

REGULAR MEETING – Silverton Board of Trustees Silverton Town Hall – May 28, 2024 Call to Order & Roll Call –Meeting @7:00pm

ATTENTION: The Town of Silverton Trustee meetings are being conducted in a hybrid virtual/inperson. 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/UCmJgal9IUXK5TZahHugprpQ

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

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: 24-10 OVR Blk 76 Lots 13-14: Review of an Architectural Review Overlay
 District Permit and Use Subject to Review application for A New Single-Family Residential
 Structure within the Architectural Review Overlay District located at Block 76 Lot 13-14 (TBD
 Greene Street)
 - b) PUBLIC HEARING: 24-11 OVR Blk 76 Lot 13-14: Review of an Avalanche Hazard Development Permit and Use Subject to Review application for A New Single-Family Residential and accessory fence located Structure within the Avalanche Hazard District Blue Zone located at Block 76 Lot 13-14 (TBD Greene Street)
 - c) PUBLIC HEARING: 24-12 PUD Block 7-8 Animas Overlook: A review of the Outline Development Plan for a proposed PUD located at Block 7 and 8 Blagues Addition.
 - d) Ordinance 2024-09 An Emergency Ordinance Of The Town Of Silverton For An Amendment To The Official Zoning Map Zoning Properties As Described In Exhibit A To R-2 Multiple Family Residential Limited Overlay District And Adoption Of The Planned Unit Development Guide
 - e) Chamber of Commerce Contract Addendum for Anesi Park Info Center staffing
 - f) Kendall Lift Options
 - g) NEW EVENT: Shakespear in the Park August 6th & 7th, 2024
- 5) Consent Agenda



- a) Payroll
- b) Meeting Minutes 4.22.24
- c) Accounts Payable
- d) March 2024 Sales Tax
- e) March 2024 Financials
- 6) Staff Reports
- 7) Committee/Board Reports
 - a) 5.14 Historic Review Committee
 - b) 5.15 Silverton Area Chamber of Commerce
 - c) 5.16 Bonita Peak Mining District Planning Group
 - d) 5.20 Finance Committee
 - e) 5.21 San Juan Regional Planning Commission
- 8) Trustee Reports
 - a) 5.20 Town and County Work Session
- 9) Continued Business
 - a) PUBLIC HEARING: SECOND READING FOR ADOPTION: Ordinance 2024-07 An ordinance approving an interim loan from CoBank, ACB in the aggregate principal amount not to exceed \$2,500,000; authorizing the form and execution of the interim loan agreement and promissory note to evidence such loan; authorizing the construction of a project; and prescribing other details in connection therewith
- 10) Public Comment

Adjourn

Up-coming Meeting Dates:

- 6.10 @ 5pm Silverton Housing Authority
- 6.10 @ 7pm Board of Trustees Regular Meeting
- 6.17 @ 9am Finance Committee Meeting
- 6.24 @ 5pm Silverton Housing Authority
- 6.24 @ 7pm Board of Trustees Regular Meeting

End of Agenda

May 28, 2024 BOARD OF TRUSTEES REGULAR MEETING PACKET

1. Staff and/or Board Revisions to Agenda

This is an opportunity for staff to add, delete or amend items on the agenda as well as an opportunity for the board to revise the agenda as well. Trustees can use this agenda item to pull an item from the consent agenda that they have either need additional information or would like to have a discussion on and put it either in new business or in continued business. Typically, the Town Administrator will make an adjustment to the agenda since managing the agenda is their main responsibility.

1. Public Comment—Comments must be limited to three (3) minutes in duration.

Public attendance and public comment in person and online is welcome and encouraged! Emailed public comment is only included in the board packet if the board or staff solicit the comment, such as a Public Hearing Notice in the Legal section of the Silverton Standard. Emails for public hearings must be submitted before noon on Wednesday before a meeting. If you would like to comment on an item that has not been solicited, you may send it to the Trustees anytime. If you send the Administrator or Staff a public comment that does not relate to a public hearing, they will forward your email to the entire Board of Trustees and confirm receipt of your email. Your email will not be included in the published board packets if it does not relate to a public hearing.

Public comment at meetings are limited to 3 minutes and can be in person or through Zoom. Please state your name for the record and you will have three minutes to make your comment. There are two opportunities for public comment at the Regular Board Meetings: Opening Public Comment can be on any topic and Closing Public Comment, which must be related to an agenda item. Trustees may respond to public comment during the agenda item referenced or in Trustee Updates. The Board can also instruct staff to follow-up on the public comment.

3. Presentations and Proclamations

Presentations can be scheduled with the board on a variety of topics that usually relate to board direction or goals. The Town Administrator schedules these presentations and works with the presenter to keep their presentation in 30 minutes or less including an anticipated questions and answer period with the Trustees.

Proclamations can be used to declare an emergency (SMC 2-7-30) or recognize a community member or organization for their service. Trustees can request a proclamation during the Trustee Updates agenda item.

4. New Business

Items that the Board of Trustees have not discussed will appear in this agenda item. If the topic has appeared in a committee prior to the regular meeting, the topic is still considered New Business for the entire board.

