

TOWN OF SILT
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, May, 6 2025 6:30 P.M.
MUNICIPAL COUNCIL CHAMBERS
HYBRID MEETING

ESTIMATED TIME	ELECTRONIC AGENDA ITEM	PUBLIC HEARING/ ACTION	ELECTRONIC LOCATION AND PRESENTOR
	Agenda		Tab A
6:30 5 min	Call to Order		Chair Williams
	Roll Call		
	Pledge of Allegiance		
6:35 5 min	Public Comments - Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code		
6:40 5 min	Consent agenda – 1. Minutes of the April 1, 2025 Planning & Zoning Commission meeting	Action Item	Tab B Chair Williams
	Conflicts of Interest		
	Agenda Changes		
6:45 45 min	Rislende Final Plat & PUD	Public Notice Action Item	Tab C Director Centeno
7:30 20 min	Rislende Events Site Plan Review	Public Notice Action Item	Tab D Director Centeno
7:50 20 min	Defining Silt's Downtown, Defining/Discussing What Makes Silt, Silt Comprehensive Plan update	Discussion Item	Tab E Director Centeno
8:10 10 min	Planners Report	Update	Tab F Director Centeno
8:15 5 min	Commissioner Comments		
8:20	Adjournment		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, June 3 2025, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. "Estimated Time" is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
April 1, 2025 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, April 1, 2025. The meeting was called to order at 6:30PM.

Roll call	Present	Vice Chair Michael Bertaux Commissioner Eddie Aragon Commissioner Jennifer Stepisnik Commissioner Vanessa Westmoreland Alternate Justin Anderson
	Absent	Chair Lindsey Williams Alternate Dana Wood

Also present: Community Development Director, Nicole Centeno and Manager Mann

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the March 4, 2025 Planning & Zoning Commission meeting.

Commissioner Stepisnik made a motion to approve the meeting minutes on the consent agenda, seconded by Commissioner Westmoreland. The motion to approve the consent agenda carried unanimously.

Conflicts of Interest

There were no conflicts of interest.

Agenda Changes

There were no proposed changes to the agenda.

Maverick Sign Exception Continuation

Director Centeno introduced the application, explaining that in 2024, Kum and Go was bought out and rebranded as Maverik. The Maverik organization replaced the existing signage with the Maverik branding. After further evaluation from their marketing team, it was determined that the company desired additional price signage, as well as a redesign of the existing layout of the pole signage. Given that the total overall signage exceeds what's allowable within the Silt Municipal Code, the applicant applied for a sign exception.

The applicant has three proposed signs within the submittal, Centeno explained. The first is new price signs to be installed on the east and west side of the existing canopy. The size itself didn't require an exception, however, the overall sign square footage on the property does. The second is removing the price signs from the existing free standing sign adjacent to highway 6. Director Centeno stated that the proposal is to replace the price signs with an advertisement of their food brand of Bonfire. The third and final request is to reconfigure the existing pole sign, Centeno clarified, as the tree tops impeded visibility from the interstate. The actual square footage of the sign decreased, as the signs were now going to be side by side.

Staff recommended approval, with the following conditions:

1. That if there is an increase in the illumination or change to the current proposal, the applicant will be required to apply for a new sign exception.
2. That all representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
3. That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and recordation of the sign exception.
4. That the applicant will need to apply for a permit that's issued by the Community Development before installation of signs can occur. The Town will also need to inspect the signs, prior to the permit being approved to close out.
5. That any additional signs will require a permit and sign exception, if necessary.

Vice-Chair Bertaux inquired about the pole sign being the same height and already existing and Director Centeno confirmed that the pole was already existing and that the previous business had already completed a sign exception for the existing height.

Commissioner Aragon asked about the lighting standards and illumination differences. Paul, Bud Sign's representative, was present and spoke to the illumination meeting the Federal DOT standards 3/10th of a power over light with an automatic dimmer.

Public Hearing opened at 6:41pm. There were no comments. Public Hearing closed at 6:41pm.

Commissioner Stepsnik made a motion to approve the Maverik Sign Exception, with the conditions written in the staff report and spoken during the meeting. Commissioner Aragon seconded the motion and it passed unanimously.

Rislende Final Plat and PUD Amendment Continuation

Director Centeno stated that both the Town and Rislende agreed that the application needed more time for review and submittal of a few more documents. She explained that regular meetings were taking place that everyone was hoping to have this application ready for the May 6th meeting.

Public Hearing opened at 6:45pm. There were no comments. Public Hearing closed at 6:46pm.

Commissioner Stepisnik made a motion to continue the Rislende Final Plat and PUD Amendment to May 6, 2025. Commissioner Aragon seconded the motion and it passed unanimously.

Planners Report

Manager Mann jumped on the call to give the Planning and Zoning Commission an update on his happenings at the Downtown Colorado Inc. conference that he was attending that week. He let the Commission know that there was some heavy lifting to do in the near future with defining what we want the downtown corridor to be. What businesses are we looking to attract along with building type, density and parking.

He challenged the Commissioners to start thinking about their vision for the downtown area and stated that there was going to need to be much collaboration with between the Trustees, Commissioners, Stakeholders, Town Staff and the community at large, to help guide the upcoming process.

Vice-Chair Bertaux asked about western style architecture and food trucks. Manager Mann explained that we need to do a better job to define western architecture and we still have some work to do.

Commissioner Stepisnik was excited about the opportunity and Vice-Chair Bertaux thought some field trips might be appropriate.

Director Centeno asked the Commissioners about adding some second meetings to the upcoming months and the Commission agreed to accommodate as much as possible.

Commissioner Comments

There were no Commissioner Comments.

Adjournment

Commissioner Stepisnik made a motion to adjourn the meeting; seconded by Commissioner Aragon. The meeting adjourned at 6:54 P.M.

Respectfully submitted,

Nicole Centeno
Community Development Director

Approved by the Planning Commission

Lindsey Williams
Chair

**TOWN OF SILT
PLANNING COMMISSION REGULAR MEETING
May 6, 2025**

AGENDA ITEM SUMMARY

SUBJECT: Rislende Final Plat/Plan and PUD Amendment

PROCEDURE: Public Hearing Action Item

RECOMMENDATION: Staff recommends that the Planning Commission give feedback on several items within the Staff Report, then allow the Applicant and Staff time to adjust said changes by continuing the Public Notice Action Item for Rislende Final Plat and PUD Amendment, to a future date determined to be appropriate by Staff.

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The Town is diligently working to process the application that Rislende submitted for Final Plat and Planned Unit Development Amendment. There are a few outstanding variables that the Planning Commission needs to give guidance, in order for the application and process further. Staff is recommending a continuance, after the submittal is discussed and presented.

RECOMMENDED MOTION: There are two recommended motions, both of which are in the Staff Report.

ORDINANCE FIRST READING DATE: N/A

ORDINANCE SECOND READING DATE: N/A


RESOLUTION READING DATE: N/A

PRESENTED BY: Nicole Centeno, Community Development Director

DOCUMENTS ATTACHED: N/A

TOWN ATTORNEY REVIEW ☒ YES ☐ NO **INITIALS** ____

SUBMITTED BY:



Nicole Centeno, Community Development Director

Town of Silt Planning Commission Meeting

Tuesday May 6, 2025 6:30 PM

Rislende ARADA, PUD Amendment, SIA, Major Subdivision Final Plan and Final Plat

Planners Staff Report

Name of Project	Rislende ARADA, PUD Amendment, SIA, Major Subdivision Final Plan & Final Plat
Applicant	August Group LLC, DBA Rislende Mitchell Weimer, Cole Buerger 121 Polo Rd. Glenwood Springs, CO 81601 202-215-1576
Owner	Silt 70 LLC 10106 W San Juna Way, Ste 205 Littleton, CO 80127
Representative/ Planner	The Land Studio, Inc. Doug Pratte 365 River Bend Way Glenwood Springs, CO 81601 970-927-3690
Civil Engineer	High Country Engineering Roger Neal 1517 Lake Avenue, Suite 101 Carbondale, CO 81623 970-945-8676
Project Attorney	JVAM Chad J. Lee 901 Grand Avenue, Suite 201 Glenwood Springs, CO 81601 970-945-8659
Property Location	West of BLM regional office South of I 70 East of County Road 311 (Divide Creek Road)
Existing Zoning	PUD
Surrounding Land Uses	West – commercial (Holiday Inn), North – I-70, South – River East – Government Offices
Surrounding Zoning	North –Commercial PUD, East – Unincorporated Garfield County, South – Public Utility and Unincorporated Garfield County, West – B-2

Proposed Use	Uses defined in PUD under the following Tract Zone Districts: Multi-Family Residential, Commercial/Residential Mixed Use, Lodging, Event Center, Residential, Island Area and River
Area of Parcel Subject to application	51.13 acres
Existing Use	Vacant
Silt Comprehensive Plan	Service and Commercial Support
Parcel & Reception Numbers	217911200007
Legal Description	Section: 11 Township: 6 Range: 92 A TRACT OF LAND IN THE E1/2 OF SEC. 10 AND THE W1/2 OF SEC 11 AKA PARCEL A, BLM EXEMPTION PLAT REC#741836 LEGAL CORRECTED IN REC# 858065

INTRODUCTION

August Group LLC, DBA Rislende submitted an application for a Major Subdivision Final Plan, Final Plat, PUD Amendment, SIA and ARADA.

The May 6, 2025 Planning and Zoning meeting will be a Public Hearing for the Planning and Zoning Commission to make a recommendation on the PUD Amendment, and Final Plat. *The commission may recommend to the board approval, approval with conditions, or denial of the application, or may continue the hearing to another date(s) in order to more fully discuss the major subdivision final plan and final plat (16.04.270 SMC).*

Packet materials include the application, an overall concept plan for the whole development, PUD Amendment, Final Plat, referral comments and other supporting documents. In the staff report, a few outstanding items will be highlighted, with full documents available to reference later in the packet.

While technical items such as infrastructure are currently being analyzed for recommendation/approval, the overall project is still at a conceptual level, outside of zoning uses. Please note that each of the tracts/lots will be subject to Site Plan Review.

BACKGROUND

This property has been subject to Development Review by the Town for a number of years. This 51-acre parcel was one of the components of the original Stillwater Application. The property did receive a Minor Subdivision approval when the BLM Regional office parcel was developed into its own parcel.

With many changes happening along the way, the property formerly known as Divide Creek Center is now more commonly known as Rislende Planned Unit Development.

The following approvals have been made by the Board of Trustees, up to this point, for the Rislende PUD:

- Ordinance No. 13 Series of 2022 (Reception #980003) established Planned Unit Development Zoning for annexed land formerly known as Divide Creek Center and now commonly known as Rislende Planned Unit Development.
- Resolution No. 16 Series of 2022 (Reception #980004) approved the Second Amended and Restated Annexation and Development Agreement for the Dixon Annexation (formerly known as Divide Creek Center) and now known as Rislende, within the Town of Silt, Garfield County, Colorado.
- Resolution No. 16 Series of 2023 (Reception #988250) approved the Major Subdivision Preliminary Plan for property known as the Rislende PUD.
- Resolution No. 7 Series of 2024 amended Resolution 16 Series 2023 Major Subdivision Preliminary Plan for Rislende PUD.

PUD REVIEW

I. Code Requirements and Development Application Process:

Silt Municipal Code (SMC) Section 16.12.100 speaks to the requirements for amending a PUD, as noted below, and the applicant has met the requirements to amend the existing PUD:

16.12.100 Planned unit development zoning amendment.

A. An applicant for PUD zoning amendment may request a change to the PUD zoning ordinance under the following specific guidelines:

- 1. The applicant is the landowner(s), owning one hundred percent of the property subject to the PUD zoning, and is in conformance with all applicable subdivision and PUD zoning criteria at the date of the application, in accordance with C.R.S. § 24-67-106;*
- 2. The applicant is the landowner of a portion of the property subject to the PUD zoning and the applicant is in conformance with all applicable subdivision and PUD zoning criteria at the date of the application, in accordance with C.R.S. § 24-67-106;*
- 3. The applicant is the town, and such PUD zoning amendment occurs after any vested rights for the subdivision have expired per the subdivision improvements agreement or other similar recorded document, in accordance with C.R.S. § 24-67-106.*

B. An applicant for PUD zoning amendment shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey information to the commission and to the board, including the following:

- 1. Disclosure of ownership—A certificate (no older than ninety days) from a title insurance company or attorney licensed in the state of Colorado, which shall set forth a legal description of all the property in the PUD, the names of all owners of all property included in the PUD and shall include a list of all mortgages, judgments, liens, contracts or agreements of record in Garfield County regarding such property. If the certificate of title discloses any of the above, the owners or holders of such mortgages, judgments, liens, contracts, or agreements shall be required to consent to the application. If the applicant is not the property owner, then both the applicant and the property owner shall sign the land use application and be subject to all the provisions of this Code.*
- 2. A description of the existing land use(s), including zoning;*
- 3. A statement of the planning objective(s) to be achieved as a result of the PUD amendment;*
- 4. A description of adjoining land use(s) and zoning;*

5. Number of units within each proposed PUD zone district;
6. A statement regarding the proposal's conformance with the comprehensive plan;
7. Proposed PUD zoning criteria, including but not limited to the following:
 - a. Each existing PUD zone district;
 - b. Specific changes to PUD zoning regulations for each district;
 - c. Specific changes to PUD district boundaries;
 - d. Specific changes to open space and/or parkland district boundaries;
 - e. Statement as to the compliance to subdivision standards per this title and any deviation(s) thereof; and
 - f. Statement as to the compliance to zoning standards per [Title 17](#) for comparable districts and any deviation(s) thereof; and
 - g. Statement as to the compliance to PUD zoning standards per the PUD zoning ordinance and any deviation(s) thereof.

C. PUD zoning map(s) and supporting documents. The PUD zoning map(s) shall be drawn to a scale of one inch equals one hundred feet or larger and include the following:

1. A vicinity map, drawn at a scale of one inch equals two thousand feet, showing surrounding area within a one-mile radius;
2. The zone districts within one-half mile of subject parcel, and the associated key for such zone districts;
3. The location of public or private open space areas within the planned unit development;
4. The lot or block pattern and street layout; and
5. Statement as to the financial ramifications of the request, both for the town and for the applicant(s), or other landowners within the PUD;

The parcel is divided into 10 tracts total, two of which are the island (1, 2, 3, 4, 5, 6, 7, 8a, 8b and 9).

Each tract will be subject to Site Plan Review, allowing the Planning and Zoning Commission to make specific recommendations for each of the developable area based on a site-specific plan. The current PUD requires the Site Plan Review to be a final decision of the Board of Trustees, however, to stay consistent with the SMC, Town Staff is recommending that the Site Plan Review process continue to be presented to the Commission with the intention of final decision. If a denial were to be the decision of the Commission, the applicant has the ability to petition a review with the Trustees.

