B3.3: Provide pedestrian paths that create "short-cut" alternative routes through unimproved areas, open spaces, utility easements, etc.

- Action B3.4: Improve the edge conditions along the I-70 and State Highway 6 corridors to present an attractive public image for the town.

- Action B3.5: Work with community members to devise a signature for Silt and enhance current standards for streetscape, park and trail improvements.

- Action B3.6: Investigate membership in the Main Street USA Program and Downtown Colorado, Inc. to obtain technical assistance and funding for Silt's downtown.



Continue the use of banners to celebrate the town's unique identity and support of local businesses.



Roundabout in Silt



Public Art in Silt



Silt Clean-Up Days



Policy B4: Develop and maintain gateway entries that announce the Town of Silt to visitors and residents at highly visible, appropriate locations.

- Action B4.1: Form partnerships with landowners and businesses to enhance the gateway entries into Silt as identified on the *Growth and Community Character Map* by adding signage, lighting, banners and landscaping that is reflective of community values and character.
- Action B4.2: Collaborate with adjoining landowners, community members, Colorado Department of Transportation, and Garfield County to design and implement improvements for each gateway.
- Action B4.3: Work with CDOT to implement a high quality rest stop located near the river off of I-70, which shall act as an additional gateway/entry, pointing out local history, attractions, and amenities.

Policy B5: Encourage public art that reflects Silt's value, improves the Town's appearance, and engages the community in promoting Silt's image.

- Action B5.1: Develop a public art program and public/private funding mechanism (for example, the Town could dedicate some percent of public improvement projects allocated for public art) to further the historic and cultural heritage of the community.
- Action B5.2: Encourage the formation of an Arts Council to develop an art in public places program.

Policy B6: Ensure that the environment and streetscape be maintained free from unsightly materials

- Action B6.1: Review or adopt, and consistently enforce, Town ordinances to ensure adequate streetscape maintenance in terms of aesthetics, including location of inoperable vehicles, unscreened outdoor storage, refuse, litter, dilapidated buildings, and signage/billboards.
- Action B6.2: Maintain public rights-of-way and property by removing litter and other unsightly materials.
- Action B6.3: Promote a community clean- up day up to several times a year, and provide dumpsters for junk and debris.

Goal 4: Incorporate the historical legacy of Silt into its public image.

Policy B7: Create a Silt visitor's center at an appropriate, highly visible, highly accessible location, such as along State Highway 6. The center shall highlight local history and direct visitors to walking tours, amenities, other significant destinations in the Silt area, and house or direct people to the Historical Park.

- Action B7.1: Investigate the feasibility of moving Silt Historical Park to a more visible location, in conjunction with a visitor's center, along State Highway 6.

- Action B7.2: Develop a program for the visitor's center, which might include such features as living farm exhibits and other attractions.



Silt Historical Park Museum



Silt Community Center

Locate civic structures in highly visible and used areas.



Economic Development

In addition to agriculture, oil and gas activity has been a big part of the Town's economic mix. Northwestern Colorado is home to the largest unconventional oil resources in the United States. In the 1970s, Silt was one of the small towns in Garfield County affected by the shale oil boom, which flooded the County with workers and expectations of high growth and prosperity. On May 2, 1982 (also referred to as Black Sunday) Exxon terminated the Colony Oil Shale Project, leaving the Town to struggle without the funds to support the infrastructure they had implemented in anticipation of high growth. (Source: *BBC Research & Consulting*).

Natural gas drilling, and related activities, had accelerated rapidly in northwest Colorado from 2003 to 2012. Although drilling activity may have reached a temporary low, it is anticipated that gas development will be ongoing for the next several decades. The problem is that it is difficult to forecast well drilling activity because of the changing market conditions and price levels as well as fluctuations in local retail sales, employment and fiscal conditions. Although the unpredictability of the natural resource extraction presents challenges, it also presents opportunities for the community to diversify its economy.

All economic sectors are necessary for a sustainable economy and are dependent upon one another. Encouraging a diverse economy results in a wider range of employment opportunities for residents, increases local shopping opportunities, strengthens existing businesses that benefit from an economically vibrant setting, and heightens the local tax base. In former community workshops, eighty percent (80%) of participants felt the Town should provide more incentives to attract new businesses and industry. The overwhelming majority (over eighty-eight percent (88%) of participants) wanted to help the downtown thrive and felt the Town should encourage the creation of gathering places and businesses that cater to younger generations to enjoy the downtown, including nightlife. Overall, Silt citizens placed a strong emphasis on creating employment areas, promoting tourism (become a visitor destination) and attracting jobs in significant numbers to the downtown area. The Town has worked hard in recent years to get a large section of Main Street rebuilt, in order to attract businesses, and has also created the Silt Urban Renewal Authority to assist commercial developers with the construction of public infrastructure. Additionally, the Town shall continue to advertise its sales tax incentive program to attract retail businesses.



