

**TOWN OF SILT**  
**PLANNING AND ZONING COMMISSION AGENDA**  
**Tuesday, June, 3 2025 6:30 P.M.**  
**MUNICIPAL COUNCIL CHAMBERS**  
**HYBRID MEETING**

<b>ESTIMATED TIME</b>	<b>ELECTRONIC AGENDA ITEM</b>	<b>PUBLIC HEARING/ ACTION</b>	<b>ELECTRONIC LOCATION AND PRESENTOR</b>
	<b>Agenda</b>		<b>Tab A</b>
<b>6:30 5 min</b>	<b>Call to Order</b>		<b>Chair Williams</b>
	<b>Roll Call</b>		
	<b>Pledge of Allegiance</b>		
<b>6:35 5 min</b>	<b>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</b>		
<b>6:40 5 min</b>	<b>Consent agenda –</b>  1. Minutes of the May 6, 2025 Planning & Zoning Commission meeting	<b>Action Item</b>	<b>Tab B Chair Williams</b>
	<b>Conflicts of Interest</b>		
	<b>Agenda Changes</b>		
<b>6:45 60 min</b>	<b>Rislende Final Plat &amp; PUD</b>	<b>Public Notice Action Item</b>	<b>Tab C Director Centeno</b>
<b>7:45 10 min</b>	<b>Planners Report</b>	<b>Update</b>	<b>Tab D Director Centeno</b>
<b>7:55 5 min</b>	<b>Commissioner Comments</b>		
<b>8:00</b>	<b>Adjournment</b>		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, July 1 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  
May 6, 2025 – 6:30 P.M.  
HYBRID MEETING**

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

**Roll call**

**Present**

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

**Absent**

**Also present:** Community Development Director, Nicole Centeno and Attorney Bond

---

**Pledge of Allegiance**

---

**Public Comment**

There was no public comment

---

**Consent Agenda**

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

Vice Chair Bertaux made a motion to approve the meeting minutes on the consent agenda, seconded by Commissioner Aragon. 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.

---

### **Rislende Final Plat/Plan and PUD Amendment**

Director Centeno introduced the application, reminding the Commissioners that they've reviewed several Rislende applications over the past several years, then also gave a brief introduction for the Commissioners that might not have been involved in one of the previous applications.

The PUD will be the zoning guide, Centeno explained. The PUD had the parcel divided into the 10 tracts total, two of which are the island (1, 2, 3, 4, 5, 6, 7, 8a, 8b and 9). She went on to explain that each individual tract will be required to undergo a Site Plan Review, at which point there will be greater detail.

Centeno then brought attention to the Comprehensive Plan and that the parcel is designated in the Commercial/Support area. She stated that the additional residential is of concern, as it does not align with the primary commercial designation of the Comp Plan. Director Centeno then pointed out that there was a variety of commercial aspects throughout the parcel, such as the event center, lodging, restaurant and additional commercial square footage in Tract 3.

Director Centeno stated that there were a few topics that needed further discussion, primarily being parkland dedication, increase of residential/decrease of commercial, as well as some use by right designations.

She explained that 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

Centeno then went into more detail about the parkland dedication and how the original agreement had the entire island as being deeded to the Town, then in 2022, it was proposed to be used as part of the event center and with less residential, the parkland dedication was not needed. Now with the applicant's current request to increase residential, the parkland dedication increased. The plat has the island now being split into two different parcels, as one will be needed to meet the parkland dedication requirements. The applicant has agreed to use a portion of the island for parkland, however, want to do so by easement, not by deed. Director Centeno stated that Town Staff and the applicant have been unable to come to an agreement over the deeding vs easement and would like feedback from the Commission.

Director Centeno then went into greater detail about the applicant 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.

She explained the 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.

Director Centeno stated that Town Staff proposed to have a minimum of 12,000 square feet of commercial space on Tract 3, however the applicant has countered and proposed 8,000 square feet. She asked the Commission to weigh in on this topic as well.

Overall, Centeno concluded that The Applicant, Town Staff, the Town Engineer and the Town Attorneys 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 requested 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

Staff Recommended 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.

Director Centeno then went into the Final Plat/Plan explaining that there were outstanding items that needed to be addressed on the Engineering side, as well as CDOT requirements. She also explained that some of the items were going to be contingent upon the PUD guidance.

Staff Recommended 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.

At this point in the meeting, Director Centeno invited the applicant to the table to speak.

Mitchell Weimer, Cole Burger and Adam Wallace gave the Rislende presentation. Mitchell started with the pronunciation of Rislende and explained that it was a Danish word meaning rippling, which was fitting given their location next to the river. Mitchell then introduced Cole & Adam, as well as other team members, explaining their role in the project.

Mr. Weimer respectfully asked for the P&Z to approve their application, as he didn't believe there to be much daylight between the Town and his team to find resolutions and also stated that the engineering did not need to be completed, but rather a plan put in place.

Mitchell then went into detail about the submittal and history, explaining why they changed the lot lines and amend the preliminary plan. He then expanded on why the ARADA and PUD not meshing

caused some of the update requests. Then with Page West stepping into the picture, Mitchell believed that they brought an expertise for the residential aspect. They evaluated and brought the number of housing units to 209, then 240, to make everything pencil out.

Mr. Weimer then asked the Commissioner to pay attention to the zoning. The multi-family zoning would be just about 12 acres. The commercial zoning would be about 8 acres. The single-family housing would be another zoning, as well as the river zoning and island.

He then gave an overview of the connectivity of the trail system and the event center. The event center is meant to be more than a wedding venue. Mitchell challenged everyone to think bigger, with endless possibilities. He stated that the event center was going to be 6,000 square feet, or maybe even double.

Mitchell then went into detail about the Beacon restaurant, with a highlight being brought to the commissary kitchen, grocery store with local dairy, meat and produce.

Mr. Weimer stated the quality commercial square footage needs to be considered, over quantity. He also said that the lodging tract would have a 16-20 room hotel as well as some bungalows or cottages. They want to offer life style packaging.

Mr. Wallace then explained that he and his business partner have developed about 6,000 multi-family units. He gave an overview of the what they we trying to accomplish with broad spectrum housing. He stated that from his experience, it's very difficult to make a mixed-use building work.

Adam concluded that his team was ready to submit the site plan for the residential and start work on trails and infrastructure. He said that the residential would need to come first and that the commercial would come later.