II. Zone Districts

PUD-MFR (Multi-Family Residential). The MFR zone is intended to provide for multi-family residences. (Tracts 1, 2, 4)

PUD-CMU (Commercial/Residential Mixed Use). The CMU zone is intended to provide a blend of residential and commercial uses across the zone district with not less than 8,000 square feet of commercial uses. (Tract 3)

PUD-LOD (Lodging). The LOD zone is intended to provide lodging, supporting commercial, and accessory buildings. (Tract 5)

PUD-EVC (Events Center). The Events Center zone is intended to provide flexible indoor and outdoor spaces, with accessory uses and buildings, for a wide array of events, such as weddings, corporate events, private celebrations, and business conferences. (Tract 6)

PUD-RES (Residential). The Residential zone is intended to provide for single family and/or multi-family

residences, including duplexes and triplexes. (Tract 7)

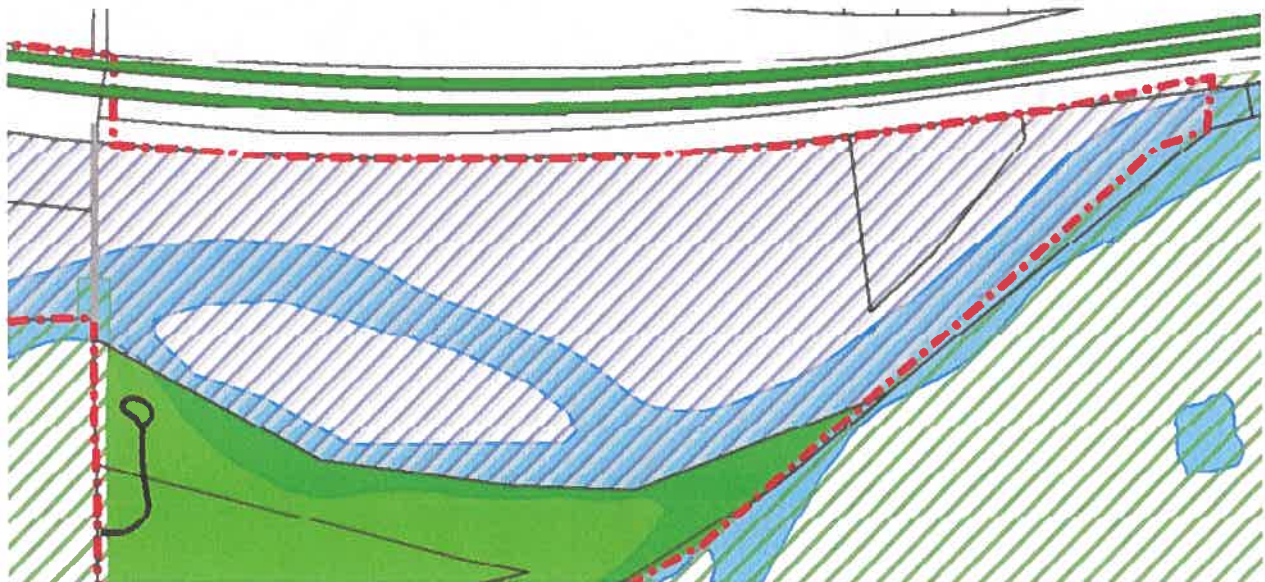
PUD-ISL (Island Area). Tract 8a is intended for public use. Tract 8b is intended to provide for outdoor leisure uses related to Rislende's commercial operations and events.

PUD-RIV (River). The River Zone encompasses the portion of the Colorado River within the parcel's boundaries. (Tract 9)

III. Comprehensive Plan

As provided in 16.12.100 B. 6., a PUD must demonstrate conformance with the Town's comprehensive plan. The applicable provision of the comprehensive plan is included below. The Property is included in the Commercial and Service Support area. As noted in the plan, "this area is critical for the Town's employment picture" Contemplated uses include offices, retail and hotels. Residential is allowed but should not be allowed to crowd out the prominent commercial uses.

The PUD amendment contemplates areas of commercial uses located within a denser residential development. The commercial aspects include the event center, a hotel, and Tract 3 commercial with a minimum of 8,000 square feet of commercial space. Diagrams and depictions of commercial development is included below. Other areas of the proposed subdivision are either multi-family residential or open space.



Future Land Use 2017: Town of Silt, CO

 Agricultural/Rural Residential Reserve	 Natural Resource Extraction/Future Public Quasi-Public Parks & Open Space	 Recreation Commercial
 Downtown	 Neighborhood Residential	 Service and Commercial Support
 Mixed Use/Neighborhood Center	 Public/Quasi Public Parks & Open Space	 Walkable Residential

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

IV. Items to Further Discuss

Schedule of uses:

Tract 3 is a Commercial / Residential Mixed Use and Town Staff has hesitation over the following uses being a suitable use for that location:

- a. Convenience stores, excluding gasoline pumps, but may include a food establishment
- b. Flex Spaces, defined as a building with some combination of office, retail, and light manufacturing/assembly/R&D. (Example: a high-tech carbon sequestration company with spaces to develop, assemble, store, and sell.) Such flex spaces shall contain a minimum of 30% office and/or retail/showroom space
- c. Furniture restoration and/or refinishing facilities, including upholstery
- d. Plant nurseries whose sales are minimum fifty (50) percent retail

The Town Attorney memorandum also addresses proposed edits to the PUD zone district language.

Parkland Dedication:

The original Divide Creek agreement deeded the entire island area (Tract 8a and Tract 8b) to the town, in order to satisfy their active park land dedication requirements. Dedication of the island was dropped in the 2022 ARADA so that the island could be used in conjunction with the event center.

The applicant is now proposing to dedicate a portion of the island by easement, not deed, to meet the required active parkland. Town Staff does not agree that parkland should be dedicated by easement, but rather by conveying the ownership to the Town by deed.

Currently, the applicant has proposed a 15' public, nonexclusive easement for a regional hard-surface trail along the routes depicted in the below exhibit, to the Town at the time of recordation of the final plat. The public trail on this easement shall be installed by the owner and maintained by the Town. This public trail easement shall satisfy 1.2 acres of owner's active parkland dedication requirement. Additionally, the owner proposed to dedicate through public easement, Tract 8a, which amounts to 2.473 additional acres of active parkland.

The Town and the applicant were unable to come to an agreement regarding parkland dedication, as the Town is unwilling to acknowledge the dedication of Tract 8a fulfills the dedication requirement, unless it's properly deeded to the Town at the time of Final Plat. The Town would like to see all of the public trails also deeded in fee over to the Town, especially the ones that are being maintained by the Town.

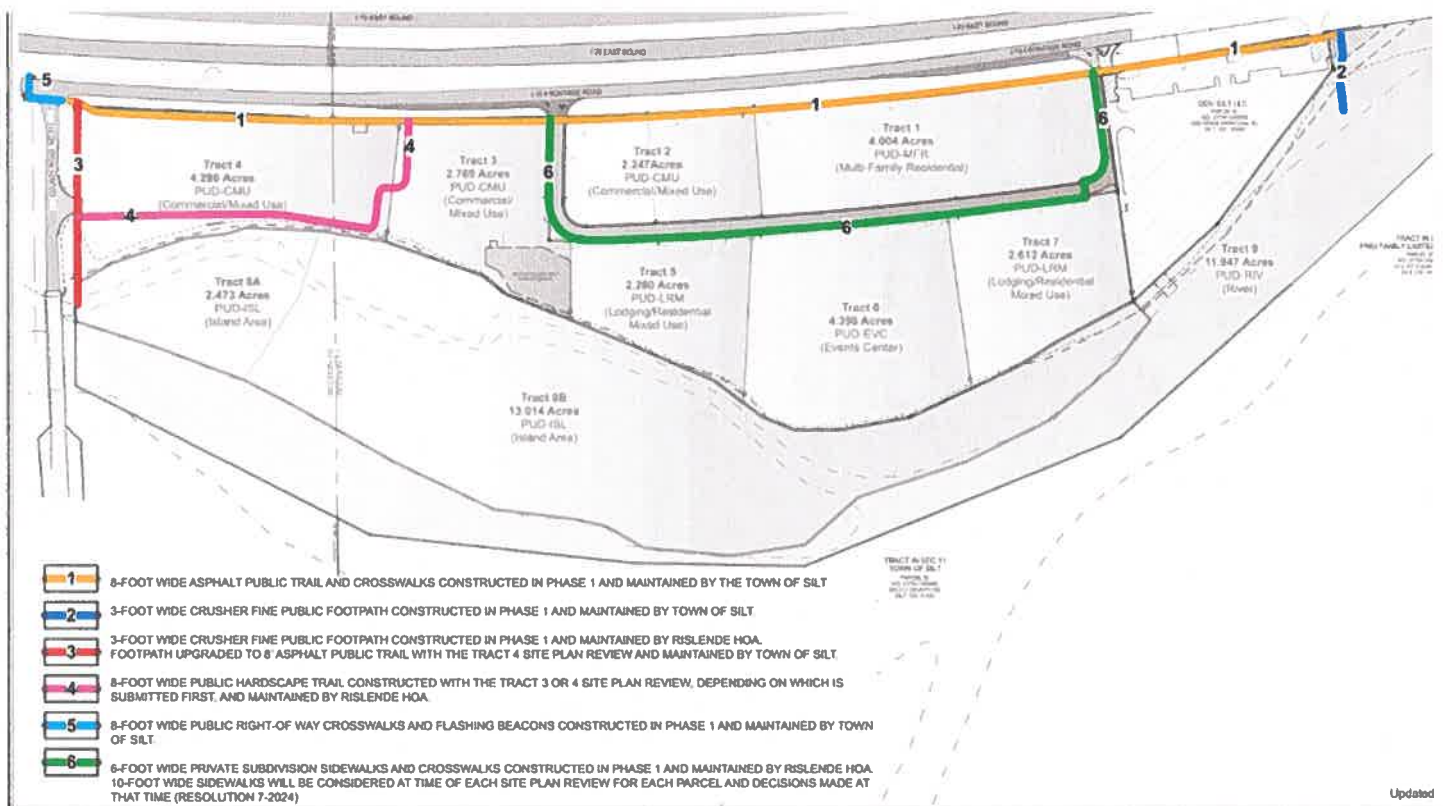
Despite the applicant's hesitation to deed the dedications to the Town, the Town deems this a crucial piece of the puzzle that has to be done correctly. The applicant is concerned about the preservation of Tract 8a in particular, however, the Town shares that same concern. Both parties have their thoughts on how to best preserve the land, which is admirable, however, the Town has experience with preservation as well as partnerships with AVLT and like organizations, which can be utilized should the need arise. The applicant has requested no dogs or domestic animals be allowed within the Tract 8a area, and the Town honored those requests in the PUD as prohibited uses, along

with no rentals or events in excess of 25 people which such events are for educational purposes. The preservation of our River Frontage corridor is of the utmost importance to the Town and we get one chance to get it right. The governing municipality should be the entity tasked with the preservation, as it serves the majority and has the accountability to ensure the quality of the preservation.

There was a discussion about camping and not having the same enforceability as a municipality that someone would with private property, however, the Town has proactive codes put into place that enable enforcement.

Ultimately, the Town should own both Tract 8a and Tract 8b, but the Town is comfortable owning Tract 8a, with the applicant owning 8b, as there's a safe guard in the ARADA that specifies the Town's right to require dedication of the whole island, should there be a change in zoning in Tract 6 (Event Center). The Town understands the asset that the applicant is stated Tract 8b provides to the event center, so to be reasonable, the Town believes that the best solution is the deeding of 8a to the Town at final plat and 8b only if it's no longer an asset to the event center use.

The Planning and Zoning Commission and Board of Trustees will need to give guidance on parkland dedication expectations.



Updated

Residential Density and Minimum Commercial Requirements:

The applicant is proposing a significant increase in residential density. The existing PUD allows for 160 residential units. The new proposal increases the residential units to 247. This increase in residential units could constrain the ability to meet the Town's Comprehensive Plan for the commercial requirements within the Commercial / Service designation that this parcel is located in.

While Town Staff doesn't necessarily have an issue with the increase in residential density, it is an issue to have less commercial than potentially encouraged by the Comprehensive Plan.

Given that residential uses are not mentioned in the Comprehensive Plan for this designation is interpreted to mean that residential is intended to be a secondary use, such as an accessory use above a commercial space.

The applicant's 2022 submittal portrayed a concept plan that indicated first floor commercial with residential above. The terminology "mixed-use" was used but not clearly defined. As part of the review of the current application, mixed use has been interpreted with different meanings. The developer interpreted the meaning to include the whole parcel development with elements of commercial and residential throughout all of the tracts. Town Staff viewed mixed-use to mean mixed-use development buildings with commercial on the ground floor and residential above.

After working with a development investment group, for the residential component, the applicant has stated that it's not viable to develop first floor commercial and second/third floor residential. The applicant did not complete a market study; however, Town Staff has worked with the applicant to try to figure out a way to incorporate more commercial opportunities. Without accurate square footages of the proposed developments within each tract (which will happen at the time of Site Plan Review), it's hard to determine exactly what the residential vs commercial use it, but the residential supersedes the possibility of mixed-use commercial on the tracts along the Frontage Road. P&Z must consider this with the Comprehensive Plan.

Since the goal is to get this project approved and moving forward, the Town proposed a new outline of zoning that the applicant was agreeable to, as it designated Tract 3 to require additional commercial, while allowing tracts 1, 2 & 4 to be strictly multi-family residential. The Town and the applicant agreed on the designation changes, however, there's still a discrepancy to the minimum requirement of the commercial square footage. Town Staff wants to see a minimum of 12,000 square feet on Tract 3 and the applicant is willing to commit to 8,000 square feet. Staff also is recommending a condition that residential can only be constructed on Tract 3 *after* the majority of the commercial is constructed.