"The Town should be more supportive of small Mom and Pop businesses."
-Survey Respondent





Encourage downtown revitalization by identifying properties that are ripe for redevelopment.

Downtown Development Authority (DDA)

The organization would be responsible for establishing, improving, maintaining and expanding the economic viability of downtown.



Goal 1: Promote a viable, vibrant downtown area that serves as a hub to the community.

Policy C1: Work with community partners to encourage infill and redevelopment of the downtown area with the intent of revitalizing this area as a pedestrian-oriented center for government, service, financial, and entertainment facilities.

- Action C1.1: Create, adopt and implement a Downtown Strategic Plan for downtown Silt.
- Action C1.2: Provide development incentives for businesses.
- Action C1.3: Implement incentives such as accessory dwelling units (ADUs,) density bonuses, and expedited approval that makes development approval for this area more appealing for development.
- Action C1.4: Promote the formation of a downtown development authority charged with the mission of revitalizing downtown Silt.
- Action C1.5: Evaluate and zone properties consistent with downtown uses.
- Action C1.6: Designate, design and market the historic core of downtown as a food and entertainment center.
- Action C1.7: Implement a lighting program, and coordinate façade design, outdoor eating areas and streetscape design, with the creation of a pedestrian environment.

Goal 2: Enhance commercial corridors and attract high-quality commercial development.

Policy C2: Foster economic development opportunities that provide diversification of the employment base to accommodate job-generating developments.



- Action C2.1: Create a corridor implementation plan to enhance the community's gateways and leverage highway frontage; this plan should address street design elements along the Main Street corridor that will promote walkability, such as encouraging storefronts on both sides of the street, traffic calming measures, and sidewalk extensions throughout the area.

- Action C2.2: Encourage businesses that will provide jobs for Silt's residents.

- Action C2.3: Provide incentives to developers that bring in strong job growth.

Policy C3: Locate economic development in appropriate and viable locations.

- Action C3.1: Use the following location criteria to determine where economic development (employment, commercial and industrial) uses may be located.

1. Proximity to major highways and access to an arterial street without the need to pass through less intensive land uses.
2. Availability of existing or planned utility services, including water, sewer and electricity.
3. Proximity to other industrial land uses. Grouping industries results in fewer negative impacts on other land uses. General industrial uses have greater negative impacts and should be located away from residential uses and Silt proper.
4. Proximity of jobs to housing. Support neighborhoods where one can live, work and play.
5. Proximity to transportation nodes. Support businesses that locate in proximity to transportation facilities, such as bus or light-rail depots.
6. Encourage economic development within the Service and Commercial Support areas as designated on the *Future Land Use Plan*.
7. Encourage employment and commercial development along the 1-70 and 6/24 highway corridors.
8. Encourage neighborhood commercial, services and conveniences within neighborhood centers.

Goal 3: Diversify the economy and attract a broad range of employment types



Policy C4: Encourage new businesses and retain existing businesses that provide needed local services and municipal revenues.

- Action C4.1: Collaborate with the business community to facilitate growth, development, and infrastructure improvements that benefit residents and businesses.

- Action C4.2: Work with the Rifle Area Chamber of Commerce and business community to encourage activities, tourism, and other events that will draw visitors to the town.

- Action C4.3: Work with the Rifle Area Chamber of Commerce and town business owners to create an eye-catching business directory.

Policy C5: Establish partnerships with public and private entities to benefit the community.

- Action C5.1: Encourage the private sector to participate in partnerships with nonprofit or public agencies to provide community benefits and services.

- Action C5.2: Work closely with the Rifle Area Chamber of Commerce to attract businesses and industry as well as to promote Silt as a tourist destination.

- Action C5.3: Strengthen tourism potential by working collaboratively with organizations throughout the community to capitalize upon Silt's environmental resources, wildlife habitat, and unique recreational and cultural assets.

Policy C6: Develop streamlined development and building permit processes.

- Action C6.1: Provide efficient and timely review of development proposals, while maintaining quality standards in accordance with the Town's Municipal Code.

- Action C6.2: Promote shovel-ready sites. Assist landowners with zoning and planning the key commercial properties within the Town through an efficient development review process.

- Action C6.3: Amend the Official Zoning Map to be consistent with the existing and planned land uses as depicted on the *Future Land Use Plan*.