Mr. Burger grew up in the valley and has a vision to create a community space. He then talked about the island open space requirements. He concluded that the island is environmentally sensitive and that his goal is to preserve it, which is why they want to give the parkland dedication by easement, rather than deed.

He stated that the minimum commercial square footage on tract 3 is a floor, not a ceiling. He also pointed out that the commercial space is spread throughout the entire parcel and that focusing on commercial in tract 3 is not helpful.

Chair Williams opened the Public Hearing opened at 7:59pm.

Chance Jenkins, 5435 County Road 11, stated that he was a board member for Garfield RE-2 School District and President of the Cattleman's Association, so he thanked the Commission for their time and said he understood the commitment. He stated that he was there to encourage small business and to support Mitchell and Cole. He said things are tough for business owners. Red tape is a death sentence for small businesses. He said that he knows how hard it is to find an event venue, so this concept is needed. He is also an advocate for private property rights and he feels that it's a tough pill to swallow for the Town to demand a deed to take someone else's land. He thinks the job of the government is not to dictate, but to facilitate.

Alex Sanchez, 507 W. Richards Avenue, analyst for Pitkin County Community Development. He and his wife got married at Rislende and supports their development. Alex thinks they are amazing people doing amazing things.

Evette Sanchez, 507 W. Richards Avenue, got to know Cole on his campaign. She got married there and is excited to see this project get going.

Willow Brotzman, 1710 Grand Avenue, was born and raised in this town. She supports the approval and concept.

Doug Winter, live in Glenwood Springs and is the president of the Middle Colorado Water Shed (MCWS). He stated that the MCWS has worked with Silt in the past, to bring people to the riparian corridor. The MCWS is committed to bringing the public to the river and Rislende has a great opportunity to do just that. People care the most when they are invested and he believes that Rislende does just that. When asked if he was speaking on their behalf, he stated that he was not.

Pam Burger, live up Dry Hallow, supports the proposal, as it will bring new energy to the Town. She believes that Silt Heyday has dwindled. Rislende is bringing new people and bringing new tax payers. Stop killing the application by 1,000 cuts. They moved to Colorado to bring something back to the community.

Ren Brotzman, 764 Palmer Glenwood Springs, Cole and Mitchell are providing a colorful and vitality to the community. Whole hearted support their application and the economic growth.

Bob Shivley, Silt, believes that the Colorado River frontage is a Silt legacy. As a previous Planning and Zoning Commissioner, he feels as if they worked hard to preserve the river frontage access and trails. He felt they had several successes. A failure was the Golden Gate sign exception. Rewilding helps nature take care of itself.

Sherie Hunter, 330 N. 12<sup>th</sup> Street, enjoyed Riverside and believes this to be a hidden gem and supports Cole's vision.

Paige Haderlie, 690 Cattle Drive, is in favor of the project. She believes that this is a great expansion to the south side of the interstate. Allows a balance of residential and commercial growth. This project has a small-town community feel, not big box or franchise. This will increase the tax base.

Public Hearing closed at 8:21pm.

Chair Williams invited the applicant to respond. Mitchell thanked everyone for their support and wanted to remind everyone to think quality of commercial, not quantity.

Mitchell inquired with Attorney Bond as to whether to not the Commission needed to engage in the easement vs dedication and Attorney Bond concluded that the Commission is a recommending body, so they do need to weigh in on it. Bond gave the Commission 4 options. They can approve, approve with conditions, deny or continue the public hearing. He said that engineering doesn't need to be 100% at P&Z, but rather 90%. Not every detail needs to be locked down, but Town Staff has recommendation to continue for more time to figure a few more items.

Commissioner Wood thanked everyone and was blow away by the support. She is in support of this proposal and wants the government to show flexibility and doesn't want to be caught up in the small details.

Commissioner Westmoreland asked about the project being divided up and sold to different developers. Mitchell responded that it could be, but that is not their intention.

Commissioner Anderson asked if the easement versus deeding has advantage one way or another. Attorney Bond said that if the Town owned it, there would be more control over what can be done. Attorney Bond said that he was going to look into this aspect more, hence the recommendation to continue the public hearing, to allow more time to further discuss and research the dedication versus easement. He then asked if the event center was on tract 6 and Director Centeno confirmed that it was. Anderson then asked if they developers were going to operate the businesses.

He inquired if the additional commercial space could be on tract 6, with the event center. He felt that everything was really close to approval, but there might need to be some creativity to allow more commercial space on other tracts. Anderson stated that he is exciting about the concept.

Cole agreed that there's more opportunity for commercial throughout all of the tracts.

Commissioner Stepisnik stated that she loves this project, not necessarily the rental units. She wants to see the easement rather than a deed. Adam stated that the rentals will be market rate and believes that the multi-family will be beneficial to the community and will bring a consumer base.

Commissioner Aragon asked about the increase of residential and whether the traffic plan is sufficient. Mitchell said that they've completed two studies and will need to do some more tweaking. Aragon also asked about the height and Adam explained that lot 3 was going to come up about 4 feet and that the height will be measured from finished grade of the 311 road.

Mitchell said that they have started a lighting study and potholing.

Vice-Chair Bertaux reminded everyone that we are a dark sky community and that he expects to see downcast lighting. He stated that the Commissioners support this project, but they also want it to be quality. He thought it would be a good spot for a daycare and was disappointed when that was taken out as an allowed use. He doesn't like the rental aspect. He wants the engineering completed, 12,000 square feet of commercial and believes the open space is under better control if owned by the municipality. He wants the trail system closer to the river as well, to support the naturalness of enjoyment of the river corridor. He supports the continuation to work out the remaining items.

Chair Williams echoes her fellow commissioners. She likes that Silt doesn't have the big-box and thinks this brings a unique and vibrant element to Silt that fits in with our character. She feels like projects such as this, highlights Silt lack of progress to update town codes and plans. She feels as if Town Staff's recommendation to allow a little more time to resolve issues seems fitting, as the commission has been bullied by developers before. Williams did state that she knows they are not big developers, but that they have to remove the personal knowledge of the applicants and look through a different lens.

Cole re-iterated that they are not big developers and feel bullied as well. He wants to ensure that compromise is not 100% on one side or another. Cole's biggest concern is the timeline.

Chair Williams would like more information about deeding versus easement.

Vice-Chair Bertaux would like to see increased commercial throughout the whole development.

Attorney Bond stated that the Town started to see a creep within the project, moving to more of a residential focus and needed to address it. A PUD creates a zoning and Tract 3 was identified as a commercial hub. The Town created a floor for commercial, so ensure that there would be an element of commercial. The PUD ensures commercial.

