



# Town of Silverton

REGULAR MEETING – Silverton Board of Trustees  
Silverton Town Hall – March 25, 2024  
Call to Order & Roll Call –7:00pm

**ATTENTION:** The Town of Silverton Trustee meetings are being conducted in a hybrid virtual/in-person. Instructions for public participation in Town Trustee meetings are as follows:

- Zoom Webinar Link: <https://us02web.zoom.us/j/88637487127>
- By Telephone: Dial 669-900-6833 and enter Webinar ID 886 3748 7127 when prompted.
- YouTube (live and recorded for later viewing, does not support public comment):  
[www.youtube.com/channel/UCmJgal9lUXK5TZahHugprpQ](http://www.youtube.com/channel/UCmJgal9lUXK5TZahHugprpQ)

**If you would like to make a public comment during a specific Agenda Item, please submit a request to the Town Administrator at [gkaasch-buerger@silverton.co.us](mailto:gkaasch-buerger@silverton.co.us)**

*MEETING PROTOCOLS: Please turn off cell phones; be respectful and take personal conversations into the lobby. The public is invited to attend all regular meetings and work sessions of the Board of Trustees. Please be advised, public comment will not be taken during the work session meetings. Closing Public Comment must be related to an agenda item.*

## Regular Meeting @ 7:00pm

- 1) Staff and/or Board Revisions to Agenda
- 2) Public Comment - *Comments must be limited to three (3) minutes in duration.*
- 3) Presentations/Proclamations
- 4) New Business
  - a) Public Hearing: First Reading Ordinance 2024-04 An Ordinance Of The Town Of Silverton For An Amendment To The Official Zoning Map Rezoning Properties As Described In Exhibit A From B-A Business Automotive District To R-2 Multiple Family Residential District
  - b) Public Hearing: 24-01 OVR 661 Greene: A request by Matt and Jordan Razook for Exterior Building Alterations on an Existing Structure (Commercial Use) within the Architectural Review Overlay District (AROD) Located at 661 Greene Street
  - c) Public Hearing: 24-06 OVR Blk 36 Lot 8: A request by Benjamin Blue for the New Construction of a Structure (Multi-Use) within the Architectural Review Overlay District (AROD) Located at Block 36 Lot 8 TBD Greene Street
  - d) Public Hearing: 24-07 OVR 843 Greene. A request by Jim Weller for a Demolition of an Existing Residential Structure over 50 Years Old and Over 1,000 Square Feet in Floor Area within the Architectural Review Overlay District (AROD) Located at 843 Greene Street.
  - e) Streetlighting Options for Subdivision Development
- 5) Approval of Consent Agenda Items
  - a) Payroll
  - b) Meeting Minutes 2.26.24
  - c) Accounts Payable



# Town of Silverton

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- d) Sales Tax
  - e) January Financials
  - f) Silverton Singletrack 2 Letters of Support
  - g) San Juan County Letter of Support
  - h) Ramboll Contract for Environmental Services related to activities defined by the 2023 Town of Silverton EPA Brownfields Multi-Purpose workplan
  - i) CHFA Small-Scale Housing Technical Assistance Program Participation Agreement
  - 6) Staff Reports
    - a) Grant Update
  - 7) Committee/Board Reports
    - a) 3.12 Historic Review Committee
    - b) 3.18 Finance Committee Meeting
    - c) 3.19 San Juan Regional Planning Commission
  - 8) Trustee Reports
  - 9) Continued Business
    - a) Public Hearing: Annexation Hearing: Ordinance 2024-05 An Emergency Ordinance Of The Town Of Silverton Annexing To The Town Of Silverton, Colorado Certain Real Property Known As Anvil Mountain Subdivision 1
    - b) Resolution 2024-08 A Resolution Of The Town Of Silverton Making Findings Of Fact And Conclusions Concerning The Anvil Mountain Subdivision 1 Annexation
    - c) Alternate Liquor License Hearing Officer RFQ Response
    - d) Resolution 2024-10 A Resolution Establishing Trustee Discussion Limits for Complex Agenda Items During Regular Meetings
  - 10) Public Comment
- Adjourn**

**Up-coming Meeting Dates:**

3.27 @ 7pm Special Meeting for Annexation

4.8 @6:30pm Trustee Reception

4.8 @ 7pm Regular Meeting

**End of Agenda**



## STAFF REPORT

**To:** Silverton Board of Trustees

**From:** Chris Masar, *Contracted Town Planner, CPS*

**Through:** Gloria Kaasch-Buerger, *Town Administrator*  
Lucy Mulvihill, *Community Development Coordinator*

**Date:** March 25, 2024

**RE:** 24-05 ZON Blk H Rathmell – A Rezoning of Four Parcels from Business Automobile District (B-A) to Multiple Family Residential District (R-2) located at Block H off 5<sup>th</sup> Street and Ordinance 2024-04.

**PROJECT SITE:** Block H, Silverton, San Juan County, Colorado. Parcels #s: 482918400006, 482918400008, 482918400003, and 4829184000003. (Fractional Block H, North 130 ft, Middle 85 ft, Southerly 85 ft, Vacated Portion of 6th Street lying between Fractional Blocks G & H, and also bounded by the Northwest Boundary of Keystone Street and the Northwest Boundary of the Town of Silverton)

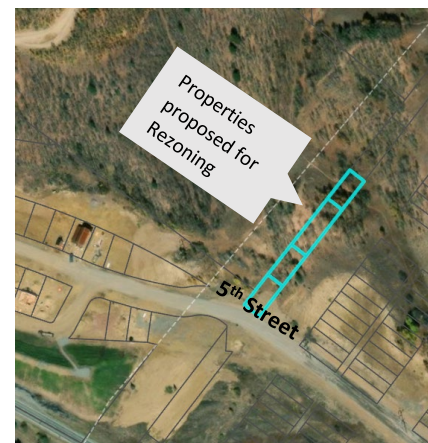
**APPLICANT:** Karen Rathmell

**OWNERS:** Karen Rathmell, Joann Vota, William Sandell, Susan Sandell Takahashi, and Michael Sandell

**CURRENT ZONING DISTRICT:** Business Automotive (B-A) District, Section 16-3-60, Silverton Town Code

**OVERLAY DISTRICTS:** Slope Hazard Overlay District; Section 16-4-4

**PURPOSE OF REVIEW:** Sec. 16-1-40. Of the Silverton Municipal code states: Amendments or changes *Pursuant to Sections 31-23-304 and 31-23-305, C.R.S., the regulations, restrictions and boundaries established by this Chapter and the official use district map may be amended, supplemented, changed, modified or repealed by the Board of Trustees, following review and recommendation by the Planning Commission. Such amendments or changes may be initiated by the Board of Trustees, the Planning Commission or application of any person residing, owning or leasing property in the Town.*

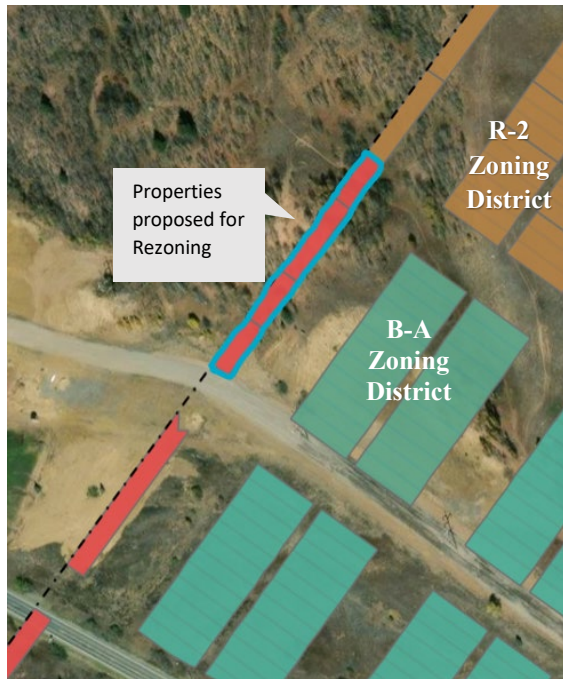


**APPLICATION:** The applicant submitted the required documents and application fee on February 5, 2024.

**PUBLIC NOTICE:**

- Posted Town website Thursday February 8, 2024.
- Published in the Silverton Standard and Miner newspaper on Thursday February 8, 2024.

**PUBLIC COMMENT:** As of March 20, 2024, no public comments have been received regarding this application.



**ADJACENT PROPERTIES:**

- North - R-1A
- South B-A
- East R-2
- West County Zoned

**PARCEL SIZE AND ACCESS:** The site consists of four lots, which total 13,315 sq. ft. (3,561sf., 3,540 sf., 5,393 sf., and 820 sf.). Since no structures are currently proposed, vehicular access to each lot has not been determined.

**CODE EVALUATION:**

Sec. 16-1-40. - Amendments or changes.

*(a) Pursuant to Sections 31-23-304 and 31-23-305, C.R.S., the regulations, restrictions and boundaries established by this Chapter and the official use district map may be amended, supplemented, changed, modified or repealed by the Board of Trustees, following review and recommendation by the Planning Commission. Such amendments or changes may be initiated by the Board of Trustees, the Planning*

*Commission or application of any person residing, owning or leasing property in the Town.*

*(b) Application procedure.*

*(1) The application for such action by a person shall be filed in writing with the Planning Director. The applicant completed an application form requesting the rezoning of the four properties.*

*(2) The application for amendment or change in the use district map shall contain the following information:*

*a. Description of land area, including lot and block numbers to be rezoned, and requested new classification, along with a drawing to scale showing boundaries of the area requested to be rezoned.*

The application material includes a scaled plan for the properties proposed for rezoning, lot and block descriptions, and the requested zoning classification.

*b. A statement of justification for the rezoning requested.*

The current B-A zoning district would not allow the use of the property without variances. The minimum lot area required in the B-A zone district is 30,000 sq. ft. and the minimum lot area required per dwelling unit is 3,750 sq. ft.

Of the four lots proposed for rezoning, only one would meet the minimum lot size requirements for one dwelling unit, and no lots would meet the minimum 30,000 sq. ft. lot size requirements for the B-A zone district. The subject lots also do not currently meet the minimum lot width requirement of 200 ft. within the zone district.

*c. Time schedule for any contemplated new construction or uses.*

The applicant intends on selling her parcels and does not have an estimate on when construction would occur on the property.

**ANALYSIS OF REQUEST:**

**Proposed Improvements:** The property owners are only requesting a rezoning from B-A to R-2 with this application. The properties do not meet the dimensional standards of the current B-A zone district (See Table 1 below) and are more closely aligned with the dimensional standards of the requested R-2 zone district (See Table 2). Due to size of the lots and the dimensional requirements of the B-A zone district,

any development of the property now would trigger numerous dimensional variance applications and review by the Town's Board of Adjustment. By rezoning to the R-2 zone district, the number of dimensional lot standard variances is likely reduced and possibly eliminated if lots are combined. Although the properties do not, as currently configured, meet all the dimensional requirements of the R-2 zone district, the SMC does not currently have rezoning approval criteria that require a lot/parcel to be in compliance with a zone district in order for the zone district to be approved for the property.

The subject site is also located within the Slope Hazard Overlay District which requires a Use Subject to Review. The property owners do not have immediate plans to build on the property, or site plans to show the setbacks, to determine if the requirement of the underlying zoning district are sufficient to mitigate the hazard affecting the lots. The Use Subject to Review application for the Slope Hazard Overlay District is not required at this time and will be required upon development on the properties.

### Land Use & Dimensional Standards:

Table 1 shows the dimensional requirements for uses in the EXISTING B-A zone district.

**Table 1:**

Standard	Required	Existing	Compliant?
<b>Minimum Lot Area</b>	30,000 sq. ft.	820 sq. ft. – 5,393 sq. ft.	No
<b>Minimum Lot Area Per Dwelling Unit</b>	3,750 sq. ft.	820 sq. ft. – 5,393 sq. ft.	No, Only 1 lot could contain a dwelling unit
<b>Minimum Lot Width</b>	200'	80'-130'	No
<b>Maximum Height of Structure</b>	30' B-A District	---	N/A
<b>Minimum Floor Area of Dwelling Unit</b>	500 sq. ft.	---	N/A
<b>Front Setback</b>	20'	---	N/A
<b>Side Setback</b>	15'	---	N/A
<b>Rear Setback</b>	5'	---	NA

Table 2 shows the dimensional requirements for uses in the PROPOSED R-2 zone district.

**Table 2:**

Standard	Required	Proposed	Compliant?
<b>Minimum Lot Area</b>	5,000 sq. ft.	820 sq. ft. – 5,393 sq. ft.	Only one lot meets this requirement
<b>Minimum Lot Area Per Multi-Family Dwelling Unit</b>	1,250 sq. ft.	820 sq. ft. – 5,393 sq. ft.	Three of the four lots meet this requirement
<b>Minimum Lot Width</b>	50'	80'-130'	Yes
<b>Maximum Height of Structure</b>	30' R-2 District	---	N/A
<b>Minimum Floor Area of Dwelling Unit (Single Family)</b>	750 sq. ft.	---	N/A
<b>Minimum Floor Area of Dwelling Unit (Multi-Family)</b>	An additional 500 square feet, for a total of 1,250 square feet	---	N/A
<b>Front Setback</b>	7'	---	N/A
<b>Side Setback</b>	7'	---	N/A
<b>Rear Setback</b>	5'	---	NA

Under the current zoning code, the only zoning district which allows development on properties less than 5,000 s.f. is the Business Pedestrian (B-P.) district where commercial uses or residential uses in conjunction with other principal uses can be developed on a 2,500 sq. ft. lot. The B-P zone district encompasses the downtown section of Silverton around Greene St. and Blair Street. If the subject site was rezoned to B-P district, the zoning would not be contiguous with the surrounding properties.

## COMPASS MASTER PLAN EVALUATION:

## Expand Housing Choices, Opportunities And Affordability For Our Community:

Plan For Responsible Growth And Development That Contribute To Our Community And Sense Of Place:

Update the Communities Vision for Plans and Policies for the Type and Location of Future Development:

Page 4 of 5



the community desires such as mixed use developments, and creative/entrepreneurial spaces in existing homes and neighborhoods. In addition to infill areas, the Town should work with the County on planning for potential long-term growth and development on the edges of town and beyond in locations such as Howardsville and Eureka. (*Page 62 of the Compass Master Plan*)

**BOARD OF TRUSTEES ACTION:** The Board of Trustees shall approve as submitted, approve with conditions, table for additional review with the applicant's consent, or deny the application.

**PLANNING COMMISSION RECOMMENDATION:** At the February 19, 2024 Planning Commission meeting, the Planning Commission voted unanimously to recommended approval of the rezoning application for the four parcels known as *Fractional block H north 130 ft, Fractional block H middle 85 ft, Fractional block H southerly 85 ft, and Vacated portion of 6th street lying between fractional blocks G & H, and also bounded by the northwest boundary of keystone street and the northwest boundary of the town of Silverton, undivided 1/4 interest in*, from B-A Business Automotive to R-2 Multi-Family Residential as presented.

**STAFF RECOMMENDATION:** Staff finds the applicant has submitted all required materials within the timeframe required and all other materials comply with the conditions of §Sec. 16-1-40 of the SMC and the Compass Master Plan. Staff therefore recommends approval to rezone the four parcels known as *Fractional block H north 130 ft, Fractional block H middle 85 ft, Fractional block H southerly 85 ft, and Vacated portion of 6th street lying between fractional blocks G & H, and also bounded by the northwest boundary of keystone street and the northwest boundary of the town of Silverton, undivided 1/4 interest in*, from Business Automotive (B-A) to Multi-Family Residential (R-2), as presented.

However, this is a decision for the Board of Trustees to make, and the Board may choose to approve or deny the rezoning application based on the testimony and evidence it hears. Two sample motions are included below for convenience only. They do not limit the evidence the Board of Trustees can rely on or the decision the Board makes.

#### **SAMPLE MOTIONS:**

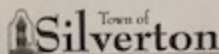
**Approval:** I move to approve of the rezoning of the four parcels known as *Fractional Block H, North 130 ft, Middle 85 ft, Southerly 85 ft, Vacated Portion of 6th Street lying between Fractional Blocks G & H, and also bounded by the Northwest Boundary of Keystone Street and the Northwest Boundary of the Town of Silverton*, from Business Automotive (B-A) to Multi-Family Residential (R-2), as presented. finding the rezoning would be in conformance with §16-1-40 of the SMC.

**Approval with conditions:** I move to approve of the rezoning of the four parcels known as *Fractional Block H, North 130 ft, Middle 85 ft, Southerly 85 ft, Vacated Portion of 6th Street lying between Fractional Blocks G & H, and also bounded by the Northwest Boundary of Keystone Street and the Northwest Boundary of the Town of Silverton*, from Business Automotive (B-A) to Multi-Family Residential (R-2), as presented. finding the rezoning would be in conformance with §16-1-40 of the SMC with the following conditions [insert conditions here].

**Denial:** I move to deny the rezoning of the four parcels known as *Fractional Block H, North 130 ft, Middle 85 ft, Southerly 85 ft, Vacated Portion of 6th Street lying between Fractional Blocks G & H, and also bounded by the Northwest Boundary of Keystone Street and the Northwest Boundary of the Town of Silverton*, from Business Automotive (B-A) to Multi-Family Residential (R-2), finding the rezoning would NOT be in conformance with §16-1-40 of the SMC.

#### **ATTACHMENTS:**

1. Application Materials
2. Public Notice
3. Ordinance 2024-04



LAND USE APPLICATION  
Community Development Department  
Town of Silverton  
1360 Greene Street, Silverton CO, 81433

APPLICANT: Karen Rathmell COMPANY: N/A  
MAILING ADDRESS: 2712 Delwood Avenue  
PHONE: Durango CO 81301 EMAIL: kmmr@g.com  
970-422-2167  
OWNER:  
MAILING ADDRESS: SAME  
PHONE: EMAIL: SAME

PROPERTY LOCATION/ADDRESS: Fractional Block H, southerly 85 feet of  
ASSESSOR'S PARCEL NO. R1178 482918400006 LOT SIZE: .081749 acres  
CURRENT ZONING: Business/Auto PROPOSED ZONING: Residential  
CURRENT USE: vacant land up for sale PROPOSED USE: N/A

(The person listed as "Applicant" will be contacted to answer questions regarding this application, provide additional information when necessary, post public hearing signs, receive a copy of the staff report prior to Public Hearing, and shall be responsible for forwarding all verbal and written communication to the owner.)

**Type of action requested** (check one or more of the actions below which pertain to your request):

- |  |   |
|--|---|
| <input type="checkbox"/> Annexation                  | <input type="checkbox"/> Site Development Plan approval |
| <input checked="" type="checkbox"/> Change of zoning | <input type="checkbox"/> Subdivision                    |
| <input type="checkbox"/> Vacation Rental             | <input type="checkbox"/> Temporary Use, Building, Sign  |
| <input type="checkbox"/> Consolidation Plat          | <input type="checkbox"/> Development in Hazard Zones    |
| <input type="checkbox"/> Historic/AROD Review        | <input type="checkbox"/> Use Subject to Review          |
| <input type="checkbox"/> Lot Line Adjustment         | <input type="checkbox"/> Variance/Waiver                |
| <input type="checkbox"/> Planned Unit Development    | <input type="checkbox"/> Other _____                    |

**Detailed Description of Request:** The southerly 85 ft portion of Block H is zoned Business/Auto. Next to this the middle 85 ft portion is zoned Residential as well as the northerly 170 ft portion of Block H. For ease of selling, I would like to have this southerly 85 ft portion zoned consistently with the rest.

**CERTIFICATION**

As owner of the aforementioned property, I hereby consent to the submission of this application and authorize the applicant to act on my behalf with regard to this application.

Owner Signature: Karen Kathleen Rathmell Date: 12/8/23

I, Karen McDaniel Rathmell, certify that the information and attachments submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners.

Applicant Signature: Karen McDaniel Rathmell Date: 12/8/23

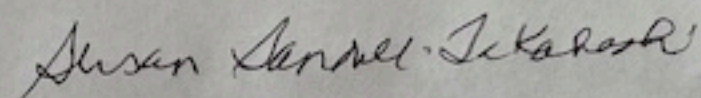
To be filled out by staff:

DATE RECEIVED:		RECEIVED BY:	
FEES PAID:		CASE NO.:	
QUARTER SECTION MAP:		RELATED CASES:	
PRE-APP MEETING DATE:		CASE MANAGER:	

To Whom it may concern,

I, Susan Sandell-Takahashi, authorize Karen Rathmell to rezone the parcels of Block H and vacated 6<sup>th</sup> street in Silverton Colorado that I and my family own from Business/Auto to Residential.

Regards,

A handwritten signature in dark ink, reading "Susan Sandell-Takahashi". The signature is written in a cursive, flowing style. The first name "Susan" is written with a large, looped 'S'. The last name "Takahashi" is written with a prominent 'T' and a long, sweeping tail that extends to the right.

Susan Sandell-Takahashi

1-31-24



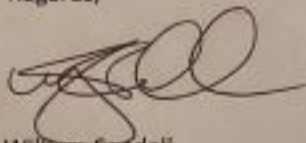
I Michael Sandell authorize Karen  
Rathmell to rezone the parcels of  
Block H and Vacant 6<sup>th</sup> Street in  
Silverton Colo. that I and my family  
own from Business Pkts to Residential

MMS 2-1-24

To whom it may concern,

I, William Sandell, authorize Keren Rathmell to rezone the parcels of Block H and vacant 6<sup>th</sup> Street in Silverton Colorado the I and my family own from Business/AUT to Residential.

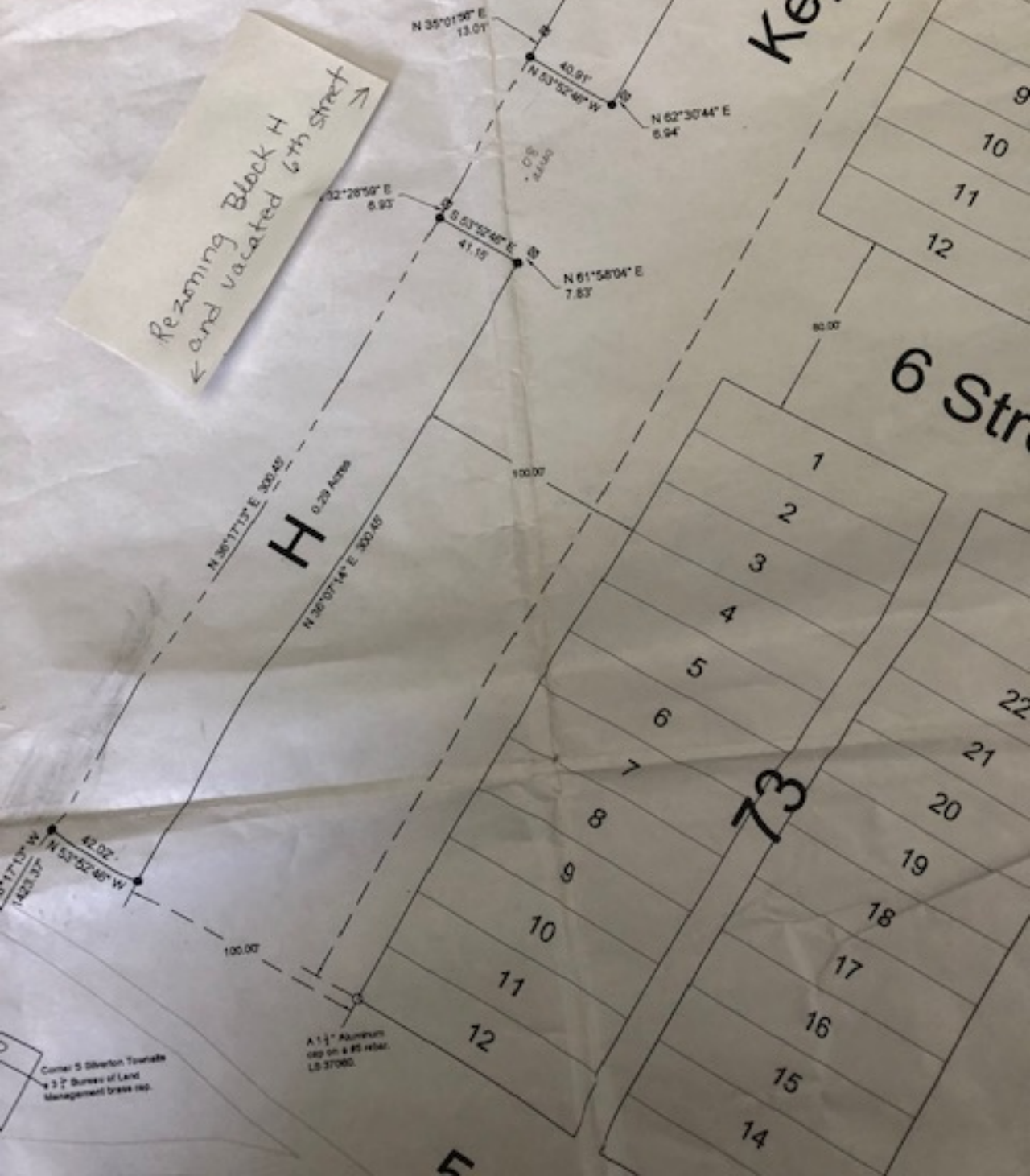
Regards,

A handwritten signature in dark ink, appearing to read 'William Sandell', with a stylized, cursive script.

William Sandell

1-30-2024

Re zoning Block H  
← and vacated 6th street →



## **PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN that the following public hearings will be held to consider a Re-Zoning Application requesting to re-zone the following properties from B-A Business Auto to R-2 Multi-Family, as well as the first reading of the Ordinance 2024-04 An Ordinance Of The Town Of Silverton For An Amendment To The Official Zoning Map Rezoning Properties As Described In Exhibit A From B-A Business Automotive District To R-2 Multiple Family Residential District.

- FRACTIONAL BLOCK H NORTH 130 FT
- FRACTIONAL BLOCK H MIDDLE 85 FT
- FRACTIONAL BLOCK H, SOUTHERLY 85 FT
- VACATED PORTION OF 6TH STREET LYING BETWEEN FRACTIONAL BLOCKS G & H, AND ALSO BOUNDED BY THE NORTHWEST BOUNDARY OF KEYSTONE STREET AND THE NORTHWEST BOUNDARY OF THE TOWN OF SILVERTON, UNDIVIDED 1/4 INTEREST IN

Primary Applicant: Karen Rathmell. The Board of Trustees will hold a public hearing on March 25, 2024, at Town Hall: at 7:00 pm. If the first reading is approved, the Second Reading of Ordinance 2024-04 will be held on April 8, 2024, at Town Hall: at 7:00 pm

NOTICE is further given that all persons may present written/oral testimony regarding the application and ordinance prior to/during the Public Hearing. The application, ordinance, meeting agenda, and virtual meeting instructions are posted on the Town website. Citizen comments may be sent by email, mail, phone, or hand-delivered to: Town Hall, 1360 Greene Street, PO Box 250, Silverton, CO 81433. Contact Community Development Director Lucy Mulvihill (970) 946-9408 ([lmulvihill@silverton.co.us](mailto:lmulvihill@silverton.co.us)) with any questions/comments about this Application.

Published in the Silverton Standard & the Miner: Thursday, March 5, 2024.



## **ORDINANCE NO. 2024-04**

### **AN ORDINANCE OF THE TOWN OF SILVERTON FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP REZONING PROPERTIES AS DESCRIBED IN EXHIBIT A FROM B-A BUSINESS AUTOMOTIVE DISTRICT TO R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT**

**WHEREAS**, the Town of Silverton, Colorado is a statutory town incorporated under the laws of the state of Colorado; and

**WHEREAS**, the Town of Silverton acting by and through its Town Board of Trustees has the power to regulate land use matters pursuant to Colorado Revised Statutes (C.R.S.) Section 31, Article 23 et seq.; and

**WHEREAS**, the Board of Trustees (“BOT”) of the Town of Silverton (“Town”) are authorized to amend the Town's Zoning Map pursuant to the Town's Municipal Code Section 16-1-10 et seq.; and

**WHEREAS**, a Zoning Map Amendment application (“Application”) has been submitted pursuant to Municipal Code Section 16-1-40, requesting rezoning from B-A Business Automotive District to R-2 Multiple Family Residential District, for certain property located within the Town as described in Exhibit A attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, On February 20, 2024, the Town Planning Commission conducted a public hearing and considered the Application, the testimony of the Applicant and members of the public, and other evidence presented at such hearing and subsequently approved a recommendation for the BOT to Approve 2024-04, amending the official zoning map for the Property changing the zoning from B-A Business Automotive District to R-2 Multiple Family Residential District subject to the conditions of approval, if any, as stated in the report of the Town Community Development Director; and

**WHEREAS**, On February 26, 2024, and March 11, 2024, the BOT has considered the recommendation of the Planning Commission, the report of the Town Community Development Director, the testimony of the Applicant and members of the public, and other evidence presented at such hearing; and

**WHEREAS**, the BOT finds and determines that a rezoning of the Property from B-A Business Automotive District to R-2 Multiple Family Residential District is in the best interests of the Town; and,

**WHEREAS**, the BOT determines that it is the best interests of the Town to amend the Town's Zoning Map by rezoning the Property from B-A Business Automotive District to R-2 Multiple Family Residential District.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF  
THE TOWN OF SILVERTON, COLORADO** as follows:

- 1. Incorporation of Recitals.** The recitals set forth above are incorporated and ordained hereby as if set forth hereafter in full.
- 2. Zoning Approval.** The Application is hereby approved, changing the base zoning classification of the Property from B-A Business Automotive District to R-2 Multiple Family Residential District, subject to the conditions of approval, if any, as stated in the report of the Town Community Development Director.
  - a. Any future development on the property shall require a Use Subject to Review approval since the property is within the Slope Hazard Overlay District.
- 3. Amendment of Zoning Map.** The official zoning map of the Town of Silverton, as amended from time to time, is further amended to designate the base zoning of the Property as R-2 Multi-Family Residential District.
- 4. Public Inspection.** The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.
- 5. Severability.** If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.
- 6. Posting, Publication and Effective Date.** Following the passage of this Ordinance on second reading, the Town Clerk shall publish this Ordinance in full in a newspaper published within the limits of the Town. This Ordinance shall take effect 30 days after such publication.

INTRODUCED, READ, AND ORDERED FOR SECOND READING BY THE  
BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO, UPON A  
MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD  
AT THE TOWN OF SILVERTON, ON THE \_\_\_\_ DAY OF March, 2024.

TOWN OF SILVERTON

By: \_\_\_\_\_  
Shane Fuhrman, Mayor

ATTEST:

\_\_\_\_\_  
Melina Marks Lanis, Town Clerk

FINALLY PASSED, ADOPTED AND APPROVED ON SECOND AND FINAL READING AND ORDERED POSTED AND PUBLISHED IN THE MANNER PROVIDED IN SECTION 6 HEREOF BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN HALL ON THE \_\_\_\_ DAY OF April, 2024, BY A VOTE OF THIS ORDINANCE AS IS ON FILE IN THE TOWN CLERK'S OFFICE FOR PUBLIC INSPECTION.

TOWN OF SILVERTON

By: \_\_\_\_\_  
Shane Fuhrman, Mayor

ATTEST:

\_\_\_\_\_  
Melina Marks Lanis, Town Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Fractional block h north 130 ft, Fractional block h middle 85 ft, Fractional block h southerly 85 ft, Vacated portion of 6th street lying between fractional blocks G & H, and also bounded by the northwest boundary of Keystone Street and the northwest boundary of the town of Silverton, undivided 1/4 interest in (Parcels #s: 482918400006, 482918400008, 482918400003, and 4829184000003)



## STAFF REPORT

**To:** Board of Trustees

**From:** Chris Masar, *Contracted Town Planner, CPS*

**Through:** Gloria Kaasch-Buerger, *Town Administrator*  
Lucy Mulvihill, *Community Development Coordinator*

**Date:** March 12, 2024

**RE:** 24-01 OVR 661 Greene - Review for Exterior Renovations within the Architectural Review Overlay District (AROD) Located at 661 Greene Street.

**PROJECT SITE:** 661 Greene Street, North of 6<sup>th</sup> St., Between Greene St. and Reese St., Block 69, Lots 19-24, Silverton, San Juan County, Colorado. Parcel #: 48291730690006.

**APPLICANTS/OWNERS:** Safe Haven Colorado LLC., Matt Razook

**ZONING DISTRICT:** Business Pedestrian (B-P) District, Section 16-3-50, Silverton Town Code

**OVERLAY DISTRICTS:** Architectural Review Overlay District (AROD)

**PURPOSE OF REVIEW:** Town Code, Chapter 16, Article 4, Division 6, Architectural Review Overlay District (AROD), states that the standards and review procedure shall apply to new construction, and to any façade or exterior building alterations on existing structures, as viewed from the Heritage Tourism Corridor, excluding items of routine maintenance. The requirements for the AROD shall be in addition to all underlying Zoning District and any other Overlay District requirements. If requirements differ, then the most stringent shall apply.



**APPLICATION:** The applicant submitted the required documents and application fee on February 21, 2024.

### PUBLIC NOTICE:

- Posted on the Town website Thursday February 29, 2024.
- Mailed to adjacent landowners Thursday February 29, 2024.
- Published in the Silverton Standard and Miner newspaper Thursday February 29, 2024.

**PUBLIC COMMENT:** As of March 20, 2024, no public comments have been received regarding this application. During the March 12, 2024 Historic Review Committee meeting, a property owner who lives behind the hotel had concerns with public access through the alley behind the hotel with the new fence, noise and lighting.

**ADJACENT PROPERTIES:** The properties to the north, south, and east are zoned Business Pedestrian (B-P) District. The properties to the west are zoned R-1 Single Family Residential.

**PARCEL SIZE AND ACCESS:** The project site consists of six lots which total 15,000 sq. ft. adjacent to Greene Street. Vehicular access will remain off Greene Street and 7<sup>th</sup> street.

**CODE EVALUATION:** This application is subject to the AROD regulations as transferred to the AROD checklist (attached) for analysis. Staff has reviewed the information provided for compliance.

**ANALYSIS OF REQUEST:** *Although not a part of this application or process, Staff reviewed the project against the applicable sections of the Silverton Municipal Code ("SMC") related to land use, dimensional standards, etc. and the Compass Master Plan. The below analysis is provided to demonstrate that the proposed structure and uses conform with the zoning requirements of the SMC and the recommendations of the Compass Master Plan. The Board is only considering conformance with the AROD regulations at this time.*

**Proposed Improvements:** The proposal includes the replacement of windows, painting the exterior doors a dark green to match the existing metal roof, and installation of rusted steel fencing, a cedar hot tub, and a gas fire pit. The application also states that the current Canyon View Motel will be rebranded as the Altus Lodge resulting in new signage.

**Land Use & Dimensional Standards:** The proposed Hotel/Motel is a use permitted by right within the B-P zoning district.

The following table indicates the dimensional requirements for buildings in the B-P zone district.

Standard	Required	Proposed	Compliant?
<b>Minimum Lot Area</b>	2,500 sq. ft.	15,000 sq. ft.	Yes
<b>Minimum Lot Width</b>	25'	25'	Yes
<b>Maximum Height of Structure</b>	40' B-P District	30'	Yes
<b>Front Setback</b>	0'	45'	Yes
<b>Side Setback</b>	0'	0'	Yes
<b>Rear Setback</b>	5'	8'	Yes

The submitted application materials demonstrate that the proposed improvements meet the land use and dimensional requirements for the zoning and overlay districts.

*Comparison between original application and revised application:*

Proposed Work	Original Application	Revised Application
Architectural Corrugated Metal Fencing	X	X
Custom Flagstone Fire Pit	X	X
Cedar Hot Tub	X	X
Front Doors to be repainted Sherwin Williams Evergreen SW6447	X	X
Windows to be replaced with KOLBE Single Hung Black Matte Frame with one Single Vertical Mullion. Note that these are the same windows recently placed on city owned historic zone buildings	X	X
New Roof Signage to replace existing signage (Total Sign Area = 33.8 S.F. /Max Allowed 45 S.F.)	X	X
Landscape placement of 8 Aspen Tree's		X

Natural Sandstone Patio and Walkways		X
New exterior light fixtures (Lanterns with Antique Bronze finish)		X

**BOARD OF TRUSTEES ACTION:** The Board shall approve as submitted, approve with conditions, table for additional review with the applicant's consent, or deny the application.

**HISTORIC REVIEW COMMITTEE RECOMMENDATION:** At the March 12, 2004 meeting, the Historic Review Committee voted unanimously to recommend approval of the AROD application for exterior renovations within the Architectural Review Overlay District located on Block 69, Lots 19-24 (661 Greene Street) as presented, finding the AROD application is in conformance with §16-4-6 of the SMC.

**STAFF RECOMMENDATION:** Staff finds the applicant has submitted all required materials within the timeframe required and all other materials comply with the conditions of §16-4-6 of the SMC. Staff therefore recommends approval of the application for exterior renovations within the Architectural Review Overlay District located on Block 69, Lots 19-24 (661 Greene Street) as presented.

However, this is a decision for the Board to make, and the Board may choose to approve or deny the AROD application based on the testimony and evidence it hears. Two sample motions are included below for convenience only. They do not limit the evidence the Board can rely on or the decision the HRC makes.

#### **SAMPLE MOTIONS:**

**Approval:** I move to recommend approval of the AROD application for exterior renovations within the Architectural Review Overlay District located on Block 69, Lots 19-24 (661 Greene Street) as presented, finding the AROD application is in conformance with §16-4-6 of the SMC.

**Approval with Conditions:** I move to recommend approval of the AROD application for exterior renovations within the Architectural Review Overlay District located on Block 69, Lots 19-24 (661 Greene Street) as presented, finding the AROD application is in conformance with §16-4-6 of the SMC with the following conditions [insert conditions here].

**Denial:** I move to deny the AROD application for exterior renovations within the Architectural Review Overlay District located on Block 69, Lots 19-24 (661 Greene Street) as presented, finding the AROD application would NOT be in conformance with §16-4-6 of the SMC [insert explanation supported by the evidence here].

#### **ATTACHMENTS:**

1. Application Materials
2. Public Notice
3. AROD Checklist
4. Design Standards for Silverton Greene Street NEW Commercial Buildings Checklist



# Town of Silverton

## Use Subject for Review Application

NAME OF APPLICANT Altus Lodge PHONE 305-318-2245  
PROPERTY OWNER Safe Haven Colorado, LLC PHONE 305-318-2245  
MAILING ADDRESS 661 Greene Street  
CITY Silverton STATE CO ZIP CODE 81433  
EMAIL ADDRESS matrazook@gmail.com  
LEGAL DESCRIPTION LOT NO. (S) 19,20,21,22 BLOCK 69 ADDITION \_\_\_\_\_ Zone \_\_\_\_\_  
REASON FOR REQUEST BELOW: 23, & 24

We would like to add new AROD conforming windows, newly painted exterior doors, fencing, a cedar hot tub, and a gas firepit to the current location of the Canyon View Motel.

PROPOSED STARING DATE OF OPERATION OR USE: 4/1/24

PROPOSED TIME SCHEDULUDE FOR CONSTRUCTION: 5 Months

BRIEF DESCRIPTION OF THE PROPOSED USE BELOW:

The Canyon View Motel will be completely renovated and rebranded as the Altus Lodge (Latin for Altitude). The addition of new AROD conforming windows, dark green exterior doors (to match the current dark green metal roof), architectual rusted steel fencing, cedar hot tub, and custom gas firepit will create much more inviting curb appeal for visitors arrving into Silverton via Greene Street.



## Town of Silverton

### Use Subject for Review Application

BRIEFLY DESCRIBE THE BENEFITS TO THE COMMUNITY AS A WHOLE, IF THIS IS ALLOWED:

The newly renovated and rebranded lodge will offer a more inviting entrance into Silverton and will create 11 upscale but rustic lodge units to Silverton's lodging portfolio. Altus Lodge looks forward to being a part of the community while adding to the overall touristic appeal and tax base.

LIST ANY SPECIFIC CONDITIONS WHICH YOU WOULD BE WILLING TO INCORPORATE INTO THIS REQUESTED USE:

N/A

IF THE PROPOSED USE LIES WITHIN A DESIGNATED HAZARD AREA WITHIN THE TOWN OF SILVERTON E.G. FLOOD OR AVALANCHE HAZARD AREAS, DESCRIBE WHAT PRECAUTIONS WILL BE TAKEN BY THE APPLICANT TO MINIMIZE ANY DANGER TO THE PUBLIC HEALTH, SAFETY OR WELFARE BASED UPON SUCH USE:

N/A



# Town of Silverton

## Use Subject for Review Application

PLEASE ATTACH TO THIS APPLICATION MAP(S) SHOWING THE FOLLOWING:

1. LOCATION MAP – THE LOCATION MAP SHALL BE PREPARED ON A PUBLISHED SHEET MAP OR ZONING MAP AND SHALL INDICATE CLEARLY THE SURROUNDING AREA WITHIN 300 FEET OF THE PROPERTY BOUNDARY;
2. PROOF OF OWNERSHIP OR WRITTEN PERMISSION OF PROPERTY OWNER FOR PROPOSED USE;
3. SITE PLAN – THE SITE MUST BE DRAWN TO SCALE AND NOT LESS 1" = 200' AND SHALL CLEARLY SHOW THE LOCATION OF:
  - a) ALL EXISTING BUILDINGS, TELEPHONE, POWER, WATER, SEWER AND GAS LINES IS ANY ARE LOCATED ON THE PROPOSED AREA TO BE UTILIZED, AND IMMEDIATELY ADJACENT TO IT.
  - b) ALL AREAS, IN SQUARE FEET, WHICH ARE PROPOSED TO BE UTILIZED FOR THE PROPOSED USE SUBJECT TO REVIEW.
  - c) LOCATION OF EXISTING AND PROPOSED RIGHTS OF WAY OR EASEMENTS.
  - d) BOUNDARIES OF SITES OR AREAS TO BE RESERVED OR DEDICATED PUBLIC USE OR PUBLIC PURPOSES, IF APPLICABLE.

OFFICIAL USE:

FEE DUE \$500.00

RECEIVED BY

FEE PAID

DATE

DATE OF PUBLIC HEARING ADVERTISED

DATE PUBLIC HEARING HELD

ACTION TAKEN AFTER ADMINISTRATIVE REVIEW:

--

ACTION TAKEN TOWN BOARD OF TRUSTEES REVIEW:

--



**ALTUS LODGE  
661 Greene Street  
Silverton, CO 81433**

February 21, 2024

Lucy Mulvihill  
Community Development Director  
Town of Silverton  
Silverton, CO 81433

Lucy,

Per your request, we have provided a summary of the changes from our original application versus our revised application:

**Our original application included:**

- Architectural Corrugated Metal Fencing
- Custom Flagstone Fire Pit
- Cedar Hot Tub
- Front Doors to be repainted Sherwin Williams Evergreen SW6447
- Windows to be replaced with KOLBE Single Hung Black Matte Frame with one Single Vertical Mullion.  
Note that these are the same windows recently placed on city owned historic zone buildings.

**Since our original application, the KOLBE Single Hung Black Matte Frame with one Single Vertical Mullion have been installed. The front Doors have been repainted Sherwin Williams Evergreen SW6447 In addition, the wood picket railings have been repaired and brought up to code. No other exterior work was performed.**

**Our revised application includes:**

- Architectural Corrugated Metal Fencing
- Custom Flagstone Fire Pit
- Cedar Hot Tub
- New Roof Signage to replace existing signage (Total Sign Area = 33.8 S.F. /Max Allowed 45 S.F.)
- Landscape placement of 8 Aspen Tree's
- Natural Sandstone Patio and Walkways
- New exterior light fixtures (Lanterns with Antique Bronze finish)

We sincerely appreciate your assistance with helping us move the project forward. Please contact us should you have any questions.

Best regards,

Jordan Razook



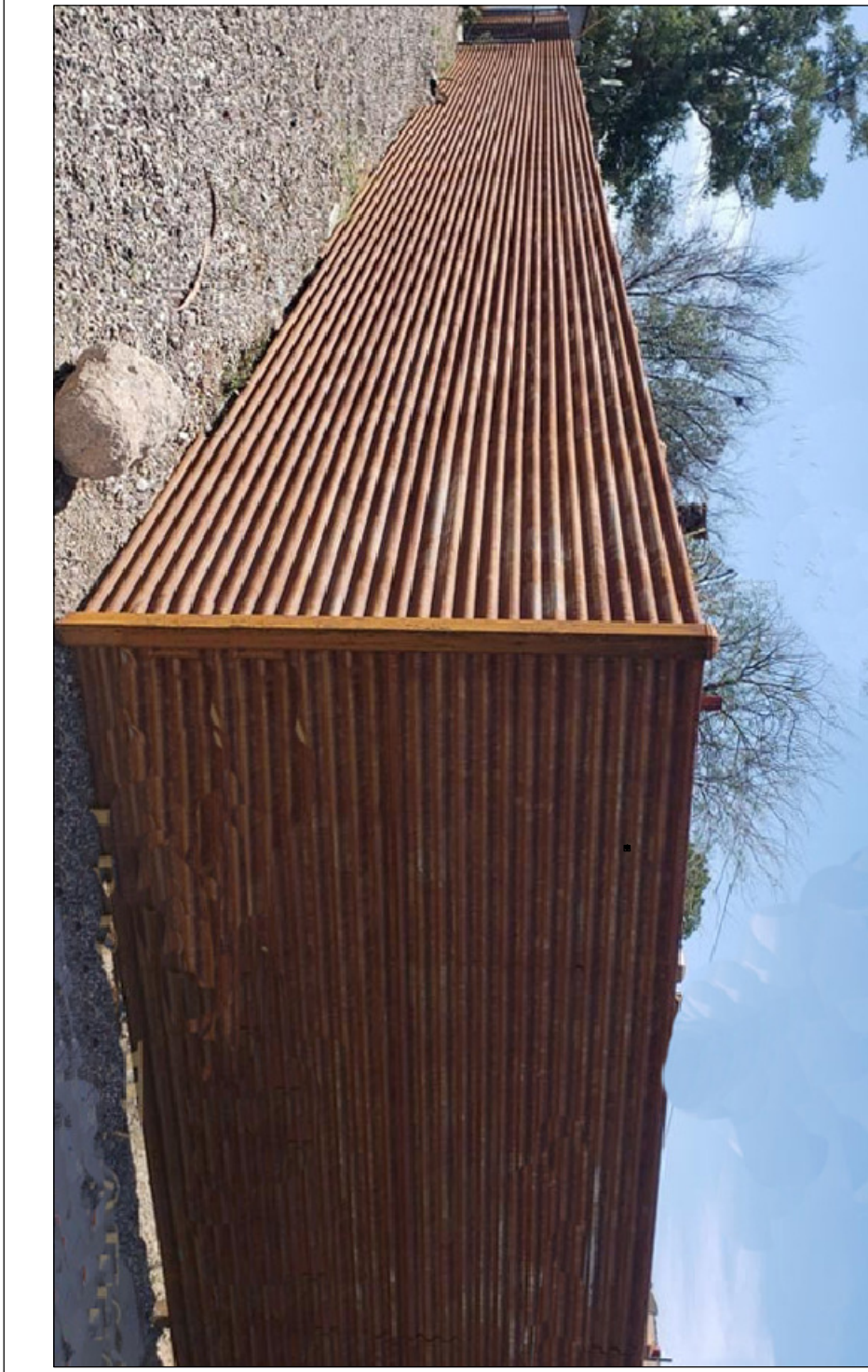
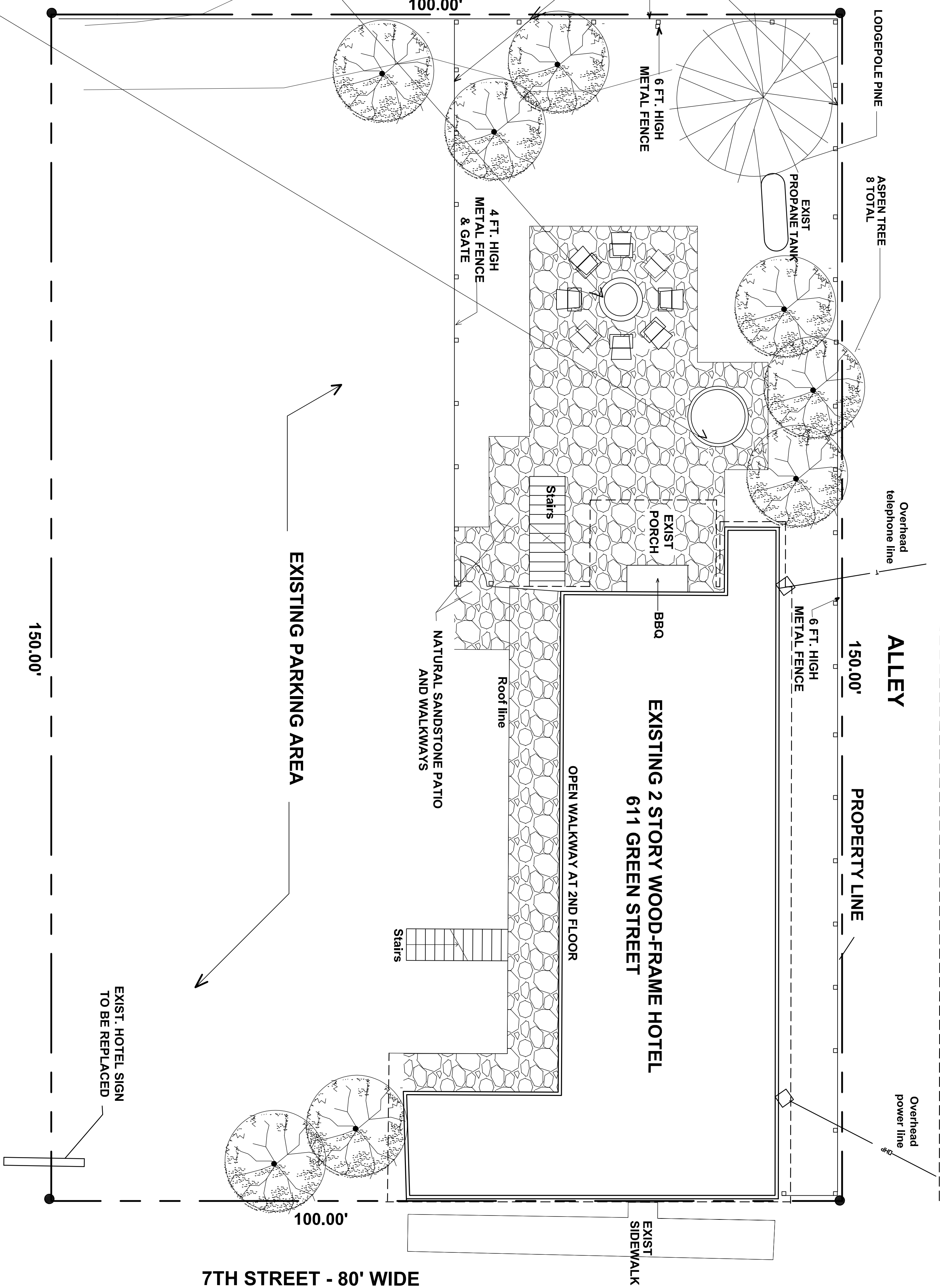
PROPOSED REMODEL  
ALTUS LODGE  
661 Greene Street  
Silverton, CO 81433

D A T E : 10/15/23
REVISIONS:

PROJECT No.  
23-014  
DRAWN BY: MB  
CHECKED BY: JC  
SCALE: AS SHOWN

S H E E T N O.