Per Silverton Municipal Code <u>2-2-110(6)</u>:

New business. The Board of Trustees shall consider any business not heretofore considered, including the introduction or reading of ordinances and resolutions.





STAFF REPORT

To: Board of Trustees

From: Chris Masar, *Contracted Town Planner, CPS*Through: Gloria Kaasch-Buerger, *Town Administrator*

Lucy Mulvihill, Community Development Director

Date: May 28, 2024

RE: 24-11 OVR Blk 76 Lot 13-14 – A New Single-Family Residential Structure within the

Architectural Review Overlay District located at Block 76 Lot 13-14 (TBD Greene Street)

PROJECT LOCATION: Block 76 Lot 13-14, North of 5th St., between Greene St. and Reese St., Silverton, San

Juan County, Colorado. Parcel #: 48291840760010

APPLICANTS/OWNERS: Shane and Rebecca Goranson.

APPLICATION: The applicant submitted the required documents and application fee on April 3, 2024.

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

Although not a part of the HRC's evaluation, 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 ("Plan"). Staff determined that the proposed structure and use conform with the SMC zoning requirements and the recommendations of the Plan. The HRC is only considering conformance with the AROD regulations.

ADJACENT PROPERTIES:

- North: Business Pedestrian (B-P) District, Single-Family Residence,
- South: Business Automotive (B-A) District, Vacant Land, AROD
- East: Business Automotive (B-A) and Economic Development (E-D) District, Vacant Land, AROD
- West: Multi-Family Residential (R-2), Single-Family Residence

PUBLIC NOTICE:

- Posted on Town website on April 16, 2024
- Mailed to adjacent landowners on May 6, 2024
- Posted within the Silverton Standard and Miner newspaper on April 25, 2024

PUBLIC COMMENT: As of May 8, 2024, no public comments have been formally received.

REQUEST: The applicant has submitted materials for a new single-family structure on a 5,000 sq. ft. lot. New construction within the AROD requires HRC review of exterior elements. The proposed structure will be 2,198 sq. ft. in area with an attached two car garage, covered porch and deck. The proposed site layout shows the structure having the main entrance and the garage facing 5th Street.





The new structure will incorporate steep roofs at the main gable and slope shed roofs at the dormers and outer edges. Front facing gables will be provided along Greene and 5th streets and exterior materials will include rusted corrugated steel roofing and base level siding, and vertical wood board siding. The design includes mostly vertical doors and windows; however, the applicant does not propose the use of double-hung windows.

A new six foot by three foot ($6' \times 3'$) gabion fence constructed of stone and a rusted steel cage will serve as an avalanche runout collection and deflection structure. The applicant states these materials and this method have been used historically in Silverton and should be considered visually appropriate within the AROD. The applicant states the fence will also help alleviate sound and visual impacts from the adjacent road.

A request for a Use Subject to Review for a structure in the Avalanche Hazard Overlay district (blue) accompanies this request and will be reviewed by the Planning Commission on May 21, 2024.

Please refer to the Applicant's narrative and the AROD checklist for more information and further review.

CODE EVALUATION/OVERLAY DISTRICT: Architectural Review Overlay District (AROD)

SMC Chapter 16, Article 4, Division 6 Architectural Review Overlay District (AROD).

Section 16-4-800 (3) Applicability and Permitting: 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 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.

This application is before the HRC for consideration and recommendation to review the following:

- New construction in the AROD
 - Checklists Utilized: AROD Checklist

16-4-800 (4) 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.
- (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.
- (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.

Section 16-4-800 (4)(c) applies to this application and is before the HRC for consideration and recommendation to review the following:

- Site layout, site/building orientation
- Landscaping, screening, fencing
- Architectural, structural, mass, and scale design requirements, for the purpose of compatibility with existing structures;

The proposed new building is located along the 5th Street front property line and runs parallel to the street. The subject site is located on a corner lot and the proposed structure has two front entrances, both facing south towards 5th Street. Buildings within the AROD district along the same block as the subject site have entrances facing Greene Street and the rear alley. The building located at 565 Greene Street is located on the same block as the subject site, located within the AROD district, and is a corner lot; however, this structure is oriented similar to the other buildings along the same block. The site layout and building orientation of the proposed structure does not match the surrounding buildings on the same block. The proposed building also includes stairs which encroach into the front setback and would require a variance. Buildings within the AROD district along the same block do not have stairs which encroach into the setback.

- Should the HRC believe that the structure should face Greene Street to match existing site layouts and building orientations in order to meet the intent of the AROD, Staff would recommend a condition stating that the structure should be redesigned to have the main entrance facing Greene Street.
- Staff does not have any site specific recommendations for the fencing (avalanche)
- Staff does not have any site specific recommendations for the architectural, structural, mass, and scale design requirements.

Historic Review Committee ACTION: At the May 14, 2024 meeting, the Historic Review Committee voted unanimously to recommend approval the AROD applications for a new single-family residential structure and accessory fence located at Block 76 Lot 13-14 (TBD Greene Street) as presented, finding the AROD application is in conformance with §16-4-6 of the SMC.

