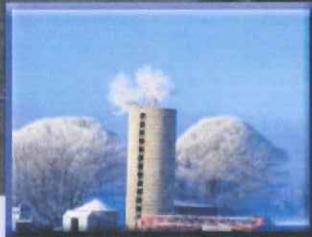
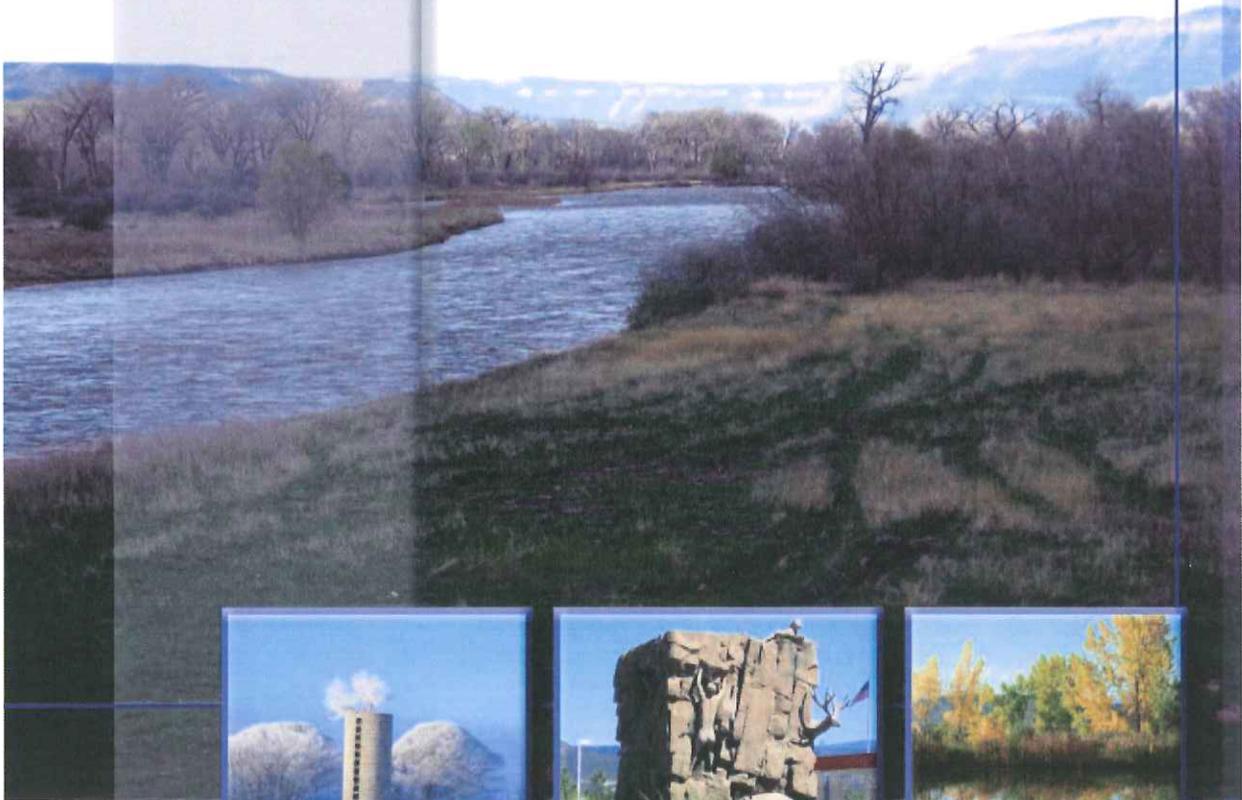




# Comprehensive Plan for the Town of Silt



2011



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## 2011 ACKNOWLEDGMENTS

### **Silt Board of Trustees**

Dave Moore, Mayor  
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Bryan Fleming  
Sonny Fernandez  
Nicky Leigh  
Teresa Breslin  
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Carol Cooke      Douglas Wight  
Mary Ann Erickson  
Peter and Dawn Hayes  
Carol Ann Height  
Juanita Jensen  
Mike Kalous  
Raymond Lloyd

### Coal Ridge High School Students

|                      |                  |                     |
|----------------------|------------------|---------------------|
| Tayne Angeman        | Kasie Erikson    | Paula Moreno        |
| Ari Archiga          | Annabel Estrada  | Jaylene Morton      |
| Eric Bjork           | Isela Flores     | Kristen Nestor      |
| Cristabel Buenrostro | Alex Gonzales    | Yuri Ortega         |
| Alexandra Chi        | Arion Gross      | Anai Quezada        |
| Rocio Clemente       | Keenan Grumley   | Colin Rada          |
| Kathy Cortez         | Mikacla Guettler | Shantalle Rodriguez |
| Carleigh Danielson   | Desirae Haag     | Kelly Romero        |
| Richardo Daredynski  | Katherine Lynn   | Kody Roper          |

### Planning Team

|                                     |                           |                         |
|-------------------------------------|---------------------------|-------------------------|
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| Carrie McCool, Principal            | Steve Mullen, Principal   | Lex Ivey, Principal     |
| Christina Snyder, Planner/LA        | Donna Mullen, Director    |                         |

Josh Nehring, Director of Operations

**Special thanks** to the citizens, business owners, landowners of Silt and interested citizens in the surrounding area who participated in the comprehensive plan update process.



**ADOPTION**

The Silt Comprehensive Plan 2009, was adopted by  
The Planning and Zoning Commission on August 18, 2009

Ronald B. Morgan, Planning and Zoning Commission Chair

The Silt Comprehensive Plan, 2009, was approved by  
The Board of Trustees on August 24, 2009

David C. Moore, Town Mayor

\*\*\*\*\*  
\*\*\*\*\*

The Silt Comprehensive Plan 2011, was adopted by  
The Planning and Zoning Commission on July 5, 2011

Mark Rinehart, Planning and Zoning Commission Chair

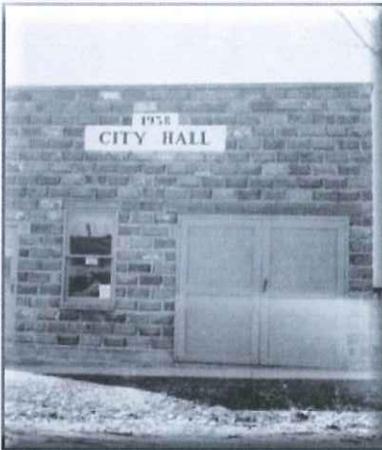
The Silt Comprehensive Plan, 2011, was approved by  
The Board of Trustees on August 8, 2011

David C. Moore, Town Mayor

\*\*\*\*\*  
\*\*\*\*\*







View of Silt City Hall



Silt Bridge over Colorado River



Silt schoolhouse

Photos courtesy of  
Denver Public Library

## 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 character, promoting community-wide use of green technologies, and relying on local leadership and energy to sustain this vision.

— *Silt Planning and Zoning Commission, 2009*

## 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.

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* offers insight into how Silt can 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.

#### **Bibliography**

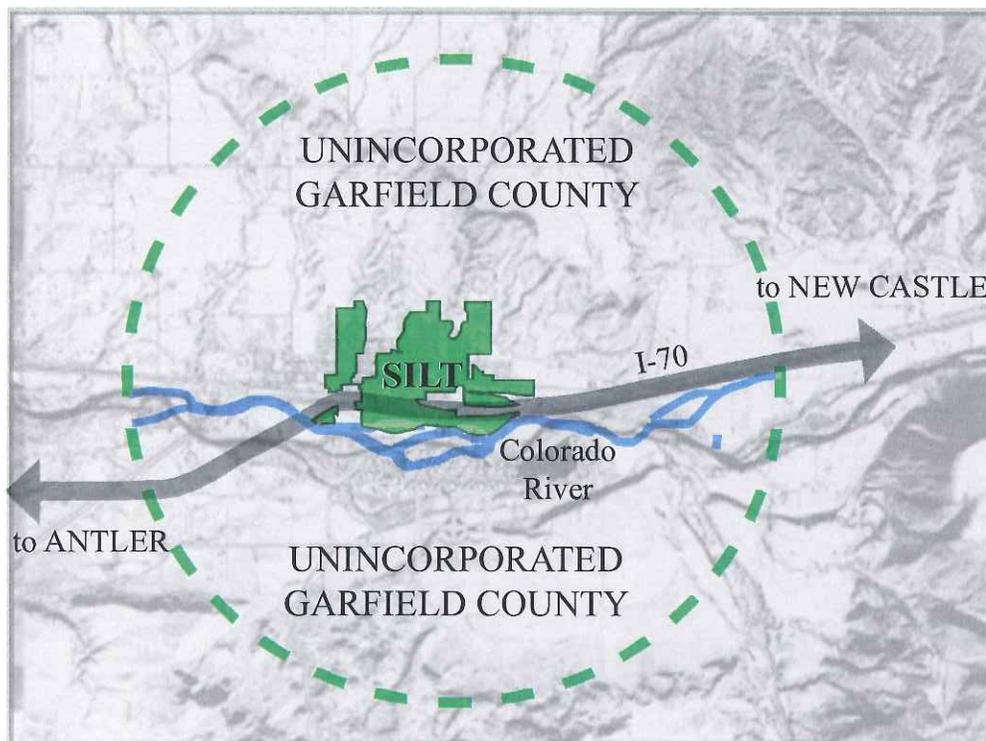
Boulton, Alice. (2006). *Silt, Colorado Homesteads; 1880-1940*. Silt, CO: Silt Historical Park.

Gulliford, Andrew. (1997). *Garfield County, CO: The First Hundred Years 1883-1983*. Glenwood Springs, CO: Gran Famum

### **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.

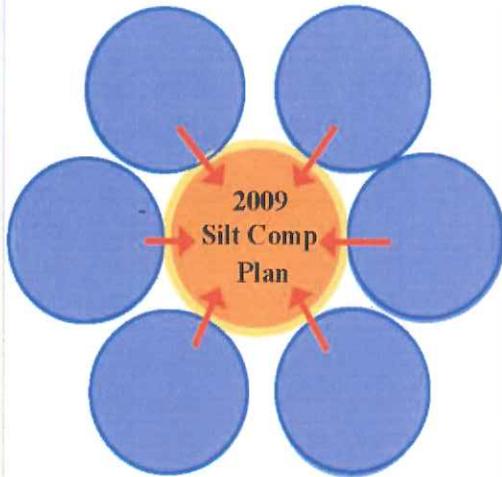


**Figure 1. Three Mile Area Plan**

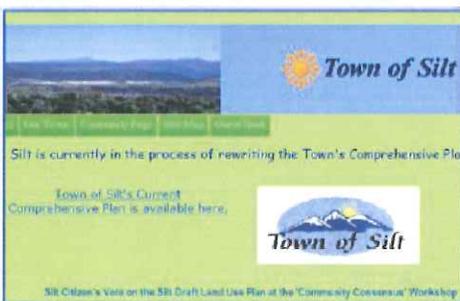
## Plan Framework

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 2009 *Comprehensive Plan*. The vision and Plan Framework that follows provide the foundation for the *Silt Comprehensive Plan*.

| <b>Growth Framework</b>  |  |
|--|--|
| <p><b>Growth from the Core</b></p> <ul style="list-style-type: none"> <li>• Leverage existing public facilities and infrastructure and grow efficiently</li> <li>• Establish growth tiers based on ability to provide affordable infrastructure and public services</li> <li>• Promote infill/redevelopment which should be the first priority for future growth</li> </ul> <p><b>Promote a range of attainable housing choices</b></p> <ul style="list-style-type: none"> <li>• Strive for a diverse integrated housing supply that is available, affordable, and accessible to all citizens</li> <li>• 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</li> </ul>                | <p><b>Promote residential opportunities downtown and maintain downtown vitality</b></p> <ul style="list-style-type: none"> <li>• Encourage high density land uses within existing neighborhoods to achieve increased density, reinvestment incentives, retain character and downtown ‘feel’</li> </ul> <p><b>Diversify the economy and create jobs</b></p> <ul style="list-style-type: none"> <li>• Promote a viable, aesthetic downtown that makes everyone proud</li> <li>• Encourage/support land uses that will help to expand/strengthen the downtown area</li> <li>• Designate specific places as employment areas</li> <li>• Attract economic development</li> <li>• Identify and strengthen the partnerships with Colorado State Lands, economic development interests, Federal Agencies, Local Water Conservancy Organizations and local Chamber of Commerce</li> </ul> |
| <b>Identity/Gateway Framework</b>  | <b>Tourism/Visitor Services Framework</b>  |
| <p><b>Enhance Silt’s image and design</b></p> <ul style="list-style-type: none"> <li>• Promote cohesive, integrated development patterns from the town’s core establishing close-knit neighborhoods that foster community interaction</li> <li>• Promote themes/icons for local attractions to clarify orientation</li> <li>• Make a big statement of what is important to Silt with entry and gateway signage</li> <li>• Promote visibility of a riverside walk</li> </ul>  | <p><b>Become a visitor destination</b></p> <ul style="list-style-type: none"> <li>• Promote the development of Silt as a visitor destination with a variety of activities and events</li> <li>• Increase tourism via a regional attraction</li> <li>• Encourage ecological tourism, which focuses on the educational opportunities inherent to outdoor recreational activities</li> <li>• Develop a riverside walk with recreation/commercial uses fronting on the river providing dining, rentals, and variety of shops</li> <li>• Identify and strengthen the partnership with the Chamber of Commerce</li> </ul>  |
| <b>Legacy Framework</b>  | <b>Natural Resource Framework</b>  |
| <p><b>Promote Silt’s historical legacy</b></p> <ul style="list-style-type: none"> <li>• Preserve and build on Silt’s western legacy</li> <li>• Identify and strengthen the partnerships with Colorado State Lands, economic development interests, Federal Agencies, local Chamber of Commerce, historic preservation organization and schools</li> <li>• Interpret the history, culture and nature of the area</li> <li>• Incorporate public education in public spaces including buildings, trails, parks, etc.</li> </ul>   | <p><b>Maintain open space &amp; wildlife habitat/minimize impact on natural systems</b></p> <ul style="list-style-type: none"> <li>• Defer development in highly sensitive land areas, preserving them as wildlife habitat and an open space amenity</li> <li>• Promote the development of a recreation framework to provide quality pedestrian connections</li> <li>• Identify and strengthen the partnerships with Colorado State Lands, economic development interests, local Chamber of Commerce and schools</li> </ul>  |
| <b>Public Services/Infrastructure/Transportation Framework</b>   |  |
| <p><b>Create an interconnected multimodal transportation network with distinctive road, bicycle and pedestrian pathway development that supports a grid pattern and ½ mile connected road system</b></p> <ul style="list-style-type: none"> <li>• Investigate alternative interchange locations connecting County Roads and serving the high school area with alternative north/south connections</li> <li>• Develop scenic loop roads for bicycle and vehicular traffic</li> <li>• Create safe pedestrian routes throughout town for enjoyment and functional connectivity</li> <li>• Link the north and south sides of town via a road that traverses the railroad and I-70 corridors and creates a local alternative to the overpass at 9th Street for traffic traveling between downtown and new riverfront development</li> </ul> |  |



**Figure 2. Community-based, citizen-driven town planning process**



**Silt Comprehensive Plan Project Webpage**



### **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 and 2005. Silt desired an update to the *2005 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 *2009 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,
- Silt Citizen Advisory Committee,
- Coal Ridge High School Students, and
- Property owners within Silt’s Planning Area

In January of 2009, the Town of Silt began working on an update to their comprehensive plan. Community input is the heart of the Plan wherein McCool Development Solutions (MDS) and ForeSee Consulting (Planning Team) used a variety of techniques to learn about the Silt citizen’s vision for his/her community. In March of 2011, Garfield County advised the Town that the 2009 Comprehensive Plan was not detailed enough regarding Comprehensive Plan Land Use Designations, both in the maps portion and in the text, and requested that the town do further work in order to better present the Town’s position relative to properties within the town’s Urban Growth Boundary. After a stakeholder meeting of those properties involved, the town held numerous public meetings and revised their Comprehensive Plan in August 2011.

### **Silt Small Town Survey (2009)**

The Town distributed a small town survey to obtain input from residents about the Town’s existing vision as on e maintaining “small town character.”

***Web Page, Comprehensive Planning Blog, and Other Media***

The Town utilized the Silt Comprehensive Plan 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 blog 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 citizens about the ongoing planning process.

***Silt Student Charettes***

McCool Development Solutions hosted two creative planning charettes at Coal Ridge High School with Mrs. Michelson's Art class and Mrs. Steindler's Leadership class in January 2009. Over 33 students participated in the charettes and expressed their ideas about the kind of development they want for their town, what contributes to their quality of life, opportunities and constraints facing Silt, what they value most about Silt, and what they want Silt to be like 20 years in the future. Refer to Appendix A for a summary of the charette results.

***Community Workshops***

McCool Development Solutions and ForeSee Consulting facilitated a series of three community workshops. Each workshop was highly interactive and resulted in community consensus upon completion of the community input phase of the project.

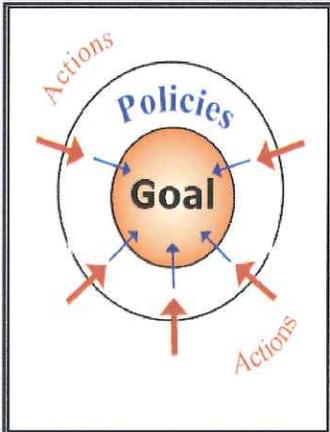
***'Quality of Life' Workshop***

This workshop consisted of a variety of planning exercises and activities aimed at gaining input about what contributes to the quality of life, opportunities and constraints facing Silt, what citizens value most about Silt, and what they want Silt to be like 20 years in the future. The participants were engaged by utilizing keypad polling to respond to a "community survey" and share their ideas and opinions. Refer to Appendix B for the workshop results.





Community Workshops



### ***‘Growth Challenge’ Workshop***

Silt residents, landowners, business owners, Citizen Advisory Committee (CAC), Planning & Zoning Commission and Town Staff played the ‘Growth Challenge’ Game. The participants were divided into small teams to create a land use plan and lay out future development. They used chips representing various densities of housing, jobs, public facilities, etc., and were asked to ‘play’ 3,500 homes and jobs. They used markers to draw in trails/parks and roads, identify where neighborhood commercial centers would be located and could use one chip for a regional attraction. Each group used a “Growth Challenge Gazette” to understand smart growth principles and the community preferences that were determined at the first workshop. Through this hands-on planning exercise, participants were able to see how a variety of housing types, commercial development, location of parks/open space, as well as transportation and trail corridors in different areas would affect the overall community. After completing their plans, each group shared their plan with all the workshop participants and examined the impacts of their land use choices. Refer to Appendix C for the “Growth Challenge Gazette” and the workshop results.