“In order to promote community, the built environment must be diverse in use and population, scaled for the pedestrian, and capable of supporting mass transit as well as the automobile.

--Principles of the Congress for New Urbanism Charter

”It must have a well-defined public realm supported by buildings reflecting the architecture and ecology of the region.”

--Principles of the Congress for New Urbanism Charter



Housing

Future growth requires the development of housing stock to accommodate new residents. Providing a mix of housing types will allow Silt to attract and accommodate residents from a variety of socioeconomic backgrounds and with different lifestyle preferences. Housing types, ranging from rural, town, and small lot residential to townhomes and mixed use, all consume differing amounts of land, result in unique neighborhood atmospheres, and promote varying levels of walkability. In addition, stimulating growth in old town Silt is the most efficient strategy for redevelopment because infrastructure already exists there. In order to support the economic viability and sustainability of Main Street commerce, it is essential to promote a strong core of residents who can easily walk to the downtown. The majority of citizens felt the Town is in need of a mix of housing types including apartments, townhomes, luxury homes, affordable homes and patio homes.

Goal 1: Promote a range of attainable housing choices that are accessible to all citizens.

Policy D1: Encourage a variety of housing types, densities, styles, and prices to accommodate a variety of lifestyles and income levels.

- Action D1.1: Coordinate with the local non-profit housing programs to conduct a housing needs assessment and inventory to ensure diversity of housing types.
- Action D1.2: Ensure that a variety of lot sizes and different residential types and styles are included in every neighborhood.
- Action D1.3: Ensure that larger projects include a minimum of two to three different housing types in addition to single family residential, such as attached, multi-family, and/or alley-loaded residential products.

Policy D2: Develop a long-term attainable housing program that promotes attainable housing that is integrated into the community.

- Action D2.1: Collaborate with the Garfield County Housing Authority to ensure quality housing is provided for all residents. Create and adopt affordable housing policies and guidelines.
- Action D2.2: Acquire lands to leverage towards social housing and parks programs.



Senior Housing



**Stoney Ridge Pavilion Stage for
concerts**



Construction on Front Street



- Action D2.3: Encourage new development or redevelopment to include an attainable housing component.

- Action D2.4: Require that attainable housing be integrated into the community, and located adjacent to existing infrastructure and community services.

- Action D2.5: Participate in regional programs for down payment assistance and other coordination efforts.

Policy D3: Foster the development of housing for special groups including elderly, lower income, and disabled persons.

- Action D3.1: Review and revise the impact fee schedule to ensure that it encourages developers to build certain types of housing such as apartments and assisted senior housing.

- Action D3.2: Encourage and develop requirements for providing accessible housing for the disabled.

Goal 2: Encourage higher density residential housing areas around neighborhood centers and within the existing downtown core.

Policy D4: Encourage development and redevelopment/infill within and close to the existing downtown by promoting incentives that stimulate reinvestment in older neighborhoods.

- Action D4.1: Institute minimum density requirements in mixed use, downtown, walkable residential and neighborhood residential to promote a compact urban core.

- Action D4.2: Create an inventory of existing infill parcels in priority areas to be utilized by the infill development program.

Policy D5: Promote residential growth that maintains Silt's small town atmosphere.

- Action D5.1: Encourage master plans/concept plans that support clustering new neighborhoods, and provide neighborhood services and connectivity throughout the community.

- Action D5.2: Incorporate neighborhood commercial land uses into residential clusters so that essential services are within walking distance from housing.

- Action D5.3: In low density rural residential reserve areas, encourage rural subdivisions and cluster development that preserve and protect natural resources, agricultural lands and open space.



Construction in Painted Pastures Subdivision



New Construction in Silt



The Town Center provides a place for people to host events, in a central location.



Example of rural subdivision with clustered development.



Community Involvement & Services



Silt Community Gardens



Continue community events such as Silt HeyDays



Silt Farmer's Market at Silt Historical Park.

The Community Involvement and Services element of the *Silt Comprehensive Plan* addresses the human needs of the Town's residents in relation to community well-being and quality of life. Silt has a strong cultural and historic background that should be shared with residents and visitors to facilitate civic identity and economic sustainability. Current and future growth in Silt offers an excellent opportunity to provide cultural and historic opportunities. During the public engagement process, sixty-five (65%) of workshop participants stated that they do not have enough access to cultural opportunities. Many citizens felt that it's important for all community members to learn about Silt's history, nature of the area and build upon Silt's western legacy. Most residents agreed that community participation and leadership in town activities, cultural festivals and celebrations is crucial to creating a community of shared values and goals that boost the local economy and provide a positive experience for all community members.