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.

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 Single-Family Residential Structure located at Block 76 Lot 13-14 (TBD Greene Street), as presented.

However, this is a decision for the Board of Trustees to make, and the BOT 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 BOT can rely on or the decision the BOT makes.





SAMPLE MOTIONS:

Approval: I move to recommend approval of case 24-10, an AROD application for A New Single-Family Residential Structure located at Block 76 Lot 13-14 (TBD 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 case 24-10 an AROD application for A New Single-Family Residential Structure located at Block 76 Lot 13-14 (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].

Continuance: I move to continue case 24-10 an AROD application for A New Single-Family Residential Structure located at Block 76 Lot 13-14 (TBD Greene Street) to the {Date Specific}.

Denial: I move to deny the AROD application for 24-10 A New Single-Family Residential Structure located at Block 76 Lot 13-14 (TBD Greene Street), as presented, finding the AROD application is NOT in conformance with §16-4-6 of the SMC [insert findings here].

ATTACHMENTS:

- 1. Application
- 2. Narrative
- 3. Site Plan and Elevations
- 4. Checklist
- 5. Public Notice



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

Applicant: Shane and Becca Go Mailing Address: 200 Riverview Phone: 843-696-8392	ranson Company: Click to enter text. Orive, Durango, Colorado 81301 Email: shane.goranson@gmail.com, bdauberteer@gmail.com
Owner: Shane and Becca Gorar Mailing Address: 200 Riverview Phone: 843-696-8392	
Property Location/Address: TB Assessor's parcel no. Click to er Current Zoning: Business-Pedes Current Use: vacant lot	
provide additional information	" will be contacted to answer questions regarding this application, when necessary, post public hearing signs, receive a copy of the staff and shall be responsible for forwarding all verbal and written
•	k one or more of the actions below which pertain to your request):
□Annexation	☐Site Development Plan approval
☐ Change of zoning	□ Subdivision
□Vacation Rental	☐ Temporary Use, Building, Sign
☐ Consolidation Plat	☐ Development in Hazard Zones
☐ Historic/AROD Review	☐ Use Subject to Review
□Lot Line Adjustment □Planned Unit Development	□Variance/Waiver □Other: Click to enter text.
munica our perciphilieur	Elother, cher to enter text
Detailed Description of Reques	t: Use subject to review – Avalanche Permit
CERTIFICATION	
As owner of the aforementione	d property, I hereby consent to the submission of this application and
authorize the applicant to act o	n my behalf with regard to this application.
XAM	× 4/18/24
Owner Signature	Date:



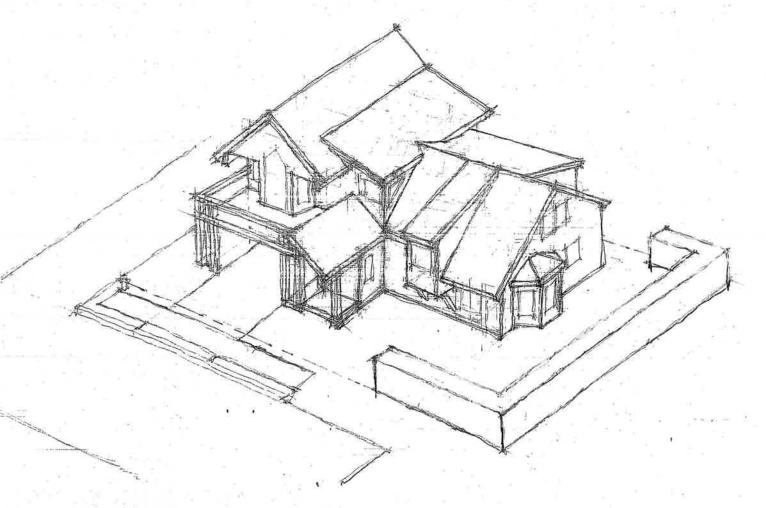
I, Steven Gawlik, certify that the information and attachments submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners.

Applicant Signature

Date

To be filled out by staff:

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



GORANSON HOUSE LOTS 13 & 14, BLOCK 76 SILVERTON, COLORADO

4/18/24

GORANSON HOUSE SILVERTON, CO

AREA SUMMARY

LOT AREA: 50' X 100' = 5,000 SF

GROSS FLOOR AREAS:

HOUSE: 924 LOWER + 1274 SF UPPER = 2198 SF

GARAGE: 576

COVERED PORCH: 54 SF

UPPER DECK: 240 SF

TOTAL HEATED FLOOR AREA: 2198 SF

GORANSON HOUSE

DESIGN NARRATIVE:

PROGRAM:

Shane and Rebecca Goranson propose building a single-family house with attached 2-car garage on Lots 13 & 14, Block 76, in Silverton.

SITE CONDITIONS:

These lots provide a flat low level building site adjacent to both Greene and W. 5th Streets close by the U.S. Highway 550 entry triangle. Considerable road noise and vehicular traffic predominate. Good solar exposure. Foreground views consist of moving road traffic and adjacent private homes. Background views consist of high peaks, ridges, and slopes with distant up and down valley views.