### ***‘Community Consensus’ Workshop***

Approximately thirty of Silt’s citizens joined together to review the results of the ‘Growth Challenge’ game and the Community Consensus Map (*Draft Future Land Use Plan*). The Planning team utilized key pad polling to ensure that the Plan was representative of the public input received, which helped the Planning Team gauge the overall support of the Community Consensus Map. The draft *Future Land Use Plan* received overwhelming support in that 76% of the participants found the Draft Plan to be representative of the public input and 85% supported the overall concepts contained with the draft *Future Land Use Plan*. Refer to Appendix D for the survey results and workshop summary.

### **Implementing the Plan**

Implementation of the *Silt Comprehensive Plan* requires a commitment by the Planning & 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 regulations, 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.

### **Amending the Comprehensive Plan**

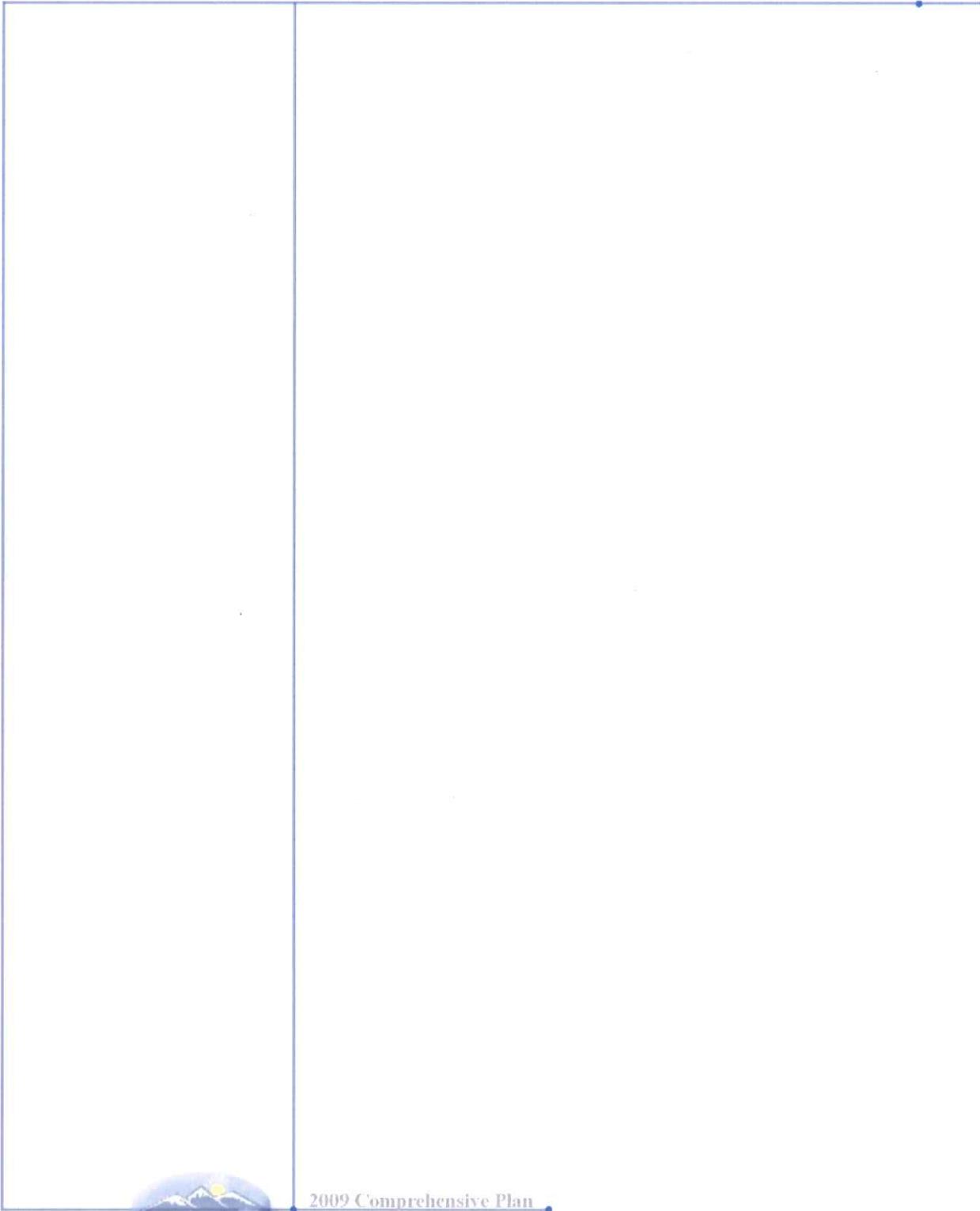
This Comprehensive Plan is a citizen-driven document for the Planning & Zoning Commission and Board of Trustees to use to direct decision making for the Town. As the community grows, the Plan must be able to adapt accordingly. The Planning & Zoning Commission, Board of Trustees, and Town staff should 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 & Zoning Commission must review all requests to amend the Plan. If an amendment is suggested, the Board of Trustees and Planning & 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.



2009 Comprehensive Plan

## Land Use and Growth of the Town

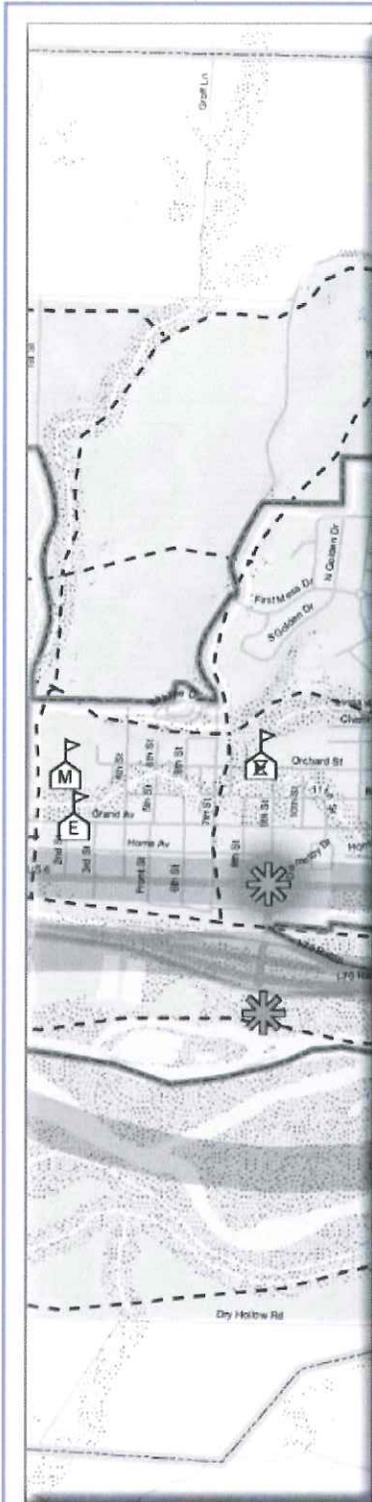


The Town of Silt is located in Garfield County, the second most populous county in northwest Colorado. Silt is projected to continue its three percent (3%) growth rate with a projected population of 5,025 by 2030. The drivers of this growth include the unprecedented levels of employment from the natural gas extraction industry as well as the significant increase in “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 struggle with housing prices rising beyond affordable levels presents Silt with severe challenges due to the pace, location and nature of these growth pressures.

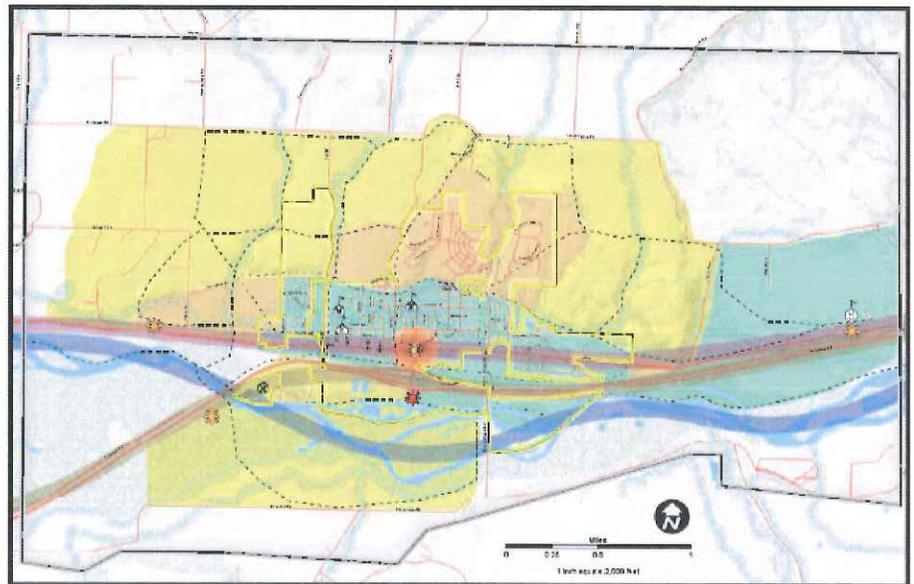
The intent of the Land Use and Growth of the Town element is to guide future development while allowing flexibility for land owners and developers, to accommodate long-term growth without imposing huge burdens on existing residents, and to shape growth in a way that maintains and enhances Silt’s unique 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.

- **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.



**Growth Priority Tiers:** Tier One Tier Two Tier Three

**Growth and Community Character Map**  
(Refer to Mapping Section for full-sized map)

**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 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.

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.

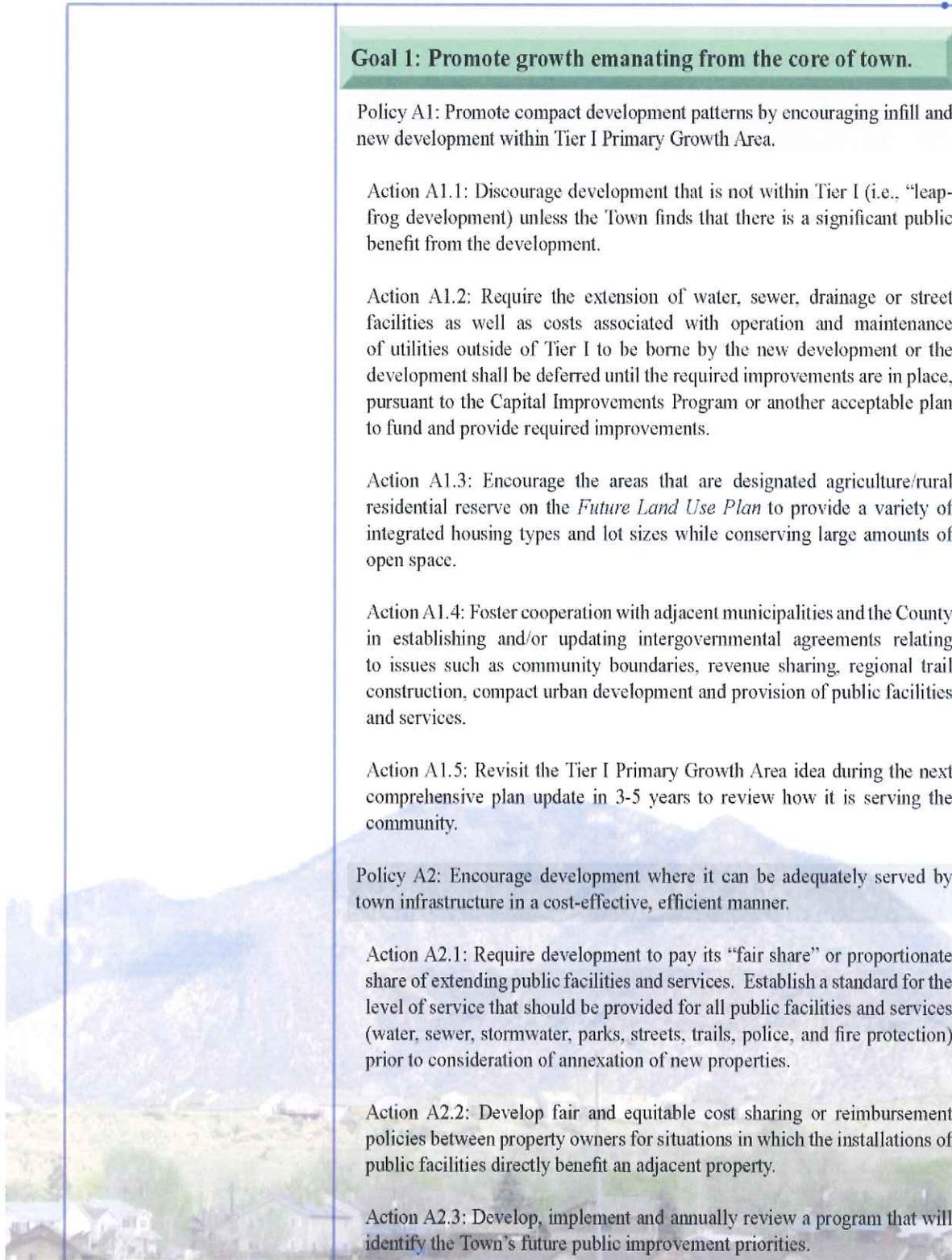
Action A1.5: Revisit the Tier I Primary Growth Area idea during the next comprehensive plan update in 3-5 years to review how it is serving the community.

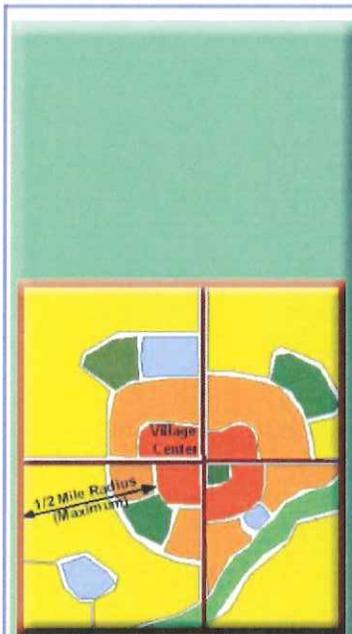
Policy A2: Encourage development where it can be adequately served by town infrastructure in a cost-effective, efficient manner.

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

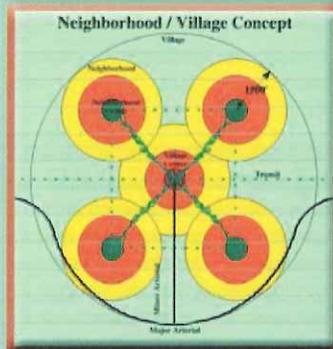
Action A2.2: Develop fair and equitable cost sharing or reimbursement policies between property owners for situations in which the installations of public facilities directly benefit an adjacent property.

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





Neighborhood Center Model



Walkability among neighborhood centers

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 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*.

Action A4.2: Develop and adopt flexible Community Design Principles and Development Standards for the Town that allow 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.



Bald Eagle



Blue Heron



Colorado River

Wildlife photos  
courtesy of Colorado  
Division of Wildlife

**Goal 3: Develop walkable, pedestrian friendly neighborhood centers.**

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: Work with landowners, citizens, public agencies (State and Federal governments), Colorado Natural Heritage Program and Great Outdoors Colorado to update and implement the master plan for the Colorado River Corridor and to obtain access and the funding necessary to establish a regional (lineal) park.

Action A6.2: Revise the Silt Municipal Code as necessary to: limit development in the floodplain, encourage landowners and developers to conserve and enhance important wildlife habitat and view corridors, promote clustering of structures, provide adequate setbacks from the river and dedicate open areas as well as promote and provide public access.

Action A6.3: Collaborate with the School District, Silt Historical Society and other parties to educate the public about the value of the river corridor, its history and the role it plays in the community. This could include 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><b>Agricultural/Rural Residential Reserve</b></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, two (2) acre lots do not present a positive situation for the Town’s Planning &amp; 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.</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 Chart

| Land Use Designation  | Description/Characteristics   | Locational Criteria   |
|---|---|---|
| <p><b>Neighborhood Residential</b></p> <p>Zone District: 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 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. 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. Since this area is adjacent to the “Downtown” core, the Town benefits from these residents supporting their own local economy. 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. 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>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 Chart

| Land Use Designation  | Description/Characteristics   | Locational Criteria   |
|---|---|---|
| <p><b>Walkable Residential</b></p> <p>Zone District: R-2, R-3 &amp; 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. 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, pedestrian amenities, parks, open space and Town Administration. 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 Chart

| Land Use Designation  | Description/Characteristics  | Locational Criteria  |
|---|--|--|
| <p><b>Mixed Use/Neighborhood Center</b></p> <p>Zone District: R-1, R-2, R-3 &amp; 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/Neighbor 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> |

[Type the document title]

| Land Use Designation   | Description/Characteristics   | Locational Criteria   |
|--|---|---|
| <p><b>Downtown</b></p> <p>Zone District: B-1, B-2, R-2 &amp; 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 improve State Highway 6 to include wide sidewalks, planters, trees, street art, benches and other pedestrian friendly amenities within a nine-block area, from 1<sup>st</sup> Street to 9<sup>th</sup> Street, and potential pedestrian and landscaping facilities east to 16<sup>th</sup> Street. 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 mingle. 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. 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.</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 16<sup>th</sup> Street, and from the alley north of Front Street to Grand Avenue, between 4<sup>th</sup> Street and 9<sup>th</sup> 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> |



[Type the document title]

| Land Use Designation  | Description/Characteristics  | Locational Criteria  |
|---|--|--|
| <p><b>Service and Commercial Support</b><br/>                     Zone Districts: B-1, B-2 and B-3<br/>                     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>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><b>Recreation Commercial</b></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 runoff, 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 Chart

| Land Use Designation   | Description/Characteristics   | Locational Criteria                             |
|--|---|---|
| <p><b>Public/Quasi-Public/Parks and Open Space</b></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>Areas along the Colorado River corridor.</p> |



[Type the document title]

| Land Use Designation  | Description/Characteristics  | Locational Criteria   |
|---|--|---|
| <p><b>Natural Resource Extraction - Future Public/Quasi-Public Parks and Open Space</b></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 &amp; 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. 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> | <p>Located throughout the region, but may particularly be located in natural resource rich areas.m,</p> |





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

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 of where I-70 crosses the Colorado River and directly east of Davis Point, and on the east and west sides of State Highway 6 (Main Street). The roundabout at the confluence of North 9th Street and Main Street was determined to be a primary entrance to Silt that should act as a prominent gateway to the town.