A-1.0



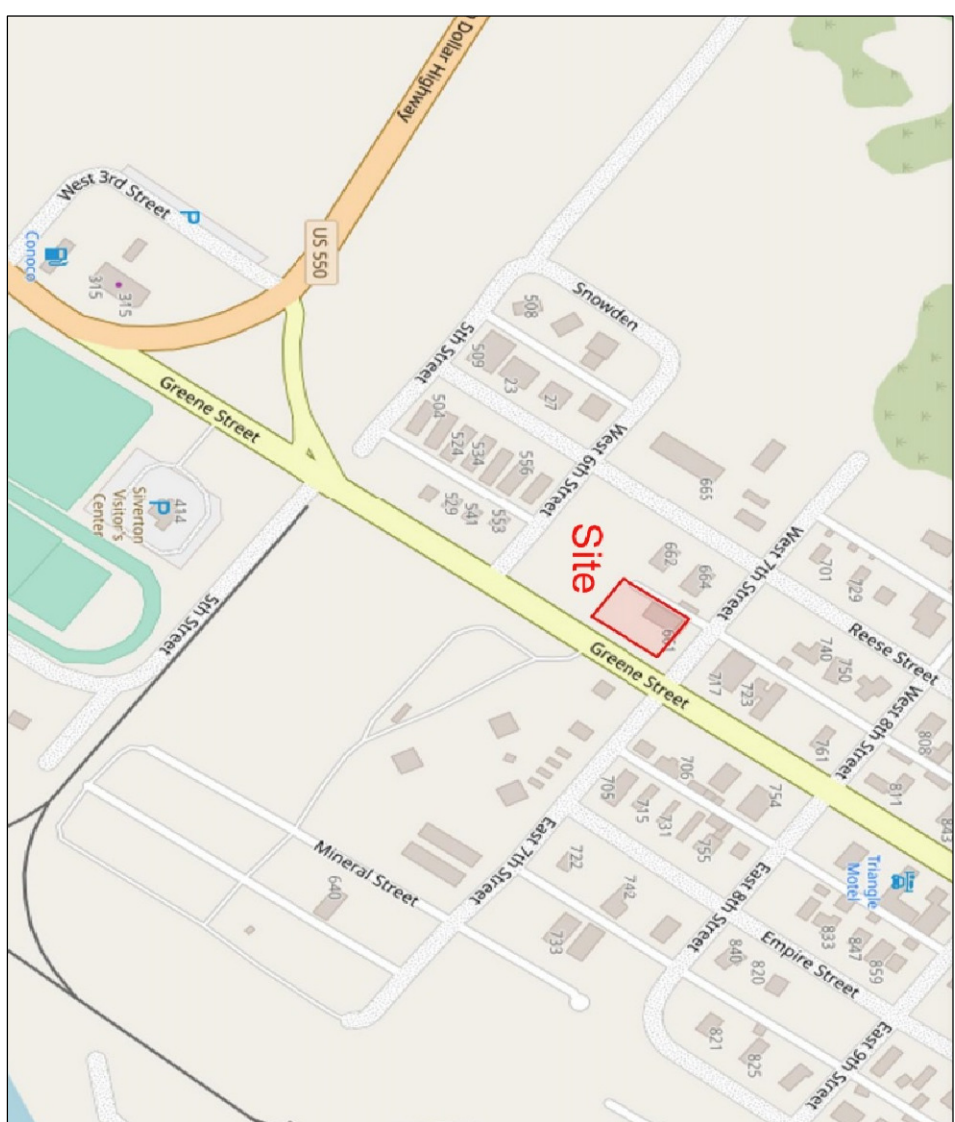
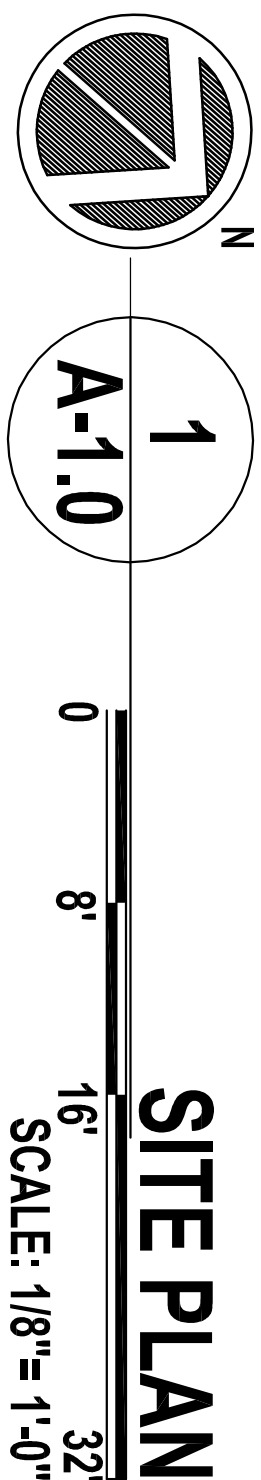
CORRUGATED METAL FENCE (4FT & 6 FT HIGH)



CUSTOM FIRE PIT AND CHAIRS (8 TOTAL)

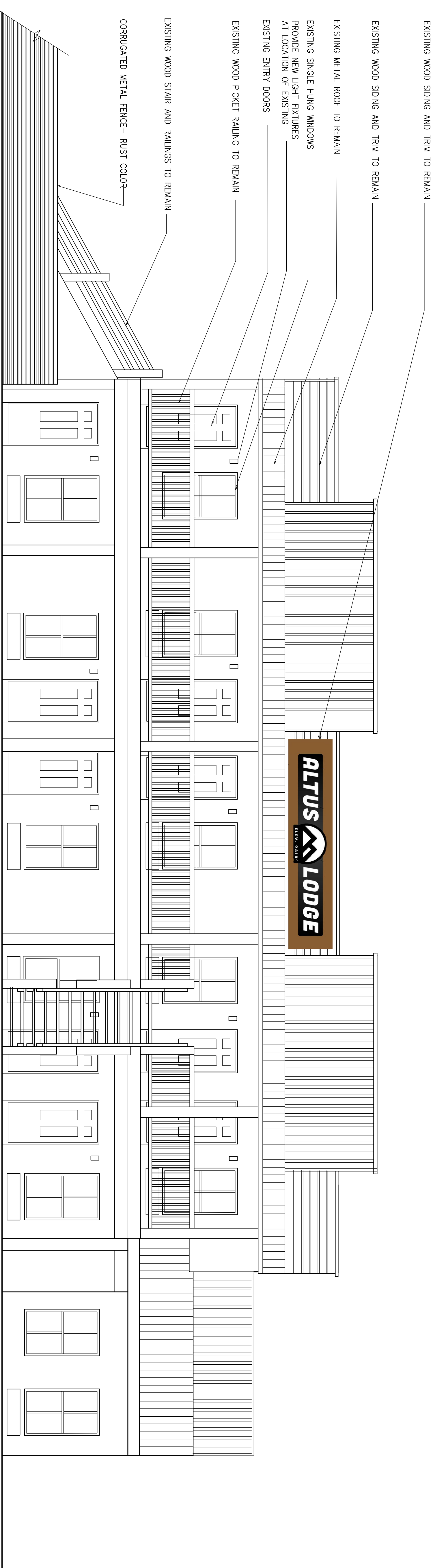


CEDAR HOT TUB ( 8 PERSON)



LOCATION PLAN  
SCALE: NTS

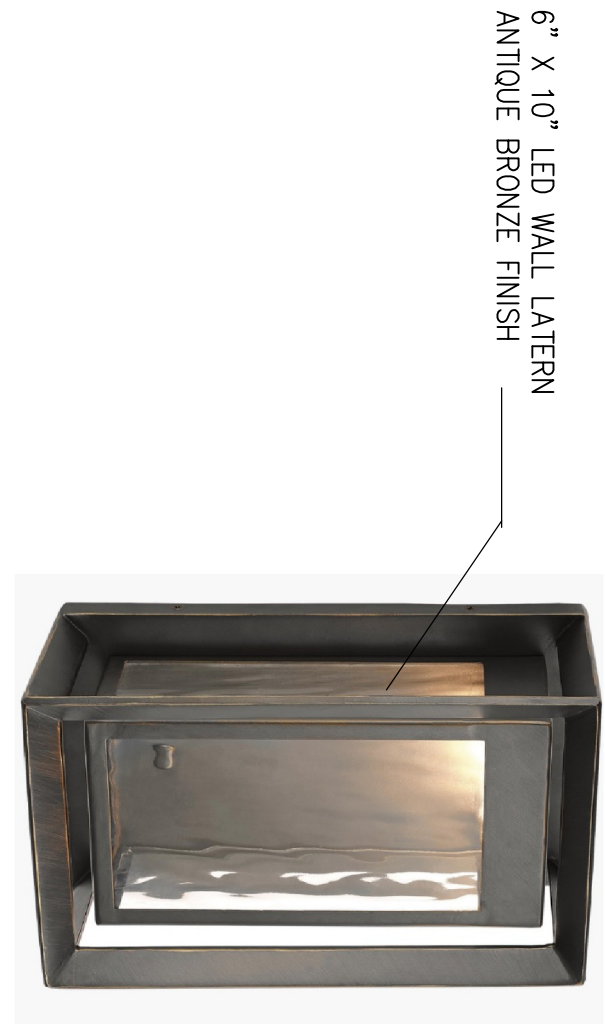




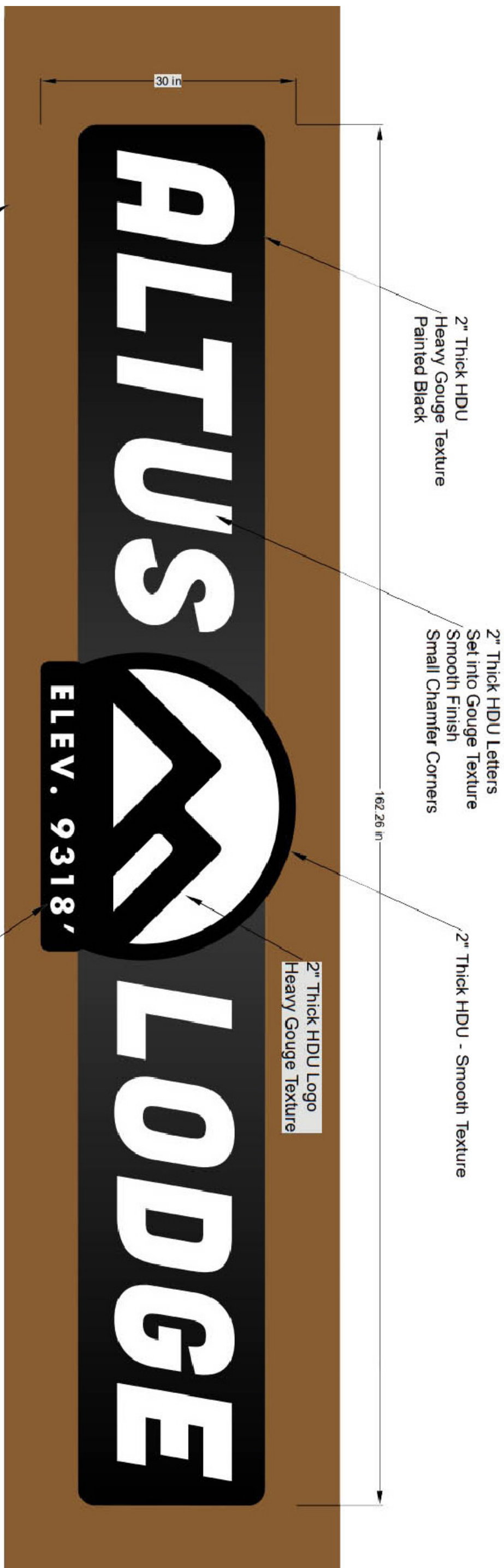
1  
A-2.0

BUILDING ELEVATION (FRONT)

0 4' 8' 16'  
SCALE: 1/4" = 1'-0"



6" X 10" LED WALL LANTERN  
ANTIQUE BRONZE FINISH



Available Area On Building: 189.5" x 39.5"

TOTAL SIGN AREA 33.8 S.F.  
(MAXIMUM ALLOWED 45 S.F.)

BUILDING SIGNAGE DETAIL

SCALE: 1" = 1'-0"

BUILDING EXTERIOR LIGHTS

SCALE: 1" = 1'-0"

## **PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN that the following public hearings will be held to consider the application for approval of an Architectural Review Overlay District Application to allow exterior renovations to the existing structure within the Business Pedestrian and Architectural Review Overlay District at 661 Greene St., Silverton Colorado. Applicant: Matt Razook. The Historic Review Committee will hold a public hearing on Tuesday, March 12, 2024, at Town Hall: at 5:00pm. The Board of Trustees will hold a public hearing on March 25, 2024, at Town Hall: at 7:00pm.

NOTICE is further given that all persons may present written/oral testimony regarding the application prior to/during the Public Hearing. The applications, meeting agenda, and virtual meeting instructions are posted on the Town website. Citizen comments may be sent by email, mail, phone, or hand-delivered to: Town Hall, 1360 Greene Street, PO Box 250, Silverton, CO 81433. Contact Community Development Director Lucy Mulvihill (970) 946-9408 ([lmulvihill@silverton.co.us](mailto:lmulvihill@silverton.co.us)) with any questions/comments about this Application.

Published in the Silverton Standard & the Miner: Thursday, February 29, 2024.

DAILEY ROBERT ET AL; ANDERSON  
LOIS ANNE  
PO BOX 104  
SILVERTON CO 81433-0104

FRIES WILLIAM D & KELLI  
PO BOX 21  
SILVERTON CO 81433-0021

BERRY NANCY M & NEWBY PARKER S  
3108 E 5TH AVE  
DURANGO CO 81301-4312

TEEL ADAM RICHARD & KARYN  
ELIZABETH  
1870 COUNTY ROAD 204  
DURANGO CO 81301-8504

SHAPIRO ALBERT M & RUTH A TRUST  
14623 ROUND VALLEY DR  
SHERMAN OAKS CA 91403-4633

KING LOUIS N  
PO BOX 891  
SILVERTON CO 81433-0891

WENDLANDT HENRY HANSEN  
4826 S HIGHLAND CIR APT 211  
HOLLADAY UT 84117-6016

WATSON MARK & DARLENE  
PO BOX 118  
SILVERTON CO 81433-0118

CHURCH OF JESUS CHRIST OF LDS;  
c/oLDS CHURCH TAX ADMINISTRATOR  
50 E N TEMPLE 22ND FLOOR  
SALT LAKE CITY UT 84150-0022

CHURCH OF JESUS CHRIST OF LDS;  
c/oLDS CHURCH TAX ADMINISTRATOR  
50 E N TEMPLE 22ND FLOOR  
SALT LAKE CITY UT 84150-0022

COLE JAMES G  
PO BOX 684  
SILVERTON CO 81433-0684

DILEO RAYMOND C  
PO BOX 188  
SILVERTON CO 81433-0188

COLEMAN THOMAS R & JAYNIE E  
46 OAK LN  
RANDOLPH NJ 07869-3117

CHAMBERS JERELED WILLIAM;  
CHAMBERS DANA ANN  
PO BOX 897  
SILVERTON CO 81433-0897

SAN MIGUEL POWER ASSOCIATION  
PO BOX 1150  
RIDGWAY CO 81432-1150

RHOADES REBECCA J  
PO BOX 61  
SILVERTON CO 81433-0061

JARAMILLO LADONNA L & AMOS D  
PO BOX 552  
SILVERTON CO 81433-0552

RHOADES REBECCA J  
PO BOX 61  
SILVERTON CO 81433-0061

LOKEY JIM AND AMY  
PO BOX 346  
SILVERTON CO 81433-0346

POPOV THOMAS  
PO BOX 249  
PAGOSA SPRINGS CO 81147-0241

DUKE CHRISTY E  
209 PORCUPINE LOOP # L14  
COALVILLE UT 84017-7210

SWANSON NANCY  
PO BOX 771  
SILVERTON CO 81433-0771

SAFE HAVEN COLORADO LLC;  
c/oMatthew and Jordan Razook  
PO BOX 649  
SILVERTON CO 81433-0649

PETERMAN COLIN & SCOTTIE  
PO BOX 693  
SILVERTON CO 81433-0693

PERPAR KRISTINE R TRUST  
PO BOX 3206  
TELLURIDE CO 81435-3206

CO DEPT OF TRANSPORTATION  
3803 MAIN AVE STE 300  
DURANGO CO 81301-4034

CO DEPT OF TRANSPORTATION  
3803 MAIN AVE STE 300  
DURANGO CO 81301-4034

EATON PETER BRITTEN JR  
1246 HIGHWAY 550  
DURANGO CO 81303-7310

GROSSHEIM SILVERTON LLC  
404 W 32ND  
FARMINGTON NM 87401

COPENHAGEN RYAN & HOLLY  
PO BOX 851  
SILVERTON CO 81433-0851

SKOW VICTORIA M  
PO BOX 52  
SILVERTON CO 81433-0052

WRINKLE RICKY KIM  
PO BOX 54  
SILVERTON CO 81433-0054

**Architectural Review Overlay District Checklist- 24-01OVR (661 Greene Street)**

All applications within the Architectural Review Overlay District **MUST** meet the following code requirements. Please complete the table below identifying how your proposal meets each requirement or why the regulation does not apply. This information will be reviewed by the Town and included in the Historic Review Committee application packet.

***Sec. 16-4-800. - Development in the Architectural Review Overlay District.***

<b><i>Does the Application meet the following Code Requirements?</i></b>	<b><i>Applicant Response</i></b>	<b><i>Staff Review</i></b>
1. <i>Procedure:</i> After reviewing the submittal, the Town Historic Review Committee shall approve, conditionally approve, table for additional review, or deny the application.	N/A	N/A
2. <i>Intent:</i> The intent of this District and standards is to preserve the historic character of Silverton and the Town's designation as a National Historic Landmark. Decisions will be made based on: the proposed structure's compatibility with nearby historic buildings, the original and historic facade of existing buildings, the aesthetics as viewed from the main heritage tourism thoroughfares of the Heritage Tourism Corridor. Incorporated into this Ordinance for the purposes of review, approval, and denial of the proposed design are the following: the regulations contained within the Historic Overlay District section of the Municipal Code, and the two publications of the Town of Silverton, entitled "Preserving Silverton," and "Builder's Handbook."	N/A	N/A
3. <i>Applicability and Permitting:</i> The standards and review procedure in this section apply to new construction, and to any facade or exterior building alterations on existing structures, as viewed from the Heritage Tourism Corridor, excluding items of routine maintenance. For proposed exterior work other than routine maintenance, the approval of the Committee is required prior to any exterior demolition and/or renovation within the Architectural Review Overlay District. Compliance with this Ordinance is required prior to the receipt of a Building Permit for construction within		Applicable. Exterior building alterations existing structure  This section applies to the application since the proposed improvements include the exterior modifications to the existing structure.

the Architectural Review Overlay District. Construction without a building permit is subject to fines and a stop work order as specified in the Building Codes adopted by the Town of Silverton.		
4. <i>Additional Design Standards:</i>		
(a) Existing historic buildings, and existing buildings over 1,000 square feet in floor area and over 50 years old, within the Architectural Review Overlay District, shall not be demolished, without the applicant adequately demonstrating to the Historic Review Committee that repair of the building is not feasible.	N/A	This standard is not applicable since the existing structure is not proposed to be demolished and is not over 50 years old.
(b) As viewed from the Heritage Tourism Corridor, proposed visual/aesthetic modernization of the historic architectural style/facade of existing structures in the Architectural Review Overlay District is not acceptable.		Modifications appear to meet this standard.
(c) The Committee may add site-specific conditions of approval to individual applications, with the intent of retaining the Town's Historic Landmark designation, including but not limited to the following elements visible from the Heritage Tourism Corridor:		The proposed structure is in conformance with site layout standards including site/building orientation as described in the Builder's Handbook.
<ul style="list-style-type: none"> <li>• Site layout, site/building orientation;</li> </ul>		The application appears to comply with the site layout and building orientation requirements within the AROD and B-P zone district.
<ul style="list-style-type: none"> <li>• Landscaping, screening, fencing;</li> </ul>		The Committee should discuss the proposed fencing to determine if the design meets the intent of retaining the Town's Historic Landmark designation.
<ul style="list-style-type: none"> <li>• Architectural, structural, mass, and scale design requirements, for the purpose of compatibility with existing structures;</li> </ul>		The application appears to comply with the architectural, structural, massing, and scale of the surrounding commercial buildings.
<ul style="list-style-type: none"> <li>• Signage and lighting requirements;</li> </ul>		The applicants are proposing new ground signage and wall signage which will incorporate their logo new Altus Lodge logo. The applicants stated that the sign on the building will be about 2 ft x 5ft and will be a carved wooden sign with their logo on it (see logo below), and the ground sign will be identical to the wall sign.

<ul style="list-style-type: none"> <li>Restrictions regarding outdoor storage, junkyards, reflectivity of building materials, windowless walls, garage doors, service yards, storage yards and facilities;</li> </ul>		N/A
<ul style="list-style-type: none"> <li>Above ground utility components;</li> </ul>		N/A
<ul style="list-style-type: none"> <li>Grading and parking lots;</li> </ul>		N/A No significant modifications appear to be made to the existing grading or parking lot.
<ul style="list-style-type: none"> <li>and conditions on proposed design components, which are or will be visible from the Heritage Tourism Corridor.</li> </ul>		N/A

## Design Standards for Silverton Greene Street NEW Commercial Buildings

24-01OVR (661 Greene Street)

The existing structure was constructed in 2002, so Staff determined that the most applicable Builders handbook section for this application was “Design Standards for Silverton Greene Street DISTRICT new Commercial Buildings.”

The following standards are from the Historic Design Standards Booklet (Builders Handbook) Design Standards for Silverton Greene Street DISTRICT new Commercial Buildings.

<b><i>Does the Application meet the following Code Requirements?</i></b>	<b><i>Applicant Response</i></b>	<b><i>Staff Review</i></b>
<b><i><u>Building Dimensions and Location:</u></i></b>		
1. New commercial buildings in the Greene Street Historic District shall have the same setback (i.e. alignment) as the existing commercial buildings on the same block..		No changes are proposed for the setback of the existing structure.
2. The building should fill the 25 foot wide dimension of the lots. If the building is actually wider than 25 feet, it should appear to be broken up into store fronts of 25 feet wide each.		No significant modifications are proposed to the existing structure which would affect the buildings dimensions.
3. New commercial buildings within the Greene Street district should complement and not exceed the height of the existing historic commercial buildings on the block.		No changes are proposed to the existing structure that would affect this requirement.
4. New commercial buildings in the Green Street Historic District should, were relevant, complement the long, narrow rectangular form of the surrounding buildings.		No changes are proposed to the existing structure that would affect this requirement.
5. The façade of larger new commercial buildings (i.e. those wider than 25 feet) should be broken up to appear as separate 25 foot wide buildings.		No changes are proposed to the existing structure that would affect this requirement.
6. The façade of larger new commercial buildings (i.e. those wider than 25 feet) should be broken up to appear as separate 25 foot wide buildings.		No changes are proposed to the existing structure that would affect this requirement.
<b><i><u>Building Design:</u></i></b>		
1. New commercial buildings shall utilize horizontal decorative features similar to those used on historic commercial buildings to create		No changes are proposed to the existing structure that would affect this requirement.



	definition between the first and second floors.		
2.	Building materials should appear to be similar to those used historically; such as wood, stone, and brick.		No changes are proposed to the existing wood siding.
3.	Siding on wood structures should be horizontal.		No changes are proposed to the existing wood siding.
4.	The form and materials used in roof construction should complement that of nearby historic buildings.		No changes are proposed to the existing roof.
5.	New front gabled buildings should utilize a false front design, including parapets.		No changes are proposed to the existing structure that would affect this requirement.
6.	Large, vertically elongated windows should be used for the first floor store front.		The application material demonstrate the replacement of existing windows on the first floor with vertically elongated windows.
7.	Second floor windows may be of a different design of the first floor window, but should be vertically elongated and double hung.		The application materials demonstrate the replacement of existing windows with vertically elongated windows, however, the proposed new windows will be single hung. The HRC should discuss whether the applicants should be required to install double hung windows instead of the proposed single hung windows.
8.	The use of transom windows and kickplates on the front of the buildings is encouraged.		The application material does not show any changes to the existing doors other than paint, and no transom windows are proposed to be added.
9.	Inverted entryways shall be used for the main opening.		No changes to the existing main entryway opening is proposed.
<u>Ornamental Detailing for New Commercial Buildings in the Historic Green Street District:</u>			
	<ul style="list-style-type: none"> <li>Contemporary versions of historic detailing is encouraged for cornices, brackets, dentils, lentils and decorative belt courses.</li> </ul>		The application material does not show any changes to the existing historic detailing.

## STAFF REPORT

**To:** Board of Trustees  
**From:** Chris Masar, *Contracted Town Planner, CPS*  
**Through:** Gloria Kaasch-Buerger, *Town Administrator*  
 Lucy Mulvihill, *Community Development Coordinator*  
**Date:** March 25, 2024  
**RE:** 24-06 OVR Blk 36 Lot 8 - New Commercial Structure within the Architectural Review Overlay District (AROD) located at Block 36 Lot 8 (TBD Greene Street)

**PROJECT SITE:** Block 36 Lot 8, North of 10<sup>th</sup> St., between Greene St. and Blair St., Silverton, San Juan County, Colorado. Parcel #:48291730360018.

**APPLICANTS/OWNERS:** Benjamin Blue, SHG LLC.

**ZONING DISTRICT:** Business Pedestrian (B-P) District, Section 16-3-50, Silverton Town Code

**OVERLAY DISTRICTS:** Architectural Review Overlay District (AROD)

**PURPOSE OF REVIEW:** Silverton Municipal Code ("SMC"), Chapter 16, Article 4, Division 6, Architectural Review Overlay District (AROD), states that the standards and review procedure shall apply to new construction, and to any façade or exterior building alterations on existing structures, as viewed from the Heritage Tourism Corridor, excluding items of routine maintenance. The requirements for the AROD shall be in addition to all underlying Zoning District and any other Overlay District requirements. If requirements differ, then the most stringent shall apply.



**APPLICATION:** The applicant submitted the required documents and application fee on February 1, 2024.

### PUBLIC NOTICE:

- Posted on Town website on Thursday February 29, 2024.
- Mailed to adjacent landowners Thursday February 29, 2024.
- Published in the Silverton Standard and Miner newspaper on Thursday February 29, 2024.

**PUBLIC COMMENT:** As of March 21, 2024, two property owners have submitted public comments regarding this application. Those comments are attached to this report. In general, both parties would prefer to see single-family development and are opposed to the height of the proposed commercial structure.

**ADJACENT PROPERTIES:** Surrounding properties are zoned Business Pedestrian (B-P) District.

**PARCEL SIZE AND ACCESS:** The project site consists of one 2,500 square foot lot adjacent to Greene Street. Vehicular access is proposed from Greene Street and via the alley to the east of the building.

**CODE EVALUATION:** This project is subject to both the AROD checklist and the checklist from the Builders Handbook for "Silverton Greene Street NEW Commercial Buildings" since the subject site is located within the AROD, on Greene Street and for a new commercial building. The applicant submitted both checklists

and staff has reviewed the information provided for compliance. Please see the attached checklists for further review of the request.

*Note: The Builders Handbook requirements for the AROD will be removed on March 27, 2024 when ordinance 2024-01 goes into effect.*

**ANALYSIS OF REQUEST:** *Although not a part of this application or process, Staff reviewed the project against the applicable sections of the Silverton Municipal Code ("SMC") related to land use, dimensional standards, etc. and the Compass Master Plan. The below analysis is provided to demonstrate that the proposed structure and uses conform with the zoning requirements of the SMC and the recommendations of the Compass Master Plan. The Board is only considering conformance with the AROD regulations at this time.*

**Proposed Improvements:** The application materials demonstrate the proposed improvements will include a new commercial structure that will be used as a hotel/motel, with ground floor retail.

**Land Use & Dimensional Standards:** The proposed hotel/motel and retail uses are permitted by right within the B-P zoning district.

The following table indicates the dimensional requirements for buildings in the B-P zone district.

Standard	Required	Proposed	Compliant?
<b>Minimum Lot Area</b>	2,500 sq. ft.	2,500 sq. ft.	Yes
<b>Minimum Lot Width</b>	25'	25'	Yes
<b>Maximum Height of Structure</b>	40' B-P District	40'	Yes
<b>Minimum Floor Area of Dwelling Unit</b>	500 sq. ft.	N/A	N/A
<b>Front Setback</b>	0'	0'	Yes
<b>Side Setback</b>	0'	0'	Yes
<b>Rear Setback</b>	5'	5'	Yes

The submitted application materials demonstrate that the proposed improvements meet the dimensional standards of the B-P zone district.

#### **COMPASS MASTER PLAN EVALUATION:**

- Goal: Create A Resilient, Year-Round Economy That Supports A Strong, Livable Community  
We want an economy that is more diverse, less seasonal, and can support people, businesses and the community year-round. We want it to support and sustain our local businesses & provide good opportunities for the people who live here. *(Page 38 of the Compass Master Plan)*
- B. Support and Enable Local Businesses and Entrepreneurship:  
Entrepreneurship is a key component of a strong economic foundation—it provides vitality and resiliency to the economy, creates jobs, and encourages the generation and sharing of new ideas. To develop more primary employers which provide economic diversity and career opportunities we are most likely to succeed through the development of business start-ups and local business growth. Many community members have expressed the potential for the Highway 550 / town entrance area to include a variety of commercial/creative industry uses. In addition, the Powerhouse area north of town may have more short term opportunities for additional commercial, entrepreneurial creative spaces, and innovative uses due to the availability of existing utilities. *(Page 52 of the Compass Master Plan)*
- C. Support Creative Industries, Small Businesses, and other Entrepreneurial Efforts:

To maintain a continued focus to support and develop innovation, creative people, and entrepreneurs, the Town should continue working with The San Juan Development Association (SJDA) and the Region 9 Economic Development District of SW Colorado to support existing and attract additional creative businesses/individuals to Silverton. The Town, in partnership with the Silverton Creative District and Chamber of Commerce can all work together to brand and market the local community as authentically innovative, creative, and entrepreneurial; as well as working with SJDA and Region 9 to attract new creative businesses. *(Page 52 of the Compass Master Plan)*

- C. Update the Communities Vision for Plans and Policies for the Type and Location of Future Development Identifying potential development sites is a key strategy to obtain the type of infill desired by the community. Additional policy changes that will open up key infill areas include consolidating and/or combining some of the zoning districts that have similar intentions but restrict types of development the community desires such as mixed use developments, and creative/entrepreneurial spaces in existing homes and neighborhoods. In addition to infill areas, the Town should work with the County on planning for potential long-term growth and development on the edges of town and beyond in locations such as Howardsville and Eureka. *(Page 62 of the Compass Master Plan)*

**BOARD OF TRUSTEES ACTION:** The Board of Trustees shall approve as submitted, approve with conditions, table for additional review with the applicant's consent, or deny the application.

**HISTORIC REVIEW COMMITTEE RECOMMENDATION:** At the March 12, 2024 meeting, the Historic Review Committee voted unanimously to recommend approval of the AROD application for a new hotel/motel building with ground floor retail located at Block 36 Lot 8 as presented, finding the AROD application in conformance with §16-4-6 of the SMC.

**STAFF RECOMMENDATION:** Staff finds the applicant has submitted all required materials within the timeframe required and all other materials comply with the conditions of §16-4-6 of the SMC. Staff therefore recommends approval of the AROD application for a new hotel/motel building with ground floor retail located at Block 36 Lot 8 as presented.

However, this is a decision for the Board of Trustees to make, and the Board may choose to approve or deny the AROD application based on the testimony and evidence it hears. Two sample motions are included below for convenience only. They do not limit the evidence the Board can rely on or the decision the Board makes.

**SAMPLE MOTIONS:**

**Approval:** I move to recommend approval of the AROD application for a new hotel/motel building with ground floor retail located at Block 36 Lot 8 as presented, finding the AROD application is in conformance with §16-4-6 of the SMC.

**Approval with Conditions:** I move to recommend approval of the AROD application for a new hotel/motel building with ground floor retail located at block 36 lot 8 (TBD Greene street) as presented, finding the AROD application is in conformance with §16-4-6 of the SMC with the following conditions: [insert conditions here].

**Denial:** I move to deny the AROD application for a new hotel/motel building with ground floor retail located at Block 36 Lot 8 as presented, finding the AROD application would NOT be in conformance with §16-4-6 of the SMC [insert explanation supported by the evidence here].



**ATTACHMENTS:**

1. Historic Review Committee Checklist
2. Application Materials
3. Public Notice
4. Adjacent Landowner Public Comment

### Architectural Review Overlay District Checklist

All applications within the Architectural Review Overlay District **MUST** meet the following code requirements. Please complete the table below identifying how your proposal meets each requirement or why the regulation does not apply. This information will be reviewed by the Town and included in the Historic Review Committee application packet.

**Sec. 16-4-800. - Development in the Architectural Review Overlay District.**

<b><i>Does the Application meet the following Code Requirements?</i></b>	<b>Applicant Response</b>	<b>Staff Review</b>
1. <i>Procedure:</i> After reviewing the submittal, the Town Historic Review Committee shall approve, conditionally approve, table for additional review, or deny the application.	N/A	N/A
2. <i>Intent:</i> The intent of this District and standards is to preserve the historic character of Silverton and the Town's designation as a National Historic Landmark. Decisions will be made based on: the proposed structure's compatibility with nearby historic buildings, the original and historic facade of existing buildings, the aesthetics as viewed from the main heritage tourism thoroughfares of the Heritage Tourism Corridor. Incorporated into this Ordinance for the purposes of review, approval, and denial of the proposed design are the following: the regulations contained within the Historic Overlay District section of the Municipal Code, and the two publications of the Town of Silverton, entitled "Preserving Silverton," and "Builder's Handbook."	N/A	N/A
3. <i>Applicability and Permitting:</i> The standards and review procedure in this section apply to new construction, and to any facade or exterior building alterations on existing structures, as viewed from the Heritage Tourism Corridor, excluding items of routine maintenance. For proposed exterior work other than routine maintenance, the approval of the Committee is required prior to any exterior demolition and/or renovation within the Architectural Review Overlay District. Compliance with this Ordinance is required prior to the receipt of a Building Permit for construction within		Applicable. New Construction  This section applies to the application since the proposed improvements include new construction.



the Architectural Review Overlay District. Construction without a building permit is subject to fines and a stop work order as specified in the Building Codes adopted by the Town of Silverton.		
4. <i>Additional Design Standards:</i>		
(a) Existing historic buildings, and existing buildings over 1,000 square feet in floor area and over 50 years old, within the Architectural Review Overlay District, shall not be demolished, without the applicant adequately demonstrating to the Historic Review Committee that repair of the building is not feasible.	This standard is not applicable as there is no existing structure on the site.	N/A
(b) As viewed from the Heritage Tourism Corridor, proposed visual/aesthetic modernization of the historic architectural style/facade of existing structures in the Architectural Review Overlay District is not acceptable.	This standard is not applicable as there is no existing structure on the site.	N/A
(c) The Committee may add site-specific conditions of approval to individual applications, with the intent of retaining the Town's Historic Landmark designation, including but not limited to the following elements visible from the Heritage Tourism Corridor:	The proposed structure was designed with the intent of retaining the Town's Historic Landmark designation and in conformance with visible element requirements as viewed from the Heritage Tourism Corridor including layout and orientation, architectural, massing, and scale, building materials and other characteristics detailed in the Builder's Handbook and Silverton Municipal Code.	The application appears to comply with all code requirements. A condition regarding the windowless walls along the North and South elevations may be pursued by the HRC.
<ul style="list-style-type: none"> <li>• Site layout, site/building orientation;</li> </ul>		The application appears to comply with the site layout and building orientation requirements within the AROD and B-P zone district.
<ul style="list-style-type: none"> <li>• Landscaping, screening, fencing;</li> </ul>		N/A
<ul style="list-style-type: none"> <li>• Architectural, structural, mass, and scale design requirements, for the purpose of compatibility with existing structures;</li> </ul>		The application appears to comply with the architectural, structural, massing, and scale of the surrounding commercial buildings.
<ul style="list-style-type: none"> <li>• Signage and lighting requirements;</li> </ul>		The application materials do not indicate a signage or lighting plan
<ul style="list-style-type: none"> <li>• Restrictions regarding outdoor storage, junkyards, reflectivity of</li> </ul>	As the project is situated on an infill lot, we anticipate there to	The North and South elevations include windowless walls. Staff

building materials, windowless walls, garage doors, service yards, storage yards and facilities;	be buildings on both sides in the future. The site was designed with that in mind, with zero foot side setbacks permitted by the code, and careful consideration for maximizing entry of light and ventilation. There are examples of other buildings in the Historic District with adjacent buildings on both sides that do not have windows to the north or south, and we did the same. We expect this decision to help the building and the District retain value long term by allowing future adjacent developments to meet Builder's Handbook standards (fill their entire 25 foot lot and preserve the homogeneous look of unbroken 25 foot wide storefronts).	<p>requested a response from the applicant to justify the use of windowless walls on the proposed structure.</p> <p>The response provided by the applicant appears to adequately address the design of the proposed structure with windowless walls along the North and South facades.</p>
<ul style="list-style-type: none"> <li>Above ground utility components;</li> </ul>		The application materials do not indicate above ground utilities. The application material was forwarded to San Miguel Power for their assessment of the project.
<ul style="list-style-type: none"> <li>Grading and parking lots;</li> </ul>		N/A
<ul style="list-style-type: none"> <li>and conditions on proposed design components, which are or will be visible from the Heritage Tourism Corridor.</li> </ul>		N/A

### **Design Standards for Silverton Greene Street NEW Commercial Buildings**

The following standards are from the Historic Design Standards Booklet (Builders Handbook). It should be noted that the Builders Handbook requirements for the AROD district will be removed on March 26, 2024 when ordinance 2024-01 goes into effect.

<b><i>Does the Application meet the following Code Requirements?</i></b>	<b>Applicant Response</b>	<b>Staff Review</b>
<b><u>Building Dimensions and Location:</u></b>	N/A	N/A
1. The building should fill the 25 foot wide dimension of the lots. If the building is actually wider than 25 feet, it should appear to be broken up into store fronts of 25 feet wide each.	The proposed structure conforms to the setbacks of existing buildings on Block 36 and to those for new buildings in B-P Zoning District (Sec. 16-3-50 of Silverton Colorado Municipal Code).	The proposed structure matches the setbacks of existing commercial buildings on Block 36 and the underlying zoning district.
2. New commercial buildings within the Greene Street district should complement and not exceed the height of the existing historic commercial buildings on the block.	The building fills the entire 25-foot-wide lot and the lot is not wider than 25 feet so the standard for the building to appear broken up is not applicable.	The proposed structure is 25' wide and fills the dimensions of the lot.  This requirement is met.
3. New commercial buildings in the Green Street Historic District should, were relevant, complement the long, narrow rectangular form of the surrounding buildings.	The proposed structure complements and does not exceed the height of nearby historic commercial buildings and conforms to the Municipal Code Sec. 16-3-50. 40 foot maximum height for new commercial structures.	The proposed structure is 40' tall.  This requirement appears to meet the height of the existing commercial structures on the same block.
4. The façade of larger new commercial buildings (i.e. those wider than 25 feet) should be broken up to appear as separate 25 foot wide buildings.	The building complements surrounding buildings with a long, narrow rectangular form.	The proposed building appears to complement surrounding buildings with its long, narrow rectangular form.
5. The façade of larger new commercial buildings (i.e. those wider than 25 feet) should be broken up to appear as separate 25 foot wide buildings.	This standard is not applicable as the building is not wider than 25 feet.	N/A since the structure does not exceed a width of 25'.
<b><u>Building Design:</u></b>	N/A	N/A
1. New commercial buildings shall utilize horizontal decorative features similar to those used on historic commercial buildings to create definition between the first and second floors.	The building facade creates definition above the first floor using horizontal elements including a rectangular lower cornice pattern and horizontal slatted wood.	The proposed structure utilizes horizontal features, and includes a comparison to the existing structure located at 1069 Greene Street.
2. Building materials should appear to be similar to those used historically; such as wood, stone, and brick.	The building is made from wood as old mining and early period Silverton structures were. Timber construction in many ways also mirrors the interior of historic buildings.	The application material indicates that the exterior building materials proposed for the structure will be wood.

3.	Siding on wood structures should be horizontal.	Wood siding is horizontal as seen in isometric rendering (Application, Page 14)	The proposed wood siding is oriented horizontally.
4.	The form and materials used in roof construction should complement that of nearby historic buildings.	Greene Street: “large rectangular structures. with roofs that gently sloped to the alley” (Builders Handbook). The proposed building’s metal roof gradually lowers towards the alley. See isometric rendering (Application, Page 14)	The application material appears to comply with the form and materials of nearby historic buildings.
5.	New front gabled buildings should utilize a false front design, including parapets.	This standard is not applicable as the facade is not gabled	N/A
6.	Large, vertically elongated windows should be used for the first floor store front.	The first floor storefront features long vertically elongated windows.	The proposed storefront includes vertically elongated windows.
7.	Second floor windows may be of a different design of the first floor window, but should be vertically elongated and double hung.	This standard does not apply as there are balconies above the first floor. Design elements are vertically elongated.	The proposed second and third floor windows are noted as “Double Hund Window Pattern” on the submitted elevations and are vertically elongated.
8.	The use of transom windows and kickplates on the front of the buildings is encouraged.	Transom windows and kickplates are used on the front of the building.	The application materials demonstrate the use of transom windows and kickplates on the front of the building.
9.	Inverted entryways shall be used for the main opening.	The main opening is an inverted entryway.	The application materials demonstrate the use of an inverted entryway for the retail entrance. The plans were updated to include an inverted entryway for the entrance located to the south of the retail entryway along the west elevation.
<u>Ornamental Detailing for New Commercial Buildings in the Historic Green Street District:</u>		N/A	N/A
	<ul style="list-style-type: none"> <li>Contemporary versions of historic detailing is encouraged for cornices, brackets, dentils, lentils and decorative belt courses.</li> </ul>	Contemporary versions of historic detailing used as applicable. Well demonstrated on Page 16 of the Application, showing for example, a contemporary version of the ornamental upper cornice.	The application material appears to include contemporary use of historical detailing.

# Silverton Hospitality Group

**Date:** January 31, 2024

**Subject:** Consideration of the review for a new construction commercial building in the AROD, Lot 8 Block 36 (Greene Street, East Side, Between 10th & 11th Streets)

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**PROJECT SITE:** TBD GREENE STREET, BETWEEN OF 10TH AND 11TH ST., LOT 8 BLOCK 36, SILVERTON, SAN JUAN COUNTY, COLORADO. PARCEL #: 48291730360018.

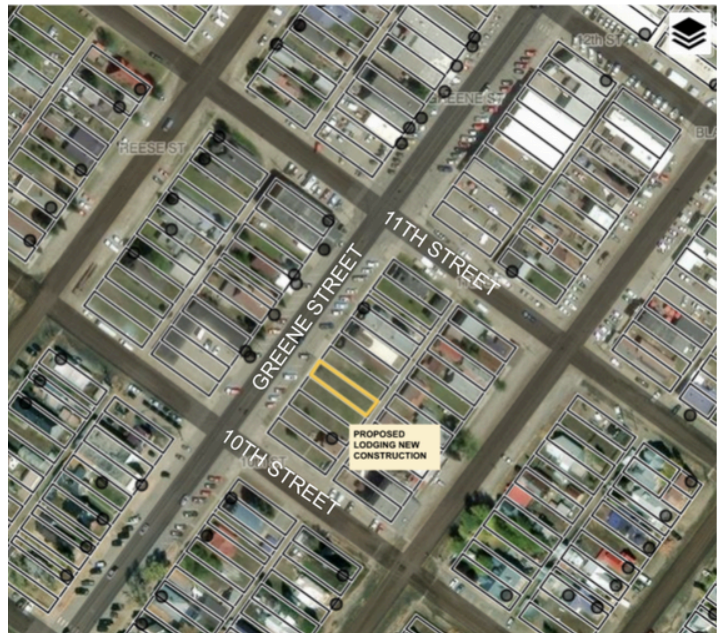
**APPLICANTS/OWNERS:** SHG LLC, BENJAMIN BLUE

**ZONING DISTRICT:** BUSINESS PEDESTRIAN (B-P) DISTRICT, SECTION 16-3-50, SILVERTON TOWN CODE

**OVERLAY DISTRICTS:** ARCHITECTURAL REVIEW OVERLAY DISTRICT (AROD)

**PURPOSE OF REVIEW:**

TOWN CODE, CHAPTER 16, ARTICLE 4, DIVISION 6, ARCHITECTURAL REVIEW OVERLAY DISTRICT (AROD), STATES THAT THE STANDARDS AND REVIEW PROCEDURE SHALL APPLY TO NEW CONSTRUCTION, AND TO ANY FAÇADE OR EXTERIOR BUILDING ALTERATIONS ON EXISTING STRUCTURES, AS VIEWED FROM THE HERITAGE TOURISM CORRIDOR, EXCLUDING ITEMS OF ROUTINE MAINTENANCE. THE REQUIREMENTS FOR THE AROD SHALL BE IN ADDITION TO ALL UNDERLYING ZONING DISTRICT AND ANY OTHER OVERLAY DISTRICT REQUIREMENTS. IF REQUIREMENTS DIFFER, THEN THE MOST STRINGENT SHALL APPLY.



**APPLICATION:**

APPLICANT WILL SUBMIT REQUIRED PAPER DOCUMENTS AND ASSOCIATED APPLICATION FEE IN FEBRUARY 2024, AFTER DIGITAL REVIEW IS COMPLETE.

**PUBLIC NOTICE:**

TO BE POSTED ON TOWN WEBSITE, MAILED TO ADJACENT LANDOWNERS, AND POSTED WITHIN THE SILVERTON STANDARD AND MINER AFTER APPLICATION IS REVIEWED FOR COMPLETENESS AND ACCEPTED BY TOWN STAFF

**PUBLIC COMMENT:**

THE APPLICANT IS NOT AWARE OF ANY COMMENTS FROM THE PUBLIC ON THIS APPLICATION AS OF THE DATE OF SUBMITTAL.

**ADJACENT PROPERTIES:**

THE PROPERTIES TO THE NORTH, SOUTH, EAST AND WEST ARE ZONED BUSINESS PEDESTRIAN (B-P) DISTRICT. THE LOTS DIRECTLY TO THE NORTH AND SOUTH (LOT 7 & LOT 9 OF BLOCK 36) ARE VACANT AND AS SUCH WOULD BE NOT BE IMPACTED BY THIS NEW CONSTRUCTION.

**PARCEL SIZE AND ACCESS:**

THE PROJECT SITE CONSISTS OF A SINGLE LOT TOTALING 2,500 SQ. FT. WHICH CAN BE ACCESSED FROM GREENE STREET AND THE REAR ALLEY BETWEEN GREENE ST AND BLAIR ST.

**Request:****Proposed Improvements:**

Application materials state that improvements include a new construction commercial lodging building with ground floor retail intended to be Hotel/STR and Food/Beverage/Entertainment.

**Land Use & Dimensional Standards:**

The proposed Commercial Lodging and Ground Floor Retail, Food and Beverage is a use permitted by right within the B-P zoning district.



The following table indicates the dimensional requirements for buildings in the B-P zone district.

Standard	Required	Proposed
Minimum Lot Area	2,500 sq.ft.	2,500 sq. ft.
Minimum Lot Width	25'	25'
Maximum Height of Structure	40' B-P District	40'
Front Setback	0'	0'
Side Setback	0'	0'
Rear Setback	5'	5'

The submitted application materials demonstrate that the proposed improvements meet the lot size requirement for the zoning district and overlay districts.

#### Code Standard Evaluation:

##### ***Architectural Review Overlay District (AROD)*** (Chapter 16, Article 4, Division 6)

##### *District Requirements*

##### *1) Additional Design Standards*

*a. Existing historic buildings, and existing buildings over 1,000 square feet in floor area and over 50 years old, within the Architectural Review Overlay District, shall not be demolished, without the applicant adequately demonstrating to the Historic Review Committee that repair of the building is not feasible.*

This standard is not applicable as there is no existing structure on the site.

*b. As viewed from the Heritage Tourism Corridor, proposed visual/aesthetic modernization of the historic architectural style/facade of existing structures in the Architectural Review Overlay District is not acceptable.*

This standard is not applicable as there is no existing structure on the site.

*c. The Committee may add site-specific conditions of approval to individual applications, with the intent of retaining the Town's Historic Landmark designation, including but not limited to the following elements visible from the Heritage Tourism Corridor:*

- *Site layout, site/building orientation;*
- *Landscaping, screening, fencing;*
- *Architectural, structural, mass, and scale design requirements, for the purpose of compatibility with existing structures;*
- *Signage and lighting requirements;*
- *Restrictions regarding outdoor storage, junkyards, reflectivity of building materials, windowless walls, garage doors, service yards, storage yards and facilities;*
- *Above ground utility components;*
- *Grading and parking lots;*
- *and conditions on proposed design components, which are or will be visible from the Heritage Tourism Corridor.*

The proposed structure was designed with the intent of retaining the Town's Historic Landmark designation and in conformance with visible element requirements as viewed from the Heritage Tourism Corridor including layout and orientation, architectural, massing, and scale, building materials and other characteristics detailed in the Builder's Handbook and Silverton Municipal Code.

### ***Architectural Design Standards for Historic Districts (Builder's Handbook)***

#### *Silverton's Historic Commercial District*

*Silverton's Blair Street commercial district displayed the Victorian theme, but with its own more flamboyant style. Colors were (and still are) more vivid. Second floor balconies and marquees, over-looking the street, are common. Sidewalks, often boardwalks, were covered with porches. Hotels and rooming houses often had rear stairways, landings, and balconies. Building materials used in the construction of the Blair Street Historic District were wood (with horizontal or vertical siding) and brick. Victorian decorative features such as Queen Anne shingles, brackets, decorative belt courses, and cornices were also used, but much less frequently than on Greene Street. Most of the buildings were of the same basic form as those on Greene Street: large rectangular structures that filled a 25' by 100' lot with roofs that gently sloped to the alley. These buildings may have had a false front façade with a parapet and some decorative detailing at the roof line. Often room was left off the alley for balconies and stairways.*

#### Design Standards for Silverton Greene Street DISTRICT new Commercial Buildings

The most applicable Builders handbook section for this application was "Design Standards for Silverton Greene Street DISTRICT new Commercial Buildings."

### Building Dimensions and Location:

1. New commercial buildings in the Greene Street Historic District shall have the same setback (i.e. alignment) as the existing commercial buildings on the same block.

The proposed structure conforms to the setbacks of existing buildings on Block 36 and to those for new buildings in B-P Zoning District (Sec. 16-3-50 of Silverton Colorado Municipal Code).

2. The building should fill the 25 foot wide dimension of the lots. If the building is actually wider than 25 feet, it should appear to be broken up into store fronts of 25 feet wide each.

The building fills the entire 25 foot wide lot and the lot is not wider than 25 feet so the standard for the building to appear broken up is not applicable.

3. New commercial buildings within the Greene Street district should complement and not exceed the height of the existing historic commercial buildings on the block.

The proposed structure complements and does not exceed the height of nearby historic commercial buildings and conforms to the Municipal Code Sec. 16-3-50 40 foot maximum height for new commercial structures.

4. New commercial buildings in the Green Street Historic District should, were relevant, complement the long, narrow rectangular form of the surrounding buildings.

The building complements surrounding buildings with a long, narrow rectangular form.

5. The façade of larger new commercial buildings (i.e. those wider than 25 feet) should be broken up to appear as separate 25 foot wide buildings.

This standard is not applicable as the building is not wider than 25 feet.

## Building Design:

1. New commercial buildings shall utilize horizontal decorative features similar to those used on historic commercial buildings to create definition between the first and second floors.

The building facade creates definition above the first floor using horizontal elements including a rectangular lower cornice pattern and horizontal slatted wood.

2. Building materials should appear to be similar to those used historically; such as wood, stone, and brick.

The building is made from wood as old mining and early period Silverton structures were. Timber construction in many ways also mirrors the interior of historic buildings.

3. Siding on wood structures should be horizontal.

Wood siding is horizontal as seen in isometric rendering (Application, Page 14)

4. The form and materials used in roof construction should complement that of nearby historic buildings.

Greene Street: "large rectangular structures... with roofs that gently sloped to the alley" (Builders Handbook). The proposed building's metal roof gradually lowers towards the alley. See isometric rendering (Application, Page 14)

5. New front gabled buildings should utilize a false front design, including parapets.

This standard is not applicable as the facade is not gabled

6. Large, vertically elongated windows should be used for the first floor store front.

The first floor storefront features long vertically elongated windows.

7. Second floor windows may be of a different design of the first floor window, but should be vertically elongated and double hung.

This standard does not apply as there are balconies above the first floor. Design elements are vertically elongated.

8. The use of transom windows and kickplates on the front of the buildings is encouraged.

Transom windows and kickplates are used on the front of the building.

9. Inverted entryways shall be used for the main opening.

The main opening is an inverted entryway.

Ornamental Detailing for New Commercial Buildings in the Historic Green Street District:

1. Contemporary versions of historic detailing is encouraged for cornices, brackets, dentils, lintels and decorative belt courses.

Contemporary versions of historic detailing used as applicable. Well demonstrated on Page 16 of the Application, showing for example, a contemporary version of the ornamental upper cornice.

**LAND USE APPLICATION**  
Community Development Department  
Town of Silverton  
1360 Greene Street, Silverton CO, 81433

**Applicant:** Benjamin Blue                      **Company:** SHG LLC  
**Mailing Address:** PO BOX 796, Silverton, CO, 81433  
**Phone:** 202-808-1458                      **Email:** ben@silvertonhospitalitygroup.com

**Owner:** Benjamin Blue  
**Mailing Address:** PO BOX 796, Silverton, CO, 81433  
**Phone:** 202-808-1458                      **Email:** ben@silvertonhospitalitygroup.com

**Property Location/Address:** TBD GREENE STREET, BETWEEN OF 10TH AND 11TH ST.,  
LOT 8 BLOCK 36, SILVERTON, SAN JUAN COUNTY, COLORADO.  
**Assessor's parcel no.** 48291730360018  
**Current Zoning:** BUSINESS PEDESTRIAN                      **Proposed Zoning:** BUSINESS PEDESTRIAN  
**Current Use:** Vacant Land                      **Proposed Use:** Commercial Retail/Lodging

(The person listed as "Applicant" will be contacted to answer questions regarding this application, provide additional information when necessary, post public hearing signs, receive a copy of the staff report prior to Public Hearing, and shall be responsible for forwarding all verbal and written communication to the owner.)

**Type of action requested** (check one or more of the actions below which pertain to your request):

- |  |   |
|--|---|
| <input type="checkbox"/> Annexation                      | <input type="checkbox"/> Site Development Plan approval |
| <input type="checkbox"/> Change of zoning                | <input type="checkbox"/> Subdivision                    |
| <input type="checkbox"/> Vacation Rental                 | <input type="checkbox"/> Temporary Use, Building, Sign  |
| <input type="checkbox"/> Consolidation Plat              | <input type="checkbox"/> Development in Hazard Zones    |
| <input checked="" type="checkbox"/> Historic/AROD Review | <input type="checkbox"/> Use Subject to Review          |
| <input type="checkbox"/> Lot Line Adjustment             | <input type="checkbox"/> Variance/Waiver                |
| <input type="checkbox"/> Planned Unit Development        | <input type="checkbox"/> Other _____                    |

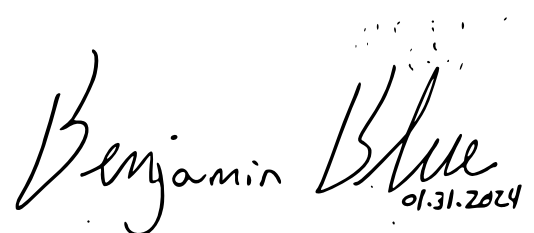
**Detailed Description of Request:**

New construction build on vacant lot in AROD. No variances requested. Use to be 100% commercial mix of Lodging, Food and Beverage. See HRC application attached for required site plan & front elevation.

**CERTIFICATION**

As owner of the aforementioned property, I hereby consent to the submission of this application and authorize the applicant to act on my behalf with regard to this application.

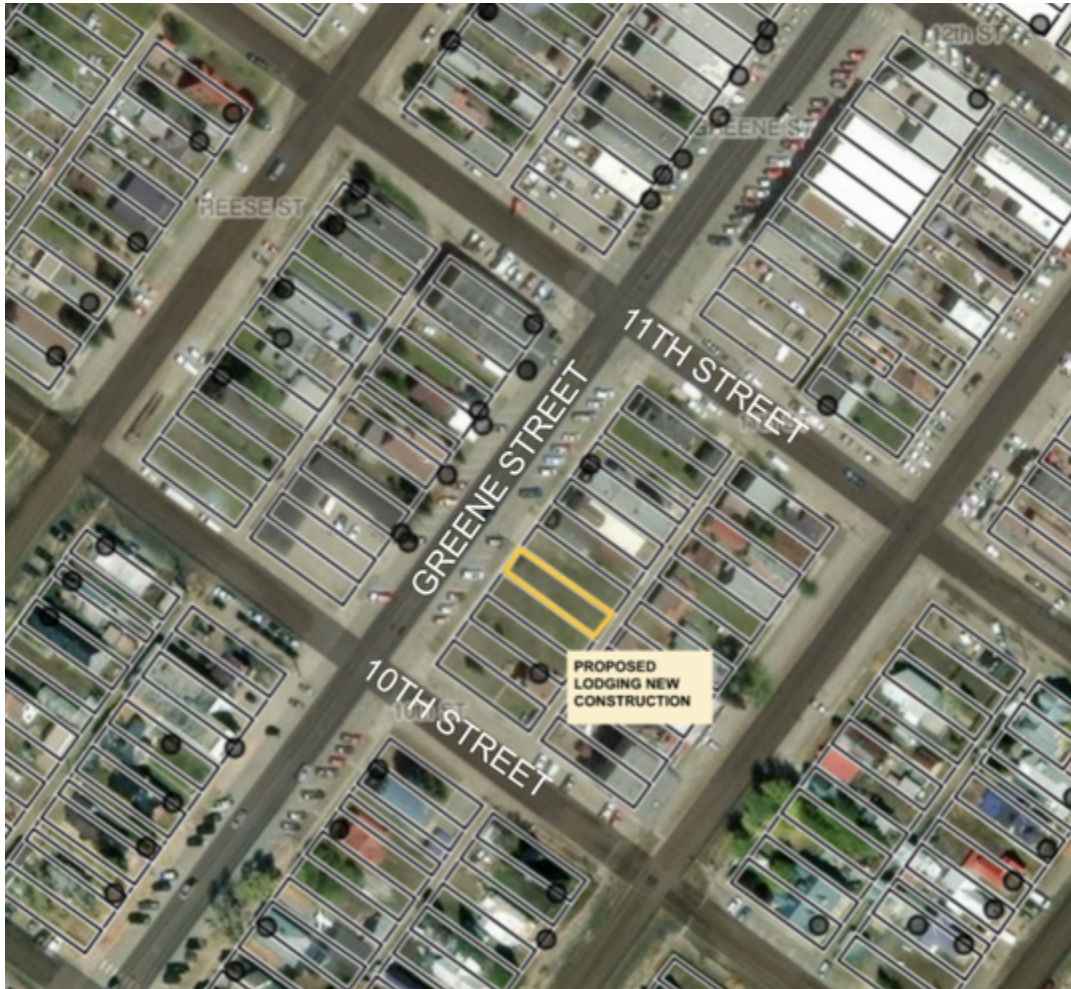
I, Benjamin Blue, certify that the information and attachments submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners.