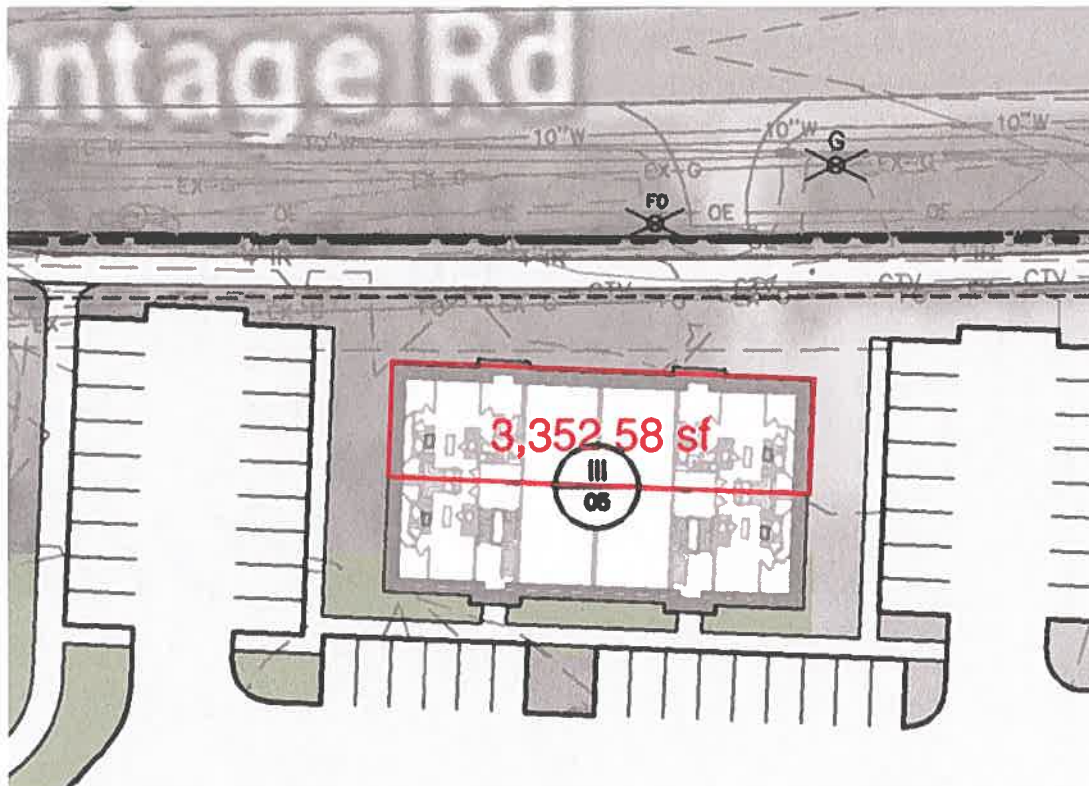
Unless provided with a Market Analysis Study contradicting the viability of 12,000 square feet of commercial in tract 3, the Staff recommends requiring 12,000 square feet.

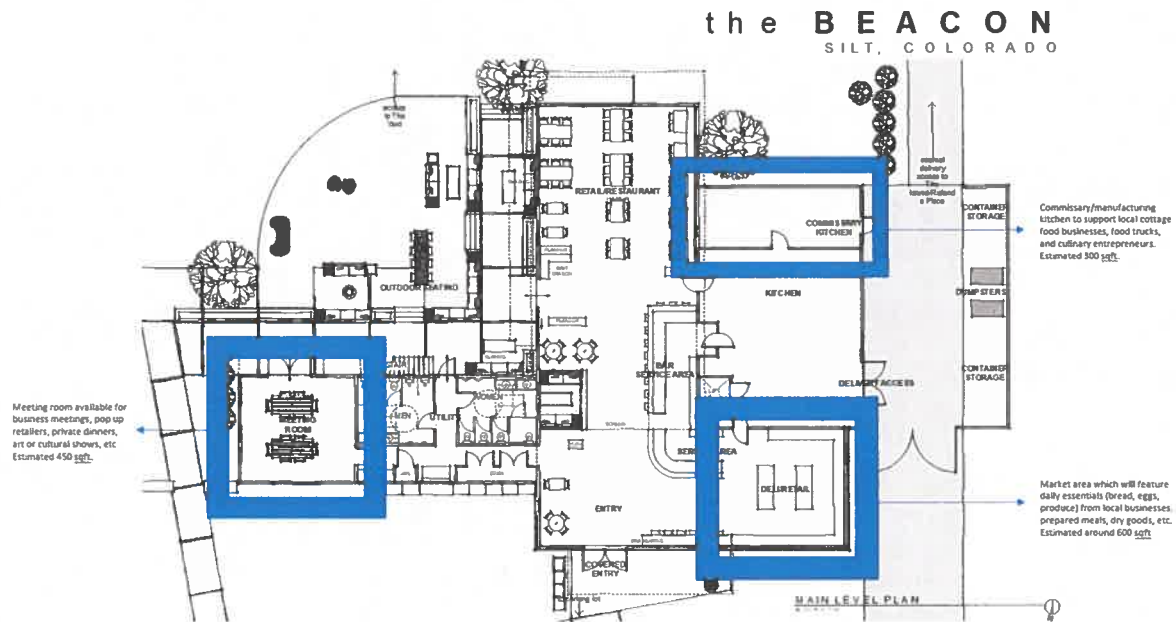
In the below concept plan, there are 6 larger multi-family buildings on Tracts 1, 2 & 4, as well as a smaller multi-family building on Tract 3. Using the footprint of the smaller building at 6,705.16 SF, with no knowledge of what the larger building square footage is, would calculate to around 46,936.12 SF of commercial, if all of the multi-family buildings had first floor commercial. Town Staff doesn't feel as if the 12,000 SF commercial in Tract 3 is unrealistic, as there's already been

compromise to eliminate any commercial uses on Tracts 1, 2 & 4. The Town is open to ideas from P&Z on creative ways to enable the 12,000 SF of commercial to take place on Tract 3.

The Beacon restaurant is being proposed on Tract 3 to be around 4,000 square feet. To the east of the Beacon, there's another proposed 4,000 SF of commercial. To reach the remaining 4,000 SF, the applicant can add another story to the retail portion (which can be used for office) or add the first floor commercial to the multi-family unit within Tract 3.

The Planning and Zoning Commission and Board of Trustees will need to give Town Staff and the applicant direction on the impasse of commercial square footage requirements.





Summary of Dimensional Standards:

There were some changes within the PUD Zone Standards:

1. Several specific items, such as setbacks in commercial and lot area minimums need to be determined at the time of internal subdivision of a Tract or Site Plan Review, not indicated within the PUD. This will allow the applicant, Town Staff and the Commissioners some flexibility to adapt the commercial aspects of the development to best suit the needs that arise during engineering and architectural renderings.
2. Building heights were increased, to allow for consistent roof pitches. The 40' allowance matches the height of the Holiday Inn and will be consistent with that adjacent property.
3. The commercial, which was previously discussed, is being proposed as 8,000 SF in Tract 3 and Town Staff feels as if anything less than 12,000 SF in Tract 3 would misalign with the Comprehensive Plan. There has already been significant flexibility from the Town, by allowing Tracts 1, 2 and 4 to re-zone as residential only, from a mixed-use designation. Town Staff stand firm with a 12,000 SF minimum requirement.

Lot Standards Tracts	MFR 1, 2, 4	CMU 3	LOD 5	EVC 6	RES 7
Lot Area, Minimum	Per the Plat	Per the Plat	Per the Plat	Per the Plat	Per the Plat
Maximum Density Residential	27 units/acre	27 units/acre	---	---	SF: 4 units/ac. MF: 27 units/ac.
Maximum Density Lodging	---	---	Per Site Plan Review	---	---
Maximum Lot Coverage	75%	75%	75%	75%	70%
Minimum Commercial Buildout	---	8,000 SF total	---	---	---

Setbacks, Minimum					
Front	20'	Per Site Plan Review	Per Site Plan Review	Per Site Plan Review	20'
Side	5'	Per Site Plan Review	Per Site Plan Review	Per Site Plan Review	5'
Rear	20'	Per Site Plan Review	Per Site Plan Review	Per Site Plan Review	20'
Building Standards					
Maximum Building Height	40'	40'	40'	40'	27' SFD 40' MFD
Minimum Distance Between Structures	10'	10'	5'	5'	5'
Minimum Unit Size (Residential)	450 SF	450 SF	---	---	450 SF(MFD) 1,000 SF (SFD)
Minimum Unit Size (Lodging)	---	---	---	---	---
Maximum Building Size	30,000 SF	30,000 SF	---	---	5,000 SF

V. Staff Findings

The Applicant, Town Staff, the Town Engineer and the Town Attorney's have put a lot of time and energy into making sure that the PUD changes are what best guide this development to meeting the needs of the applicant, town and community as a whole.

Town Staff requests P&Z feedback over the following items, which will now be at the discretion of the Town's Planning Commission and Board of Trustees:

1. Minimum Commercial Requirements
2. Parkland Dedication by Deed, Rather Than Easement
3. Allowable Uses in Tract 3

VI. Planning Recommendation

Staff Recommends that the Planning and Zoning Commission give feedback on the three items listed above and continue the Public Hearing, to allow staff and the applicant to further discuss the P&Z's feedback and make related changes to the PUD.

VII. Recommended Motion

I move to continue the Rislende PUD Amendment to a future P&Z meeting, allowing additional time for staff and the applicant to revise the submittal, based on the feedback given during this meeting.

MAJOR SUBDIVISION FINAL PLAN & FINAL PLAT

The applicant completed the Major Subdivision Sketch and Preliminary Plan/Plat approvals throughout 2023 and 2024. As part of this application, the Final Plan/Plat have been submitted.

The full sets of submittals are attached within the application, as well as the Town's Engineers comments/corrections. There is also a memo at the end of the staff report, summing up the Town Engineers findings.

I. Applicable Municipal Code Sections

Relevant sections of the Silt Municipal Code related to Major Subdivision Final Plans/Plats are sections 16.04.210 through 16.04.310. The Planning Commission is a recommending motion to the Board of Trustees.

II. Status of Corrections

The Town Engineer has been working with High Country Engineering, to address all relevant corrections. There are still several outstanding items that need to be addressed, however, being that the Planning Commission is a recommending body, Town Staff believed the application suitable to present the overall concept, with the understanding that all corrections need to be completed before noticed for a Board of Trustee agenda.

III. CDOT Access Permit Status

The CDOT access permits have not yet been submitted, as the traffic study requirement could change, pending the PUD increased density approval. Town Staff is working closely with CDOT and the Applicant to ensure that all requirements are met.

IV. Fire Department

The Colorado River Fire Rescue gave preliminary comments and worked with the Town and the applicant to ensure their requirements were met. They had no further comments until the time of Site Plan Review. Should they give additional feedback prior to that, the Town will implement said corrections to applicant.

V. Landscaping & Trails

The applicant has submitted a plan to phase some of the landscaping to be completed after the infrastructure and grading take place at the time of construction. The Town has been open to this concept, for certain aspects of the trail development and landscaping, with the requirement of a plat

note giving said phasing a time limit in which it needs to be developed, even if the adjacent tract is not under construction.

Depending on the PUD approval for parkland dedication, there could also be changes to easements and trails.

VI. Staff Findings

The Applicant, Town Staff, the Town Attorney's and especially the Town Engineer have put a lot of time and energy into making sure that the Final Plan and Plat meet the requirements for a successful development.

Town Staff is comfortable with the Planning Commission giving guidance and feedback on the proposal, with the understanding that the submitted documents are not final and not accepted as a final draft at this time.

VII. Planning Recommendation

Staff Recommends that the Planning and Zoning Commission give feedback on the submittal and continue the Public Hearing, to allow staff and the applicant to further discuss the Commissioner's feedback and make related changes.

VIII. Recommended Motion

I move to continue the Rislende Final Plan and Plat to a future P&Z meeting, allowing additional time for staff and the applicant to revise the submittal, based on the feedback given during this meeting.

DATE: May 3, 2025
TO: Town of Silt Planning and Zoning Commission
FROM: Karp Neu Hanlon, P.C.
RE: Rislende Applications for Final Plat and PUD Amendment

The Town has processed applications submitted by Silt 70 LLC (the owner of the land east of County Road 311 and between the Highway Frontage Road and the Colorado River) and the August Group LLC (DBA Rislende) which is the contract purchaser of the property (collectively referred to as the Applicants). Additionally, Pagewest, LLC is a potential purchaser of portions of the property and would be a developer of multi-family residential product.

This project was last seen by the P&Z back in 2022 and 2023. At that time, the Applicants sought to amend a prior Planned Unit Development (PUD) approved for the property known as Divide Creek Center. The amended PUD zoning (which included residential centered around an event space and associated commercial parcel) and an Amended and Restated Annexation and Development Agreement (ARADA) for the property were reviewed by the P&Z in May 2022 and approved by the Board of Trustees in September 2022. A preliminary plan for major subdivision (plat and construction engineering) was considered by the P&Z in April 2023 and approved by the Board in May 2023.

Since that time, the Applicants have reworked certain elements of the PUD concept. This includes more residential density and focusing commercial on one of the parcels (Tract 3). The changes in the concept required Applicants to file applications to amend the PUD, amend the ARADA, approve a final plat and PUD plan with updated engineering, and approve a subdivision improvements agreement (SIA). The Town Code provides that the P&Z consider and provide recommendation to the Board on the amended PUD, the final plan/plat, and the SIA. The draft SIA will be considered at a later date. The legal elements of each are discussed below.

Amendment to PUD

The PUD is the zoning for the property. information contained in the PUD should be limited to zoning provisions. Other development related information should be in the ARADA or SIA.

Approval of an amendment to a PUD is governed by Code:

16.12.110 - Planned unit development zoning amendments—Public notice and procedure.

Mail to:
Glenwood Springs
201 14th Street
Suite 200
Glenwood Springs, CO 81602

Aspen
0133 Prospector Road
Suite 4102-J
Aspen, CO 81611

Basalt
200 Basalt Center
Suite 200
Basalt, CO 81621

Ridgway
565 Sherman Street
Suite 6
Ridgway, CO 81432

...

C. The commission shall consider the application for PUD zoning amendment at a regularly scheduled meeting, and shall make a recommendation to the board for approval, approval with conditions, or denial of the application, based on the following findings:

1. The request for PUD zoning amendment is consistent with the efficient development and preservation of the entire PUD;
2. The request for PUD zoning amendment does not affect in a substantially adverse manner either the enjoyment of land abutting upon or across the street from the PUD or the public interest; and
3. The request for PUD zoning amendment does not confer a special benefit upon any one person.

Legal Recommendations

The memorandum from Community Development Director Centeno will discuss the proposed changes from the 2022 PUD in more detail. From a legal standpoint, it is important that the Town secure construction of the commercial development buildings to counterbalance the increased focus on residential. The comprehensive plan contemplates a strong focus on commercial use for this property. In order to ensure a commercial balance is maintained, Staff is recommending as a condition of recommending approval that the amendment to the ARADA include a provision requiring the initial construction of commercial on Tract 3 before residential construction can occur on that tract.

Island Area, Tract 8a. This tract located on the island and surrounding river area is intended for public use. The applicant is proposing to dedicate this area not in "fee" but as an easement. That is an issue for further negotiation between the parties. Currently, the PUD language for this area reads:

1. Tract 8a:

- a. Tract 8a will be dedicated to the Town of Silt for use as park land open space. This dedication will be provided through a public easement as detailed in the ARADA.
- b. Dedication shall satisfy the PUD open space/active parkland requirements.
- c. As also detailed in the ARADA, developer shall provide pedestrian bridge access and paths from Tract 4 to Tract 8a crossing the channel
 - i. At the time of pedestrian bridge construction a credit shall be determined against park impact fees
 - ii. The HOA will maintain paths and vegetation on the island.
- d. Town shall recognize Tract 8a is environmentally sensitive and shall prohibit
 - i. Dogs and or domestic animals
 - ii. Any events

This is not zoning and should not be in the PUD (it can be included in provisions of the SIA or ARADA after negotiations by staff). In its place, the zoning should be:

- a. Public park, outdoor education and open space uses.
 - 1. Use by domestic pets is prohibited.
 - 2. Organized events in excess of 25 people are prohibited.