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: Create a town logo that 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.

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



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



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

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: Create 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 develop 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



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, the Silt Chamber of Commerce, 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. The rest stop shall act as an additional gateway/entry point, providing visitors with information about 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 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.



**Silt Historical Park  
Museum**



**Silt Community Center**

**Locate civic structures in highly  
visible and used areas**

#### **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.



## Economic Development



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

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*).

*Comprehensive Plan* workshop participants shared their unpleasant memories from those days and have passed those memories down to younger generations in the community. During the charettes at the Coal Ridge High School students were very aware of the oil and gas industry and asked "what will happen to our town when the oil and gas industry goes away?"

Natural gas drilling, and related activities, has accelerated rapidly in northwest Colorado since 2003. Although drilling activity may have reached a temporary plateau, 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 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 as well as Silt Student Charettes 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.



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 economical 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 downtown 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 6/24 highway corridors 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 Employment 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 Silt 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 Silt 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 Silt 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 review 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. 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

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 town homes 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 into the downtown. In community workshops, fifty-six percent (56%) 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.



**Encourage accessory dwelling units as a way to promote a compact urban core**



**Encourage a mix of housing types**

Action D2.2: Acquire lands to leverage towards social housing and parks programs.

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.

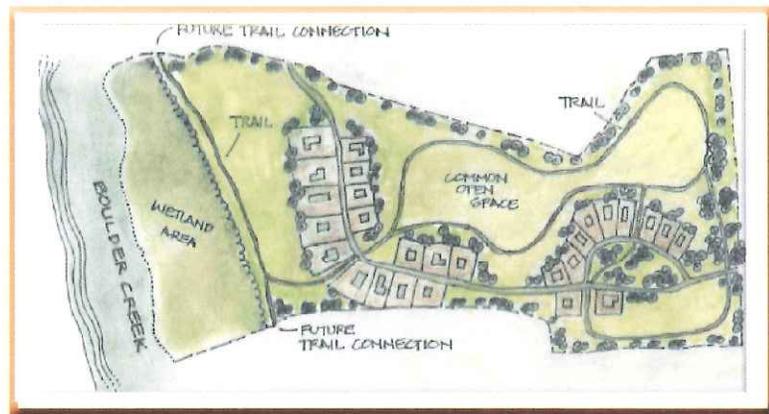
Action D4.2: Create an inventory of existing infill parcels in priority areas to be utilized by the infill development program.

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.

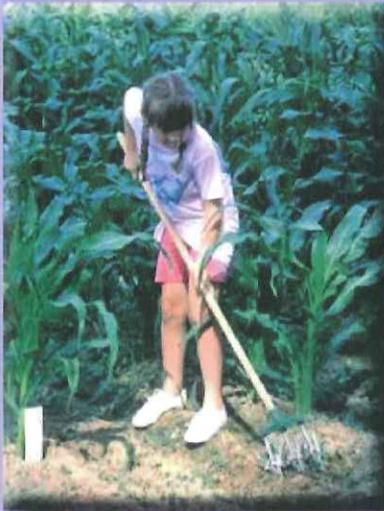
Action D5.3: In low density rural residential reserve areas, encourage rural subdivisions and cluster development that preserve and protect natural resources, agricultural lands and open space.



Example of rural subdivision with clustered development



## Community Involvement and Services



Silt Community Gardens



Continue community events such as Silt Hey Days



Example of a Farmer's Market

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 Ambulance 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.

**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.



Silt Library



Cactus Valley Elementary School



Medical Services



Silt Post Office

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, Silt 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.

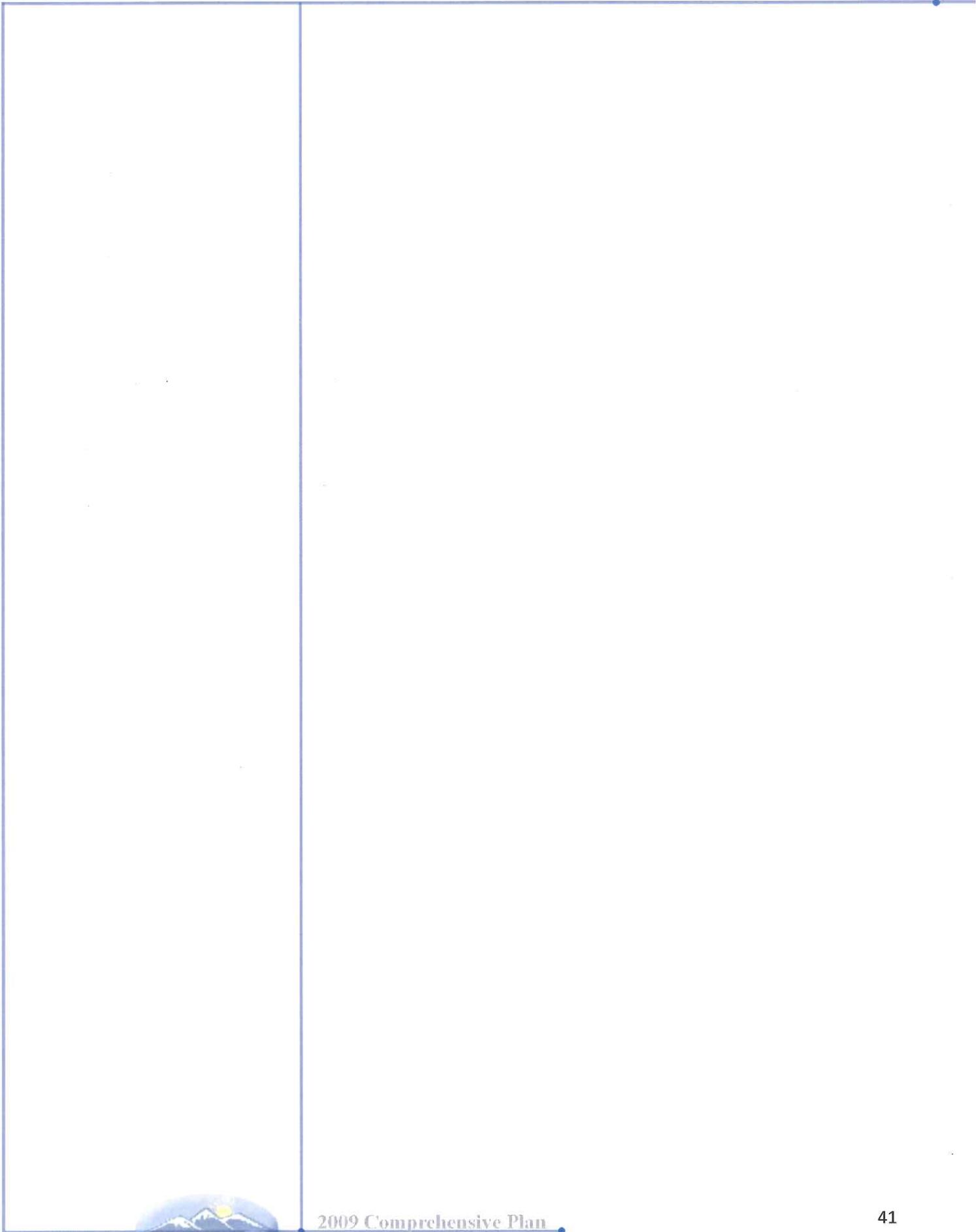
Policy E4: Collaborate with local social, historical, educational organizations to create a community network that contributes to a strong sense of community identity.

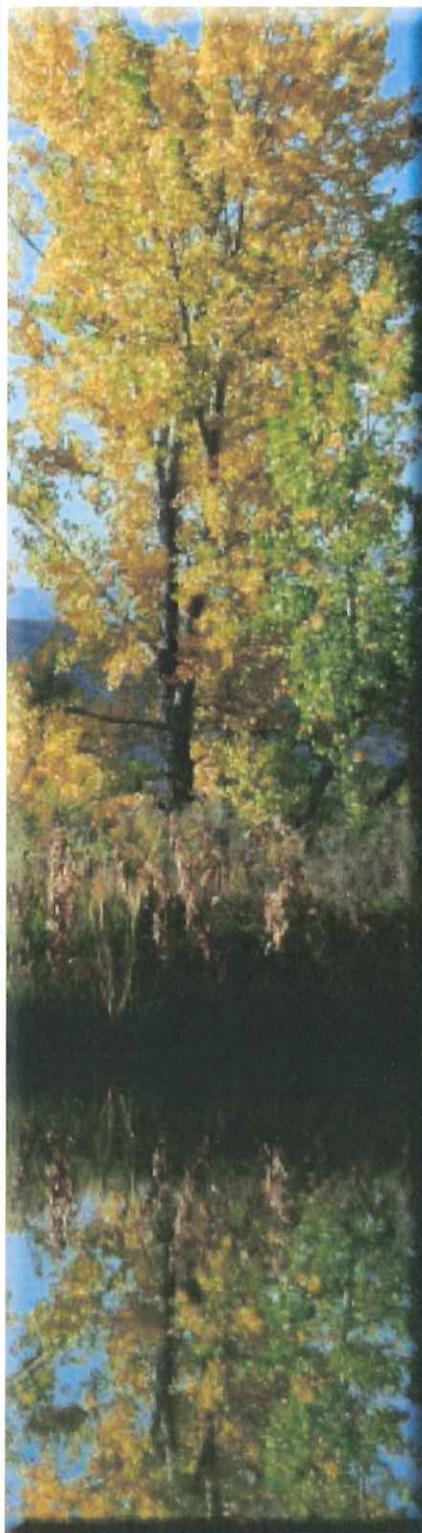
Action E4.1: Promote and coordinate community activities in and around Silt, as feasible and appropriate.

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.





Silt is situated in a spectacular natural setting that serves as the gateway to numerous outdoor activities, including hunting, fishing, skiing, snowboarding, snowmobiling, camping, biking and hiking. In addition to the numerous outdoor activities, citizens enjoy clean air, scenic views, large expanses of undeveloped land, and observe wildlife such as deer, elk mule deer, 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.

**Action F1.3:** Encourage responsible water and energy consumption by both private and public consumers in Silt.



Solar Power



Water Resources



Wind Power

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 regulations 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.

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.



*Photos courtesy of  
Colorado Division of  
Wildlife*

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.

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## Open Space, Recreation, 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.



*Photos courtesy of  
Colorado State Parks*

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

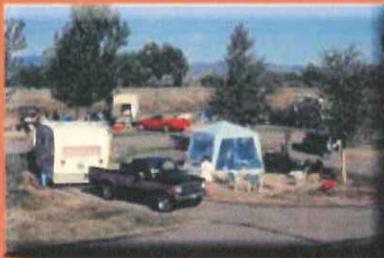
**Action G4.3:** Require new development and annexations to contribute to the acquisition of land for public open space.



Harvey Gap



Rifle Falls



Camping opportunities



Mountain biking

*Photos courtesy of  
Colorado State Parks*

Action G4.4: Include funding for acquisition of parcels and easements as part of the Parks and Recreation budget.

**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.

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.

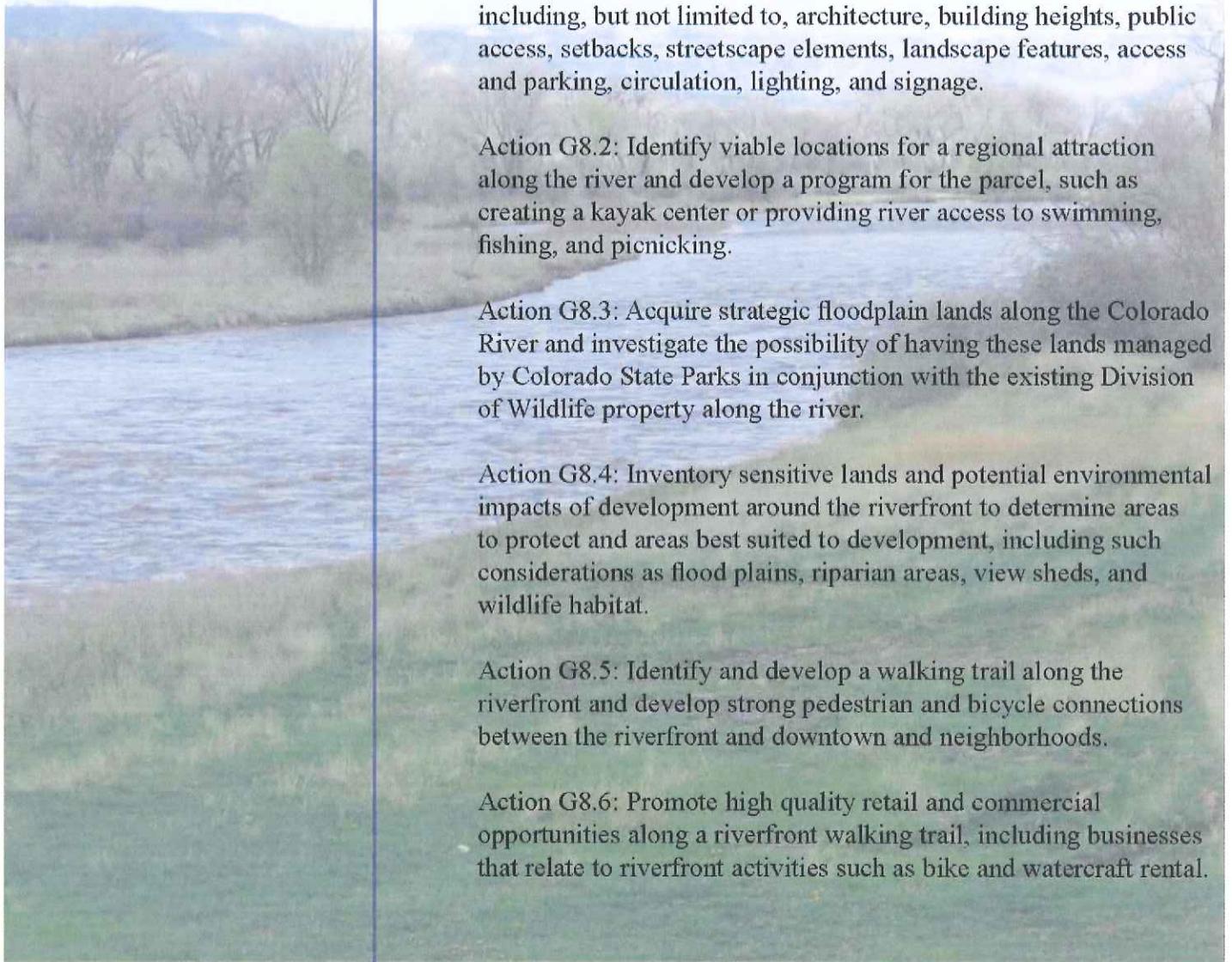
Action G8.2: Identify viable locations for a regional attraction along the river and develop a program for the parcel, such as creating a kayak center or providing river access to swimming, fishing, and picnicking.

Action G8.3: Acquire strategic floodplain lands along the Colorado River and investigate the possibility of having these lands managed by Colorado State Parks in conjunction with the existing Division of Wildlife 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.

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.

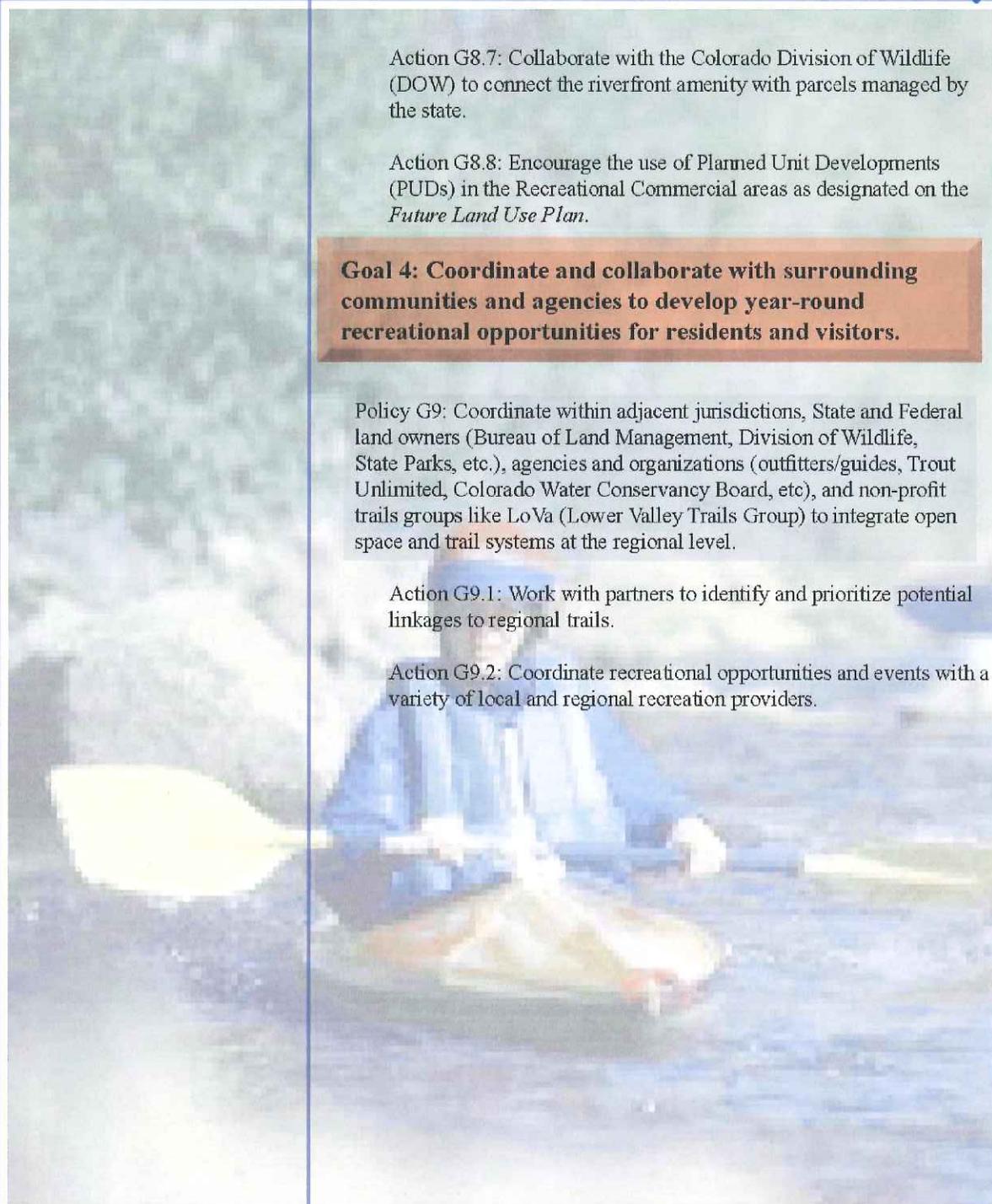
Action G8.8: Encourage the use of Planned Unit Developments (PUDs) in the Recreational Commercial areas as designated on the *Future Land Use Plan*.