  
01.31.2024



**APPLICATION FOR CONSIDERATION**  
**HISTORIC REVIEW COMMITTEE**  
**SILVERTON COLORADO**

**NEW COMMERCIAL BUILDING IN AROD**



**LOT 8, BLOCK 36**

**APPLICANT: BENJAMIN BLUE**  
**DATE: JANUARY 31, 2024**



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# APPLICATION

## Personal Statement

Thank you, Historic Review Committee, for considering this application. My wife Sophie and I were first charmed by Silverton's allure during our travels in SW Colorado two summers ago. Sophie grew up in Snowmass Village and has generational roots in the Colorado Rockies. That summer, we traveled through the region and were marked by local reverence for Silverton. Our curiosity prompted us to detour off Highway 550 into Silverton. That right turn marked the opening of an unforeseen new chapter in our lives.

As we drove up Main Street the first time, the town's mining history was evident, and it felt like stepping into a time capsule. There was a sense of both nostalgia and peaceful promise for the future. That afternoon, we parked adjacent to what would fatefully become the subject site of this application. We observed the town slowed down and movielike, with unpaved streets of the old West, historically significant structures, and in awe of the broader setting with Kendall and her surrounding peaks. That visit ignited our desire to return to the town we love deeply today.

Afterward, we learned of Silverton's heritage tourism economy, its appeal to all-seasons sports enthusiasts, and the *can-do* community spirit. We saw the next generation of residents moving here with intent to contribute to the town and start families. Within two months, we returned for a month, which quickly led to a decision to settle in Silverton permanently. We were fortunate to rent a 19th-century historic stone cottage and have recently purchased our own home, a mining-era wood house which we are currently renovating to preserve her 120-year-old spirit.

In August 2023, Sophie and I packed our belongings and drove one way across the country to Silverton. We have since felt openly welcomed and supported by the tight-knit local community. Sophie works at the library and school, and I am involved in Silverton-based projects, including this one. The town is growing and we are seeing our community's dedication to actualizing the Compass Master Plan, a values-based approach to achieving community objectives.

This proposed development aims to boost the year-round economy, honor Silverton's mining heritage, and promote sustainable building practices. Raised in Washington, D.C. and Paris, France, I have a deep respect for urban historical preservation and the value of historic districts. My background in real estate and hospitality, enhanced at university in the Swiss mountains, has instilled in me a commitment to quality, efficiency, and inclusivity.

I look forward to working with you, contributing to Silverton's future, raising our family here, and striving to meaningfully enhance our town's urban, commercial, and hospitality landscapes.

*Sincerely and in earnest, Benjamin Blue*

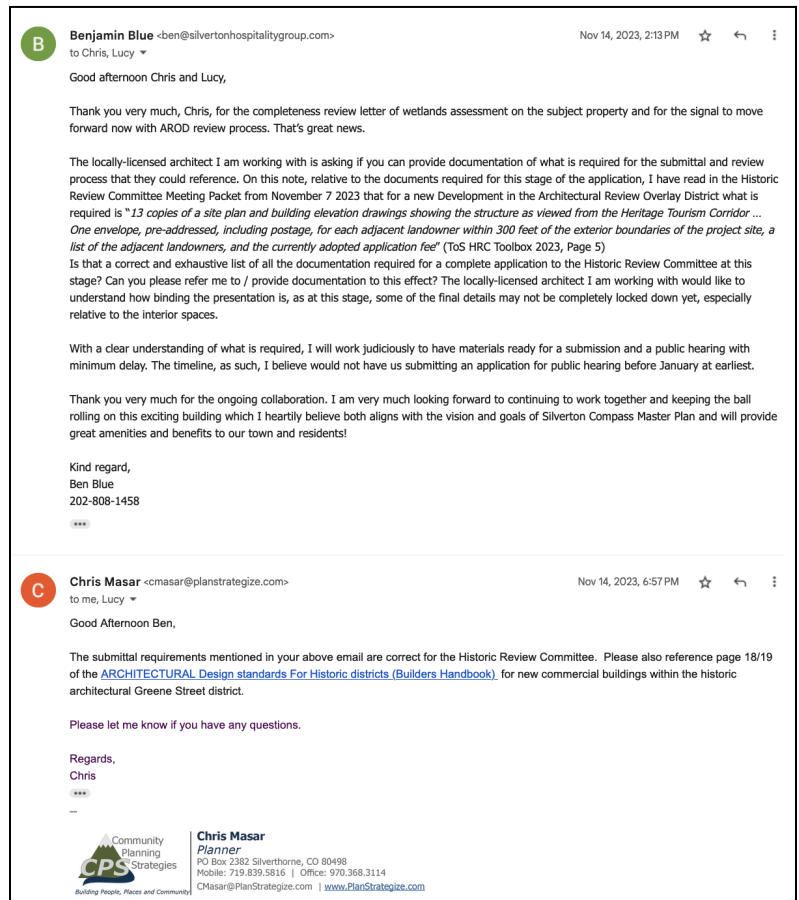
# Required Documents for New Commercial Buildings in AROD

For a new commercial building located in AROD, Sec. 16-4-800 of Silverton Municipal Code was consulted. “Development in the Architectural Review Overlay District” delineates the following required documents:

*“Site plan and building elevation drawings showing the structure as viewed from the Heritage Tourism Corridor... one envelope, pre-addressed, including postage, for each adjacent landowner within 300 feet of the exterior boundaries of the project site, a list of the adjacent landowners, and the currently adopted application fee”*

In preparation for this application, our team has engaged with Town of Silverton Staff and Community Planning Strategies Team, who confirmed the necessary elements for a HRC AROD application:

- Site Plan
- Building Elevation as viewed from the Historic corridor
- Compliance with Builders Handbook for New Commercial Buildings on Greene street
- List of adjacent landowners within 300 feet of site, pre-addressed envelopes and postage
- Application fee



# Guidelines for the Treatment of Properties in Historic Districts

The design process has taken into account the Secretary of the Interior's Standards for the treatment of historic properties, ensuring that the new development is sympathetic to the historic context while being clearly distinguishable as a new addition to our town landscape. When consulting the guidelines pertaining to preserving, rehabilitating, restoring and reconstructing historic buildings we found important pointers applicable to new construction. As an example our focus on “alignment, rhythm, and size of the window and door openings” was made a key component to implement in the design process after reviewing the Secretary of the Interior's Standards. We felt consulting this resource should play an important role in our development process since Silverton is a designated National Historic Landmark, with “exceptional significance in American history”.

Highlighted sample references from the Sec. of Interior Guidelines:

1. Choose a compatible new use
2. Retain historic character
3. Ensure that property tells true story of development
4. Consider historic changes as potentially significant
5. Preserve distinctive features
6. Repair rather than replace
7. Avoid destructive treatments
8. Protect archaeological resources
9. Design additions to be sympathetic to the original
10. Make new additions reversible

Designing an addition to a historic building in a densely-built location (such as a downtown commercial district) to appear as a separate building or infill, rather than as an addition. In such a setting, the addition or the infill structure must be compatible with the size and scale of the historic building and surrounding buildings—usually the front elevation of the new building should be in the same plane (i.e., not set back from the historic building). This approach may also provide the opportunity for a larger addition or infill when the façade can be broken up into smaller elements that are consistent with the scale of the historic building and surrounding buildings.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION	
RECOMMENDED	NOT RECOMMENDED
Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.	Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be historic.
Basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.	
Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.	Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting.
Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.	

# Standards for Silverton Greene Street District New Commercial Buildings

Design Standards	Applicant Comments
New commercial buildings in the Greene Street Historic District shall have the same setback (i.e. alignment) as the existing commercial buildings on the same block.	The proposed structure conforms to the setbacks of existing buildings on Block 36 and to those for new buildings in B-P Zoning District (Sec. 16-3-50 of Silverton Code).
The building should fill the 25 foot wide dimension of the lots. If the building is actually wider than 25 feet, it should appear to be broken up into store fronts of 25 feet wide each.	The building fills the entire 25 foot wide lot and the lot is not wider than 25 feet so the standard for the building to appear broken up is not applicable.
New commercial buildings within the Greene Street district should complement and not exceed the height of the existing historic commercial buildings on the block.	The proposed structure complements and does not exceed the height of nearby historic commercial buildings and conforms to the Municipal Code Sec. 16-3-50: maximum height of 40 feet for new commercial structures.
New commercial buildings in the Green Street Historic District should, where relevant, complement the long, narrow rectangular form of the surrounding buildings.	The building complements surrounding buildings with a long, narrow rectangular form.
The façade of larger new commercial buildings (i.e. those wider than 25 feet) should be broken up to appear as separate 25 foot wide buildings.	This standard is not applicable as the building is not wider than 25 feet.
New commercial buildings shall utilize horizontal decorative features similar to those used on historic commercial buildings to create definition between the first and second floors.	The building facade creates definition above the first floor using horizontal elements including a rectangular lower cornice pattern and horizontal slatted wood.

Building materials should appear to be similar to those used historically; such as wood, stone, and brick.	The building is made from wood as old mining and early period Silverton structures were. Timber construction in many ways also mirrors the interior of historic buildings.
Siding on wood structures should be horizontal.	Wood siding is horizontal as seen in isometric rendering on page 14 of this application.
The form and materials used in roof construction should complement that of nearby historic buildings.	Greene Street: “large rectangular structures... with roofs that gently sloped to the alley” (Builders Handbook). The proposed building’s metal roof gradually lowers towards the alley. See isometric rendering on page 14.
New front gabled buildings should utilize a false front design, including parapets.	This standard is not applicable as the facade is not gabled.
Large, vertically elongated windows should be used for the first floor store front.	The first floor store front features long vertically elongated windows.
Second floor windows may be of a different design of the first floor window, but should be vertically elongated and double hung.	This standard does not apply as there are balconies above the first floor. Design elements are vertically elongated.
The use of transom windows and kick plates on the front of the buildings is encouraged.	Transom windows and kick plates are used on the front of the building design.
Inverted entryways shall be used for the main opening.	The main opening is an inverted entryway.
Contemporary versions of historic detailing are encouraged for cornices, brackets, dentils, lintels and decorative belt courses.	Contemporary versions of historic detailing used as applicable. Demonstrated on page 16, showing for example, a contemporary version of the ornamental upper cornice.

# Site Plan

## Code Requirements

Lot 8 Block 36 is located in B-P Business Pedestrian District. This is a zone permitting a wide range of commercial uses. Sample of *Uses permitted By Right* in B-P District:

- Retail shops
- Places of recreation or entertainment
- Hotels and motels
- Restaurants and bars
- Vacation rental

Zoning requirements for commercial uses in B-P District are:

- Minimum lot area: 2,500 square feet
- Minimum lot width: 25 feet
- Maximum height of structure: 40 feet
- Minimum setbacks:
  - Front: Zero feet. Side: Zero feet. Rear: Five feet.

## Land Use

Block 36 Lot 8 is a 25'x100' (2,500 sq. ft.) lot and the proposed structure meets setback requirements (0' Front, 0'Side, 5' Rear). The new building's use is 100% Commercial and will not exceed the maximum allowable height of 40 feet. To note, properties adjacent to this infill development, in all directions (North, South, East and West), are also located in the Architectural Review Overlay District and zoned B-P Business-Pedestrian District.

The proposed new commercial structure is to comply with all zoning requirements and aims to build to highest and best land use. This project aims to increase density and mix of uses in the core commercial zone, which could alleviate the local housing pressures by providing additional lodging options, lessen STR use of residential properties and help stabilize values. The project aligns with the Silverton's Master Plan goals of supporting a local workforce and contributing to a robust year-round economy. The exact number of commercial lodging units is still under development, but balancing comfort and size of the units is the goal in addition to the program for Retail, Food & Beverage, Place of entertainment to serve and benefit the local community.

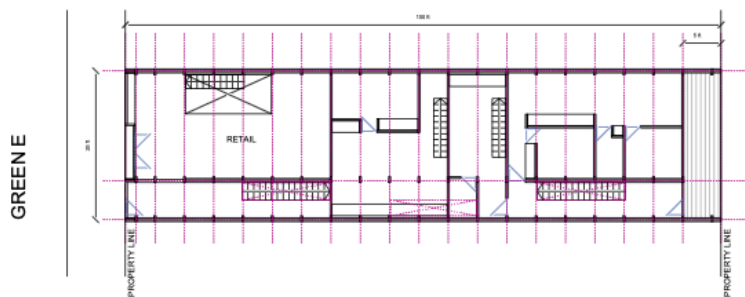


# Silverton's Architectural Review Overlay Zone

Subject Property  
Located within  
Architectural Review  
Overlay District Zone



SITE PLAN  
SCALE 1:500



GROUND FLOOR PLAN  
SCALE 1:100



SITE IMAGE 1



SITE IMAGE 2



SITE IMAGE 3

CRISTOBAL  
NOGUERA  
&  
Associate  
Architects

SILVERTON  
PROJECT

DATE:

JANUARY  
2024



SCALE 1:500

Project Plans

01

# Design Narrative and Proposed Rendering

## Considerations and Context

In addition to the Design Standard for New Build requirements, the Builder Handbook, Housing Needs Assessment, Compass Master Plan, Land Use/Code Rewrite Summary, and Meeting Agendas and Minutes from your committee and others, our team understood a new structure in the AROD should contribute positively to the preservation of the town, while infusing History and a sense of place into the project. Consequently, we drew inspiration from nearby projects of relevance in the more stringent Historic Overlay District, several visits to the San Juan County Historical Society Mining Heritage Center, and site visits with the architect to nearby Historic Districts in Ouray and Telluride to inform our approach.

Our approach was academic in nature, yet balanced with creativity, striving to *complement not replicate* historic structures, as advised by the Sec. of Interior guidelines. With few recent new developments on Greene Street to reference, this project presents an opportunity to make a significant impact on Greene Street and potentially be a guide for future construction projects. Our goal was to stand alongside without overshadowing historic properties.

The search for a correct architecture concept took us across the globe to Cristobal Noguera, an esteemed Chilean architect. Cristobal has worked on infrastructure projects in Chilean national parks, remote and high in the Andes mountains, and has expertise designing at elevation and for heavy snow environments, as well as working with wood (a historically significant material). He brings an academic approach, with credentials as an University professor in Architecture, and advanced degrees, including Masters of Built Environment in Sustainable Development. His background gives him a strong grasp at solving the challenges of an infill development project in Silverton, especially considerations for light and ventilation, on a long, narrow 25x100 foot standard infill lot like that of the proposed commercial development. Cristobal's experience positions him to design a building which could be LEED certified, a sustainability standard which if obtained would be a first for Silverton to our knowledge. His private architecture practice specializes in Mass Timber construction. For the benefits of this building method for a Historic

District like Silverton, please refer to page 18 of this application. We approached the design for this project like a case study, adhering to all requirements and codes while also making creative decisions leading to a building suitable to today's standards. To inform the design process Cristobal spent a week in Silverton, gaining a deep appreciation for the local environment, our architectural heritage, and the cultural values of our community.

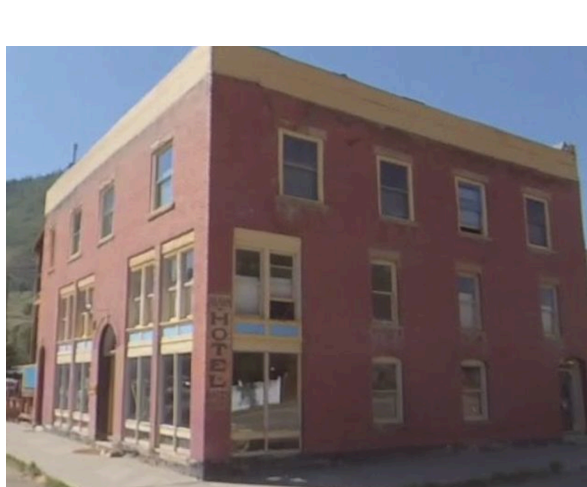
The Builder's Handbook provides guidance on what the basic form of a historical building on Greene Street typically looked like: "large rectangular structures that filled a 25' by 100' lot with roofs that gently sloped to the alley." The isometric rendering on page 14 shows that our building honors that historical form and one can see that the east side of the rooftop (alley side) is gradually stepped down from the facade, ending up lower by several feet. As described in the Builders Handbook, Victorian styles of architecture were more often found on Blair Street than Greene Street. As such, this project focused on referencing Romanesque styles rather than Victorian detailing. Instead of copying historic facade details like double hung windows above the retail space, the architect used balconies to intentionally preserve the rhythm and vertical elongation of historic elements without seeking to directly replicate them.

As we move towards producing construction documents, we imminently plan to add a local architect to the team knowledgeable with the specifics of building in the San Juans, local building codes and designing within a National Historic Landmark District. The Town's Building Department and Public Works Departments are aware of a forthcoming new building on Greene Street and are ready to collaborate with our team. Site work could begin as soon as Fall 2024, with building construction expected to begin Spring 2025.

We aim for the building to be a continuation and reminder of Silverton's story, not only by evoking visual references to the style of the period of significance but also by honoring it using similar materials, balanced with construction considerations relevant to the 21st century. The next pages show images of some of our main sources of architectural inspiration for a new building facade in Silverton as well as specific design elements considered. Our focus was on the palette of materials (and specifically wood), the forms found in historic mining structures of the area and the historic Romanesque style of architecture found in Silverton and nearby. Finally, on page 15 you will find a rendering of our proposed facade.



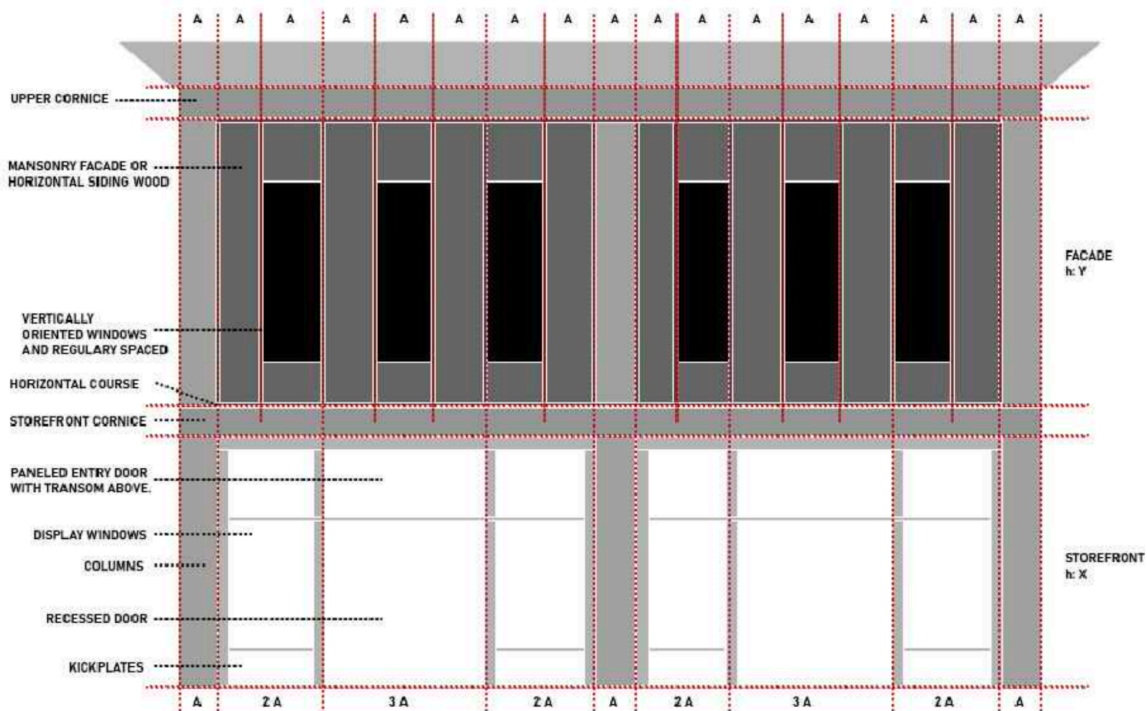
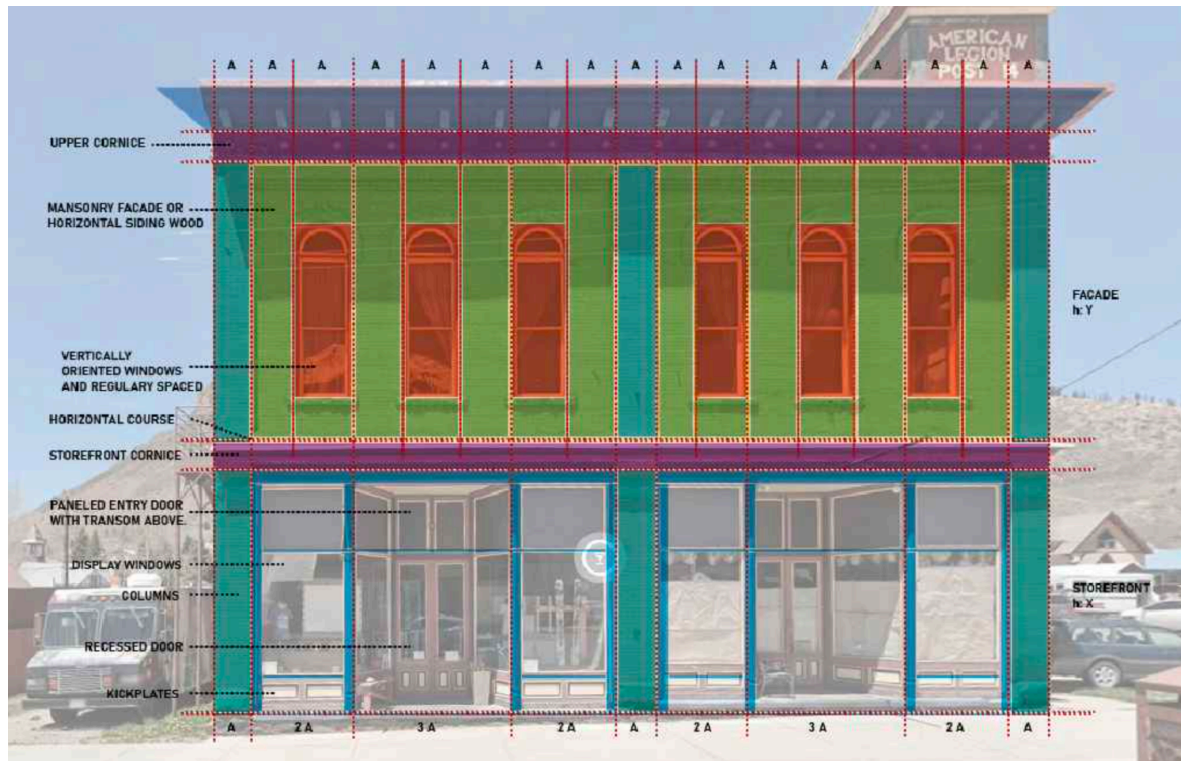
## Mining Era and Historic District Visual References





## Most Significant Historic Neighboring Building Reference

The Old Miners Tavern (1069 Greene) is the nearest reference for historical elements analysis:



## Specific Design Elements for a New Building in Silverton

Based on the considerations of the Builders Handbook, we identified source elements of historic building style to inform the design for a new building in Silverton.



MATERIAL



RHYTHM



FORM



UPPER CORNICE  
EXPRESSION

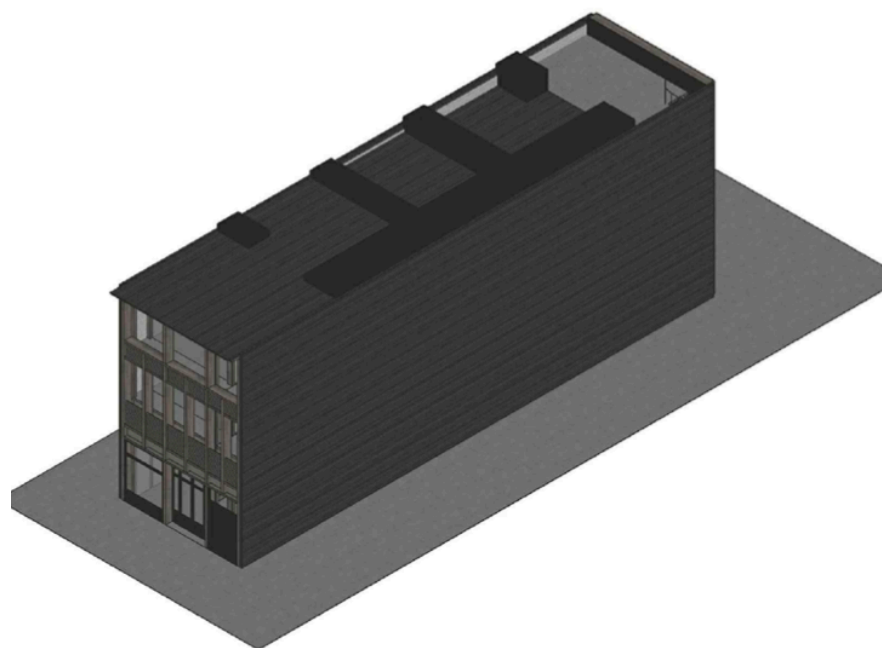


HORIZONTAL ELEMENTS  
THICKNESS



MAIN ENTRANCE HEIGHT  
AND EXPRESSION

Close attention was paid to form, massing and rhythm while designing this new commercial building in Silverton. It will be built to today's standards while integrating and honoring the DNA and heritage of Silverton and the significant historical elements of architecture with a *"simplified contemporary version of the historic detail used during Silverton's period of significance"*. (Builders Handbook)



## Vertical Elevation (as viewed from Heritage Tourism Corridor)

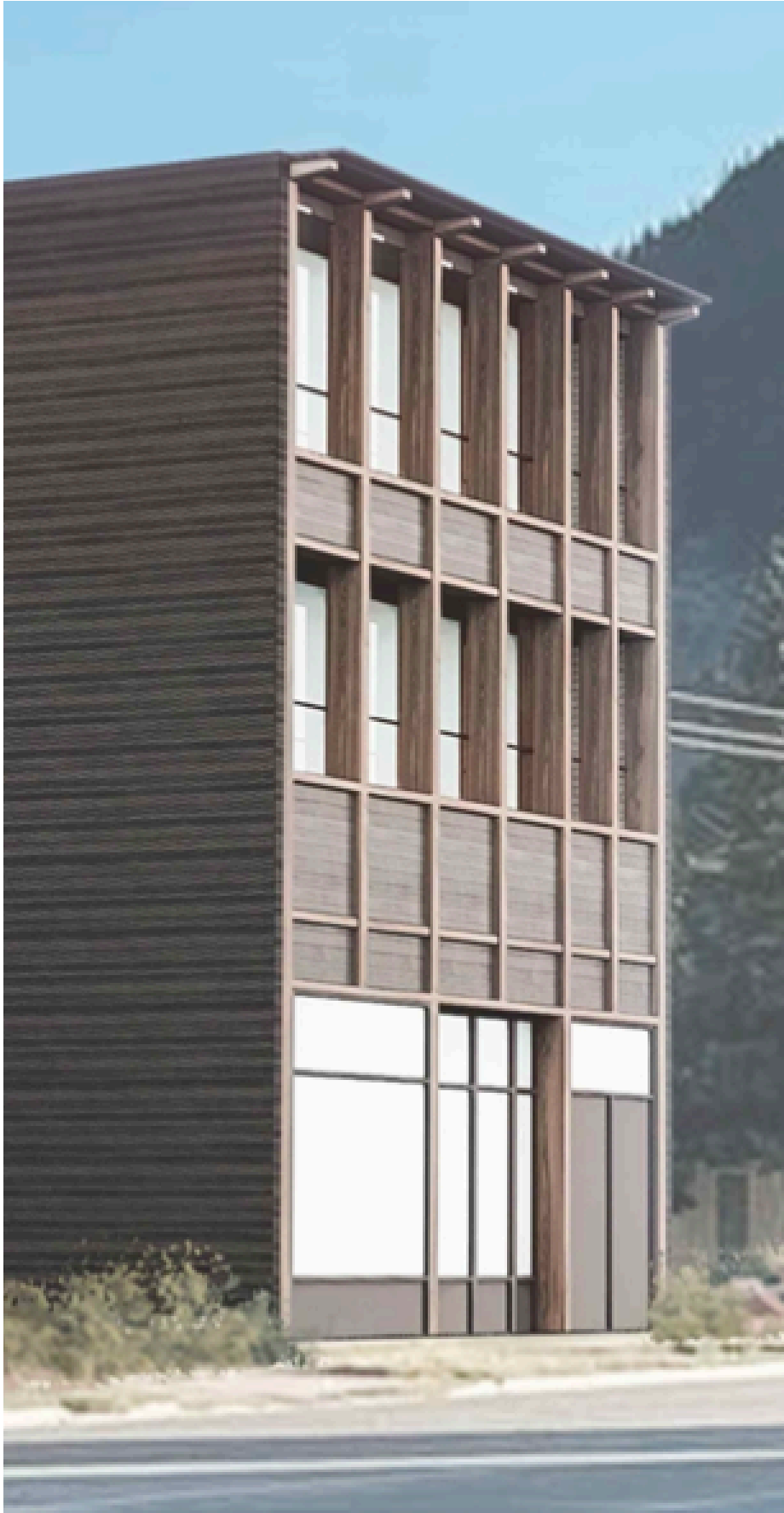




# Design Element Analysis of Lot 8 Block 36 Building Facade



## Historically Referenced Materials Used

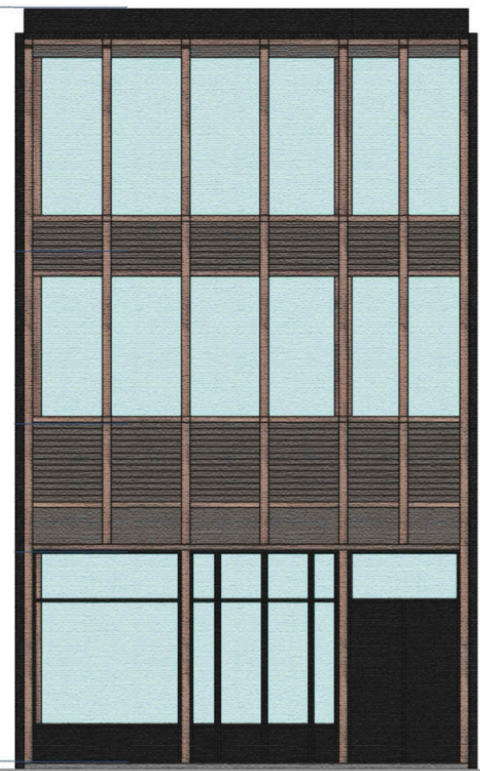


Materials used in this new construction reimagine historical materials used during Silverton's period of significance.

- Timber Frame Structure
- Timber Facade with Glass
- Steel Framing of Main Entrance
- Steel Carpentry
- Metal Roofing

LEVEL 40 FT.

LEVEL 0.00 FT.



Flat Elevation of building facade, shown above, demonstrates adherence to 40 foot height maximum in B-P Business Pedestrian Zoning District.

# ADDITIONAL RESOURCES

## Project Alignment with Silverton's Vision and Future

### Benefits of Building Timber Structures

The proposed development is a unique blend of historical homage and modern sustainability. Historically, mining buildings in Silverton featured timber structures, a testament to the town's industrial legacy. Timber is integral to Silverton's heritage, as it formed a key element of the architectural landscape nestled within our forested mountains. This proposal seeks to work with prefabricated timber structures, utilizing laminated (LT) columns and beams, along with cross-laminated timber (CLT) for walls and slabs. This approach streamlines construction, minimizes material waste, and reduces environmental impact through the use of certified and renewable materials. Additionally, CLT elements can be left with their industrial finish, thereby streamlining costs. A facade made of timber aligns with the historical context and exists in harmony with the surrounding elements.

As the newest building on Green Street, the project serves as a beacon and bears the responsibility of leading the way in pushing architectural and construction standards that align with the community's objectives and Master Plan guidelines. The project embraces the natural, historical, and sustainability requirements of the town as an opportunity to set new standards. Pursuing LEED certification ensures a high-quality design that emphasizes energy efficiency, reduced environmental impact, and promotes best practices in construction. In doing so, the project educates the community and tourists, contributing to a brighter future. Building a timber structure offers the advantage of a shorter build time due to the fabrication and assembly process, thereby minimizing construction disruptions on Main Street.

### Project's Impact on the District

The project showcases a new development in the Architectural Review Overlay District of Silverton. The proposed design aims to integrate seamlessly with the architectural character of the Historic District to its north. The development will offer ground floor food and beverage options, serving as a much needed new venue for locals, morning and evening entertainment

space, and community gathering area. By increasing density through infill development, the project contributes to a more vibrant and sustainable town center. A denser urban core can lead to more efficient use of infrastructure and services, as well as create critical mass that supports the responsible development of a variety of businesses and cultural activities.



## Benefits to the Local Community

The development will contribute to the local community by creating local assets, expanding winter and shoulder season activities, supporting and enabling local businesses, planning and hosting events that target the locals, and adding lodging units to free up more long-term housing. By adding short-term lodging in the core commercial zone, the development has the potential to free up houses in residential districts for long-term housing rather than use as STRs. Staying in the core downtown zone draws visitors closer to neighboring local businesses. Additionally, the construction and operation of the new commercial building will create jobs, offering new opportunities for local employment in both the near term and on an ongoing basis.

## Benefits to the Town

The development will contribute to the town's tax base, which is crucial for funding public services and infrastructure. A stronger tax base can lead to improved city services and amenities, making the community more attractive for both residents and businesses. By incorporating a hotel/lodging component, the development directly contributes to Silverton's ability to attract and retain the spending of heritage tourists and other overnight visitors. The retail and entertainment spaces in this project will enhance visitor experience and support the town's tourism industry overall.

## Adherence to Zoning, Land Use, and Master Plan Goals

In addition to adhering to Zoning and Land Use requirements, selecting a Use permitted By Right that aligns with the objectives of the Silverton Compass Master Plan, strengthens the commercial use intent of the Business Pedestrian District zones and supports the economic vibrancy of the historic corridor. The proposed project responds to several main points from the Master Plan and aligns with objectives on development density, managed economic growth, sustainability, and preservation of heritage tourism.

# Proof of Ownership



## San Juan County Colorado Property and Maps

San Juan County Colorado Property and Maps

Account #R7118

TBD GREENE ST (between 10th & 11th Streets), SILVERTON, CO  
81433

### OVERVIEW

Total Value

\$137,184

### KEY INFORMATION

Account #	R7118		Parcel #	48291730360018	
Name(s)	BENJAMIN AND SOPHIE BLUE				
Mailing Address	PO BOX 796 SILVERTON CO 81433-0796				
Situs Address	TBD GREENE ST (between 10th & 11th Streets), SILVERTON, CO 81433				
Total Acres	0.06		Total Sq Ft	2,500	
Section	17	Township	41	Range	7
Tax District	112	Economic Area	-	Block	-
Plat Reference	-				
Legal Description	BLOCK 36 LOT 8				

### VALUE INFORMATION

	Actual	Assessed
Land	\$137,184	\$38,274
Improvement	-	-
Total	\$137,184	\$38,274

### IMPROVEMENTS

No improvements to display.

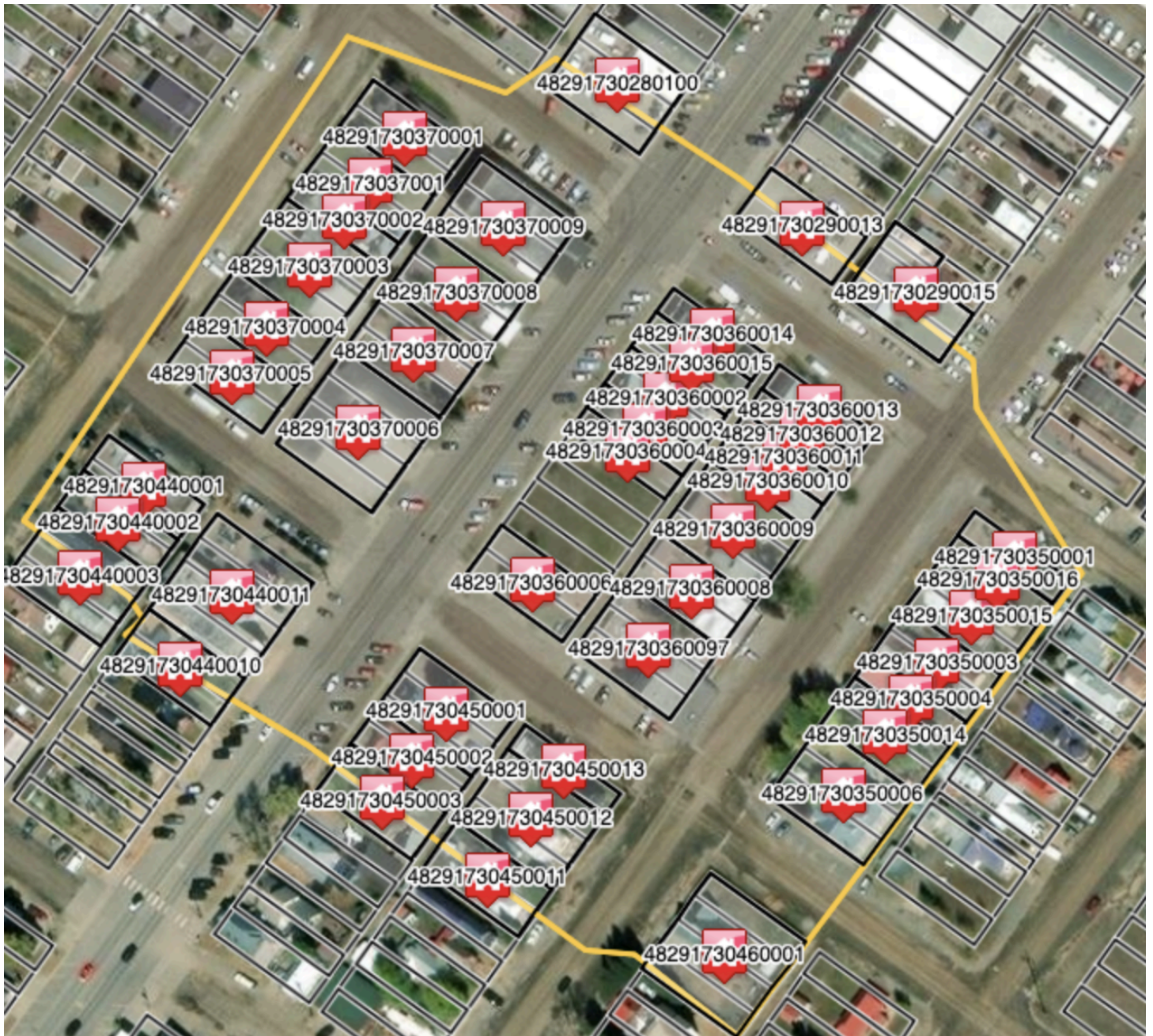
### LAND DETAILS

DESCRIPTION	EFFECTIVE ACRES*	EFFECTIVE SQ FT*	VALUE
Vacant	0.06	2,500	\$137,184

\* Accounting for undivided interests and mixed use properties calculate smaller than the full property size.



## Adjacent Property Owners Map and List





UNITED CHURCH OF SILVERTON  
PO BOX 226  
SILVERTON CO 81433-0226

GALLEGOS LARRY & JESSICA  
PO BOX 427  
SILVERTON CO 81433-0427

ANDREATTA MICHAEL F  
PO BOX 682  
SILVERTON CO 81433-0682

WIPF TOMMY B & PATRICIA P  
PO BOX 588  
SILVERTON CO 81433-0588

WEAVER RALPH  
PO BOX 123  
SILVERTON CO 81433-0123

GERYAK MICHAEL P  
PO BOX 391  
SILVERTON CO 81433-0391

LEISLE DANIEL M & STEVEN R  
PO BOX 444  
SILVERTON CO 81433-0444

MI CASA ES SU CASA  
PO BOX 444  
SILVERTON CO 81433-0444

GALLANDAT JAMES M & MIKKI M  
PO BOX 403  
SILVERTON CO 81433-0403

DARR JOSEPH CAITLAND  
2032 DELWOOD AVE  
DURANGO CO 81301-4823

FRARACCIO MORGAN M AND SCOTT  
STEPHEN JEFFREY  
1344 EMERALD ST NE  
WASHINGTON DC 20002-5432

HODGE BRENDAN  
PO BOX 782  
RIDGWAY CO 81432-0782

GALLEGOS JEFFERY G  
PO BOX 498  
SILVERTON CO 81433-0498

SILVERTON COLORADO PROPERTY  
LLC  
2317 15th AVE  
LONGMONT CO 80503-2314

ZACHARY AND ANN TREISMAN  
159 MOHAWK TRL  
GUNNISON CO 81230-9747

VOEHRINGER MARVIN W & JIMMIE J  
PO BOX 431  
SILVERTON CO 81433-0431

GFS HOSPITALITY LLC  
2909 SHERWOOD WAY STE 300  
SAN ANGELO TX 76901-3558

GALLEGOS ROBERT & BETTY  
1903 CRESTVIEW DR  
DURANGO CO 81301-4812

MICHAEL & WENDY HAGER FAMILY  
TRUST  
5274 TIMBER BRANCH WAY  
SAN DIEGO CA 92130-2886

GRIMES WILLIAM & AMANDA  
PO BOX 101  
SILVERTON CO 81433-0101

HUDSON BRIAN & JENNIFER  
6592 E COUNTY ROAD 466  
THE VILLAGES FL 32162-3611

HUDSON BRIAN & JENNIFER  
6592 E COUNTY ROAD 466  
THE VILLAGES FL 32162-3611

CROSETTI MICHAEL R  
PO BOX 251  
SILVERTON CO 81433-0251

CROSETTI MICHAEL R  
PO BOX 251  
SILVERTON CO 81433-0251

SVT1 LLC; c/o Jacob B Toll  
2545 BAY AVE  
MIAMI BEACH FL 33140-4225

BENJAMIN AND SOPHIE BLUE  
PO BOX 796  
SILVERTON CO 81433-0796

KRIS M PETERSON TRUST  
1509 W WILSHIRE BLVD  
NICHOLS HILLS OK 73116-5212

IVY LEAGUE VENTURES LLC; DBA  
AVON HOTEL; c/o DANIEL CLUTE  
PO BOX 310  
SILVERTON CO 81433-0310

UNITED CHURCH OF SILVERTON  
PO BOX 226  
SILVERTON CO 81433-0226

DAVID C BECKER LIVING TRUST  
30 ECHO LN  
WOODSIDE CA 94062-4830

LISA MARIE RISOLI  
PO BOX 1075  
SILVERTON CO 81433-1075

HUICHOL TRUST; c/o ROBERT &  
PRISCILLA TELL  
1125 N 1ST ST  
MONTROSE CO 81401-3714

GFS LAND LLC  
140 SUMMA ST  
WEST PALM BEACH FL 33405-4716

GFS HOSPITALITY LLC  
2909 SHERWOOD WAY STE 300  
SAN ANGELO TX 76901-3558

ROOF ROBERT A & CASSANDRA R;  
LOAN SERVICING TAX DEPT;  
c/o CASCADE FINANCIAL SERVICES  
PO BOX 15035  
CHANDLER AZ 85244-5035

WELLER TIESHA N  
PO BOX 242  
SILVERTON CO 81433-0242

HD2 1069 GREENE ST LLC  
465 N MILL ST STE 15-108  
ASPEN CO 81611-1501

HENDRICK DAVID M & STEPHANIE FAM  
TRUST  
1112 CHALCEDONY ST  
SAN DIEGO CA 92109-2632

951 GREENE STREET LLC  
4725 NORTHSIDE DR  
ATLANTA GA 30327-4551

DEMARSE KURTIS KEITH & ANGELA  
KAY  
8401 N 17TH DR  
PHOENIX AZ 85021-5416

PETERSON AMY LYNN  
3927 MALLARD LN  
HIGHLANDS RANCH CO 80126-2960

WELLER TIESHA & JIM  
PO BOX 242  
SILVERTON CO 81433-0242

FEARON SOPHIE  
PO BOX 564  
SILVERTON CO 81433-0564

PRICHARD RANDOLPH S; LEONAITIS  
CATHERINE A  
552 COWEN DR  
CARBONDALE CO 81623

SANDERS JANICE  
PO BOX 476  
SILVERTON CO 81433-0476

GURULE DONALD  
PO BOX 153  
SILVERTON CO 81433-0153

# Wetlands Ordinance and Site Non-Wetlands Delineation



November 13, 2023  
Benjamin Blue  
Block 36 Lot 8

EMAIL ADDRESS: [ben@silvertonhospitalitygroup.com](mailto:ben@silvertonhospitalitygroup.com)

**Re: Completeness Review of a Wetlands Assessment to allow a mixed-use development to be built on a lot subject to the wetlands pause on development on Lots 8 Block 36.**

Mr. Blue:

We have received information which has been submitted to the town requesting a completeness review of a wetland's Assessment within the B-P Business Pedestrian district within the Town of Silverton, Colorado located on Lot 8 Block 36 (TBD Greene Street).

CPS has reviewed the submitted documents and has determined that all required documents have been submitted, which proves that the property does not contain or is not within 25' of a wetland. The mixed-use proposal may now move forward with the Architectural Review Overlay District (AROD) process since the project site is not subject to the wetlands pause on development.

This review only verified that sufficient information was submitted to complete a review of the wetlands assessment. This verification did not include a review of content, correctness, or compliance with codes or regulations associated with the AROD application nor is this an endorsement or approval of the application.

If you have any questions regarding any of this information, please feel free to reach out at [cmasar@planstrategize.com](mailto:cmasar@planstrategize.com) or 719-839-5816.

Sincerely,

**COMMUNITY PLANNING STRATEGIES, LLC**

*Chris Masar*

Chris Masar, MURP  
Contracted Town Planner

End: List of Submitted Documents

Cc: Lucy Mulvihill, Community Development Coordinator, Town of Silverton  
Sheila Booth, Contracted Town Planner, CPS

## **List of Submitted Documents**

- Wetlands Assessment

October 22, 2023

Mr. Benjamin Blue  
Block 36 Lot 8  
Silverton, CO 81433  
Sent via Email to: [ben@silvertonhospitalitygroup.com](mailto:ben@silvertonhospitalitygroup.com)

**RE: Presence/Absence Determination for Wetlands at – Block 36 Lot 8, Silverton, Colorado**

Dear Mr. Blue:

Ecosphere Environmental Services, Inc. (Ecosphere) is pleased to present to you this summary report of the presence/absence of wetlands and other waters of the U.S. (WUS) (as defined by the U.S. Army Corps of Engineers [USACE] and subject to regulation under the Clean Water Act [CWA]), on your Block 36, Lot 8 property (Property), in Silverton, Colorado. The assessment was also completed to ensure compliance with the Town of Silverton Municipal Code Chapter 2.7 dealing with wetlands and riparian areas. Related, on August 2, 2023, the Town of Silverton Trustees approved a moratorium prohibiting development on or within 25-feet of wetlands, regardless whether they are regulated by the USACE under the CWA.

## **1. Methodology**

### **1.1 Pre-Field Desktop Evaluations**

Prior to a field review, a preliminary GIS desktop evaluation was conducted using the best available information:

- National Wetland Inventory (NWI) maps of the project area were reviewed, and boundaries of identified historic wetlands were included on field maps for field confirmation. NWI maps show U.S. Fish and Wildlife Service (USFWS) wetland classifications overlain on USGS topographic quadrangle maps. The NWI maps are generated by the USFWS using aerial photography to identify surface water areas and hydric vegetation.
- The National Hydrographic Dataset (NHD) for the area was reviewed, and applicable water features were applied to a field map for the project.
- The Natural Resources Conservation Service (NRCS) Web Soil Survey was reviewed for the presence of hydric soils in the project area.
- Current and historical aerial imagery was also reviewed.

Potential wetlands and WUS identified from the mapping exercise were plotted on maps for field verification. As a result of these desktop resource reviews, there was no indication that any wetlands were present on the property.

## 1.2 Wetlands and Other Waters of the U.S. Methodology

Wetlands are generally defined by the USACE as:

"Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas" (Environmental Laboratory 1987, A14).

Wetlands in the project area were assessed using guidance provided in the *Corps of Engineers Wetlands Delineation Manual* (1987 Delineation Manual) (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual for the Western Mountains, Valleys, and Coast Region* (WMVC Supplement) (USACE 2010).

Under the delineation procedures identified in these manuals, an area must exhibit characteristic wetland hydrology, hydric soils, and hydrophytic vegetation to be considered a wetland. The USACE requires that under normal circumstances, all three of these conditions be met for an area to be defined as a wetland (Environmental Laboratory 1987).

Wetlands as defined by Town of Silverton Municipal Code:

"Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Common wetlands in and around Silverton include wet meadows, shallow marshes, willow stands, wet forested areas associated with high groundwater or snowmelt, peatlands, and other areas along water courses or where groundwater is near the ground surface. The procedures used to identify wetlands are those described in the regional supplement to the *Corps of Engineers Wetland Delineation Manual for the Western Mountains, Valleys, and Coast Region* (USACE 2010) as amended. All wetlands identified using this methodology are regulated by the Town, regardless of whether they are regulated by the USACE under Section 404 of the Clean Water Act."

## 2. Findings

A field review of the Property was completed by Mike Fitzgerald, Ecosphere wetland specialist on October 21, 2023. The intent of the review was to assess the presence or absence of wetlands and/or WUS on or within 25-feet of the Property. Site photos from the field review are provided below.



**Photo 1** – South side of lot.



**Photo 2** – North side of lot.

The flat lot was grass and weed covered with a single dogwood shrub on the lot. There were no areas of drainage or standing water on the parcel. There were no vegetation or hydrology indicators present to warrant digging any test pits to test for hydric soils. **There are no wetlands, floodplains or riparian areas on or within 25-feet of the Property.**

Thank you for providing this opportunity for Ecosphere to provide these services. Please feel free to contact me if you have any questions associated with this assessment.

Mike Fitzgerald  
Wetland Specialist



## **PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN that the following public hearings will be held to consider an Architectural Review Overlay District Application to allow new construction of a mixed-use building within the Business Pedestrian and Architectural Review Overlay District at Block 36 Lot 8 Greene St., Silverton Colorado. Applicant: SHG LLC, Benjamin Blue. The Historic Review Committee will hold a public hearing on Tuesday, March 12, 2024, at Town Hall: at 5:00pm. The Board of Trustees will hold a public hearing on March 25, 2024, at Town Hall: at 7:00pm.

NOTICE is further given that all persons may present written/oral testimony regarding the following applications prior to/during the Public Hearing. The applications, meeting agenda, and virtual meeting instructions are posted on the Town website. Citizen comments may be sent by email, mail, phone, or hand-delivered to: Town Hall, 1360 Greene Street, PO Box 250, Silverton, CO 81433. Contact Community Development Director Lucy Mulvihill (970) 946-9408 ([lmulvihill@silverton.co.us](mailto:lmulvihill@silverton.co.us)) with any questions/comments about this Application.

Published in the Silverton Standard & the Miner: Thursday, February 29, 2024.

**KRIS M. PETERSON**  
**1509 W. WILSHIRE BLVD.**  
**NICHOLS HILLS, OKLAHOMA 73116-5212**  
March 5, 2024

Town of Silverton Planning Department  
Silverton Town Hall  
P.O. Box 250  
Silverton, CO 81433

**RE: Architectural Review Overlay Application  
for Block 36, Lot 8**

Gentlemen:

I recently acquired Lots 9 and 10, Block 36. My view is that I would prefer all the vacant land be used for single family residences. Since there is such a shortage of available housing in Silverton, I believe this is the ideal use for that vacant property. My mother, Freda Peterson, bought the house on Lots 11 and 12, Block 36, in 1969 and owned it for several decades. We were friendly with the Troglia's who owned the house currently on the other side of the vacant land. I remember many, many meetings with long-time Silverton residents at my mother's house.

I am opposed to a mixed-use building being constructed on Lot 8.

Sincerely,

*Kris Peterson*

Kris Peterson

**From:** [Jimmie and Marvin Voehringer](#)  
**To:** [Lucy Mulvihill](#)  
**Subject:** New construction Block 36 Lot 8  
**Date:** Wednesday, March 13, 2024 9:19:14 AM

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Town of Silverton,

We live at 1008 Greene Street, Block 36, Lots 11 and 12. We have many concerns regarding the construction proposed on Lot 8, Block 36.

We would prefer a single family residence, not a gigantic hotel/retail business. Parking will be an issue, alley access for vendors making deliveries will be an issue.

It appears the building will have a flat roof, snow removal will be a problem, where will the snow go? I hope not on someone else's property when shoveled off the roof.

We realize Silverton is growing and in need of homes and businesses, but not a gigantic building squeezed on 1 lot.

Jimmie and Marvin Voehringer  
Sent from my iPad

## STAFF REPORT

**To:** Board of Trustees

**From:** Chris Masar, *Contracted Town Planner, CPS*

**Through:** Gloria Kaasch-Buerger, *Town Administrator*  
Lucy Mulvihill, *Community Development Coordinator*

**Date:** March 25, 2024

**RE:** 24-07 OVR 843 Greene – A review for the demolition of an existing historic building within the Architectural Review Overlay District (AROD) located at 843 Greene Street.

**PROJECT SITE:** 843 Greene Street, North of 8th St., between Greene St. and Reese St. Block 53 Lots 19-21, Silverton, San Juan County, Colorado. Parcel #: 48291730530007.

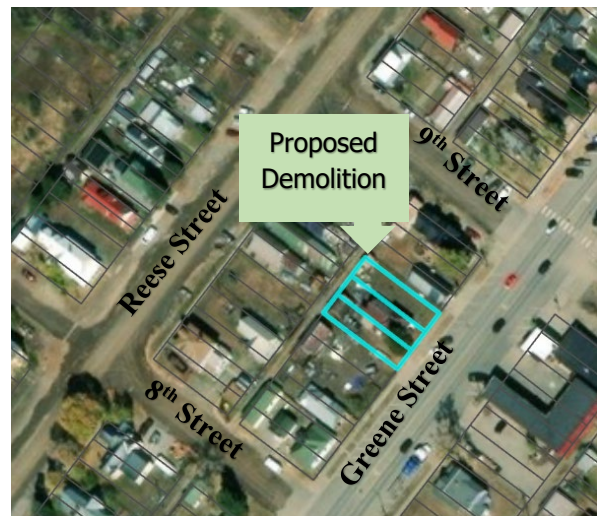
**APPLICANT:** Jim Weller and David Shapiro

**OWNERS:** James M. Bertch & Tracy Bertch

**ZONING DISTRICT:** Business Pedestrian (B-P) District, Section 16-3-50, Silverton Town Code

**OVERLAY DISTRICTS:** Architectural Review Overlay District (AROD)

**PURPOSE OF REVIEW:** Town Code, Chapter 16, Article 4-800, states that existing historic buildings, and existing buildings over 1,000 square feet in floor area and over 50 years old, within the Architectural Review Overlay District, shall not be demolished, without the applicant adequately demonstrating to the Historic Review Committee that repair of the building is not feasible.