Goal 1: Maintain a high quality of life for Silt residents by supporting and expanding cultural, historic and human service opportunities.

Policy E1: Develop and support existing cultural facilities and events that contribute to a sense of community.

- Action E1.1: Support and expand, as appropriate, existing cultural festivals and celebrations, such as Silt Hey Days, Chautauqua Days, Vintage Baseball Game, Winter Celebration, and Pig Roast.
- Action E1.2: Promote cultural events for families and other community members, such as outdoor concerts, farmers markets, theater, and park events, and develop/enhance amenities for hosting such events.
- Action E1.3: Promote community-building events, such as volunteer clean ups or community improvement, that bring together citizens of different backgrounds.





Silt Library



Cactus Valley Elementary School



Silt Medical Center



Silt Post Office



- Action E1.4: Encourage community-wide public art, such as murals, installations, and sculpture, throughout town and at public buildings, to contribute to Silt's identity and image.

- Action E1.5: Support/fund local civic institutions that benefit the surrounding neighborhoods.

Policy E2: Promote, support, and expand historical resources of the community.

- Action E2.1: Support, fund, and expand as appropriate the Silt Historical Society and Park.

- Action E2.2: Investigate the need for other museums or resources to preserve the historical legacy of Silt.

- Action E2.3: Form partnerships with Colorado State Lands, local business, Rifle Area Chamber of Commerce, historic preservation organizations and schools to promote and expand historic, cultural and recreational opportunities in the area.

Policy E3: Develop and maintain a high level of community engagement by encouraging citizen leadership and participation in Town government and other local organizations.

- Action E3.1: Foster public awareness, in a timely and highly visible manner, about meetings, decision-making, and issues of particular importance to the community; Provide access to meeting notices and agendas through a variety of venues, such as the newspaper, radio, physical postings, e-mail, community centers, and the Town website.

- Action E3.2: Promote the Citizen Advisory Committee (CAC) as a means for citizens to become actively involved in Town decision-making and activities.

- Action E3.3: Utilize citizen leadership to promote and carry out the vision of the *Comprehensive Plan*, thus maintaining a high level of community ownership over the plan; Encourage citizens from diverse age groups and backgrounds to become involved.

Policy E4: Collaborate with local social, historical, educational organizations to create a community network that contributes to a strong sense of community identity.



Silt Police Department Bike Rodeo



Coal Ridge High School Homecoming Parade in Silt



Easter Egg Hunt at Veteran's Park

- Action E4.1: Promote and coordinate community activities in and around Silt, as feasible and appropriate.
- Action E4.2: Encourage other entities such as parent groups, service clubs and church organizations, to become actively involved in organizing and attending Town events and activities.
- Action E4.3: Encourage local businesses to participate in or sponsor community events.
- Action E4.4: Explore educational opportunities related to the river habitat, through methods such as educational kiosks along the walking trail that provide information about the Colorado River and related wildlife and vegetation in the area.



Resources and Environment

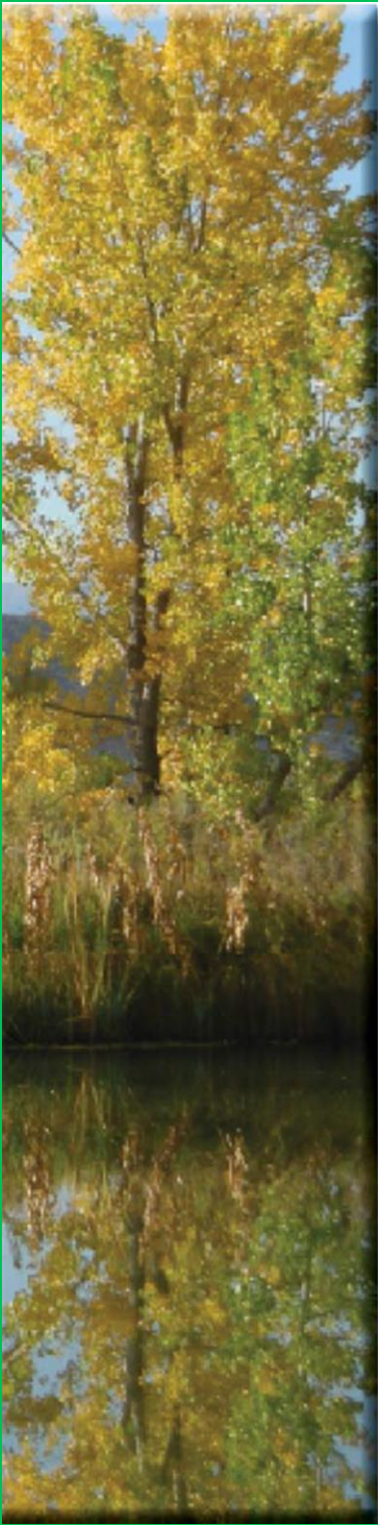
Silt is situated in a spectacular natural setting that serves as the gateway to numerous outdoor activities, including hunting, fishing, skiing and snowboarding, snowmobiling, camping, biking and hiking. In addition to the numerous outdoor activities, citizens enjoy clear air, scenic views, large expanses of undeveloped land, and observe wildlife such as deer, elk, black bear, wild turkeys and pheasants. The Colorado River corridor, located south of I-70 is a unique and natural area that hosts several resident bald eagles and a blue heron rookery.