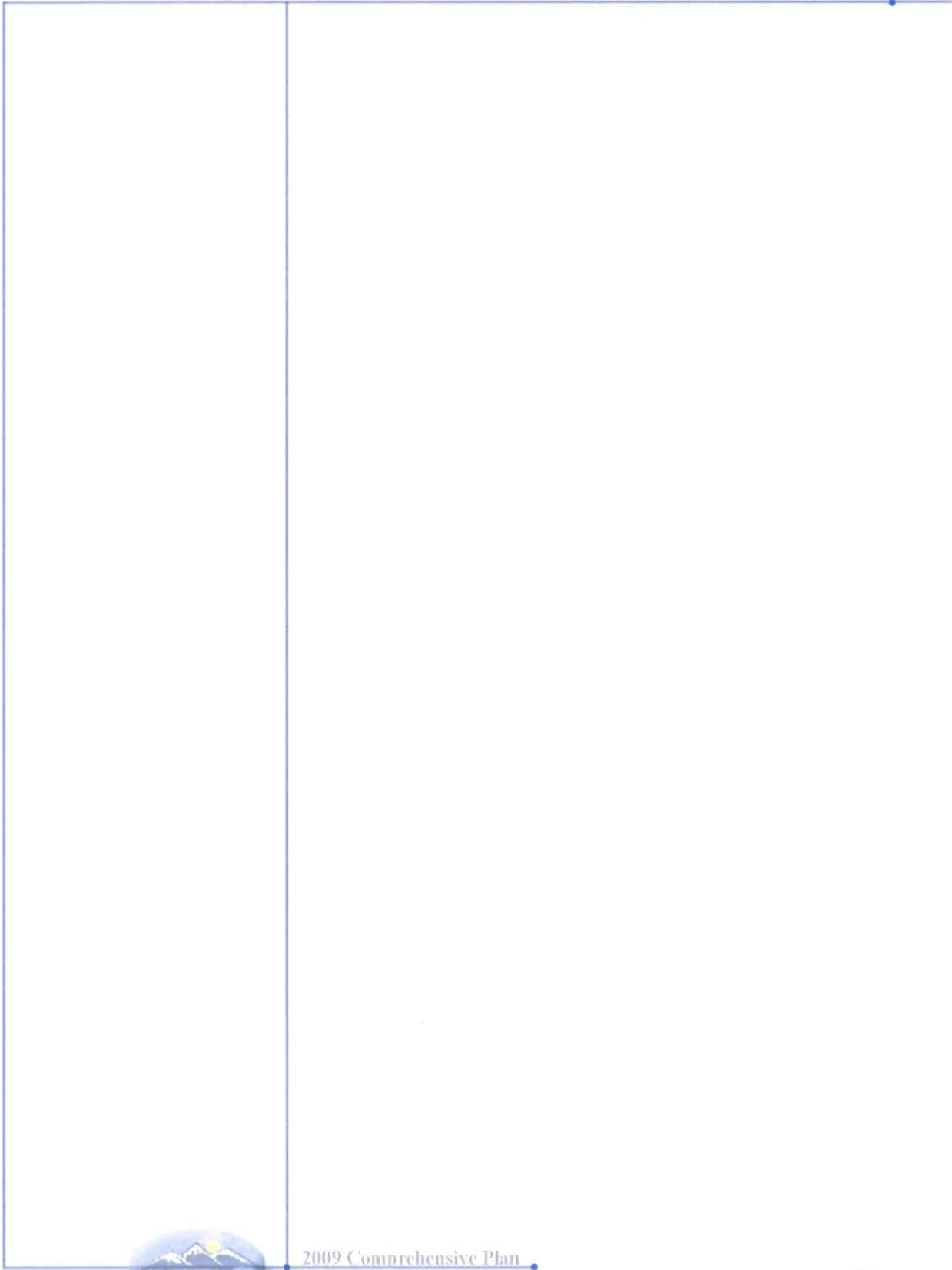
**Goal 4: Coordinate and collaborate with surrounding communities and agencies to develop year-round recreational opportunities for residents and visitors.**

Policy G9: Coordinate within 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.







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.

### **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 US 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.





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, and streets, bridges, and public property inventory, and investment schedules.

Action H4.2: Develop a profile for all Town-owned properties and evaluate those properties's 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 US 6, which should improve mobility within the town and separate local trips from those accessing the interstate.

Action H5.2: Require new development to provide riverfront access.

Action H5.3: Identify preliminary locations for addition 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.

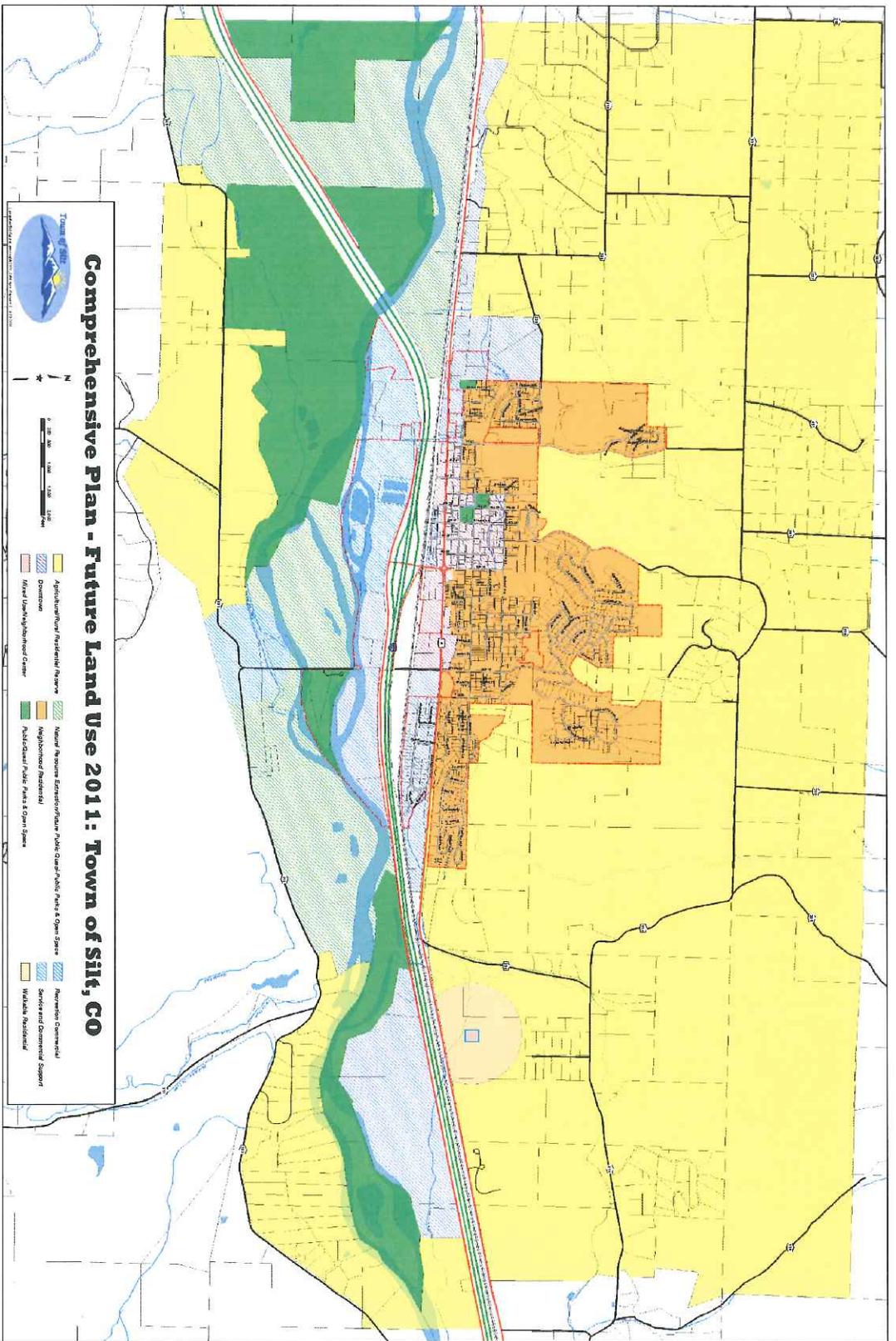
Action H6.2: Create an alternative interchange connecting County Roads and serving the high school area.

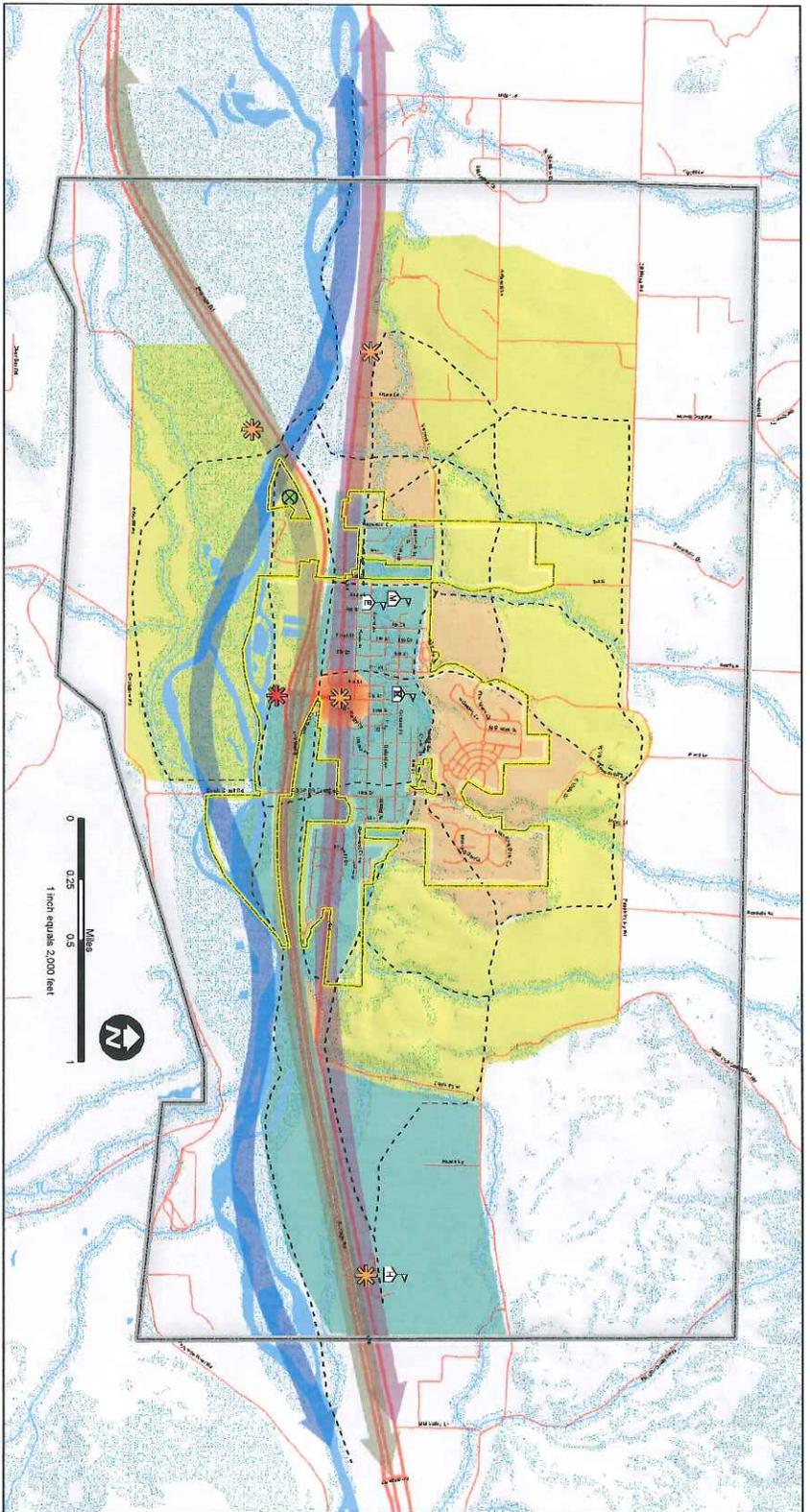


# MAPPING









# Growth & Community Character Map

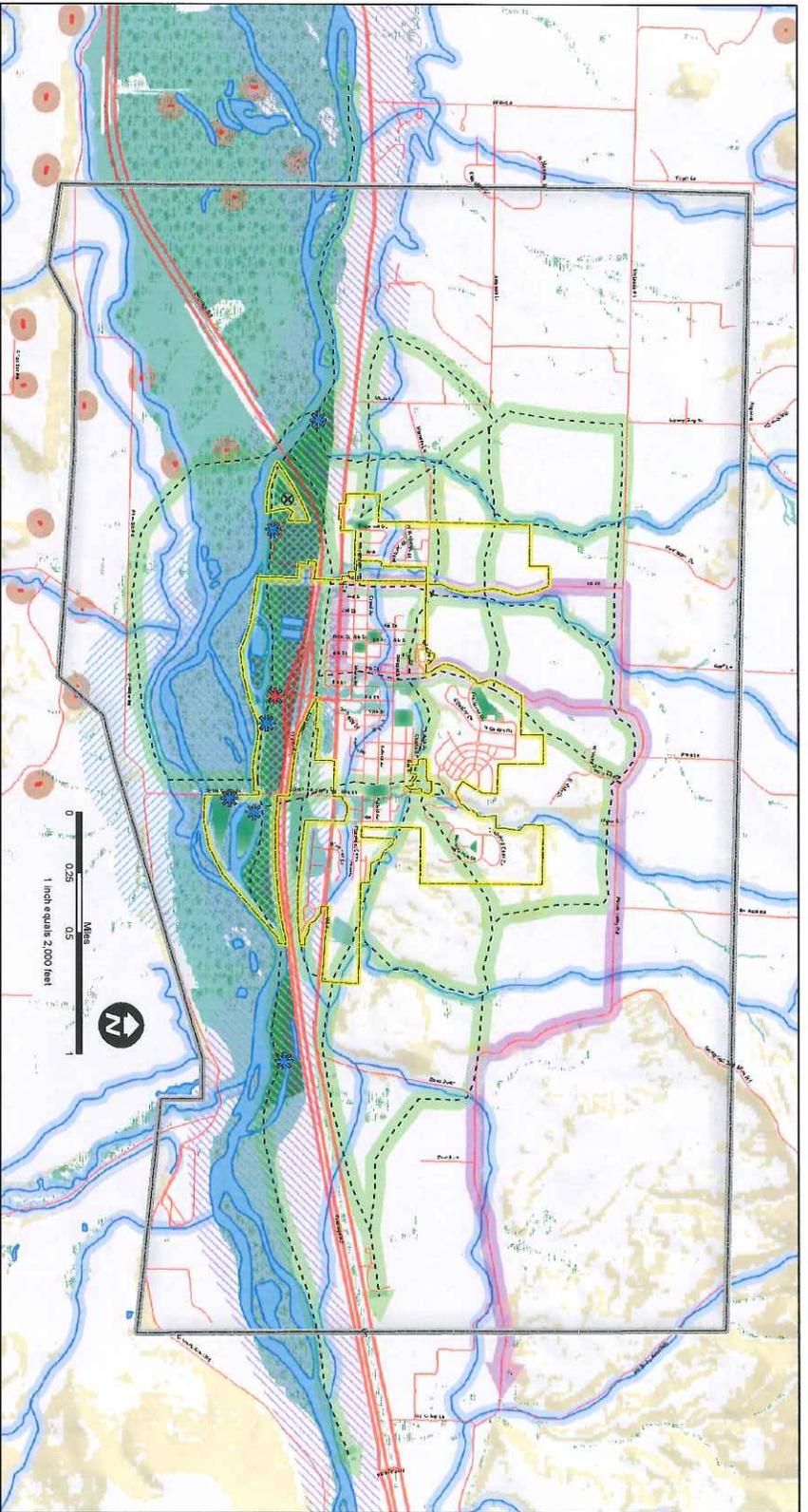


TOWN OF SILT  
Comprehensive Plan  
Adopted by the Silt  
Planning and Zoning  
August 18, 2009

- Growth Priority Tiers**
- Tier One
  - Tier Two
  - Tier Three
- Planning Area**
- Town Boundary
  - Natural Resources Framework
  - Trail
- Corridors**
- I-70 Employment Corridor
  - 6524 Corridor
  - Colorado River Corridor
- Education**
- Elem. School
  - Middle School (proposed)
  - High School
  - Elem. School (closed)
- Community Features**
- Prominent Gateway
  - Gateway
  - Regional Attraction
  - Water/Wastewater Treatment Plant



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**Natural Resources & Environmental Constraints Map**



TOWN OF SILT  
Comprehensive Plan  
Adopted by the Silt  
Planning and Zoning  
Commission  
August 18, 2009

- Slopes >= 25%
- 100-year Floodplain Riparian Area
- Stream Corridors

- Park
- Regional Attraction
- River Access
- Wastewater Treatment Plant
- Gas/Oil well

**Natural Resources Framework**

- Trail
- Scenic Loop
- Silt Riverfront Park
- Planning Area
- Town Boundary
- Bald Eagle Habitat (DOW)
- Blue Heron Nesting Area (DOW)



# APPENDICES A-E





# Appendix A: Silt Student Charrette Results



## Coal Ridge High School Student Charrette



What is a charrette? Charette is a French word for a small cart. In the 1800's, architecture students often rode through the streets of Paris on a cart sent to collect their projects, adding to and completing their models or drawings as they went. Today, the word "charrette" describes the creative planning session that was held at Coal Ridge High School with Mrs. Mickelson's Art class and Mrs. Steindler's Leadership class in January 2009. Over 35 students participated in the charettes and expressed their ideas about the kind of development they want for their town, what contributes to the quality of life, opportunities and constraints facing Silt, what they value most about Silt, and what they want Silt to be like 20 years in the future. The summary below is the result of the day's work.