**APPLICATION:** The applicant submitted the required paper documents and associated application fee on February 13, 2024.

**PUBLIC NOTICE:**

- Posted on the Town website Thursday February 29, 2024.
- Mailed to adjacent landowners Thursday February 29, 2024.
- Published in the Silverton Standard and Miner newspaper Thursday February 29, 2024.

**PUBLIC COMMENT:** As of March 20, 2024 no public comments have been received regarding this application.

**ADJACENT PROPERTIES:** The properties to the north, south, and east are zoned Business Pedestrian (B-P) District. The properties to the west are zoned Business Pedestrian Limited (BP-L), and Single-Family Residential (R-1).

**PARCEL SIZE AND ACCESS:** The project site consists of three lots which total 7,500 sq. ft. adjacent to Greene Street. This application only applies to the demolition of the existing structure. Access to the future structure is unknown and will be evaluated when the new structure is submitted to the Town for review and approval.

**CODE EVALUATION:** The applicant submitted a complete AROD application and staff has reviewed the information provided for compliance. The property is located within the Architectural Review Overlay District, so an AROD checklist was included with the packet. Since the application is only for the demolition of an existing structure and not construction of a new structure, staff did not include a Builders Handbook checklist for this application.

*Note: The Builders Handbook requirements for the AROD will be removed on March 26, 2024 when ordinance 2024-01 goes into effect.*

**ANALYSIS OF REQUEST:** *Although not a part of this application or process, Staff reviewed the project against the applicable sections of the Silverton Municipal Code ("SMC") related to land use, dimensional standards, etc. The below analysis is provided to demonstrate that the proposed structure and uses conform with the zoning requirements of the SMC. The Board is only considering conformance with the AROD regulations at this time.*

**Proposed Improvements:** No improvements are proposed at this time.

**Land Use & Dimensional Standards:** This application is only for the demolition of the existing structure on the subject site. Further analysis will be made of the land use and dimensional standards upon the submittal of future construction plans for the property.

#### **COMMENTS FROM REFERRAL AGENCIES/STAFF:**

- **Town of Silverton's Building Inspector:** The Building Inspector reviewed the application materials based on the requirements of Sec. 16-4-800 of the SMC, and drafted a memo (attached) addressing the feasibility of renovating versus demolishing the historic structure:
  - *Without knowing what the specific historic considerations are for restoring the building and its design, I would recommend a teardown and rebuild to current code standards and that meets the AROD's requirements for historic standards.*
- **San Juan County Historical Society:** Staff requested review of the application by the San Juan County Historical Society for more input on the historical significance of the existing structure:
  - *While I agree that this this house possibly needs too much work to bring it up to current standards, I have great reservations about giving a permit to tear it down until the agreed and approved plans have been seen. Would not want the possible trash pile to set there for a long time while the plans are being made for the new structure. Also, would this new house to closely conform the recommended Silverton standards for architectural treatment.*

#### **REVIEW CRITERIA:**

The Town of Silverton's Attorney reviewed Sec. 16-4-800 of the SMC specifically regarding the legal interpretation of the term "feasibility" and drafted a memo (attached) which provides the BOT with recommended criteria when reviewing the application and determining if the repair of the existing structure is or is not feasible.

1. *Conclusion. It is my advice that the HRC should consider at least the following factors in a feasibility analysis as it applies to Code Sec. 16-4-800(4)(a):*

- a. *The value of the building to the overlay district (i.e. is it of such character as to significantly contribute to the character and nature of the district, OR is it just an old building);*
- b. *The cost of a remodel versus the cost of a demolition and rebuild (just because remodel might be more than demolition/rebuild, cost may not in and of itself allow for demolition permit);*
- c. *The proposed rebuild itself and how if it would contribute or detract from the historic nature and character of the area and adjacent buildings (i.e. is it an identical building with new materials OR something else);*
- d. *If there is some unfair/inequitable financial or other hardship to the owner in denying demolition/rebuild permit?*

*The proposed factors above are merely for suggestion and thought. It is ultimately within the discretion of the Historic Review Committee ("HRC") to determine what factors they deem important in lieu of conflicting direction in local Code, but whatever the HRC decides could create a local precedent so should be considered carefully.*

**BOARD OF TRUSTEES ACTION:** The Board of Trustees shall approve as submitted, approve with conditions, table for additional review with the applicant's consent, or deny the application.

**HISTORIC REVIEW COMMITTEE RECOMMENDATION:** At the March 12, 2024 meeting, the Historic Review Committee voted unanimously to recommend approval of the demolition of an existing building over 1,000 square feet in floor area and over 50 years old, within the Architectural Review Overlay District located at Block 53 Lots 19-21 (843 Greene Street) as presented, finding the AROD application is in conformance with Section 16-4-800 of the SMC.

**STAFF RECOMMENDATION:** Staff finds the applicant has submitted all required materials within the timeframe required and all other materials comply with the conditions of §16-4-6 of the SMC. Staff therefore recommends approval of the application for the demolition of an existing structure located at Block 53, Lots 19-21 (843 Greene street) as presented.

However, this is a decision for the Board to make, and the Board may choose to approve or deny the AROD application based on the testimony and evidence it hears. Two sample motions are included below for convenience only. They do not limit the evidence the Board can rely on or the decision the Board makes.

**SAMPLE MOTIONS:**

**Approval:** I move to recommend approval of the demolition of an existing building over 1,000 square feet in floor area and over 50 years old, within the Architectural Review Overlay District located at Block 53 Lots 19-21 (843 Greene Street) as presented, finding the AROD application is in conformance with Section 16-4-800 of the SMC.

**Approval with Conditions:** I move to recommend approval of the demolition of an existing building over 1,000 square feet in floor area and over 50 years old, within the Architectural Review Overlay District located at Block 53 Lots 19-21 (843 Greene Street) as presented, finding the AROD application is in conformance with Section 16-4-800 of the SMC, with the following conditions: [insert conditions here].

**Denial:** I move to deny the demolition of an existing building over 1,000 square feet in floor area and over 50 years old, within the Architectural Review Overlay District located at Block 53 Lots 19-21 (843 Greene Street) as presented, finding the AROD application would NOT be in conformance with Section 16-4-6 of the SMC [insert explanation supported by the evidence here].





**ATTACHMENTS:**

1. Application Materials
2. Building Inspector Memo
3. Town Attorney Memo Regarding Feasibility
4. Public Notice



LAND USE APPLICATION  
Community Development Department  
Town of Silverton  
1360 Greene Street, Silverton CO, 81433

**Applicant:** Jim Weller  
**Mailing Address:** P.O. Box 242 Silverton, CO 81433  
**Phone:** 970-759-5616  
**Company:** Weller Construction LLC  
**Email:** wellerhouse@gmail.com

**Owner:** James M. Bertch & Tracy Bertch  
**Mailing Address:** 2048 W Stassney #10, Austin, TX 78745  
**Phone:** 505-301-7398  
**Email:** Scraplrny.2@gmail.com

**Property Location/Address:** 843 Greene St  
**Assessor's parcel no.** 48291730530007 **Lot Size:** .17 acres  
**Current Zoning:** BP **Proposed Zoning:** no change  
**Current Use:** Residential **Proposed Zoning:** no change.

(The person listed as "Applicant" will be contacted to answer questions regarding this application, provide additional information when necessary, post public hearing signs, receive a copy of the staff report prior to Public Hearing, and shall be responsible for forwarding all verbal and written communication to the owner.)

**Type of action requested** (check one or more of the actions below which pertain to your request):

- |  |   |
|--|---|
| <input type="checkbox"/> Annexation                      | <input type="checkbox"/> Site Development Plan approval |
| <input type="checkbox"/> Change of zoning                | <input type="checkbox"/> Subdivision                    |
| <input type="checkbox"/> Vacation Rental                 | <input type="checkbox"/> Temporary Use, Building, Sign  |
| <input type="checkbox"/> Consolidation Plat              | <input type="checkbox"/> Development in Hazard Zones    |
| <input checked="" type="checkbox"/> Historic/AROD Review | <input type="checkbox"/> Use Subject to Review          |
| <input type="checkbox"/> Lot Line Adjustment             | <input type="checkbox"/> Variance/Waiver                |
| <input type="checkbox"/> Planned Unit Development        | <input type="checkbox"/> Other: Click to enter text.    |

**Detailed Description of Request:** We intend to build a single family house and a detached garage in accordance with current building codes and AROD.

The existing structure is not adequate for our proposal as the extent of work needed would hamper the quality of construction and limit our ability to fit within the current AROD requirements. The existing structure does not fit in with the AROD requirements or historic corridor, we feel it does not have any historic significance to the town. Our plans are to bring that property into compliance with AROD.

**CERTIFICATION**

As owner of the aforementioned property, I hereby consent to the submission of this application and authorize the applicant to act on my behalf with regard to this application.



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X

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Owner Signature

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X

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Date:

I, **Jim Weller**, certify that the information and attachments submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners.

---

X

---

Applicant Signature

---

X

---

Date

---

**To be filled out by staff:**

<b>DATE RECEIVED:</b> Click to enter text.	<b>RECEIVED BY:</b> Click to enter text.
<b>FEES PAID:</b> Click to enter text.	<b>CASE NO:</b> Click to enter text.
<b>QUARTER SECTION MAP:</b> Click to enter text.	<b>RELATED CASES:</b> Click to enter text.
<b>PRE-APP MEETING DATE:</b> Click to enter text.	<b>CASE MANAGER:</b> Click to enter text.



SEE  
X AUTHORIZATION LETTER

Owner Signature

X  
Date:

I, Jim Weller, certify that the information and attachments submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners.

X Jim Weller  
Applicant Signature

X 2/12/24  
Date

To be filled out by staff:

<b>DATE RECEIVED:</b> Click to enter text.	<b>RECEIVED BY:</b> Click to enter text.
<b>FEES PAID:</b> Click to enter text.	<b>CASE NO:</b> Click to enter text.
<b>QUARTER SECTION MAP:</b> Click to enter text.	<b>RELATED CASES:</b> Click to enter text.
<b>PRE-APP MEETING DATE:</b> Click to enter text.	<b>CASE MANAGER:</b> Click to enter text.

## Narrative for future plans

We (A.K.A. Vivid Acres LLC) intend to build a single family house and a detached garage in accordance with current building codes and AROD.



## **INSPECTION REPORT FOR 843 GREENE STREET PROVIDED BY WELLER CONSTRUCTION LLC**

I was contacted by a potential buyer for the property located at 843 Greene st to see what could be done to salvage the structure located on premises. What I saw was not promising. The home looks like it hasn't been updated for at least 50 years. Old interior finishes on walls and ceilings are very old and worn. Windows are single pane and in some locations non existent and boarded up. Wiring is old with exposed wiring boxes and extension cords run throughout the home due to lack of outlets. With this and all that remains hidden, I believe that this home is beyond any reasonable or economical repair to bring back to a useable home for the 21st century. The home has so many hazards and material defects it is not suitable or safe to rent or occupy in its current condition.

The home sits on a classic Silverton foundation of rock and rubble. To start doing anything to this home would require it to be lifted to install a new solid foundation to code. At that time all sill plates and joist ends would need replacing due to rot from exposure to moisture.

Home would need all new electrical, plumbing services, windows and with the lack of adequate insulation would require a total gut strip to studs. The current roof is structured with 2x4 rafters that would require a total roof rebuild to current codes. This would leave a skeleton of a building with no real value.

Looking at the exterior of the home leaves me wondering what the architectural and historical significance is to the town of Silverton and what would we really be trying to save? I have recommended to the potential buyers to do a total demo of current home would lead to the best outcome.

Going this route we could achieve a project that is best suited to the needs of the client and the desires of the town. A new structure built to current codes would be a more cost effective option providing a safer functioning, healthier and aesthetically pleasing product for the future.



Existing Electrical



Under structured roof framing  
Random wiring and open junction boxes  
Fire Hazards



Current home wiring is random extension cords  
running where needed. Existing Interior walls



Kitchen



1962



wiring









## HISTORIC REVIEW COMMITTEE PACKET MEMO

SUBJECT: 843 Greene Application for Demo Permit

STAFF CONTACT: Bevan Harris

### Overview:

The Planning Department has received an application for the Demo for the Singel family dwelling at 843 Greene St. They have requested comments on the application based the following.

- The information provided by the applicant, included in the packet.
- SMC Sec. 16-4-800. - Development in the Architectural Review Overlay District. (4) (a)  
*Existing historic buildings, and existing buildings over 1,000 square feet in floor area and over 50 years old, within the Architectural Review Overlay District, shall not be demolished, without the applicant adequately demonstrating to the Historic Review Committee that repair of the building is not feasible.*
- The Town Attorney's interpretation of "feasible"
- 1. **The value of the building to the overlay district (i.e. is it of such character as to significantly contribute to the character and nature of the district OR is it just an old building).**

I concur that it is an old building, but I have never seen it maintained with any level of care or consideration of its age and historic value. It appears more to be an old home in neglect that happens to be in an historic district.

- 2. **Consider the cost of a remodel versus the cost of a demolition and rebuild (just because a remodel might be more than demolition/rebuild may not in and of itself allow for a demolition permit)**

In the status that the building is currently in, renovation costs would likely be significantly more than demo and rebuild. A new home will be safer, more efficient, and healthier for its residents. It could also be made to look more historic than the structure that presently stands.

- 3. **Consideration of the proposed rebuild itself (identical building with new materials OR something else).**

Architecturally, the building could be rebuilt with similar roof and window designs and a more historically appropriate siding than what it is clad in now.

- 4. **Consider if there is some unfair hardship to the owner in denying a demolition/rebuild permit.**

There is going to be a considerable cost in renovating this structure. Raising the house for a new foundation alone will double the cost of its installation. The siding will need to be replaced as it probably can't and shouldn't be repaired. I know that a home in the BP zone has other monetary benefits and prospective buyers need to be aware of the potential costs required of them by the AROD and why.

### Staff Recommendations:

Without knowing what the specific historic considerations are for restoring the building and its design, I would recommend a teardown and rebuild to current code standards and that meets the AROD's requirements for historic standards.



## MEMORANDUM FOR: Silverton Planning Department

SUBJECT: Definition of “Feasibility” for Demolition Reviews by AROD Committee

1. Purpose. This memorandum is regarding interpretation of the term *feasible* as used in Sec. 16-4-800 – Development in the Architectural Review Overlay District (“AROD”), in the Town of Silverton Municipal Code (“Code”).

2. Issue. The Code states that demolition of certain buildings within the AROD is prohibited unless the applicant can demonstrate that repair to the building is not *feasible*. [See Sec. 16-4-800(4)(a)]. Unfortunately, there is no definition of *feasible* included in Chapter 16 or anywhere else in the Code. So, the question is, what then is the definition of *feasible*?

3. Rule. Code Sec. 16-4-800(4)(a) reads as follows:

*“Existing historic buildings, and existing buildings over 1,000 square feet in floor area and over 50 years old, within the Architectural Review Overlay District, shall not be demolished, without the applicant adequately demonstrating to the Historic Review Committee that repair of the building is not feasible.”*

The purpose of this requirement is to maintain the historic nature and character of the AROD, and the term *feasible* should be viewed through that lens.

4. Analysis. On its face *feasible* may seem synonymous with *possible*, but such a strict reading would result in every repair project being feasible/possible given enough time and money. In the development review setting, *feasibility* is a multi-factorial analysis considering technical and operational aspects of the site, plan, and economic factors of a project. Whatever the factors are applied may be given different weights depending on the type of project. For example, a commercial project might be heavily analyzed under economic factors because the goal is to make money; wherein economic factors may not be as heavily considered in a historic district because the goal is to maintain the historic character and nature of the district despite increased costs of such maintenance.

5. Conclusion. It is my advice that the HRC should consider at least the following factors in a feasibility analysis as it applies to Code Sec. 16-4-800(4)(a):

- a. The value of the building to the overlay district (i.e. is it of such character as to significantly contribute to the character and nature of the district, OR is it just an old building);
- b. The cost of a remodel versus the cost of a demolition and rebuild (just because remodel might be more than demolition/rebuild, cost may not in and of itself allow for demolition permit);



CLAYTON M. BUCHNER  
Town Attorney  
Silverton, Colorado

- c. The proposed rebuild itself and how if it would contribute or detract from the historic nature and character of the area and adjacent buildings (i.e. is it an identical building with new materials OR something else);
- d. If there is some unfair/inequitable financial or other hardship to the owner in denying demolition/rebuild permit?

The proposed factors above are merely for suggestion and thought. It is ultimately within the discretion of the Historic Review Committee ("HRC") to determine what factors they deem important in lieu of conflicting direction in local Code, but whatever the HRC decides could create a local precedent so should be considered carefully.

- 6. POC for this memorandum is the undersigned at [cbuchner@silverton.co.us](mailto:cbuchner@silverton.co.us).

Very Respectfully,

A handwritten signature in black ink, appearing to read "C. M. Buchner", written in a cursive style.

Clayton M. Buchner, J.D.  
Town Attorney  
Silverton, Colorado

## **PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN that the following public hearings will be held to consider an Architectural Review Overlay District Application to allow for the Demolition of the structure located at 843 Greene St., Silverton Colorado. Applicant: Jim Weller. The Historic Review Committee will hold a public hearing on Tuesday, March 12, 2024, at Town Hall at 5:00 pm. The Board of Trustees will hold a public hearing on Monday, March 25, 2024, at Town Hall: at 7:00pm.

NOTICE is further given that all persons may present written/oral testimony regarding the application prior to/during the Public Hearing. The applications, meeting agenda, and virtual meeting instructions are posted on the Town website. Citizen comments may be sent by email, mail, phone, or hand-delivered to: Town Hall, 1360 Greene Street, PO Box 250, Silverton, CO 81433. Contact Community Development Director Lucy Mulvihill (970) 946-9408 ([lmulvihill@silverton.co.us](mailto:lmulvihill@silverton.co.us)) with any questions/comments about this Application.

Published in the Silverton Standard & the Miner: Thursday, February 29, 2024.



## Town Board MEMO

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SUBJECT: Streetlight Options for Current Development

STAFF CONTACT: John Sites

MEETING DATE: March 25, 2024

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### Overview:

Mineral Creek Homes (Developer) is proposing to install street lighting per Town Code at their development in progress at Blocks 86, 87 and 88 on the southwest part of Town bordered by Highway 550. The Developer would prefer to install streetlights that are more historic and aesthetic in nature than the lights currently offered by San Miguel Power. The Developer has brought three options before the Town, and Staff has included a fourth option that has been proposed for the pending Blair Streetscape Project. See Options attached.

Silverton Town Code only addresses streetlight spacing, lumen specifications and Dark Sky compliance (see below). Specific light requests have not been proposed by developers in recent times.

Town Staff requested the *opinion* of the Historic Review Committee on the lighting options at their March 12 meeting. It is not within their scope to review officially, however, Staff felt that a casual review ahead of a final review by the Board of Trustees would be appropriate. The HRC felt that the aesthetic of any of the lights would be much better than the standard lights offered by San Miguel Power. They did not finalize a preference but requested that the color of the lighting be considered and that warmer colors are more aesthetic. Warmer colors are indicated by a lower Kelvin number.

The HRC and the final review by the BoT will not set a precedent or a requirement for future light installations unless the BoT requests a specific requirement in an update to the Town's Code and Development Standards. Currently the Town Board's authority to require a specific type of streetlight is subjective with respect to style and must only meet the requirements of the Code.

### Silverton MUC sections on Lighting:

17-5-40 (f)

*Street lights.* Ornamental street lighting and associated underground street lighting supply circuits shall be installed. The minimum requirement shall be 7,000 lumen lamps at a maximum spacing of 400 feet, with lighting at each intersection. The street lighting plan specifying the number, line and approximate location of street lights must be included on the final plat.

16-8-10 (2)

Lighting. Lighting shall provide a safe nighttime environment while preserving the Dark Sky environment of the area and the view of the stars. Fixture styles should be consistent with the rural mountain character of the area and of a scale consistent with their function:

- a. In all cases, lighting should not extend beyond its tasks. Full cut-off fixtures are required. Motion detectors and timers are encouraged wherever appropriate.
- b. Spillover lighting shall not be permitted. Lighting shall reflect away from adjoining properties.

**Budget Impact:**

Regardless of which light is chosen, whether a standard San Miguel light or an alternative, the Town will be responsible for ongoing maintenance.

The costs of all the alternative lights are in the \$3,000-\$4,000 range, per light.

**Staff Recommendation:**

Because of the preference of the Historical Review Committee to keep the lighting color warm and the similarity of this style with existing lighting at the Court House, Staff would recommend either the Blair Streetlight Option or the MCH Option 2. The MCH Option 1 (Developer's preference) could also be recommended assuming that the manufacturer could specify it at 2700 rather than 3000 Kelvin.

Subjectively, Staff would not recommend MCH option 3 because, though it could be considered "consistent with the rural mountain character of the area" its style is less historical looking than the other options.

**Master Plan Priority:**

**Trustee Priority:**

**Motion or Direction:**

Town Staff is requesting the Town Board's recommendation(s) on lighting choice to the Developer and, guidance or Direction to Staff on whether Code updates should be made to standardize alternative streetlighting in Town.





555 Lawrence Avenue | Roselle, IL 60172 | p 647.588.3400 | www.sternberglighting.com

CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

#### POST TOP FIXTURE: 6330

The 6330-XRLED Nevada series is a medium scale authentic western style fixture which consists of a decorative cast aluminum fitter and acrylic clear lens. It features round smooth legs supporting a traditional lantern styled roof.

#### POST TOP LIGHT SOURCE: -XRLED-9L27T3-MDL14

Number of LEDs: 9 LEDs, 23 Watts for MD\_07, 45 Watts for MD\_14 (XRLED-9L)  
Color Temp: 2700K (27)  
Distribution: Type 3 (T3)  
Driver: MDL14 (1400mA, 120-277V) (MDL14)

#### POST TOP OPTIONS: -A

Lens: Acrylic Lens (A)

#### POLE: 3509P4-.125

The 11-3/4" square-to-octagonal cast 356 aluminum alloy base and aluminum shaft shall be a one-piece construction. The pole shall be U.L. or E.T.L. listed in U.S. and Canada. All pole heights to have a tolerance of  $\pm 2"$

Model: 3500 Charlestown (35)  
Height: 9 Ft (06)  
Shaft Type: Smooth Straight 4 Inch, 6061-T6 Aluminum Alloy (P4)  
Gauge: 0.125" (.125)

#### ACCESSORY: GFI-LPIUC

Ground-fault interrupter with duplex receptacle and low-profile in-use cover.

Model: GFI-LPIUC

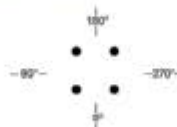
#### FINISH: BKT

Assembly shall be powder coated to Black Textured finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

#### Wind Load Evaluation

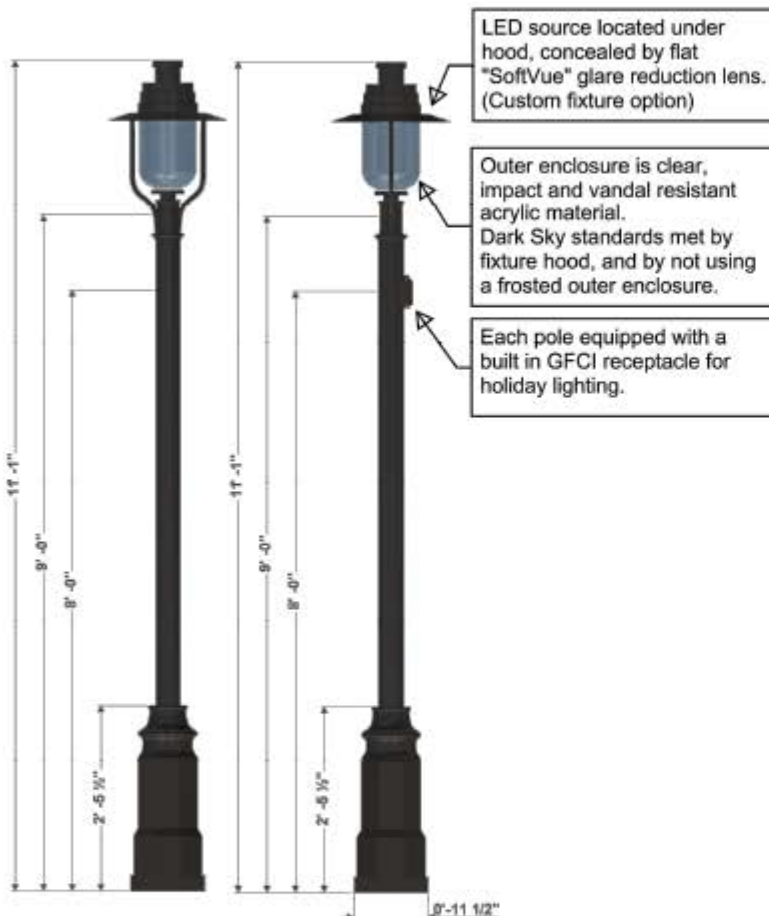
This assembly, as configured, MEETS AASHTO requirements for wind loading

Wind Speed: 90 mph  
Gust Factor: 1.14



(4) 1/2" X 18" Anchor Bolts, 12-3/4" Bolt Circle, Square pattern

Access Door Orientation: 0°  
Street Side Orientation: 180°



Catalog Number: PT-6330-XRLED-9L27T3-MDL14-A / 3509P4-.125 / GFI-LPIUC / BKT

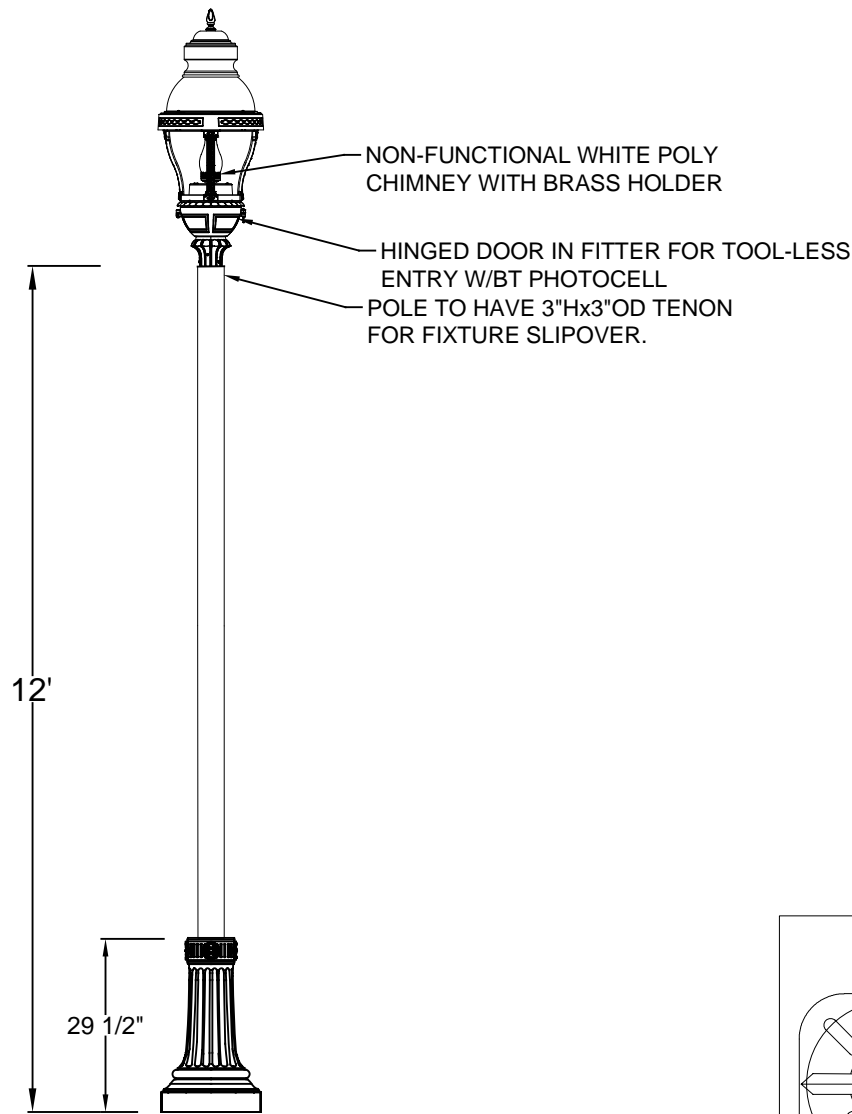
#### LIGHTING GENERAL NOTES

1. PROVIDE AND INSTALL DECORATIVE POLE FIXTURE WITH INTEGRAL GFCI RECEPTACLE. STERNBERG "NEVADA" SERIES, CATALOG NUMBER PT-6330-XRLED-9L27T3-MDL14-A / 3509P4-.125 / GFI-LPIUC / BKT. NO SUBSTITUTIONS; FIXTURE MUST MEET STRINGENT DARK SKY AND AESTHETIC REQUIREMENTS. SEE THIS SHEET FOR FIXTURE DETAIL AND DIMENSIONS. PROVIDE 6" CU CLAD STEEL GROUND ROD AT EACH POLE, DRIVEN WITH TOP AT 32" BELOW GRADE. BOND E.G.C. FROM LIGHT CIRCUIT, E.G.C. FROM RECEPTACLE CIRCUIT, AND ALL EXPOSED METALLIC COMPONENTS TO ROD. ALL BONDING METHODS SHALL BE U.L. LISTED FOR THEIR USE, ASSOCIATED MATERIALS, AND ENVIRONMENT. KEEP NEUTRAL CONDUCTORS ISOLATED FROM GROUNDING CONDUCTORS.
2. ELECTRICAL TRENCH CONTAINING LIGHT CIRCUIT ((2) # 8 CU + # 8 CU E.G.C. IN 1" SCHEDULE 80 PVC), RECEPTACLE CIRCUIT ((2) # 8 CU + # 8 CU E.G.C. IN 1" SCHEDULE 80 PVC) AND LOW VOLTAGE LIGHTING CONTROL CIRCUIT ((2) # 12 CU IN 1/2" SCHEDULE 80 PVC CONDUIT).
3. ON EXTERIOR OF VISITOR CENTER (COORDINATE EXACT LOCATION WITH CITY), PROVIDE NEW 240V SINGLE PHASE ELECTRICAL SERVICE FOR NEW STREETLIGHTS. PROVIDE 225A WEATHERPROOF, LOCKABLE PANEL WITH 24 BREAKER SPACES TO PROVIDE FOR FUTURE EXPANSION. COORDINATE WITH UTILITY FOR MEER REQUIREMENTS.
4. PROVIDE WEATHERPROOF LIGHTING CONTROLLER CAPABLE OF 7 DAY SCHEDULING, 0-10V DIMMING OF 240V CIRCUITS, AND CENTRAL PHOTOCELL INPUT. PROVIDE SUFFICIENT DIMMING RELAYS FOR FIXTURES IN THIS PROJECT, PLUS 6 SPACES FOR FUTURE EXPANSION.
5. PROVIDE CENTRAL PHOTOCELL ON ROOF OF VISITOR CENTER AND CONNECT TO CONTROL PANEL. LOCATE, AIM, AND CALIBRATE PHOTOCELL PER MANUFACTURER'S INSTRUCTIONS.

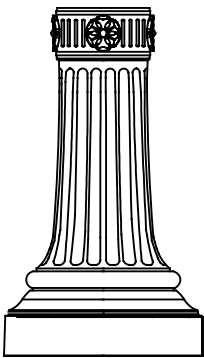
MANUFACTURER: MOUNTAIN STATES LIGHTING  
PART# 12RSA-4.5-TT/3X3-17" MAD-ALMRDG-50W-CR3-BTPC-BK

SHAFT: 4.5" OD .240 WALL THICKNESS ALUMINUM  
W/ CORROSION RESISTANT HIGH DENSITY ELASTOMER  
2 PIECE DECORATIVE 17" MADISON CLAMSHELL BASE.  
SHAFT OVER STEEL STUMP/ANCHOR PLATE - GALVANIZED.  
SPRING CITY LUMINIARE READING ALMRDG LED FIXTURE  
CUTOFF OPTICS, 50 WATT TYPE 3 FLAT ARRAY, 3000 KELVIN

FINISH; BLACK POWDER COAT  
(OVER BLASTED SUBSTRATE))

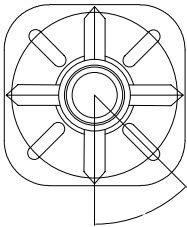


FIXTURE /POLE OPTION



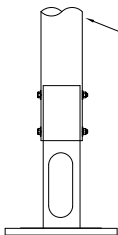
CLOSE-UP OF 2 PC  
DECORATIVE BASE

ANCHOR PLATE DETAIL



10.6" X 10.6" X 5/8" GALVANIZED STEEL  
ANCHOR PLATE WITH SLOTS FOR 3/4"  
ANCHOR BOLTS ON 10 1/2"~12" Ø AT 90°  
INTERVALS LOCATED AS SHOWN

POLE BASE ASSEMBLY DETAIL



4 1/2" Ø ALUMINUM POLE IS  
COMPRESSION FIT OVER  
STEEL GALVANIZED STUMP  
AND BASEPLATE SECURED  
WITH 4 FASTENERS.

VERY STRONG - NO WELD  
ON ALUMINUM BASE TO  
INCREASE STRENGTH 30%.

REVISIONS: PP

MOUNTAIN STATES LIGHTING

P.O. Box 449  
Conifer, CO 80433  
Phone 303-838-4430  
Fax 801-605-9058

JOB NAME:

SILVERTON, COLORADO OPTIONS FOR APPROVAL

SCALE:

NTS

DATE:

2/2/2024

DRAWN BY:

PMP

DRAWING NUMBER:

SILVERTON-DWNT

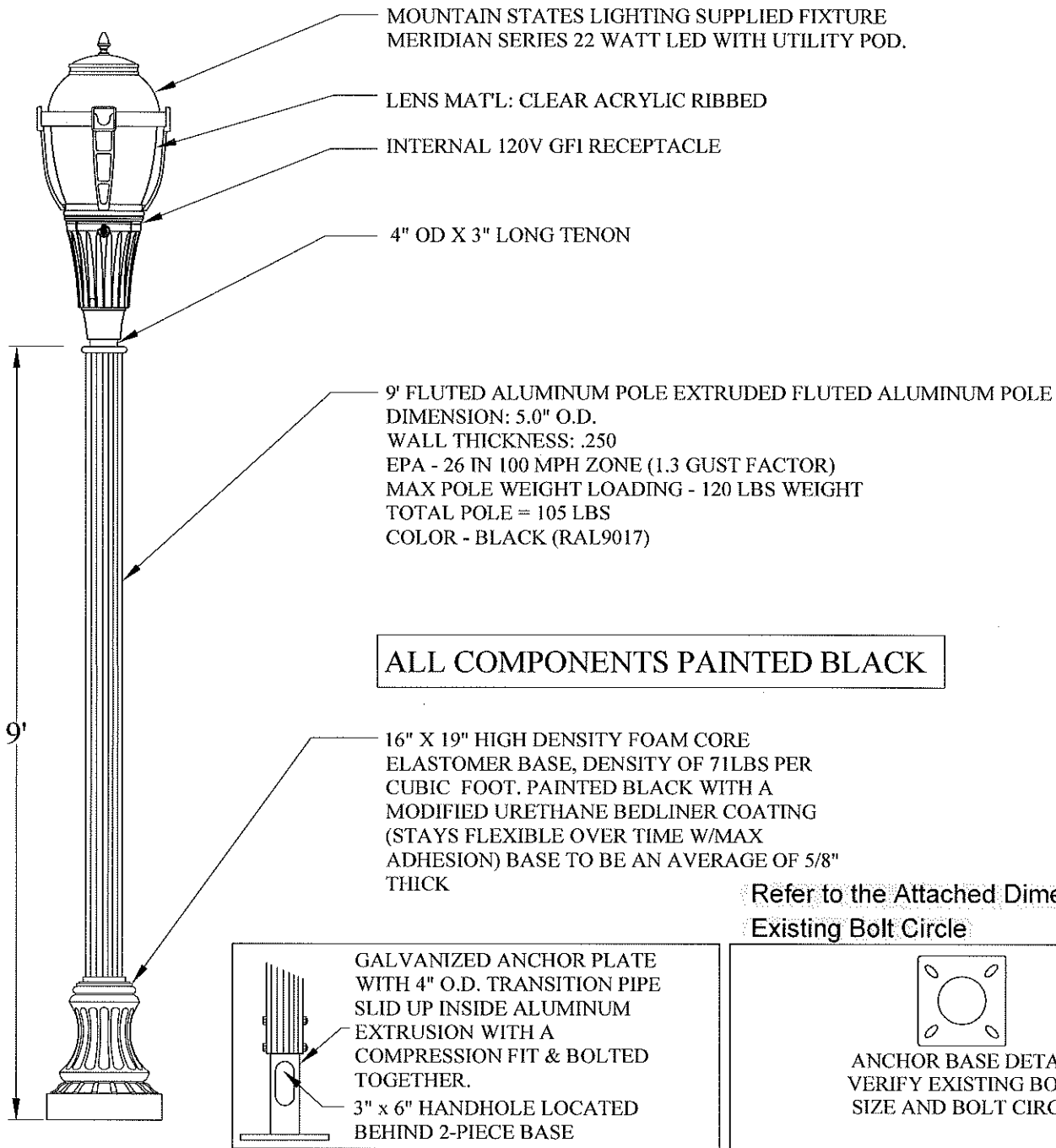
REP:

Mountain States

QUOTE #:

DIST.:

# PART# 9EFA-5/14-3X3/TT-VIR-16X19-CA11T4-VS3AR-3L-22W



## TELLURIDE DOWNTOWN 9' FLUTED ALUMINUM COMPOSITE

DECORATIVE LIGHTING STANDARDS  
BY MOUNTAIN STATES LIGHTING

REVISIONS: 7/15 Ry

**MOUNTAIN STATES LIGHTING**

P.O. Box 449  
Conifer, CO 80433  
Phone 303-838-4430  
Fax 801-605-9058

JOB NAME:

**TELLURIDE DOWNTOWN 9 FT ALUMINUM POLE**

SCALE:

**NTS**

DATE:

**05-15-2015**

DRAWN BY:

**Ry**

DRAWING NUMBER:

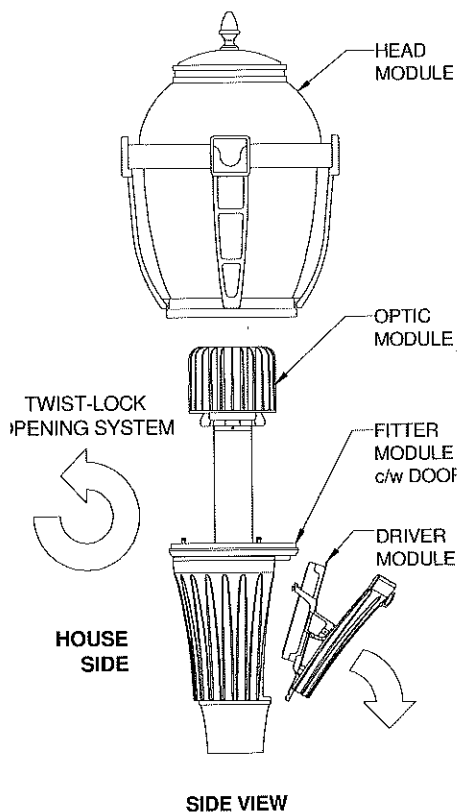
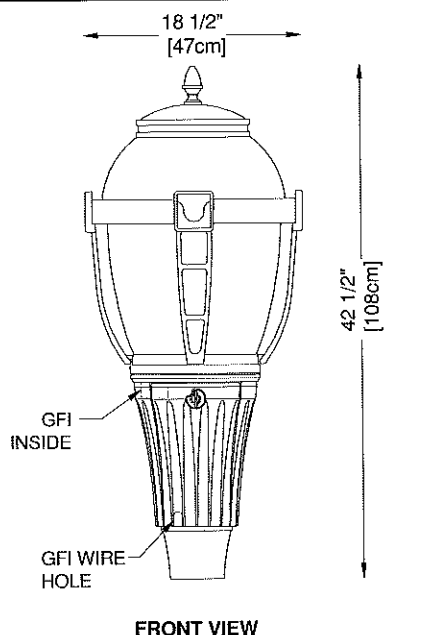
**TELLDNTN9EFA-5/15**

REP:

**Mountain States**

QUOTE #:

DIST.:

**Project : Town of Telluride, CO**
**Order: SQ\_013735**
**Type: A Luminaire: CA11T4-VS3AR-3L-22W-2700K-120-GCA07P-F2AP-DIM-GFI-CP4236-RAL9005TX**
**Page: 1/1**
**Qty: 11**

**EPA : 2.18 ft<sup>2</sup> Weight: 27 lbs / 12 kg**
**Luminaire components**

**Head module:** Round shape. A decorative spun hood with an aluminum finial, top an injection-molded complete with four (4) arms and one decorative ring.

**Clear acrylic ribbed (VS3AR)** vessel. UV polymer resistant. The vessel is mechanically assembled with an aluminum die-cast ring on the locking system.

**Opening system:** A quarter-turn locking mechanism with constant pressure points allowing a tool-free access to the LED. Made with cast aluminum parts and sealed with a silicone gasket compression system. It offers an **IP66** weatherproof protection. The luminaire electrical components are located inside fitter and offers an **IP54** weatherproof protection. Certification, maintenance and luminaire codification labels are located inside the fitter.

**Fitter module:** Round fluted shape cast aluminum fitter c/w built-in removable door with tool-free latch and sealed with a gasket compression system, allowing an easy tool-free access to the driver and terminal block connector. Secured to the pole with 5/16-18 UNC set screws. Slip-fits on a 4" (10cm) outside diameter x 3" (7cm) long tenon.

**Optical/electrical components**

**LED: 22 watts, 2700K (Warm White),** Super high flux output and high luminance, design for high current operation. LED board is mechanically mounted on heatsink for easy replacement.

**Optic: IES type III (3L).** The optic's reflector is made of pre-anodized aluminum reflecting sheets (86% min. reflection), segmented in multiple facets with heat sink radiator to keep the LED temperature down and increase their longevity.

**Heatsink:** Die cast aluminium alloy has been thermally tested for maximum efficacy.

**Driver module:** Auto-adjustable 120-277VAC Class 1 driver. Primary voltage at **120 volts**. 50/60 Hz. THD max 20%. ROHS compliant. Assembled with quick-disconnect connectors resisting up to 221°F (105°C). High power factor of 90%. Minimum starting temperature: -40°F (-40°C). Maximum operating temperature: 130°F (55°C). Overheat protection: Output current is reduced to 150mA if internal driver temperature (Tcase) exceeds 185°F (85°). Complete with a 3-Pole 10KV surge protector for Line-Ground, Line-Neutral and Neutral-Ground according to IEEE/ANSI C62.41.2 C High. Certification, maintenance and luminaire codification labels are located inside the fitter. Complete with a 0-10 volts dimmer (**DIM**).

**Generals/Options**

**Wiring/hardware:** Type TEW 14-7. All electrical connections between modules are made with quick-disconnect connectors for easy maintenance. All exposed hardware is stainless steel. Silicone gaskets are used for a weather seal.

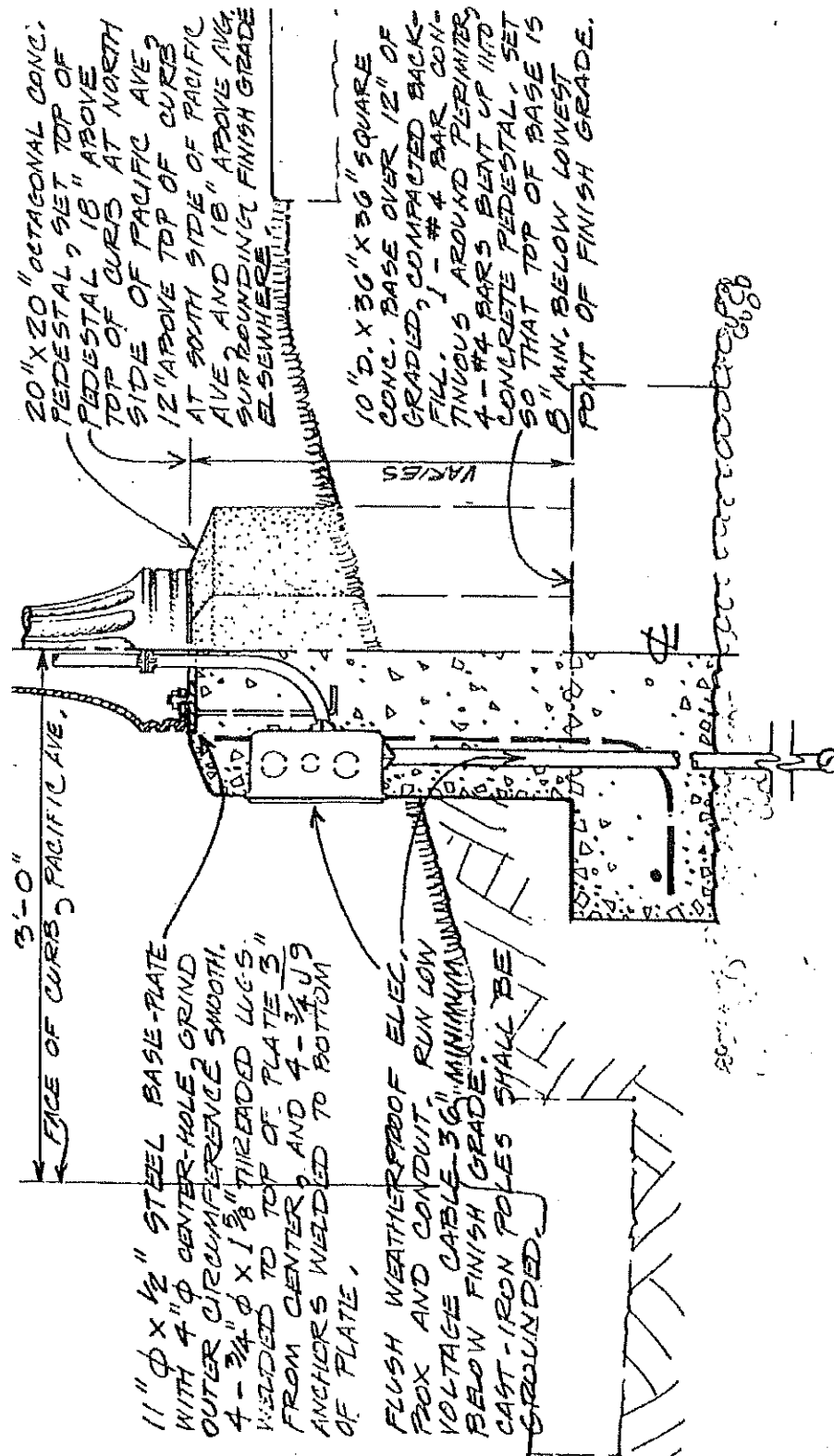
**Color: RAL9005 (Jet black) / Finish: textured (TX) ☒ or smooth (SM) ☐.** Application of a polyester powder coat of paint. (5 mils /127 microns). The finish meets the ASTM G7, B117 and D1654 requirements relative to salt spray and humidity resistance. **Cyclone recommends the textured finish for this product.**

**Receptacle (GFI):** Duplex receptacle, ground fault current interrupter, 125 VAC, 15 amps, inside the fitter.

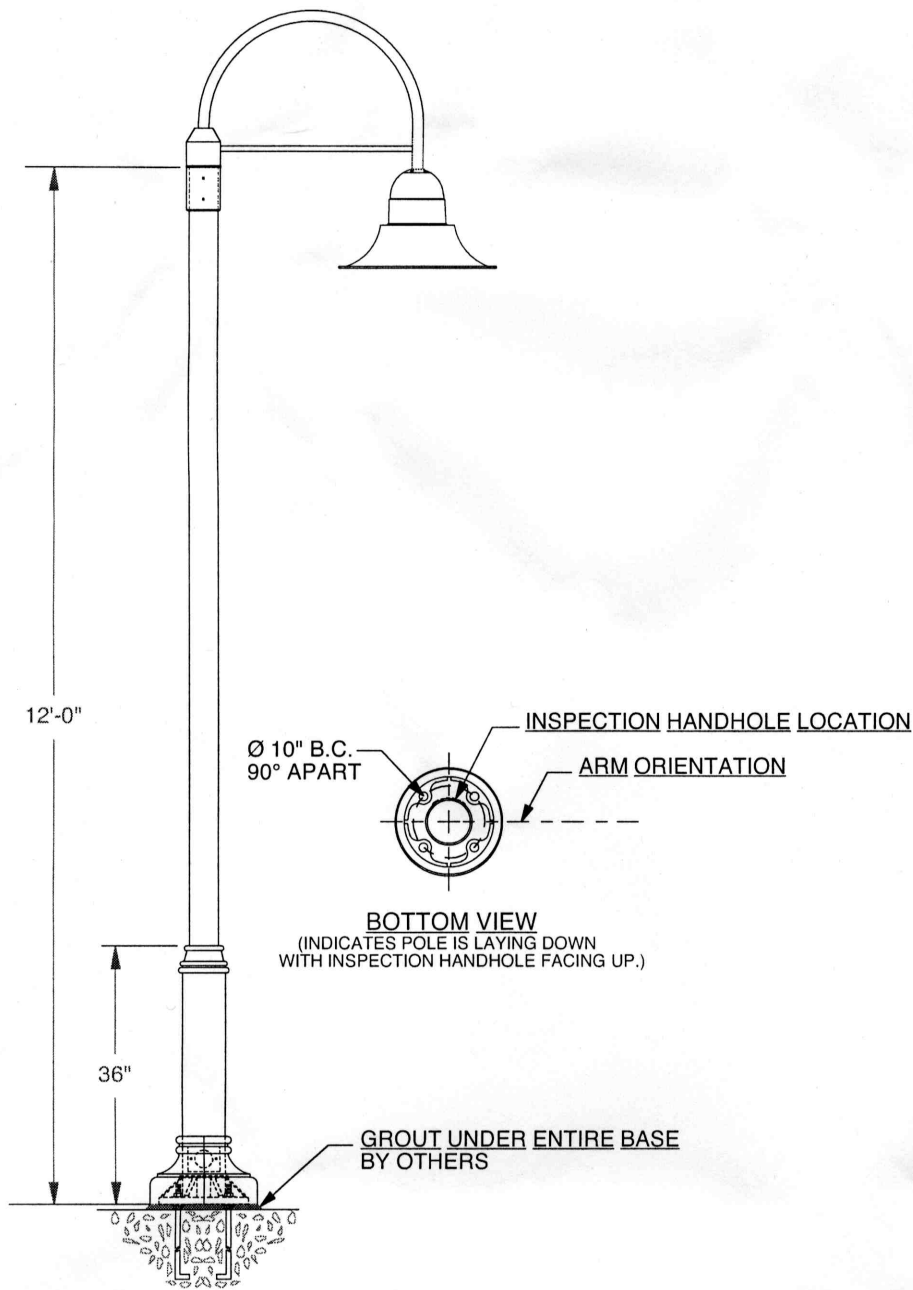
**Stamp/Approval**
**Name :**
**Date :**
**File: CA11T4-CP4236 - SQ\_013735 - TOWN OF TELLURIDE, CO REV1.DOC**
**Date : 24/07/2015**
**Page : 1/1**
**Designer : vlacampo**







COMMERCIAL STREET LIGHT INSTALLATION	SCALE: Not to scale	FIGURE 3.4
	DATE: July 2011	



TYPE	
<b>CATALOG NUMBER</b> <b>UCM-FLR-H3-FTG-</b> <b>SLA18-</b> <b>DB6-4R12-125-FS1</b>	
<b>FINISH: POLYESTER POWDER COAT.</b> AAL COLOR:    SPECIFY  TO MATCH:	
PROVIDE A SAMPLE COLOR CHIP	
<b>LAMPING</b>	<b>ED-17</b>
LAMP TYPE	HPS
SOCKET	PULSE RATED MEDIUM
WATTAGE	70
VOLTAGE	MULTI-TAP
ALL BALLAST ARE HPF CONSTANT WATTAGE, -30 DEGREE STARTING. ALL SOCKETS ARE PORCELAIN, PULSE RATED 4KVA.	
<b>ANCHOR BOLTS</b>	
QTY	4
SIZE	3/4" X 24" X 3"
BOLT CIRCLE	10"
PROJECTION	3 1/2"
FS1/FS2 OPTIONS: FUSE HOLDERS ONLY. FUSES BY OTHERS.	
LEVELING NUTS AND WASHERS MUST BE INSTALLED UNDER ALL BASES	
ONE APPROVED DRAWING MUST BE RETURNED TO A.A.L., BEFORE THIS PRODUCT CAN BE FABRICATED.	
WARNING: THIS FIXTURE MUST BE GROUNDED IN ACCORDANCE WITH LOCAL CODES OR THE NATIONAL ELECTRICAL CODE. FAILURE TO DO SO MAY RESULT IN SERIOUS PERSONAL INJURY.	

SOLD TO	PO#	JOB NAME
		TELLURIDE STREET LIGHTING
ARCHITECTURAL  AREA  LIGHTING	14249 Artesia Blvd. P.O. Box 1869 La Mirada CA. 90638-1869 (714)994-2700 fax(714)994-0522  Architectural Area Lighting Inc. Reserves The Right To Change Manufacturing Processes Without Notice.	
	DATE	DRWN
	1-31-05	A.F.M.
	DATE	APPRVD
	DATE	REV.