Silt citizens overwhelmingly supported the idea of developing a Natural Resources Framework that will identify and address the management of sensitive lands, wildlife habitat, conserve open space and scenic views. In community workshops, citizens expressed that they value the natural environment and the quality of life it provides for Silt's residents. One hundred percent (100%) of participants surveyed felt that it was important for Silt to protect its air and water quality. Ninety seven (97%) of participants felt it was important to protect and restore Silt's environmental resources and wildlife habitat. Protecting, preserving, and utilizing such resources in a sustainable and progressive way requires long-range planning efforts that seek to allow growth while maintaining the present quality of life.

Goal 1: Conserve Silt's natural resources and promote the efficient use of energy while encouraging sustainable development practices.

Policy F1: Promote Silt as a green community that harnesses local, sustainable energy loops, widely employing emerging technologies in solar, wind, and river power.

- Action F1.1: Investigate and implement innovative models for using self-sustaining, alternative energies in public institutions, including ways in which they might generate revenue streams and provide educational opportunities.
- Action F1.2: Encourage private residential use of emerging technologies that are designed to respect the character of the landscape while contributing to sustainable energy practices.





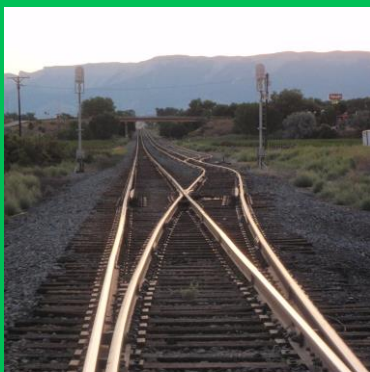
Solar Power



Water Resources



Wind Power



- Action F1.3: Encourage responsible water and energy consumption by both private and public consumers in Silt.
- Action F1.4: Explore ways to reduce automobile dependence through compact development; increased options for local employment, including live/work, telecommuting, and encouragement of home-based businesses; and the use of alternative fuels and public transit.

- Action F1.5: Develop and encourage “green” building and development guidelines, which address such issues as energy performance standards for new buildings; incentives for environmentally sensitive development practices; solar access ordinances; and revegetation of areas disturbed by construction.

- Action F1.6: Encourage consideration of a site’s natural features, view sheds, topography, and habitat in the design process for private and public structures.

Policy F2: Protect natural resources and citizens’ health and safety by mitigating air, water, light, and noise pollution.

- Action F2.1: Minimize future and mitigate existing air pollution by developing in a compact manner that reduces the volume of automobile trips, and by investigating and implementing clean air technologies such as alternative fuels and air scrubbers.

- Action F2.2: Protect water quality by encouraging preservation and improvement of the Colorado River; work with local and regional groups to improve water quality in local drainage basins.

- Action F2.3: Review and revise Town ordinances as necessary to ensure that they contain adequate ordinances related to noise and light pollution.

Goal 2: Protect Silt’s unique natural setting and resources by considering the needs of both the human and natural environment.

Policy F3: Protect prime agricultural lands, wildlife habitat, sensitive lands, and open space.



*Photos courtesy of
Colorado Division of
Wildlife*



- Action F3.1: Promote compact development towards the town center and cluster development in rural residential areas via expedited approval processes.

- Action F3.2: Develop an official inventory of sensitive land areas that should be conserved and protected.

- Action F3.3: Provide density bonuses in growth areas to maintain significant open space areas.

- Action F3.4: Promote density along the edge of natural resources, including the Colorado River, allowing wetlands, creeks, and floodways to become an amenity for development.