## Drawing II Art Class – Mrs. Ashley Mickelson

### Charette Exercise 1:

The art students were presented with a brief overview of basic planning principles and the *Town of Silt Comprehensive Plan* update. The class was then asked why they thought it would be important to "plan."

### Results of "Why Plan" Exercise 1:

The responses included the following:

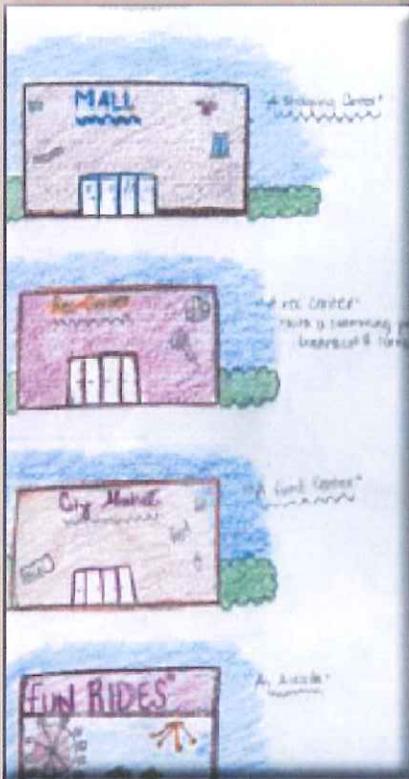
- Maintaining affordable housing
- Create a recreation center with an indoor pool and skate park
- Limit retail growth to the downtown
- Improve transportation and town infrastructure
- Retrofit Roy Moore Elementary School into a recreation center

### Drawing Exercise 2:

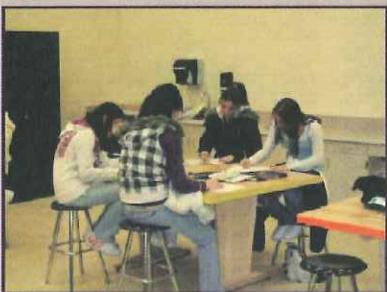
The class was then tasked with drawing one of five options: 1) Town of Silt in 2030; 2) a map of Silt (identify/draw the best and worst things in/about Silt); 3) future businesses, parks, etc. they would like to see in Silt; 4) aspects of other towns that they would like to see in Silt; 5) ideas for a new town logo.

### Results of Drawing Exercise 2:

The students were able to provide valuable visual representations of the growth and commercial development they would like to see added to the Town of Silt. The commercial district was represented with restaurants and businesses, including several chain restaurants. Other businesses included entertainment related retail such as a movie theater and a bowling alley.



Sample response from drawing exercise 2



Most drawings showed retail growth focused in the town center. There were several representations of a recreation center, with an indoor pool and skateboard park. Student response was informative in gaining insight as to the direction of growth Coal Ridge High School students want to see in the Town of Silt.

### Leadership Class: Mrs. Alice Steindler

#### “Best and Worst Things” Exercise 1:

The next class visited was the Student Leadership Class taught by Mrs. Alice Steindler. The students were presented with a brief overview of basic planning principles and the Town of Silt Comprehensive Plan update. The students were then asked to give examples of the “Best and Worst things” in the Town of Silt.

#### Results of “Best and Worst Things” Exercise 1:

##### *The “Best” list included the following:*

- Existing downtown buildings could facilitate economic growth better than the downtown in New Castle
- Easy access to outdoor activities which include hiking, fishing, rafting
- The “small town feel” is maintained while preserving the environment
- The available park with pick up basketball games
- The historical element of Silt
- The proximity of retail to residential; walk-ability
- The division of middle schools and high schools
- The agricultural feel

##### *The “Worst” things list includes the following;*

- Not modern
- Dilapidated housing
- Not competitive with neighboring towns
- No employment opportunities for teens
- A lack of entertainment options
- Lack of restaurants
- Too many gas stations
- Lack of sidewalks and pedestrian connectivity
- Poor street conditions
- Need for a middle school
- Growth for oil and gas employees that will leave when jobs leave
- Limited recycling services
- Limited use of solar energy
- No community theme or identity (there is a need for branding)
- No consistency in the architectural design downtown
- Loss of agricultural land

**“Planning Goals” Exercise 2:**

The Comprehensive Plan consists of a number of elements including: Land Use, Tourism, Parks and Open Spaces, Economic Development, Utilities/Services, and Growth, etc. The Comprehensive Plan is organized by goals, policies and strategies (Action steps), all of which stem from the vision of the Comprehensive Plan. The students assembled into informal groups and assigned the task of identifying specific goals for each planning element respectively.

**Results of “Planning Goals” Exercise 2:*****The Land Use Group provided the following suggestions:***

- Keep growth on Main Street
- Main Street to Orchard should remain residential
- Clean up the Harvey Gap Swim Beach and dock
- Remodel old buildings, reducing hazards
- Keep agricultural production
- Tourism should stay on Main Street
- Fix the roads and sidewalks
- Limit buildings on 1st Street
- Maintain Stoneyridge baseball & soccer fields

***The Tourism Group provided the following suggestions:***

- Boat shows
- Improve hiking trails
- Promotion of hunting activities
- Promotion of a triathlon
- Canoe rentals at Harvey Gap
- Sled racing
- Promotion of fishing activities

***The Parks Open Space and Recreation Group provided the following suggestions:***

- Create a skateboard park
- Create tennis courts
- Improve the soccer fields
- Create bigger, better playgrounds

***The Economic Development Group provided the following suggestions:***

- Continue downtown development
- Attract entertainment businesses, including a bowling alley & movie theater
- Create cooperation with New Castle businesses
- Increase restaurant options
- Tax reductions for new business
- Create an “outdoor adventure” event

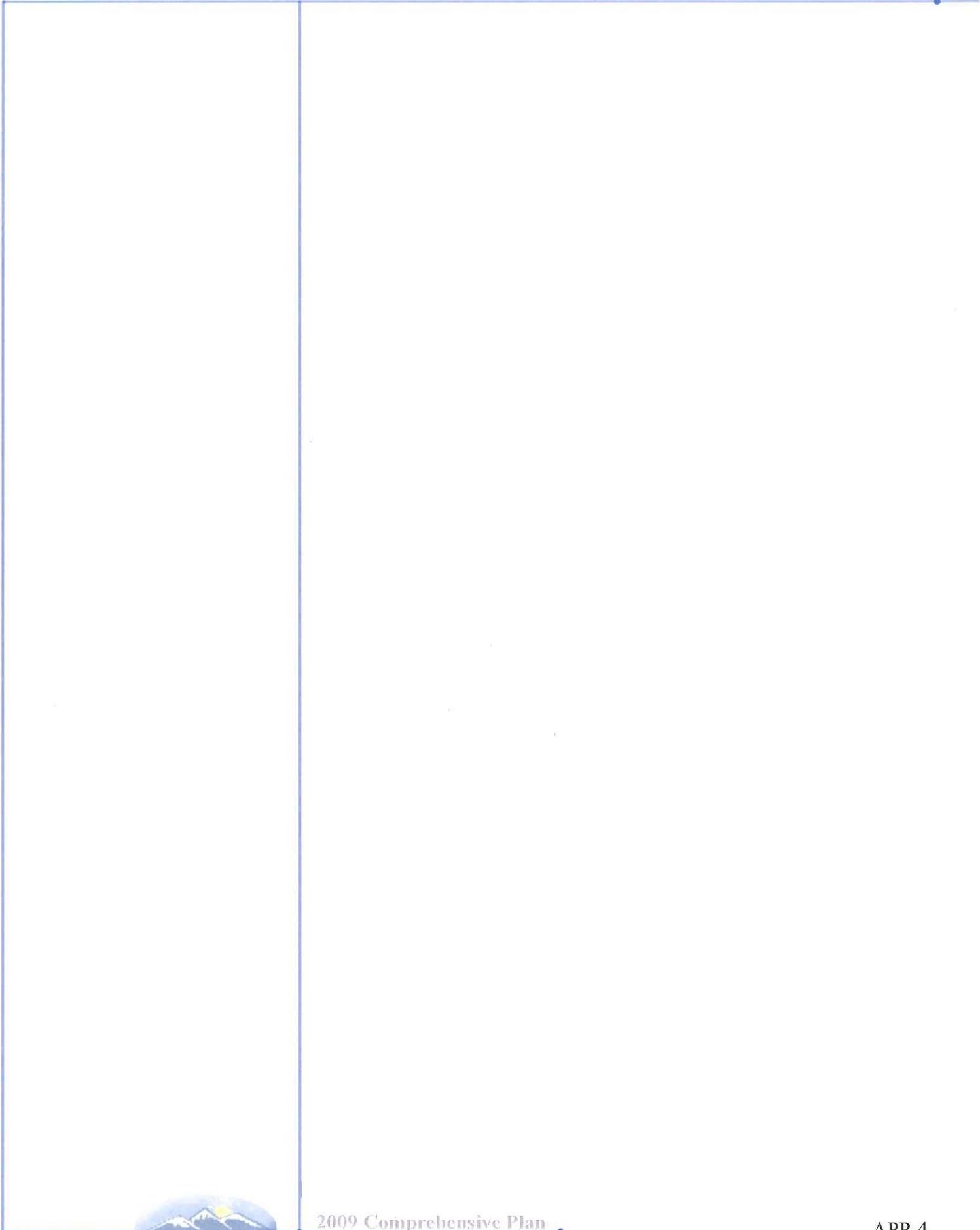
***The Utilities/Services and Infrastructure Group provided the following suggestions:***

- Improve water services
- Improvements for commercial development
- Installation of sidewalks
- Create an underpass

***The Growth Group provided the following suggestions:***

- No growth on the river
- Growth that is an improvement but does not compete with small businesses
- More growth to the North and West
- No more duplex apartments

From this exercise it was evident that commercial and retail growth in the downtown area is desired by the students of Mrs. Steindler’s class. Improvements to infrastructure and pedestrian safety were points of interest. Creation of jobs as well as a recreation center was a focus of students. Maintaining agricultural land and a rural feel were also desirable results of the comprehensive plan update.



*Town of Silt*

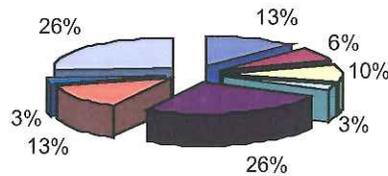
# Appendix B: 'Quality of Life' Workshop Results



This workshop consisted of a variety of planning exercises and activities aimed at gaining input about what contributes to the quality of life, opportunities and constraints facing Silt, what citizens value most about Silt, and what they want Silt to be like 20 years in the future. The participants were engaged by utilizing keypad polling to respond to a "community survey" and share their ideas and opinions.

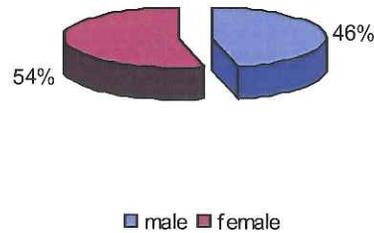
## Keypad Polling Results

### 1.) Have you ever lied to your mother?



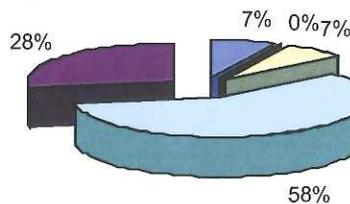
- Never...Honest!
- Only once and I paid for it dearly
- Only a couple of times
- Yes, but I was young & candy was involved
- I prefer to call it a "stretching of the truth"
- Only when it was in her best interest
- Yes, but my brother/sister made me do it
- Too many times to count!

### 2.) Are you ...



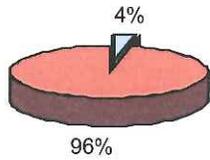
- male
- female

### 3.) What is your age?



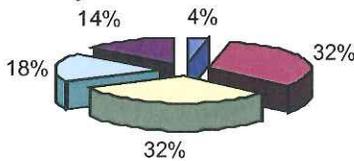
- Under 18
- 19-29 years
- 30-44 years
- 45-65 years
- Over 65 years

4.) How do you identify yourself?



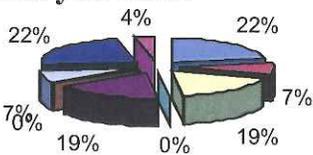
- American Indian/Indigenous
- Black or African American
- Multiracial
- Other
- Asia/Pacific Islander
- Latino/Hispanic
- White or Caucasian
- "Would rather not say"

5.) How long have you lived in Silt?



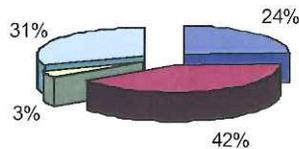
- Less than one year
- Between 1 and 5 years
- Between 6 and 10 years
- Between 11 and 20 years
- More than 20 years

6.) In what field do you work?



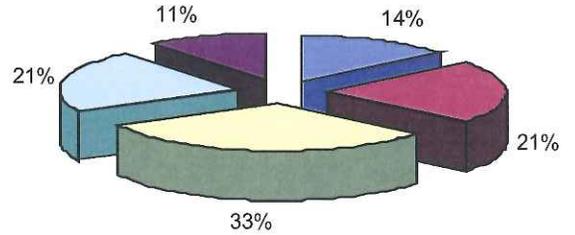
- Local, State, Federal government
- Construction
- Service or retail or recreation
- At-home caregiver
- Retired
- Education or healthcare
- Agriculture/ranching
- Mining/energy sector
- Student
- Not currently employed

7.) Where do you live?



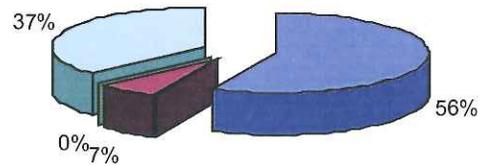
- In the City Limits, below the hill in Old Town
- In the City Limits, in new subdivisions North of Downtown
- Rifle or New Castle
- Unincorporated County around Silt

8.) How would you rate Silt's growth over the past five years?



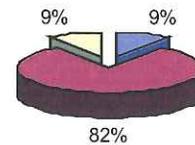
- Too slow
- Slow
- About right
- Fast
- Too fast

9.) Assuming Silt continues to grow, how would you generally prefer to see growth happen?



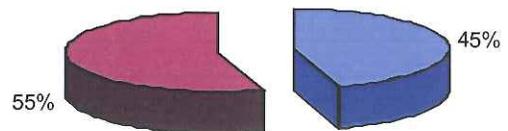
- Compact (inside/out)
- Crossroads
- Satellite Communities (hamlets)
- Some Combination

10.) Silt's rural context is likely to change over the next decade. Do you think the City should take measures to...



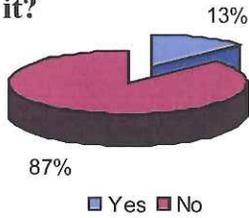
- Slow the current rate of growth
- Accommodate new residents and businesses in a planned manner without sacrificing levels of service and infrastructure
- Stay out of growth management efforts all together and allow the private market to dictate how rapidly it grows

11.) Do you think Silt should encourage growth on the other side of the Colorado River?

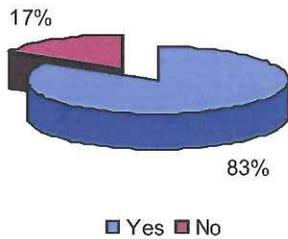


- Yes
- No

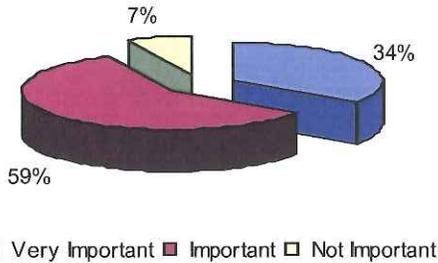
12.) If future development results in a reduced level of service to existing residents, would you support it?



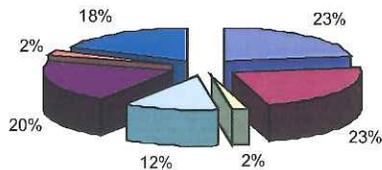
13.) Should Silt define areas of mutual interest with neighboring communities and develop revenue-sharing agreements?



14.) How important is protecting the City's small-town character?

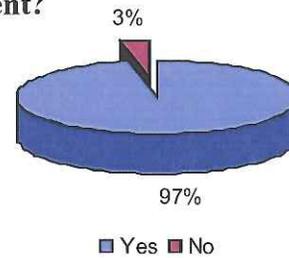


15.) What does "sense of community" mean you? (Select up to three)

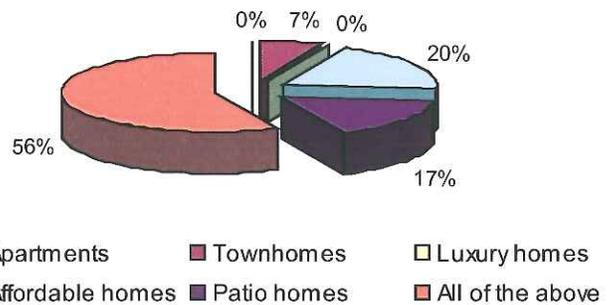


- People look you in the eyes and say "hi" on the street, in the post office.
- A small town where people live and work together and respect each other.
- I enjoy the community of families centered around local schools
- Not needing to lock your house or car, feeling safe in my everyday life.
- People are involved though volunteerism or in other ways.
- People from all walks of life share my values.
- There are special "locals places" where I enjoy hanging out and seeing people I know.

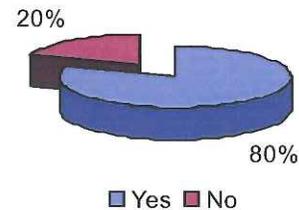
16.) Should Silt improve the appearance of the Highway 6 Corridor by requiring quality architecture and landscaping for new development?