Director Centeno addressed a few items that were discussed:

- There was statement about the goal post moving and she explained that there is an existing PUD and the applicant requested to change the PUD. The commercial was brought up because the applicant requested more residential. The parkland dedication was also brought up because of the increased residential. She reminded everyone that the Town has governing documents that have to be abided by and all of the decisions made, need to be done so with that consideration. The increased residential and decreased commercial does not meet the comprehensive plan.
- The Town and applicant determined that tract 3 was the better location for increased commercial, as it already encompassed the beacon. The current PUD has tract 1-4 as a mixed-use with commercial and residential. If the applicant is going to element commercial on 1, 2 and 4, the it's got to increase somewhere and tract 3 seemed like the obvious place. Town Staff is open to increased commercial in other tracts, but it needs to be declared and solidified in the PUD with minimums, to ensure that it will be a priority.
- Town Staff and the Town's governing board are looking at the PUD as the governing zoning document. The pictures are pretty and what they are proposing is exciting, however, our job is to ensure that the PUD will ensure the growth that the Town needs to see, if for any reason the developers were to change. She stated that the presentation that was given is exciting, however, the zoning document needs to govern consistency for any developer that may try to develop this property.
- We get one chance to get this right and we have to think of preserving commercial space for what we need now and 10 years from now and 20 years from now.
- The Town wants to preserve the river corridor. There was a development that went before the Trustees a week prior, where the river trail wasn't preserved properly and there wasn't a good governing document the solidified the expectations and now the river bank ate away and it's gone. She stated that now is the time to get these approvals right. The Town's partnership with AVLTT provides extra added support.

Chair Williams stated that the LOVA trail organization was disappointed with the trail connectivity, but is thankful that Silt has adopted a master trail plan.

Commissioner Anderson inquired about the process. Attorney Bond gave clarification about substantial changes and what prompts the application to come back to P&Z.

Mitchell requested flexibility on commercial. Commissioner Anderson believes that maybe there's a compromise on the deed in lieu of decreased commercial.

Attorney Lee asked for recommendation, as the meeting had gone on for 3 hours. He stated that there was mixed direction from the commissioners and he would like better clarification. Chair Williams stated that she and the commission were willing to put in the time.

Vice Chair Bertaux made a motion to continue the Rislende PUD Amendment and Final Plat/Plan 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. Commissioner Aragon seconded the motion. It passed with a 4-1 vote, with Commissioner Stepisnik voting against the continuation.

---

## **Rislende 2025/2026 Special Event Site Plan Review**



Director Centeno gave a quick overview of the application. She explained that the applicant had received previous temporary approvals that the Commission required annual renewal for, given its temporary nature. The applicant requested a 2 year approval with this application this time. Centeno also highlighted that the food truck vendor changed and that the applicant had requested flexibility to allow for a variety of food trucks to be utilized. The layout would not change, as the food trucks would be required to be in the same location with one leaving and a new one coming in.

Vice-Chair Bertaux asked about the storage and Director Centeno answered that the storage container is gone and that it was replaced with two separate sheds, with a liquor license modification approval.

Commissioner Aragon inquired about the propane size and Director Centeno explained that the size requirements are in the conditions of approval. Mitchell stated that the current truck's propane size is smaller.

Public Hearing opened at 9:31pm.

Doug Winter, Glenwood Springs, supports this project.

Public Hearing closed at 9:32pm.

Mitchell requested the Commission to work with staff to make it easier and cheaper.

Commissioner Stepisnik made a motion to approve Resolution PZ-1, Series 2025 and the Rislende Special Event Site Plan Review, with the conditions listed in the Staff Report and Resolution. Vice Chair Bertaux seconded the motion and it passed unanimously.

---

### **Defining Silt's Downtown**

Director Centeno explained the exercise and asked the Commissioners to highlight the downtown corridor on the maps provided. She invited the Commissioners to join the upcoming strategic planning for Silt's branding. Centeno then acknowledged that it was getting late, but asked the Commissioners to email additional feedback.

---

### **Planners Report**

Director Centeno highlighted a couple items, including events such as the Easter Egg Hunt and Arbor Day tree planting. She highlighted some fun and exciting events coming up.

---

### **Commissioner Comments**

Chair Williams thanked everyone for staying late and stated that she appreciated Attorney Bond for coming down for the meeting.

---

### **Adjournment**

Chair Williams made a motion to adjourn the meeting; seconded by Commissioner Stepisnik. The meeting adjourned at 9:48 P.M.

Respectfully submitted,

Approved by the Planning Commission

---

Nicole Centeno  
Community Development Director

---

Lindsey Williams  
Chair

**TOWN OF SILT  
PLANNING COMMISSION REGULAR MEETING  
June 3, 2025**

**AGENDA ITEM SUMMARY**

---

**SUBJECT:** Rislende Final Plat/Plan and PUD Amendment

**PROCEDURE:** Public Hearing Action Item

**RECOMMENDATION:** Staff recommends that the Planning Commission recommend approval to the Board of Trustees for both the PUD Amendment and Final Plat/Plan.

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:** Rislende has submitted an application for a PUD Amendment and Final Plat/Plan. The Planning Commission is a recommending body to the Board of Trustees, with a goal of determining whether the proposal aligns with the Town's governing zoning documents.

**RECOMMENDED MOTION:** There are two different motions for both public hearing 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:** Staff Report, Application for PUD Amendment and/ Final Plat/Plan

**TOWN ATTORNEY REVIEW** ☒ YES ☐ NO      **INITIALS** \_\_\_\_

**SUBMITTED BY:**

*Nicole Centeno*

---

Nicole Centeno, Community Development Director

**Town of Silt Planning Commission Meeting**

**Tuesday June 3, 2025 6:30 PM**

**Rislende PUD Amendment and Major Subdivision Final Plan and Final Plat**

**Planners Staff Report**

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

<b>Area of Parcel Subject to application</b>	51.13 acres
<b>Existing Use</b>	Vacant
<b>Silt Comprehensive Plan</b>	Service and Commercial Support
<b>Parcel &amp; Reception Numbers</b>	217911200007
<b>Legal Description</b>	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

On May 6, 2025, Town Staff presented the Rislende PUD Amendment and Final Plan and Plat. The Planning Commission passed a motion to continue the Public Hearing to June 3, 2025. The continuation allowed for additional conversations to take place between the Applicant and Town Staff, regarding minimum commercial square footage, parkland dedication and approved uses within the PUD.