- Action F3.5: Encourage reclamation of sand and gravel mining operations to include the dedication of lands to appropriate State agencies such as the Division of Wildlife. Facilitate connectivity between reclaimed sand and gravel operations and the State Wildlife area.

Policy F4: Preserve and protect significant scenic vistas, natural features, and wildlife habitat in and around Silt.

- Action F4.1: Identify and protect local migration corridors and significant wildlife habitat areas.

- Action F4.2: Identify and protect important view sheds and natural features in and around Silt.

- Action F4.3: Require new development to preserve, minimize, and/or mitigate impacts of development on significant natural features, wildlife habitat and corridors, and important view sheds.

- Action F4.4: Implement building height requirements and protections along ridgelines to preserve significant view sheds and maintain the overall visual quality of the Silt area.

Policy F5: Mitigate environmental hazards by developing natural hazard management regulations.

- Action F5.1: Identify and prohibit development in natural hazard areas such as floodplains, steep slopes, wildfire prone areas, and areas with erosive soils.

Open Space, Trails, and Tourism



Silt Park



Local Playground



Equestrian Amenities

The existing open space and opportunities for recreation in and around Silt currently contribute to a high quality of life for its citizens. Hikers, snowmobilers, bird watchers, hunters, backpackers, and outdoor enthusiasts use the surrounding mountains, including BLM and Forest Service lands, extensively. In addition, the community enjoys a variety of small parks that are integrated into the existing neighborhoods. However, Silt citizens indicated that they would enjoy greater access to cultural and recreational opportunities. Citizens overwhelmingly supported the idea of a Recreation Framework that focuses on extending and creating quality pedestrian connections throughout the community and promoting further recreational opportunities such as hiking, camping, fishing, kayaking, biking, bird-watching, and picnicking. Cultivating these opportunities has the potential to contribute to the attractiveness of Silt as a tourist destination. The riverfront in particular holds great promise for acting as a gateway to a wide variety of local recreational activities. The Colorado River flows through the center of the Town, and the riparian zone and the channel itself is enhanced by one of Colorado's largest blue heron rookeries. In combination with the natural beauty of the riverfront, the development of this area as a high quality local and regional shopping and entertainment destination would result in a stunning focal point for the Town.

Goal 1: Develop an interconnected open space and trail network that links neighborhoods and downtown to jobs and year-round recreation.

Policy G1: Develop, adopt, and fund a community-based Parks, Open Space, and Recreation Plan for the Town of Silt.

- Action G1.1: Develop a regionally-integrated trail system that can safely accommodate a variety of recreational activities.
- Action G1.2: Identify potential open space, view corridors, wildlife areas, and natural features that should be protected as part of the open space and trail system.
- Action G1.3: Identify ways in which the trail system could generate revenue for the Town.

Policy G2: Extend pedestrian and bicycle connections from existing trails and recreation systems to all neighborhoods and to the downtown area.





- Action G2.1: Identify conditions of existing trails and their related maintenance needs and prioritize their improvement.
- Action G2.2: Identify significant connections that currently need to be made (e.g., to the Glenwood River Trail, to the Rifle River Trail, from downtown to the Colorado River).
- Action G2.3: Align pedestrian connections with natural resource and drainage areas, including investigating the use of irrigation canals as linear “parks” or walking trails to heighten connectivity throughout town.
- Action G2.4: Negotiate with ditch companies, developers and landowners to allow public access along irrigation canals and ditch corridors.

Policy G3: Encourage new development to design and incorporate open space areas/parks, recreational opportunities, and quality pedestrian connections as amenities to new residents and the public.

- Action G3.1: Review proposed development in accordance with the layout of parks, trails, and open space in the Parks, Open Space, and Recreation Plan for the Town of Silt.
- Action G3.2: Require property annexations to ensure quality connectivity to the riverfront, downtown Silt, and adjacent neighborhoods.

Policy G4: Acquire parcels and easements that will contribute to a cohesive trails and open space system, through a variety of methods.

- Action G4.1: Identify strategic parcels and easements that would enhance the overall trails and open space system.
- Action G4.2: Collaborate with local and regional landowners to obtain access to public lands and important conservation easements.
- Action G4.3: Require new development and annexations to contribute to the acquisition of land for public open space.
- Action G4.4: Include funding for acquisition of parcels and easements as part of the Parks and Recreation budget.



Harvey Gap



Rifle Falls



Camping Opportunities



Mountain Biking

*Photos Courtesy of
Colorado State Parks*



Goal 2: Promote Silt as a tourism destination for our citizens & visitors.