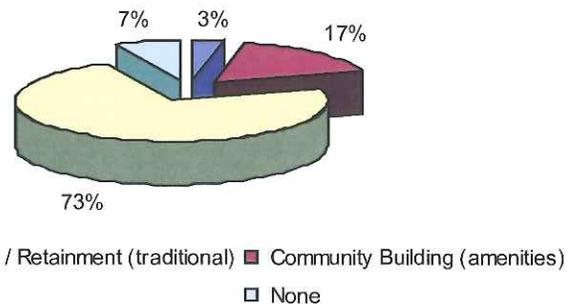
21.) What type of housing is needed in Silt?



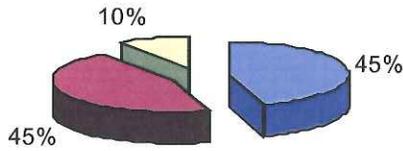
22.) Should Silt provide more economic development incentives to attract new businesses?



23.) Of the choices below, what approach to economic development strategy is best for Silt?

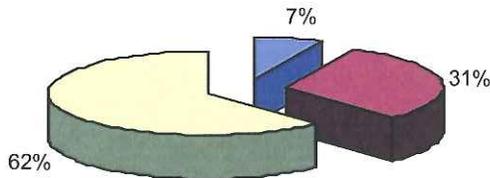


24.) Does Silt currently have adequate emergency service response times?



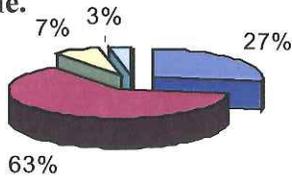
■ Yes, very adequate ■ Somewhat adequate □ Inadequate

25.) If there were grocery and other retail in Silt, what percentage of your day-to-day shopping (grocery, household goods, etc.) would you do in Silt?



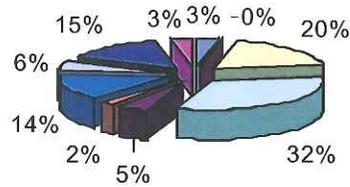
■ 0 to 25% ■ 26 to 50% □ Greater than 50%

26.) We should encourage the creation of gathering places and businesses that cater to younger generations to enjoy the downtown, including nightlife.



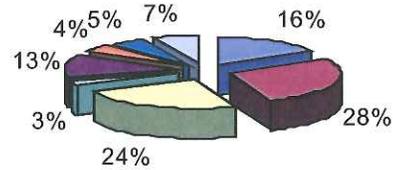
■ Strongly agree  
 ■ Agree  
 □ Disagree  
 □ Strongly disagree  
 ■ I don't know enough to have an opinion  
 ■ This does not matter to me

27.) What retail/commercial businesses and/or services are desired today in Silt? (Choose your top three)



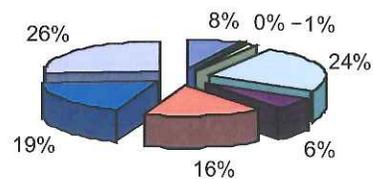
■ Bookstore ■ More liquor stores  
 □ More variety in restaurants □ Grocery stores  
 ■ Clothing stores ■ Farm and ranch supplies  
 ■ Recreation center □ Swimming Pool  
 ■ Bank ■ All of the above

28.) I would place the most growth restrictions on the following kinds of development: (Select up to three)



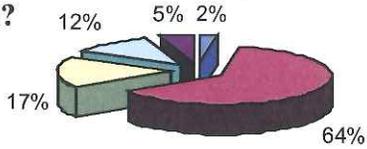
■ New Residential Subdivisions  
 ■ Manufactured Homes on single lots  
 □ Industrial Use  
 □ Retail Development  
 ■ Hotel / Motel Development  
 ■ Public Buildings  
 ■ Office & Professional Buildings  
 □ Tourism Development

29.) I would place the fewest restrictions on the following kinds of development: (Select up to three)



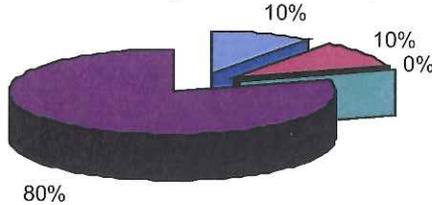
■ New Residential Subdivisions ■ Manufactured Homes on single lots  
 □ Industrial Uses □ Retail Development  
 ■ Hotel / Motel Development ■ Public Buildings  
 ■ Office & Professional Buildings □ Tourism Development

**30.) What would encourage you to shop downtown more often?**



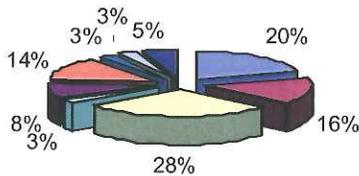
- Additional parking and marked crosswalks
- More stores
- Amenities such as street trees, benches, art, etc.
- More community events
- Nothing, I like downtown as it is

**31.) Who needs improved mobility?**



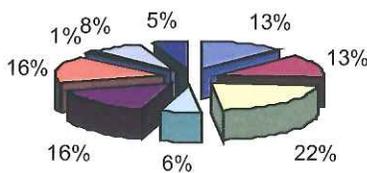
- Children
- Teenagers
- Young Adults
- Adults
- Seniors

**32.) What modes of transportation are most important in the short term? (Vote for Three)**



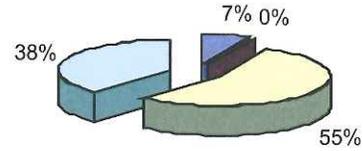
- Walking
- Bicycling
- Buses – shuttles – call & ride
- Airport Express Buses
- Light Motorized Vehicles (scooters, mopeds, & electric bicycles)
- Motorized Vehicles (cars, pickups, SUV, & vans)
- Heavy Duty Vehicles (semi trucks & tractors)
- Amtrak
- Greyhound

**33.) What modes of transportation are most important in the future? (Vote for Three)**



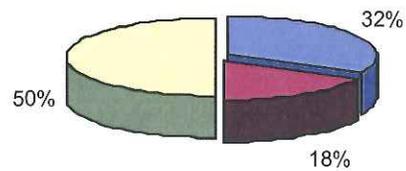
- Walking
- Bicycling
- Buses – shuttles – call & ride
- Airport Express Buses
- Light Motorized Vehicles (scooters, mopeds, & electric bicycles)
- Motorized Vehicles (cars, pickups, SUV, & vans)
- Heavy Duty Vehicles (semi trucks & tractors)
- Amtrak
- Greyhound

**34.) Of the following traffic management strategies, which one makes most sense to you?**



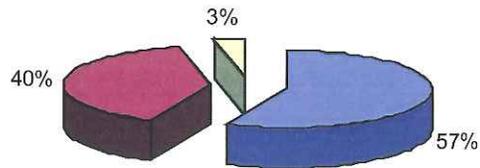
- Build more roadways with additional capacity
- Toll regional roads
- Fund projects that enhance all modes of transportation
- Control new development based on projected traffic volumes

**35.) What is most important to Silt's future?**



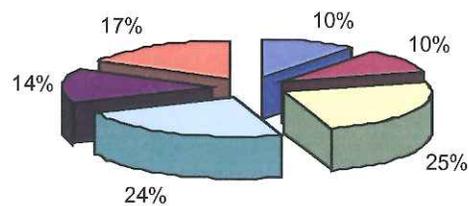
- Interstate 70
- US 6
- Exit into town

**36.) How important is it to provide vanpools or other senior transportation services?**



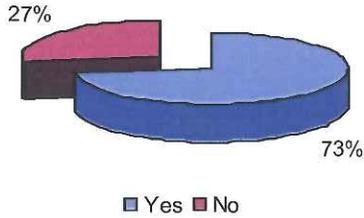
- Very Important
- Important
- Not Important

**37.) Silt's future growth will strain public service delivery systems (e.g. police, utilities, roads)?**

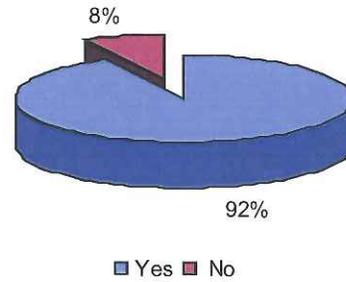


- Strongly disagree
- Disagree
- Tend to disagree
- Tend to agree
- Agree
- Strongly agree

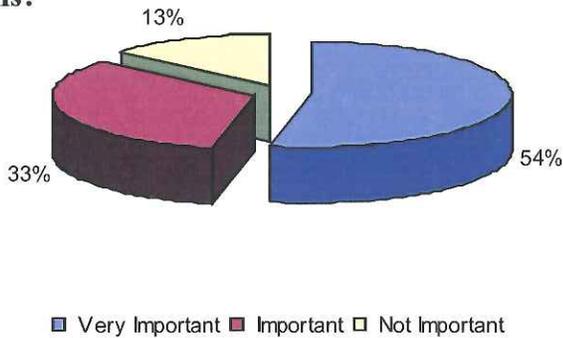
38.) Should Silt require that all the cost of new growth be paid by the developer (e.g. water, roads, sewer) – even though the price of real estate could increase?



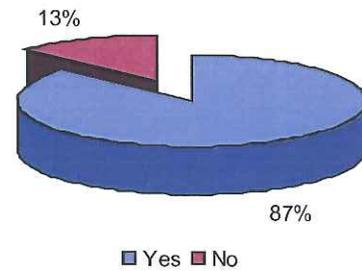
42.) Would you like to see art in public places?



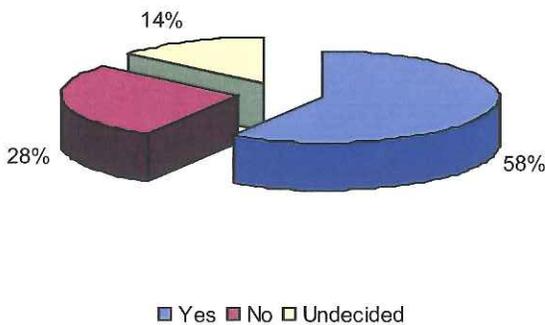
39.) How important is it to provide parks and trails?



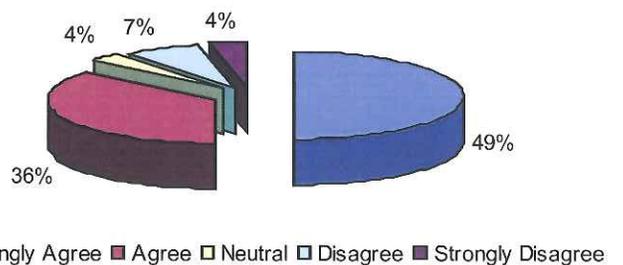
43.) As the City grows, should it be active in preserving open space?



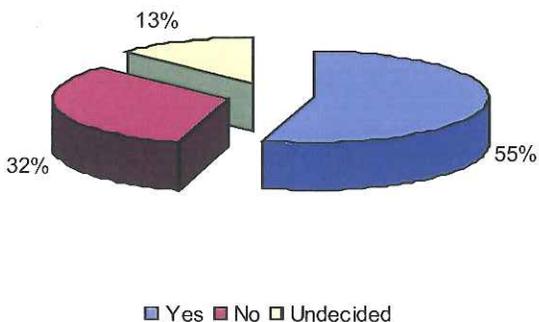
40.) Would you support a Recreation Center/ Swimming Pool even if your taxes go up?



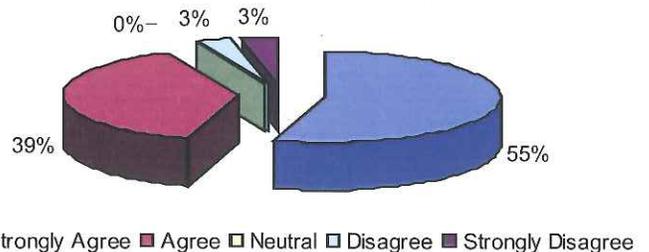
44.) Statement: "A continuous trail along the Colorado River between Glenwood and Rifle would be good for Silt."



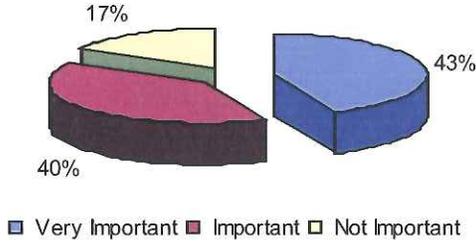
41.) Would you support sidewalks being built even if your taxes go up?



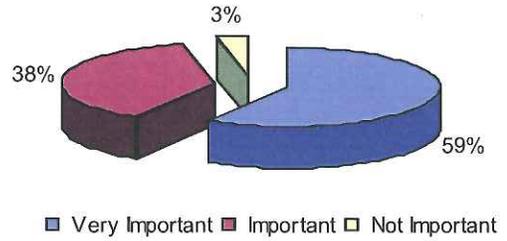
45.) Statement: "A regional recreation destination along the Colorado River would be good for everyone in Silt".



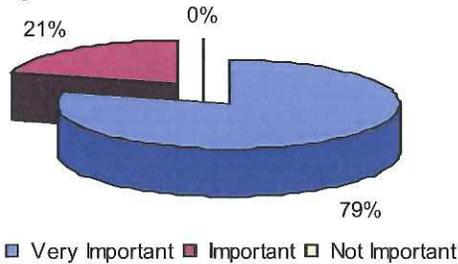
46.) How important is it to preserve high quality agricultural land?



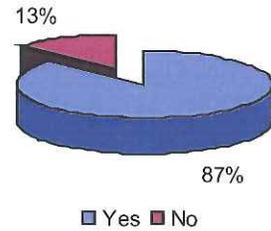
50.) How important is it to protect and restore Silt's environmental resources and wildlife habitat?



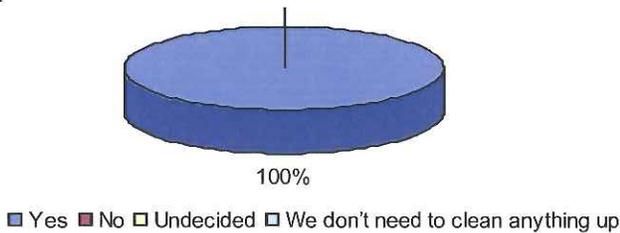
47.) How important is it to protect Silt's air and water quality?



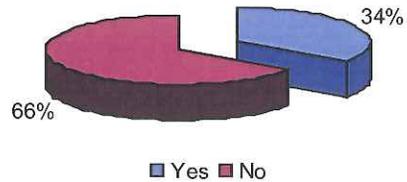
51.) Do you think Silt should explore measures to protect local history?



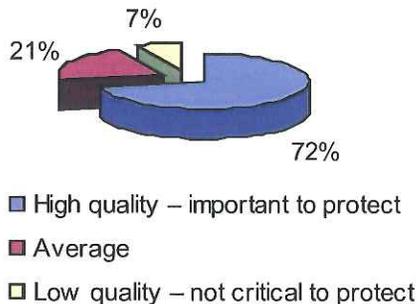
48.) Would you support a Community Clean-up day, where the Town would provide dumpsters for junk, debris etc. to improve the town appearance?



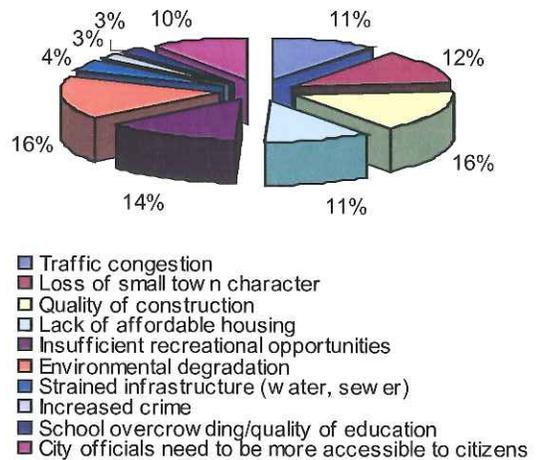
52.) Does Silt have enough access to cultural and recreational opportunities?



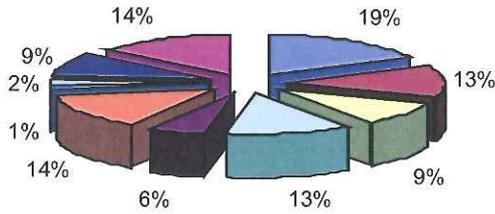
49.) How would you rate the quality of scenic vistas and landscapes in Silt?