PUD Standards. The Applicants contemplate future subdivision of lots within Tracts. Minimum lot sizes need to be established or another PUD Amendment will be required.

Section 2.C. Open Space. This should be removed. It is not zoning. It can be in the SIA depending on negotiations between Staff and the Applicants.

Final Plat and Plan

The requirements for inclusions in a final plat and final plan are described in Code 16.4.230 and 16.4.240. The Town Engineer has made several comments on the conformance of the materials submitted by Applicants on final plat and plan requirements.

The Code provision guiding the P&Z on how to evaluate a final plat application is:

16.04.270 - Major subdivision final plan and final plat—Commission action.

- A. The commission shall consider the major subdivision final plan and final plat at a regularly scheduled meeting, following applicant's public notification.
- B. The commission may recommend to the board approval, approval with conditions, or denial of the application, or may continue the hearing to another date(s) in order to more fully discuss the major subdivision final plan and final plat.
- C. If the commission continues the public hearing, the application shall be placed on the next regularly scheduled commission agenda, if practicable, provided that the applicant agrees to such placement.
- D. If the commission approves, approves with conditions or denies the application, the town shall provide a full description of the commission's action within the minutes of the meeting, which shall then be forwarded to the board.
- E. If the commission does not act on the application, either by recommending to the board approval, approval with conditions, or denial, within sixty days of the final public hearing, the major subdivision final plan and final plat is deemed acceptable to the commission. The town and the applicant may agree to a different time period for commission review.

Legal Recommendations

Staff is still negotiating with the Applicants about:

Page 4

16.4.230

11. Private and/or public open space to be dedicated to town or property owners association;

16.4.240

6. The protective covenants, conditions and restrictions to be placed on the subdivision, once approved by the board;

The certificate of dedication language on the final plat needs to be modified based on final allocation of easements and dedications to the Town and the owners association.

Easements will need to be updated based upon final engineering.

Memo



To: Nicole Centeno
From: Deric Walter, PE
Date: 05/02/25
Re: Reslinde PUD Final Plat – Outstanding Engineering Items

The purpose of this memo is to provide a summary list of outstanding engineering items for the Reslinde PUD Final Plat:

- Exhibit F: Civil Engineering Report, Drainage Report and Cost Estimate (redlines provided 4/21/25 and updated 5/2/25).
 - Revise the TIS Study/Addendum Table 1 to match the First Amended PUD Guide (add't redlines provided 5/1/25 via Nicole Centeno), submit to CDOT for updated Access Permit(s) for the three (3) accesses and provide copies of approved permit(s).
 - Revise the Water and Sewer Use spreadsheet to match the PUD Guide and revised TIS Study/Addendum. Demands should be for the highest use (most conservative). Make it clear which Tracts which be required to install individual lift stations (2000 gpd max.). If the wastewater demand is greater than 2000 gpd, then also make it clear that the affected tract will be required to further subdivide into separate lots with separate lift stations. Also add a note stating, "The Applicant acknowledges that the Town of Silt will not under any circumstances assume ownership, management, or maintenance of any wastewater lift stations as may be required for use or compliance with State regulations" or similar as may be coordinated with the Town Attorney.
 - Revise the Drainage Study per the comments provided regarding the Time of Concentration. Also revise the detention design, if affected.
 - Cost Estimate: Many unit prices that are proposed are significantly lower than the prices received by the Town on its 2024/2025 Public Works projects. Submit copies of the source data.
- Plat and Engineering Plans (redlines provided 4/21/25 and updated 5/2/25).
 - Revise the Plan Notes as redlined.
 - Revise the Plat as redlined.
 - Revise the Grading to add a drainage channel between Tracts 5 & 6.
 - Revise the Storm Sewer profiles so that they are legible.
 - Submit a Photometric Plan prepared by a qualified designer which states that the lighting design conforms to the guidelines published by the Engineering Society of North America (IESNA) for commercial urban-style streets. Revise the Utility Plans to match that design.
 - Pothole existing utilities at proposed utility crossings and revise the Subsurface Utility Engineer plan to include the utility information.
- PUD Guide or ARADA
 - Add the requirement "The accesses for Tract 2 and Tract 3 shall be aligned directly across from one another and a new crosswalk shall be installed across Reslinde Loop on the south side of the intersection at the time that the first access is constructed.

If you have any questions, please feel free to contact me at deric@bu-inc.com.

FIRST AMENDED PUD GUIDE RISLENDE PLANNED UNIT DEVELOPMENT

SECTION 1. PLANNED UNIT DEVELOPMENT ZONE TEXT.

A. PUD OBJECTIVES:

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

1. Develop a high quality, attractive, and economically viable commercial/residential mixed-use center that
 - a. Combines a blend of uses across the development as illustrated in Exhibit A
 - b. Is complementary to the Town of Silt and the region
 - c. Provides necessary goods and services to the Town of Silt and outlying areas while at the same time provides financial benefits to the Town and employment opportunities for the local population
 - d. Is harmonious with the natural landscape and enhances the scenic qualities of the property
 - e. Provides innovative design that encourages cluster development, creates open space opportunities, protects sensitive areas of the property and respects wildlife habitat and riparian areas
 - f. Is in general conformance with the Comprehensive Plan and conforms to the goals and policies of the Town of Silt
 - g. Provides opportunities for both passive and active parkland activities for residents and visitors
2. Create a residential component to the development that provides housing opportunities for residents of the Town of Silt in close proximity to commercial and recreational land uses
3. Ensure that high quality design standards are planned and implemented throughout the development

B. ZONE DISTRICTS

The following Zones shall be applied to Rislende:

PUD-MFR (Multi-Family Residential). The MFR zone is intended to provide for multi-family residences. (Tracts 1, 2, 4)

PUD-CMU (Commercial/Residential Mixed Use). The CMU zone is intended to provide a blend of residential and commercial uses across the zone district with not less than 8,000 square feet of commercial uses. (Tract 3)

PUD-LOD (Lodging). The LOD zone is intended to provide lodging, supporting commercial, and accessory buildings. (Tract 5)

PUD-EVC (Events Center). The Events Center zone is intended to provide flexible indoor and outdoor spaces, with accessory uses and buildings, for a wide array of events, such as weddings, corporate events, private celebrations, and business conferences. (Tract 6)

PUD-RES (Residential). The Residential zone is intended to provide for single family and/or multi-family residences, including duplexes and triplexes. (Tract 7)

PUD-ISL (Island Area). Tract 8a is intended for public use. Tract 8b is intended to provide for outdoor leisure uses related to Rislende's commercial operations and events.

PUD-RIV (River). The River Zone encompasses the portion of the Colorado River within the parcel's boundaries. (Tract 9)

C. ZONE REGULATIONS

Multi-Family Residential (PUD-MFR), Tracts 1, 2, 4:

1. Permitted Residential Uses

- a. Multi-family units including apartments, rowhouses, townhouses, condominiums, but excluding mobile homes.
 - i. The multifamily density shall be not less than 12 units per acre and not more than 27 units per acre

2. Permitted Commercial Uses

- a. Accessory (customary) buildings and structures, including non-commercial workshops, bicycle storage, mail delivery
- b. Automobile parking lots and structures (public or private), as an accessory use to meet parking requirements for a business and/or building located on same tract and further limited to passenger cars and light trucks and excluding wrecked, inoperable, unlicensed, or unsightly vehicles
- c. Community Centers for the exclusive use of the PUD-MFR and PUD-CMU residential community within the overall PUD, including:
 - i. Exercise facilities
 - ii. Professional Office Space for the management of the PUD-MFR and PUD-CMU residential community within the overall PUD
 - iii. Parks, playgrounds, splash pads, swimming pools, and spas
- d. Home occupations as defined in the Silt Municipal Code and permitted by the HOA

Commercial / Residential Mixed Use (PUD-CMU), Tract 3:

1. Permitted Residential Uses

- a. Multi-family units including but not limited to apartments, rowhouses, townhouses, and condominiums, but excluding mobile homes
 - i. The multifamily density shall not exceed than 27 units per acre.
- b. Loft residences (residential units above commercial space)

2. Permitted Commercial Uses

- a. Banks or financial institutions, including title companies, investment companies, or credit unions
- b. Bakeries
- c. Breweries and bottling facilities
- d. Clothing establishments, excluding those establishments requiring outside storage, such as thrift stores
- e. Coffee roasting facilities
- f. Convenience stores, excluding gasoline pumps, but may include a food establishment
- g. Flex Spaces, defined as a building with some combination of office, retail, and light manufacturing/assembly/R&D. (Example: a high-tech carbon sequestration company with spaces to develop, assemble, store, and sell.) Such flex spaces shall contain a minimum of 30% office and/or retail/showroom space. ^{UM1} ^{CB2}
- h. Furniture restoration and/or refinishing facilities, including upholstery
- i. Grocery stores
- j. Health care facilities, including wellness, physical therapy, nutrition and general medical clinics, health clubs, and fitness centers
- k. Liquor stores, taverns, or bars whereby the majority of business is derived from the sale of alcohol
- l. Plant nurseries whose sales are minimum fifty (50) percent retail
- m. Personal service establishments including, but not limited to, barber shops, beauty shops, tanning salons, etc.
- n. Recreational establishments (indoor) including, but not limited to bowling allies and swimming pools
- o. Restaurants, delicatessens, or any establishment (excluding fast food restaurants) providing prepared food, including serving of alcoholic beverages as a secondary sale
- p. Retail establishments where transactions take place on premises, but not requiring open storage

3. Permitted Office Uses

- a. Governmental or non-profit administrative offices
Offices for the conduct of professional businesses, including flexible office (co-working) space

4. Permitted Public/Institutional Uses

- a. Automobile parking lots and structures (public or private), as an accessory use to a business and/or building located on same tract and further limited to passenger vehicles and light trucks, excluding wrecked, inoperable, unlicensed or unsightly vehicles
- ~~b. Child care facilities for ten or more children, when state licensed~~
- ~~e.b.~~ Community centers

~~d.c. Theaters, clubs, museums, libraries or other indoor congregational facilities~~

e.d. Parks (public or private), playgrounds and related facilities (e.g., gazebos, picnic facilities and/or restroom facilities)

5. Permitted Accessory Uses

- a. Accessory (customary) buildings and structures, including non-commercial workshops and greenhouses
- b. Beekeeping

Lodging / Commercial (PUD-LOD), Tract 5:

1. Those permitted commercial uses as allowed in Tract 3

2. Permitted Public/Institutional Uses

- a. Amphitheaters, gazebos, picnic shelters, public restrooms[CB3]
- b. Automobile parking lots and structures (public or private), as an accessory use to a business and/or building located on same tract and further limited to passenger cars and light trucks, excluding wrecked, inoperable, unlicensed or unsightly vehicles

3. Permitted Lodging Uses

- a. Hotels, motels, and lodges
- b. Cabins, bungalows, and/or cottages, used as lodging facilities
- c. Excludes extended stay facilities, defined as 30 days or more

4. Permitted Accessory Uses

- a. Accessory (customary) buildings and structures, including non-commercial workshops and greenhouses
- b. Beekeeping

Events Center (PUD-EVC), Tract 6:

1. Permitted Events Uses

- a. Events facilities
- b. Amphitheaters, gazebos, picnic shelters, public restrooms
- c. Automobile parking lots and structures (public or private), as an accessory use to a business and/or building located on same tract and further limited to passenger cars and light trucks, excluding wrecked, inoperable, unlicensed or unsightly vehicles

2. Permitted Accessory Uses

- a. Accessory (customary) buildings and structures, including non-commercial workshops, catering kitchens, dressing or guest preparation rooms, and greenhouses, but excluding those structures used for residential dwelling purposes
- a-b. Orchards, vineyards, vegetable or flower gardens

Residential (PUD-RES), Tract 7:

1. Permitted Residential Uses

- a. Single family dwelling units, but excluding mobile homes. "Single family dwelling unit" means a detached dwelling unit arranged, designed, and intended for occupancy of one family upon one lot not to exceed 4 units per acre.
 - i. Multi-family dwelling units including duplexes, apartments, rowhouses, townhouses, or condominiums, but excluding mobile homes and tiny homes. Multifamily density shall be no more than 27 per acre.

2. Permitted Accessory Uses

- a. Accessory (customary) buildings and structures, including non-commercial workshops and greenhouses

Island Area (PUD-ISL), Tracts 8a, 8b:

1. Tract 8a:

- ~~a. Tract 8a will be dedicated to the Town of Silt for use as park land open space. This dedication will be provided through a public easement as detailed in the ARADA. Shall be deeded to the Town of Silt at the time of recordation of the final plat for use as park land open space.~~
- ~~a.~~
- b. Dedication shall satisfy the PUD open space/active parkland requirements.
- c. As also detailed in the ARADA, developer shall provide pedestrian bridge access and paths from Tract 4 to Tract 8a crossing the ~~Colorado River~~ channel
 - i. At the time of pedestrian bridge construction, a credit shall be determined against park impact fees
 - ~~i.ii.~~ The HOA will maintain paths and vegetation on the island.
- d. Town ~~shall shall designate~~ recognize Tract 8a ~~as~~ environmentally sensitive and shall prohibit
 - i. Dogs and or domestic animals
 - ii. ~~Any events~~ Rental of Tract 8a for any special event

2. Tract 8b:

- a. Intended to provide for outdoor leisure and uses related to commercial operations and events, such as plays and music concerts
- b. May be improved with open lawn/natural grass areas and general clean-up, but will be otherwise maintained in a natural state
- c. Above ground non-permanent facilities, such as gazebos, picnic tables, decking, tents, awnings, saunas or spas, food trucks (subject to requirements of the Silt Municipal Code), and portable restrooms are permitted

River (PUD-RIV), Tract 9:

- 1. The River zone encompasses the portion of the Colorado River within the parcel's boundaries.
- 2. Allowed uses include fishing and river recreation.
- 3. Tract 9 is to be transferred and deeded to the Town of Silt at the time of recordation of the final plat.

Temporary Permitted Agricultural Uses —(All Districts)—

The following uses shall be temporarily permitted until such time as tract is improved in any way:

- a. Agricultural activity and sale of vegetative products grown on premises
- b. Growing and harvesting of pasture grass and hay is permitted as a temporary use while the PUD is in transition from Agriculture to PUD. Once a PUD tract improvement has commenced, agricultural use will be discontinued on that tract within the PUD. [CB4]
- c. Plant materials and nursery facilities which may include fenced and screened outdoor storage that does not exceed 2,500 square feet total in the PUD

D. FORBIDDEN USES - ALL ZONE DISTRICTS

All marijuana land uses including cultivation, sales, processing, and clubs as defined in the Colorado Revised Statutes or the Silt Municipal Code are prohibited.