Policy G5: Promote the wide variety of attractions in and around Silt, including camping, multi-use trails (biking, hiking, and equestrian), kayaking and rafting, hunting, fishing, picnicking, historic interest, festivals and celebrations.

- Action G5.1: Advertise/promote the wide variety of natural features, sight seeing opportunities, and back country access available to residents and visitors, such as the Colorado River, Rifle Gap Reservoir, Harvey Gap Reservoir, Rifle Mountain Park, Rifle Falls and White River National Forest.
- Action G5.2: Encourage celebrations and events associated with seasonal recreational activities in and around Silt.
- Action G5.3: Develop highly visible, cohesive way-finding signage for vehicles and pedestrians that directs visitors to activities and destinations of interest.
- Action G5.4: Promote businesses that will serve visitors taking advantage of recreational opportunities in Silt, such as downtown or riverfront restaurants and recreation-related stores.
- Action G5.5: Promote access to all outdoor recreation destinations in and around Silt.

Policy G6: Promote Silt's historical and cultural legacy as a local and regional attraction.

- Action G6.1: Identify opportunities to tie into other regional networks, such as famous railroad events or other historical points of interest.

Policy G7: Coordinate statewide, regional, and local efforts to direct tourism to Silt.

- Action G7.1: Coordinate marketing resources and efforts at state, regional, and local levels to promote Silt's unique identity and assets.



Colorado River in Silt



Landscape in Silt across the Railroad Track



Colorado River



- Action G7.2: Encourage coordination of marketing efforts among local businesses and organizations.
- Action G7.3: Utilize and promote the Town's website as a highly visible mechanism for disseminating tourism information about Silt.

Goal 3: Promote and interpret the natural features of the area as a high quality local and regional attraction.

Policy G8: Develop unique aspects of the Colorado River Corridor as a regional destination.

- Action G8.1: Update the master plan and adopt development standards for the Colorado River Corridor. The Plan and subsequent development standards should address elements including, but not limited to, architecture, building heights, public access, setbacks, streetscape elements, landscape features, access and parking, circulation, lighting, and signage.
- Action G8.2: Identify viable locations for a regional attraction along the river and develop a program for the parcel, such as creating a kayak center or providing river access to swimming, fishing, and picnicking.
- Action G8.3: Acquire strategic floodplain lands along the Colorado River and investigate the possibility of having these lands managed by Colorado State in conjunction with the existing Division of Wildlife (DOW) property along the river.
- Action G8.4: Inventory sensitive lands and potential environmental impacts of development around the riverfront to determine areas to protect and areas best suited to development, including such considerations as flood plains, riparian areas, view sheds, and wildlife habitat.
- Action G8.5: Identify and develop a walking trail along the riverfront and develop strong pedestrian and bicycle connections between the riverfront and downtown and neighborhoods.



Harvey Gap



Views from Harvey Gap



- Action G8.6: Promote high quality retail and commercial opportunities along a riverfront walking trail, including businesses that relate to riverfront activities such as bike and watercraft rental.

- Action G8.7: Collaborate with the Colorado Division of Wildlife (DOW) to connect the riverfront amenity with parcels managed by the state.

- Action G8.8: Encourage the use of Planned Unit Developments (PUDs) in the Recreational Commercial areas as designated on the *Future Land Use Plan*.

Goal 4: Coordinate and collaborate with surrounding communities and agencies to develop year-round recreational opportunities for residents and visitors.

Policy G9: Coordinate with adjacent jurisdictions, State and Federal land owners (Bureau of Land Management, Division of Wildlife, State Parks, etc.), agencies and organizations (outfitters/guides, Trout Unlimited, Colorado Water Conservancy Board, etc), and non-profit trails groups like LoVa (Lower Valley Trails Group) to integrate open space and trail systems at the regional level.

- Action G9.1: Work with partners to identify and prioritize potential linkages to regional trails.

- Action G9.2: Coordinate recreational opportunities and events with a variety of local and regional recreation providers.

Public Services, Infrastructure, and Transportation

Long-term planning for a town's growth must take into account both improvements to existing infrastructure and the provision of infrastructure to accommodate new development. The most efficient way to grow is from the town core, where existing infrastructure is available, and then spreading outwards from there as infrastructure is added on. The least efficient method for providing growth-related infrastructure and services is to allow development at the outskirts of town, to the south of the river, and in the mountainous areas surrounding the edge of Silt. Silt citizens indicated that they generally prefer a compact form of growth and believe the Town should accommodate new residents and businesses in a planned manner without sacrificing levels of service and infrastructure.