53.) Which of the following is your biggest concern about the City today? (Vote for Three)

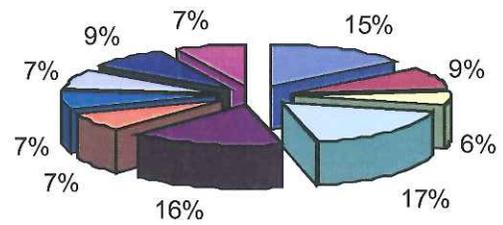


**54.) What do you see as the biggest opportunity for Silt over the next ten years? (Vote for Three)**



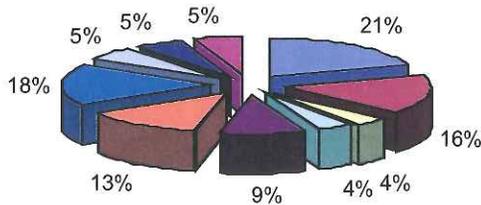
- Strengthen downtown Silt
- Enhance city image with landscape, signs, etc.
- Preserve agriculture and history of Silt
- Provide more parks, trails, art and community events
- Expand range of housing types available
- Encourage a mix of land uses (homes/stores/offices/restaurants)
- Attract tourists
- Adopt development standards to address 'quality concerns'
- Preserve open space and wildlife habitat
- Provide Economic Development Incentives

**56.) What is Small Town Character? Pick up to Three.**



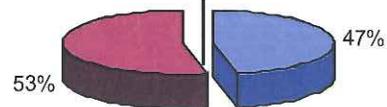
- Provides Basic Needs for all Citizens
- Walkability
- Open Communications
- Safe Place to Live
- Convenience Shopping
- Close proximity to Basic Needs
- Series of Community Events
- Rustic yet Modern Architecture
- Community Involvement / Volunteerism / Chamber
- Friendly Citizens / Welcome Visitors

**55.) The One Thing! Pick up to Three.**



- Downtown Revitalization
- Mixed Use Development (Res/Comm/Ind/Res)
- Enforce Codes We Have / A Plan that works
- Uses in Appropriate Zone Districts
- Thriving (walkable) Downtown
- Appearance of Silt
- Attract Business (unique) Planned Growth
- Community Draw / Community Identity
- Program Community Events
- Eco Development – Viable Business District

**57.) I like this method of public engagement.**

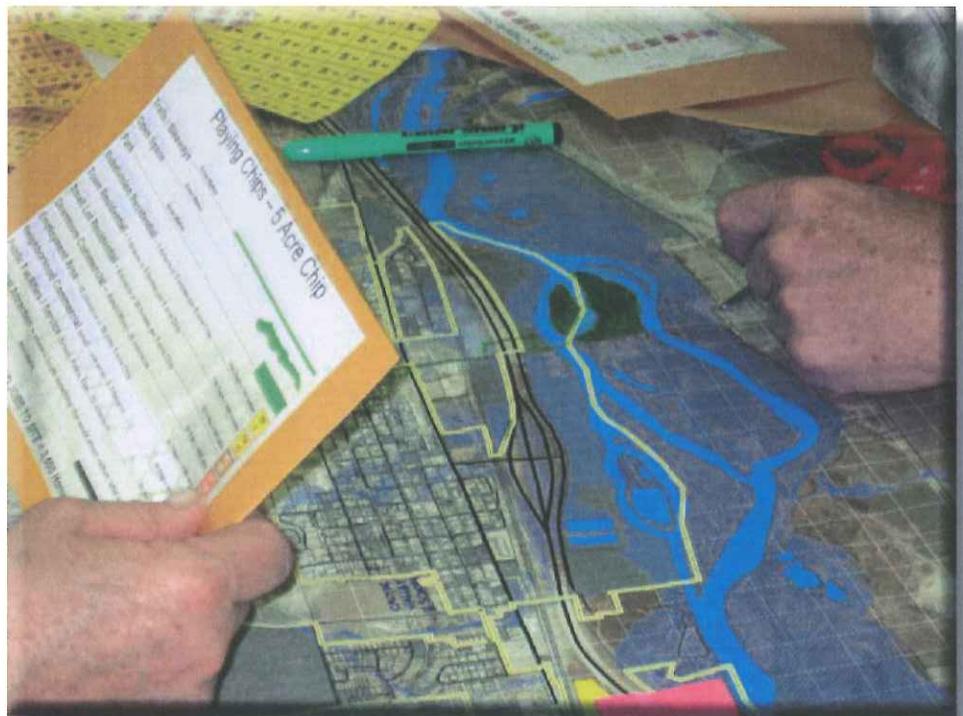


- Strongly agree
- Agree
- Disagree
- Strongly disagree

## Appendix C: 'Growth Challenge' Workshop Results



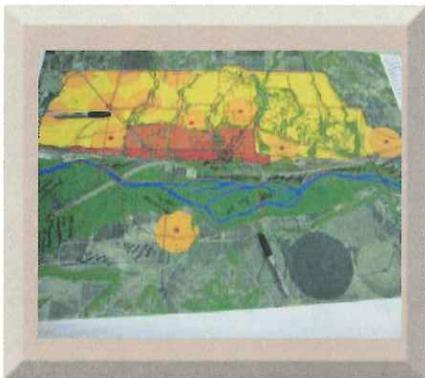
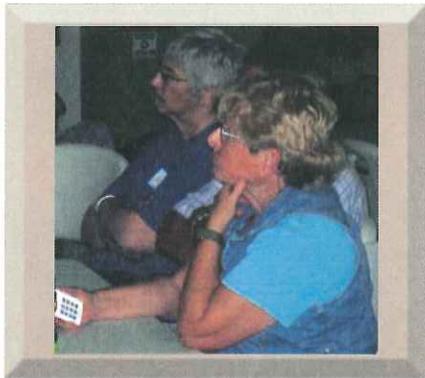
The 'Growth Challenge' Workshop was our second community planning meeting wherein Silt residents, landowners, business owners, Citizen Advisory Committee (CAC), Planning and Zoning Commission and Town Staff played the 'Growth Challenge' Game. The participants were divided into small teams to create a land use plan and lay out future development. They used chips representing various densities of housing, jobs, public facilities, etc., and were asked to 'play' 3,500 homes and jobs. They used markers to draw in trails/parks and roads, identify where neighborhood commercial centers would be located and could use one chip for a regional attraction. Through this hands-on planning exercise, participants were able to see how a variety of housing types, commercial development, location of parks/open space, and transportation and trail corridors in different areas would affect the overall community. After completing their plans, each group shared their plan with all the workshop participants and examined the impacts of their land use choices.



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## Appendix D: 'Community Consensus' Workshop Results

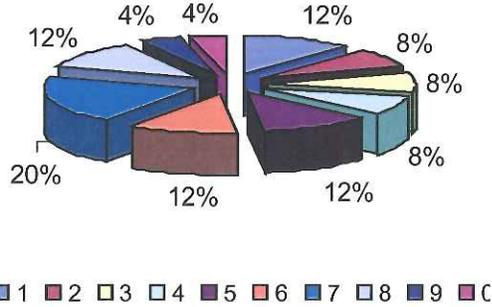


The 'Community Consensus' Workshop was our third and final community workshop wherein approximately thirty of Silt's citizens joined together to review the results of the 'Growth Challenge' workshop game and to vote on a Community Consensus Map (*Draft Future Land Use Plan*). The Community Consensus Map was drafted based on input received throughout the public engagement process. The Planning Team utilized innovative keypad polling technology to indicate levels of support for the following framework that emerged as the core values of the comprehensive plan update:

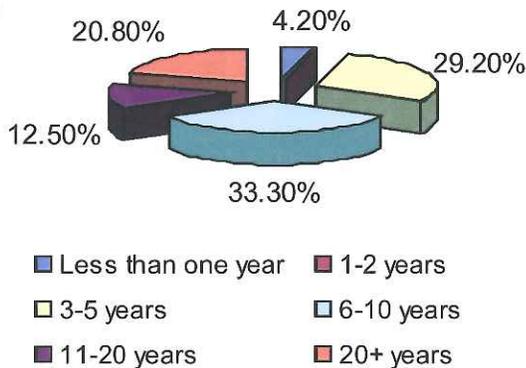
- Enhance Silt's image and design with entry and gateway signage
- Promote Silt's historical legacy
- Increase tourism via a regional attraction (i.e., 'Silt Beach' as a regional attraction)
- Maintain open space & wildlife habitat/minimize impact on natural systems
- Promote walkability/pedestrian-friendly connected neighborhood centers with parks and trails that extend current trails and recreation opportunities
- Promote residential opportunities downtown and maintain downtown vitality
- Promote infill/redevelopment which should be the first priority for future growth
- Promote a range of attainable housing choices
- Diversify the economy and create jobs/designating specific places as employment areas
- Leverage existing public facilities and infrastructure and grow efficiently
- Create an interconnected transportation network with distinctive road development and ½ mile connected road system
- Promote the development of Silt as a visitor destination with a variety of activities and events

### Kepad Polling Results

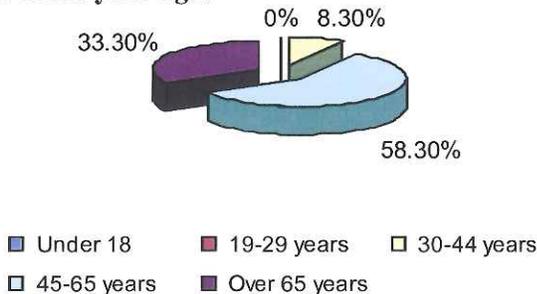
#### 1.) What is your favorite number?



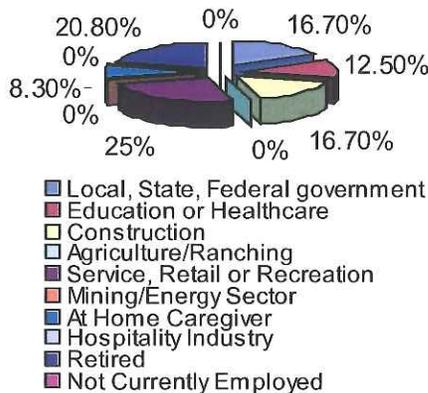
#### 2.) How long have you lived and/or owned property in Silt?



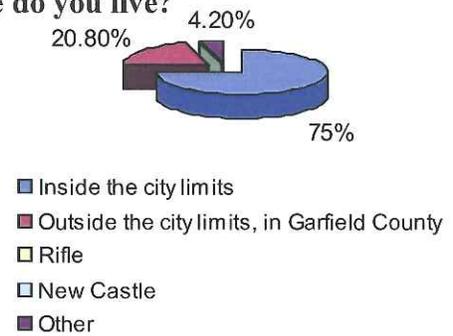
#### 3.) What is your age?



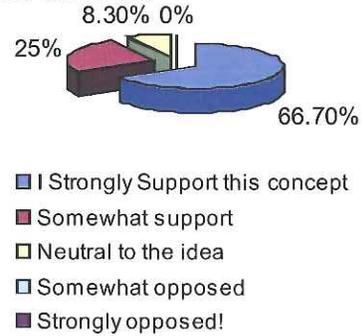
#### 4.) In what field do you work?



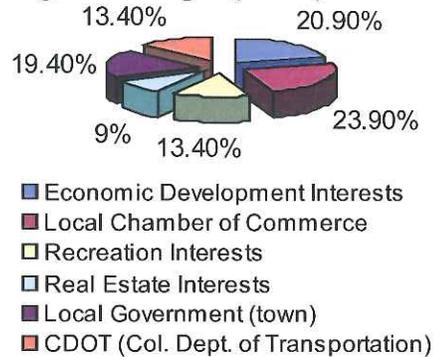
#### 5.) Where do you live?



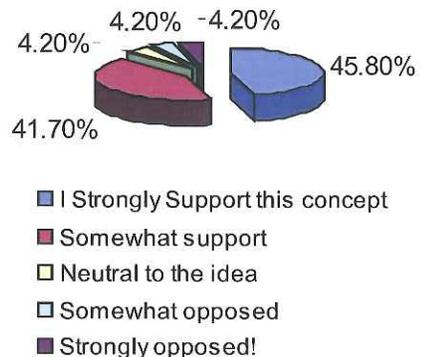
#### 6.) The Identity Framework: Signage Continuity that Orient Visitors & Express our Values – Do you Support the Idea?



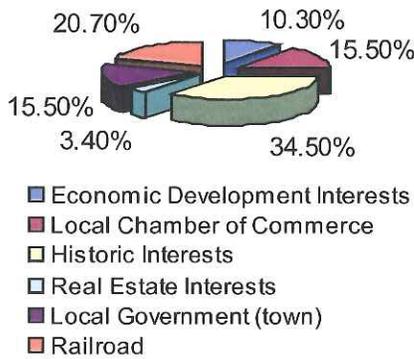
#### 7.) Who would you see as viable partners for mentoring this concept? (Pick 3)



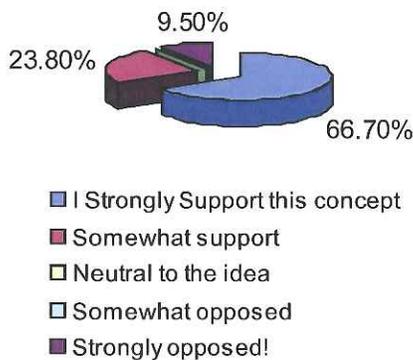
#### 8.) The Legacy Framework: Promote the historic interests of Silt and make them visible – Do you Support the Idea?



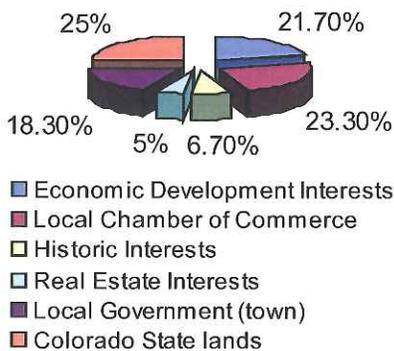
**9.) Who would you see as viable partners for mentoring this concept? (Pick 3)**



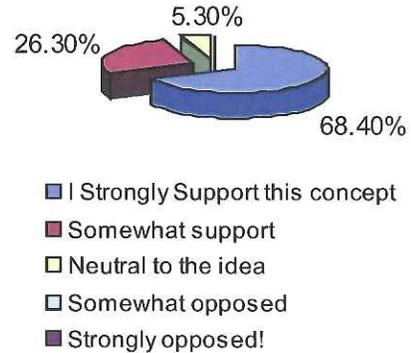
**10.) The Tourism / Visitor Framework: Promote the development of Silt as a visitor destination with a variety of activities and events— Do you Support the Idea?**



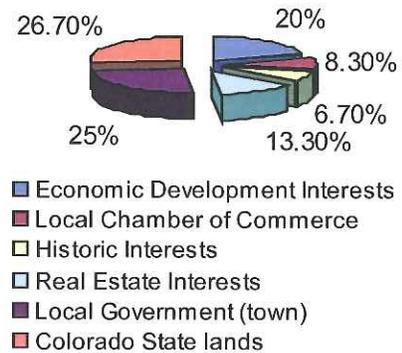
**11.) Who would you see as viable partners for mentoring this concept? (Pick 3)**



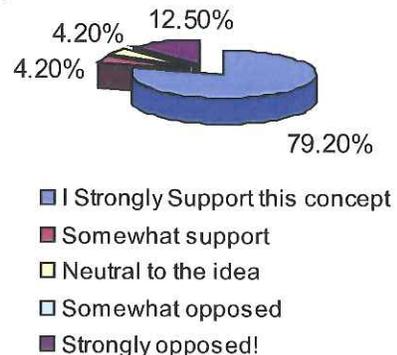
**12.) The Natural Resource Framework: Promote the development a Natural Resource Framework to defer development in the most sensitive lands and provide quality pedestrian connections— Do you Support the Idea?**



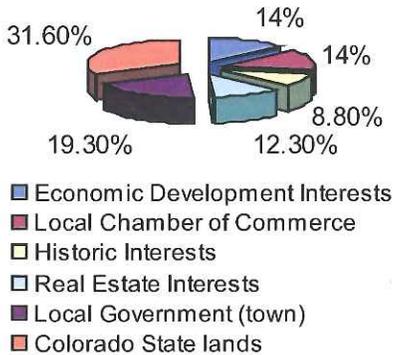
**13.) Who would you see as viable partners for mentoring this concept? (Pick 3)**



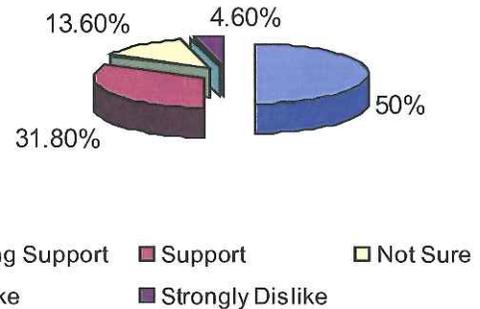
**14.) The Recreation Framework: Promote the development of a Recreation Framework to provide quality pedestrian connections— Do you Support the Idea?**



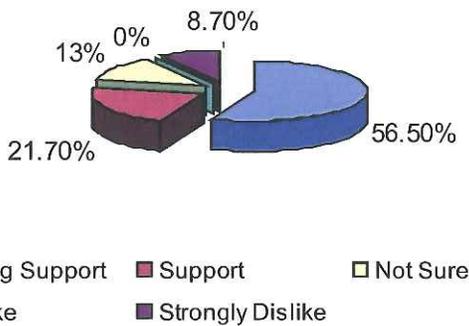
**15.) Who would you see as viable partners for mentoring this concept? (Pick 3)**



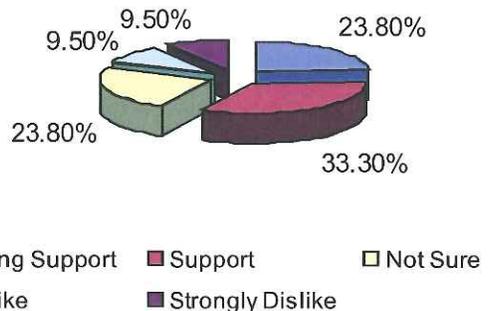
**18.) Do you support the notion of phasing growth with 'Development Tiers'?**



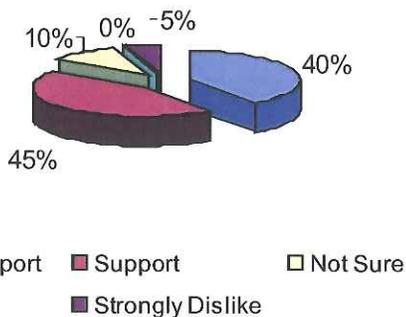
**16.) Do you support ADUs as a strategy for existing neighborhoods to achieve increased density, reinvestment incentives, retain character and 'feel' downtown?**



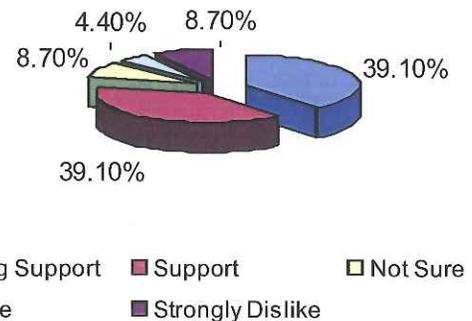
**19.) Grand Avenue, or other distinctive roads – Do you Support the Idea?**



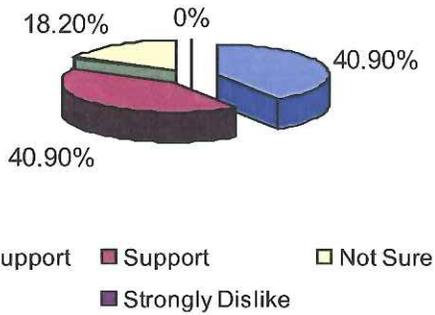
**17.) Should we designate specific areas for other types of employment?**