Given that the project as a whole has not changed, Town Staff found it beneficial to use the original staff report, but add additional comments in a blue, to ensure that all relevant information is still being presented.

As directed by the Planning Commission, Town Staff and the applicant met to further discuss the commercial square footages, parkland dedication and allowable uses.

The Planning Commission's role is to determine whether or not the application meets the requirements of the governing documents in which the Town has adopted. The two main documents to consider are the Silt Municipal Code and the Comprehensive Plan. Should the Commission choose to make a recommendation that does not align with the Town's governing documents, the Commission will need to make the reasoning for the deviation clear in the recommended motion.

Both the PUD Amendment and Final Plan/Plat require a recommendation from the Planning Commission, to the Board of Trustees, for a final decision.

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 commercial / retail space on the ground floor with the option of residential above. 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 8, encompassing Tracts 8a and 8b, is an environmentally sensitive island within the Colorado River. 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. 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)

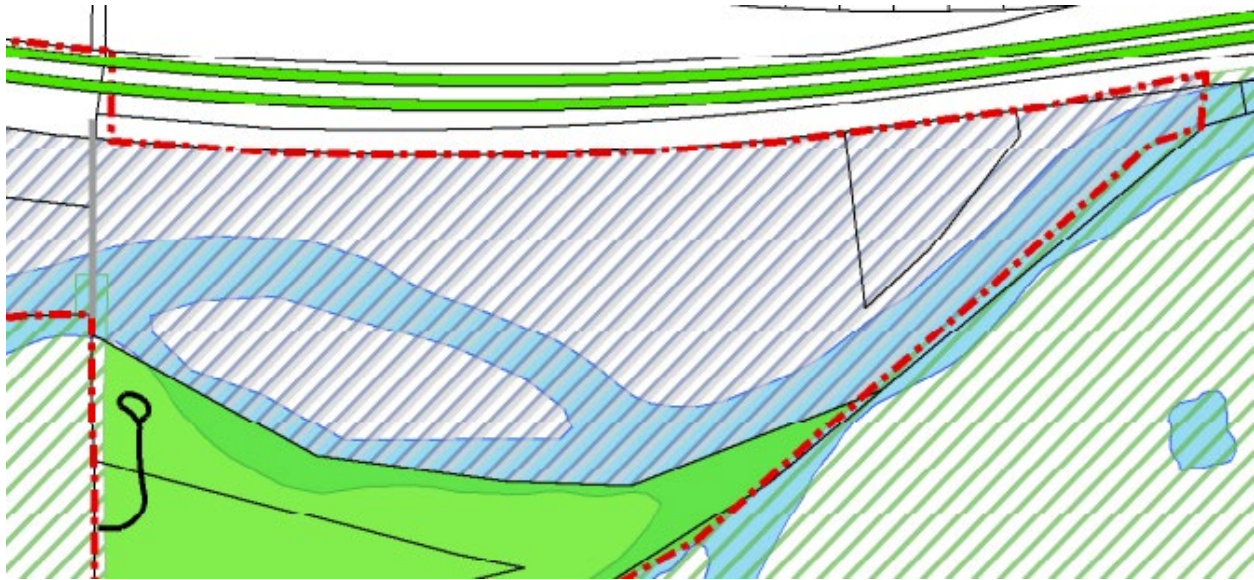
## **III. Comprehensive Plan**

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. While Town Staff believes limited residential is allowed, it 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 10,000 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.



Land Use Designation	Description/Characteristics	Locational Criteria
<p><b>Service and Commercial Support</b>            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>



## 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

### 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:

- Convenience stores, excluding gasoline pumps, but may include a food establishment
- 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
- Furniture restoration and/or refinishing facilities, including upholstery
- Plant nurseries whose sales are minimum fifty (50) percent retail

After further discussion, the applicant and Town Staff agree that a Special Use Permit (SUP) requirement will best suit the above uses. The applicant would like to see the light manufacturing as a SUP, however, Town Staff would still like to see furniture restoration added as well. Town Staff also believes that Convenience stores can be removed, as that's covered by retail.

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

**Parkland Dedication:**

[Please refer to the Town Attorney's memo, attached to the end of the staff report.](#)

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.

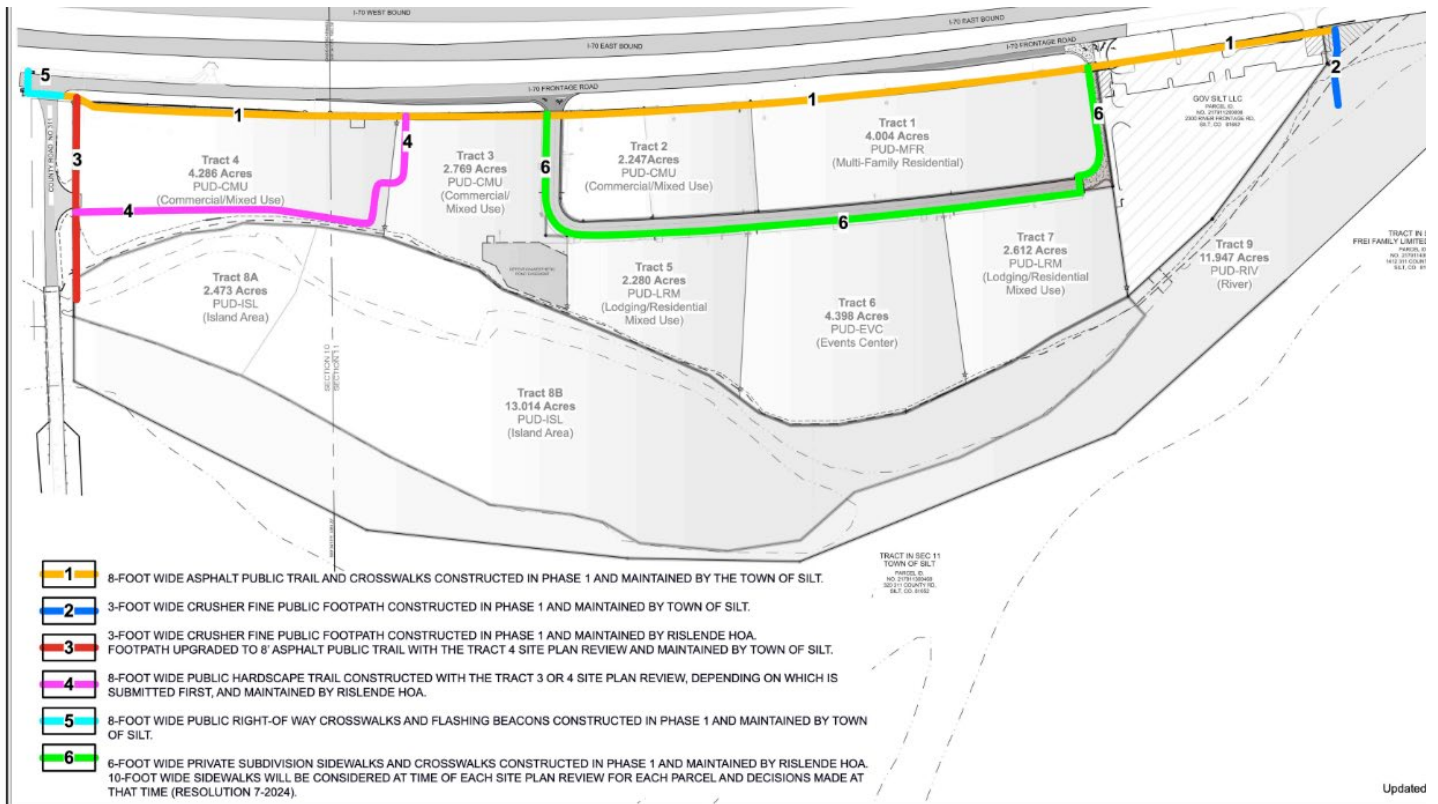
The Town and the applicant were unable to come to an agreement regarding parkland dedication, as the Town is unwilling to acknowledge the dedication of Tract 8a fulfills the dedication requirement, unless it's properly deeded to the Town at the time of Final Plat. The Town would like to see all of the 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 AVL 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.