Section 2. General Development and Dimensional Standards.

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

A. PUD ZONE STANDARDS

Summary of Dimensional Standards

Lot Standards Tracts	MFR 1, 2, 4	CMU 3	LOD 5	EVC 6	RES 7
Lot Area, Minimum	Per the Plat	Per the Plat	Per the Plat	Per the Plat	Per the Plat
Maximum Density Residential	27 units/acre	27 units/acre	---	---	SF: 4 units/ac. MF: 27 units/ac.
Maximum Density Lodging	---	---	Per Site Plan Review	---	---
Maximum Lot Coverage	75%	75%	75%	75%	70%
Minimum Commercial Buildout	---	8,000 SF total	---	---	---
Setbacks, Minimum					
Front	20'	Per Site Plan Review	Per Site Plan Review	Per Site Plan Review	20'
Side	5'	Per Site Plan Review	Per Site Plan Review	Per Site Plan Review	5'
Rear	20'	Per Site Plan Review	Per Site Plan Review	Per Site Plan Review	20'
Building Standards					
Maximum Building Height	40'	40'	40'	40'	27' SFD 40' MFD
Minimum Distance Between Structures	10'	10'	5'	5'	5'
Minimum Unit Size (Residential)	450 SF	450 SF	---	---	450 SF (MFD) 1,000 SF (SFD)
Minimum Unit Size (Lodging)	---	---	---	---	---
Maximum Building Size	30,000 SF	30,000 SF	---	30,000 SF	5,000 SF
Notes:					
1.					

C. OPEN SPACE / PARKLAND

- The PUD shall provide to Town of Silt Tract 8a, totaling 2.473 acres as open space and/or parkland in the form of a public easement and shall fully satisfy the PUD's obligation for open space and/or parkland.

D. LANDSCAPING

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

SECTION 3. PARKING STANDARDS

A. Dimensional Standards

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

B. Off-Street Parking Requirements

Uses	Required Parking
<u>Residential</u>	
Studio Unit	1.5 / unit
1 bedroom unit	1.5 / unit
2 bedroom unit	2.0 / unit
3 bedroom or more	2.5 / unit
<u>Lodging</u>	
Lodge/motel/hotel	One space for each lodging unit, plus one space for each 200 square feet of gross conference room and office space
<u>Events</u>	
Event facility	One space for every four seats or, if there exists no fixed seating areas, one space for every 200 square feet of gross floor space[CB5]
<u>Commercial/Public</u>	
Commercial	1.0 / 200 SF GFA
Office	1.0 / 400 SF GFA
Public/Institutional	1.0 / 400 SF GFA
<u>Other</u>	
miscellaneous/not defined	Per Town Code

SECTION 4. SITE PLAN REVIEW PROCESS

A. Intent.

All new construction will go through the Site Plan Review Process defined in the Silt Municipal Code.

B. Process.

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

C. Effect on PUD if Site Plan Review Process in Silt, Colorado Municipal Code changes

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

SECTION 5. DEFINITIONS

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

Accessory Buildings/Structures – PLEASE OFFER A DEFINITION – broadly defined as buildings or structures that are necessary for the operations and maintenance of residential and commercial operations on the PUD, including but not limited to tool and equipment storage, greenhouses, pump houses, or waste collection shielding or containment.

Commercial – broadly defined as the operation of a business, to include but not be limited to the retail sale of goods, services, and professional services that are generally open to the public. Commercial is not intended to include commercial spaces used for the private benefit of the Rislende residential community.

Property – NEED DEFINITION [MW6]

PUD – The PUD is broadly defined as the Rislende Development, encompassing Tracts 1-9 bounded by the River Frontage Road on the north, the BLM Service Center on the east, Garfield County 311 Road on the west, and the Colorado River on the south.

SECTION 6. ENVIRONMENTAL STANDARDS.

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

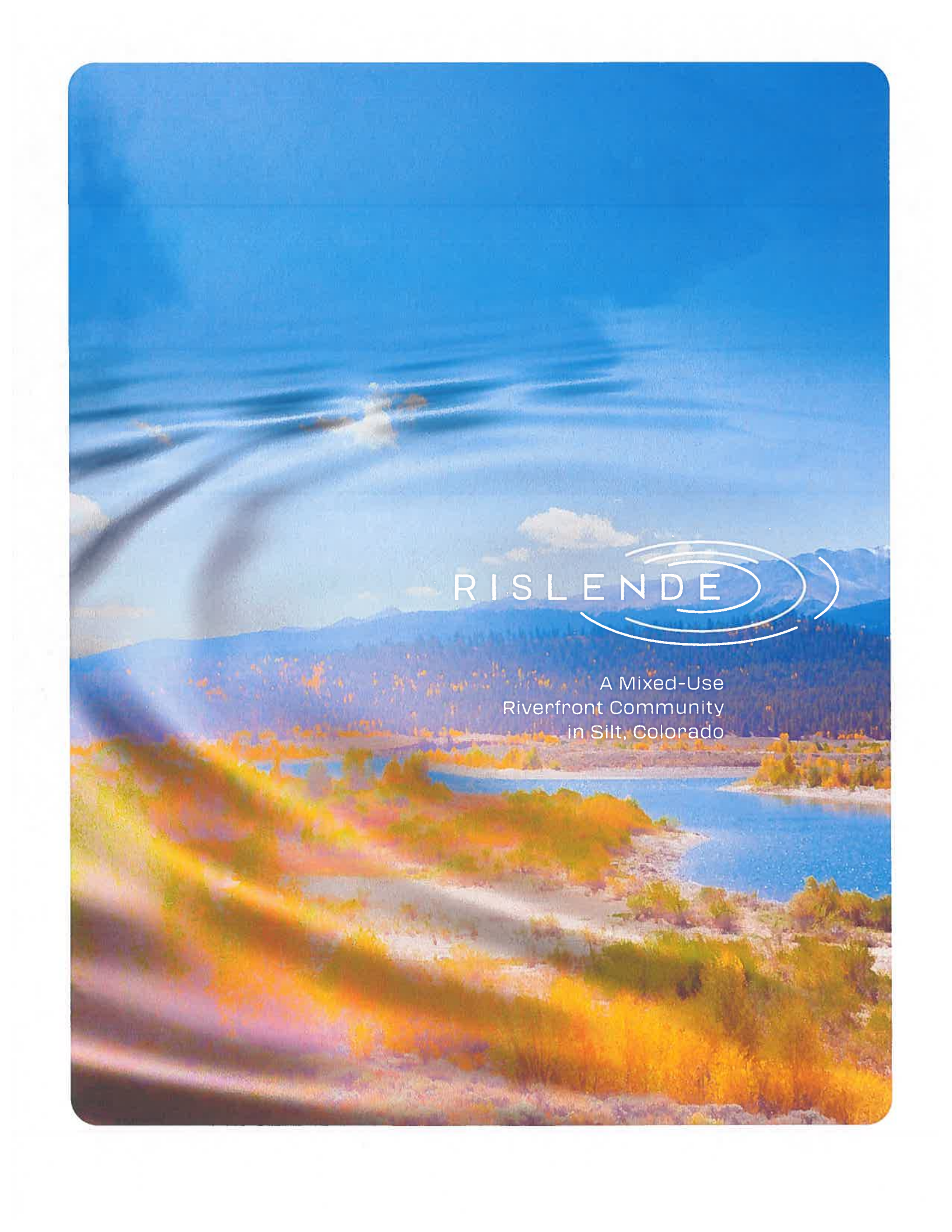
All development in the PUD shall be conducted with awareness of the surrounding environment and with attention to Best Management Practices, sustainability, and conservation of water and other natural and manmade resources.

SECTION 7. ZONE DISTRICT MAPS.

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

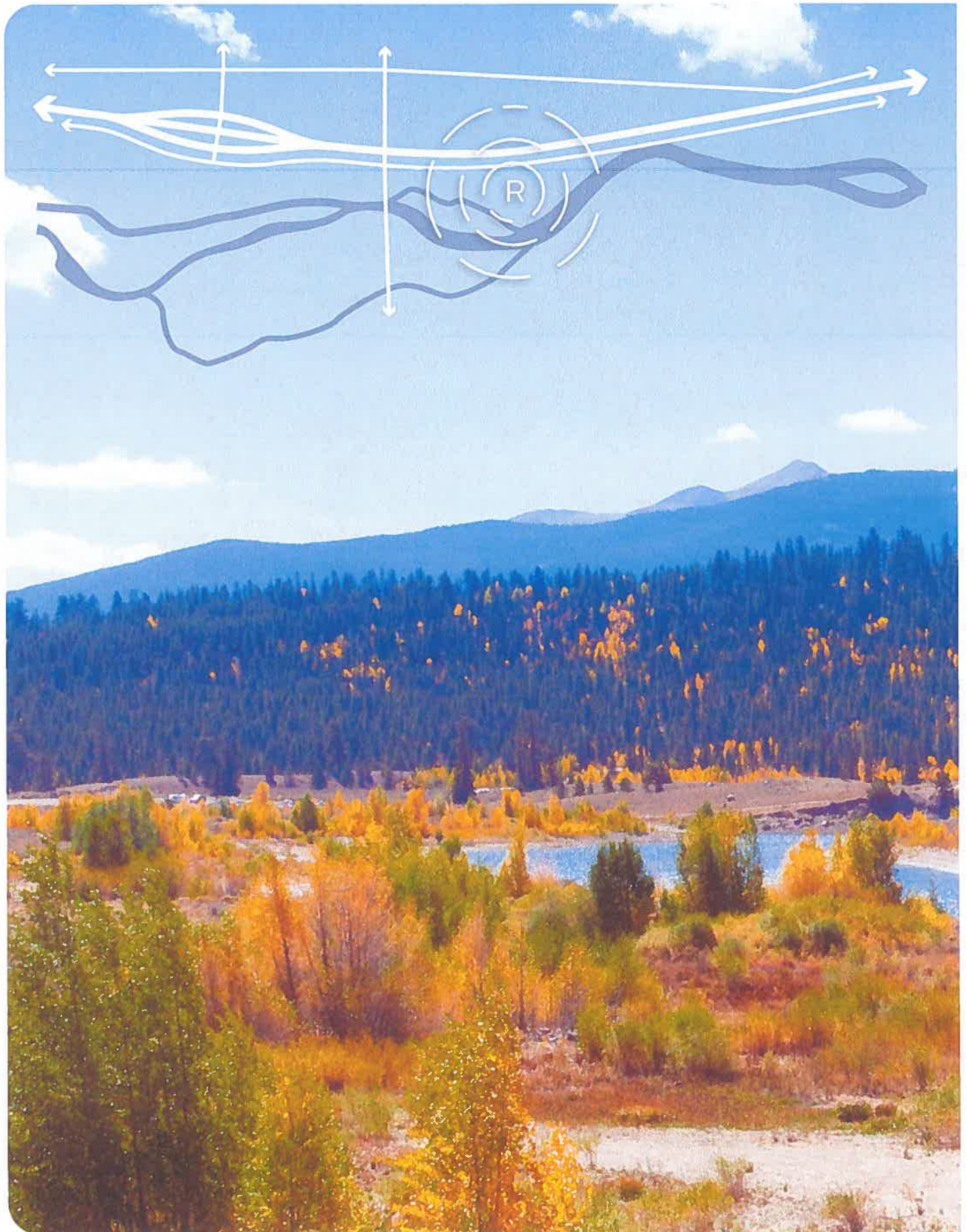
SECTION 8. CONFLICT WITH PROVISIONS OF THE SILT MUNICIPAL CODE

The provisions of this approved PUD shall govern the development of the PUD. If there are any conflicts with the provisions of the Silt Municipal Code the PUD standards shall supersede. If any item is not addressed in the PUD, the Silt Municipal Code shall apply.



RISLENDE

A Mixed-Use
Riverfront Community
in Silt, Colorado





Rippling with possibility

Where nature and community meet

Rislende—Danish for “rippling”—is a thoughtfully designed riverfront mixed-use community that will enhance Silt’s growth by integrating housing, commercial space, short term lodging, and public amenities. This development will:

- 1. Activating the Riverfront & Enhancing Community Spaces**
- 2. Generating Commercial Growth & Economic Impact**
- 3. Offering a Diverse Mix of Quality Housing to Grow Silt’s Population & Economy**







Activate the Riverfront & Enhance Community Spaces

- The expanded trail and rec path along the Colorado River will improve public access and recreation.
- Parks within the development and on a nearby island will provide green spaces for residents and visitors.
- Improved river access across multiple points.
- "The Beacon," a locally owned restaurant with riverfront views, will serve as a destination for locals and tourists.
- A 2,000 SF commercial space will support small businesses and retailers.
- A planned events center and lodging facility, including a hotel and short-term rental cabins, will promote tourism and community engagement.
- Full time residents will contribute to activation of the parks, trails, open space, and river.