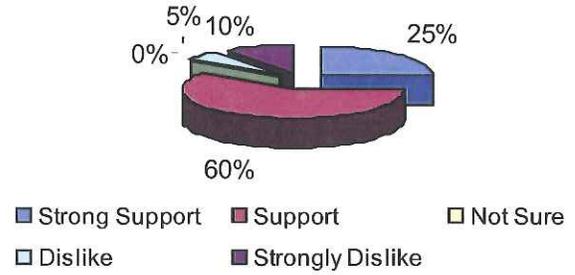
**20.) The notion of connected neighborhood centers as critical to future town form?**



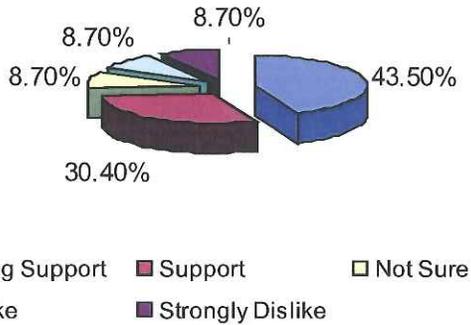
**21.) The Walkable Residential Concept (no low density near these centers)**



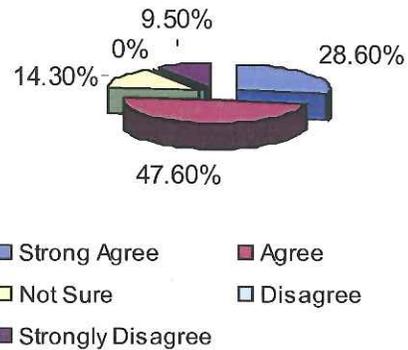
**24.) Overall Support for the Concept Plan?**



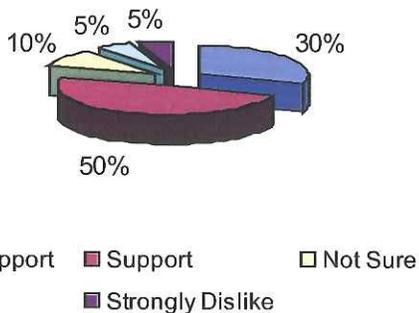
**22.) Silt Beach Concept as a regional destination?**

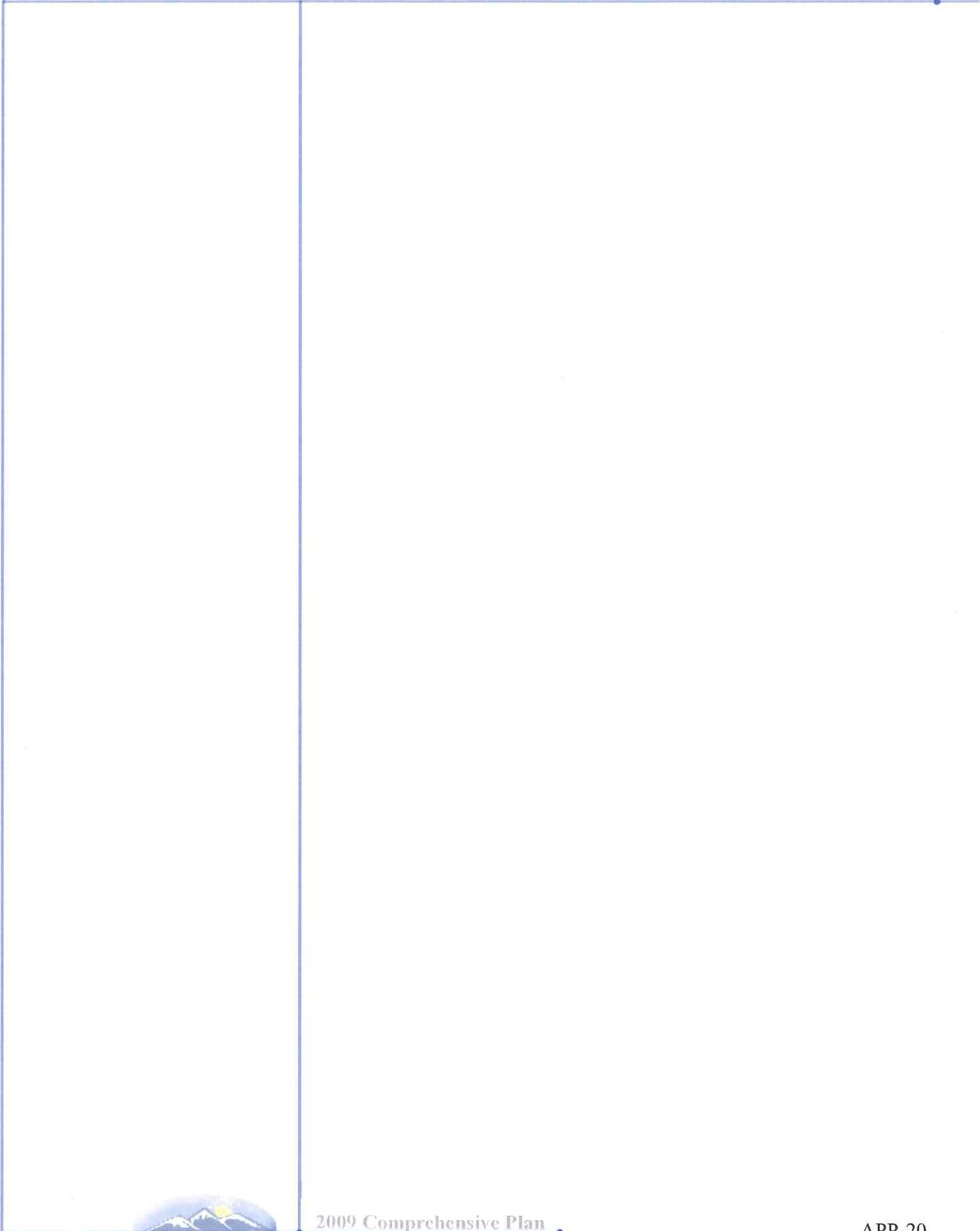


**25.) Is this concept plan representative of the public input we have received?**



**23.) Connected set of arterials ½ mile system to give town form and maintain high accessibility?**







Silt's *Comprehensive Plan* is intended to be a dynamic, living document that responds to changing conditions and continues to reflect the community's values and vision over time. To do so, it must change as the community changes. Periodic reviews, refinements, and updates will be necessary. Major updates of the Silt *Comprehensive Plan* should be done within five years, or more frequently if necessary, to reflect changes in community goals and needs. Minor changes to the *Comprehensive Plan* (such as clarifications and changes that do not alter the intent of the Plan), may be requested more frequently than major updates by a citizen, property owner, or Town official. For efficiency, such requests should be consolidated for review by the Planning and Zoning Commission at specified times of the year. It is important that the Town regularly dedicate funds for future plan updates.

### **Annual Review/Monitoring**

To assess the Plan's effectiveness in responding to changing conditions, the Town will need to monitor actions affecting the Plan. Department Directors should submit an annual monitoring and evaluation report to the Town Administrator on the progress of implementing the Plan prior to the initiation of the budget process each year. The annual monitoring and evaluation report should include the following:

- Detail the accomplishments of the previous year;
- Provide an evaluation of whether or not the Plan's objectives are being met;
- Measure the Town's success in achieving plan goals through the recommended action steps;
- Evaluate the impact of the Plan on service provision and proposed programs to help achieve the Plan's goals;
- Identify unlisted strategies that will achieve Plan goals;
- Propose action items to be pursued under the coming year's budget;
- Document growth trends and compare those trends to plan projections; and
- Identify any difficulties in implementing the Plan.

### **Plan Implementation Program**

The following Action Plan Matrix (Table 1) is an initial list of implementation measures recommended to achieve the goals and policies in Silt's *Comprehensive Plan* and is intended to guide the Board of Trustees, Planning and Zoning Commission and Town Staff as they develop work programs during the life of the Plan. The matrix indicates the type of strategy/action required, the party or parties primarily responsible for implementing the strategy/action, and the priority of the action to be initiated. The priority column list suggests immediate (implemented after adoption), short-term (initiated within one to two (1-2) years after Plan adoption), long-term (to be completed within three to five (3-5) years after Plan adoption), and ongoing timeframes for each strategy/action.

Table 1. Action Plan Matrix

| Action | Strategy/Action   | Responsible Party/Parties | Priority  |
|--------|---|---------------------------|-----------|
| 1      | <p>Update the Silt Municipal Code for consistency with the <i>Future Land Use Plan</i> as well as goals and policies of the <i>Comprehensive Plan</i>:</p> <ul style="list-style-type: none"> <li>• Streamline the development review process (i.e., create administrative review and approvals for minor projects, modify special use permit criteria and review process, etc.)</li> <li>• Expand 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</li> <li>• Include a concept plan to the annexation application submittal requirements</li> <li>• Develop and adopt community design principles and development standards</li> <li>• Adopt design vocabulary that includes examples of buildings and landscape features that contribute to Silt's special character</li> <li>• Establish regulations for steep slopes, ridgelines and skylines</li> <li>• Create an industrial zone district classification</li> <li>• Establish criteria for accessory dwelling units</li> <li>• Establish density bonuses and expedited approval for residential development downtown</li> <li>• Adopt conservation subdivision regulations that encourage clustering and conservation of open space and agricultural lands</li> <li>• Include review criteria that require consistency with the <i>Comprehensive Plan</i> for all land use proposals</li> <li>• Limit development in the floodplain</li> <li>• Encourage conservation and enhancement of important wildlife habitat and view corridors</li> <li>• Promote clustering of structures</li> <li>• Set forth appropriate setbacks from the river, public access and open space dedication requirements</li> <li>• Adopt lighting regulations (dark sky)</li> </ul> | Comm Dev/<br>Public Works | Immediate |

| Action | Strategy/Action  | Responsible Party/Parties                     | Priority   |
|--------|--|---|------------|
| 2      | Consider adopting a Unified Land Development Code that includes: zoning, subdivision regulations, vested property rights, community design principles and development standards, enforcement, sign regulations, floodplain areas, oil and gas drilling and production, RV and manufactured home park development standards, lighting, historic landmarks and historic districts and annexation regulations | Community Dev/Public Works/Town Administrator | Immediate  |
| 3      | Update development review fee schedule   | Community Dev/Public Works/Town Administrator | Immediate  |
| 4      | Review and revise public dedication standards/ requirements and impact fees  | Community Dev/Public Works                    | Immediate  |
| 5      | Include funding for acquisition of parcels and easements as part of the Parks and Recreation budget  | Community Dev/Public Works                    | Short-term |
| 6      | Adopt adequate public facility standards for water, sewer, storm water and transportation facilities   | Community Dev/Public Works                    | Immediate  |
| 7      | Develop standards for streetscape, park and trail improvements   | Community Dev/Public Works                    | Immediate  |
| 8      | Create, adopt, and consistently enforce, Town ordinances to address streetscape maintenance as well as aesthetic, including inoperable vehicles, unscreened outdoor storage, refuse, litter, dilapidated buildings, and billboards   | Community Dev/Public Works                    | Ongoing    |
| 9      | Identify potential incentives to developers that bring in strong job growth. i.e., land acquisitions, permit and fee breaks  | Community Dev/Public Works                    | Immediate  |

| Action | Strategy/Action  | Responsible Party/Parties                     | Priority   |
|--------|--|---|------------|
| 10     | Update Floodplain Maps   | Public Works/<br>Planning                     | Immediate  |
| 11     | Adopt a Town of Silt Official Zoning Map that is consistent with the <i>Future Land Use Plan</i>   | Community Development                         | Immediate  |
| 12     | Create and adopt a workbook that includes flow charts and checklists to assist landowners, citizens, and staff through the development review process  | Community Development                         | Immediate  |
| 13     | Develop and adopt design guidelines for beautification of major streets and intersections (gateways), downtown and other destination areas. Form partnerships with landowners and business as well as collaborate with the Chamber, CDOT and Garfield County to design and implement improvements for each gateway | Community Development                         | Short-term |
| 14     | Develop and adopt a <b>Corridor Implementation Plan</b> to enhance community gateways and leverage highways frontage   | Community Dev/Public Works                    | Long-term  |
| 15     | Update the Town/County intergovernmental agreements (IGA's) to reflect revisions to the Comprehensive Plan and relating to issues such as community boundaries, revenue sharing, regional trail construction, compact urban development and provision of public facilities and services                            | Community Dev/Public Works/Town Administrator | Immediate  |
| 16     | Draft and adopt a <b>Utilities Master Plan</b> to serve as a planning tool to guide the development of capital improvement programs and expansion of the Town's utilities  | Community Dev/Public Works                    | Immediate  |

| Action | Strategy/Action   | Responsible Party/Parties                    | Priority   |
|--------|---|--|------------|
| 17     | Establish and monitor annually capital investment plans for general and enterprise fund programs including vehicle and major equipment investment, and streets, bridges, and public property inventory and investment schedules   | Public Works/Town Administrator/<br>Planning | Ongoing    |
| 18     | Update the <b>Master Plan for the Colorado River Corridor</b>   | Community Dev/Public Works                   | Short-term |
| 19     | Collaborate with the School District, Silt Historical Society and other parties to educate the public about the value of the river corridor, its history and the role it plays in the community. Support educational programs in schools, interpretive signage, and by supporting public environmental education programs | Community Development                        | Ongoing    |
| 20     | Create an inventory of the variety of destinations for both residents and visitors  | Community Development                        | Short-term |
| 21     | Form a creative (graphic art related) committee responsible for creating a town logo that conveys the unique characteristics of Silt. Develop themes, icons and other signage that conveys an attractive community-based image of Silt  | Community Development                        | Immediate  |
| 22     | Develop and adopt a cohesive way finding system for those areas that reflect a unique identity while still complementing the overall identity of the town   | Community Development                        | Immediate  |
| 23     | Collaborate with CDOT to implement a high quality rest stop located near the river off of I-70  | Community Dev/Public Works/Town Admin        | Long-term  |

| Action | Strategy/Action  | Responsible Party/Parties                                | Priority   |
|--------|--|--|------------|
| 24     | Investigate membership in the Main Street USA Program and Downtown Colorado, Inc., as well as opportunities to participate in the Community Revitalization Partnership (CRP) Program   | Community Development                                    | Immediate  |
| 25     | Create, adopt and implement a <b>Silt Downtown Strategic Plan</b> . Consider creating a Downtown Development Authority (DDA)   | Community Dev/Public Works                               | Short-term |
| 26     | Develop a <b>Public Art Program</b> and encourage the formation of an <b>Arts Council</b> .  | Community Development                                    | Short-term |
| 27     | Support the formation of a <b>Community Events Commission</b> to promote cultural and community-building events and more up them   | Community Development/<br>Planning and Zoning Commission | Ongoing    |
| 28     | Promote <b>Clean Up Day</b> up to several times a year. Allocate town funds for dumpsters for junk and debris on an annual basis   | Community Dev/Public Works                               | Ongoing    |
| 29     | Support the formation of a <b>Historic Resource Commission</b> to work with Colorado State Lands, local businesses, Silt Chamber of Commerce and schools to promote and expand historic, cultural as well as recreational opportunities in the area. This Commissions' first responsibility is to investigate the feasibility of moving Silt Historical Park to a more visible location along State Highway 6 and expand program features such as living farm exhibits and other attractions | Community Development/<br>Planning and Zoning Commission | Ongoing    |
| 30     | Encourage the CAC to participate on various citizen committees and promote citizen leadership to carry out the <i>Comprehensive Plan</i>   | Community Development                                    | Ongoing    |

| Action | Strategy/Action   | Responsible Party/Parties                     | Priority   |
|--------|---|---|------------|
| 31     | Create a <b>Tourism Committee</b> to work with businesses, Chamber of Commerce, as well as adjacent jurisdictions, State and Federal landowners, agencies and organizations to support and direct tourism to Silt with focus on the Colorado River Corridor as a regional destination   | Community Dev/Town Administrator              | Ongoing    |
| 32     | Host monthly meetings with the Silt Chamber of Commerce and business community to develop strategies to promote Silt as a tourist destination, i.e., create an eye-catching business directory  | Community Dev/Public Works/Town Admin         | Immediate  |
| 33     | Develop a long-term attainable housing program that includes affordable housing policies and guidelines   | Community Dev/Public Works/Town Admin         | Short-term |
| 34     | <p>Develop a <b>Sustainability Action Plan</b> to:</p> <ul style="list-style-type: none"> <li>• Increase public energy use efficiency for buildings, vehicles and operations</li> <li>• Increase opportunities for and the attractiveness of energy efficient mobility through the town</li> <li>• Use recycled materials in Town operations and facility improvement</li> <li>• Minimize waste generation</li> <li>• Develop “green” building and development guidelines. Explore incentives for environmentally sensitive development practices; solar ordinances; and re-vegetation of areas disturbed by construction</li> <li>• Establish programs to increase the efficiency of private homes and other buildings</li> <li>• Analyze the implications of developing high performance building standards and incentives to meet the goal of carbon neutrality for all buildings by 2035</li> <li>• Consider retaining an additional staff member to manage and implement the Sustainability Action Plan</li> </ul> | Community Dev/Public Works/Town Administrator | Short-term |

| Action | Strategy/Action  | Responsible Party/Parties  | Priority   |
|--------|--|----------------------------|------------|
| 35     | Develop an official inventory of sensitive land areas that should be conserved and protected as well as natural hazard areas such as floodplains, steep slopes, wildfire prone areas and areas with erosive soils  | Community Dev/Public Works | Short-term |
| 36     | Work with the Division of Wildlife to identify and protect local migration corridors and significant wildlife habitat  | Community Dev/Public Works | Short-term |
| 37     | Work with local sand and gravel mining operations to ensure that reclamation process includes 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 | Community Dev/Public Works | Ongoing    |
| 38     | Develop and adopt a community-based <b>Parks, Open Space, and Recreation Plan</b>  | Community Dev/Public Works | Short-term |
| 39     | Update and adopt the <b>Master Drainage Plan</b>   | Public Works               | Immediate  |
| 40     | Develop and adopt a <b>Transportation Master Plan</b>  | Public Works/<br>Planning  | Immediate  |
| 41     | Develop and adopt an <b>Access Control Plan</b> for the US 6 corridor and River Frontage Road corridor   | Public Works/<br>Planning  | Immediate  |
| 42     | Create an inventory of all Town-owned properties   | Public Works               | Immediate  |
| 43     | Institute an Infill Development Program  | Community Dev/Public Works | Short-term |