## **Residential Density and Minimum Commercial Requirements:**

The applicant has proposed the following:

### *Tract 3*

- *Pagewest will no longer seek to build any residential on Tract 3. That's a removal of 24 units and about 20,000 square feet of residential.*
- *August Group will maintain ownership of the full tract with the intention of developing it to become Rislende's commercial hub.*
- *The proposed zoning will be updated to continue to allow for residential, but any Tract 3 units will be required to have commercial or office space below them on the ground level.*
- *We will add to the PUD guide a minimum commercial build-out on Tract 3 of 10,000 square feet.*
- *There cannot be any timeline or mandate to artificially force the timing or sequencing of any amount of commercial at any point in time.*
- *There cannot be any additional mandate of minimum commercial square footage on any other tract in the PUD.*

Town Staff appreciates the applicant's consideration to create a commercial hub on Tract 3. Staff is also accepting of a residential component to the Tract, above ground floor commercial. While the Town is wanting more than 10,000 square feet of commercial on Tract 3, it's understood that the 10,000 square feet is a minimum and not a maximum. There were no other tracts that had a required minimum square footage of commercial.

As far as a timeline, Town Staff believes it to be in everyone's best interest to have guidelines. In order to ensure that there are clear expectations for development, the Town has added the proposed language to the PUD guide:

## **SECTION 9. PERFORMANCE/TIMING**

*All Trails designated above and on the Final Plat shall be completed within 24 months of the Final Plat approval.*

*In the event that substantial progress on the development has not been accomplished, not including any required trail, within 60 months of the Final Plat approval, the PUD Guide approval will be considered null and void unless an extension is granted by the Town Board. If no extension is granted by the Town Board, owner/developer will be required to reapply for PUD Guide approval.*

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.

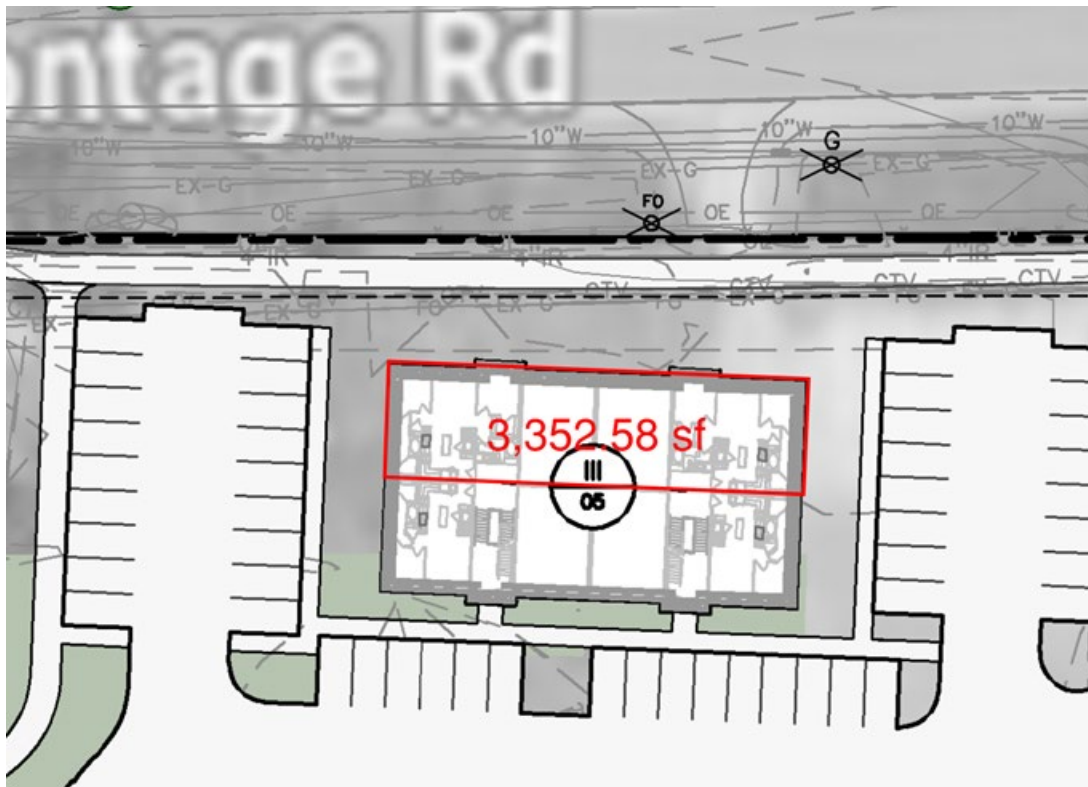
Unless provided with a Market Analysis Study contradicting the viability of 12,000 square feet of commercial in tract 3, the Staff recommends requiring 12,000 square feet.