### Statistical Summary

Company: Z9X - Town of Silverton    Service Center: 0075 Northern California    Status: Cycle Complete  
 Week#: 12    Pay Date: 03/22/2024    P/E Date: 03/16/2024  
 Qtr/Year: 1/2024    Run Time/Date: 13:05:15 PM EDT 03/19/2024

<b>Taxes Debited</b>	Federal Income Tax	3,662.17		
	Earned Income Credit Advances	0.00		
	Social Security - EE	2,751.54		
	Social Security - ER	2,751.55		
	Social Security Adj - EE	0.00		
	Medicare - EE	643.55		
	Medicare - ER	643.51		
	Medicare Adj - EE	0.00		
	Medicare Surtax - EE	0.00		
	Medicare Surtax Adj - EE	0.00		
	Federal Unemployment Tax	0.00		
	FMLA-PSL Payments Credit	0.00		
	FMLA-PSL ER FICA Credit	0.00		
	FMLA-PSL Health Care Premium Credit	0.00		
	Employee Retention Qualified Payments Credit	0.00		
	Employee Retention Qualified Health Care Credit	0.00		
	COBRA Premium Assistance Payments	0.00		
	State Income Tax	1,648.72		
	Non Resident State Income Tax	0.00		
	State Unemployment Insurance - EE	0.00		
	State Unemployment Insurance Adj - EE	0.00		
	State Disability Insurance - EE	0.00		
	State Disability Insurance Adj - EE	0.00		
	State Unemployment/Disability Ins - ER	355.04		
	State Family Leave Insurance - EE	0.00		
	State Family Leave Insurance - ER	0.00		
	State Family Leave Insurance Adj - EE	0.00		
	State Medical Leave Insurance - EE	0.00		
	State Medical Leave Insurance - ER	0.00		
	State Medical Leave Insurance Adj - EE	0.00		
	State Cares Fund - EE	0.00		
	Transit Tax - EE	0.00		
	Workers' Benefit Fund Assessment - EE	0.00		
	Workers' Benefit Fund Assessment - ER	0.00		
	Local Income Tax	0.00		
	School District Tax	0.00		
	<b>Total Taxes Debited</b>	<b>12,456.08</b>		
<b>Other Transfers</b>	ADP Check Acct. No. XXXXXXXX8915Tran/ABAXXXXXXXX	1,731.62		
	Full Service Direct Deposit Acct.	32,951.99		
	<b>Total Amount Debited From Your Account</b>		<b>47,139.69</b>	<b>Total Liability</b>
<b>Bank Debits &amp; Other Liability</b>	Adjustments/Prepay/Voids	0.00		<b>47,139.69</b>
<b>Taxes- Your Responsibility</b>	<b>None this payroll</b>			<b>47,139.69</b>



# Town of Silverton

REGULAR MEETING – Silverton Board of Trustees  
Silverton Town Hall – March 11, 2024  
Call to Order & Roll Call – 7:00pm

**ATTENTION:** The Town of Silverton Trustee meetings are being conducted in a hybrid virtual/in-person. Instructions for public participation in Town Trustee meetings are as follows:

- Zoom Webinar Link: <https://us02web.zoom.us/j/88637487127>
- By Telephone: Dial 669-900-6833 and enter Webinar ID 886 3748 7127 when prompted.
- YouTube (live and recorded for later viewing, does not support public comment):  
[www.youtube.com/channel/UCmJgal9lUXK5TZahHugprpQ](http://www.youtube.com/channel/UCmJgal9lUXK5TZahHugprpQ)

If you would like to make a public comment during a specific Agenda Item, please submit a request to the Town Administrator at [gkaasch-buerger@silverton.co.us](mailto:gkaasch-buerger@silverton.co.us)

*MEETING PROTOCOLS: Please turn off cell phones; be respectful and take personal conversations into the lobby. The public is invited to attend all regular meetings and work sessions of the Board of Trustees. Please be advised, public comment will not be taken during the work session meetings. Closing Public Comment must be related to an agenda item.*

**Present:** Trustee Harper, Trustee Edwards, Trustee Kranker, Trustee Bierma, Trustee George, Mayor Pro Tem Barney, Mayor Fuhrman

**Absent:**

**Staff:** Administrator Kaasch-Buerger, Clerk Melina Marks, FPR Director Sarah Friden, PW Director John Sites, Building Inspector Bevan Harris, CDD Lucy Mulvihill

**Regular Meeting @ 7:00pm**

- 1) Staff and/or Board Revisions to Agenda
  - No revisions.
- 2) Public Comment - *Comments must be limited to three (3) minutes in duration.*
  - Jerry Chambers stood and spoke on behalf of the fire department in regard to concerns about road width – item 4a on tonight’s agenda.
  - Jim Weller stood and spoke regarding confusion surrounding the moratorium on building and wetlands, and the need and focus on housing and development over protection of wet areas.
  - David Zanoni stood and spoke reiterated Jim Weller’s sentiments.
  - Logan Austin also spoke against moratorium and the need for development, agreeing with Jim Weller and David Zanoni’s points.
- 3) Presentations/Proclamations
- 4) New Business
  - a) Development Deviation Review—Jeff Diener
    - PW Director John Sites spoke on behalf of Jeff Diener and presented the plans for the road and development that his application proposes.
    - John Sites suggested that a 40-foot-wide street is acceptable from an access and maintenance perspective.



# Town of Silverton

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- John Sites suggested that the town better communicate with the fire department as we begin to develop areas of town that are new/ not perfectly flat.
- Trustee Kranker asked if development standards need to be reworked/ revised moving forward.
- John Sites stated that this is something that should be addressed in the land use code rewrite.
- Mayor Fuhrman worked to provide some clarification regarding why this is coming to the board vs. when applications can be administratively approved, and asked why the road can only be 40 feet wide.
- John Sites provided some technical information and context.
- Mayor Fuhrman asked Jerry Chambers in the audience if we had any suggestions on how to overcome the steepness/ width of the road.
- Jerry Chambers spoke about snow load causing an impossibly narrow road in the future, however stated that John Sites is more of an expert.
- Mayor Fuhrman asked if this could be revisited in the future.
- John Sites said it can be widened later if needed.
- Trustee Kranker asked another technical question.
- John Sites said that while a wider street would be better, the engineers advised against it, in addition to snow removal and getting around during the winter difficult regardless.
- Trustee Harper suggested somewhere between 40 and 70 feet wide.
- John Sites said that the original proposal was 30 feet, that 60 feet seems excessive, and that 40 feet seems reasonable even if it may cause slightly more congestion.
- Mayor Fuhrman stated that if the engineers proposed 40, and John is in support of the proposal, then the board should trust those recommendations.
- John stated that he can inquire how much more it would cost to increase the width to 50 feet.
- Mayor Fuhrman stated that he is comfortable with 40 feet or greater depending on John's determination.
- Trustee Harper suggested meeting in the middle at 50 feet, however supported staff's desired direction.
- Trustee Kranker expressed support for the extension of infrastructure and approving of what has been proposed.

**Trustee Kranker moved, and Trustee Harper seconded to approve the Deviation from the Town Development Standards as presented in Diener's Site Plan, for improvements to Bluff Street, from the intersection of 8th Street to the intersection of 9th Street. Passed unanimously with roll call.**

- b) Trustee Time Limits on Agenda Items
- Mayor Fuhrman opened up the discussion surrounding this proposal.
  - The proposed structure is: 3 minutes of opening comments per trustee, 2 minutes for rebuttal comments, open discussion for 10 minutes, and 1 minute of closing statements per trustee. The 3 options that can occur following discussion can be either a motion, moving the topic to a work session, or requesting that staff gather more information.
  - Trustee Edwards expressed support.
  - Trustee Bierma expressed support.
  - Trustee Kranker expressed support.
  - Mayor Fuhrman stated that this would cap any discussion to a maximum of 52 minutes per agenda item.
  - Mayor Pro Tem Barney expressed support.
  - Trustee George suggested making closing statements 2 minutes rather than 1.
  - Mayor Fuhrman stated that this would still keep an agenda item under an hour and accepted this as a reasonable suggestion.
  - Trustee Harper expressed opposition to this proposal and the stifling of free speech and trustee discussion.





# Town of Silverton

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- Trustee Kranker suggested touching on this during the trustee retreat.
- Trustee Edwards stated that discussion would not end indefinitely, just moved to a work session.
- Mayor Fuhrman stated that he didn't feel this would stifle freedom of speech.
- Trustee Harper stated that he is not against the proposal, however if it doesn't work, it should be revised/ or removed later on.
- Mayor Fuhrman stated that if an agenda topic is taking longer than an hour to resolve, perhaps it wasn't ready to be a regular meeting topic and should have been workshopped first.
- Trustee Kranker again suggested having a "check-in-point" on this topic.
- Trustee Edwards again expressed support.
- Mayor Pro Tem Barney spoke to the importance of committee discussions before coming to a regular meeting discussion.

**The board directed the staff to draft a Resolution putting time limits for trustee discussion into place.**

5) Approval of Consent Agenda Items

- a) Payroll
- b) Meeting Minutes 2.26.24
- c) Accounts Payable
- d) Silverton Creative District MOU
  - Administrator Kaasch-Buerger highlighted this item.
- e) Silverton Creative District LOS

**Trustee Bierma moved, and Trustee Edwards seconded to approve the Consent Agenda Items. Passed unanimously with roll call.**

6) Staff Reports

- FPR Director Sarah Friden provided an update on Kendall Mountain; the electrical problems with the lift and that despite this issue, sales are up 15% from last year.
- Mayor Pro Tem Barney asked what the plan is for season pass holders who are losing days.
- FPR Director Sarah Friden stated that a pro-rated system could be put in place or some form of partial discount moving forward.

a) Election Update

- Clerk Melina Marks provided an update regarding the election process, timeline, and the annexation of anvil voter ability.

7) Committee/Board Reports

- a) Community Builders Workshop in Glenwood 3.6-3.8
  - Trustee Kranker provided an overview of the Community Builders Workshop.
  - Trustee Harper praised staff for their work and knowledge both in and outside of the office.
- b) Library Passport Announcement
  - Administrator Kaasch-Buerger provided information on this update.
- c) Region 9 San Juan County Performance Report
- d) Region 9 San Juan County Economic Snapshot
  - Administrator Kaasch-Buerger provided an overview of items c) and d).

8) Trustee Reports

9) Continued Business

- a) Kendall Deck Proposal



# Town of Silverton

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- FPR Director Sarah Friden opened up the discussion regarding the structural damage that has occurred at Kendall that must be addressed/ repaired before the deck can even begin being built and presented the plans in 3 phrases.
- Mayor Pro Tem Barney expresses support and the desire to keep this a priority rather than letting these funds slip away towards something else.
- Trustee Kranker spoke about functionality and accessibility, and the need for this project to be completed.
- Mayor Fuhrman expressed excitement and support.

**Mayor Pro Tem Barney moved, and Trustee Harper seconded approve the phased approach with 9318 Contracting with the current budgeted amount of \$175,000. Passed unanimously with roll call.**

b) Moratorium Ordinance Update

- Mayor Fuhrman recused himself from this agenda item.
- Trustee Edwards recused herself from this agenda item.
- Administrator Kaasch-Buerger provided background information regarding this agenda topic and laid out the timeline of the moratorium ordinance.
- Trustee George thanked Administrator Kaasch-Buerger for figuring out a way to use the existing map for this issue.
- Trustee Kranker thanked Administrator Kaasch-Buerger for allowing the map to be published.
- Mayor Pro Tem Barney asked if both ordinances will be passed.
- Administrator Kaasch-Buerger stated that either 1 or the other can be accepted or both.

c) Alternative Liquor License Authority Hearing Officer RFQ

- Administrator Kaasch-Buerger provided background information, stating that no applications have been received and has requested that it stay open until an application comes in.

10) Public Comment

- Evin Harris thanked the board for their discussion and encouraged the public to read all of the material surrounding the wetlands and the moratorium.
- Melody Skinner spoke about people's rights to their own opinions and the wetlands being a sensitive topic.

**Adjourn @ 8:19pm**

**Up-coming Meeting Dates:**

3.12 @5pm Historic Review Committee  
3.18 @ 9am Finance Committee  
3.19 @ 7pm Planning Commission  
3.21 @ 6pm Special Meeting for Moratorium  
3.25 @ 7pm Regular Meeting  
3.27 @ 7pm Special Meeting for Annexation

**End of Agenda**

## Report Criteria:

Report printed and checks created

Due Date	Vendor Number	Name	Invoice Number	Net Due Amount	Pay	Payment Amount	Discount Amount	Remittance
10/09/2023	1403	Prinoth	23050068	1,225.56-	N	.00	.00	Vendor Address
10/23/2023	1062	LAWSON PRODUCTS INC	93109653	278.33-	N	.00	.00	Vendor Address
10/23/2023	1080	Lincoln National Life Insurance	46098521	556.27-	N	.00	.00	Vendor Address
03/25/2024	2145	Ballantine Communications	19560	193.96	Y	193.96	.00	Vendor Address
03/25/2024	301	Childs, Melissa	03.2024	450.00	Y	450.00	.00	Vendor Address
03/25/2024	313	CIRSA	240880	15,978.06	Y	15,978.06	.00	2
03/25/2024	313	CIRSA	W24324	4,373.80	Y	4,373.80	.00	2
03/25/2024	335	CNA SURETY	5.18.24	100.00	Y	100.00	.00	Vendor Address
03/25/2024	2160	Dayna Kranker	03.2024	450.00	Y	450.00	.00	Vendor Address
03/25/2024	2128	DeAnne Gallegos	03.2024	450.00	Y	450.00	.00	Vendor Address
03/25/2024	2161	Emily Thorn	03.2024	450.00	Y	450.00	.00	Vendor Address
03/25/2024	786	GREEN ANALYTICAL LABORA	2403036	225.00	Y	225.00	.00	Vendor Address
03/25/2024	2159	Jim Harper	03.2024	450.00	Y	450.00	.00	Vendor Address
03/25/2024	2156	La Plata County Public Health	2075	254.10	Y	254.10	.00	Vendor Address
03/25/2024	1062	LAWSON PRODUCTS INC	93113480	44.81	Y	44.81	.00	Vendor Address
03/25/2024	1080	Lincoln National Life Insurance	46787503	350.80	Y	350.80	.00	Vendor Address
03/25/2024	1259	NALCO COMPANY LLC	66025452	1,332.03	Y	1,332.03	.00	Vendor Address
03/25/2024	2163	Over The Top Services, LLC	0024	700.00	Y	700.00	.00	Vendor Address
03/25/2024	2121	Peak Companies	1377802	45.00	Y	45.00	.00	Vendor Address
03/25/2024	1601	SARA MORDECAI	03.2024	450.00	Y	450.00	.00	Vendor Address
03/25/2024	1626	Securo	24539	1,252.84	Y	1,252.84	.00	Vendor Address
03/25/2024	2142	Silverton Creative District	03.11.202	30,000.00	Y	30,000.00	.00	Vendor Address MBU
03/25/2024	1686	SILVERTON STANDARD & TH	202416	1,323.00	Y	1,323.00	.00	Vendor Address
03/25/2024	2150	Spindrift Haus, LLC	73385784	270.45	Y	270.45	.00	Vendor Address
03/25/2024	2162	Swank Movie Licensing USA	3569077	475.00	Y	475.00	.00	Vendor Address
03/25/2024	1852	The WhistleStop	1556	8,444.34	Y	8,444.34	.00	Vendor Address
03/25/2024	1912	TROUT LAW	1242905	260.50	Y	260.50	.00	Vendor Address
Totals:				66,263.53		68,323.69	.00	

Number of invoices to be fully paid:	24
Number of invoices to be partially paid:	0
Number of invoices with no payment:	3
Total number of invoices listed:	27
Total checks from invoices selected:	23
Total adjustment checks:	0
Total adjusted invoices:	0
Total negative checks not created:	0

## Cash Requirements Summary

Date	Net Due Amount	Payment Amount	Discount Taken
10/09/2023	1,225.56-	.00	.00
10/23/2023	834.60-	.00	.00
03/25/2024	68,323.69	68,323.69	.00
	66,263.53	68,323.69	.00

Complete

Yes

Town of Silverton 5% Total Sales Tax Collection  
2 months in the rear

	Column Labels																				
	Combined sales tax receipts							Change from year prior							Change from year prior (%)						
Row Labels	2018	2019	2020	2021	2022	2023	2024	2018	2019	2020	2021	2022	2023	2024	2018	2019	2020	2021	2022	2023	2024
Complete months (YTD)	\$78,372	\$95,405	\$124,611	\$162,469	\$229,169	\$179,003	\$187,979	\$17,034	\$29,205	\$37,858	\$66,700	-\$50,167	\$8,976		22%	31%	30%	41%	-22%	5%	
1	\$21,571	\$22,639	\$34,825	\$51,466	\$59,049	\$52,640	\$57,203	\$1,068	\$12,186	\$16,641	\$7,583	-\$6,410	\$4,564		5%	54%	48%	15%	-11%	9%	
2	\$29,552	\$31,685	\$47,673	\$54,916	\$69,617	\$60,289	\$62,813	\$2,133	\$15,988	\$7,243	\$14,701	-\$9,328	\$2,524		7%	50%	15%	27%	-13%	4%	
3	\$27,249	\$41,082	\$42,112	\$56,087	\$100,503	\$66,074	\$67,962	\$13,833	\$1,031	\$13,974	\$44,416	-\$34,429	\$1,889		51%	3%	33%	79%	-34%	3%	
Incomplete months	\$807,840	\$1,027,769	\$947,702	\$1,441,108	\$1,367,838	\$1,617,750		\$219,929	-\$80,067	\$493,406	-\$73,270	\$249,913	-\$1,617,750		27%	-8%	52%	-5%	18%	#NULL!	
4	\$30,782	\$95,301	\$45,547	\$56,689	\$73,587	\$70,373		\$64,519	-\$49,754	\$11,142	\$16,898	-\$3,214	-\$70,373		210%	-52%	24%	30%	-4%	#NULL!	
5	\$26,325	\$39,113	\$30,192	\$74,733	\$72,096	\$79,287		\$12,788	-\$8,921	\$44,541	-\$2,637	\$7,191	-\$79,287		49%	-23%	148%	-4%	10%	#NULL!	
6	\$20,876	\$26,150	\$26,612	\$53,071	\$50,652	\$118,620		\$5,274	\$463	\$26,459	-\$2,418	\$67,968	-\$118,620		25%	2%	99%	-5%	134%	#NULL!	
7	\$65,849	\$62,039	\$35,471	\$91,726	\$88,207	\$53,803		-\$3,810	-\$26,568	\$56,255	-\$3,519	-\$34,404	-\$53,803		-6%	-43%	159%	-4%	-39%	#NULL!	
8	\$99,552	\$131,639	\$111,567	\$238,529	\$202,941	\$230,955		\$32,087	-\$20,072	\$126,962	-\$35,588	\$28,014	-\$230,955		32%	-15%	114%	-15%	14%	#NULL!	
9	\$188,368	\$222,786	\$212,227	\$290,429	\$269,781	\$318,372		\$34,418	-\$10,559	\$78,202	-\$20,648	\$48,591	-\$318,372		18%	-5%	37%	-7%	18%	#NULL!	
10	\$151,055	\$188,565	\$192,949	\$240,614	\$239,549	\$297,609		\$37,510	\$4,384	\$47,665	-\$1,065	\$58,060	-\$297,609		25%	2%	25%	0%	24%	#NULL!	
11	\$163,255	\$182,168	\$190,968	\$234,204	\$226,111	\$293,745		\$18,913	\$8,800	\$43,236	-\$8,093	\$67,634	-\$293,745		12%	5%	23%	-3%	30%	#NULL!	
12	\$61,779	\$80,009	\$102,170	\$161,114	\$144,914	\$154,987		\$18,230	\$22,161	\$58,944	-\$16,200	\$10,073	-\$154,987		30%	28%	58%	-10%	7%	#NULL!	
Grand Total	\$886,211	\$1,123,174	\$1,072,313	\$1,603,577	\$1,597,007	\$1,796,753	\$187,979	\$236,963	-\$50,861	\$531,264	-\$6,570	\$199,746	-\$1,608,774		27%	-5%	50%	0%	13%	-90%	

TOWN OF SILVERTON  
COMBINED CASH INVESTMENT  
JANUARY 31, 2024

COMBINED CASH ACCOUNTS

01-10000000	CASH - (CSB) COMBINED CHECKING	3,681.78
01-10000001	XPRESS DEPOSIT ACCOUNT	6,341.68
01-10000020	CASH - (BSJ) COMBINED CHECKING	894,132.16
01-10200000	CASH CLEARING - UTILITY	( 450.17)
01-10240000	CASH CLEARING - RET CHECKS	300.00
01-10390000	INVESTMENTS - CD'S	508,014.30
		<hr/>
	TOTAL COMBINED CASH	1,412,019.75
01-10100000	TOTAL ALLOCATION TO FUNDS	( 1,412,019.75)
		<hr/>
	TOTAL UNALLOCATED CASH	.00
		<hr/>

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	1,043,026.29
11	ALLOCATION TO LIBRARY FUND	8,887.33
21	ALLOCATION TO MOLAS LAKE PARK FUND	367,625.79
22	ALLOCATION TO CEMETERY FUND	54,609.44
51	ALLOCATION TO WATER FUND	94,813.61
52	ALLOCATION TO SEWER FUND	( 64,446.47)
53	ALLOCATION TO REFUSE FUND	( 92,496.24)
		<hr/>
	TOTAL ALLOCATIONS TO OTHER FUNDS	1,412,019.75
	ALLOCATION FROM COMBINED CASH FUND - 01-10100000	( 1,412,019.75)
		<hr/>
	ZERO PROOF IF ALLOCATIONS BALANCE	.00
		<hr/>



TOWN OF SILVERTON  
BALANCE SHEET  
JANUARY 31, 2024

GENERAL FUND

ASSETS

10-10100000	CASH - POOLED	1,043,026.29	
10-10110000	PETTY CASH	500.00	
10-10500000	TAXES RECEIVABLE	422,686.00	
10-11500000	ACCOUNTS RECEIVABLE	127,088.98	
10-12600000	INTER-GOVERNMENTAL RECEIVABLE	7,806.64	
	TOTAL ASSETS		1,601,107.91

LIABILITIES AND EQUITY

LIABILITIES

10-20100000	WAGES PAYABLE	1,209.32	
10-20130000	FICA PAYABLE	.03	
10-20141000	HEALTH INSURANCE PAYABLE	( 18,595.20)	
10-20142000	VISION PAYABLE	19.44	
10-20144000	LIFE INSURANCE PAYABLE	406.18	
10-20180000	RETIREMENT PAYABLE	2,108.04	
10-20190000	GARNISHMENTS PAYABLE	149.69	
10-20192000	AFLAC PAYABLE	( 72.96)	
10-20200000	ACCOUNTS PAYABLE	6,932.65	
10-22210000	DEFERRED REV-PROPERTY TAXES	422,686.00	
	TOTAL LIABILITIES		414,843.19

FUND EQUITY

10-27500000	COMMITTED TO FUTURE CAP OUTLAY	50,000.00	
	UNAPPROPRIATED FUND BALANCE:		
10-27900000	FUND BALANCE UNRESERVED	1,256,939.19	
	REVENUE OVER EXPENDITURES - YTD	( 120,674.47)	
	BALANCE - CURRENT DATE	1,136,264.72	
	TOTAL FUND EQUITY		1,186,264.72
	TOTAL LIABILITIES AND EQUITY		1,601,107.91

TOWN OF SILVERTON  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>TAXES</u>					
10-31-110000	PROPERTY TAXES	.00	.00	422,686.00	422,686.00	.0
10-31-120000	SPECIFIC OWNERSHIP TAXES	1,946.78	1,946.78	23,041.00	21,094.22	8.5
10-31-300000	GENERAL SALES TAXES	57,203.37	57,203.37	1,600,000.00	1,542,796.63	3.6
10-31-320000	MARIJUANA SALES TAX	219.49	219.49	15,406.00	15,186.51	1.4
10-31-420000	CIGARETTE TAXES	468.37	468.37	2,056.00	1,587.63	22.8
10-31-460000	FUEL TAXES	.00	.00	3,000.00	3,000.00	.0
10-31-810000	SEVERANCE TAX PAYMENT	.00	.00	2,250.00	2,250.00	.0
10-31-820000	FRANCHISE TAX	9,148.09	9,148.09	29,353.00	20,204.91	31.2
10-31-900000	PENALTIES AND INTEREST	.00	.00	1,899.00	1,899.00	.0
	TOTAL TAXES	68,986.10	68,986.10	2,099,691.00	2,030,704.90	3.3
	<u>LICENSES AND PERMITS</u>					
10-32-110000	LIQUOR LICENSES	325.00	325.00	4,750.00	4,425.00	6.8
10-32-160000	PROFESSIONAL & OCCUP LICENSES	6,450.00	6,450.00	23,000.00	16,550.00	28.0
10-32-170000	LODGING FEE	2,712.00	2,712.00	67,845.00	65,133.00	4.0
10-32-210000	BUILDING PERMITS - TOWN	.00	.00	50,000.00	50,000.00	.0
10-32-260000	ANIMAL PERMITS	.00	.00	50.00	50.00	.0
10-32-270000	MISCELLANEOUS PERMITS	.00	.00	375.00	375.00	.0
10-32-310000	MARIJUANA LICENSE	.00	.00	3,000.00	3,000.00	.0
10-32-320000	VACATION RENTAL FEES	19,800.00	19,800.00	17,725.00	( 2,075.00)	111.7
	TOTAL LICENSES AND PERMITS	29,287.00	29,287.00	166,745.00	137,458.00	17.6
	<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-410000	GRANT REVENUE	.00	.00	446,000.00	446,000.00	.0
10-33-410001	2023 SJDA DOLA REDI GRANT	12,753.25	12,753.25	.00	( 12,753.25)	.0
10-33-410004	DOLA HB21-1271 PROP ACQ/ANNXTN	.00	.00	22,800.00	22,800.00	.0
10-33-420000	DOLA EIAF CODE REWRITE GRNT	10,003.20	10,003.20	.00	( 10,003.20)	.0
10-33-540000	HIGHWAY USERS TAX	3,210.07	3,210.07	38,583.00	35,372.93	8.3
10-33-550000	MOTOR VEHICLE REGISTRATION	2,309.46	2,309.46	4,923.00	2,613.54	46.9
10-33-730000	SAN JUAN COUNTY ROAD & BRIDGE	.00	.00	5,430.00	5,430.00	.0
10-33-740000	TOWN/COUNTY SHARED EXPENSES	.00	.00	( 12,872.00)	( 12,872.00)	.0
10-33-741000	SJC SHARED LAW ENFORCEMENT	.00	.00	31,886.00	31,886.00	.0
10-33-750000	SNOWMOBILE CLUB REIMBURSEMENT	.00	.00	8,740.00	8,740.00	.0
	TOTAL INTERGOVERNMENTAL REVENUE	28,275.98	28,275.98	545,490.00	517,214.02	5.2

TOWN OF SILVERTON  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>					
10-34-130000 PLANNING REVIEW FEES - TOWN	1,500.00	1,500.00	3,000.00	1,500.00	50.0
10-34-140000 COPIES & FAXES	.00	.00	20.00	20.00	.0
10-34-741000 KMRA MERCHANDISE	( 1,165.27)	( 1,165.27)	300.00	1,465.27	(388.4)
10-34-741100 KENDALL MTN SKI AREA CONCESS	.00	.00	100.00	100.00	.0
10-34-800000 EXPENSE REIMBURSEMENT	.00	.00	3,000.00	3,000.00	.0
10-34-810000 WORK/SERVICES PROVIDED	5,826.00	5,826.00	.00	( 5,826.00)	.0
10-34-820000 ADMINISTRATIVE FEE	.00	.00	670,010.00	670,010.00	.0
TOTAL CHARGES FOR SERVICES	6,160.73	6,160.73	676,430.00	670,269.27	.9
<u>FINES AND FORFEITURES</u>					
10-35-110000 COURT FINES	25.00	25.00	2,000.00	1,975.00	1.3
10-35-140000 PENALTY ASSESSMENT FEES	1,295.00	1,295.00	7,000.00	5,705.00	18.5
TOTAL FINES AND FORFEITURES	1,320.00	1,320.00	9,000.00	7,680.00	14.7
<u>MISCELLANEOUS REVENUE</u>					
10-36-100000 INTEREST REVENUE	.00	.00	3,000.00	3,000.00	.0
10-36-301000 MEMORIAL PARK RENTAL FEE	.00	.00	1,300.00	1,300.00	.0
10-36-304000 KM COMMUNITY CENTER RENT	1,437.50	1,437.50	20,000.00	18,562.50	7.2
10-36-305000 SKI LIFT TICKETS	21,163.57	21,163.57	40,000.00	18,836.43	52.9
10-36-320000 CELL TOWER LEASE	.00	.00	11,169.00	11,169.00	.0
10-36-370000 EQUIPMENT RENTAL	520.00	520.00	5,000.00	4,480.00	10.4
10-36-500000 KMRA DONATIONS	250.00	250.00	.00	( 250.00)	.0
10-36-720000 SPECIAL EVENT REVENUE	300.00	300.00	12,000.00	11,700.00	2.5
TOTAL MISCELLANEOUS REVENUE	23,671.07	23,671.07	92,469.00	68,797.93	25.6
<u>OTHER REVENUES</u>					
10-38-000000 OTHER REVENUES	4,016.15	4,016.15	35,000.00	30,983.85	11.5
TOTAL OTHER REVENUES	4,016.15	4,016.15	35,000.00	30,983.85	11.5
TOTAL FUND REVENUE	161,717.03	161,717.03	3,624,825.00	3,463,107.97	4.5

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TOWN BOARD</u>					
10-41110-110	REGULAR EMPLOYEES	2,111.32	2,111.32	27,447.00	25,335.68	7.7
10-41110-220	SOCIAL SECURITY CONTRIBUTIONS	161.52	161.52	2,607.00	2,445.48	6.2
10-41110-250	UNEMPLOYMENT INSURANCE	4.22	4.22	82.00	77.78	5.2
10-41110-341	TRAINING	.00	.00	3,000.00	3,000.00	.0
10-41110-580	TRAVEL	.00	.00	500.00	500.00	.0
10-41110-590	ORGANIZATIONAL DUES	.00	.00	1,058.00	1,058.00	.0
10-41110-802	COMMUNITY CONTRIBUTIONS	.00	.00	58,000.00	58,000.00	.0
	<b>TOTAL TOWN BOARD</b>	<b>2,277.06</b>	<b>2,277.06</b>	<b>92,694.00</b>	<b>90,416.94</b>	<b>2.5</b>
	<u>MUNICIPAL JUDGE</u>					
10-41210-110	REGULAR EMPLOYEES	690.56	690.56	8,977.00	8,286.44	7.7
10-41210-220	SOCIAL SECURITY CONTRIBUTIONS	52.84	52.84	615.00	562.16	8.6
10-41210-250	UNEMPLOYMENT INSURANCE	1.38	1.38	23.00	21.62	6.0
10-41210-590	ORGANIZATIONAL DUES	.00	.00	2,500.00	2,500.00	.0
10-41210-640	BOOKS & PERIODICALS	.00	.00	500.00	500.00	.0
	<b>TOTAL MUNICIPAL JUDGE</b>	<b>744.78</b>	<b>744.78</b>	<b>12,615.00</b>	<b>11,870.22</b>	<b>5.9</b>
	<u>TOWN ADMINISTRATOR</u>					
10-41310-110	REGULAR EMPLOYEES	10,000.80	10,000.80	105,930.00	95,929.20	9.4
10-41310-211	HEALTH AND LIFE INSURANCE	928.12	928.12	10,662.00	9,733.88	8.7
10-41310-220	SOCIAL SECURITY CONTRIBUTIONS	695.73	695.73	10,033.00	9,337.27	6.9
10-41310-230	RETIREMENT CONTRIBUTIONS	360.02	360.02	3,169.00	2,808.98	11.4
10-41310-250	UNEMPLOYMENT INSURANCE	18.18	18.18	305.00	286.82	6.0
10-41310-260	WORKERS COMPENSATION	.00	.00	833.00	833.00	.0
10-41310-340	PROFESSIONAL SERVICES	13,000.00	13,000.00	13,000.00	.00	100.0
10-41310-341	TRAINING	340.00	340.00	2,500.00	2,160.00	13.6
10-41310-580	TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-41310-590	ORGANIZATIONAL DUES	.00	.00	1,000.00	1,000.00	.0
	<b>TOTAL TOWN ADMINISTRATOR</b>	<b>25,342.85</b>	<b>25,342.85</b>	<b>148,432.00</b>	<b>123,089.15</b>	<b>17.1</b>
	<u>PARTNER ORGANIZATIONS</u>					
10-41330-800	PARTNERING	13,164.00	13,164.00	35,000.00	21,836.00	37.6
10-41330-803	SAN JUAN REGIONAL PLAN COMM	.00	.00	500.00	500.00	.0
10-41330-807	SAN JUAN COUNTY 2000	.00	.00	10,000.00	10,000.00	.0
10-41330-809	REGION 9 EDD	.00	.00	1,664.00	1,664.00	.0
	<b>TOTAL PARTNER ORGANIZATIONS</b>	<b>13,164.00</b>	<b>13,164.00</b>	<b>47,164.00</b>	<b>34,000.00</b>	<b>27.9</b>

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TOWN CLERK-TREASURER</u>					
10-41350-110 REGULAR EMPLOYEES	8,087.22	8,087.22	62,000.00	53,912.78	13.0
10-41350-112 DEPUTY CLERK SALARY	.00	.00	44,720.00	44,720.00	.0
10-41350-130 OVERTIME/PAID COMP TIME	63.00	63.00	3,000.00	2,937.00	2.1
10-41350-211 HEALTH AND LIFE INSURANCE	2,031.46	2,031.46	23,544.00	21,512.54	8.6
10-41350-220 SOCIAL SECURITY CONTRIBUTIONS	623.50	623.50	9,938.00	9,314.50	6.3
10-41350-230 RETIREMENT CONTRIBUTIONS	214.62	214.62	3,138.00	2,923.38	6.8
10-41350-250 UNEMPLOYMENT INSURANCE	16.30	16.30	313.00	296.70	5.2
10-41350-260 WORKERS COMPENSATION	.00	.00	1,666.00	1,666.00	.0
10-41350-340 PROFESSIONAL SERVICES- CPA	10,070.00	10,070.00	40,000.00	29,930.00	25.2
10-41350-341 TRAINING	.00	.00	2,000.00	2,000.00	.0
10-41350-580 TRAVEL	.00	.00	500.00	500.00	.0
10-41350-590 ORGANIZATIONAL DUES	.00	.00	200.00	200.00	.0
TOTAL TOWN CLERK-TREASURER	21,106.10	21,106.10	191,019.00	169,912.90	11.1
<u>ELECTIONS</u>					
10-41400-340 TECH - ELECT JUDGES, ETC	.00	.00	3,000.00	3,000.00	.0
10-41400-531 POSTAGE	.00	.00	500.00	500.00	.0
10-41400-550 PRINTING & BINDING	.00	.00	1,751.00	1,751.00	.0
10-41400-580 TRAVEL & MEALS	.00	.00	200.00	200.00	.0
TOTAL ELECTIONS	.00	.00	5,451.00	5,451.00	.0
<u>FINANCIAL ADMINISTRATION</u>					
10-41500-332 SUPPORT AGREEMENT	530.00	530.00	7,000.00	6,470.00	7.6
10-41500-340 BANK CHARGES	61.15	61.15	11,000.00	10,938.85	.6
10-41500-800 CASH OVER/SHORT	(.98)	(.98)	.00	.98	.0
TOTAL FINANCIAL ADMINISTRATION	590.17	590.17	18,000.00	17,409.83	3.3
<u>LEGAL SERVICES</u>					
10-41530-340 CONTRACT SERVICES-LEGAL	.00	.00	40,000.00	40,000.00	.0
TOTAL LEGAL SERVICES	.00	.00	40,000.00	40,000.00	.0

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
10-41915-110 REGULAR EMPLOYEES	4,800.00	4,800.00	64,240.00	59,440.00	7.5
10-41915-115 PART TIME EMPLOYEES	4,342.50	4,342.50	62,400.00	58,057.50	7.0
10-41915-130 OVERTIME	772.65	772.65	.00	( 772.65)	.0
10-41915-211 HEALTH AND LIFE INSURANCE	1,541.12	1,541.12	23,544.00	22,002.88	6.6
10-41915-220 SOCIAL SECURITY CONTRIBUTIONS	758.51	758.51	11,894.00	11,135.49	6.4
10-41915-230 RETIREMENT CONTRIBUTIONS	216.00	216.00	3,739.00	3,523.00	5.8
10-41915-250 UNEMPLOYMENT INSURANCE	19.83	19.83	374.00	354.17	5.3
10-41915-260 WORKERS COMPENSATION - GEN GOV	.00	.00	1,666.00	1,666.00	.0
10-41915-330 PROFESSIONAL SERVICES	13,117.75	13,117.75	83,723.00	70,605.25	15.7
10-41915-341 TRAINING	.00	.00	1,500.00	1,500.00	.0
10-41915-540 ADVERTISING	.00	.00	3,000.00	3,000.00	.0
10-41915-550 PRINTING & BINDING	.00	.00	600.00	600.00	.0
10-41915-580 TRAVEL	.00	.00	300.00	300.00	.0
10-41915-640 BOOKS & PERIODICALS	440.00	440.00	500.00	60.00	88.0
TOTAL COMMUNITY DEVELOPMENT	26,008.36	26,008.36	257,480.00	231,471.64	10.1
<u>GENERAL GOVT OPERATIONS</u>					
10-41940-310 TREASURERS FEES	.00	.00	6,236.00	6,236.00	.0
10-41940-321 AUDIT SERVICES	.00	.00	9,800.00	9,800.00	.0
10-41940-330 ENGINEER SERVICES	4,392.90	4,392.90	15,000.00	10,607.10	29.3
10-41940-331 SOFTWARE	148.99	148.99	.00	( 148.99)	.0
10-41940-340 PROFESSIONAL SERVICES - IT & M	1,566.81	1,566.81	20,000.00	18,433.19	7.8
10-41940-442 COPIER LEASE	.00	.00	7,000.00	7,000.00	.0
10-41940-443 INTERNET - TOWN HALL	.00	.00	11,553.00	11,553.00	.0
10-41940-520 INSURANCE - WC, PROP & LIA	21,150.44	21,150.44	62,587.00	41,436.56	33.8
10-41940-521 INSURANCE-DEDUCTIBLE	.00	.00	1,000.00	1,000.00	.0
10-41940-531 POSTAGE	1,263.46	1,263.46	4,000.00	2,736.54	31.6
10-41940-532 TELEPHONE	2,395.52	2,395.52	7,359.00	4,963.48	32.6
10-41940-540 ADVERTISING	636.19	636.19	11,000.00	10,363.81	5.8
10-41940-610 OFFICE SUPPLIES	1,507.56	1,507.56	10,000.00	8,492.44	15.1
10-41940-741 MACHINERY	.00	.00	2,000.00	2,000.00	.0
10-41940-743 FURNITURE & FIXTURES	.00	.00	2,000.00	2,000.00	.0
10-41940-800 CITIZEN ENGAGEMENT	.00	.00	2,000.00	2,000.00	.0
TOTAL GENERAL GOVT OPERATIONS	33,061.87	33,061.87	171,535.00	138,473.13	19.3



TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>VISTOR'S CENTER OPERATIONS</u>					
10-41942-420	CLEANING SERVICES	.00	.00	3,590.00	3,590.00	.0
10-41942-423	CUSTODIAL	.00	.00	9,000.00	9,000.00	.0
10-41942-430	REPAIRS & MAINTENANCE	.00	.00	4,500.00	4,500.00	.0
10-41942-620	ELECTRICITY	259.00	259.00	3,000.00	2,741.00	8.6
10-41942-622	PROPANE	1,826.40	1,826.40	12,200.00	10,373.60	15.0
10-41942-801	CHAMBER CONTRACT	.00	.00	45,000.00	45,000.00	.0
	TOTAL VISTOR'S CENTER OPERATIONS	2,085.40	2,085.40	77,290.00	75,204.60	2.7
	<u>SENIOR CENTER</u>					
10-41943-614	MODULAR OPERATING SUPPLIES	1,498.97	1,498.97	8,600.00	7,101.03	17.4
10-41943-620	MODULAR ELECTRICITY	88.74	88.74	1,500.00	1,411.26	5.9
10-41943-622	MODULAR PROPANE	357.39	357.39	2,800.00	2,442.61	12.8
	TOTAL SENIOR CENTER	1,945.10	1,945.10	12,900.00	10,954.90	15.1
	<u>TOWN HALL OPERATIONS</u>					
10-41944-345	TESTING & INSPECTIONS	1,162.75	1,162.75	4,000.00	2,837.25	29.1
10-41944-420	CLEANING SERVICES	.00	.00	3,000.00	3,000.00	.0
10-41944-423	CUSTODIAL	1,485.00	1,485.00	6,500.00	5,015.00	22.9
10-41944-430	REPAIRS & MAINTENANCE	665.28	665.28	29,000.00	28,334.72	2.3
10-41944-614	OPERATING SUPPLIES	.00	.00	500.00	500.00	.0
10-41944-620	ELECTRICITY	171.00	171.00	2,244.00	2,073.00	7.6
10-41944-622	PROPANE	2,510.13	2,510.13	14,800.00	12,289.87	17.0
10-41944-741	MACHINERY & EQUIPMENT	702.19	702.19	1,000.00	297.81	70.2
10-41944-743	FURNITURE & FIXTURES	.00	.00	2,000.00	2,000.00	.0
	TOTAL TOWN HALL OPERATIONS	6,696.35	6,696.35	63,044.00	56,347.65	10.6
	<u>FEDERAL GRANT EXPENDITURES</u>					
10-41945-100	GRANTS	8,111.14	8,111.14	544,800.00	536,688.86	1.5
	TOTAL FEDERAL GRANT EXPENDITURES	8,111.14	8,111.14	544,800.00	536,688.86	1.5
	<u>LAW ENFORCEMENT</u>					
10-42100-340	CONTRACT SERVICES	.00	.00	309,271.00	309,271.00	.0
	TOTAL LAW ENFORCEMENT	.00	.00	309,271.00	309,271.00	.0

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>FIRE DEPARTMENT</u>					
10-42200-340	CONTRACT SERVICES	13,687.50	13,687.50	54,750.00	41,062.50	25.0
	TOTAL FIRE DEPARTMENT	13,687.50	13,687.50	54,750.00	41,062.50	25.0
	<u>CARRIAGE HOUSE</u>					
10-42300-330	OTHER PROFESSIONAL-PHYSICIAN	.00	.00	400.00	400.00	.0
10-42300-345	TESTING & INSPECTIONS	.00	.00	350.00	350.00	.0
10-42300-430	REPAIRS & MAINTENANCE	1,360.10	1,360.10	3,000.00	1,639.90	45.3
10-42300-615	MAINTENANCE SUPPLIES	.00	.00	1,000.00	1,000.00	.0
10-42300-620	ELECTRICITY	838.00	838.00	3,300.00	2,462.00	25.4
10-42300-622	PROPANE	1,072.05	1,072.05	8,200.00	7,127.95	13.1
	TOTAL CARRIAGE HOUSE	3,270.15	3,270.15	16,250.00	12,979.85	20.1
	<u>BUILDING AND CODE OFFICER</u>					
10-42400-110	REGULAR EMPLOYEES	4,825.60	4,825.60	84,331.00	79,505.40	5.7
10-42400-115	PART-TIME/SEASONAL EMPLOYEES	70.00	70.00	.00	( 70.00)	.0
10-42400-211	HEALTH AND LIFE INSURANCE	1,027.88	1,027.88	11,772.00	10,744.12	8.7
10-42400-220	SOCIAL SECURITY CONTRIBUTIONS	374.51	374.51	7,536.00	7,161.49	5.0
10-42400-230	RETIREMENT CONTRIBUTIONS	217.14	217.14	1,929.00	1,711.86	11.3
10-42400-250	UNEMPLOYMENT INSURANCE	9.80	9.80	238.00	228.20	4.1
10-42400-260	WORKERS COMPENSATION	.00	.00	833.00	833.00	.0
10-42400-341	TRAINING	.00	.00	2,500.00	2,500.00	.0
10-42400-580	TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-42400-590	ORGANIZATIONAL DUES	.00	.00	500.00	500.00	.0
10-42400-640	BOOKS & PERIODICALS	.00	.00	500.00	500.00	.0
	TOTAL BUILDING AND CODE OFFICER	6,524.93	6,524.93	111,139.00	104,614.07	5.9
	<u>PUBLIC WORKS PERSONNEL</u>					
10-43100-110	REGULAR EMPLOYEES	31,134.86	31,134.86	452,456.00	421,321.14	6.9
10-43100-130	OVERTIME	2,288.28	2,288.28	20,000.00	17,711.72	11.4
10-43100-211	HEALTH LIFE & DENTAL INSURANCE	4,605.56	4,605.56	78,456.00	73,850.44	5.9
10-43100-220	SOCIAL SECURITY CONTRIBUTIONS	2,551.29	2,551.29	44,408.00	41,856.71	5.8
10-43100-230	RETIREMENT	1,229.81	1,229.81	13,573.00	12,343.19	9.1
10-43100-250	UNEMPLOYMENT INSURANCE	183.66	183.66	1,357.00	1,173.34	13.5
10-43100-580	TRAVEL	.00	.00	500.00	500.00	.0
	TOTAL PUBLIC WORKS PERSONNEL	41,993.46	41,993.46	610,750.00	568,756.54	6.9

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET MAINTENANCE</u>					
10-43120-320 PROFESSIONAL	.00	.00	2,000.00	2,000.00	.0
10-43120-330 OTHER PROFESSIONAL	.00	.00	20,000.00	20,000.00	.0
10-43120-341 SAFETY & TRAINING	.00	.00	500.00	500.00	.0
10-43120-345 TESTING & INSPECTIONS	.00	.00	1,200.00	1,200.00	.0
10-43120-420 CLEANING SERVICES	.00	.00	3,800.00	3,800.00	.0
10-43120-430 REPAIRS & MAINTENANCE	2,620.98	2,620.98	76,500.00	73,879.02	3.4
10-43120-442 RENTALS - EQUIPMENT & VEHICLES	.00	.00	25,000.00	25,000.00	.0
10-43120-521 INSURANCE-DEDUCTIBLE	.00	.00	1,000.00	1,000.00	.0
10-43120-580 TRAVEL & MEALS	14.58	14.58	200.00	185.42	7.3
10-43120-611 DUST CONTROL	.00	.00	38,000.00	38,000.00	.0
10-43120-612 GRAVEL	.00	.00	40,000.00	40,000.00	.0
10-43120-613 SIGNS	.00	.00	10,000.00	10,000.00	.0
10-43120-614 OPERATING SUPPLIES	6,492.58	6,492.58	26,000.00	19,507.42	25.0
10-43120-618 CLOTHING ALLOWANCE	416.08	416.08	1,250.00	833.92	33.3
10-43120-620 ELECTRICITY	936.00	936.00	13,506.00	12,570.00	6.9
10-43120-626 FUEL	2,063.69	2,063.69	31,000.00	28,936.31	6.7
10-43120-741 MACHINERY & EQUIPMENT	20,000.00	20,000.00	40,000.00	20,000.00	50.0
TOTAL STREET MAINTENANCE	32,543.91	32,543.91	329,956.00	297,412.09	9.9
<u>FACILITIES AND PARK ADMIN</u>					
10-45110-110 REGULAR EMPLOYEES	11,823.35	11,823.35	200,740.00	188,916.65	5.9
10-45110-115 PART-TIME/SEASONAL EMPLOYEES	5,872.51	5,872.51	37,000.00	31,127.49	15.9
10-45110-130 OVERTIME	1,859.51	1,859.51	4,000.00	2,140.49	46.5
10-45110-211 HEALTH AND LIFE INSURANCE	3,852.16	3,852.16	47,088.00	43,235.84	8.2
10-45110-220 SOCIAL SECURITY CONTRIBUTIONS	1,496.00	1,496.00	22,977.00	21,481.00	6.5
10-45110-230 RETIREMENT CONTRIBUTIONS	298.31	298.31	4,966.00	4,667.69	6.0
10-45110-250 UNEMPLOYMENT INSURANCE	39.11	39.11	726.00	686.89	5.4
10-45110-341 TRAINING	.00	.00	3,200.00	3,200.00	.0
10-45110-801 RECREATION PROGRAMS	35.47	35.47	.00	( 35.47)	.0
TOTAL FACILITIES AND PARK ADMIN	25,276.42	25,276.42	320,697.00	295,420.58	7.9
<u>PARK MAINTENANCE</u>					
10-45120-430 REPAIRS & MAINTENANCE	.00	.00	11,000.00	11,000.00	.0
10-45120-614 OPERATING SUPPLIES	551.62	551.62	15,000.00	14,448.38	3.7
10-45120-616 SUPPLIES JULY 4TH CAMPGROUND	.00	.00	16,700.00	16,700.00	.0
10-45120-620 ELECTRICITY	24.00	24.00	10,000.00	9,976.00	.2
10-45120-626 FUEL	.00	.00	14,000.00	14,000.00	.0
10-45120-701 COLUMBINE PARK	1,370.88	1,370.88	10,000.00	8,629.12	13.7
TOTAL PARK MAINTENANCE	1,946.50	1,946.50	76,700.00	74,753.50	2.5

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>KENDALL MOUNTAIN PARK</u>						
10-45121-330	TECHNICAL SERVICES	1,274.75	1,274.75	6,500.00	5,225.25	19.6
10-45121-340	SNOW GROOMING	.00	.00	9,000.00	9,000.00	.0
10-45121-345	TESTING & INSPECTIONS	.00	.00	5,000.00	5,000.00	.0
10-45121-423	CUSTODIAL	.00	.00	5,780.00	5,780.00	.0
10-45121-430	REPAIRS & MAINTENANCE	1,996.48	1,996.48	12,000.00	10,003.52	16.6
10-45121-442	RENTALS	.00	.00	2,500.00	2,500.00	.0
10-45121-614	OPERATING SUPPLIES	983.42	983.42	18,000.00	17,016.58	5.5
10-45121-620	ELECTRICITY	208.69	208.69	11,600.00	11,391.31	1.8
10-45121-622	PROPANE	902.07	902.07	11,000.00	10,097.93	8.2
10-45121-730	IMPROVEMENTS OTHER THAN BLDGS	670.00	670.00	175,000.00	174,330.00	.4
	TOTAL KENDALL MOUNTAIN PARK	6,035.41	6,035.41	256,380.00	250,344.59	2.4
<u>COMMUNICATIONS &amp; EVENTS</u>						
10-46100-110	REGULAR EMPLOYEES	5,192.30	5,192.30	71,245.00	66,052.70	7.3
10-46100-211	HEALTH & LIFE INSURANCE	1,023.38	1,023.38	11,772.00	10,748.62	8.7
10-46100-220	SOCIAL SECURITY CONTRIBUTIONS	397.21	397.21	6,767.00	6,369.79	5.9
10-46100-230	RETIREMENT	186.93	186.93	1,620.00	1,433.07	11.5
10-46100-250	UNEMPLOYMENT INSURANCE	10.38	10.38	169.00	158.62	6.1
10-46100-340	PROFESSIONAL SERVICES	.00	.00	1,000.00	1,000.00	.0
10-46100-341	TRAINING	.00	.00	2,000.00	2,000.00	.0
10-46100-347	ENTERTAINMENT/PERFORMERS	.00	.00	11,600.00	11,600.00	.0
10-46100-423	CUSTODIAL	.00	.00	7,000.00	7,000.00	.0
10-46100-541	MARKETING	36.43	36.43	12,500.00	12,463.57	.3
10-46100-580	TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-46100-614	OPERATING SUPPLIES	1,097.82	1,097.82	7,000.00	5,902.18	15.7
10-46100-621	REPLACEABLE FURNITURE	.00	.00	1,200.00	1,200.00	.0
10-46100-801	FIREWORKS	.00	.00	9,000.00	9,000.00	.0
	TOTAL COMMUNICATIONS & EVENTS	7,944.45	7,944.45	143,873.00	135,928.55	5.5
<u>CONTRIB TO FUTURE CAP OUTLAY</u>						
10-46500-850	CONTRIB TO FUTURE CAP OUTLAY	.00	.00	25,000.00	25,000.00	.0
	TOTAL CONTRIB TO FUTURE CAP OUTLAY	.00	.00	25,000.00	25,000.00	.0
<u>BOND PRINCIPAL</u>						
10-47110-746	CATERPILLAR LEASES	1,085.59	1,085.59	90,229.00	89,143.41	1.2
10-47110-747	GENIE BOOM LIFT LEASE	.00	.00	13,027.00	13,027.00	.0
10-47110-751	PRINOTH SNOW GROOMER	950.00	950.00	11,400.00	10,450.00	8.3
10-47110-754	COLUMBINE PARK LEASE	.00	.00	95,622.00	95,622.00	.0
	TOTAL BOND PRINCIPAL	2,035.59	2,035.59	210,278.00	208,242.41	1.0

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>OPERATING TRANSFERS OUT</u>					
10-49110-960	TRANSFER TO REFUSE FUND	.00	.00	106,100.00	106,100.00	.0
10-49110-980	TRANSFER TO LIBRARY FUND	.00	.00	130,000.00	130,000.00	.0
	TOTAL OPERATING TRANSFERS OUT	.00	.00	236,100.00	236,100.00	.0
	TOTAL FUND EXPENDITURES	282,391.50	282,391.50	4,383,568.00	4,101,176.50	6.4
	NET REVENUE OVER EXPENDITURES	( 120,674.47)	( 120,674.47)	( 758,743.00)	( 638,068.53)	( 15.9)

TOWN OF SILVERTON  
BALANCE SHEET  
JANUARY 31, 2024

LIBRARY FUND

ASSETS

11-10100000	CASH-POOLED	8,887.33	
	TOTAL ASSETS		8,887.33

LIABILITIES AND EQUITY

FUND EQUITY

11-27300000	FUND BAL RESERVED - LIBRARY	7,753.00	
11-27500000	COMMITTED TO FUTURE CAP OUTLAY	1,500.00	
	UNAPPROPRIATED FUND BALANCE:		
11-27900000	FUND BALANCE UNRESERVED	6,946.13	
	REVENUE OVER EXPENDITURES - YTD	( 7,311.80)	
	BALANCE - CURRENT DATE	( 365.67)	
	TOTAL FUND EQUITY		8,887.33
	TOTAL LIABILITIES AND EQUITY		8,887.33



TOWN OF SILVERTON  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

LIBRARY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUES</u>					
11-33-132100	FEDERAL GRANT - USAC (UNIVRSL	.00	.00	7,018.00	7,018.00	.0
11-33-410010	GRANT REVENUE-2024 SCHOOL GRAN	5,000.00	5,000.00	.00	( 5,000.00)	.0
11-33-493000	STATE GRANTS-LIBRARY	.00	.00	9,000.00	9,000.00	.0
	TOTAL INTERGOVERNMENTAL REVENUES	5,000.00	5,000.00	16,018.00	11,018.00	31.2
	<u>MISCELLANEOUS REVENUE</u>					
11-36-500000	CONTRIBUTIONS	.00	.00	500.00	500.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	500.00	500.00	.0
	<u>TRANSFERS</u>					
11-39-110000	TRANSFERS IN - GENERAL FUND	.00	.00	130,000.00	130,000.00	.0
	TOTAL TRANSFERS	.00	.00	130,000.00	130,000.00	.0
	TOTAL FUND REVENUE	5,000.00	5,000.00	146,518.00	141,518.00	3.4

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

LIBRARY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LIBRARY</u>					
11-45500-110 REGULAR EMPLOYEES	6,200.00	6,200.00	64,480.00	58,280.00	9.6
11-45500-115 PART-TIME/SEASONAL EMPLOYEES	1,066.38	1,066.38	22,776.00	21,709.62	4.7
11-45500-211 HEALTH AND LIFE INSURANCE	135.20	135.20	1,500.00	1,364.80	9.0
11-45500-220 SOCIAL SECURITY CONTRIBUTIONS	555.87	555.87	8,090.00	7,534.13	6.9
11-45500-230 RETIREMENT CONTRIBUTIONS	223.20	223.20	1,888.00	1,664.80	11.8
11-45500-250 UNEMPLOYMENT INSURANCE	14.54	14.54	255.00	240.46	5.7
11-45500-260 WORKERS COMPENSATION	.00	.00	833.00	833.00	.0
11-45500-321 AUTOMATION	.00	.00	1,950.00	1,950.00	.0
11-45500-341 TRAINING	1,712.71	1,712.71	2,000.00	287.29	85.6
11-45500-423 CUSTODIAL	.00	.00	2,000.00	2,000.00	.0
11-45500-430 REPAIRS & MAINTENANCE	.00	.00	3,000.00	3,000.00	.0
11-45500-441 PO BOX RENTAL	264.00	264.00	252.00	( 12.00)	104.8
11-45500-442 RICOH COPIER LEASE	.00	.00	1,700.00	1,700.00	.0
11-45500-443 INTERNET DSL	143.76	143.76	2,900.00	2,756.24	5.0
11-45500-531 POSTAGE	.00	.00	100.00	100.00	.0
11-45500-532 TELEPHONE	205.96	205.96	1,200.00	994.04	17.2
11-45500-540 ADVERTISING	12.00	12.00	2,000.00	1,988.00	.6
11-45500-580 TRAVEL & MEALS	.00	.00	3,000.00	3,000.00	.0
11-45500-590 ORGANIZATIONAL DUES	.00	.00	1,000.00	1,000.00	.0
11-45500-610 GENERAL & OFFICE SUPPLIES	171.67	171.67	5,000.00	4,828.33	3.4
11-45500-614 PROGRAMS	278.63	278.63	3,000.00	2,721.37	9.3
11-45500-620 ELECTRICITY	123.00	123.00	1,500.00	1,377.00	8.2
11-45500-624 HEATING OIL	1,048.61	1,048.61	8,000.00	6,951.39	13.1
11-45500-641 COLLECTION	156.27	156.27	8,000.00	7,843.73	2.0
TOTAL LIBRARY	12,311.80	12,311.80	146,424.00	134,112.20	8.4
TOTAL FUND EXPENDITURES	12,311.80	12,311.80	146,424.00	134,112.20	8.4
NET REVENUE OVER EXPENDITURES	( 7,311.80)	( 7,311.80)	94.00	7,405.80	(7778.