Overlying Avalanche Hazard Blue Zone encroaches on southern portion (40%) of Lots 13 & 14. Avalanche Hazard Assessment & Design Loads by Wilbur Engineering as submitted describes design parameters and recommendations for which this single-family residence and related improvements shall comply.

DESIGN:

Place organic fill soil to elevate finish grades approximately 2' for positive drainage away from foundations per Trautner Geotech soil report as submitted.

Locate building to maximize setback from Greene Street, Highway 550, and Avalanche Hazard Blue Zone. Locate 6' high x 3' wide gabion fence along site perimeter within the Blue Zone as an avalanche runout collecting and deflecting structure. The gabion fence also serves as a sight and sound barrier to perhaps the busiest and noisiest vehicular traffic in Silverton. This natural local stone and rusted steel cage fence incorporates materials and methods in use historically in the Silverton area and thus visually appropriate at this entry point to the Silverton Historic District and Heritage Tourism Corridor.

Only practical access to garage and entry is from W. 5th Street. Locate upper level deck on rear portion of lots to recess garage door and allow entry porch to dominate W. 5th Street façade.

Incorporate steep roof slopes (8:12 and 9:12) at the main gable roofs with lower slope shed roofs at dormers and outer edges similar to existing historic houses that often had additions applied over time. Feature front facing gables at both Greene and W. 5th Street facades.

Naturally weathering non-reflective exterior materials include rusted corrugated steel roofing and base level siding, vertical wood board siding above metal base, and corrugated steel "vintage" zinc finish at upper gable ends and dormers. Entry component is clad entirely in rusted corrugated siding to separate house and garage components while reducing scale of overall form and emphasizing the entry. See Exterior Elevations by Steven Gawlik Associates / Architect as submitted.

Incorporate simplified timber posts, beams, and struts on front façade to stiffen open structures against snow and lateral loads while relating to historical buildings in surrounding area. This detail also provides a lower pedestrian scale to the front façade while offering a visual gift to the street and neighborhood.

Exterior windows and doors are primarily vertically proportioned (1.5:1 min.) with some larger windows incorporated to capture views and solar gain. Casement and fixed windows are utilized to reduce excessive road noise transmission to interior living spaces, improve views, and avoid exterior mounted screens. While double-hung type windows predominated in Silverton's early boom years, other window types were also used. Current building and energy conservation codes in Silverton promote better ventilation, emergency egress, and energy performance than was provided by window types used over 100 years ago. While double-hung windows are most appropriate in preserving historic buildings, imitating their use in new buildings tends to confuse the historic architectural record and reduce the integrity of the historic district. New buildings can best maintain their own integrity while respectfully relating to historic neighbors.

Steven Gawlik

Architect

4/18/24





associates

180 East 12th Street Durango, Colorado 81301 303 • 259 • 1142

These drawings and specifications shall remain the property of the Architect and shall not be used for any other projects without the written consent of the Architect.

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Steven Gawlik Associates, 1993

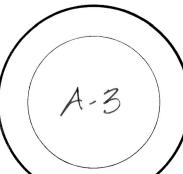
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DATE: 92223