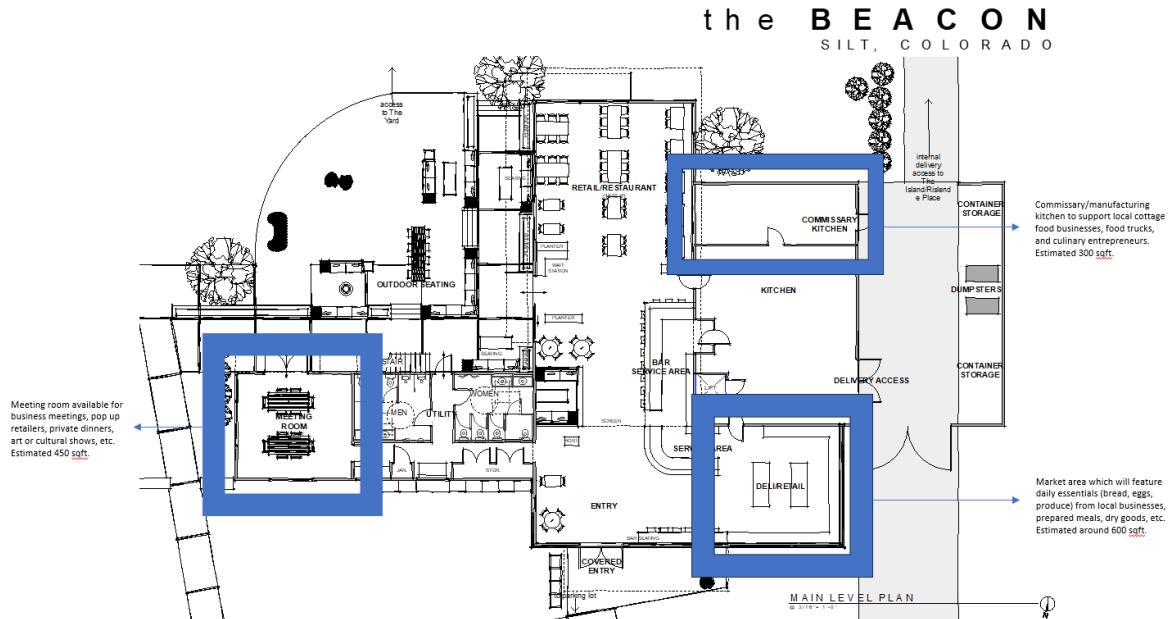
In the below concept plan, there are 6 larger multi-family buildings on Tracts 1, 2 & 4, as well as a smaller multi-family building on Tract 3. Using the footprint of the smaller building at 6,705.16 SF, with no knowledge of what the larger building square footage is, would calculate to around 46,936.12 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:

The applicant's new proposal includes moving the 8,000 square feet of minimum commercial buildout in Tract 3 to 10,000 square feet.

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 10,000 SF total	---	---	---
<b>Setbacks, Minimum</b>					
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'
<b>Building Standards</b>					
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

Town Staff would like to re-iterate how appreciative we all are for the collaboration that has gotten us to this point. The Town's Engineer, Staff and Attorney's, as well as the Applicant's team have spent endless hours working together to figure out how to accommodate the request for additional housing. A request that triggered discussion about increased parkland dedication and commercial square footage, to ensure better compliance with the Town's governing documents.

The project does not completely align with the Town's Comprehensive Plan, but does bring other elements that are beneficial to the Town, such as multi-family and single-family housing, a restaurant (with a market, meeting room and commissary kitchen), short-term lodging, an event center and a minimum of 10,000 square feet of commercial space (including the restaurant).

At the May 6, 2025 meeting, the Planning Commission's motion enabled the Applicant and Town Staff to have additional time discuss a few items, all of which have been addressed in this staff report, but are also recapped below:

1. Minimum Commercial Requirement- The applicant has proposed that all of Tract 3 be commercial, with residential only being allowed above commercial ground floor development. They have also agreed to a minimum of 10,000 square feet of commercial in Tract 3.
2. Parkland Dedication- Since the applicant applied to increase the residential units, additional parkland dedication is required. After direction from the Trustees, it has been determined that the Town will only be accepting River Frontage Parkland Dedication by deed, not easement.

3. Allowable Uses in Tract 3- The applicant has agreed to Special Use Permit requirements for light manufacturing.

Overall, the collaboration and conversations have been productive and led to innovative ideas on how this development and growth can best serve the applicant and the community, while still keeping the Town's governing documents as the guideline.

Town Staff's primary concerns at this point are ensuring that the parkland dedication is deeded to the Town and that the minimum commercial buildout takes place in a timely manner.

## ***VI. Planning Recommendation***

Staff recommends that the Planning and Zoning Commission proceed with an APPROVAL recommendation for the PUD Amendment, to the Board of Trustees, with the following conditions:

1. All representations of the applicant made in writing, application materials, verbally spoken at the meeting or that are reflected in the meeting minutes, spoken by the Commissioners or applicant, are considered part of the application and are binding on the applicant.
2. That applicant provides any additional requested documents and pays all related fees.
3. That the parkland dedication, of the Island, be satisfied by deed, not easement. The trail system adjacent to the River Frontage Road, County Road 311 and the interconnecting trail between Tracts 3 and 4 that leads to County Road 311 shall be satisfied by easement.
4. That the trail system be completed within 24 months of the Final Plat approval.
5. That in the event substantial progress on the development has not been accomplished, not including any required trail, within 60 months of the Final Plat approval, the PUD Guide approval will be considered null and void unless an extension is granted by the Town Board. If no extension is granted by the Town Board, owner/developer will be required to reapply for PUD Guide approval.
6. That the changes made by Town Staff to the attached PUD guide be final.
7. That all remaining engineering be addressed and approved by the Town Engineer, prior to final plat recordation, including but not limited to lighting standards, plat notes, landscaping, crossings, road and sidewalk widths, lift stations and drainage.
8. That all Colorado Department of Transportation requirements be met, prior to final plat recordation.
9. That all of the Fire Departments requirements are met, prior to final plat recordation.

10. That any and all other referral agencies requirements be met, prior to the final plat recordation.
11. That each tract of development will require a Site Plan Review.
12. That this approval is not for construction. All future improvements will require permitting and approvals through the Community Development Department.