TOWN OF SILVERTON  
BALANCE SHEET  
JANUARY 31, 2024

CONSERVATION TRUST (PARKS)

ASSETS

20-10310000	CTF INVESTMENTS - BSJ	69,593.32	
	TOTAL ASSETS		69,593.32

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
20-27900000	FUND BALANCE UNRESERVED	69,593.32	
	REVENUE OVER EXPENDITURES - YTD		
	BALANCE - CURRENT DATE	69,593.32	
	TOTAL FUND EQUITY		69,593.32
	TOTAL LIABILITIES AND EQUITY		69,593.32

TOWN OF SILVERTON  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

CONSERVATION TRUST (PARKS)

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
20-33-780000	LOTTERY FUNDS	.00	.00	7,156.00	7,156.00	.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	7,156.00	7,156.00	.0
	<u>MISCELLANEOUS REVENUE</u>					
20-36-100000	INTEREST REVENUE	.00	.00	21.00	21.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	21.00	21.00	.0
	TOTAL FUND REVENUE	.00	.00	7,177.00	7,177.00	.0

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

CONSERVATION TRUST (PARKS)

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>PARKS ADMINISTRATION &amp; MTCE</u>					
20-45120-730	IMPROVEMENTS OTHER THAN BLDGS	.00	.00	29,667.00	29,667.00	.0
	TOTAL PARKS ADMINISTRATION & MTCE	.00	.00	29,667.00	29,667.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	29,667.00	29,667.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	( 22,490.00)	( 22,490.00)	.0

TOWN OF SILVERTON  
BALANCE SHEET  
JANUARY 31, 2024

MOLAS LAKE PARK FUND

ASSETS

21-10100000	CASH - POOLED		367,625.79	
	TOTAL ASSETS			367,625.79

LIABILITIES AND EQUITY

FUND EQUITY

21-27500000	COMMITTED TO FUTURE CAP OUTLAY		30,000.00	
	UNAPPROPRIATED FUND BALANCE:			
21-27900000	FUND BALANCE UNRESERVED	284,313.37		
	REVENUE OVER EXPENDITURES - YTD	53,312.42		
	BALANCE - CURRENT DATE		337,625.79	
	TOTAL FUND EQUITY			367,625.79
	TOTAL LIABILITIES AND EQUITY			367,625.79



TOWN OF SILVERTON  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

MOLAS LAKE PARK FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>USER FEES</u>					
21-34-741100	CAMPGROUND RESERVATIONS ONLINE	55,439.50	55,439.50	200,000.00	144,560.50	27.7
21-34-743000	DOG SLED TOURS	.00	.00	500.00	500.00	.0
	TOTAL USER FEES	55,439.50	55,439.50	200,500.00	145,060.50	27.7
	TOTAL FUND REVENUE	55,439.50	55,439.50	200,500.00	145,060.50	27.7

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

MOLAS LAKE PARK FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MOLAS LAKE PARK</u>					
21-45220-330 OTHER PROFESSIONAL SERVICES	1,625.00	1,625.00	6,181.00	4,556.00	26.3
21-45220-340 MANAGEMENT SERVICES	.00	.00	53,250.00	53,250.00	.0
21-45220-341 CREDIT CARD FEES	26.08	26.08	700.00	673.92	3.7
21-45220-350 ADMINISTRATIVE FEE	.00	.00	72,531.00	72,531.00	.0
21-45220-410 OPERATING EXPENSES	240.00	240.00	45,000.00	44,760.00	.5
21-45220-430 REPAIRS & MAINTENANCE	.00	.00	15,000.00	15,000.00	.0
21-45220-520 INSURANCE	.00	.00	341.00	341.00	.0
21-45220-540 ADVERTISING	.00	.00	500.00	500.00	.0
21-45220-610 SUPPLIES	.00	.00	5,000.00	5,000.00	.0
21-45220-620 ELECTRICITY	236.00	236.00	1,000.00	764.00	23.6
TOTAL MOLAS LAKE PARK	2,127.08	2,127.08	199,503.00	197,375.92	1.1
TOTAL FUND EXPENDITURES	2,127.08	2,127.08	199,503.00	197,375.92	1.1
NET REVENUE OVER EXPENDITURES	53,312.42	53,312.42	997.00	( 52,315.42)	5347.3

TOWN OF SILVERTON  
BALANCE SHEET  
JANUARY 31, 2024

CEMETERY FUND

ASSETS

22-10100000	CASH - POOLED	54,609.44	
	TOTAL ASSETS		54,609.44

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
22-27900000	FUND BALANCE UNRESERVED	54,609.44	
	REVENUE OVER EXPENDITURES - YTD		
	BALANCE - CURRENT DATE	54,609.44	
	TOTAL FUND EQUITY		54,609.44
	TOTAL LIABILITIES AND EQUITY		54,609.44



TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

CEMETERY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>HILLSIDE CEMETERY</u>					
22-44190-614 OPERATING SUPPLIES	.00	.00	20,000.00	20,000.00	.0
TOTAL HILLSIDE CEMETERY	.00	.00	20,000.00	20,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	20,000.00	20,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	( 15,000.00)	( 15,000.00)	.0

TOWN OF SILVERTON  
BALANCE SHEET  
JANUARY 31, 2024

WATER FUND

ASSETS

51-10100000	CASH - POOLED	94,813.61	
51-11500000	ACCOUNTS RECEIVABLE	83,765.42	
51-14100000	INVENTORIES - MATERIAL & SUPPL	105,136.00	
51-16200000	BUILDINGS	222,775.00	
51-16300000	IMPROVEMENTS OTHER THAN BLDGS	2,156,557.21	
51-16310000	ACCUMULATED DEPRECIATION-OTHER	( 1,340,322.43)	
51-16400000	MACHINERY & EQUIPMENT	253,060.99	
51-16410000	ACCUMULATED DEPRECIATION-MACH	( 135,868.00)	
TOTAL ASSETS			1,439,917.80

LIABILITIES AND EQUITY

LIABILITIES

51-22550000	CWRPDA #18F390 LOAN PAYABLE	220,677.55	
51-23120000	LEASE PAYABLE	2,723.50	
TOTAL LIABILITIES			223,401.05

FUND EQUITY

51-27500000	COMMITTED TO FUTURE CAP OUTLAY	323,276.33	
UNAPPROPRIATED FUND BALANCE:			
51-27900000	RETAINED EARNINGS	900,480.54	
	REVENUE OVER EXPENDITURES - YTD	( 7,240.12)	
BALANCE - CURRENT DATE		893,240.42	
TOTAL FUND EQUITY			1,216,516.75
TOTAL LIABILITIES AND EQUITY			1,439,917.80



TOWN OF SILVERTON  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>GRANT REVENUES</u>					
51-33-430400	GRANTS	.00	.00	112,000.00	112,000.00	.0
	TOTAL GRANT REVENUES	.00	.00	112,000.00	112,000.00	.0
	<u>CHARGES FOR SERVICES</u>					
51-34-410000	WATER FEES	( 210.08)	( 210.08)	339,753.00	339,963.08	( .1)
51-34-411000	WATER TAP CONNECTION FEES	.00	.00	34,672.00	34,672.00	.0
51-34-412000	PLANT INVESTMENT FEES	90.00	90.00	51,161.00	51,071.00	.2
51-34-413000	COMMITTED FOR FUTURE CAP ACQ	( 33.23)	( 33.23)	107,487.00	107,520.23	.0
	TOTAL CHARGES FOR SERVICES	( 153.31)	( 153.31)	533,073.00	533,226.31	.0
	<u>OTHER REVENUES</u>					
51-38-000000	OTHER REVENUES	.00	.00	200.00	200.00	.0
51-38-100000	WATER DISPENSER REVENUE	.00	.00	3,000.00	3,000.00	.0
	TOTAL OTHER REVENUES	.00	.00	3,200.00	3,200.00	.0
	TOTAL FUND REVENUE	( 153.31)	( 153.31)	648,273.00	648,426.31	.0

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>FIRE HYDRANT REPAIR SERVICES</u>					
51-42260-730	FIRE HYDRANTS	.00	.00	15,000.00	15,000.00	.0
	TOTAL FIRE HYDRANT REPAIR SERVICES	.00	.00	15,000.00	15,000.00	.0
	<u>DISTRIBUTION (INCL TANK)</u>					
51-43310-340	TECHNICAL	.00	.00	2,500.00	2,500.00	.0
51-43310-430	REPAIRS & MAINTENANCE	4,301.95	4,301.95	20,000.00	15,698.05	21.5
51-43310-612	GRAVEL	.00	.00	7,000.00	7,000.00	.0
51-43310-614	OPERATING SUPPLIES	.00	.00	12,000.00	12,000.00	.0
51-43310-616	WATER METERS	.00	.00	5,000.00	5,000.00	.0
51-43310-730	IMPROVEMENTS OTHER THAN BLDGS	.00	.00	112,000.00	112,000.00	.0
	TOTAL DISTRIBUTION (INCL TANK)	4,301.95	4,301.95	158,500.00	154,198.05	2.7
	<u>TREATMENT</u>					
51-43320-345	TESTING & INSPECTIONS	.00	.00	5,714.00	5,714.00	.0
51-43320-346	PERMITS	.00	.00	4,431.00	4,431.00	.0
51-43320-430	REPAIRS & MAINTENANCE	.00	.00	10,000.00	10,000.00	.0
51-43320-614	OPERATING SUPPLIES	1,258.03	1,258.03	10,000.00	8,741.97	12.6
51-43320-620	ELECTRICITY	545.00	545.00	4,500.00	3,955.00	12.1
51-43320-622	PROPANE	583.98	583.98	7,770.00	7,186.02	7.5
	TOTAL TREATMENT	2,387.01	2,387.01	42,415.00	40,027.99	5.6
	<u>SOURCE/SUPPLY &amp; TRANSMISSION</u>					
51-43330-430	REPAIRS & MAINTENANCE	.00	.00	10,000.00	10,000.00	.0
51-43330-730	IMPROVEMENTS OTHER THAN BLDGS	.00	.00	15,000.00	15,000.00	.0
	TOTAL SOURCE/SUPPLY & TRANSMISSION	.00	.00	25,000.00	25,000.00	.0
	<u>GRANT EXPENDITURES</u>					
51-43331-400	GRANTS	.00	.00	112,000.00	112,000.00	.0
	TOTAL GRANT EXPENDITURES	.00	.00	112,000.00	112,000.00	.0

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>ADMINISTRATION</u>					
51-43340-340	TECHNICAL	97.85	97.85	7,500.00	7,402.15	1.3
51-43340-341	TRAINING	.00	.00	2,000.00	2,000.00	.0
51-43340-342	LEGAL FEES	.00	.00	1,000.00	1,000.00	.0
51-43340-350	ADMINISTRATIVE FEE	.00	.00	357,366.00	357,366.00	.0
51-43340-580	TRAVEL & MEALS	.00	.00	1,000.00	1,000.00	.0
51-43340-590	ORGANIZATIONAL DUES	300.00	300.00	325.00	25.00	92.3
51-43340-626	FUEL	.00	.00	6,500.00	6,500.00	.0
	TOTAL ADMINISTRATION	397.85	397.85	375,691.00	375,293.15	.1
	<u>DEBT INTEREST</u>					
51-47220-723	CWPDA SRF LOAN DEBT PRINCIPAL	.00	.00	8,488.00	8,488.00	.0
	TOTAL DEBT INTEREST	.00	.00	8,488.00	8,488.00	.0
	<u>GLTD LEASE</u>					
51-47310-722	CWPDA SRF LOAN	.00	.00	8,575.00	8,575.00	.0
	TOTAL GLTD LEASE	.00	.00	8,575.00	8,575.00	.0
	TOTAL FUND EXPENDITURES	7,086.81	7,086.81	745,669.00	738,582.19	1.0
	NET REVENUE OVER EXPENDITURES	( 7,240.12)	( 7,240.12)	( 97,396.00)	( 90,155.88)	( 7.4)

TOWN OF SILVERTON  
BALANCE SHEET  
JANUARY 31, 2024

SEWER FUND

ASSETS

52-10100000	CASH - POOLED	(	64,446.47)	
52-11500000	ACCOUNTS RECEIVABLE		60,566.43	
52-14100000	INVENTORIES - MATERIAL & SUPPL		7,351.00	
52-16100000	LAND		670.10	
52-16300000	IMPROVEMENTS OTHER THAN BLDGS		1,114,534.66	
52-16310000	ACCUMULATED DEPRECIATION-OTHER	(	807,626.00)	
52-16400000	MACHINERY & EQUIPMENT		224,294.00	
52-16410000	ACCUMULATED DEPRECIATION-MACH	(	106,139.00)	
TOTAL ASSETS				429,204.72

LIABILITIES AND EQUITY

FUND EQUITY

52-27500000	COMMITTED TO FUTURE CAP OUTLAY		66,343.41	
UNAPPROPRIATED FUND BALANCE:				
52-27900000	RETAINED EARNINGS		366,732.66	
	REVENUE OVER EXPENDITURES - YTD	(	3,871.35)	
BALANCE - CURRENT DATE			362,861.31	
TOTAL FUND EQUITY				429,204.72
TOTAL LIABILITIES AND EQUITY				429,204.72

TOWN OF SILVERTON  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>GRANT REVENUE</u>					
52-33-430402	GRANT REVENUE	.00	.00	75,000.00	75,000.00	.0
	TOTAL GRANT REVENUE	.00	.00	75,000.00	75,000.00	.0
	<u>CHARGES FOR SERVICES</u>					
52-34-420000	SEWER FEES	( 83.21)	( 83.21)	265,531.00	265,614.21	.0
52-34-421000	SEWER TAP CONNECTION FEES	.00	.00	31,520.00	31,520.00	.0
52-34-422000	PLANT INVESTMENT FEES	.00	.00	27,740.00	27,740.00	.0
52-34-423000	COMMITTED FOR FUTURE CAP ACQ	( 6.51)	( 6.51)	20,779.00	20,785.51	.0
	TOTAL CHARGES FOR SERVICES	( 89.72)	( 89.72)	345,570.00	345,659.72	.0
	TOTAL FUND REVENUE	( 89.72)	( 89.72)	420,570.00	420,659.72	.0

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GRANT EXPENDITURES</u>					
52-43200-750 GRANTS--TREATMENT PLANT	.00	.00	70,000.00	70,000.00	.0
TOTAL GRANT EXPENDITURES	.00	.00	70,000.00	70,000.00	.0
<u>SANITARY SEWER MAINTENANCE</u>					
52-43252-430 REPAIRS & MAINTENANCE	.00	.00	9,596.00	9,596.00	.0
52-43252-612 GRAVEL	.00	.00	7,120.00	7,120.00	.0
TOTAL SANITARY SEWER MAINTENANCE	.00	.00	16,716.00	16,716.00	.0
<u>TREATMENT PLANT</u>					
52-43256-330 ENGINEERING	241.25	241.25	13,900.00	13,658.75	1.7
52-43256-345 TESTING & INSPECTIONS	231.00	231.00	5,000.00	4,769.00	4.6
52-43256-346 PERMITS	.00	.00	1,593.00	1,593.00	.0
52-43256-430 REPAIRS & MAINTENANCE	.00	.00	8,900.00	8,900.00	.0
52-43256-614 OPERATING SUPPLIES	.00	.00	6,399.00	6,399.00	.0
52-43256-620 ELECTRICITY	3,236.00	3,236.00	45,000.00	41,764.00	7.2
52-43256-622 PROPANE	.00	.00	1,500.00	1,500.00	.0
TOTAL TREATMENT PLANT	3,708.25	3,708.25	82,292.00	78,583.75	4.5
<u>SEWER ADMINISTRATION</u>					
52-43257-340 TECHNICAL	73.38	73.38	2,000.00	1,926.62	3.7
52-43257-341 TRAINING	.00	.00	1,000.00	1,000.00	.0
52-43257-350 ADMINISTRATIVE FEE	.00	.00	211,703.00	211,703.00	.0
52-43257-580 TRAVEL & MEALS	.00	.00	500.00	500.00	.0
52-43257-626 FUEL	.00	.00	6,000.00	6,000.00	.0
TOTAL SEWER ADMINISTRATION	73.38	73.38	221,203.00	221,129.62	.0
TOTAL FUND EXPENDITURES	3,781.63	3,781.63	390,211.00	386,429.37	1.0
NET REVENUE OVER EXPENDITURES	( 3,871.35)	( 3,871.35)	30,359.00	34,230.35	( 12.8)

TOWN OF SILVERTON  
BALANCE SHEET  
JANUARY 31, 2024

REFUSE FUND

ASSETS

53-10100000	CASH - POOLED	(	92,496.24)	
53-11500000	ACCOUNTS RECEIVABLE		49,502.84	
53-16400000	MACHINERY & EQUIPMENT		17,638.00	
53-16410000	ACCUMULATED DEPR - MACH/EQUIP	(	17,638.00)	
TOTAL ASSETS			(	42,993.40)

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
53-27900000	RETAINED EARNINGS	(	32,499.27)	
	REVENUE OVER EXPENDITURES - YTD	(	10,494.13)	
BALANCE - CURRENT DATE			(	42,993.40)
TOTAL FUND EQUITY			(	42,993.40)
TOTAL LIABILITIES AND EQUITY			(	42,993.40)



TOWN OF SILVERTON  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

REFUSE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>CHARGES FOR SERVICES</u>					
53-34-430000	REFUSE FEES	( 43.30)	( 43.30)	210,979.00	211,022.30	.0
	TOTAL CHARGES FOR SERVICES	( 43.30)	( 43.30)	210,979.00	211,022.30	.0
	<u>OTHER REVENUES</u>					
53-38-000000	BEAR AWARE DONATIONS	15.00	15.00	6,000.00	5,985.00	.3
	TOTAL OTHER REVENUES	15.00	15.00	6,000.00	5,985.00	.3
	<u>CONTRIBUTIONS AND TRANSFERS</u>					
53-39-110000	TRANSFERS IN FROM GENERAL FUND	.00	.00	106,000.00	106,000.00	.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	106,000.00	106,000.00	.0
	TOTAL FUND REVENUE	( 28.30)	( 28.30)	322,979.00	323,007.30	.0

TOWN OF SILVERTON  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2024

REFUSE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>SANITATION</u>					
53-43200-330	PROF SERVICES	73.38	73.38	2,000.00	1,926.62	3.7
53-43200-340	CONTRACT SERVICES	10,392.45	10,392.45	275,643.00	265,250.55	3.8
53-43200-350	ADMINISTRATIVE FEE	.00	.00	23,678.00	23,678.00	.0
	TOTAL SANITATION	10,465.83	10,465.83	301,321.00	290,855.17	3.5
	TOTAL FUND EXPENDITURES	10,465.83	10,465.83	301,321.00	290,855.17	3.5
	NET REVENUE OVER EXPENDITURES	( 10,494.13)	( 10,494.13)	21,658.00	32,152.13	( 48.5)



# Town of Silverton

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March 25, 2024

To Whom it May Concern:

The Town of Silverton would like to express our support for Silverton Singletrack Society's Baker's Park Project located in San Juan County just outside town limits. In the Town's updated 2022 Silverton Compass Master Plan, supporting the Bakers Park plan was identified in as a broadly supported priority.

Silverton Singletrack Society is a hardworking local non-profit organization that has played an important role in helping shape the 2019 Silverton Area Trails Plan. This county-wide master plan is focused on non-motorized trails in San Juan County and will serve as a guiding document for future recreation development in our community. Baker's Park is the first project in the 2019 Silverton Area Trail Plan to take shape, offering family friendly mountain biking and hiking trails immediately adjacent to the town.

The Town Board of Trustees recognizes the important role that outdoor recreation can play in building a stable, diversified, and resilient year-round economy. To demonstrate our commitment to supporting this effort, the Town and County have happily contributed funding to the Silverton Singletrack Society in the last five years and supports the Society in seeking outside funding.

We believe that Silverton Singletrack Society's Baker's Park project will have a multitude of positive impacts on our community, including improved health and wellness and quality of life for our citizens, and increased tourism. We urge you to look favorably on their request.

Thank you for your kind consideration.

Sincerely,

Shane Fuhrman  
Town of Silverton, Mayor



# Town of Silverton

---

March 25, 2024

Colorado Outdoor Recreation Industry Office  
Attn: Matt Nunez, Program Manager  
1600 Broadway, Suite 2500  
Denver, CO 80202

RE: Silverton Singletrack Society's Colorado State Outdoor Recreation Grant Application for the Baker's Park Trail System

To Whom it May Concern:

The Town of Silverton would like to express our support for Silverton Singletrack Society's grant application to the Colorado State Outdoor Recreation Grant for the Baker's Park Project located in San Juan County just outside town limits. In the Town's updated 2022 Silverton Compass Master Plan, supporting the Baker's Park plan was identified as a broadly supported priority.

Silverton Singletrack Society is a hardworking local non-profit organization that has played an important role in helping shape the 2019 Silverton Area Trails Plan. This county-wide master plan is focused on non-motorized trails in San Juan County and will serve as a guiding document for future recreation development in our community. Baker's Park is the first project in the 2019 Silverton Area Trail Plan to take shape, offering family friendly mountain biking and hiking trails immediately adjacent to the town.

The Town Board of Trustees recognizes the important role that outdoor recreation can play in building a stable, diversified, and resilient year-round economy. To demonstrate our commitment to supporting this effort, the Town and County have happily contributed funding to the Silverton Singletrack Society in the last five years and supports the Society in seeking outside funding.

We believe that Silverton Singletrack Society's Baker's Park project will have a multitude of positive impacts on our community, including improved health and wellness and quality of life for our citizens, and increased tourism. We urge you to look favorably on their request.

Thank you for your kind consideration.

Sincerely,

Shane Fuhrman  
Town of Silverton, Mayor



# Town of Silverton

---

March 25, 2024

RE: San Juan County Request for Funding for the Baker's Park Trail System

To Senator Michael Bennet and Senator John Hickenlooper:

The Town of Silverton would like to express our support for San Juan County and the Baker's Park Project.

In the Town's updated 2022 Silverton Compass Master Plan, supporting the Bakers Park plan was identified in as a broadly supported priority.

With the Support of San Juan County and the Town of Silverton, Silverton Singletrack Society is a hardworking local non-profit organization that has played an important role in helping shape the 2019 Silverton Area Trails Plan. This county-wide master plan is focused on non-motorized trails in San Juan County and will serve as a guiding document for future recreation development in our community. Baker's Park is the first project in the 2019 Silverton Area Trail Plan to take shape, offering family friendly mountain biking and hiking trails immediately adjacent to the town.

The Town Board of Trustees recognizes the important role that outdoor recreation can play in building a stable, diversified, and resilient year-round economy. To demonstrate our commitment to supporting this effort, the Town and County have happily contributed funding to the Silverton Singletrack Society in the last five years and supports the Society in seeking outside funding.

We believe that San Juan County's Baker's Park project will have a multitude of positive impacts on our community, including improved health and wellness and quality of life for our citizens, and increased tourism. We urge you to look favorably on their request.

Thank you for your kind consideration.

Sincerely,

Shane Fuhrman  
Town of Silverton, Mayor

## SERVICES AGREEMENT

THIS SERVICES AGREEMENT (this “Agreement”) is made and entered into the most recent day and year set forth below by and between Town of Silverton, a municipal corporation and political subdivision of the State of Colorado, whose mailing address is P. O. Box 250, Silverton, CO 81433 (the “Principal”), and Ramboll Americas Engineering Solutions, Inc., whose mailing address is 1999 Broadway, Suite 2225, Denver, CO 80202 (the “Contractor”). The Principal and the Contractor are sometimes referred to herein individually as a “Party” and collectively as the “Parties.”

### WITNESSETH:

In consideration of the mutual covenants and obligations herein expressed, it is agreed by and between the Parties as follows:

1. Scope of Services. The Contractor agrees to provide services related to the following scope of services: See **U.S. EPA Brownfields Multipurpose Grant Implementation Assistance** attached as **EXHIBIT A**, as supplemented by the **Ramboll Proposal\_Brownfields Grant Assistance\_12.04.2023** attached as **EXHIBIT B**, hereto which Exhibits A and B are incorporated herein by this reference. The scope of services referenced above along with Additional Scope of Services, if any, are hereinafter referred to as the “Scope of Services.” All provisions of any Additional Scope of Services, including without limitation any terms and conditions included therein, shall be made in writing and agreed upon by both parties and subject to the provisions of this Agreement. In the event of any inconsistency between the provisions of this Agreement and Additional Scope of Services, if any, the provisions contained within this Agreement shall control.

2. Time of Commencement and Completion of Services. The services to be performed pursuant to this Agreement shall be initiated beginning on the date of signature of this contract. Services shall be completed as specified in Exhibits A and B. Any extensions of the time limit set forth above must be agreed upon in writing by the Parties.

3. Early Termination by Principal. Notwithstanding the time periods contained herein, the Principal may terminate this Agreement at any time without cause by providing written notice of termination to the Contractor. Such notice shall be delivered at least three (3) days prior to the termination date contained in said notice unless otherwise agreed in writing by the Parties. In the event of any such early termination by the Principal, the Contractor shall be paid for services rendered prior to the date of termination, subject only to the satisfactory performance of the Contractor’s obligations under this Agreement. Such payment shall be the Contractor’s sole right and remedy for such termination.

4. Suspension. Without terminating this Agreement or breaching its obligations hereunder, the Principal may, at its convenience, suspend the services of the Contractor by giving the Contractor written notice one day in advance of the suspension date. Upon receipt of such notice, the Contractor shall cease its work in as efficient a manner as possible so as to keep its total charges to the Principal for services under this Agreement to the minimum. No work shall be performed during such suspension except with prior written authorization by the Principal Representative. After a suspension has been in effect for thirty (30) days, the Contractor may terminate this Agreement at will.

5. Compensation. In consideration of the services to be performed pursuant to this Agreement, the Principal agrees to pay the Contractor the amounts and in such manner as set forth in **APPENDIX B, Fee Schedule**, included in **EXHIBIT B**. Any modification to the Fee Schedule shall be approved by the Principal in writing, and any approved additional expenses shall be the sole responsibility of the Principal. The Principal shall provide no benefits to the Contractor other than the compensation stated above. The Contractor shall bill its charges to the Principal periodically in accordance with the adopted terms of this Agreement, but no more frequently than twice a month. Payment will not be made on a salary or hourly rate. Principal shall have no obligation to make any payments until such time as the Principal accepts Contractor's performance as satisfactory, provided that the Principal shall not unreasonably withhold or delay its acceptance of the services. All payments under this contract shall be to the trade or business name of the Contractor. No payments will be personally made to an individual under this Agreement. It shall be the responsibility of the Contractor to inform the Principal of any price contingencies contradictory to the Fee Schedule attached as Exhibit B and the Budget contained in Exhibit A, and seek written approval by the Principal prior to authorizing any additional expenses above the approved budget and fee schedule.

6. Qualifications on Obligations to Pay. No partial payment shall be final acceptance or approval of that part of the Scope of Services paid for or shall relieve the Contractor of any of its obligations under this Agreement. Notwithstanding any other terms of this Agreement, the Principal may withhold any payment (whether a progress payment or final payment) to the Contractor if any one or more of the following conditions exists:

(a) The Contractor is in default of any of its obligations under this Agreement.

(b) Any part of such payment is attributable to services that are not performed according to this Agreement. The Principal will pay for any portion of the services performed according to this Agreement.

(c) The Contractor has failed to make payments promptly to any third party used to perform any portion of the services hereunder, subject to Paragraph 9, for which the Principal has made payments to the Contractor.



7. Principal Representative. The Principal will designate, prior to commencement of work, its project representative (the “Principal Representative”) who shall make, within the scope of his or her authority, all necessary and proper decisions with reference to the Scope of Services. All requests for contract interpretations, change orders, and other clarification or instruction shall be directed to the Principal Representative.

8. Independent Contractor. The services to be performed by the Contractor are those of an independent contractor and not of an employee of the Principal. The Contractor is obligated to pay federal and state income tax on any moneys earned pursuant to this Agreement. Neither the Contractor nor its employees, if any, are entitled to workers’ compensation benefits from the Principal for the performance of the services specified in this Agreement. **As an independent contractor, the Contractor agrees that:**

(a) Contractor does not have the authority to act for the Principal, or to bind the Principal in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the Principal; and

(b) Principal does not establish a quality standard for the Contractor, except that Principal can provide plans and specifications regarding the work but does not oversee the actual work or instruct the Contractor as to how the work will be performed; and

(c) Principal cannot terminate the ordered services during the contract period unless the individual violates the terms of the contract or fails to produce a result that meets the specifications of this Agreement; and

(d) Principal does not dictate the time of performance, except that a completion schedule and a range of mutually agreeable work hours may be established under this Agreement; and

(e) Principal will not provide training or instruction to Contractor or any of its employees regarding the performance of Services hereunder; and

(f) Principal will not pay the Contractor personally but rather makes checks payable to the trade or business name of the Contractor; and

(g) Neither Contractor, nor its employees or Contractors, will receive benefits of any kind from the Principal, and **Contractor will not receive unemployment insurance benefits unless unemployment compensation coverage is provided by the Contractor or some other entity, and that the Contractor is obligated to pay federal and state income tax on any moneys paid pursuant to the contract relationship created by this Agreement; and**

(h) Contractor represents that it is engaged in providing similar services to the general public and not required to work exclusively for the Principal; and

(i) All Services are to be performed solely at the risk of the Contractor and Contractor shall take all precautions necessary for the proper performance thereof; and

(j) Contractor will not combine its business operations in any way with the Principal's business operations and each party shall maintain their operations as separate and distinct; and

(k) Contractor has and hereby retains control of and supervision over the performance of Contractor's obligations hereunder and control over any persons employed or contracted by Contractor for performing the Services hereunder; and

(l) Contractor represents and acknowledges that the Services performed under this Agreement will be done using Contractor's own tools, except when the Principal requires use of the Principal's supplies or equipment, and at hours and times as determined by Contractor.

9. Personal Services. It is understood that the Principal enters into this Agreement based on the special abilities of the Contractor and that this Agreement shall be considered an agreement for personal services. Accordingly, the Contractor shall neither assign any responsibilities nor delegate any duties arising under this Agreement without the prior written consent of the Principal. The Contractor accepts the relationship of trust and confidence established between the Parties. The Contractor shall use its commercially reasonable efforts and shall perform the services hereunder at the standard of care of those in its profession or industry providing similar services in the Principal's local area.

10. Accuracy of Work and Warranty. Subject to the standard of care set forth in Section 9 above, the Contractor represents, covenants, and agrees that its work will be accurate and free from any material errors. The Principal's approval shall not diminish or release the Contractor's duties, since the Principal is ultimately relying upon the Contractor's skill and knowledge. The Contractor hereby represents, and warrants to the Principal all workmanship, equipment and/or materials paid for by the Principal pursuant to this Agreement for a period of two (2) years following the date of purchase by the Contractor. Such warranty shall be construed to include, but is not limited to, representations that all services provided hereunder shall conform to the standard of care set forth in Section 9 above, and in strict conformity with any and all specifications provided to the Contractor by the Principal. If any defect in workmanship, equipment or materials arises, the Contractor shall remedy or otherwise correct such defect without cost to the Principal within such reasonable period of time as specified by the Principal in writing. If the Contractor fails to repair such defect within such period of time specified

by the Principal, the Principal may repair such defect or contract for such repairs at the expense of Contractor. All references to “defects” herein shall mean any portion of the services that is reasonably determined by the Principal as not conforming to the standard of care set forth in Section 9 above.

11. Duty to Warn. The Contractor agrees to call to the Principal’s attention errors in any drawings, plans, sketches, instructions, information, requirements, procedures, and other data supplied to the Contractor by the Principal or a third party that it becomes aware of and believes may be unsuitable, improper, or inaccurate in a material way. However, the Contractor shall not independently verify the validity, completeness, or accuracy of such information unless otherwise expressly engaged to do so by the Principal. Nothing shall detract from this obligation unless the Contractor advises the Principal in writing that such data may be unsuitable, improper, or inaccurate and the Principal nevertheless confirms in writing that it wishes the Contractor to proceed according to such data as originally given.

12. Insurance. The Contractor represents, warrants, and agrees that it has and shall maintain State minimum workers’ compensation insurance coverage for its employees, if any. The Contractor shall also maintain broad form general liability, property damage, and automotive liability insurance in the minimum amount of \$1,195,000 for bodily injury, death, or damage to property per occurrence, or the maximum amount that may be recovered under the Colorado Governmental Immunity Act, § 24-10-101 *et seq.*, C.R.S., as from time to time amended (the “CGIA”), whichever is higher. All insurance policies (except workers’ compensation) shall include the Principal and its elected officials and employees as additional insureds. No later than seven (7) days after execution of this Agreement and upon request by Principal, Contractor shall provide the Principal with certificates of insurance evidencing the types and amounts of insurance specified in this paragraph.

13. Unauthorized Workers. The Contractor certifies that the Contractor shall comply with the provisions of Section 8-17.5-101 *et seq.*, C.R.S. The Contractor shall not knowingly employ or contract with an unauthorized worker to perform work under this Agreement or enter into an agreement with a subcontractor that knowingly employs or contracts with an unauthorized worker. The Contractor represents, warrants and agrees that it has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement through participation in either the E-Verify Program or the Department Program described in Section 8-17.5-101, C.R.S. The Contractor shall not use either the E-Verify Program or the Department Program procedures to undertake pre-employment screening of job applicants while the public contract for services is being performed. If the Contractor obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an unauthorized worker, the Contractor shall: (i) notify the subcontractor and the Principal within three (3) days that the Contractor has actual knowledge that the

subcontractor is employing or contracting with an unauthorized worker; and (ii) terminate the subcontract with the subcontractor if within three (3) days of receiving such notice, the subcontractor does not stop employing or contracting with the unauthorized worker, unless the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an unauthorized worker. The Contractor shall comply with all reasonable requests made in the course of an investigation by the Colorado Department of Labor and Employment. If the Contractor fails to comply with any requirement of Section 8-17.5-102(2), C.R.S., the Principal may terminate this Agreement for breach, and the Contractor shall be liable for actual and consequential damages to the Principal. If the Contractor participates in the Department Program, the Contractor shall provide the affirmation required under Section 8-17.5-102(5)(c)(II), C.R.S., to the Principal.

The Contractor, if operating as a sole proprietor, hereby swears or affirms under penalty of perjury that the Contractor (i) is a citizen of the United States or legal permanent resident or otherwise lawfully present in the United States pursuant to federal law, (ii) shall comply with the provisions of Section 24-76.5-101 *et seq.*, C.R.S., and (iii) shall produce one of the forms of identification required by Section 24-76.5-103, C.R.S., prior to the performance of any of its other obligations hereunder.

14. Compliance with Laws. The Contractor is obligated to familiarize itself and comply with all laws applicable to the performance of the Scope of Services.

15. Acceptance Not Waiver. The Principal's approval or acceptance of, or payment for, any of the services shall not be construed to operate as a waiver of any rights or benefits provided to the Principal under this Agreement.

16. Default. Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either Party should fail or refuse to perform according to the terms of this Agreement, such Party may be declared in default.

17. Remedies. In the event a Party declares a default by the other Party, such defaulting Party shall be allowed a period of ten (10) days within which to cure said default. In the event the default remains uncorrected, the Party declaring default may elect to (a) terminate the Agreement and seek damages; (b) treat the Agreement as continuing and require specific performance; or (c) avail itself of any other remedy at law or equity. If the non-defaulting Party commences legal or equitable actions against the defaulting Party, the defaulting Party shall be liable to the non-defaulting Party for the non-defaulting Party's reasonable attorney fees and costs incurred because of the default. Under no circumstances shall either Party be liable to the other Party for special, punitive, indirect or consequential damages arising out of or in connection with this Agreement, including without limitation lost profits, loss of use, or loss of opportunity, except as required by Paragraph 13 (Unauthorized workers).

18. Indemnification; No Waiver of Liability. Contractor shall indemnify, save, and hold harmless the Principal and its employees, against any and all claims, damages, liability and court awards including costs, expenses, and reasonable attorney fees and related costs, incurred as a result of any negligent act or omission by Contractor, or its employees, agents, subcontractors, or assignees pursuant to the terms of this Agreement. As part of this obligation, the Contractor shall compensate the Principal for the time, if any, spent by its legal counsel in connection with such claims or actions. If an Additional Scope of Services contains any provisions purporting to require the Principal to defend, indemnify, or hold harmless the Contractor or purporting to effect a waiver or limitation of the Contractor's liability (either by type of liability or amount), the Principal does not agree or accept such provisions and such provisions are not part of the Agreement. The Principal is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, defenses and protections provided by the CGIA or otherwise available to the Principal or its officers or employees.

19. Binding Effect. This writing constitutes the entire agreement between the Parties and shall be binding upon the Parties, their officers, employees, agents and assigns and shall inure to the benefit of the respective survivors, heirs, personal representatives, successors and assigns of the Parties.

20. Law; Venue. The laws of the State of Colorado shall govern the construction, interpretation, execution and enforcement of this Agreement. Venue for any dispute between the Parties arising out of or relating to this Agreement shall be in the State of Colorado District Court for the county in which the Principal's mailing address is located.

21. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Agreement.

22. Enforcement and Waiver. The failure of either party in any one or more instances to insist upon strict performance of any of the terms and provisions of this Agreement, shall not be construed as a waiver of the right to assert any such terms and provisions on any future occasion or of damages caused thereby.

23. Nonexclusive Nature. This Agreement does not grant Contractor an exclusive privilege or right to supply services to the Principal.

24. Annual Appropriation. Payment pursuant to this Agreement, whether in whole or in part, is subject to and contingent upon the continuing availability of Principal's funds for purposes hereof, as determined by the Principal's Board of Trustees. In the event that said funds, or any part thereof, become unavailable as determined by the

Principal, the Principal may immediately terminate this Agreement or amend it accordingly.

25. Ownership of Work Product. All documents such as reports, plans, drawings and contract specifications, information, and other materials prepared or furnished by the Contractor (or the Contractor's independent professional associates, subcontractors, and consultants) and paid for pursuant to this Agreement are instruments of public information and property of the Principal. All internal documents which support the public information such as field data, field notes, laboratory test data, calculations, estimates and other documents prepared by the Contractor as instruments of service shall be provided to the Principal. The Principal understands such documents are not intended or represented to be suitable for reuse by the Principal or others for purposes outside the specific scope and conditions of the Scope of Services. Any reuse without written verification or adaptation by the Contractor for the specific purpose intended will be at the Principal's sole risk and without liability or legal exposure to the Contractor, or to the Contractor's independent professional associates, subcontractors, or consultants.

26. Taxes. The Principal is a governmental entity and is therefore exempt from state and local sales and use tax. The Principal will not pay for or reimburse any sales or use tax that may not directly be imposed against the Principal. The Contractor shall use the Principal's sales tax exemption for the purchase of any and all products and equipment on behalf of the Principal.

27. Business License. The Contractor shall maintain an active Business License and/or Contractor's Work Permit as required by the Principal during the entirety of the Agreement. The Contractor shall obtain all permits as required prior to beginning work.

28. Time Is of the Essence. All times stated in this Agreement are of the essence.

29. Notices. All notices which are required or which may be given under this Agreement shall be effective when mailed via registered or certified mail, postage prepaid and sent to the address first set forth above.

30. Counterparts, Electronic Signatures and Electronic Records. This Agreement may be executed in two counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument. The Parties consent to the use of electronic signatures and agree that the transaction may be conducted electronically pursuant to the Uniform Electronic Transactions Act, § 24-71.3-101, *et seq.*, C.R.S. The Agreement and any other documents requiring a signature may be signed electronically by either Party. The Parties agree not to deny the legal effect or enforceability of the Agreement, solely because it is in electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, a paper copy of an

electronic document, or a paper copy of a document bearing an electronic signature on the grounds that it is an electronic record or an electronic signature or that it is not in its original form or is not an original.

31. No Third-Party Beneficiaries. The Parties to this Agreement do not intend to benefit any person not a party to this Agreement. No person or entity, other than the Parties to this Agreement, shall have any right, legal or equitable, to enforce any provision of this Agreement.

**CONTRACTOR: Ramboll Americas  
Engineering Solutions, Inc.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**PRINCIPAL:  
Town of Silverton**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



PROGRAM PARTICIPATION AGREEMENT  
**CHFA Small-Scale Housing Technical Assistance Program**

THIS PROGRAM PARTICIPATION AGREEMENT (this “Agreement”) is dated effective as of March 18, 2024 (the “Effective Date”) by and among: Colorado Housing and Finance Authority, a body corporate and political subdivision of the State of Colorado (“CHFA”); Reinen Consultants, LLC, a Colorado limited liability company (“Reinen”); Neuro-Inclusive Housing Solutions, LLC, a Colorado limited liability company (“Neuro-Inclusive”); The Espinosa Group, LLC, a Colorado limited liability company (“Espinosa” together with Reinen and Neuro-Inclusive are collectively the “Consultants”); and Town of Silverton with offices at P.O. Box 250, Silverton, Colorado, 81433 (the “Project Sponsor”). CHFA, Consultants and Project Sponsor are also referred to in this Agreement each as a “Party” and, collectively, the “Parties”.

RECITALS

- A. Project Sponsor has requested and been selected by CHFA to participate in CHFA’s small-scale housing technical assistance program (the “Program”).
- B. The Program is intended to help catalyze small-scale affordable housing developments by, in part, providing access to housing consultants selected by CHFA, for affordable housing planning and development technical assistance services.
- C. The Parties desire to enter into this Agreement to set forth the terms and understanding in connection with the services to be provided to Project Sponsor under the Program (the “Services”).

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Program Description.**

- (a) Under the Program, CHFA will match Project Sponsor with the Consultants, to help further the Project Sponsor’s efforts with a small-scale affordable housing development in a community in Colorado. For purposes of this Program, a community includes a neighborhood, city, county, or region of any size, provided such community is within Colorado. CHFA will, taking into consideration the Project Sponsor’s technical assistance needs, pair the Project Sponsor with the consultant(s) of CHFA’s choice in furtherance of the goal of making significant progress towards an actionable affordable housing plan, project, or initiative in Colorado (the “Project”).
- (b) The Services will be available from the Effective Date and ending on the earlier of: i) the date on which the Services as detailed on Exhibit A are completed, or ii) September 18, 2024 (the “Consultant Period”) and will be provided to Project Sponsor during such period free of charge.
- (c) Progress will be assessed through regular calls or meetings by and among the Parties and a final Project report will be submitted by the Project Sponsor to CHFA, in a form acceptable to CHFA, promptly at the end of the Consulting Period.

- (d) Ineligible Pre-development Activities. Notwithstanding if the Project Sponsor may determine any or all of the following as necessary or otherwise authorized in connection with the Project, the Services may not be used for any of the following:
- i. Any direct or indirect work or expenses associated with a site/parcel rezoning application, including community engagement or outreach;
  - ii. Application fees for land use or development approval including, but not limited to, site development plan, building permit, etc.;
  - iii. Activities not intended to provide long-term housing affordability;
  - iv. Direct or indirect compensation or reimbursement to the Project Sponsor for services rendered or work product; or
  - v. Political activities including, but not limited to, state, local, or federal lobbying, candidate, or issue campaign activities or contributions.

2. **Project Manager.**

- (a) The Project Sponsor will designate a project manager to be the Project Sponsor's authorized, point of contact for the Project throughout the Consulting Period (the "Project Manager"). The Project Manager will be fully authorized to act and make any and all decisions on the Project Sponsor's behalf in connection with the Project. CHFA and Consultants may fully rely on any and all statements, representations and communications from the Project Manager in connection with the Project, and the Project Manager will be responsible for all communications to CHFA and Consultants in connection with the Project.
- (b) **The initial Project Manager is the individual named under Project Sponsor's contact information for notices (see Section 13.(c)) below.** Project Sponsor shall promptly notify the other Parties as to any change in the Project Manager as soon as possible, but not later than five (5) business days following such change.

3. **Project Sponsor Responsibilities.** Below are Project Sponsor's responsibilities under this Agreement.

- (a) Taking into consideration Project needs, work with CHFA and Consultants to define the Services, however, CHFA will make the final determination as to the scope of the Services. The Project Sponsor will coordinate, lead or participate in Project meetings, obtain community and other Project-related information, provide housing project input to meet the communities' needs and other activities to maximize the impact of the Services provided under this Program.
- (b) Cooperate with the Consultants and CHFA in connection with the Services including, but not limited to, Project meetings to coordinate work and maximize communication among the Parties.
- (c) Lead and conduct any and all neighborhood and community conversations and engagement. It is the Project Sponsor's responsibility to work closely with the

community including, but not limited to, the monitoring of the Project's progress, answering community questions, managing costs and payments for the Project and problem-solving challenges related to the Project.

- (d) Provide ongoing communication and updates to CHFA and Consultants, as appropriate, as to the Project including community engagement.
- (e) To the extent legally permissible, provide CHFA any reports or documentation relating to the Services or Project, as CHFA may request from time to time.

4. **CHFA Responsibilities.** Below are CHFA's responsibilities under this Agreement.

- (a) Share Project-related information to the Consultants or Project Sponsor which CHFA deems appropriate and helpful in a timely manner to help move the Project forward.
- (b) Inform the Project Manager if CHFA, in its sole discretion, has determined the Consultants relationship is not working, or there is a need to modify the Services. If CHFA determines, in its sole discretion, that any of the original Consultants' engagement is not a good fit, CHFA reserves the right to discontinue the Services and, upon notice to Project Sponsor, terminate this Agreement.

5. **Consultants Responsibilities.** Below are Consultants' responsibilities under this Agreement.

- (a) Provide Services as described on Exhibit A.
- (b) Provide ongoing communication and updates to CHFA and Project Sponsor and attend Project-related meetings and calls with CHFA and Project Sponsor in connection with the provisions of Services.
- (c) To the extent legally permissible, provide CHFA any reports or documentation relating to the Services or Project, as CHFA may request from time to time.

6. **No Representations or Warranties.** Project Sponsor understands and agrees that CHFA's and Consultants' respective roles and responsibilities in connection with the Project under the Program are limited to those specified under this Agreement. Nothing in this Agreement or any part of the Services is, nor should be interpreted as, legal advice, as neither CHFA nor Consultants will provide any legal advice to Project Sponsor including in connection with the Project or this Agreement. Project Sponsor is fully responsible for seeking its own legal, tax, accounting or other professional services advice, if and as needed. Neither CHFA nor Consultants make any representations or warranties as to the Services or the Project including, but not limited to: the completion or success of Project or the appropriateness, suitability, accuracy or benefits of the Services. Project Sponsor assumes any and all risks in connection with its use of the Services.

7. **Additional Funding and Program Costs.**

- (a) **Additional Funding.** CHFA may, in its sole discretion, but is no one way obligated to, expand the Program to offer grants or other funds under this Program (the “Program Funds”). If CHFA offers any such Program Funds, CHFA currently anticipates that those interested will need to separately apply for and be selected by CHFA to receive such Program Funds, subject to applicable terms and conditions, regardless of whether they are or were approved to receive the services of the Consultants under the Program. Notwithstanding the foregoing, CHFA is under no obligation to offer Program Funds and Project Sponsor should not rely on the availability any such funding. For avoidance of doubt, this Agreement including this Section 7(a) relates solely to the Program (defined above) and not to any other CHFA programs.
  - (b) **Additional Program Costs.** Program Sponsor understands and acknowledges the resources CHFA and Consultants are respectively providing to the Project Sponsor for the Project are limited to the Services specified under this Agreement. Project Sponsor is fully responsible for obtaining any additional support, whether financial, professional or otherwise, that it deems necessary and appropriate in connection with the Project.
8. **Agreement Term.** Unless earlier terminated in accordance with its terms, this Agreement will terminate at the end of the Consultant Period. This Agreement will not renew automatically. Sections 6, 8, 9, 10, 11, 12 and 13 of this Agreement shall survive its termination.
9. **Limitation of Liability.** Neither CHFA nor Consultants shall be liable for loss, damage, claims, demands, suits, proceedings, actions, costs, and expenses that results from the Services (collectively, the “Liabilities”) including, but not limited to, for the Project Sponsor’s or Project Manager’s failure to comply with the Agreement terms. Project Sponsor agrees to defend, indemnify and hold CHFA, Consultants and each of their respective directors, officers, employees, representatives and agents harmless from and against any claims, actions, demands, suits, proceedings, losses, damages, costs and expenses, including, without limitation, attorneys’ fees arising from or relating to the Services.
10. **Termination.** CHFA or Project Sponsor may terminate this Agreement, for any reason, upon at least 30 days’ written notice to the other. In addition, if CHFA determines, in its sole discretion, that any of the Services provided to Project Sponsor are not used in accordance with this Agreement or that Project Sponsor is otherwise not in full compliance with this Agreement, then CHFA may, in its sole discretion, upon and in accordance with written notice from CHFA: a) immediately terminate this Agreement, including the Services; or b) immediately suspend Services until any issues or concerns relating to the use of the Services or this Agreement are fully addressed to CHFA’s its satisfaction.
11. **Publications.** Project Sponsor and Consultants agree that CHFA may share including, but not limited to, in CHFA publications any information, descriptions, photos, reports,

and/or outcomes relating to the Project and/or Services by means of any medium of communication, without notice or compensation to Project Sponsor. These may include, but are not limited to: community reports, video presentations, news bulletins, placement on CHFA's websites, CHFA's social media pages, as well as other means of delivery or publications. CHFA is not responsible or liable for any further or subsequent distribution of such publications.

12. **Use of CHFA Name, Logos, and Trademarks.** Nothing in this Agreement gives Project Sponsor or Consultants the right to use CHFA's name, logo(s) or trademark(s) and CHFA is under no obligation to permit such use. Prior to any use in any medium of CHFA's name, logo(s) and/or trademark(s) by or on behalf of Program Sponsor or Consultants including, but not limited to, either of those Parties' respective websites, in marketing literature, press releases, newsletter articles, and/ blog posts, each Party must first obtain CHFA's prior written consent to such use including CHFA's review and approval of the final form of such use. Notwithstanding the foregoing, CHFA may at any time, upon notice to Program Sponsor and/or Consultants, as applicable, withdraw any prior approval of the use of CHFA's name, logo(s) and/or trademark(s) and Program Sponsor and/or Consultants, as applicable, shall thereafter take reasonable steps to promptly cease its use thereof.

13. **Miscellaneous.**

- (a) **Relationship of Parties.** Each Party and its respective employees, officers, directors, representatives and agents are at all times acting and performing separately and independently of the other Parties and are in no way or manner to represent themselves as employees, officers, directors, representatives and agents of the other Parties. This Agreement shall not create a joint venture, partnership, or relationship of principal and agent or employer and employee between or among the Parties.
- (b) **Legal Review.** Each Party has had the opportunity for their respective legal counsel to review and fully address any of such Party's questions or concerns relating to this Agreement.
- (c) **Notice.** All notices, demands, and other communications given or delivered under this Agreement shall be in writing and shall be deemed to have been given: (i) when received if given in person; (ii) three days after being deposited in the U.S. mail, certified or registered mail, postage prepaid; (iii) one day after being deposited with a reputable overnight courier; or (iv) by electronic transmission at the email address provided below, with written confirmation of receipt. Notices, demands, and communications to the Parties shall, unless another address is specified in writing, be sent to the address indicated below.

If to CHFA: Colorado Housing and Finance Authority  
1981 Blake Street  
Denver, CO 80202  
Attention: Manager, Regional Community Relationships  
Email: jplakorus@chfainfo.com

If to Consultant: Reinen Consultants, LLC  
1501 Wazee St. #5B  
Denver, CO 80202  
Attn: Tim Reinen  
Email: tim@reinenconsulting.com

Neuro-Inclusive Housing Solutions, LLC  
2088 Woodpecker Lane  
Elizabeth, CO 80107  
Attn: Desiree Kameka Galloway  
Email: desiree@neuroinclusivehousingsolutions.com

The Espinosa Group, LLC  
10917 Ouray Street  
Commerce City, CO 80022  
Attn: Joseph Espinosa  
Email: joseph@theespinosa.group

If to Project Sponsor\*: Town of Silverton  
P.O. Box 250  
Silverton, CO 81433  
Attn: Gloria Kaasch-Buerger  
Email: gkaasch-buerger@silverton.co.us

\*Unless Project Sponsor notifies the other Parties in writing otherwise, the Project Sponsor's contact information (above) shall also be deemed that of the Project Manager.

- (d) Amendment. This Agreement may be amended only by a writing signed by all of the Parties and shall be binding upon and inure to the benefit of the Parties and their successors and assigns.
- (e) Assignment. No Party may assign their rights under this Agreement to any third party without the prior written consent of the other Parties.
- (f) Severability. If any provision of this Agreement shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision in other circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
- (g) Confidentiality. To the extent legally permissible, the Project Sponsor and Consultants

shall keep the terms of this Agreement confidential.

- (h) CORA. As a political subdivision of the State of Colorado, CHFA is subject to the Colorado Open Records Act (CORA) C.R.S. §§ 24-72-201, et seq., which requires CHFA to permit inspection and copying of public records. The Parties should be aware that documents submitted to CHFA pursuant to this Agreement may be subject to inspection by the public.
- (i) Governing Law. This Agreement and the obligations of the Parties hereunder shall be interpreted, construed, and enforced in accordance with the laws of the State of Colorado, excluding its conflicts of law provisions. All suits or actions related to this Agreement shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver, and each Party irrevocably submits and consents to the exclusive personal jurisdiction of the courts located in the City and County of Denver. The Parties agree to waive the right to a trial before a jury.
- (j) Third Party Beneficiaries. Nothing in this Agreement, express or implied, is intended to or shall confer upon any person or entity other than the Parties and their respective successors and permitted assigns, any legal or equitable right, benefit or remedy of any nature under or by reason of this Agreement. In addition, Project Sponsor shall have no legal or equitable right, benefit or remedy of any nature under or by reason of any contract which CHFA and any of the Consultants may have or may in the future enter into regarding the Services.
- (k) Counterpart Signatures. This Agreement may be executed on separate counterparts, each of which, when so executed and delivered, shall be deemed an original and all of which, taken together, shall constitute one and the same agreement.
- (l) Electronic Signatures. The electronic signatures of the Parties included in this Agreement, in any form, is intended to authenticate this writing, bind it hereto, and to otherwise have the same force and effect as a manual signature. Delivery of a copy of this Agreement bearing an original or electronic signature by electronic mail in portable document format (.pdf) form, or by any other electronic means intended to preserve the original form of the document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

[Signature Page Follows]



IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives effective as of the Effective Date.