Drive Economic Growth

- **"The Beacon" will boost Silt's dining scene and create a social hub.**
- **The standalone commercial space will encourage local business expansion.**
- **The events center and lodging facility will draw tourism and business travel.**
- **These elements will generate jobs, increase tax revenue, and support further economic development.**
- **The housing will provide high quality options for existing employees as well as bolster the demand base for future business growth.**





Provide Diverse, High Quality Housing

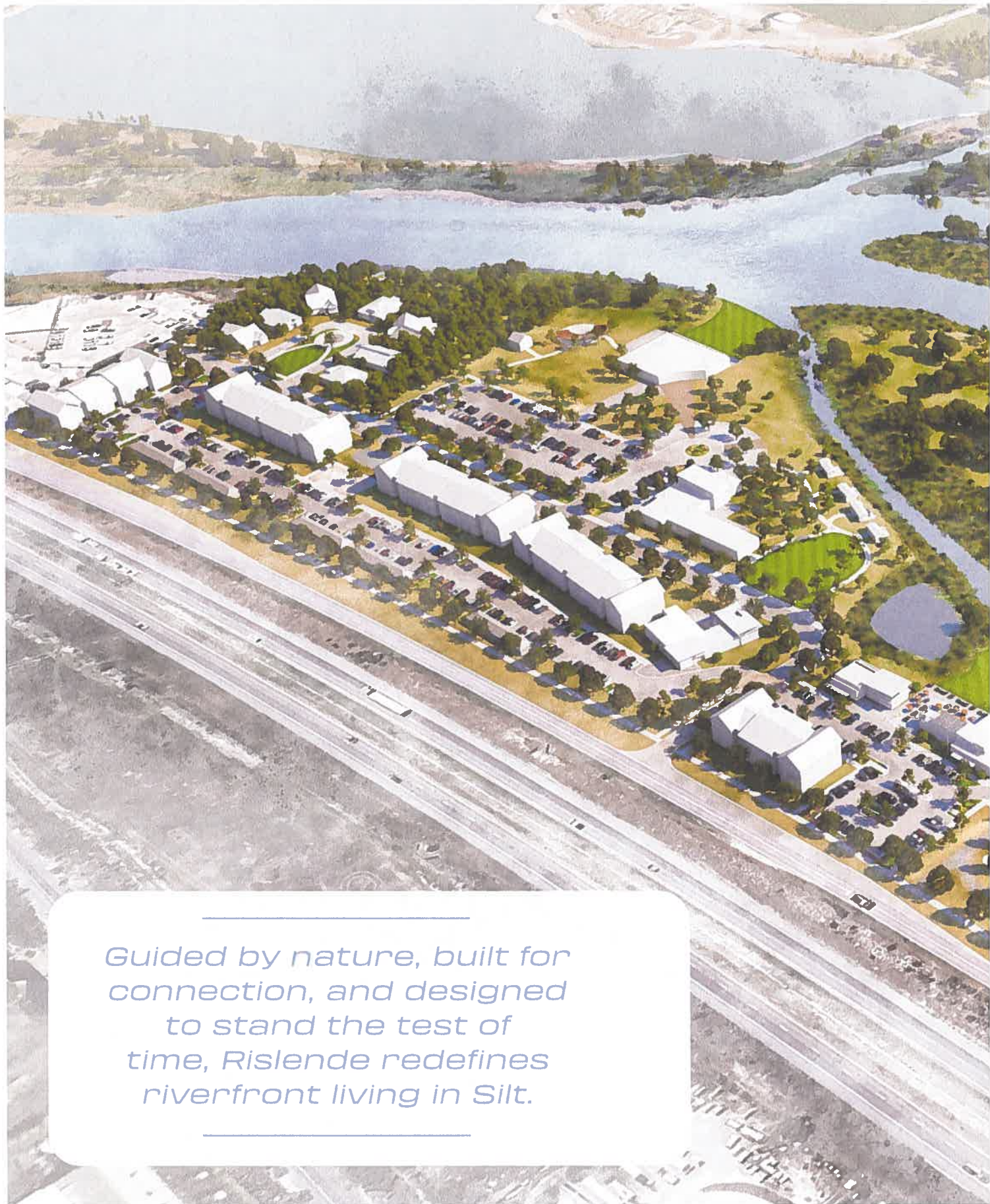
- 240 apartments, including studios, one-bedroom, two-bedroom, and three-bedroom units, will address varied housing needs and price points.
- Outdoor community amenities, including a dog park, playground, and river park, will enhance livability.
- A clubhouse with a fitness center, community space, and leasing offices will serve residents creating a high quality living experience as well as full time jobs in connection with the community.
- 7 for-sale single-family lots along the river will attract long-term homeowners further diversifying the housing options.





Rislende will establish Silt as a dynamic, forward-thinking community by blending residential, commercial, and recreational spaces. We look forward to collaborating with the town to bring this vision to life and contribute to Silt's long-term prosperity.





Guided by nature, built for connection, and designed to stand the test of time, Rislende redefines riverfront living in Silt.





RISLENDE

Pagewest

MAIN LEVEL PLAN

Rooms and areas shown include:

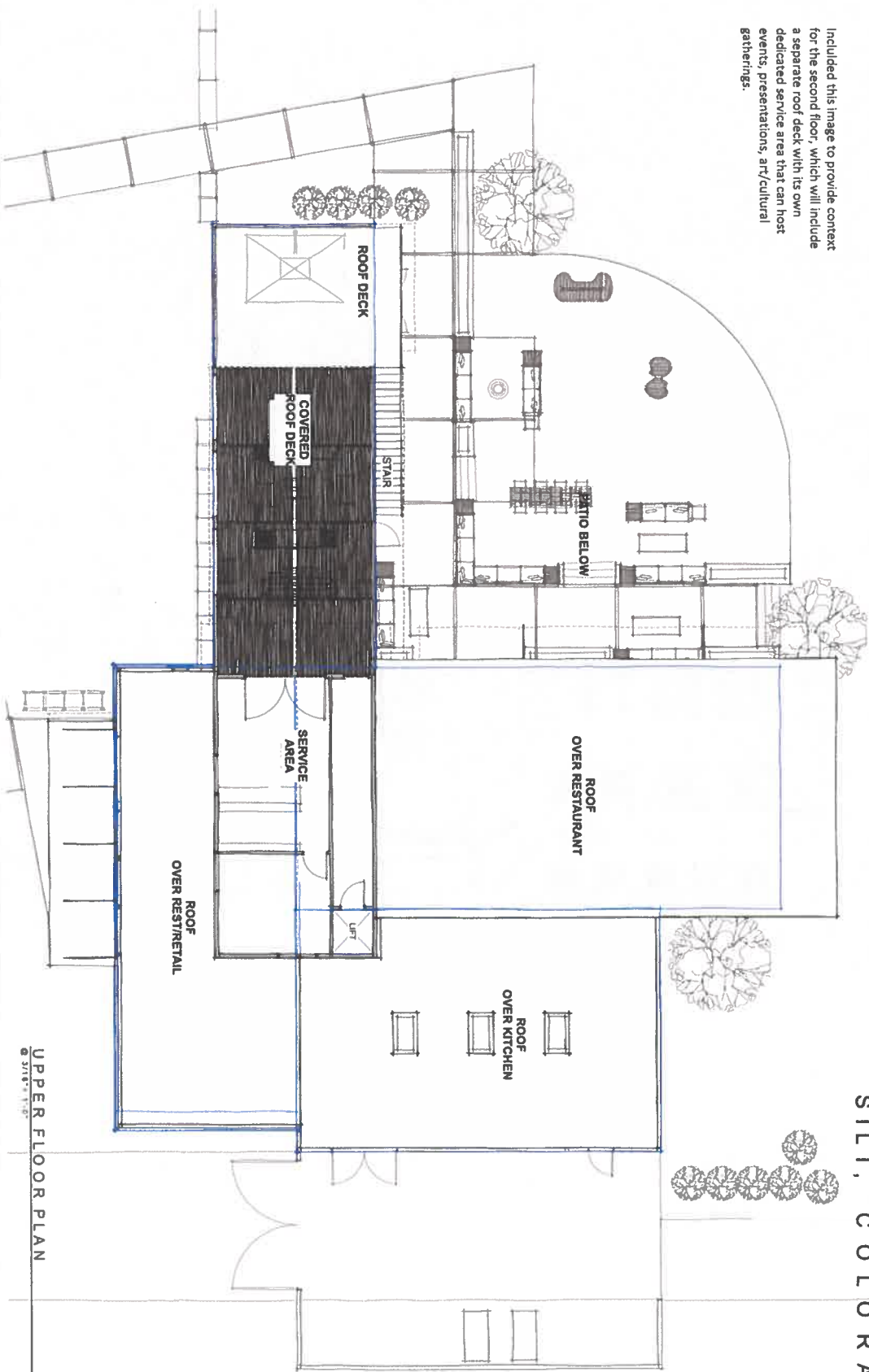
- MEETING ROOM
- MEN
- WOMEN
- UTILITY
- BAR SERVICE AREA
- KITCHEN
- COMMISSARY KITCHEN
- RETAIL/RESTAURANT
- ENTRY
- COVERED ENTRY
- OUTDOOR SEATING
- PLANTERS
- WANT BRTON
- DELIVERY ACCESS
- CONTAINER STORAGE
- DUMPSTERS
- Internal delivery access to the Island/Recreation Place

Orientation: North arrow pointing up.

Market area which will feature daily essentials (bread, eggs, produce) from local businesses, prepared meals, dry goods, etc. Estimated around 600 sqft.

Meeting room available for business meetings, pop up retailers, private dinners, art or cultural shows, etc. Estimated 450 sqft.

Included this image to provide context for the second floor, which will include a separate roof deck with its own dedicated service area that can host events, presentations, art/cultural gatherings.



UPPER FLOOR PLAN



TOWN OF SILT
PLANNING COMMISSION REGULAR MEETING
May 6, 2025

AGENDA ITEM SUMMARY

SUBJECT: Rislende 2025/2026 Special Events & Food Truck Site Plan Review

PROCEDURE: Public Hearing Action Item

RECOMMENDATION: Staff recommends approval of the Rislende 2025-2026 Site Plan Review for the Special Events and Food Truck.

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Rislende has submitted an application for the 2025/2026 Rislende Special Events and Food Truck. In 2023 and 2024, the Planning and Zoning Commission approved the Rislende Special Events Site Plan and they are using a similar model as last year, allowing them to offer another opportunity to bring a service to the community, as well as bringing attention to their upcoming development.

RECOMMENDED MOTION: I move to approve Resolution NO. PZ-1, Series 2025, for the Site Plan Review for Rislende 2025/2026 Events, to operate special events and a food truck at 54 County Road 311, with the conditions noted above or verbally added during this meeting.

ORDINANCE FIRST READING DATE: N/A

ORDINANCE SECOND READING DATE: N/A

RESOLUTION READING DATE: N/A

PRESENTED BY: Nicole Centeno, Community Development Director

DOCUMENTS ATTACHED: N/A

TOWN ATTORNEY REVIEW [☐] YES [☒] NO **INITIALS** ____

SUBMITTED BY:

Nicole Centeno

Nicole Centeno, Community Development Director

TOWN OF SILT
PLANNING COMMISSION STAFF REPORT

Public Hearing Action Item- Site Plan Review For Food Truck & Events

Tuesday, May 6, 2025 6:30 PM

Project:	Rislende Special Events and Food Truck
Location:	54 County Road 311- Rislende PUD
Applicant:	Mitchell Weimer
Owner:	Silt 70, LLC / Dennis Carruth
Current Zoning:	PUD
Proposed Zoning:	No Proposed Change
Present Land Use:	Vacant Lot
Proposed Land Use:	Temporary Public & Private Special Events and Food Truck

Description of Request

Mr. Weimer has submitted an application for the 2025/2026 Rislende Special Events and Food Truck. In 2023 and 2024, the Planning and Zoning Commission approved the Rislende Special Events and they are using a similar model as last year, allowing them to offer another opportunity to bring a service to the community, as well as bringing attention to their upcoming development.

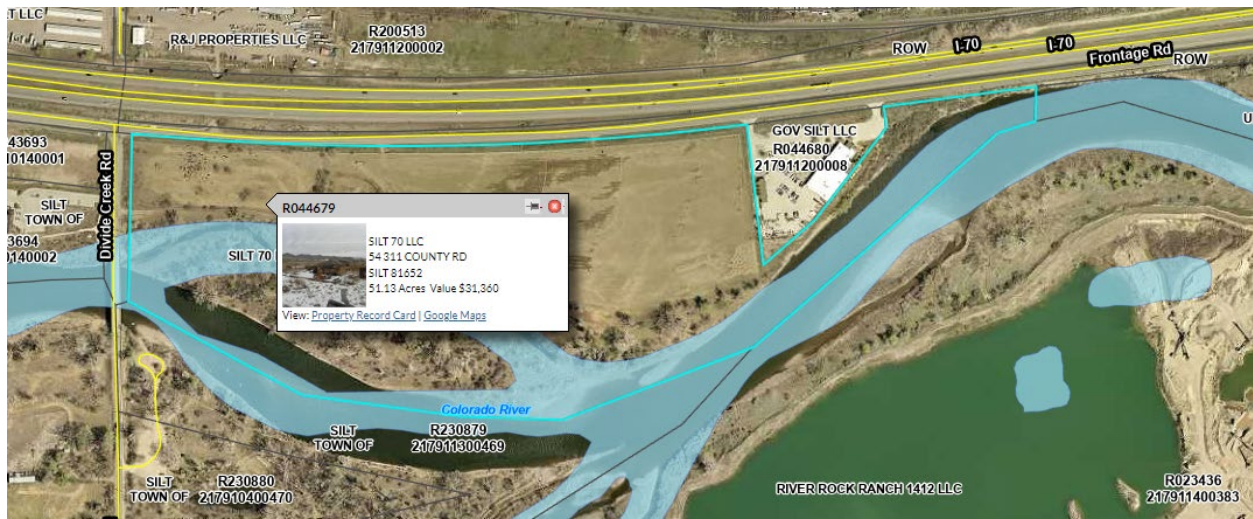
Operating Plan

- For the 2025 season, they hope to host three varieties of events
 - o Upscale float & picnic packages
 - o Weddings, celebrations of life, quinceaneras, corporate events, private parties, etc.
 - o Rafter / fisher drop-offs, and limited public availability
- Xcel established temporary / construction power, last year, that they will also leverage for this summer's operations
 - o This will allow the food trailer access to power
 - o This will negate the need for generators to power restrooms, lights, etc.
- Until they have brick-and-mortar presence, they are able to provide only basic services: catering, bar service, tables/chairs, parking, restrooms, trash/waste management

- They will work with their trusted vendor network for additional events-related services and amenities
- Operating hours will be limited to the events and times that are scheduled and hosted.
- Private events are closed to the public, and there will be clear signage just off CR311.
- Most private events happen afternoons and evenings Wedding receptions generally run until 10-11 pm
- Lunchtime picnics: noon - 4 pm
- Public events will include float/raft drop-off, happy hours, weekends, and holidays (when not hosting a private event)
- Happy hours: 4 pm – 9 pm Weekends, holidays: 11 am – 9 pm
- When there are no events, the access road off CR311 will be gated closed and clearly signed. The immediate riverside area, and riverside east of BLM, will also be clearly signed.
- Guests enter the property from CR311 and follow the signs to the designated parking area.
- Parking is clearly marked, including ADA spaces. The parking area is maintained to be clean, clear, and safe.
- Rafters, floaters, and fishers may pull up to our site when we are open for business. It is pull-up only, not a take-out location.
- Guests depart using the same road to CR311.
- Emergency exit is established and signed as eastward to the Rislende / BLM gate.
- A variety of food trailers will be stationed on site, over the course of the season, and will prepare all meals and serve as the primary bar service area as Rislende F&B LLC, dba Rislende Events.
- Rislende F&B LLC, dba Rislende Events, holds the retail liquor license application and is the legal entity to sell food and alcohol.
- Perimeter signage very clearly delineates the boundaries for alcohol consumption.
- A restroom trailer with two indoor-quality restrooms is parked on site. They contract with a third party for grey water and sewer pumping as well as waste management.

The Property

The Rislende/Divide Creek property is slightly more than 51 acres in size. The area subject to this permit, with the exception of the driveway length from CR 311, is approximately 1.1 acres and contains portions of Tracts 6 and 8. Please note that as mentioned above the property is in the process of being cleaned up, especially with removal of nuisance trees/weeds in the island area. In addition, the channel separating the island from the rest of the property has been cleaned up and deepened to better define the island.



Comprehensive Plan

The Special Events and Food Truck align with the PUD zoning of this parcel. Tract 6 is zoned PUD-EVC (Events Center), so the proposal of nonpermanent improvements, as well as the special events are a permitted use.