***VII. Recommended Motion***

I move to approve the Rislende PUD Amendment with the conditions listed in the staff report and spoken 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 recommending a 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***

Town Staff acknowledges that the final plat will have changes that need to be reflected, once the PUD is approved. As soon as the remaining engineering items are addressed, the final plat/plan will be added to the Board of Trustee agenda for final review. Town Staff believes that the Planning Commission can make a recommendation of approval with the conditions listed below:

## **VII. *Planning Recommendation***

Staff recommends that the Planning and Zoning Commission proceed with an APPROVAL recommendation for the Final Plat/Plan, to the Board of Trustees, with the following conditions:

1. All representations of the applicant made in writing, application materials, verbally spoken at the meeting or that are reflected in the meeting minutes, spoken by the Commissioners or applicant, are considered part of the application and are binding on the applicant.
2. That applicant provides any additional requested documents and pays all related fees.
3. That the parkland dedication, of the Island, be satisfied by deed, not easement. The trail system adjacent to the River Frontage Road, County Road 311 and the interconnecting trail between Tracts 3 and 4 that leads to County Road 311 shall be satisfied by easement.
4. That the trail system be completed within 24 months of the Final Plat approval.
5. That in the event substantial progress on the development has not been accomplished, not including any required trail, within 60 months of the Final Plat approval, the PUD Guide approval will be considered null and void unless an extension is granted by the Town Board. If no extension is granted by the Town Board, owner/developer will be required to reapply for PUD Guide approval.
6. That the changes made by Town Staff to the attached PUD guide be final.

7. That all remaining engineering be addressed and approved by the Town Engineer, prior to final plat recordation, including but not limited to lighting standards, plat notes, landscaping, crossings, road and sidewalk widths, lift stations and drainage.
8. That all Colorado Department of Transportation requirements be met, prior to final plat recordation.
9. That all of the Fire Departments requirements are met, prior to final plat recordation.
10. That any and all other referral agencies requirements be met, prior to the final plat recordation.
11. That each tract of development will require a Site Plan Review.
12. That this approval is not for construction. All future improvements will require permitting and approvals through the Community Development Department.

***VIII. Recommended Motion***

I move to approve the Rislende Final Plat/Plan with the conditions listed in the staff report and spoken during this meeting.

Glenwood Springs – Main Office

201 14<sup>th</sup> Street, Suite 200  
P. O. Drawer 2030  
Glenwood Springs, CO 81602

Aspen

0133 Prospector Road  
Suite 4102J  
Aspen, CO 81611

Montrose

1544 Oxbow Drive  
Suite 224  
Montrose, CO 81402

Lawrence M. Bond  
Attorney

[lmb@mountainlawfirm.com](mailto:lmb@mountainlawfirm.com)

Office: 970.945.2261

Fax: 970.945.7336

*\*Direct Mail to Glenwood Springs*

May 29, 2025

***Sent via electronic mail***

Chad J. Lee, Esq.  
901 Grand Ave., Ste. 201  
Glenwood Springs, Colorado, 81601  
[chad@jvamlaw.com](mailto:chad@jvamlaw.com)

Re: Rislende Parkland Dedication of the Island (Tract 8A);

Dear Chad,

This letter is in response to the ongoing discussions between the Town of Silt (the “Town”) and Rislende regarding parkland dedication pursuant to Town Code § 16.04.530.

On May 27<sup>th</sup>, the Board of Trustees met in executive session to receive legal advice concerning Colorado law and the Town Code, specifically as the law relates to the dedication of parkland through fee ownership versus dedication by easement. Following that session, the Board provided policy direction to Town staff regarding the acceptance of parkland through fee ownership or easements. The Board expressed a clear preference for the Town to obtain fee ownership of land located along the Colorado River. Based on the legal advice, there simply is no advantage for the Town to receive parkland dedications (other than trails) as easements. To the contrary there are significant potential disadvantages with third parties directing the use of public park resources. The Board’s preference was not specific to Rislende’s application but based on several land use proposals along the River.

The Town Code indicates a preference for land dedication via fee ownership, though it allows discretion to consider each development and proposal on a case-by-case basis. See, e.g., §§ 16.04.530 and 16.04.550. Parkland dedication requirements are based on the anticipated residential population of the proposed subdivision. Under Town Code § 16.04.530(F), a minimum of 80% of the required parkland must be designated for active public recreation, with up to 20% permitted for passive recreation.

According to Rislende’s most recent proposal, the development includes a maximum buildout of 240 multifamily units and 7 single-family residences, projecting approximately 624.5 residents. This translates to a required total parkland dedication of 4.372 acres, of which at least 3.5 acres must be designated for active recreation. The remaining 0.872 acres may be allocated to passive parkland uses which in the case of Rislende is fulfilled by dedication of Tract 9. Here, by accepting Tract 8A of the island, the Town is permitting Rislende to allocate a more passive parkland towards its active parkland dedication requirement.

Page 2

Through a dedication transferring full ownership of Tract 8A, the Town will assume responsibility for the management and maintenance of Tract 8A, subject to applicable PUD zoning and Town regulations. The Town intends for the Island to remain a low-impact natural space, which in reality will primarily serve the residents and visitors of the Rislen development due to their proximity and access to the island. The Town anticipates that the yet to be named island park will fall under the same code provisions that govern the Silt River Preserve, which include restrictions on noise, dogs, and hours of use, which may be amended from time to time, subject to the agreement with Aspen Valley Land Trust related to the Silt River Preserve. The PUD Guide, subject to approval by the Town Board, does limit the development of the island park to trails, benches, picnic tables, and trash receptacles; and prohibits expansion of the trail network, dogs and other domestic animals, portable toilets, shelter structures, biking, and organized events. The Town, however, will not accept any further deed restrictions.

Although there have been discussions regarding a conservation easement on the Island, the Town reserves sole discretion over whether such an easement will be conveyed until after fee dedication. The Town's initial observation is that any future conservation easement is only practicable if it were to cover the entire Island, not just a limited portion of the island.

The Town will accept only a full fee dedication of parkland to satisfy Rislen's active recreation requirement. Town staff will continue to recommend that the proposed trails, as outlined in the Amended Trail Plan (Exhibit C to the draft ARADA), be dedicated to the Town via easement rather than by fee ownership. The Board understands the legal rationale for accepting trail dedications in this form. The proposed trail easements will satisfy 1.2 acres of the development's active parkland dedication requirement.

Should you have any questions or wish to further discuss the Town's policy direction or requirements, please do not hesitate to contact us.

Very truly yours,

KARP NEU HANLON, P.C.