**CHFA:**

**Colorado Housing and Finance Authority**

By: \_\_\_\_\_

Title: Manager, Regional Community  
Relationships

Name: John G. Plakorus

**CONSULTANTS:**

**Reinen Consultants LLC**

By: \_\_\_\_\_

Title: Principal

Name: Tim Reinen

**Neuro-Inclusive Housing Solutions, LLC**

By: \_\_\_\_\_

Title: Principal

Name: Desiree Kameka Galloway

**Espinosa Group, LLC**

By: \_\_\_\_\_

Title: Managing Principal

Name: Joseph Espinosa

**PROJECT SPONSOR:**

**Town of Silverton**

By: \_\_\_\_\_

Title: Town Administrator

Name: Gloria Kaasch-Buerger

## **Exhibit 'A' - Scope of Work and Description of Services**

### **Zanoni Property - Silverton, Colorado**

**T.A. PRIMARY POINT OF CONTACT:** Joseph Espinosa ([joseph@theespinosa.group](mailto:joseph@theespinosa.group)), Tim Reinen ([tim@reinenconsulting.com](mailto:tim@reinenconsulting.com))

**SPONSOR CONTACT:** Anne Chase

**PROJECT PROGRAM (subject to change):** Define project goals, site concept/ masterplan, financial modeling, and funder matchmaking.

#### **PROJECT PROGRAM/ NARRATIVE:**

The Technical Assistance Team shall work directly with the project sponsor(s) to translate stakeholder voice into a community beneficial action plan (*as clarified in the S.H.I.P. guidelines*) and a feasible concept plan. Project analysis and activities will generally consist of initial concept design or masterplanning, financial viability or modeling, and a recommended action plan to advance the project.

Concept design may include initial site plan and exterior renderings to show the overall concept design of the project. A maximum of three alternative initial design options will be provided in the early stages of this phase of work relating to site exploration and potential density. Financial analysis may include recommendations for funding opportunities, initial project financial modeling, and/ or matchmaking with partners and funders. A final action plan (*or report*) will be submitted to the project sponsor recommending a course of action aligning with initial program objectives. Below is an itemized list of activities that align with project needs, however, are subject to change based on project requirements.

#### **ITEMIZED SCOPE OF WORK:**

**TOTAL T.A. HOURS ALLOTTED: 100 Hours (*Not to exceed*)**

<b>TASK NUMBER</b>	<b>TASK TITLE</b>
<b>1</b>	<b>Stakeholder Meetings and Site Visits</b>
1.1	Stakeholder Meeting Preparation
1.2	Stakeholder Meeting/ Design Workshop/ Project Goals and Measures of Success
<b>2</b>	<b>Concept Design and Masterplanning</b>
2.1	Program Research & Site Viability
2.2	Concept Design and Masterplanning
<b>3</b>	<b>Project Financing and Action Plan</b>
3.1	Prelim Financial Model
3.2	Funding Recommendations
3.3	Identifying potential roles and next steps
<b>4</b>	<b>Reporting</b>
4.1	Final Action Plan creation & graphics

## Town of Silverton Staff Report

<b>Department:</b> Administration <b>Head of Department:</b> Gloria Kaasch-Buerger <b>Date of Trustee Meeting:</b> March 25, 2024	
<b>For immediate Trustee consideration:</b>	
<b>Regular Meetings &amp; Communication:</b> 3.7 BLM R&PP 3.8 Congressionally Directed Spending 3.11 Clarion Code Rewrite 3.12 CHAFA SHIP Technical Assistance 3.13 Christine Fonner-Staff Training 3.13 Historic Review Committee 3.15 Housing Check in with Anne 3.18 Finance Committee Meeting 3.18 Accountant RE USDA Grant 3.18 DeAnne 150 <sup>th</sup> Marketing 3.19 Brownfields 3.19 Planning Commission 3.20 DOLA call Update 3.20 CoBank USDA Grant	<b>Top on the TO DO list:</b> Hiring Facilities and Events Coordinator Wetlands Moratorium Refine Outdoor Dining Standards Assist with WWTP and Water Funding USDA Grant/Loan Administration Code Rewrite Grant Reporting Learning Sessions Infrastructure Reimbursement Policy Tax account organization Finance Organization- Starting with SOPs for GL Codes Rate Study Assistance Energizing Rural Communities Prize Administration Annexation of Anvil Affordable Housing Projects New Trustee Orientation Materials/training schedule
<b>Grants (applications, updates, awards):</b> <b>Awarded and currently in progress:</b> Planning Grant for WWTP 10K received on 11/1 USDA collection system Grant/Loan received on 12/23 DOLA EIAF Engineering Plans for Boxcar Apartments \$79,281.00 <b>NEW:</b> DOLA Local Planning Capacity Grant for the salary of the Housing Coordinator \$68,000 awarded on March 8th  CHFA's Small Scale Affordable Housing Technical Assistance Program for the Buildout of Anvil Mountain awarded on 3/6/24 <b>Applied/Awaiting Award:</b> More Housing Now Grant DOLA Building Capacity Grant DOLA <b>Upcoming:</b> Congressional Directed Spending Requests DUE 3/31	<b>Upcoming Issues:</b> Adoption of Climate Action Plan SMPA Totally Green Program CDOT Shed relocation Power Redundancy/Micro Grid Signs/Parking around town Entrance Monument Snow Route Code Rewrite Municipal Court Code Rewrite Blair Street Project Marijuana Code Rewrite Perimeter Trail Planning PW and FPR Capital Improvements Plan Business Summit Welcome back Summer Residents Perimeter Trail
<b>Notable completed tasks:</b> Attorney Review	<b>Learning/ Professional Development:</b> 3.14 ICMA Public Workforce Trends Webinar Received Scholarship to attend CML Conference in June Currently Reading: Clarity First by Karen Martin

Grant	Kendall Planning Grant	DOLA- IHOI Grant	Colorado Water Resources Power Development Authority	REDI-Sustainability & Community Project Coordinator	Brownfields Grant	RREO Recycling Rebate	DOLA EIAF Tier 1 Technical Assistance Grant	CDOT-Transportation Alternatives Grant	Energizing Rural Communities Prize	COSIPA Technology Grant	USDA WW System Rehab	Local Planning Capacity Grant	More Housing Now Planning Grant	Congressional Direct Spending Request
Amount Granted/Requested	\$37,500	\$395,020	\$10,000	\$75,000	\$800,000	\$8,326	\$75,000	\$554,703	\$100,000	\$4,693	\$2,764,000	\$68,000	\$88,090	\$921,600
Match Amount	\$6,250-DOLA expended \$6,250-TOS \$4,860 expended to date 4/14	\$98,755	\$2,000	\$37,500-SIDA	None	None	\$75,000	\$229,000- TOS \$40,000- Blair Street Association Asked for \$900,000	None	None	USDA loan \$2,165,000	Benefits	County provided \$8,809 match	\$180,400- State Historic Fund \$50,000- Friends of the Library
Administration Fee	None	\$43,750	None	None	\$40,000	None	None	None	20,000	None			None	None
Total Project	\$ 37,500.00	\$ 493,775.00	\$ 12,000.00	\$ 112,500.00	\$ 800,000.00	\$ 8,326.00	\$ 150,000.00	\$ 1,169,000.00	\$ 100,000.00	\$ 4,693.00	\$ 4,929,000.00	\$ 68,000.00	\$ 79,281.00	\$ 1,152,000.00
Description	Original proposal-Kendall Mountain Recreation Area Plan Amended proposal- Animas River Trail and Perimeter Trail Planning	HB 1271 For the Purchase of property adjacent to Anvil Mountain and phase 1, 2 and assessment and housing coordinator \$20,000 for Phase 1 and 2	Engineering plans for the WWTP	SJDA will be hiring the Sustainability& Community Projects Coordinator, Grant will be administered through the Town	Multi Purpose Grant - Zanoni Site, Lackawanna Mill, Cement Creek Site	Rebate for waste diversion	Rewrite the Silverton Municipal Code and Development Standards	Blair Street Revitalization Grant	Public, NGO, Utility Partnership for Resiliency Plan, BE plan, and Microgrid Plan	Video Streaming Hardware (new owl, microphone extensions, hardcase for transport)	WWTP and Collections		Boxcar apartment engineering plans	Library Renovations through the USDA Rural Facilities Program
Grantee	GOCO	DOLA	CWRPDA	DOLA	CDPHE	CDPHE	DOLA	CDOT	US Dept. of Energy	COSIPA	USDA	DOLA	DOLA	Senator Bennett & Hickenlooper
Status	Extended/Awarded In Progress	Awarded, In Progress	Awarded	Awarded, In Progress	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awaiting award	Compiling Application
Apply Date	6/27/2019	3/4/2022	9/6/2023	Dec-22	11/1/2022	4/25/2023	3/28/2023	3/29/2023	5/24/2023	7/12/2023	4/1/2023		12/24/2023	3/31/2024
Award Date	Extension Approved on 3/13/23	5/2/2022	10/23/2023	2/10/2023	5/25/2023	5/12/2023	5/31/2023	6/2/2023	7/14/2023		12/18/2023	3/8/2024		
Completion Date	6/30/2024	12/31/2024	8/1/2024	9/28/2024					2024		12/31/2024	10/1/2026		
Budgeted?	Yes	Yes	No	SJDA paid match with other grant	No	Yes	Yes in 2023	Resolution to budget for in 2024	No		Yes	No	No	
Administrator	Town of Silverton	Town of Silverton	Town of Silverton	SJDA	Town of Silverton	Town of Silverton	Town of Silverton	Town of Silverton	Town of Silverton	Town of Sivrleton	Town of Silverton	Town of Silverton	Town of Silverton	Town of Silverton
Reporting Schedule	End of Grant Report	Quarterly Payout and Status Reports		SJDA will administer					SMPA will administer					
State or Federal	State	State	State	State	State	State	State	State	Federal Prize, not grant	State	Federal	STATE	State	Federal
Notes	Extension and Scope approved	\$10,950 Admin Fee spent 8/1-4/10		Contract in place for this grant								This will fund Ann's position		

TOTAL Grant Funding Pending:	TOTAL AWAREDED	
\$921,600	\$4,980,332	

Total Project Costs:
\$ 9,116,075.00



**COLORADO**  
**Department of Local Affairs**  
Division of Local Government

March 8, 2024

The Honorable Shane Fuhrman, Mayor  
Town of Silverton  
PO Box 250  
Silverton, CO 81433

RE: LPC Grant Award #24-023 Silverton Affordable Housing Capacity Project

Dear Mayor Fuhrman:

Congratulations! After thorough review, I am excited to offer a Local Planning Capacity grant award in the amount of \$68,000 to support the Town of Silverton's "Affordable Housing Capacity Project."

This new grant program was established by Proposition 123, the State Affordable Housing Fund and is one of several new funding programs available through the Department of Local Affairs (DOLA).

The program supports local government efforts to implement systems that fast track or expedite the development review process for affordable housing. These funds can also support local government capacity to achieve local affordable housing goals and maintain eligibility for Proposition 123 funding.

Your project was reviewed based on a variety of factors including readiness, impact on housing, support from local leadership, and local context. DOLA Program staff are available at any point for assistance as needed with your project. We support your efforts and are excited to share your results with other local governments, the Governor's Office, and the legislature.

Please contact the LPC Program Manager, Robyn DiFalco, [robyn.difalco@state.co.us](mailto:robyn.difalco@state.co.us), for additional information on how to proceed with contracting. Please refrain from spending grant funds until a grant agreement is fully executed. Activities that occur prior to grant execution cannot be reimbursed.

I wish you success with your project. Thank you for advancing efforts to build more attainable and affordable housing across the state.

Sincerely,

Maria De Cambra  
Executive Director

cc: Cleave Simpson, State Senator  
Barbara McLachlan, State Representative  
Gloria Kaasch-Buerger, Town Administrator  
Anne Chase, Community Project and Housing Coordinator  
Patrick Rondinelli, DLG Regional Manager



## 2024 CML Annual Scholarship

Karen Rosen <krosen@cml.org>

Mon 3/18/2024 11:10 AM

To: Gloria Kaasch-Buerger <gkaasch-buerger@silverton.co.us>

Cc: Karen Rosen <krosen@cml.org>

Gloria,

We are thrilled to extend our congratulations on being selected as a scholarship recipient for the 2024 Colorado Municipal League Annual Conference!

The conference will take place from June 18 to 21 in Loveland, at the Embassy Suites by Hilton Hotel & Conference Center. Your participation promises to be both enriching and inspiring.

Please [click here](#) to complete your registration. The deadline to complete your registration is April 12. Your hotel reservations will be made once we receive the completed registration form.

For your convenience, you can access the conference schedule through the link provided [here](#). If you would like to participate in any pre-conference sessions or the fun run, please be aware that you will be responsible for these costs.

Finally, a \$100 travel stipend will be issued to your municipality to help offset the travel costs, mileage, etc. for your trip to Loveland for the conference. A check will be made out to the town and mailed after the conference.

Please let me know if you have any questions or need anything else at this time. We want to ensure that your conference experience is seamless and rewarding.

Again, congratulations on receiving a scholarship to the 2024 CML annual conference. We look forward to having you as a part of this exciting event!

Cheers,

Karen



COLORADO  
MUNICIPAL  
LEAGUE

**Karen Rosen, CMP** (she/her/hers)

**Meeting & Events Planner**

Colorado Municipal League

1144 Sherman Street

Denver, CO 80203

(303) 831-6411 · (866) 578-0936

[krosen@cml.org](mailto:krosen@cml.org) · [www.cml.org](http://www.cml.org)

**Empowered cities and towns, united for a strong Colorado**



## Town of Silverton Staff Report

<b>Department: Public Works</b> <b>Head of Department: John Sites</b> <b>Date of Trustee meeting: March 25, 2024</b>	
<b>For immediate Trustee consideration: See “Streetlight MEMO” in New Business.</b>	
<b>Regular Meetings &amp; Communication:</b>  Administration / Board meetings and communication with Staff. Daily crew meetings; Admin Staff meetings; random communication with customers and community members regarding utility concerns.	<b>Top on the TO DO list:</b>  Wastewater Collections Project start-up; Molas Water Right diligence; review RFQ submittals for Wastewater Treatment Project; water plant upgrades (generator, valves, pump replacement); meter overhaul ongoing; Lead and Copper Rule Revision data collection; asset management plan / utility rate study.
<b>Grants (applications, updates, awards):</b>  Wastewater Collections System Rehabilitation Project grant and loan funds awarded. Construction expected in 2024, 2025 and possibly 2026.  Wastewater Treatment Facility Replacement Project RFQs for Preliminary Engineering Published and responses received.	<b>Upcoming Issues:</b>  Ongoing development considerations / plan review; asset management plan and utility rate study analysis and action; GIS updates to infrastructure mapping.
<b>Notable completed tasks:</b>  Snow removal- the new dump truck and rental loader have been very beneficial. Despite a lower-than-average snow year, we have had ZERO subcontractor expenses for snow removal. Leak repairs. Events.	<b>Ongoing Project Update:</b>  WTP generator has arrived and installation is expected in the next 2-3 weeks.
<b>Learning/ Professional Development:</b>  Staff safety, water, and wastewater training ongoing. Sites and Girodo attended the CRWA conference 3/18-3/21 for recertification training.	<b>Other:</b>



## Town of Silverton

Department: Public Works Head of Department: John Sites Meeting Date: 3/25/24	
For immediate Trustee consideration:	
Regular Meetings & Communication: Daily Crew Meetings Weekly Town Staff Meetings	Top on the TO DO list: Supporting the crew when and where it is needed Reviewing waste water collections LOC sub documents and addressing needs for LOC Lead and Copper rule revision compliance prep Water Tank recoat funding research Snow melt Pad research Blair St sidewalk project
Grants (applications, updates, awards):	Upcoming Issues: Compliance with LOC for wastewater collections
Notable completed tasks: Worked with John on PFAS sampling	Ongoing Project Update:
Learning/ Professional Development: Water/Wastewater training ongoing .	Other:

## Town of Silverton

Department: Facilities, Parks & Recreation  
Head of Department: Sarah Friden  
Meeting Date: March 25th, 2024

**For immediate Trustee consideration:** None.

### Regular Meetings & Communication:

FPNR Regular Staff Meeting – ongoing discussion on FPR tasks & projects

Ladies All Ride – Lindsey Richter & Tyler Shaffrick– Beginner Bike Skillz Park @ Kendall and potential for pre-fab pump track @ Visitor Center

Perimeter Trail – Lisa Adair – exploring grant opportunities for prefab bridges. Walk through spring. Park opportunities.

SJDA – Sarah Moore – assisting FPNR with T-Mobile hometown grant for lift infrastructure upgrades

Iron Horse – Ian Burnett - discussed strategy for trash disposal and continued partnership

Historical Society – Gina Rosato – logos for Anesi Park, Cemetery clean up and maintenance.

Hard Rock 100 – Dale Garland & Brad Bishop – assisted with securing facility rental for Aid Station setup.

Silverton Chamber – DeAnne Gallegos – intro to Hard Rock Board, intro to Iron Horse team, ongoing partnership/strategy

Silverton Creative District – Lisa Branner – discussed partnership and future projects.

Silverton Mountain - Grady Ham – Lift Troubleshooting

### Top on the TO DO list:

Annual boiler maintenance and repair @ Town Hall, Visitor Center and Kendall Mountain

Implementing shower system @ Anesi

Spring Cleaning

Hiring Events Coordinator

Staffing information center @ Anesi

RFP - Parks Maintenance Supervisor

RFP – Cleaning Services

Providing updates from FPR for related tasks as it relates to the Master Plan

Meeting and welcoming back summer business owners and members of the community.

<p>Snowmobile Club – Jim Lokey – discussed partnership</p> <p>BCI Media – Anna Knowles – Advertising strategy for Kendall Mountain '24-'25 season.</p> <p>Silverton Hardware – Dana Chambers – discussed summer beautification strategy and cost-savings.</p> <p>Ron Wakefield – Trustee Candidate</p>	
<p><b>Grants (applications, updates, awards):</b></p> <p>Applying for T-Mobile Hometown Grant: “Help Rescue our Lift Legacy”</p>	<p><b>Upcoming Issues:</b></p> <p>Lift maintenance, work chair delivery POMA</p> <p>Boiler servicing Town Hall, Kendall Mountain, and Visitor Center</p> <p>Shower system installation @ Anesi.</p>
<p><b>Notable completed tasks:</b></p> <p>Kendall Deck project to be led by 9,318 Contracting. Construction to begin April 2024.</p> <p>Secured <b>\$14,150</b> in facility rentals for March.</p> <p>Optimized facilities and event booking process to ensure prompt response times.</p> <p>Successful targeted outreach email to wedding planners in all of Colorado to promote our facilities.</p> <p>Boiler repair strategy in place to increase efficiency &amp; reduce costs at the three most expensive facilities.</p>	<p><b>Ongoing Project Update:</b></p> <p>Kendall Mountain Lift Maintenance – <b>update:</b> Maintenance team assembled: POMA, Grady Ham, Malcolm McDougall, Silverton Mountain, Nipper Alsup, FPR staff.</p> <p>Reviewing options for expanding features to Kendall Mountain ski area (tubing, terrain park, lift operation in the summer)—</p> <p><b>update:</b> quote received for tubing, exploring options for repurposing old tow rope, requested quote for pump track @ Visitor Center open ground, working with local community members for small skills park @ Kendall, exploring grant opportunities for ice rink structure. Memorial to be constructed for Chris Higgins repurposing retired work chair @ Kendall Mountain entrance.</p> <p>Repairs and maintenance across all facilities.</p> <p>Spring cleaning.</p> <p>Anesi Park – buttoning up project, wall completion (John R), showers, security system, signage, cleaning schedule.</p>

**Learning/ Professional Development:**

Site visit: Crested Butte Parks & Recreation  
Site visit: Valmont Bike Park: Boulder, CO

CIRSA Safety Seminar – Salida

Ride along/Grooming – Jim Lokey

**Other:**

Board approved Phased approach to begin Kendall  
Deck project with 9,318 contracting

## Town of Silverton

<p>Department: Library Head of Department: Misti Anderson Meeting Date: 3/25/24</p>	
<p>For immediate Trustee consideration:</p>	
<p>Regular Meetings &amp; Communication: Library board meeting takes place the 3rd Thursday of the month at 3 pm. We also have a monthly newsletter that goes out to all our patrons. Stop by the library or email to add your name.</p>	<p>Top on the TO DO list: Building renovation which includes grant writing with Sarah Moore.</p> <p>Technology grant needed because our computers are starting to wear and we need 6 new MAC computers.</p>
<p>Grants (applications, updates, awards): Unfortunately, We were turned down for the home town grant through T-mobile, denied by ALA, and we didn't have the matching funds to complete the El Pomar foundation grant. Thus far not alot of support for capital grants.</p>	<p>Upcoming Issues: Next winter our 3 year roof sealant will expire. The library roof hasn't been done since 1980 and needs to be replaced.</p>
<p>Notable completed tasks: Passport services up and running. Successfully produced and put out 10 episodes of the Silverton Library Connection Podcast.</p>	<p>Ongoing Project Update: complete deep clean of the library. Currently windows are being washed by a volunteer.</p>
<p>Learning/ Professional Development: State library reps visiting our library on March 21st. Currently taking a course called Libraries as Launchpads that is helping the library facilitate meaningful connections with community members that are current entrepreneurs or aspiring to get their business ideas off the ground through networking and skill building programs. Recently presented to the state of Colorado library about social media and how it can be powerful in small communities.</p>	<p>Other: Our partnership with Silverton Strong and the ESL and Spanish classes has been a huge success.</p>



MARCH 25, 2024 BOAD PACKET MEMO

SUBJECT: Annexation Hearing: Anvil Mountain Subdivision 1  
Ordinance 2024-05 An Emergency Ordinance Of The Town Of Silverton Annexing To The Town Of Silverton, Colorado Certain Real Property Known As Anvil Mountain Subdivision 1  
STAFF CONTACT: Lucy Mulvihill

Overview:

The Town of Silverton (Town) has received two petitions for the Annexation of the entirety of the Anvil Mountain Subdivision (Anvil) from San Juan County (County). The two areas requested to be annexed shall be referred to as Anvil Mountain Subdivision 1 and Anvil Muntin Subdivision 2. The development of Anvil is a joint Town and County effort, to increase affordable, attainable, and market-rate housing stock, with the intention of being annexed into the Town. After many years of work and collaboration, before you today is the first annexation ordinance, to initiate the annexation of Anvil.

Approximately 50 community members reside in Anvil, who are essential to the Silverton community and workforce. Anvil residents are largely integrated into the town. Residents pay town utilities and are impacted by decisions made by the Board of Trustees. One of the most impactful outcomes of Annexation will be Anvil residents' right to vote in Town elections.

On April 2, the Town will hold an election for the Mayor and four Trustee seats. With such a large election coming up the Town has identified citizen's right to vote as sacred and protected by the U.S. and Colorado Constitutions. Before you, today is an Emergency Ordinance, which would be made effective immediately upon passage, declaring that it is necessary and in the best interests of the health, welfare, and safety of the residents of the Town of Silverton to allow for Town citizens living in the Anvil Mountain Subdivision to exercise their right to vote in the upcoming election.

History:

On January 29, 2024, The Town received a petition for the annexation of Unincorporated Territory in the County of San Juan, State of Colorado, to the Town of Silverton, State of Colorado. The legal description of the land which the landowners request to be annexed to the Town of Silverton is described in attachment D, known as Anvil Mountain Subdivision 1. The petitioning party is San Juan County, Colorado.

At their regular meeting on February 12, 2024, the Board of Trustees deemed the Anvil Mountain Subdivision 1 petition substantially compliant with Colorado Revised Statues (CRS) and Silverton Municipal Code (SMC), and set a date for the Annexation Hearing for March 25, 2024, at 7 pm, by the adoption of Resolution 2024-03, per CRS 31-12-108 (1) (attachment D)

On March 19, 2024, the San Juan Regional Planning Commission reviewed the proposed annexation of the Anvil Mountain Subdivision 1. After a review of the annexation request, the following motion was made:

*Motion to recommend to the Board of Trustees approval of the Annexation of Anvil Mountain Subdivision 1 & Anvil Mountain Subdivision 2.*

The motion was approved unanimously.

Purpose of Annexation Hearing:

Per CRS 31-12-109 governing body will hold a hearing to determine if the proposed annexation complies with section 30 of article II of the state constitution and sections [31-12-104](#) and [31-12-105](#) or such provisions thereof as may be required to establish eligibility under the terms of this part 1. The purpose of this Annexation Hearing is to determine if the proposed annexation of Anvil Mountain Subdivision 1 meets the state and local requirements. The purpose of this memo is to compare the proposed annexation to applicable state and local requirements. If the Board of Trustees finds the proposed annexation complies with such requirements they should move to approve the annexation ordinance, Ordinance 2024-05.

State or Local Requirement	Anvil Mountain Subdivision 1
<a href="#">CRS 31-12-104-5</a>	
31-12-104 (1) <i>unincorporated area may be annexed to a</i>	Anvil Mountain Subdivision 1 Annexation Petition was

<i>municipality unless one of the following conditions first has been met: The annexing municipality has received a petition for the annexation of such area signed by persons comprising more than fifty percent of the landowners in the area and owning more than fifty percent of the area, excluding public streets, and alleys, and any land owned by the annexing municipality.</i>	signed by 86% of landowners, owning 91% of the area excluding public streets, alleys, and any land owned by the annexing municipality.
31-12-104(1)(a) <i>That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality.</i>	Over one-sixth (19%) of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality. Anvil Mountain Subdivision 1 Annexation Map labels the contiguity line, “Silverton Town Site Boundary”.
31-12-104(1)(b) <i>That a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality. The fact that the area proposed to be annexed has the contiguity with the annexing municipality required by paragraph (a) of this subsection (1) shall be a basis for a finding of compliance with these requirements unless the governing body, upon the basis of competent evidence presented at the hearing provided for in section 31-12-109, finds that at least two of the following are shown to exist (I), (II), (III).</i>	Anvil Mountain Subdivision 1 complies with CRS 31-12-104(1)(b) for the reasons stated above. CRS 31-12-104(1)(b) (I), (II), (III) are not applicable (N/A).
31-12-104 (2)	N/A
31-12-105 (1)(a) – (d)	N/A
<u>SMC Chapter 15 Annexation</u>	
Sec. 15-1-30. - Preliminary steps. (a) Procedure.	At their regular meeting on February 12, 2024, The Board of Trustees found the petition for the annexation of Anvil Mountain Subdivision 1 to be in substantial compliance with SMC Sec. 15-1-30.
Sec. 15-1-40. - Annexation impact report.	N/A Annexation Impact Reports are not required for the annexation of an area under 10 Acres. Anvil Mountain Subdivision 1 is 8.00 Acres, more or less, as shown on the Anvil Mountain Subdivision 1 Annexation Map.
Sec. 15-1-50. - Consideration of annexation ordinance. <i>Upon the submission of documentation in accordance with this Chapter and upon compliance with the notice and hearing requirements as set forth in the Colorado Municipal Annexation Act of 1965, as amended, the Board of Trustees may consider the approval of an ordinance annexing the subject property to the Town. In the event the Board of Trustees considers and disapproves such an ordinance, no similar request may be heard for a period of one year from the date of denial.</i>	This memo supports the Annexation Hearing required by SMC 15-1-50.
Sec. 15-1-60. - Final submission. <i>In the event the Board of Trustees approves an annexation ordinance, the applicant shall submit to the Planning Department two Mylars of the final annexation map and two Mylars of the master plan within ten days of the effective date of the annexation ordinance.</i>	This will be evaluated if and when Ordinance 2024-05 is approved.
<u>Town of Silverton 2024 Three-Mile Plan</u>	

I b. Criteria <i>The Town will annex properties in accordance with annexation policies and criteria set forth in the adopted Silverton Municipal Code and will use a process to evaluate the benefits and costs of proposed annexations to ensure that the annexations will offer an overall benefit to the community.</i>	The staff has included costs and benefits in this memo. If Trustees have identified additional costs and benefits, they should discuss prior to making a motion.
I b. Criteria <i>Annexation should be consistent with the adopted Master Plan.</i>	The Town of Silverton 2022 Compass Master Plan (Master Plan) calls for the annexation of Anvil Mountain Subdivision (Anvil), on page 81, within the Housing section, Strategy E, 4. <i>use annexations to expand workforce housing (i.e. Anvil)</i> . Additionally, Anvil is called out 10 more times in the master plan, mostly related to expanding affordable and attainable housing efforts. The annexation of Anvil will give the Town a wider array of resources to use for the development of Affordable and attainable housing in Anvil.
I b. Criteria <i>The annexation of County enclaves should take into consideration fiscal, social, and land use factors.</i>	N/A
II. Three-Mile Boundary	Anvil Mountain Subdivision is located within the Three-Mile Boundary Map (attachment E); therefore, this location is eligible for annexation, if the proposed annexations meet all other requirements.
III. Annexation Eligibility and Processing Criteria <i>Annexation requests that demonstrate favorable benefits to the residents and taxpayers of the Town and contribute to the Town's goal for quality growth and enhanced community character will be favorably considered for inclusion into the town. In addition, the Town desires to control the development of adjacent private lands in order to preserve and promote the best interests of the Town and its citizens. An annexation petition must meet all of the requirements of the Municipal Annexation Act and its amendments as well as applicable specific Town of Silverton's Municipal Code criteria.</i>	The Master Plan calls for the annexation of Anvil Mountain Subdivision and the development of affordable and attainable housing within the town. Anvil Mountain Subdivision 1's projected development will aid the Town in meeting this Master Plan goal. This may be a basis for a finding of compliance with these requirements unless the governing body finds reasons Anvil Mountain Subdivision 1 would not demonstrate favorable benefits to the residents and taxpayers of the Town and contribute to the Town's goal for quality growth and enhanced community character. If so, Trustees should state their reasoning prior to making a motion.
III. Annexation Eligibility and Processing Criteria <i>In addition, a conceptual planning map(s) shall be provided that illustrates all streets and other right-of-way connections in the subject property to the existing Town streets and right-of-way; location of the current and proposed Town boundary; location of utilities to which the property will connect; and proposed land use and zoning concepts, if developed. It shall be the general policy of the Town with respect to annexations and the consideration of annexation petitions that:</i>	All required documentation has been previously obtained by the Town due to their Town's involvement in the development of the Anvil Mountain Subdivision.
III. Annexation Eligibility and Processing Criteria (a) <i>Annexation is a discretionary act. With the exception of an initiated petition for the annexation of an enclave, the Board of Trustees shall exercise its sole discretion in the annexation of territory to the Town.</i>	The Board of Trustees shall exercise its sole discretion in the annexation of territory to the Town.
III. Annexation Eligibility and Processing Criteria (b) <i>The land to be annexed and the uses proposed for the land</i>	The Master Plan calls for the annexation of Anvil Mountain Subdivision (Anvil), on page 81, within the



<i>shall conform to the goals, policies and strategies of the Master Plan, as amended from time to time.</i>	Housing section, Strategy E, 4. <i>use annexations to expand workforce housing (i.e. Anvil)</i> . Additionally, Anvil is called out 10 more times in the master plan, mostly related to expanding affordable and attainable housing efforts. This reflects the current use of Anvil. Annexation will support the future development goals of the town, as described in the Master Plan.
III. Annexation Eligibility and Processing Criteria (c) <i>The land to be annexed shall not create an unreasonable burden on the physical, social, economic or environmental resources of the Town.</i>	Anvil was designed and developed to be annexed. Residents in Anvil receive the same services as those within the, with the exception of Town Public Works services. The overall burden shall be minimal.
III. Annexation Eligibility and Processing Criteria (d) <i>Certain public facilities and amenities are necessary and must be constructed and/or upgraded to Town standards as part of any territory annexed to the Town to ensure the area is served by adequate public facilities. These facilities include, but are not limited to streets, bridges, public parks, recreation areas, school sites, fire and police station sites, and storm drainage facilities.</i>	At this time, the need for new or expanded public facilities or services has not been identified.
III. Annexation Eligibility and Processing Criteria (e) <i>The annexation of lands to the Town shall not create any additional cost or burden on the then-existing residents of the Town to provide such public facilities to any newly annexed area.</i>	N/A
III. Annexation Eligibility and Processing Criteria (f) <i>The petitioner for annexation shall be responsible for paying the Town's full cost for processing the annexation petition, from initial discussion with Town staff before submittal of the petition, through the approval and recording of the final annexation documents.</i>	The fee has been waived, as the annexation of Anvil Mountain Subdivision 1 is uniquely an intergovernmental process.
IV. General Policy for Annexations A Town Services <i>In all cases, annexation will be an important consideration before Town services are provided by the Town.</i>	N/A
IV. General Policy for Annexations B. Coordination with San Juan County	The County and Town communicate and occasionally collaborate on proposed development within the Tonw-County Overlay district. The County and Town collaborated on the development of the Anvil.
IV. General Policy for Annexations C. Conformance with Existing Town Planning Documents <i>All annexed property shall substantially conform to the current adopted versions of the Town of Silverton Municipal Code, Master Plan, Building Codes and all other applicable local and state statutes.</i>	Anvil Mountain Subdivision 1 substantially conforms to the current adopted planning documents. Zoning will differ. Anvil Mountain Subdivision was developed by the County in collaboration with the Town as a Planned Unit Development (PUD). The town plans to adopt Anvil's Zoning through a PUD process. This will occur after annexation is complete but not more than 90 days after.
IV. General Policy for Annexations D. Open Space Requirements <i>Open space and park or trails dedication shall be a part of any annexation request considering protection of sensitive ecological areas, critical view areas, and prime habitat areas, where appropriate.</i>	Anvil Mountain Subdivision 1 meets open space requirements with open space designated along the South and West perimeter.
IV. General Policy for Annexations E. Benefits/Liabilities <i>In processing and reviewing annexation requests, Town staff shall prepare Annexation Impact Report, pursuant to</i>	N/A Annexation Impact Reports are not required for the Annexation of an area under 10 Acres, Anvil Mountain Subdivision 1 is 8.00 Acres, more or less, as shown on the

<i>SMC 15.1.40, based on the proposed annexation and outline the financial costs and benefits to the taxpayers of the Town.</i>	Anvil Mountain Subdivision 1 Annexation Map.
IV. General Policy for Annexations F. Growth Projections	The Town is currently working on growth projections through the development of a Buildout Analysis.
IV. General Policy for Annexations V. Elements Land Use <i>Land uses will be evaluated for consistency with the Town's Master Plan and for compatibility with adjacent land use patterns. Land uses should be consistent with current Town zoning districts allowed and uses by special review.</i>	The Town's Master Plan Future Land Use Framework identifies the areas adjacent to Anvil Mountain Subdivision as an area for housing. The Master Plan identifies Anvil for the use of Affordable and Attainable housing.
IV. General Policy for Annexations V. Elements Utility Provisions <i>Water and sewer lines may need to be extended to new areas annexed into the Town. All new water, sanitary sewer, and stormwater facilities shall meet the Town's Development Standards. Properties annexing into the Town may be required to pay for extensions of utilities including water, sewer, electric (San Miguel Power Association). Developers are typically responsible for infrastructure costs.</i>	All Town utilities, in conformance with Town Development standards, have been extended to Anvil Mountain Subdivision 1, prior to annexation.
IV. General Policy for Annexations V. Elements Zoning <i>Zoning of annexed areas should allow for provisions of parks, open space and recreation as referenced in the Town Master Plan and Silverton Municipal Code. Areas adjacent to Rivers, Streams, and Lakes are encouraged to be incorporated into open space, parks and recreational opportunities. Parkland dedication or cash in-lieu may be required for new residential subdivisions and development.</i>	Anvil Mountain Subdivision was platted prior to annexation. Anvil Mountain Subdivision 1 meets open space requirements with open space designated along the South and West perimeter. The Town plans to adopt Anvil's Zoning through a PUD process. This will occur after annexation is complete but not more than 90 days after.

### **Ordinance 2024-05 An Emergency Ordinance Of The Town Of Silverton Annexing To The Town Of Silverton, Colorado Certain Real Property Known As Anvil Mountain Subdivision 1**

Ordinance 2024-05 is the Annexation Ordinance for the annexation of Anvil Mountain Subdivision 1. The passage of this ordinance is necessary for the annexation of the Anvil Mountain Subdivision. Staff has presented an emergency Ordinance; which would be made effective immediately upon passage, should the trustees declare that it is necessary and in the best interests of the health, welfare, and safety of the residents of the Town of Silverton to allow for the Town citizens living in the Anvil Mountain Subdivision to exercise their right to vote in the upcoming election.

#### **Next Steps if Annexation is approved:**

If Ordinance 2024-05 is approved, Trustees will then have to review Resolution 2024-08 A Resolution Of The Town Of Silverton Making Findings Of Fact And Conclusions Concerning The Anvil Mountain Subdivision 1 Annexation. Should that pass, Town Staff will deliver the required materials to the County Recorder on Tuesday, March 26. The annexation of Anvil Mountain Subdivision 1 shall be made official upon recoding of the Annexation Map and Ordinance.

#### **Next Steps if Annexation is denied:**

If Ordinance 2024-05 is denied, no similar request may be heard for a period of one year from the date of denial.

#### **Staff Recommendations:**

Staff recommends that the Board of Trustees approve Ordinance 2024-05 An Emergency Ordinance Of The Town Of Silverton Annexing To The Town Of Silverton, Colorado Certain Real Property Known As Anvil Mountain Subdivision 1, on the basis that the requested annexation complies with applicable requirements, stated above. Staff does not recommend any conditions at this time.

**Motion:**

Motion to approve.

1. Motion approve Ordinance 2024-05 An Emergency Ordinance Of The Town Of Silverton Annexing To The Town Of Silverton, Colorado Certain Real Property Known As Anvil Mountain Subdivision 1.

Motion to recommend approval with conditions.

2. Motion to approve Ordinance 2024-05 An Emergency Ordinance Of The Town Of Silverton Annexing To The Town Of Silverton, Colorado Certain Real Property Known As Anvil Mountain Subdivision 1, with the following conditions: [Please state the condition in the motion].

Motion to recommend denial.

3. Motion deny Ordinance 2024-05 An Emergency Ordinance Of The Town Of Silverton Annexing To The Town Of Silverton, Colorado Certain Real Property Known As Anvil Mountain Subdivision 1, for the following reasons: [Please state how the proposed annexation does not meet state and/or local requirements].

**Attachments**

Attachment A Emergency Ordinance 2024-05 An Emergency Ordinance Of The Town Of Silverton Annexing To The Town Of Silverton, Colorado Certain Real Property Known As Anvil Mountain Subdivision 1

Attachment B Letter from San Juan Planning Commission

Attachment C Anvil Mountain Sub 1 Annexation Petition (signatures redacted)

Attachment D Annexation Hearing Public Notice, which includes:

- Public Hearing Legal Notice language
- Resolution 2024-03 A Resolution Of The Town Of Silverton Finding Substantial Compliance And Declaring Intent To Annex Anvil Mountain Subdivision 1
- Anvil Mountain Subdivision 1 Legal Description
- Anvil Mountain Subdivision 1 Annexation Map

Attachment E Three-Mile Boundary Map



**TOWN OF SILVERTON COLORADO ORDINANCE  
2024-05**

**AN EMERGENCY ORDINANCE OF THE TOWN OF SILVERTON ANNEXING TO THE TOWN  
OF SILVERTON, COLORADO CERTAIN REAL PROPERTY KNOWN AS ANVIL MOUNTAIN  
SUBDIVISION 1**

**WHEREAS**, the Town of Silverton ("Town"), Colorado is a statutory town incorporated under the laws of the state of Colorado; and

**WHEREAS**, the Town acting by and through its Board of Trustees has the power to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience of the Town pursuant to Colorado Revised Statutes (C.R.S.) § 31-15-103; and

**WHEREAS**, the Town acting has the power to pass this emergency ordinance effective immediately pursuant to C.R.S. § 31-16-105; and

**WHEREAS**, pursuant to the laws of the State of Colorado, a petition and request was filed with the Town Clerk of the Town of Silverton, Colorado, that the Board of Trustees commence proceedings to annex to the Town of Silverton a certain unincorporated tract of land located in the County of San Juan, State of Colorado, known as the Anvil Mountain Subdivision 1 Annexation, described herein; and

**WHEREAS**, the Board of Trustees of the Town of Silverton, Colorado has conducted a public hearing as required by law to determine the eligibility for annexation of Anvil Mountain Subdivision 1; and

**WHEREAS**, the Board of Trustees of the Town of Silverton, Colorado, has satisfied itself concerning the eligibility for annexation of Anvil Mountain Subdivision 1 and concerning the conformance of the proposed annexation to the applicable state law and of the annexation policy of the Town of Silverton, Colorado; and

**WHEREAS**, a citizen's right to vote is sacred and protected by the U.S. and Colorado Constitutions, and the citizens of Anvil Mountain Subdivision would be disallowed their right to vote in the upcoming election if this Ordinance was not effective immediately upon passage; and

**WHEREAS**, the Board of Trustees finds and declares that it is necessary and in the best interests of the health, welfare, and safety of the residents of the Town of Silverton to allow for Town citizens living in the Anvil Mountain Subdivision to exercise their right to vote in the upcoming election.

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

Section 1. That the Board hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The Board of Trustees finds that the following described real property, situated in the County of San Juan, State of Colorado, be and the same hereby is annexed to the Town of Silverton, to wit:

Part of suspended section 18, Township 41 North, Range 7 West, of the New Mexico Principal Meridian, San Juan County Colorado, more particularly described as follows:

Beginning at a point on line 3 - 5 of the Silverton Town Site, whence corner no. 3 of the said Silverton Town Site bears N. 36°16'27" E., 1158.87 ft. dist.; thence N. 54°45'47" W., 529.79, ft. dist.; thence S. 79°13'01" W., 320.14, ft. dist., to the Northwest corner of Lot 2 of said Silverton Town Site; thence S. 54°40'06" W., 61.03, ft. dist., to the Angle Point of Lot 2 of said Silverton Town Site; thence S. 02°23'59" W., 35.42, ft. dist., to the Southwest corner of Lot 2 of said Silverton Town Site and also being on the North Right of Way line of Fifth Street; thence N. 87°36'14" W., 32.50, ft. dist., along the North Right of Way line of Fifth Street to a point on the East line of Lot 1 of said Silverton Town Site; thence S. 02°23'46" W., 28.99, ft. dist., to the Southeast corner of Lot 1 of said Silverton Town Site; thence S. 25°45'47" W., 42.15, ft. dist., to the Northeast corner of Lot 30 of said Silverton Town Site; thence S. 25°06'27" W., 157.80, ft. dist., to the Southeast corner of Lot 30 of said Silverton Town Site and also being on the North Right of Way line U. S. Highway 550; thence along the North Right of Way line of said U. S. Highway 550 on a curve turning to the right with an arc length of 326.88 ft. dist., with a radius of 3539.99 ft. dist., of which a chord bearing of S. 64°38'29" E.; thence S. 62°01'24" E., 403.27, ft. dist., to a point on line 3 - 5 of the Silverton Town Site; thence N. 36°16'27" E., 449.61, ft. dist., more or less, to the point of beginning.

Section 3. The annexation by and to the Town of Silverton, Colorado, of Anvil Mountain Subdivision 1, situated, lying, and being in San Juan County, Colorado, meets all requirements of state law and the annexation policy of the Town of Silverton, and therefore, said annexation is hereby approved and made effective.

Section 3. The owners of more than fifty percent (50%) of Anvil Mountain Subdivision 1 have petitioned for annexation.

Section 4. Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the laws of the State of Colorado pertaining to municipalities and to all ordinances, resolutions, rules and regulations of the Town of Silverton.

Section 5. Considering all of the foregoing and based on the conviction that annexation of Anvil

Mountain Subdivision 1 to the Town of Silverton will serve the best interests of the Town and the owners of the territory to be annexed, the unincorporated territory Anvil Mountain Subdivision 1, described above is hereby annexed to the Town of Silverton, Colorado.

Section 6. The Annexation Map showing the boundaries of the newly annexed territory as above described shall be kept on file in the office of the San Juan County Clerk and Recorder.

Section 7. Upon the execution and delivery of the Annexation and Master Development Agreements, as approved by the Board of Trustees, by the owner, the Town Clerk shall file for recording three certified copies of the Annexation Ordinance and three copies of the Annexation Map with the Clerk and Recorder of San Juan County, Colorado and other copies as necessary with the Department of Local Affairs and the Department of Revenue.

Section 8. The Board hereby finds, determines and declares that it is necessary that this Ordinance take effect immediately upon approval to ensure and protect Silverton's Anvil Mountain Subdivision citizens' right to vote in the upcoming election.

Section 9. This Ordinance shall become effective immediately upon approval by the Board of Trustees, except for the purpose of general taxation, and for such purposes it shall become effective on January 1st of the next succeeding year following passage of this Ordinance.

INTRODUCED, READ, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF SILVERTON, ON THE 25TH DAY OF MARCH, 2024.

TOWN OF SILVERTON

By: \_\_\_\_\_  
Shane Fuhrman, Mayor

ATTEST:

\_\_\_\_\_  
Melina Marks, Town Clerk

**San Juan Regional  
Planning Commission**  
**SAN JUAN COUNTY    TOWN OF SILVERTON**  
**Silverton, Colorado 81433**  
**P.O. Box 223**

March 20, 2024

Town of Silverton Trustees  
PO Box 250  
Silverton, CO 81433

Mayor Shane Fuhrman:

Town of Silverton Trustees    RE:    **Town of Silverton**  
Annexation of  
Anvil Mountain Subdivision 1 &  
Anvil Mountain Subdivision 2

At a meeting of the San Juan Regional Planning Commission on March 19, 2024, members of that Commission discussed the Annexation of Anvil Mountain Subdivision 1 & Anvil Mountain Subdivision 2 presented by Town of Silverton. Lucy Mulvihill was present to give an overview to the Planning Commission and answer questions. A Public Hearing was called with no public comments. After discussion, the Planning Commission then made a motion to recommend that the Town of Silverton approve the Annexation of Anvil Mountain Subdivision 1 & Anvil Mountain Subdivision 2. The motion passed unanimously with a show of hands.

Thank you for considering this recommendation.

Sincerely,

The Planning Commission Members and  
Jim Weller, Chairman

**PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY  
IN THE COUNTY OF SAN JUAN, STATE OF COLORADO,  
TO THE TOWN OF SILVERTON, STATE OF COLORADO**

( 86 % OF LANDOWNERS)

**TO THE MAYOR AND THE TOWN TRUSTEES OF THE TOWN OF SILVERTON,  
COLORADO:**

The undersigned, in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, of the Colorado Revised Statutes, 1973, as amended, hereby petition the Town Trustees of the Town of Silverton for annexation to the Town of Silverton of the following described land located in the County of San Juan, State of Colorado, and further state:

1. The legal description of the land which the landowner(s) request to be annexed to the Town of Silverton is attached hereto as **EXHIBIT "A"**, hereinafter referred to as the "Property"
2. It is desirable and necessary that the Property be annexed to the Town of Silverton, Colorado;
3. The following requirements of C.R.S. Section 31-12-104 exists or have been met:
  - A. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town of Silverton, Colorado;
  - B. A community of interest exists between the Property and the Town of Silverton, Colorado. The Property is urban or will be urbanized in the near future, and the Property is integrated or is capable of being integrated with the Town of Silverton, Colorado;
4. The signers of the Petition comprise the landowners of 86 percent (100%) of the Property (exclusive of streets and alleys) and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election;
5. None of the limitations provided in C.R.S. Section 31-12-105 are applicable and the requirements of that statute have been met because of the following:
  - A. The annexation of the Property will not result in the Property being divided into separate parts or parcels under identical ownership without the written consent of the landowners thereof;
  - B. No land area within the Property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of



real estate comprising 20 acres or more and having a valuation for assessment in excess of \$200,000 for ad valorem tax purposes has been included in the area of the Property to be annexed without the written consent of the landowners thereof;

- C. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality;
  - D. The entire width of all streets and alleys to be included within the Property are included;
  - E. The annexation of the Property will not result in the detachment of area from any school district or the attachment of same to another school district;
  - F. Annexation by the Town of the Property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley, inasmuch as annexation of the Property will not result in annexation of a platted street or alley which is not bounded on both sides by the Town.
6. The annexation of the Property will not have the effect of extending a boundary of the Town more than three miles in any direction from any point of the municipal boundary in the past twelve (12) months.
7. The area proposed to be annexed is comprised of (check one):

           MORE THAN TEN ACRES AND THE BOARD OF COUNTY COMMISSIONERS OF SAN JUAN (circle appropriate jurisdiction) COUNTY HAS AGREED TO WAIVE THE REQUIREMENT OF AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-108.5, C.R.S., AS AMENDED. (Copy of resolution approving such waiver is provided.)

           MORE THAN TEN ACRES AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS REQUIRED.

  X   TEN ACRES OR FEWER AND AN IMPACT REPORT AS PROVIDED FOR IN SECTION 31-12-105.5, C.R.S., AS AMENDED, IS NOT REQUIRED.

8. The Property is not located within a special district.
9. The mailing address of each signer, the legal description of the land owned by each signer, and the date of signing of each signature are all shown on this Petition;
10. Accompanying this Petition are (4) four copies of the annexation boundary map in the

form required by C.R.S. Section 31-12-102(1)(d) and attached hereto as **EXHIBIT "B"**, containing the following information:

- A. A written legal description of the boundaries of the Property;
- B. A map showing the boundary of the Property, such map prepared and containing the seal of a registered engineer or land surveyor;
- C. Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area be platted, then the boundaries and the plat number of plots or of lots and blocks are shown;
- D. Next to the boundary of the Property is drawn the contiguous boundary of the Town of Silverton and the contiguous boundary of any other municipality abutting the area proposed to be annexed; and
- E. The dimensions of the contiguous boundaries are shown on the map.

11. The Property is not presently a part of any incorporated Town or Town and County;

12. The undersigned agree to the following conditions, which shall be covenants running with the land, and which shall, at the option of the Town, appear on the annexation map:

- A. All water rights associated with the Property shall be transferred to the Town, pursuant to Town ordinances;
- B. The undersigned and the Town may enter into an Annexation Agreement prior to the effective date of this annexation, as provided for in Chapter 31-12-112(2), *Colorado Revised Statutes, as amended*.

13. Petitioners represent that: (Check one)

☐ No part of the property to be annexed is included within any site-specific development plan approved by San Juan County, Colorado.

☒ A site-specific development plan has been approved by San Juan County, Colorado, which has created a vested right.

EXECUTED this 29 day of January, 2024.

[SIGNATURE PAGES FOLLOW THIS PAGE]

**PROPERTY OWNER/PETITIONER SIGNATURES**

The signatures affixed hereon represent property owners within the Annexation Boundary who desire Annexation to the Town of Silverton, Colorado.

Page 1 of 9

Name of Owner (print):	S
Address of Parcel within the Annexation Boundary (number, Street, Town):	7
	7
	6
	6
	6
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	7

**PROPERTY OWNER/PETITIONER SIGNATURES**

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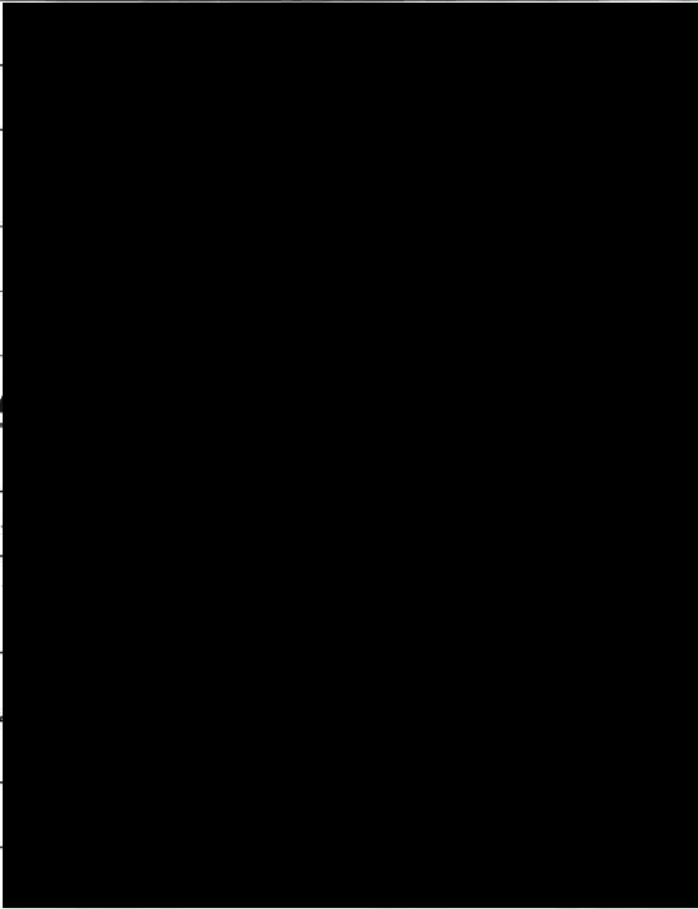
Page 2 of 9

Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	
Signature of Owner:	
Date of Signature:	

### PROPERTY OWNER/PETITIONER SIGNATURES

The signatures affixed hereon represent property owners within the Annexation Boundary who desire Annexation to the Town of Silverton, Colorado.

Page 3 of 9

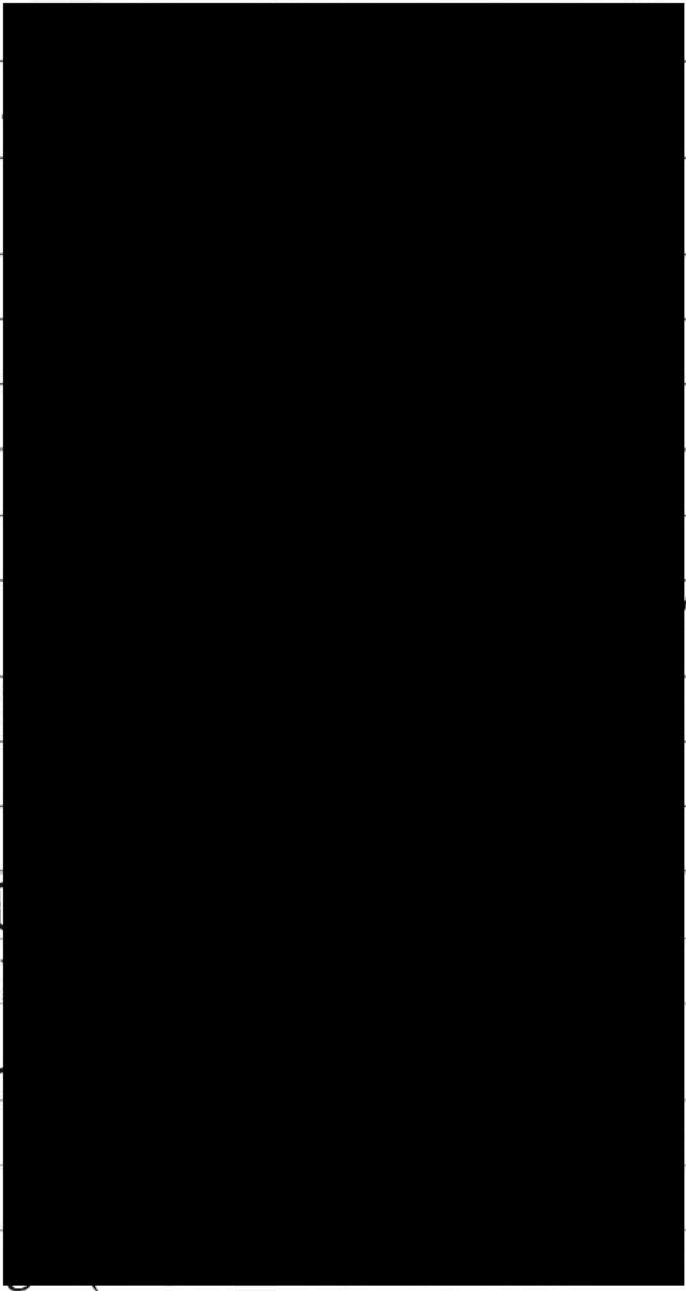
Initials of Circulator:	
Name of Owner (print):	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature of Owner:	
Date of Signature	
Initials of Circulator	
Name: (print)	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature	
Date of Signature	
Initials of Circulator	

*Note to Circulator(s): Please make copies of this page to collect signatures and necessary information, attach all signature sheets and note the quantity of pages of signature pages in the area provided above.)*

### PROPERTY OWNER/PETITIONER SIGNATURES

The signatures affixed hereon represent property owners within the Annexation Boundary who desire Annexation to the Town of Silverton, Colorado.