Staff Findings and Conclusions

Overall, staff finds that this application and proposal align with the comprehensive plan and PUD.

The applicant established parking and access in the 2023 & 2024 Site Plan Review, all of which are still existing and compliant.

The hours of operation and proposed events were a productive use of the property in 2023 and 2024, so staff believes this to be true for the upcoming 2025/2026 events seasons as well. The applicant is working towards finalizing their project, so they can start infrastructure for their permanent use and this is a great stepping stone for them to bring some recognition to their project!

Planner Recommendation

Staff recommends approval of the Site Plan Review for the Rislende 2025/2026 Special Events and Food Truck, with the following conditions:

- 1) That all statements made by the applicant both in the application and in any meetings before the Planning and Zoning Commission be considered conditions of approval, unless modified in any subsequent conditions.

- 2) That the applicant obtains a building permit for all improvements within the property, as required in the Silt Municipal Code.
- 3) That the applicant notifies the Town Community Development Department of any proposed changes over time and/or expansion of activities within the property, to ensure compliance with the Site Plan Review approval.
- 5) That the applicant acquires the proper licensing through Garfield County Public Health and the Town of Silt for the operation of the Food Truck.
- 6) That the applicant retains records of the water deliveries, and removal of waste (trash, grey water and grease), so the Town can audit records annually, or as often as needed.
- 7) That the applicant pumps the portable restroom trailer as required and provides pump records to the Town upon request.
- 8) That the applicant complies with all State and Town Liquor Licensing, including but not limited to, the active Liquor License conditions of approval and the upcoming renewal requirements.
- 9) That the applicant provides any additional requested documents and pay any remaining fees, prior to operating business.
- 10) That the applicant and all vendors, including food trucks, obtains an annual business license.
- 11) That the approval be for the 2025 and 2026 event season, approximately operational from May to October. A new approval will be required for any additional timeframes.

Recommended Motion: I move to approve Resolution NO. PZ-1, Series 2025, for the Site Plan Review for Rislende 2025/2026 Events, to operate special events and a food truck at 54 County Road 311, with the conditions noted above or verbally added during this meeting.

**TOWN OF SILT
RESOLUTION NO. PZ- 1
SERIES OF 2025**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
APPROVING THE OPERATION OF A FOOD TRUCK AND 2025/2026
SPECIAL EVENTS AT 54 COUNTY ROAD, WITHIN THE TOWN OF SILT,
GARFIELD COUNTY, STATE OF COLORADO**

WHEREAS, Rislende submitted an application for a Site Plan Review (“Application”) on or about March 12, 2025 requesting that they be allowed to operate a Food Truck and Special Events at 54 County Road 311 for 2025/2026; and

WHEREAS, Town Staff processed the application and forwarded the application as well as staff comments about the application and various memoranda to the Town Planning and Zoning Commission (“Commission”); and

WHEREAS, the commission reviewed and discussed the application at its regular meeting on May 6, 2025; and

WHEREAS, upon proper consideration there is a finding that it is reasonable to approve the proposed use, as it aligns with the 2017 Silt Comprehensive plan, as well as the designated PUD zoning, nor does it appear to have any significant negative impact to adjacent properties.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO, THAT: the Site Plan Review for a Food Truck and 2025/2026 Events is hereby granted for 54 County Road 311, within the Town of Silt, Colorado (“Town”) subject to the following conditions:

- 1) That all statements made by the applicant both in the application and in any meetings before the Planning and Zoning Commission be considered conditions of approval, unless modified in any subsequent conditions.
- 2) That the applicant obtains a building permit for all improvements within the property, as required in the Silt Municipal Code.
- 3) That the applicant notifies the Town Community Development Department on any proposed changes over time and/or expansion of activities within the property, to ensure compliance with the Site Plan Review approval.
- 5) That the applicant acquires the proper licensing through Garfield County Public Health and the Town of Silt for the operation of the Food Truck.

6) That the applicant retains records of the water deliveries, and removal of waste (trash, grey water and grease), so the Town can audit records annually, or as often as needed.

7) That the applicant pumps the portable restroom trailer as required and provides pump records to the Town upon request.

8) That the applicant complies with all State and Town Liquor Licensing, including but not limited to, the active Liquor License conditions of approval and the upcoming renewal requirements.

9) That the applicant provides any additional requested documents and pay any remaining fees, prior to the final approval and recordation of this application.

INTRODUCED, READ AND APPROVED at a regular meeting of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 6th day of May, 2025.

ATTEST:

TOWN OF SILT

Chair Lindsey Williams

Community Development Director, Nicole Centeno



Community Development Department
231 N. 7th Street, Silt, CO 81652
(970) 876-2353 (office) (970) 876-2937 (fax)
www.TownOfSilt.org

Land Use Application Form

<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Metro District or Special District
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Zoning or Rezoning	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> ADA or ADA Amendment
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Intergovernmental Agreement	<input checked="" type="checkbox"/> Other: <u>Site Plan Update</u>

Project Name: Rislende Riverside **Project Description:** _____

Owner's Name: Mitchell Weimer **Owner's Number:** 970.404.6233 **Owner's Email Address:** mitchell @ rislende.com

Address: 54 CR 311, SILT CO 81652 **Parcel ID Number:** 217911200007

Legal Description (*attach additional sheets if necessary*): _____

Access to Property: CR311 (primary), River Frontage Road (alternate)

Acreage or Square Footage: 2 AC +/- **Existing Land Use Designation:** Agriculture / PUD Events

Proposed Land Use Designation: Unchanged: Agriculture / PUD Events

Existing Zoning: PUD Events **Proposed Zoning:** Unchanged: PUD Events

Proposed Use / Intensity of Use: Unchanged from 2024: Private events, public operations, food & beverage

Submittal Requirements:

- A completed original application with original signatures and two copies (2 full sets) shall be submitted to the department for review. The application shall include two sets of 24" x 36" plans, plats and other appropriate drawings. Full application must also be submitted in electronic format.
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted no less than ten (10) days before the public hearing.
- All documents submitted for Land Use Applications shall be collated and paper-clipped (no staples). All plans, plats or drawings shall be organized and submitted ready for review, to avoid delays in processing. Fees and Deposits are collected at the time of submittal.

STAFF USE ONLY

Pre-app conference: _____ (date) **Fees:** _____

Application Received: _____ (date) **Deposits:** _____

PZC approval: _____ (date) **Date Fees Collected:** _____

BOT approval: _____ (date)

Billable Party Agreement

Property Owner(s): Name: Dennis Carruth Phone: 303 263 2970
Company: Silt 70 LLC Fax: _____
Address: 10106 W SAN JUAN WAY SUITE 205, LITTLETON, CO 80127

Authorized Rep.: Name: Mitchell Weimer Phone: 970 404 6233
Company: Rislende F&B LLC Fax: _____
Address: 121 Polo Road, Glenwood Springs, CO 81601

Billable Party: Owner _____ Representative XX

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all billable staff time and contract services, including, but not limited to, planning, reviewing, inspecting, engineering, surveying and legal services rendered in connection with the applicant's request. A deposit will be required if deemed necessary by Town Staff. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Name (printed): Mitchell Weimer

Address: 121 POLO ROAD, GLENWOOD SPRINGS, CO 81601

Phone: 970 404-6233 Email: mitchell @ rislende.com

Type of Identification: _____ Identification Number & Expiration: _____

Signature: *Mitchell Weimer* Date: April 30, 2025

County of _____)

§

State of _____)

Sworn to and subscribed before me this _____ day of _____, _____
(Day) (Month) (Year)

By _____ Witness my hand and official seal _____
(Notary Name) (Notary Signature)

(seal)

Notary Public
My Commission Expires _____

Disclosure of Property Ownership

_____ If owner is an individual, indicate name exactly as it appears on the deed.

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

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

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

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

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

Property Owner Affidavit

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

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

Dennis Carruth

Name (printed)

Name (printed)

10106 W SAN JUAN WAY SUITE 205, LITTLETON, CO 80127

Address

Address

970-945-8676

Phone

Phone

Fax

Fax

Signature

Signature

Type of Identification

County of _____)

ss.

State of _____)

Sworn to and subscribed before me this _____ day of _____, _____.
(fill in day) (fill in month) (fill in year)

By _____
(name printed)

Witness my hand and official seal.

Notary Public

(seal)

My Commission expires: _____

Authorized Representative

I/We further permit Mitchell Weimer to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

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

Mitchell Weimer

Name (printed)

121 Polo Rd, Glenwood Springs, CO 81601

Address

970.404.6233

Phone

Fax

Signature

Type of Identification

County of _____)

State of _____)

ss.

Sworn to and subscribed before me this _____ day of _____, _____.
(fill in day) (fill in month) (fill in year)

By _____
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: _____

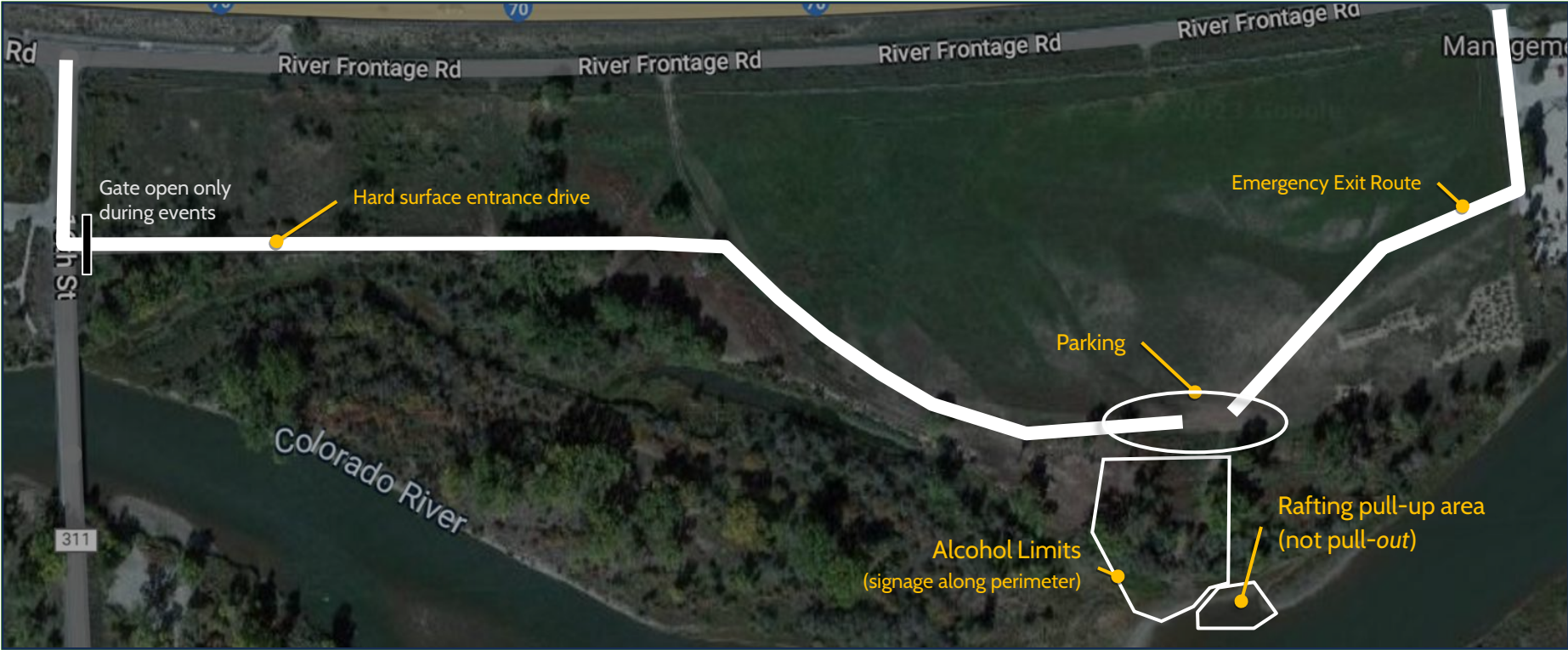


Site Plan Update

Context

- Rislende F&B LLC, dba “Rislende Events,” is an events management and hosting company, part of the Rislende development in Silt, Colorado
 - We’ve established a riverside venue and are leveraging temporary infrastructure
 - This is the future location of the planned Rislende Events Center
- Rislende Events was approved for operations in 2023 and again in 2024
- The 2024 site plan was approved; this packet details only two very minor updates
 - Replacement of shipping container with two 8’ x 10’ sheds, which were permitted and have been approved
 - Update of food truck operator from a named “Two Forks” to unnamed “licensed and certified food truck operator”
- Request is for two-year approval for operations – 2025-2026

Operational Setup / Site Plan



Operational Details

HOURS OF OPERATION

Operating hours will be limited to the events and times that are scheduled and hosted.

Private events are closed to the public, and there will be clear signage just off CR311.

- Most private events happen afternoons and evenings
- Wedding receptions generally run until 10-11 pm
- Lunchtime picnics: noon - 4 pm

Public events will include float/raft drop-off, happy hours, weekends, and holidays (when not hosting a private event)

- Wednesday – Friday: 5 pm – 9 pm
- Weekends, holidays: 11 am – 9 pm

When there are no events, the access road off CR311 will be gated closed and clearly signed. The immediate riverside area, and riverside east of BLM, will also be clearly signed.

ZONING & LICENSING

All operations will be fully within Rislende Tract 6, which was zoned PUD-EVC (Events Center) in 2022.

The PUD document also allows for Agriculture Usage until the tract is developed, allowing for Ag storage which we leverage for events storage as well.

Our plan fully complies with zoning and allowed uses.

Note: In support of these activities, there are no permanent buildings or structures, and everything will be removed for the events center to be built, if not well before.

State Sales Tax License	<input checked="" type="checkbox"/> Complete
Silt Sales Tax License	<input checked="" type="checkbox"/> Complete
State Liquor License	<input checked="" type="checkbox"/> Complete
Silt Site Plan Approval	<input type="checkbox"/> In Progress

Operational Details

GUEST ACCESS

Guests enter the property from CR311 and follow the signs to the designated parking area.

Parking is clearly marked, including ADA spaces. The parking area is maintained to be clean, clear, and safe.

Rafters, floaters, and fishers may pull up to our site when we are open for business. It is pull-up only, not a take-out location.

Guests depart using the same road to CR311.

Emergency exit is established and signed as eastward to the Rislende / BLM gate.

FOOD & BEVERAGE LOGISTICS

We may contract with various food trucks over time, with two important operational notes: 1) There will be only one permanent food truck at any time, and it will be located on the spot designated on our site plan, and 2) Any food truck we partner with will be confirmed as insured, certified by Garfield County, and licensed to operate by Silt.

Updated for 2025

Rislende F&B LLC, dba Rislende Events, dba Rislende Riverside, holds the retail liquor license application and is the legal entity selling food and alcohol.