  
Lawrence M. Bond

Enclosures

cc: Jim Mann, Town Manager  
Nicole Centenio, Community Development Director



# FIRST AMENDED PUD GUIDE

## RISLENDE PLANNED UNIT DEVELOPMENT

### SECTION 1. PLANNED UNIT DEVELOPMENT ZONE TEXT.

#### A. ~~PUD-PLANNED UNIT DEVELOPMENT (PUD)~~ OBJECTIVES:

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

1. Develop a ~~high-quality~~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~~providing 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~~high-quality design standards are planned and implemented throughout the development

#### B. ZONE DISTRICTS

The following Zones shall be applied to ~~Rislen~~the PUD:

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~~commercial/retail space on the ground floor with the option of residential above 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 8, encompassing Tracts 8a and 8b, is an environmentally sensitive island within the Colorado River. 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-a. Loft residences Residential ~~(residential~~ units above commercial/retail 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 [JM1]~~
- ~~g-f. Flex Spaces, defined as a building with some combination of office, and 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~~ [JM2] [CB3]
- ~~h. Furniture restoration and/or refinishing facilities, including upholstery~~
- ~~i-g. Grocery stores~~
- ~~j-h. Health care facilities, including wellness, physical therapy, nutrition and general medical clinics, health clubs, and fitness centers~~
- ~~k-i. Liquor stores, taverns, or bars whereby the majority of business is derived from the sale of alcohol~~
- ~~l-j. Plant nurseries whose sales are minimum fifty (50) percent retail~~
- ~~m-k. Personal service establishments including, but not limited to, barber shops, beauty shops, tanning salons, etc.~~
- ~~n-l. Recreational establishments (indoor) including, but not limited to bowling allies and swimming pools~~
- ~~o-m. Restaurants, delicatessens, or any establishment (excluding fast food restaurants) providing prepared food, including serving of alcoholic beverages as a secondary sale~~
- ~~p-n. 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. Community centers
  - c. Theaters
  - 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
6. Special Uses
- The following special uses may be approved through the process outlined in the SMC:
- a. Light manufacturing/assembly/research and development provided said uses do not produce sounds, odors, etc. that impact residential uses within Tract 3 or adjacent tracts
  - b. Furniture restoration and/or refinishing facilities, including upholstery

### **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[CB4]
  - b. Automobile parking lots and structures (public or private), as an accessory use to a business and/or building located on the 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
- 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-deeded~~ to the Town of Silt for use as ~~park-land~~parkland open space. ~~This dedication will be provided through a public easement as detailed in the ARADA.~~
  - i. Developer shall eliminate noxious/invasive flora before dedication
  - ii. Developer shall install a pedestrian access to the island at a mutually agreed upon design and location between Tracts 4 and 8a
  - iii. Developer shall construct a non-impervious trail loop on the island that is mutually agreed upon design and location
- b. Operation and Maintenance of the "[TBD Name]" Park:
  - i. Improvements to the island are limited to walking trails, benches, picnic tables, and trash receptacles
    - 1. Trail improvements shall not include impervious pavement
    - 2. Trails shall not be developed within 50 feet of the Tract 8b property line
  - ii. Town shall maintain any improvements to Tract 8a, including, but not limited to:
    - 1. Pedestrian Access
    - 2. Trails
    - 3. Benches
    - 4. Picnic Tables

5. Trash Receptacles

6. Noxious/Invasive flora

iii. Prohibitions:

1. Formal expansion of trail network

2. Dogs and other domestic animals

3. Portable toilets

4. Shelter structures

5. Biking

6. Organized events that directly or indirectly compete with the primary Events Center purpose as defined in Sub B, Zone Districts PUD-EVC above

a-iv. Unless specifically enumerated above, park rules and regulations shall be governed by the SMC

b-c. Dedication shall satisfy the PUD open space/active parkland requirements per the SMC for the proposed 247 residential units planned for the balance of the PUD.

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

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. [JM5]

**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. [CB6][JM7]
- c. Plant materials and nursery facilities which may include fenced and screened outdoor storage

#### **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~~SMC 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~~the SMC 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	---	810,000 SF total	---	---	---
<b>Setbacks, Minimum</b>					
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'
<b>Building Standards</b>					
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
<b>Notes:</b>					
1.					

## C. OPEN SPACE / PARKLAND

1. 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 for the proposed 247 residential units planned for the balance of the PUD.

## D. LANDSCAPING

1. 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~~ SMC.

### 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 unit, plus	<del>One 1 space for each/per</del> lodging  <del>1/per one space for each 200 square feet of office/conference space gross conference room and office space</del>
<u>Events</u>	
Event facility capacity	<del>1/per four seats of maximum</del>  <del>1/per 200 square feet of gross floor space (no fixed seating) 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</del> [CB8]
<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>	
<del>miscellaneous</del> <u>Miscellaneous</u> /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 CodeSMC.

## B. Process.

1. Pre-application conference with Town Staff.
2. Submittal of Site Plan Review application per requirements outlined in the ~~Silt~~ Municipal CodeSMC.
3. Public hearing in front of the Planning Commission
- ~~3.4.~~ Public hearing in front of the Town Board

## 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 CodeSMC~~ 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~~ bBuildings or structures that are necessary for the operations and maintenance of residential and commercial operations ~~on-in~~ 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~~ [MW9]-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

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.

Silt Municipal Code (SMC) – adopted and modified code of ordinances of the Town of Silt.

## **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~~SMC the PUD standards shall supersede. If any item is not addressed in the PUD, the ~~Silt Municipal Code~~SMC shall apply.

## SECTION 9. PERFORMANCE/TIMING

All Trails designated above and on the Final Plat shall be completed within 24 months of the Final Plat approval.

In the event that substantial progress on the development has not been accomplished, not including any required trail, within 60 months of the Final Plat approval, the PUD Guide approval will be considered null and void unless an extension is granted by the Town Board. If no extension is granted by the Town Board, owner/developer will be required to reapply for PUD Guide approval.

# 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](mailto:deric@bu-inc.com).



## Community Development Department

---

### MEMORANDUM

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

#### **Building Department**

- \* Zoning & Building Reviews
- \* Inspections - 36 in May
- \* Contractor Licensing- 157 YTD
- \* BEST Tests- 8 New / 27 YTD
- \* Miscellaneous Permits – 7 New / 39 YTD
- \* Excavation Permits- 4 New / 12 YTD
- \* Single Family Permits – 3 New / 9 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
- \* 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
- \* Concerts
- \* Movie Nights

- 
- \* Code Enforcement Complaints
  - \* Code Research for Complaints