Page 4 of 9

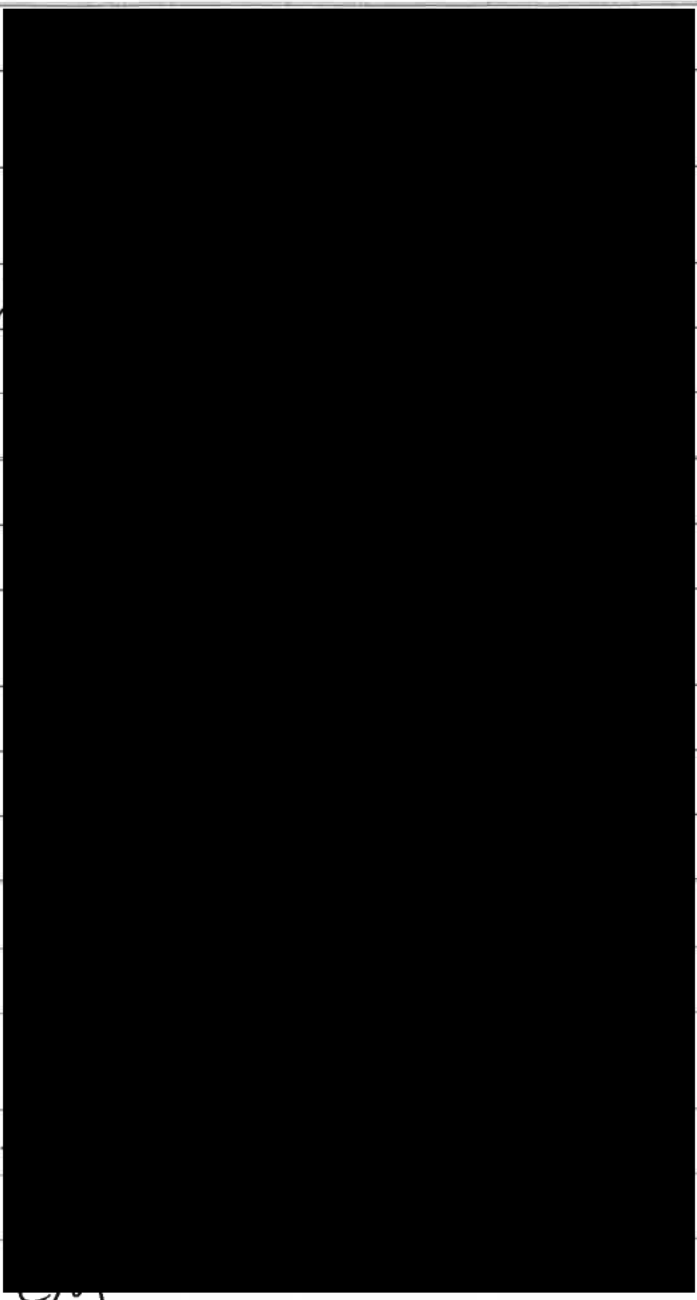
Name of Owner (print): <i>Marc Kloster</i>	
Address of Parcel within the Annexation Boundary (number, street, Town):	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	
Signature of Owner:	
Date of Signature:	
Initials of Circulator:	
Name of Owner (print):	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature of Owner:	
Date of Signature	
Initials of Circulator	
Name of Owner: (print)	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature	
Date of Signature	
Initials of Circulator	

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### PROPERTY OWNER/PETITIONER SIGNATURES

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Page 5 of 9

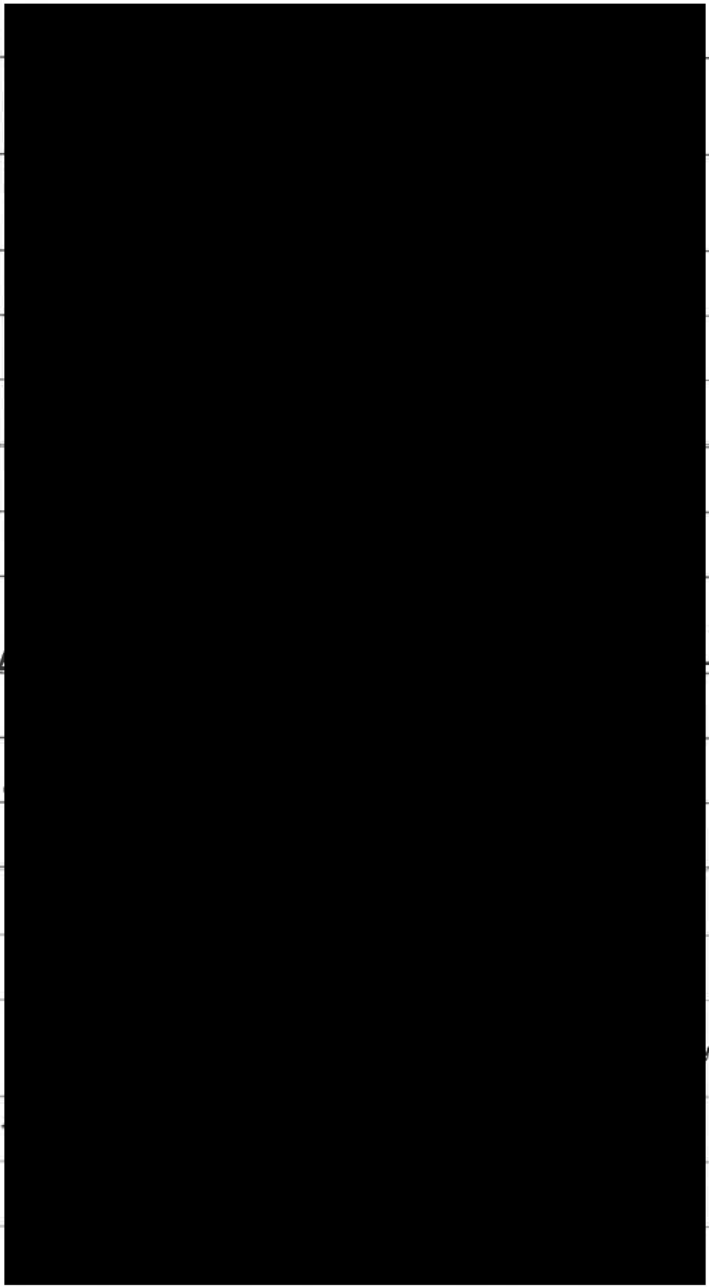
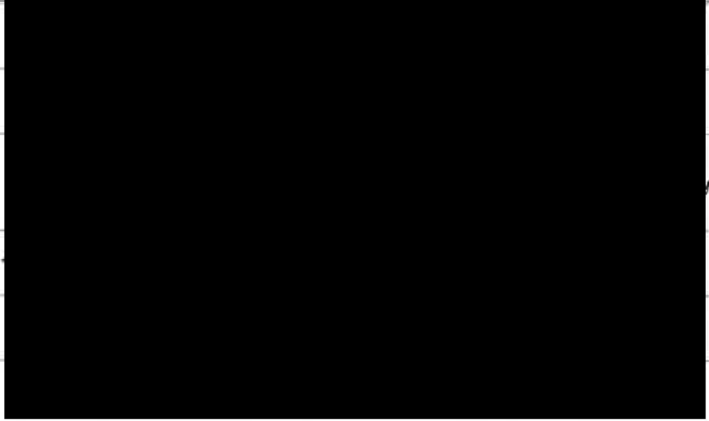
Name of Owner (print):	
Address of Parcel within the Annexation Boundary (number, street, Town):	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	
Signature of Owner:	
Date of Signature:	
Initials of Circulator:	
Name of Owner (print):	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature of Owner:	
Date of Signature	
Initials of Circulator	
Name of Owner: (print)	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature	
Date of Signature	
Initials of Circulator	

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### PROPERTY OWNER/PETITIONER SIGNATURES

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Page 6 of 9

Name of Owner (print):	
Address of Parcel within the Annexation Boundary (number, street, Town):	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	
Signature of Owner:	
Date of Signature:	
Initials of Circulator:	
Name of Owner (print):	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature of Owner:	
Date of Signature	
Initials of Circulator	
Name of Owner: (print)	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature	
Date of Signature	
Initials of Circulator	


*Note to Circulator(s): Please make copies of this page to collect signatures and necessary information, attach all signature sheets and note the quantity of pages of signature pages in the area provided above.)*



### PROPERTY OWNER/PETITIONER SIGNATURES

The signatures affixed hereon represent property owners within the Annexation Boundary who desire Annexation to the Town of Silverton, Colorado.

Page 7 of 9

Initials of Circulator:	
Name of Owner (print):	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature of Owner:	
Date of Signature	
Initials of Circulator	
Name: (print)	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature	
Date of Signature	
Initials of Circulator	

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### PROPERTY OWNER/PETITIONER SIGNATURES

The signatures affixed hereon represent property owners within the Annexation Boundary who desire Annexation to the Town of Silverton, Colorado.

Page 8 of 9

Name of Owner (print):	
Address of Parcel within the Annexation Boundary (number, street, Town):	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s):	
Signature of Owner:	
Date of Signature:	
Initials of Circulator:	
Name of Owner (print):	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
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Date of Signature	
Initials of Circulator	
Name of Owner: (print)	
Address of Parcel within the Annexation Boundary	
Legal Description(s) (Lot, Block, Subdivision Name) or Parcel Number(s)	
Signature	
Date of Signature	
Initials of Circulator	

*Note to Circulator(s): Please make copies of this page to collect signatures and necessary information, attach all signature sheets and note the quantity of pages of signature pages in the area provided above.)*

**AFFIDAVIT OF SIGNATURE AUTHENTICATION**

This petition has been circulated by the undersigned (the circulator) who attest that each signature thereon is that of the person whose name it purports to be. (Each circulator shall sign below in front of the same notary, or attach a separate Affidavit for each circulator). If no circulator is used the property owner shall sign below in the presence of a notary.

Page 9 of 9

  
Signature

Initials

Lucy Mullin  
Print Name

Community Development Director  
Title

Signature

Initials

Print Name

Title

Signature

Initials

Print Name

Title

STATE OF COLORADO )

) ss.

COUNTY OF San Juan)

The foregoing instrument was acknowledged before me this 29th  
day of January, 2024, by Lucy Mullin.

WITNESS my hand and official seal.

**MELINA MARKS**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20214036494  
MY COMMISSION EXPIRES SEPTEMBER 14, 2025



Notary Public

My commission expires:

Sept. 14, 2025

**EXHIBIT****A****Legal Description:**

Part of suspended section 18, Township 41 North, Range 7 West, of the New Mexico Principal Meridian, San Juan County Colorado, more particularly described as follows:

Beginning at a point on line 3 – 5 of the Silverton Town Site, whence corner no. 3 of the said Silverton Town Site bears N.  $36^{\circ}16'27''$  E., 1158.87 ft. dist.; thence N.  $54^{\circ}45'47''$  W., 529.79, ft. dist.; thence S.  $79^{\circ}13'01''$  W., 320.14, ft. dist., to the Northwest corner of Lot 2 of said Silverton Town Site; thence S.  $54^{\circ}40'06''$  W., 61.03, ft. dist., to the Angle Point of Lot 2 of said Silverton Town Site; thence S.  $02^{\circ}23'59''$  W., 35.42, ft. dist., to the Southwest corner of Lot 2 of said Silverton Town Site and also being on the North Right of Way line of Fifth Street; thence N.  $87^{\circ}36'14''$  W., 32.50, ft. dist., along the North Right of Way line of Fifth Street to a point on the East line of Lot 1 of said Silverton Town Site; thence S.  $02^{\circ}23'46''$  W., 28.99, ft. dist., to the Southeast corner of Lot 1 of said Silverton Town Site; thence S.  $25^{\circ}45'47''$  W., 42.15, ft. dist., to the Northeast corner of Lot 30 of said Silverton Town Site; thence S.  $25^{\circ}06'27''$  W., 157.80, ft. dist., to the Southeast corner of Lot 30 of said Silverton Town Site and also being on the North Right of Way line U. S. Highway 550; thence along the North Right of Way line of said U. S. Highway 550 on a curve turning to the right with an arc length of 326.88 ft. dist., with a radius of 3539.99 ft. dist., of which a chord bearing of S.  $64^{\circ}38'29''$  E.; thence S.  $62^{\circ}01'24''$  E., 403.27, ft. dist., to a point on line 3 – 5 of the Silverton Town Site; thence N.  $36^{\circ}16'27''$  E., 449.61, ft. dist., more or less, to the point of beginning.

**EXHIBIT**  
**B**

U.S. AIRMAIL SURVEYING REGISTERED LAND SURVEYORS IN COLORADO	1982-83 1983-84 1984-85 1985-86 1986-87 1987-88 1988-89 1989-90 1990-91 1991-92 1992-93 1993-94 1994-95 1995-96 1996-97 1997-98 1998-99 1999-00 2000-01 2001-02 2002-03 2003-04 2004-05 2005-06 2006-07 2007-08 2008-09 2009-10 2010-11 2011-12 2012-13 2013-14 2014-15 2015-16 2016-17 2017-18 2018-19 2019-20 2020-21 2021-22 2022-23 2023-24 2024-25 2025-26 2026-27 2027-28 2028-29 2029-30 2030-31 2031-32 2032-33 2033-34 2034-35 2035-36 2036-37 2037-38 2038-39 2039-40 2040-41 2041-42 2042-43 2043-44 2044-45 2045-46 2046-47 2047-48 2048-49 2049-50 2050-51 2051-52 2052-53 2053-54 2054-55 2055-56 2056-57 2057-58 2058-59 2059-60 2060-61 2061-62 2062-63 2063-64 2064-65 2065-66 2066-67 2067-68 2068-69 2069-70 2070-71 2071-72 2072-73 2073-74 2074-75 2075-76 2076-77 2077-78 2078-79 2079-80 2080-81 2081-82 2082-83 2083-84 2084-85 2085-86 2086-87 2087-88 2088-89 2089-90 2090-91 2091-92 2092-93 2093-94 2094-95 2095-96 2096-97 2097-98 2098-99 2099-00 2100-01 2101-02 2102-03 2103-04 2104-05 2105-06 2106-07 2107-08 2108-09 2109-10 2110-11 2111-12 2112-13 2113-14 2114-15 2115-16 2116-17 2117-18 2118-19 2119-20 2120-21 2121-22 2122-23 2123-24 2124-25 2125-26 2126-27 2127-28 2128-29 2129-30 2130-31 2131-32 2132-33 2133-34 2134-35 2135-36 2136-37 2137-38 2138-39 2139-40 2140-41 2141-42 2142-43 2143-44 2144-45 2145-46 2146-47 2147-48 2148-49 2149-50 2150-51 2151-52 2152-53 2153-54 2154-55 2155-56 2156-57 2157-58 2158-59 2159-60 2160-61 2161-62 2162-63 2163-64 2164-65 2165-66 2166-67 2167-68 2168-69 2169-70 2170-71 2171-72 2172-73 2173-74 2174-75 2175-76 2176-77 2177-78 2178-79 2179-80 2180-81 2181-82 2182-83 2183-84 2184-85 2185-86 2186-87 2187-88 2188-89 2189-90 2190-91 2191-92 2192-93 2193-94 2194-95 2195-96 2196-97 2197-98 2198-99 2199-00 2200-01 2201-02 2202-03 2203-04 2204-05 2205-06 2206-07 2207-08 2208-09 2209-10 2210-11 2211-12 2212-13 2213-14 2214-15 2215-16 2216-17 2217-18 2218-19 2219-20 2220-21 2221-22 2222-23 2223-24 2224-25 2225-26 2226-27 2227-28 2228-29 2229-30 2230-31 2231-32 2232-33 2233-34 2234-35 2235-36 2236-37 2237-38 2238-39 2239-40 2240-41 2241-42 2242-43 2243-44 2244-45 2245-46 2246-47 2247-48 2248-49 2249-50 2250-51 2251-52 2252-53 2253-54 2254-55 2255-56 2256-57 2257-58 2258-59 2259-60 2260-61 2261-62 2262-63 2263-64 2264-65 2265-66 2266-67 2267-68 2268-69 2269-70 2270-71 2271-72 2272-73 2273-74 2274-75 2275-76 2276-77 2277-78 2278-79 2279-80 2280-81 2281-82 2282-83 2283-84 2284-85 2285-86 2286-87 2287-88 2288-89 2289-90 2290-91 2291-92 2292-93 2293-94 2294-95 2295-96 2296-97 2297-98 2298-99 2299-00 2300-01 2301-02 2302-03 2303-04 2304-05 2305-06 2306-07 2307-08 2308-09 2309-10 2310-11 2311-12 2312-13 2313-14 2314-15 2315-16 2316-17 2317-18 2318-19 2
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## ANNEXATION HEARING NOTICE

The Town of Silverton Board of Trustees, at their regularly scheduled meeting on February 12<sup>th</sup>, 2024, approved Resolution No. 2024-03 A Resolution of The Town of Silverton Finding Substantial Compliance and Declaring Intent to Annex Anvil Mountain Subdivision 1.

An Annexation Hearing has been scheduled for Monday March 25, 2024, 7:00 pm at the Regular Board of Trustees Meeting.

A full copy of the Annexation Petition was published in the February 12, 2024, Board of Trustees Regular Meeting Packet. Citizens may also view the petition at the request of the Clerk or Community Development Director.

NOTICE is further given that all persons may present written/oral testimony regarding the Annexation petition and Annexation Ordinance prior to/during the Public Hearing. The Annexation Petition and virtual meeting instructions are posted on the Town website. The Annexation Petition and meeting agenda will be posted closer to the Annexation Hearing date. Join Board of Trustees Meeting: <https://us02web.zoom.us/j/88637487127>: Meeting ID: 886 3748 7127. Citizen comments may be sent by email, mail, phone, or hand-delivered to: Town Hall, 1360 Greene Street, PO Box 250, Silverton, CO 81433. Contact Community Development Director Lucy Mulvihill (970) 946-9408 ([lmulvihill@silverton.co.us](mailto:lmulvihill@silverton.co.us)) with any questions/comments about this Annexation Petition or Annexation Hearing.



## RESOLUTION NO. 2024-03

### A RESOLUTION OF THE TOWN OF SILVERTON FINDING SUBSTANTIAL COMPLIANCE AND DECLARING INTENT TO ANNEX ANVIL MOUNTAIN SUBDIVISION 1

**WHEREAS**, the Town of Silverton, in the County of San Juan and State of Colorado (the "Town") is a municipal corporation duly organized and existing under the laws of the State of Colorado; and

**WHEREAS**, a written petition has been filed with the Town Clerk requesting the annexation of certain property to be known as the Anvil Mountain Subdivision 1 Annexation, as more particularly described below; and

**WHEREAS**, the Board of Trustees desires to initiate annexation proceedings for the Anvil Mountain 1 Annexation in accordance with the Municipal Annexation Act, Section 31-12-101, et seq., Colorado Revised Statutes.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON THAT:**

Section 1. That the Board hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the Board hereby accepts the annexation petition for the Anvil Mountain 1 Annexation, more particularly described as situated in the County of San Juan, State of Colorado, to wit:

Part of suspended section 18, Township 41 North, Range 7 West, of the New Mexico Principal Meridian, San Juan County Colorado, more particularly described as follows:

Beginning at a point on line 3 - 5 of the Silverton Town Site, whence corner no. 3 of the said Silverton Town Site bears N. 36°16'27" E., 1158.87 ft. dist.; thence N. 54°45'47" W., 529.79, ft. dist.; thence S. 79°13'01" W., 320.14, ft. dist., to the Northwest corner of Lot 2 of said Silverton Town Site; thence S. 54°40'06" W., 61.03, ft. dist., to the Angle Point of Lot 2 of said Silverton Town Site; thence S. 02°23'59" W., 35.42, ft. dist., to the Southwest corner of Lot 2 of said Silverton Town Site and also being on the North Right of Way line of Fifth Street; thence N. 87°36'14" W., 32.50, ft. dist., along the North Right of Way line of Fifth Street to a point on the East line of Lot 1 of said Silverton Town Site; thence S. 02°23'46" W., 28.99, ft. dist., to the Southeast corner of Lot 1 of said Silverton Town Site; thence S. 25°45'47" W., 42.15, ft. dist., to the Northeast corner of Lot 30 of said Silverton Town Site;

thence S. 25°06'27" W., 157.80, ft. dist., to the Southeast corner of Lot 30 of said Silverton Town Site and also being on the North Right of Way line U. S. Highway 550; thence along the North Right of Way line of said U. S. Highway 550 on a curve turning to the right with an arc length of 326.88 ft. dist., with a radius of 3539.99 ft. dist., of which a chord bearing of S. 64°38'29" E.; thence S. 62°01'24" E., 403.27, ft. dist., to a point on line 3 - 5 of the Silverton Town Site; thence N. 36°16'27" E., 449.61, ft. dist., more or less, to the point of beginning.

Section 3. That the Board hereby finds and determines that the annexation petition for the Anvil Mountain Subdivision 1 Annexation is in substantial compliance with the Municipal Annexation Act in that the annexation petition contains the following:

- (1) An allegation that it is desirable and necessary that such area be annexed to the municipality;
- (2) An allegation that the requirements of Colorado Revised Statutes sections 31-12-104 and 31-12-105 exist or have been met;
- (3) An allegation that the signers of the petition comprise more than fifty percent (50%) of the landowners in the area and own more than fifty percent of the area proposed to be annexed, excluding public streets and alleys and any land owned by the annexing municipality;
- (4) The signatures of such landowners;
- (5) A request that the annexing municipality approve the annexation of the area proposed to be annexed;
- (6) The mailing address of each such signer;
- (7) The legal description of the land owned by such signer;
- (8) The date of signing of each signature; and
- (9) The affidavit of the circulator of such petition that each signature therein is the signature of the person whose name it purports to be.

Section 4. That the Board hereby finds and determines that the annexation map accompanying the annexation petition for the Anvil Mountain Subdivision 1 Annexation is in substantial compliance with the Municipal Annexation Act in that the map contains the following:

- (1) A written legal description of the boundaries of the area proposed to be annexed;
- (2) A map showing the boundary of the area proposed to be annexed;
- (3) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks;
- (4) Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.



contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

Section 5. That the Notice attached hereto as Exhibit "A" is hereby adopted as a part of this Resolution. Said Notice establishes the date, time and place when a public hearing will be held regarding the passage of annexation and zoning ordinances pertaining to the above-described property. The Town Clerk is directed to publish a copy of this Resolution and said Notice as provided in the Municipal Annexation Act.

THIS RESOLUTION was approved and adopted the 12th day of February, 2024, by the Board of Trustees of the Town of Silverton, Colorado.

TOWN OF SILVERTON, COLORADO



Shane Fuhrman, Mayor

ATTEST:

  
Melina Marks, Town Clerk

## **EXHIBIT A**

A public hearing on the Anvil Mountain Subdivision 1 Annexation shall be held at the Silverton Board of Trustees Meeting on Monday, March 25, 2024.

Legal Description:

Part of suspended section 18, Township 41 North, Range 7 West, of the New Mexico Principal Meridian, San Juan County Colorado, more particularly described as follows:

Beginning at a point on line 3 – 5 of the Silverton Town Site, whence corner no. 3 of the said Silverton Town Site bears N.  $36^{\circ}16'27''$  E., 1158.87 ft. dist.; thence N.  $54^{\circ}45'47''$  W., 529.79, ft. dist.; thence S.  $79^{\circ}13'01''$  W., 320.14, ft. dist., to the Northwest corner of Lot 2 of said Silverton Town Site; thence S.  $54^{\circ}40'06''$  W., 61.03, ft. dist., to the Angle Point of Lot 2 of said Silverton Town Site; thence S.  $02^{\circ}23'59''$  W., 35.42, ft. dist., to the Southwest corner of Lot 2 of said Silverton Town Site and also being on the North Right of Way line of Fifth Street; thence N.  $87^{\circ}36'14''$  W., 32.50, ft. dist., along the North Right of Way line of Fifth Street to a point on the East line of Lot 1 of said Silverton Town Site; thence S.  $02^{\circ}23'46''$  W., 28.99, ft. dist., to the Southeast corner of Lot 1 of said Silverton Town Site; thence S.  $25^{\circ}45'47''$  W., 42.15, ft. dist., to the Northeast corner of Lot 30 of said Silverton Town Site; thence S.  $25^{\circ}06'27''$  W., 157.80, ft. dist., to the Southeast corner of Lot 30 of said Silverton Town Site and also being on the North Right of Way line U. S. Highway 550; thence along the North Right of Way line of said U. S. Highway 550 on a curve turning to the right with an arc length of 326.88 ft. dist., with a radius of 3539.99 ft. dist., of which a chord bearing of S.  $64^{\circ}38'29''$  E.; thence S.  $62^{\circ}01'24''$  E., 403.27, ft. dist., to a point on line 3 – 5 of the Silverton Town Site; thence N.  $36^{\circ}16'27''$  E., 449.61, ft. dist., more or less, to the point of beginning.

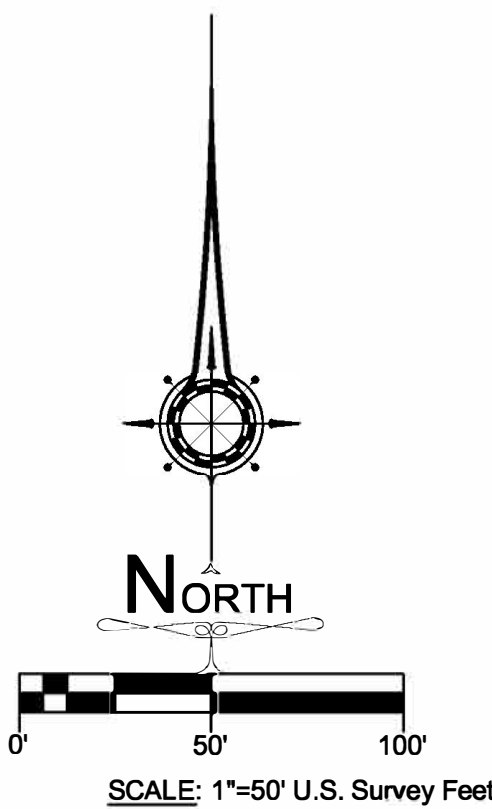
Annexation Map  
Part of the Anvil Mountian Subdivision  
Suspended Township 41 North, Range 7 West, of the New Mexico Principal Meridian  
San Juan County, Colorado

Legal Description:  
Part of suspended section 18, Township 41 North, Range 7 West, of the New Mexico Principal Meridian, San Juan County Colorado, more particularly described as follows:  
Beginning at a point on line 3 - 5 of the Silverton Town Site, whence corner no. 3 of the said Silverton Town Site bears N. 36°16'27" E., 1158.87 ft. dist.; thence N. 54°45'47" W., 529.79, ft. dist.; thence S. 79°13'01" W., 320.14, ft. dist., to the Northwest corner of Lot 2 of said Silverton Town Site; thence S. 54°40'06" W., 61.03, ft. dist., to the Angle Point of Lot 2 of said Silverton Town Site; thence S. 02°23'59" W., 35.42, ft. dist., to the Southwest corner of Lot 2 of said Silverton Town Site and also being on the North Right of Way line of Fifth Street; thence N. 87°36'14" W., 32.50, ft. dist., along the North Right of Way line of Fifth Street to a point on the East line of Lot 1 of said Silverton Town Site; thence S. 02°23'46" W., 28.99, ft. dist., to the Southeast corner of Lot 1 of said Silverton Town Site; thence S. 25°45'47" W., 42.15, ft. dist., to the Northeast corner of Lot 30 of said Silverton Town Site; thence S. 25°06'27" W., 157.80, ft. dist., to the Southeast corner of Lot 30 of said Silverton Town Site and also being on the North Right of Way line U. S. Highway 550; thence along the North Right of Way line of said U. S. Highway 550 on a curve turning to the right with an arc length of 326.88 ft. dist., with a radius of 3539.99 ft. dist., of which a chord bearing of S. 64°38'29" E.; thence S. 62°01'26" E., 403.27, ft. dist., to a point on line 3 - 5 of the Silverton Town Site; thence N. 36°16'27" E., 449.61, ft. dist., more or less, to the point of beginning.

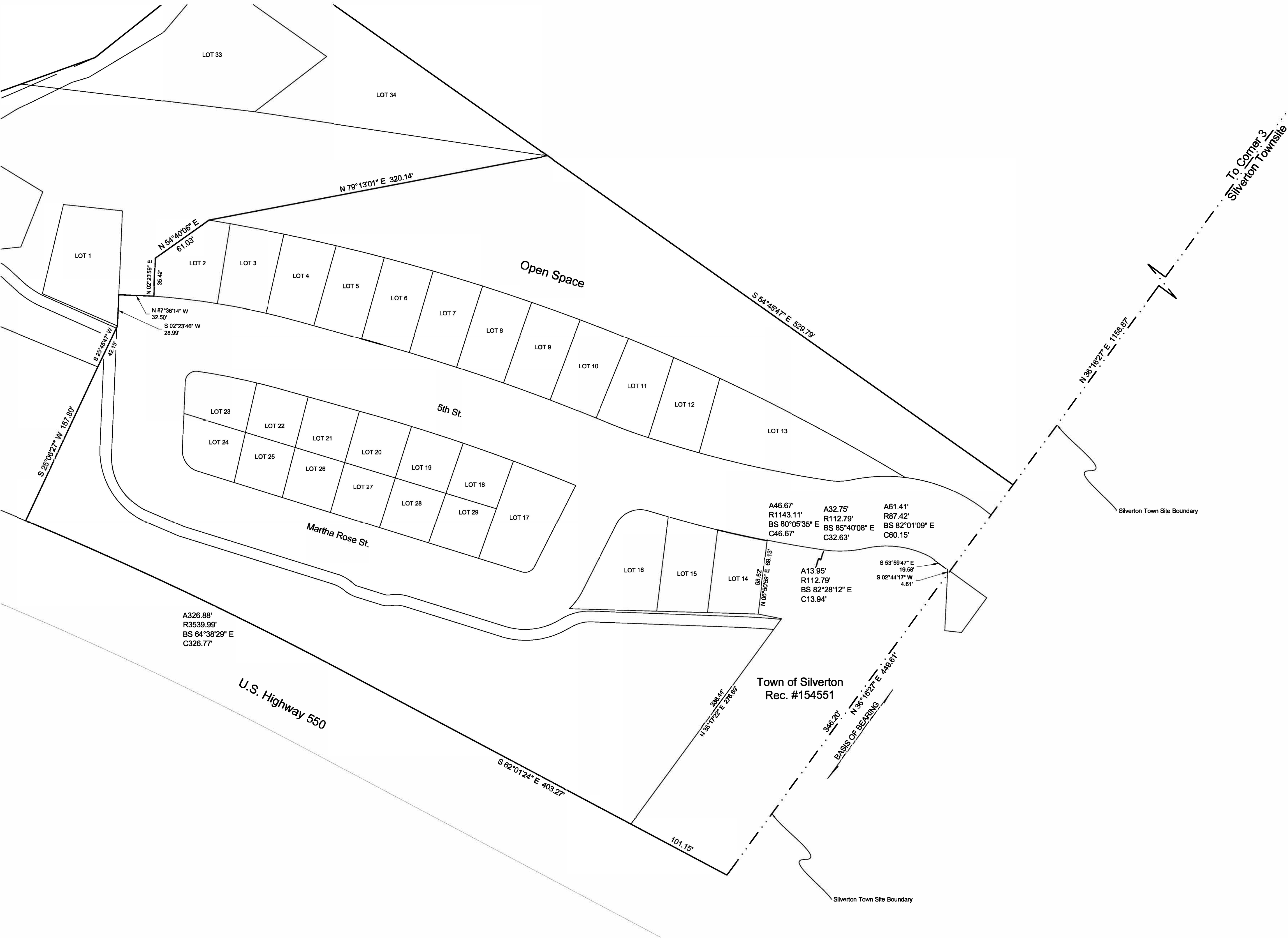
- PLAT & DOCUMENT REFERENCES:
- Anvil Mountain Subdivision, San Juan County, Colorado, Reception #148189.
  - Correction Deed, San Juan County, Colorado, Reception #154551.

Notes:  
Total Perimeter of addition - 2387.60 ft. - 100%  
Perimeter contiguous with Town of Silverton - 449.61 - 19%  
Area of Addition - 8.00 Acres, more or less, as shown.

Acreage shown is based on compilations of deeds and surveys of public record for the specific purpose of additional information for the annexation map. They do not reflect the results of actual boundary surveys of the parcel and are not to be relied upon as such.



BASIS OF BEARING:  
The line between corners 3 and 5 of the Silverton Town Site, San Juan County Colorado is assumed to bear S. 36°16'27" W. All other bearings are relative thereto.



CERTIFICATE OF SURVEY:  
I, Brian Dirk Hatter, a Registered Land Surveyor in the State of Colorado, do hereby certify that this annexation map was made by me or under my direct supervision and checking from documents of record. No field survey of the addition was made.

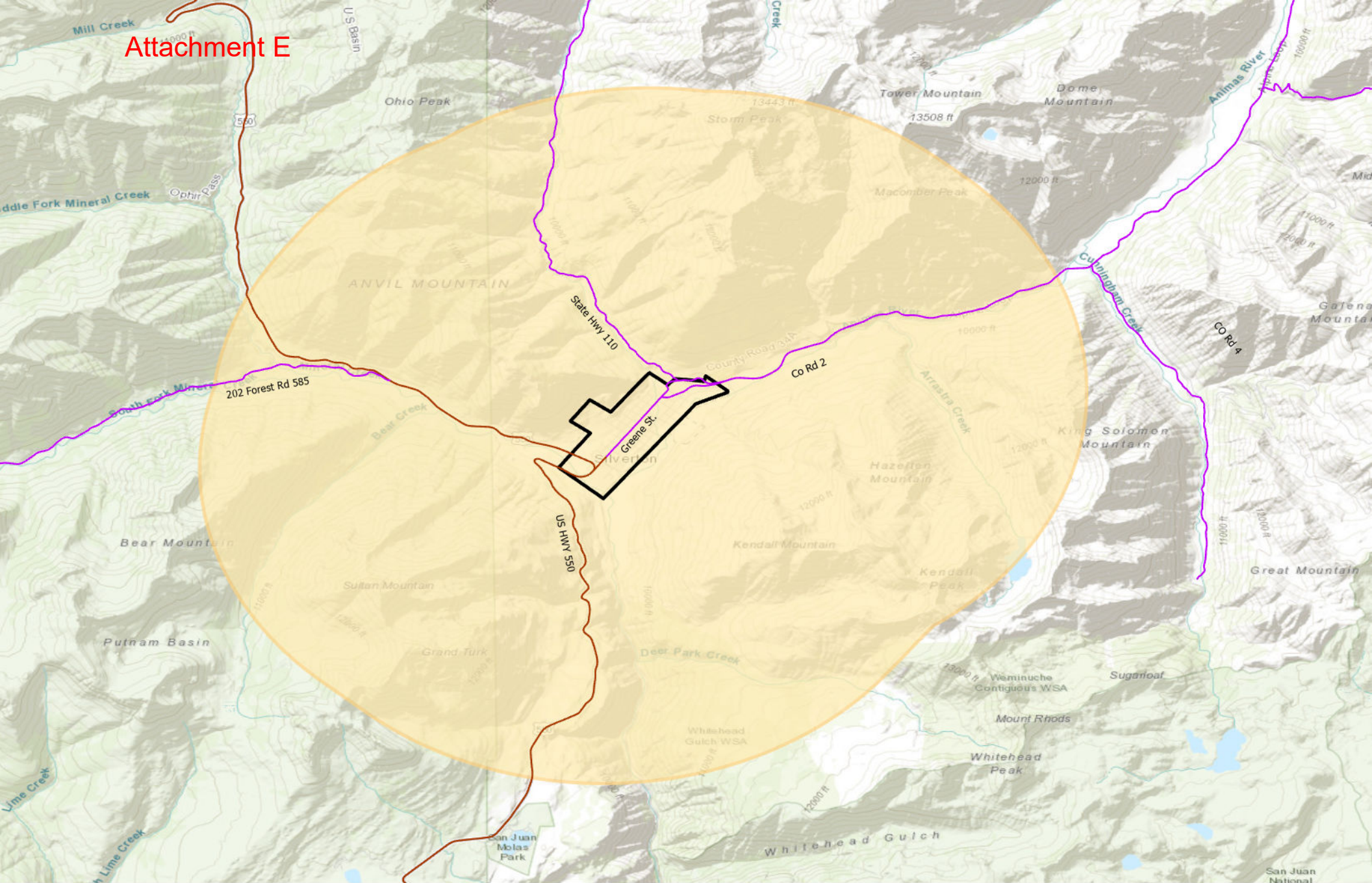
SAN JUAN COUNTY CLERK AND RECORDER'S ACCEPTANCE:  
This plat was accepted for filing in the office of the Clerk and Recorder of San Juan County, Colorado, on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_; Reception Number \_\_\_\_\_ Time \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_.

U.S. MINERAL SURVEYORS REGISTERED LAND SURVEYORS IN COLORADO		<b>SOUTHWEST LAND SURVEYING LLC</b> 1205 H Lane, Delta, CO 81415 (970) 387-0600...Silverton (970) 874-2880...Delta EMAIL: dhatter@lcsresources.us	
PLAN SCALE: 1"=50' U.S.S.F.	REVISIONS:	<b>Annexation Map</b> Anvil Mountain Subdivision Suspended, Township 41 North, Range 7 West New Mexico Principal Meridian San Juan County, Colorado	
FIELD CREW:			
DRAFTER: BDH			
SHEET 1 of 1			
Town of Silverton 1360 Greene Street Silverton Colorado, 81433		JOB #: 48-23 Town of Silverton	

NOTICE (3-80-105 C.R.S. as amended):  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.







# Attachment E



N



0 0.5 1 2 Miles

-  Town of Silverton Boundary
-  Silverton 3-Mile Area
-  Highways
-  Roads



## MARCH 25, 2024 BOARD PACKET MEMO

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**SUBJECT:** Annexation of Anvil Mountain Subdivision 1  
**Resolution 2024-08 A Resolution Of The Town Of Silverton Making Findings Of Fact And Conclusions Concerning The Anvil Mountain Subdivision 1 Annexation**  
**STAFF CONTACT:** Lucy Mulvihill

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### **Overview:**

Pursuant to Colorado Revised State Statutes (CRS) 31-12-110, Upon the completion of the hearing, the governing body of the annexing municipality, by resolution, shall set forth its findings of fact and its conclusion based thereon with reference to the following matters:

- (a) Whether or not the requirements of the applicable provisions of section 30 of article II of the state constitution and sections 31-12-104 and 31-12-105 have been met;
- (b) Whether or not an election is required under section 30(1)(a) of article II of the state constitution and section 31-12-107(2).
- (2) The governing body shall also determine whether or not additional terms and conditions are to be imposed.
- (3) A finding that the area proposed for annexation does not comply with the applicable provisions of section 30 of article II of the state constitution or sections 31-12-104 and 31-12-105 shall terminate the annexation proceeding.

### **Staff Recommendations:**

Staff recommends that the Board of Trustees approve Resolution 2024-08 A Resolution Of The Town Of Silverton Making Findings Of Fact And Conclusions Concerning The Anvil Mountain Subdivision 1 Annexation, on the basis that the Board of Trustees has previously identified that requirements of the applicable provisions of section 30 of article II of the state constitution and sections 31-12-104 and 31-12-105 have been met (Annexation Hearing), an election is not required under section 30(1)(a) of article II of the state constitution and section 31-12-107(2) (regular meeting February 12, 2024) and no terms or conditions have been identified.

### **Motion:**

Motion to approve.

1. Motion approve Resolution 2024-08 A Resolution Of The Town Of Silverton Making Findings Of Fact And Conclusions Concerning The Anvil Mountain Subdivision 1 Annexation

Motion to recommend approval with conditions.

2. Motion to approve Resolution 2024-08 A Resolution Of The Town Of Silverton Making Findings Of Fact And Conclusions Concerning The Anvil Mountain Subdivision 1 Annexation, with the following conditions:  
[Please state the condition in the motion].

Motion to recommend denial.

3. Motion deny Resolution 2024-08 A Resolution Of The Town Of Silverton Making Findings Of Fact And Conclusions Concerning The Anvil Mountain Subdivision 1 Annexation, for the following reasons: [Please state how the proposed annexation does not meet applicable requirements].



**RESOLUTION NO. 2024-08**

**A RESOLUTION OF THE TOWN OF SILVERTON MAKING FINDINGS OF FACT AND CONCLUSIONS  
CONCERNING THE ANVIL MOUNTAIN SUBDIVISION 1 ANNEXATION**

**WHEREAS**, the Board of Trustees initiated annexation proceedings for the Anvil Mountain Subdivision 1 Annexation in accordance with the Municipal Annexation Act, Section 31-12-101, et seq., Colorado Revised Statutes; and

**WHEREAS**, the Board of Trustees of the Town of Silverton, Colorado has conducted a public hearing as required by law to determine the Town’s findings of fact and its conclusions as declared in this resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON THAT:**

Section 1. That the Board hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the Board hereby finds and concludes regarding the annexation petition for the Anvil Mountain 1 Annexation:

- (a) That the area proposed to be annexed meets the requirements and applicable provisions section 30 of article II of the state constitution and of C.R.S. §§ 31-12-104 and 31-12-105 C.R.S.; and
- (b) That an election is not required under section 30(1)(a) of article II of the state constitution or C.R.S. § 31-12-107(2).
- (c) That no additional terms or conditions are imposed which would require an election under C.R.S. § 31-12-107(2).

Section 3. Be it resolved by the Board of Trustees of the Town of Silverton that following escribed property, known as Anvil Mountain Subdivision 1, is eligible for annexation to the Town of Silverton, Colorado, to wit:

Part of suspended section 18, Township 41 North, Range 7 West, of the New Mexico Principal Meridian, San Juan County Colorado, more particularly described as follows:

Beginning at a point on line 3 - 5 of the Silverton Town Site, whence corner no. 3 of the said Silverton Town Site bears N. 36°16'27" E., 1158.87 ft. dist.; thence N. 54°45'47" W., 529.79, ft. dist.; thence S. 79°13'01" W., 320.14, ft. dist., to the Northwest corner of Lot 2 of said Silverton Town Site; thence S. 54°40'06" W., 61.03, ft. dist., to the Angle Point of Lot 2 of said Silverton Town Site; thence S. 02°23'59" W., 35.42, ft. dist., to the Southwest corner of Lot 2 of said Silverton Town Site and also being on the North Right of Way line of Fifth Street; thence N. 87°36'14" W., 32.50, ft. dist., along the North Right of Way line of Fifth Street to a point on the East line of Lot 1 of said Silverton Town Site; thence S. 02°23'46" W., 28.99, ft. dist., to the Southeast corner of Lot 1 of said Silverton Town Site; thence S. 25°45'47" W., 42.15, ft. dist., to the Northeast corner of Lot 30 of said Silverton Town Site; thence S. 25°06'27" W., 157.80, ft. dist., to the Southeast corner of Lot 30 of said Silverton Town Site and also being on the North Right of Way line U. S. Highway 550; thence along the North Right of Way line of said U. S. Highway 550 on a curve turning to the right with an arc length of 326.88 ft. dist., with a radius of 3539.99 ft. dist., of which a chord bearing of S. 64°38'29" E.; thence S. 62°01'24" E., 403.27, ft. dist., to a point on line 3 - 5 of the Silverton Town Site; thence N. 36°16'27" E., 449.61, ft. dist., more or less, to the point of beginning.

Section 4. The Mayor is hereby authorized to execute, the Town Clerk to attest, in form approved by the Town Attorney, an Annexation Agreement, if any, pertaining to the property owned by the Petitioners.

Section 5. The Town Clerk shall perform all statutory duties to complete said annexation upon passage of the Annexation Ordinance hereafter.

**THIS RESOLUTION** was approved and adopted the 25th day of March, 2024, by the Board of Trustees of the Town of Silverton, Colorado.

TOWN OF SILVERTON, COLORADO

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Shane Fuhrman, Mayor

ATTEST:

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Melina Marks, Town Clerk





## AGENDA MEMO

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SUBJECT: Alternative Liquor License Authority Hearing Officer RFQ  
STAFF CONTACT: Gloria Kaasch-Buerger  
MEETING DATE: March 25, 2024

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### **Overview:**

The Board approved the release of the RFQ for an Alternative Liquor License Authority Hearing officer on February 12<sup>th</sup> in a Regular Meeting.

Qualifications were due on Monday, March 4<sup>th</sup> at 5pm. Staff did not receive any proposals. The Board agreed to extend the deadline until an application was received.

The Town received a proposal on March 13<sup>th</sup> from John Scot Lyon Jackson, who is the current Municipal Alternative Judge. His resume is attached.

### **Suggested Motion or Direction:**

Motion to appoint John Scot Lyon Jackson as the Alternative Liquor License Authority Hearing Officer.

# RESUME

## JOHN SCOT LYON JACKSON

P.O. Box 116 (mailing address)

1069 Snowden St.

Silverton, Colorado 81433

Phone: (970) 749-5764

e-mail [mtnscotsman@hotmail.com](mailto:mtnscotsman@hotmail.com)

**Country of Citizenship:** United States of America

**Residence:** Resident of Silverton and Southwest Colorado since 1970.

### REFERENCES:

#### **Megan Mast**

BLM

Outdoor Recreation Planner

1428 Greene St. #101

Silverton, CO 81433

(970) 387-9871

#### **Jeffery Christenson**

BLM

Outdoor Recreation Planner

Tres Rios Field Office

29211 Hwy. 184

Dolores, CO 81323

(970) 882-6811

#### **Anthony Edwards**

County Judge

San Juan County, Colorado

(970) 417-0610

**WORK EXPERIENCE:** **Bureau of Land Management**

Gunnison Field Office

Alpine Loop  
Park Ranger OHV      Grade Level 07-1  
Hours Per Week 40  
Supervisor: Megan Mast  
(970) 387-9871  
Ok to contact this Supervisor: Yes  
(Current seasonal employment)

**RECREATION TECHNICIAN/  
PARK RANGER / PARK RANGER OHV**

- Bureau of Land Management Silverton, Colorado  
Summer seasons (May-September) 1996 to  
2023. (excluding 2000)
- Patrol Alpine Loop in Southwest Colorado.
- Maintain public facilities.
- Monitor historic sites.
- Install and replace signs
- Do minor repairs
- Provide information to visitors
- Monitor traffic volume.
- Report suspected violations to BLM Law  
Enforcement
- Monitor camping usage.
- Contact OHV visitors and check for compliance  
to State OHV registration.
- Make recommendations and assist in  
recreational planning
- Supervise volunteer programs
- Supervise and train new employees
- Currently up to date on all required training

**WORK EXPERIENCE: Raytheon Polar Services**  
South Pole Station Antarctica

TUNNELER.  
South Pole Station Tunnel Project.

Austral Summer, October- January:  
2001.

**AIR TRANSPORTATION  
SPECIALIST I**

Austral Summer, October –  
February: 2002, 2003,  
2004, 2005, 2006, 2007,  
2008,2010, 2011.

**PAE Antarctic Support Contract  
Lockheed-Martin**

South Pole Station, Antarctica

**AIR TRANSPORTATION SPECIALIST II**  
Supervised logistic operations for  
South Pole Station, Austral Summer,  
October- January: 2013

**TUNNELER**

Raytheon Polar Services.

- Assisted in completing  
South Pole Tunnel Project.
- Operated tunnel boring  
machine , Simco drill and  
generator module.

**AIR TRANSPORTATION SPECIALIST I**

Raytheon Polar Services

**AIR TRANSPORTATION SPECIALIST II**

- Supervised logistics  
operations at South  
Pole Station,  
Antarctica

## **ADDITIONAL WORK INFORMATION**

### **MUNICIPAL JUDGE**

Since 2015 I have served as the Alternate Municipal Judge for the Town of Silverton.

I hear cases involving alleged violations of the Silverton Town Code when the full time Municipal Judge is unable to hear cases.

### **PROFESSIONAL SKILLS:**

#### **HEAVY EQUIPMENT OPERATOR**

San Juan County, Silverton, CO Road Dept.

Colorado Dept. of Transportation

Durango & Silverton Narrow Gauge Railroad

#### **FORMER COLORADO LAW ENFORCEMENT OFFICER**

- Deputy Sheriff, San Juan County Sheriff's Dept. San Juan County Colorado.
- Sheriff, San Juan County, Colorado.
- Deputy Sheriff, Corporal, Sergeant, Investigator, La Plata County Sheriff's Dept. La Plata County, Colorado.

## **PROFESSIONAL PHOTOGRAPHER**

- Owner: Moonshadow Photography
- National Science Foundation: South Pole Station designated photographer

## **OTHER SKILLS:**

### **SEARCH AND RESCUE**

- Founding member, San Juan County Search and Rescue.
- Former member La Plata Search and Rescue.

### **FORMER VOL. AMBULANCE DRIVER & EMT.**

### **FORMER VOL. FIREMAN**

Assistant Chief: Silverton Vol.  
Fire Department



## AGENDA MEMO

SUBJECT: Trustee Discussion Structure and Time Limit Proposal  
STAFF CONTACT: Gloria Kaasch-Buerger, Shane Fuhrman  
MEETING DATE: March 25, 2024

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### Overview:

The goal of this resolution is to create structure and time limits around Trustee discussion for the purpose of making our meetings more efficient and to provide guidance to the Trustees about directing certain topics and discussions to work sessions. This proposal was presented at the March 11<sup>th</sup> Regular Meeting and Staff was given direction to draft a resolution to present to the BOT for consideration. The original proposal included 1 minute for Closing Statements, after trustee discussion, it was requested that this be changed to 2 minutes.

### Proposal:

For complex agenda items identified in advance by the Mayor and Town Administrator, we will impose structure and time limits as follows:

- Opening Statements:
  - Following the overview of a topic provided by staff, each Board Member shall be allotted 3 minutes for an opening statements directly related to the agenda item. Board Members are not required to use their entire 3 minutes. Board Members may not allocate unused time to other Board Members.
  - Maximum total time: 21 minutes.
- Rebuttal Statements:
  - Following opening statements, each Board Member shall be allotted 2 minutes for a follow-up rebuttal statement to address the opening statements of other board members. Board Members are not required to use their entire 2 minutes. Board Members may not allocate unused time to other Board Members.
  - Maximum total time: 14 minutes.
- Round Table Open Discussion:
  - Following Rebuttal Statements, there shall be an open round table discussion for up to 10 minutes. Board members are encouraged to share this time respectfully and to not dominate the open discussion.
  - Maximum total time: 10 minutes.
- Closing Statements:
  - Following Round Table Open Discussion, each Board Member shall be allotted ~~1~~ 2 minutes for a closing statement. Board Members are not required to use their entire ~~1~~ 2 minutes. Board Members may not allocate unused time to other Board Members.
  - Maximum total time 7 minutes.
- Decision:
  - Following the closing statements, the board must choose one of the following options:
    - (a) Motion
    - (b) Defer agenda item to a work session
    - (c) Table until further information is gather by staff, and direction to staff to gather additional information

### Staff Recommendation:

The Town Attorney has reviewed the proposal above and has confirmed that there is no violation of the rules of order that he is aware of. He pointed out that Roberts Rules specially allow for limiting time for members' speeches and debate.

### Suggested Motion or Direction:

Motion to adopt Resolution 2024-10 A Resolution Establishing Trustee Discussion Limits for Complex Agenda Items During Regular Meetings



## RESOLUTION 2024-10

### A RESOLUTION ESTABLISHING TRUSTEE DISCUSSION LIMITS FOR COMPLEX AGENDA ITEMS DURING REGULAR MEETINGS

**WHEREAS**, the Town Board of Trustees operate under the *Robert's Rules of Order, Newly Revised*, as defined in Section 2-2-110 in the Silverton Municipal Code; and

**WHEREAS**, it is the intent of the board to limit Trustee Discussion on agenda items as decided upon by the town administrator and mayor; and

**WHEREAS**, Roberts Rules of Order, Newly Revised states that boards can allow time limits for discussion; and

**WHEREAS**, it is not the intent of the board to limit all discussion, but rather to trigger the discussion to continue in a work session or gather more information; and

**WHEREAS**, the Town Administrator and the Mayor will agree upon the items that are complex and note them on the Regular Meeting agenda with an asterisk to prepare the board members for the limit on discussion;

### **NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO THAT:**

1. For complex agenda items identified in advance by the Mayor and Town Administrator, a structure and time limits will be abided by following the procedure below:
  - a. Opening Statements:
    - i. Following the overview of a topic provided by staff, each Board Member shall be allotted three (3) minutes for an opening statement directly related to the agenda item. Board Members are not required to use their entire three (3) minutes. Board Members may not allocate unused time to other Board Members. Maximum total time: twenty-one (21) minutes.
  - b. Rebuttal Statements:
    - i. Following opening statements, each Board Member shall be allotted two (2) minutes for a follow-up rebuttal statement to address the opening statements of other board members. Board Members are not required to use their entire two (2) minutes. Board Members may not allocate unused time to other Board Members. Maximum total time: Fourteen (14) minutes.
  - c. Round Table Open Discussion:
    - i. Following Rebuttal Statements, there shall be an open round table discussion for up to ten (10) minutes. Board members are encouraged to share this time



respectfully and to not dominate the open discussion. Maximum total time: ten (10) minutes.

d. Closing Statements:

- i. Following Round Table Open Discussion, each Board Member shall be allotted two (2) minute for a closing statement. Board Members are not required to use their entire two (2) minute. Board Members may not allocate unused time to other Board Members. Maximum total time seven (14) minutes.

e. Decision:

- i. Following the closing statements, the board must choose one of the following options:
  - i. Motion
  - ii. Defer agenda item to a work session
  - iii. Table until further information is gather by staff, and direction to staff to gather additional information

THIS RESOLUTION was approved and adopted the 25th day of March, 2024 by the Board of Trustees of the Town of Silverton, Colorado.

TOWN OF SILVERTON, COLORADO

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Shane Fuhrman, Mayor

ATTEST:

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Melina Marks Lanis, Town Clerk