REVISIONS: 4.15.24

DRAWN BY: 59

ELEVATIONS





STEVEN GAWLIK

associates

180 East 12th Street Durango, Colorado 81301 303 • 259 • 1142

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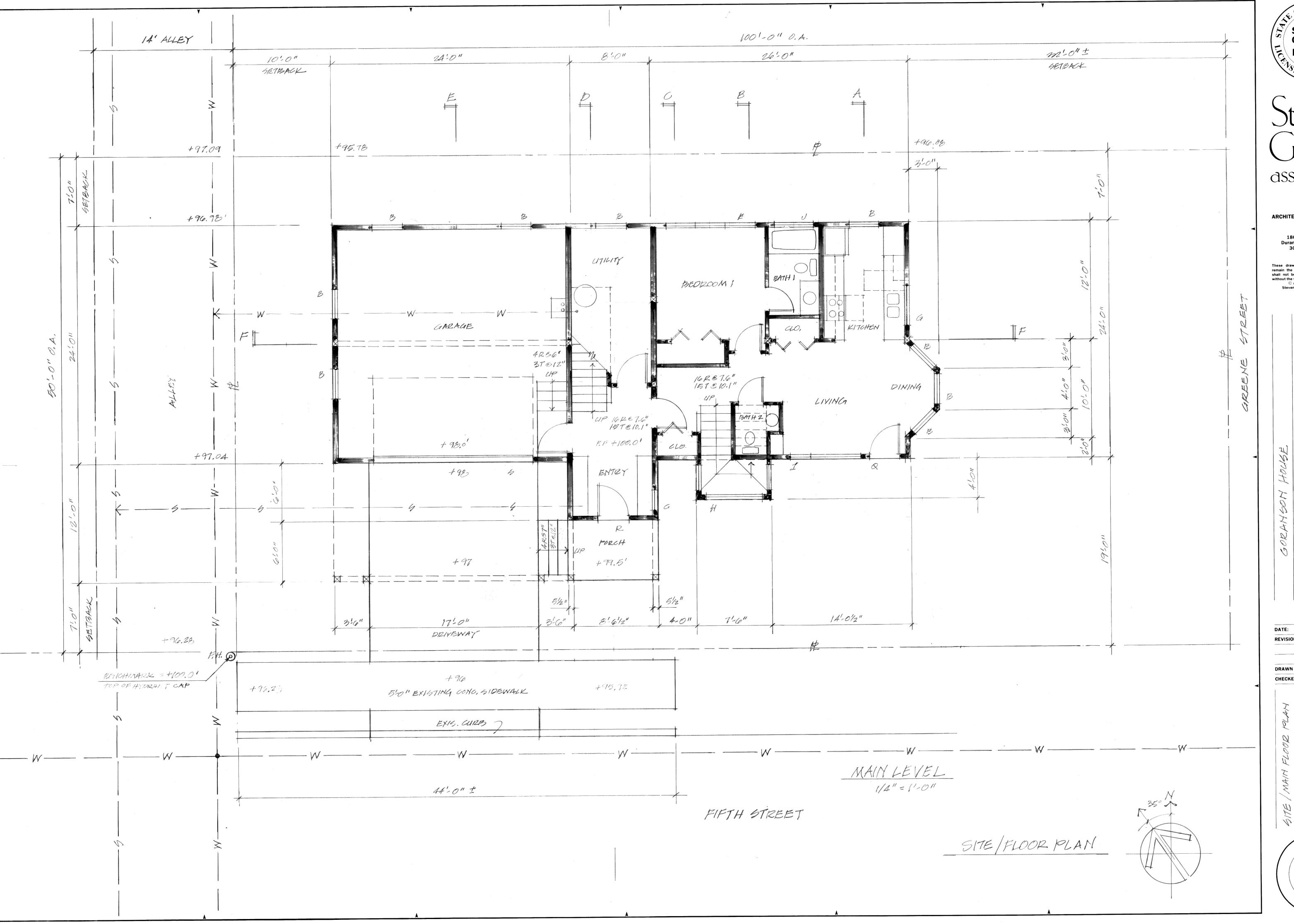
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STEVEN **GAWLIK** B•1633

associates ARCHITECTURE • PLANNING

180 East 12th Street Durango, Colorado 81301 303 • 259 • 1142

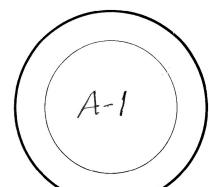
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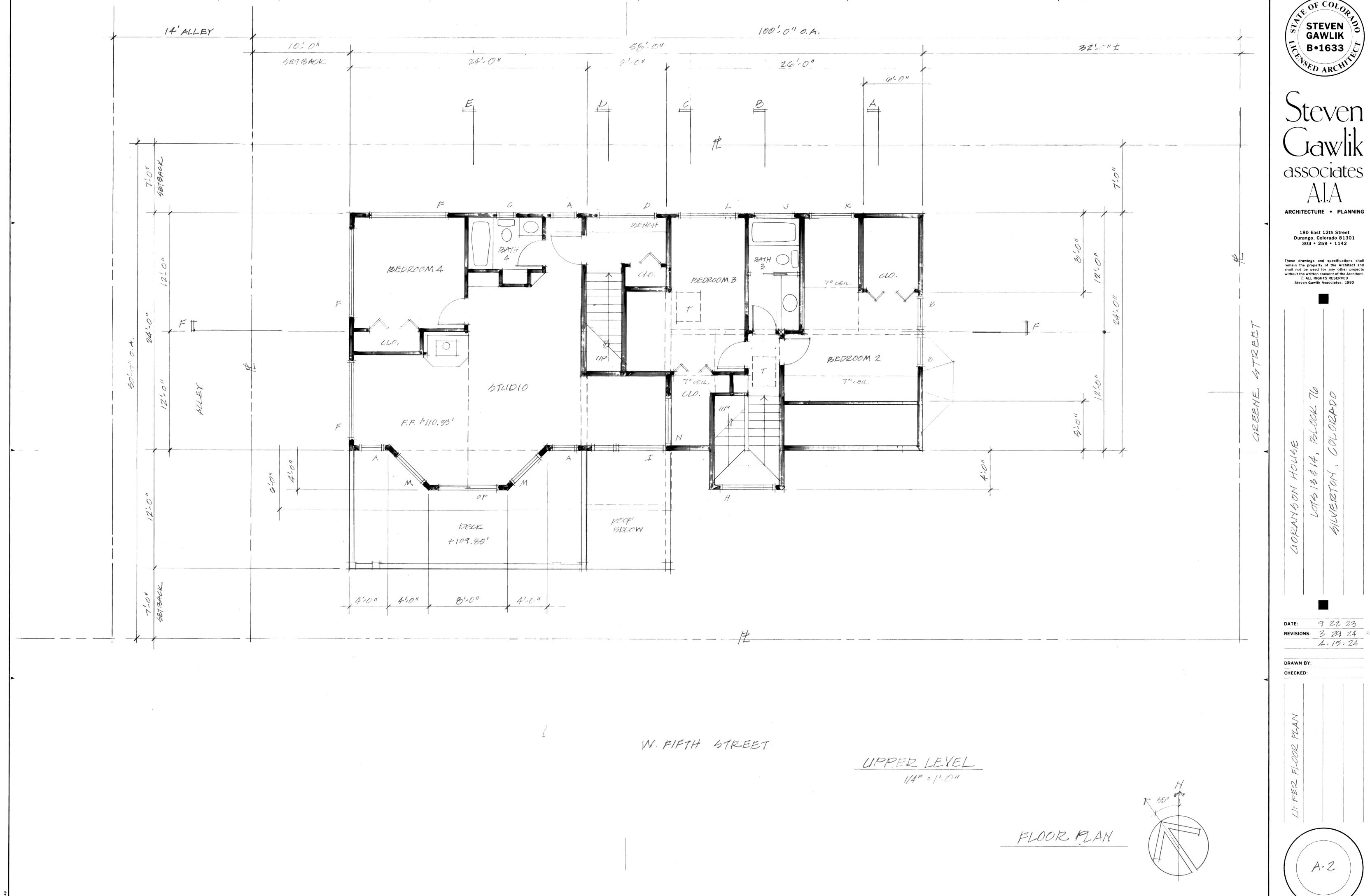
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Steven Gawlik Associates, 1993