Developing transportation infrastructure concurrently with growth allows the Town to maintain connectivity. Silt residents emphasized that the charm of a small town is related to the ability to make connections with neighbors, which are facilitated by having a network of pathways that promotes walkability and bicycling as viable options for navigating through town. Over seventy-eight percent (78%) of workshop participants felt that they need improved mobility. Ninety-seven percent (97%) said it's important to provide van pools or other senior transportation services. The Town should address parking requirements and loading/unloading zone requirements, with the advent of autonomous vehicles.

Goal 1: Construct and extend a multi-modal transportation system.

Policy H1: Create an integrated network of safe and efficient pedestrian, vehicular and bikeway paths that connect major destination points within the Town, neighborhoods and the surrounding area.

- Action H1.1: Develop and adopt a Transportation Master Plan that is consistent with the goals and policies of the 2009 Silt Comprehensive Plan.
- Action H1.2: Develop and adopt an Access Control Plan for the State Highway 6 corridor and River Frontage Road corridor.





- Action H1.3: Develop a planned improvements program for streets, sidewalks, curb, gutter, and lighting that ensures existing streets safely and efficiently accommodate multiple modes of transportation.
- Action H1.4: Identify and prioritize existing roads that need improved pedestrian and bicycle paths and connections.
- Action H1.5: Develop safe and efficient pedestrian and bicycle connections needed to connect the Town across the railroad corridor, I-70, and the Colorado River.
- Action H1.6: Require new development proposals to address pedestrian and bicycle circulation in order to extend all necessary transportation infrastructure to ensure ongoing connectivity.

Policy H2: Nurture community support for multi-modal public transit and parking systems that allow for local and regional destinations to be easily accessed by a variety of modes.

- Action H2.1: Ensure that downtown Silt is served by a variety of transportation modes, creating a pedestrian friendly environment that supports local businesses.
- Action H2.2: Ensure that new commercial and public development that will draw heavier traffic volumes shall be served by public transit and provide safe connections and paths for pedestrians, bicycles, and vehicles.
- Action H2.3: Work with the Roaring Fork Transportation Authority (RFTA) and/or local transportation organizations to expand public transit within Silt and between Silt and adjacent Grand Valley communities.
- Action H2.4: Encourage new development to provide appropriate public transit amenities, such as passenger shelters, waiting areas, lighting, and pedestrian access.

Goal 2: Leverage existing public facilities and infrastructure to grow efficiently

Policy H3: Provide incentives for new development to locate adjacent to and tie into existing infrastructure, as identified by the *Growth and Community*





Character Map, so that development phasing supports the notion of a compact town center.

- Action H3.1: Require new development to obtain water and sewer services from the Town and discourage development that would require major extensions of central services and/or wells and septic systems.
- Action H3.2: Provide development that locates within the preferred growth tier(s) an accelerated development review process.
- Action H3.3: Discourage development in a manner that will create sprawl by bypassing growth tiers; require proposals for development in areas that bypass the preferred phasing/growth tiers to conform to strict guidelines for development in those areas.

Policy H4: Identify appropriate methods for financing public improvements

- Action H4.1: Establish and monitor annually capital investment plans for general and enterprise fund programs, including vehicle and major equipment inventory, building development and maintenance investment, streets, bridges, public property inventory, and investment schedules.
- Action H4.2: Develop a profile for all Town-owned properties and evaluate those properties' current and desired future uses.
- Action H4.3: Budget a minimum of 10% of the general fund sales and use tax proceeds for capital replacement items.

Goal 3: Extend the road network to provide strong connectivity among neighborhoods, downtown, commercial areas, the Colorado River Corridor, and surrounding areas.

Policy H5: Develop a road network hierarchy that carries local traffic to the main street and riverfront areas, while County and regional traffic is allowed specific access through town.

- Action H5.1: Provide a second crossing of I-70 and the railroad to connect the River Frontage Road/commercial area to State Highway 6, which should improve mobility within the town and separate local trips from those accessing the interstate.



Railroad in Silt



**Orchard Avenue
Reconstruction**



Bridge Over Cactus Valley



- Action H5.2: Require new development to provide riverfront access.
- Action H5.3: Identify preliminary locations for additional interchanges with I-70.
- Action H5.4: Promote local circulation by providing connections to the River Frontage Road.

Policy H6: Ensure a connected set of ½ mile-spaced arterial system throughout town for safe and efficient circulation.

- Action H6.1: Extend the road grid in places that currently lack a connection; develop alternative connections in those places where topography or other factors make it difficult to extend the grid.
- Action H6.2: Create an alternative interchange connecting County Roads and serving the high school area, plus a trail from Town limits to the high school.