Perimeter signage and rope very clearly delineate the boundaries for alcohol consumption.

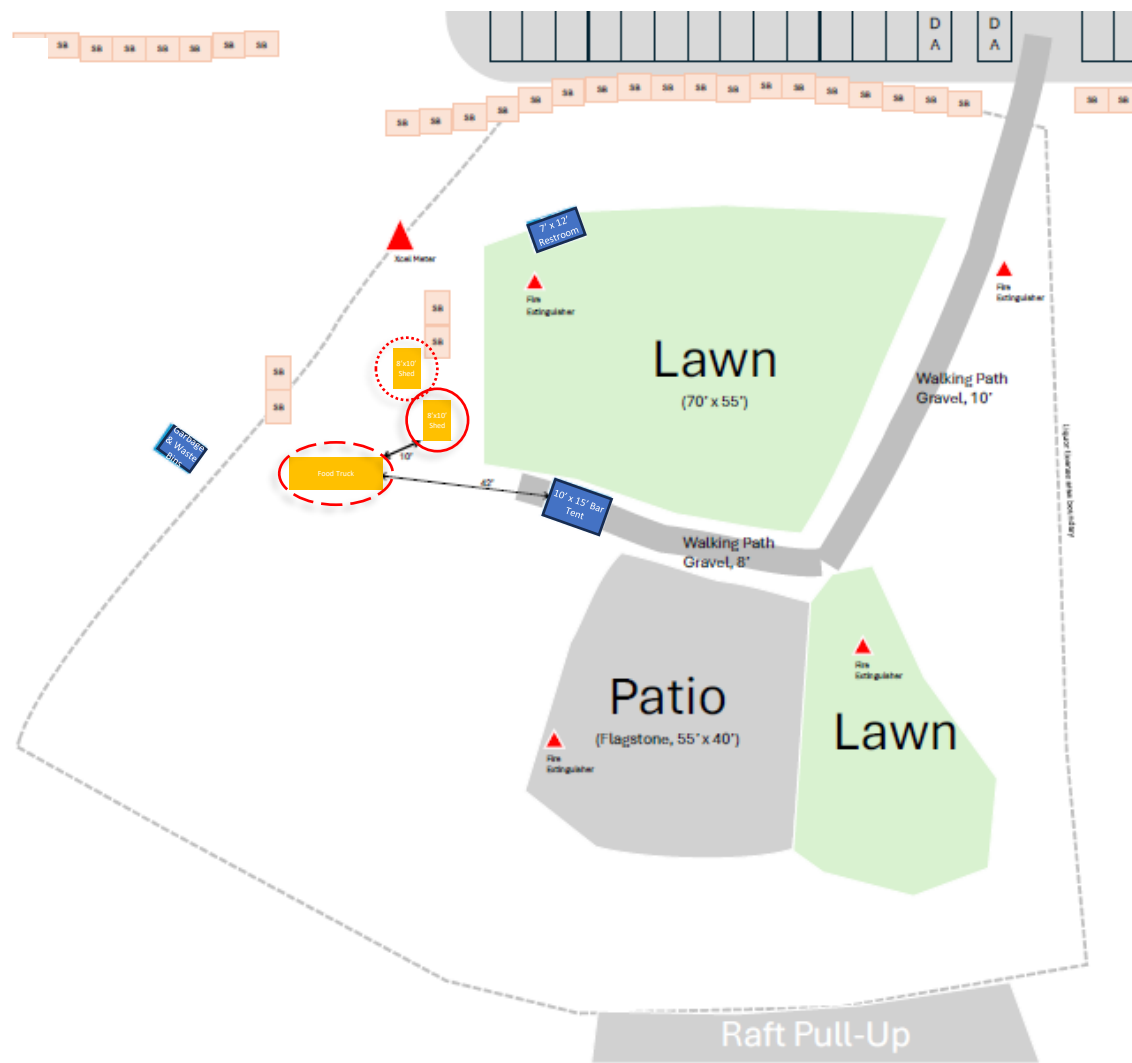
A restroom trailer with two indoor-quality restrooms is parked on site. We contract with a third party for grey water and sewer pumping as well as waste management.

[illegible]

-

Rislende Events **2025** Site Plan

-  **8' x 10' Storage**
Primary Liquor Storage
(Replacing 8' x 20' Storage)
-  **8' x 10' Storage**
Accessory Storage
(Replacing 8' x 20' Storage)
-  **Licensed and certified food truck operator**
(Replacing "Two Forks" food truck)



PLANNING & ZONING COMMISSION MEMORANDUM

TO: CHAIR AND COMMISSIONERS
FROM: NICOLE CENTENO, COMMUNITY DEVELOPMENT DIRECTOR
DATE: MAY 3, 2025
RE: DEFINING SILT'S DOWNTOWN AND "WHAT IS SILT" BRANDING

Manager Mann gave an update at the last meeting, about the exciting ventures that the Town is taking to define our downtown corridor as well as diving into the questions "What is Silt?" and "What makes Silt, Silt?"

Please see the following Agenda Summary that Manager Mann presented to the Board of Trustees, as the Commission too will work collaboratively to help guide this process as well. Staff looks forward to more discussion, so make sure to bring lots of ideas!

**TOWN OF SILT
BOARD OF TRUSTEES WORK SESSION
APRIL 28, 2025**

AGENDA ITEM SUMMARY

SUBJECT: Defining Downtown: What is a downtown?
Defining Silt's Downtown: What are boundaries today and where should the boundaries be in the next 20 years?
Answering Question: What makes Silt, Silt?

PROCEDURE: Discussion

RECOMMENDATION:

SUMMARY AND BACKGROUND OF SUBJECT MATTER: For this month's work session, we are planning a more interactive discussion related to the beginnings of the branding discussion. You will note that on the agenda this evening is a resolution to formalize the use of Krista Pontius facilitate and shepherd the Town throughout the branding and website process (while they are not the same, many components will be congruent in nature). So tonight, we are going to do the following by working towards answering the following:

- What is a downtown? (15 mins)
- What are the boundaries of Silt's current downtown? (homework) (15 mins)
- What should the boundaries of Silt's downtown be in 20 years? (homework and discussion) (15 mins)
- What makes Silt, Silt? (15 mins)

First, spend some time thinking of what defines a downtown. In what is my first foray into AI, I asked the question "what are the characteristics of a downtown?" Here is what CoPilot spit out:

"Downtowns are fascinating urban spaces, often the heartbeat of a city or town. Here are some key characteristics that define a downtown:

1. **Mixed-Use Development:** Downtowns typically feature a blend of commercial, residential, and cultural spaces. You'll often find shops, offices, apartments, restaurants, and entertainment venues in close proximity.
2. **Central Location:** They are usually located at the core of a city or town, serving as a hub for transportation, business, and social activity.
3. **Pedestrian-Friendly Design:** Streets are often designed to prioritize walkability, with sidewalks, crosswalks, and public spaces that encourage foot traffic.
4. **Historic Architecture:** Many downtowns showcase a mix of old and new buildings, often preserving historic architecture that gives the area a unique character.

5. **Economic Activity:** Downtowns are typically bustling with commerce, from small local businesses to larger establishments, making them a focal point for economic activity.
6. **Public Spaces:** You'll often find parks, squares, and open areas where people can gather, enjoy events, or simply relax.
7. **Transit Accessibility:** Downtowns are well-connected with public transportation, making them easily accessible to residents and visitors.
8. **Cultural Significance:** Museums, theaters, art galleries, and historical landmarks are often concentrated in downtown areas, reflecting the city's identity and culture.

In short, a downtown is where a city's energy and personality converge into a lively and dynamic space."

Given the above, what are the characteristics above that stand out to you? How does the above fit in to your vision of Silt? Is there anything missing from the above?

Next, we will spend some time defining where downtown is today, and where we would like it to go in the future. Attached, you will find a map of a portion of the Town that if you would please do the following:

- Draw a boundary of what your opinion is of the Town's current downtown.
- Draw a boundary of what your opinion is what the Town's downtown should encompass in the next 20 years.

There are no right or wrong answers. The goal of the discussion is to collectively define general boundaries of downtown Silt today and 20 years into the future.

The final piece that we want to explore is the question "what makes Silt, Silt?" Think of the words that you would use to define the Town and why people either live here, visit here, or want to come here. What is our perception of why people like Silt?

PRESENTED BY: Jim Mann, Town Manager

DOCUMENTS ATTACHED: Aerial Map

TOWN ATTORNEY REVIEW [] YES [] NO **INITIALS** _____

SUBMITTED BY:



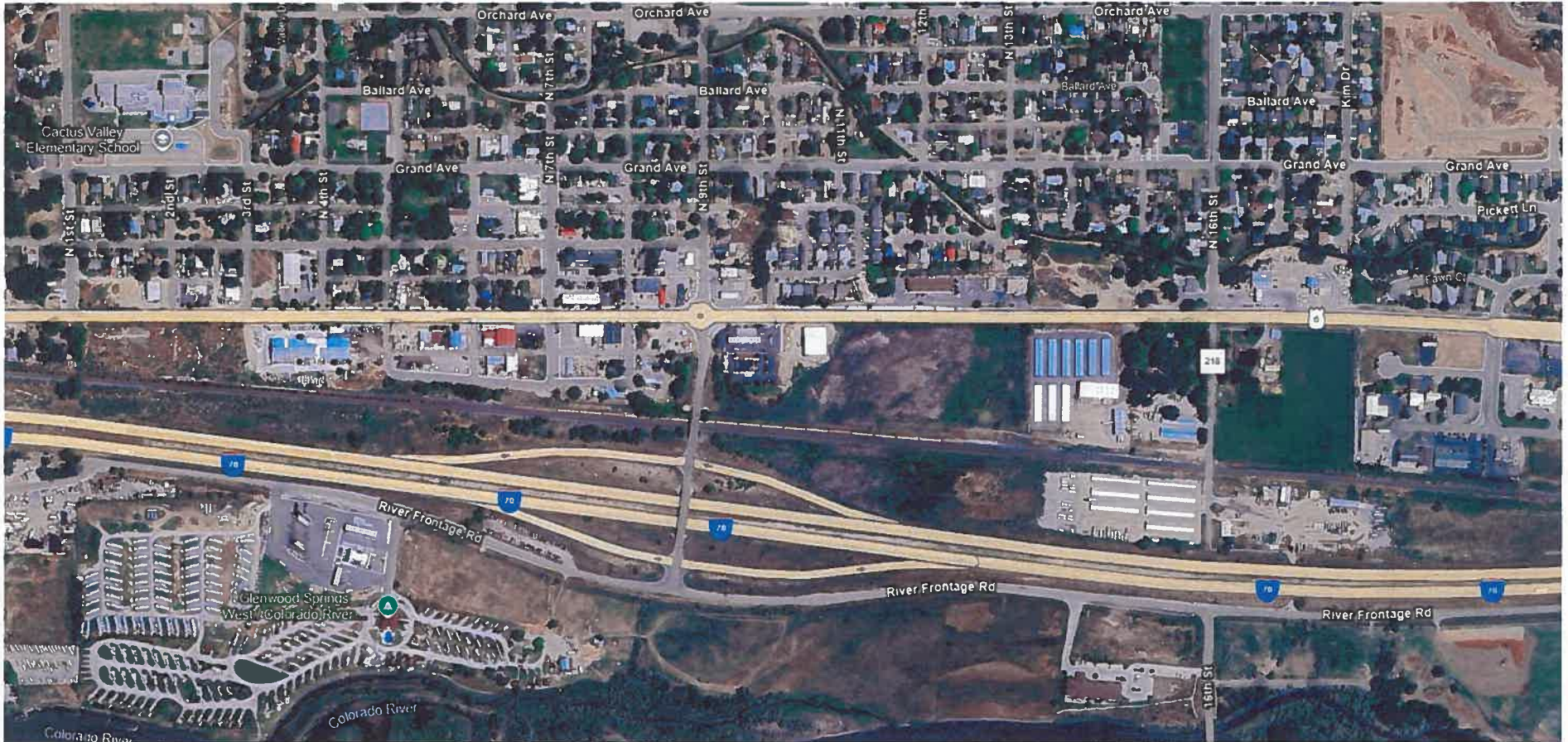
Jim Mann, Town Manager

REVIEWED BY:



Sheila M. McIntyre, Town Clerk

Individual & Group Exercise



1. Draw a boundary of what your opinion is of the Town's current downtown
2. Draw a boundary of what you envision the Town's downtown in 20 years



Community Development Department

MEMORANDUM

TO: Jim Mann, Town Administrator
FROM: Nicole Centeno, Community Development Manager
DATE: April 2025 – May 2025

Building Department

- * Zoning & Building Reviews
- * Inspections - 32 in April
- * Contractor Licensing- 157 YTD
- * BEST Tests- 8 New / 19 YTD
- * Miscellaneous Permits – 15 New / 32 YTD
- * Excavation Permits- 2 New / 8 YTD
- * Single Family Permits – 3 New / 6 YTD
- * Commercial Building Permit- 0 New / 2 YTD
- * Stop Work Orders

Administration

- * Staff Meetings
- * LED/Community Engagement/Communication
- * Business Licenses- 99 YTD
- * Customer Service (Calls, Emails, Walk-ins)
- * Facility Rentals
- * Office/File Organization
- * P & Z Meetings and Minutes
- * Website Management
- * Social Media Management
- * Vendor's Licenses- 1 YTD
- * Housing Needs Assessment Grant
- * Community Park Redesign
- * Comm Dev Software Integration
- * GIS

Recreation

- * Spring Soccer Reg
- * Baseball Registration

Code Enforcement

- * Non-Compliant Business Licenses
- * Building w/out a Permit
- * Zoning Infractions

Subdivisions/Infrastructure

- * Stoney Ridge 2
(Pending Applicant Phasing Plan)
- * Camario Phase 2
(Site Work is permitted and under construction)
- * River Trace
(4 Buildings Received C.O.; all buildings have now been permitted)

Land Use/Planning & Zoning

- * Riverview Sketch- In Processing
- * Maverik Sign Exception
- * River Run Storage Site Plan- Pending
- * Free-Up Storage Out of Town Taps- Pending Applicant
- * 347 Dogwood Drive- Subdivision
- * Rislende Final Plat- Waiting on Corrections
- * Heron's Nest- Annexation, PUD & Sketch
- * Murietta- Lot Line Dissolution
- * Silt Jumbo Storage- Lot Line Dissolution
- * Claussen- Lot Line Dissolution
- * Western Slope Veteran's Coalition- PUD
- * Flattops Cowboy Church- Sketch Plan
- * Go Rentals- Annexation, SUP & Site Plan

Special Events- Current & Future Planning

- * Create Flyers and Advertise Events
- * Coordinating 2025 Events
- * Confirmed Concert Dates
- * Arbor Day
- * Easter Egg Hunt
- * Silt on Sale

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- * Code Enforcement Complaints
 - * Code Research for Complaints