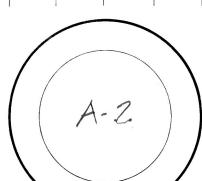
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associates



Architectural Review Overlay District Checklist

All applications within the Architectural Review Overlay District <u>MUST</u> 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.

- 1. Procedure: After reviewing the submittal, the Town Historic Review Committee shall approve, conditionally approve, table for additional review, or deny the application.
- 2. Intent: 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."

	oes the Application meet the following ode Requirements?	Applicant Response	new SF structure confirmed.	
3.	standards and review procedure in this section apply to new construction, and to any facade or	HEW CONSTRUCTION: Single Family House of Pence		
	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		v=	
	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 the Architectural			
	Review Overlay District. Construction without a building permit is subject to fines and a stop work order as			
4.	specified in the Building Codes adopted by the Town of Silverton.			
(a)	Existing historic buildings, and existing buildings over 1,000 square feet in floor area and over 50 years old, within the	NA	n/a	
	Architectural Review Overlay District, shall not be demolished, without the			

in a second seco	
N/A	n/a - no modernization proposed.
*	
SEE SURMITTED DIZAWINGS dated 4/15/24 NADEATINE dated 2/18/24	The HRC may impose site specific conditions on any othese elements.
	The new structure does not
	face Greene St. like existing
	homes on the street. A fence is proposed for avalanche mitigation. Materials seem to be
Davk Sky exterior lights	compatible.
	No outdoor storage is proposed. No windowless walls.
	No above ground utilities.
1	Parking is internal to the 2-
	car garage.
	No significant design components.
	SEE SURMITTED DISAWINGS dated 4/15/24 HADRAINE dated 2718/24

PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held to consider 24-10 OVR Blk 76 Lots 13-14: A request by Shane and Becca Goranson for the New Construction of a Single-Family Dwelling within the Architectural Review Overlay Zone Located at Block 76 Lots 13-14 TBD Greene Street.

The Historic Review Committee will hold a public hearing on Tuesday, <u>May 14, 2024</u>, at Town Hall: at 5:00pm. The Board of Trustees will hold a public hearing on <u>May 28</u>, <u>2024</u>, 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) with any questions/comments about this Application.

Published in the Silverton Standard & the Miner: Thursday, April 25, 2024.





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: May 28, 2024

RE: 24-11 OVR Blk 76 Lot 13-14 - Review of an Avalanche Hazard Development Permit and

Use Subject to Review application for a new single-family residential structure and accessory fence within the Avalanche Hazard District Blue Zone located at Block 76 Lot

13-14 (TBD Greene Street)

PROJECT LOCATION: Block 76 Lot 13-14, North of 5th St., between Greene St. and Reese St., Silverton, San Juan County, Colorado. Parcel #: 48291840760010

APPLICANTS/OWNERS: Shane and Rebecca Goranson

ZONING DISTRICT: Business Pedestrian (B-P) District, §16-3-50, Silverton Municipal Code ("SMC")

ADJACENT PROPERTIES:

- North: Business Pedestrian (B-P) District, Single-Family Residence, Avalanche Overlay District (Blue Zone)
- South: Business Automotive (B-A) District, Vacant Land, Avalanche Overlay District (Blue Zone)
- East: Business Automotive (B-A) and Economic Development (E-D) District, Vacant Land, Avalanche Overlay District (Blue Zone)
- West: Multi-Family Residential (R-2), Single-Family Residence

OVERLAY DISTRICTS: Architectural Review Overlay District (AROD), Avalanche Hazard District

Purpose of Review: SMC, Chapter 16, Article 4, Division 2, Avalanche Hazard District, states that anyone wishing to develop in any area lying within the boundaries of the Avalanche Hazard District must first obtain an approved Avalanche Hazard Development Permit as set forth in Section 16-4-250 before beginning any development or use activity.

APPLICATION: The applicant submitted the required documents and application fee on March 29, 2024.

PUBLIC NOTICE:

- Posted on Town website on Thursday May 9, 2024.
- Posted within the Silverton Standard and Miner newspaper on Thursday May 9, 2024.

PUBLIC COMMENT: As of May 23, 2024, no public comments have been received regarding this application.

PARCEL SIZE AND Access: The project site consists of two lots totaling 5,000 sq. ft. adjacent to Greene Street. Direct vehicular access is proposed from 5th Street.







REQUEST: This application is for both a Use Subject to Review and an Avalanche Development Permit. The Use Subject to Review application is required for single-family dwellings and accessory structures (including fences) within the Avalanche Hazard District, and all developments within the Avalanche Hazard District require an Avalanche Development Permit.

The applicant is proposing a new single-family structure on a 5,000 sq. ft. parcel. New construction within the Avalanche Hazard Overlay District requires Planning Commission and Board of Trustees review. The proposed structure will be 2,198 sq. ft. in area with an attached two car garage, covered porch and deck. A new six foot by three-foot (6' x3') gabion fence constructed of stone and a rusted steel cage will serve as an avalanche runout collection and deflection structure along the portion of the property impacted by the Avalanche Overlay District. The applicant states these materials and this method have been used historically in Silverton; however, staff does not have any proof or examples of this statement. The applicant states the fence will also help alleviate sound and visual impacts from the adjacent road.

<u>Land Use & Dimensional Standards:</u> The proposed single-family dwelling is a use permitted by right. The following table indicates the dimensional requirements for buildings in the B-P zone district.

Standard	Required	Proposed	Compliant?
Minimum Lot Area	5,000 sq. ft.	5,000 sq. ft.	Yes
Minimum Lot Width	50'	50′	Yes
Maximum Height of Structure	30' B-P District	30'	Yes
Minimum Floor Area of Dwelling Unit	500 sq. ft.	1,214 sq. ft.	Yes
Minimum Floor Area of ADU	300 sq. ft.	744 sq. ft.	Yes
Maximum Floor Area of ADU	800 sq. ft.	744 sq. ft.	Yes
Front Setback	7'	7′	Yes
Side Setback	7'	10' and 29'	Yes
Rear Setback	5′	7′	Yes

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

CODE EVALUATION: Sections 16-1-50, 16-4-240 & 16-4-260

Sec. 16-1-50. - Uses subject to review.

The submitted application meets all requirements of § 16-1-50 of the SMC and is therefore deemed a complete Use Subject to Review application.

Sec. 16-4-240. - Restrictions on development in Avalanche Hazard District.

An Avalanche Hazard Development permit was submitted for the single-family residence and accessory fence prior to development or use activity on the subject site; therefore, the application meets the requirements of \S 16-4-240.

Sec. 16-4-260. - Information required for issuance of Avalanche Hazard Development Permit.

The applicant submitted a complete Use Subject to Review application and a complete release and indemnification agreement and therefore meets the requirements of § 16-4-260. If the applicant rents or leases the single-family structure in the future, a release and indemnification agreement will be required for each of the renters or leases. ADU's and Vacation rentals are permitted separately within the Avalanche Blue zone. Section 16-8-80 (q) of the SMC states that neither the primary structure nor the ADU shall be used as a Vacation Rental. If the applicant seeks to construct an ADU in the future as shown in the original plans, the ADU would be permitted; however, neither the ADU or single family dwelling can be used as a vacation rental.





COMPASS MASTER PLAN EVALUATION: The proposed single-family dwelling complies with the Compass Master Plan goals, actions plans, etc. listed below.

- Plan For Responsible Growth and Development That Contribute To Our Community And Sense Of Place: We want to see well-planned growth and quality development that supports our local community. We don't want to lose our small-town character but do want to provide housing & have more full-time residents to support businesses, the school, and expanded services and opportunities. (Page 39 of the Compass Master Plan)
- Expand Housing Choices, Opportunities And Affordability For Our Community: We want to ensure that we provide housing choices that are affordable to our people: the elderly, young families, our workforce, the Hispanic community. (Page 39 of the Compass Master Plan)

PLANNING COMMISSION ACTION: At the May 21, 2024 meeting, the Planning Commission voted unanimously to recommend approval the Use Subject to Review and Avalanche Hazard Development Permit applications for a new single-family residential structure and accessory fence located at Block 76 Lot 13-14 (TBD Greene Street) as presented, finding the Use Subject to Review and Avalanche Development Permit applications are in conformance with §16-4-250 of the SMC.

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

STAFF RECOMMENDATION: Staff finds the applicant has submitted all required materials within the timeframe required and all materials comply with the conditions of §16-4-250 of the SMC. Staff therefore recommends approval of the Use Subject to Review and Avalanche Hazard Development Permit applications for a new single-family residential dwelling with an accessory fence within the Avalanche Hazard District located at block 76 lot 13- 14 (TBD Greene street) as presented.

However, this is a decision for the Board to make, and the Board may choose to recommend approval or denial of the Use Subject to Review and Avalanche Hazard Development Permit applications 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 approve case 24-11, the Use Subject to Review and Avalanche Hazard Development Permit applications for a new single-family residential structure and accessory fence located at Block 76 Lot 13-14 (TBD Greene Street) as presented, finding the Use Subject to Review and Avalanche Development Permit applications are in conformance with §16-4-250 of the SMC.

Approval with Conditions: I move to approve case 24-11, the Use Subject to Review and Avalanche Hazard Development Permit applications for a new single-family residential structure and accessory fence located at Block 76 Lot 13-14 (TBD Greene Street) as presented, finding the Use Subject to Review and Avalanche Development Permit applications are in conformance with §16-4-250 of the SMC with the following conditions [insert conditions].

Continuance: I move to continue case 24-11, the Use Subject to Review and Avalanche Hazard Development Permit applications for a new single-family residential structure and accessory fence located at Block 76 Lot 13-14 (TBD Greene Street) to the {Date Specific}.





Denial: I move todeny case 24-11, the Use Subject to Review and Avalanche Hazard Development Permit applications for a new single-family residential structure and accessory fence located at Block 76 Lot 13-14 (TBD Greene Street) as presented, finding the applications are NOT in conformance with §16-4-250 of the SMC [insert findings here].

ATTACHMENTS:

- 1. Application
- 2. Narrative
- 3. Site Plan and Elevations
- 4. Avalanche Study Report
- 5. Geotechnical Report
- 6. Public Notice



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

Applicant: Shane and Becca Go Mailing Address: 200 Riverview Phone: 843-696-8392	ranson Company: Click to enter text. Orive, Durango, Colorado 81301 Email: shane.goranson@gmail.com, bdauberteer@gmail.com
Owner: Shane and Becca Gorar Mailing Address: 200 Riverview Phone: 843-696-8392	
Property Location/Address: TB Assessor's parcel no. Click to er Current Zoning: Business-Pedes Current Use: vacant lot	
provide additional information	" will be contacted to answer questions regarding this application, when necessary, post public hearing signs, receive a copy of the staff and shall be responsible for forwarding all verbal and written
•	k one or more of the actions below which pertain to your request):
□Annexation	☐Site Development Plan approval
☐ Change of zoning	□ Subdivision
□Vacation Rental	☐ Temporary Use, Building, Sign
☐ Consolidation Plat	☐ Development in Hazard Zones
☐ Historic/AROD Review	☐ Use Subject to Review
□Lot Line Adjustment □Planned Unit Development	□Variance/Waiver □Other: Click to enter text.
munica our perciphilieur	Elother, cher to enter text
Detailed Description of Reques	t: Use subject to review – Avalanche Permit
CERTIFICATION	
As owner of the aforementione	d property, I hereby consent to the submission of this application and
authorize the applicant to act o	n my behalf with regard to this application.
XAM	× 4/18/24
Owner Signature	Date:



I, Steven Gawlik, 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

Date

To be filled out by staff:

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

TOWN OF SILVERTON, COLORADO AVALANCHE HAZARD DEVELOPMENT PERMIT: BLUE ZONE

USE SUBJECT TO REVIEW APPLICATION FORM

Name of Property Owner (s). Shake and Release Goranson Telephone: \$43 6968392 Cell Phone: 1. Mailing Address: 200 Riveriew Dove Dorango, Colondo 81307 Email Address: Shake. goranson @ gmail.com
Telephone: Stl Z C9 (8397 Cell Phone: 1)
Mailing Address: 200 River Dans Dans Dans Colorado 81301
Email Address: Clause and and com
THIM I KILLIONS SHAPES & POSTATION FOR A MARKET STATE OF THE
Name of Applicant (if different from owner): Seven Gawlik
Applicant's Mailing Address (if different from
Paramete
Address of Subject Property TBD Greene St
Address of Subject Property TSD GreeneSt Lot #: 13+14 Block: 76 Addition: Zoning District: BP
Description of Proposed Land Use and Buildings. Single family residence
0
Description of the Seasonal Duration and Daily Hours of Operation of Proposed Land
Use: Year round
Proposed Schedule for Construction: Spring 2024 - Spring 2025
Attachments:
(1.) Vicinity Map (drawn to a scale of 1"=200" or greater) illustrating the general
ocation of the subject property in Town and in relation to the official avalanche hazard
zones,
(2.) Site Plan (drawn to a scale of not less than 1"=20', with scale and north
nrrow included) illustrating:
☐ Location of the property in relation to surrounding Town blocks and lots
and adjacent street and alley right of ways
☐ Location of appropriate avalanche zone boundaries
☐ Boundaries of subject property (identified with bold lines)
☐ Location and dimensions of existing buildings and improvements on the
property, including setback distances from property lines
[1] Location and dimensions of proposed buildings and improvements on the
property, including setback distances from property lines
 Location and dimensions of existing and proposed driveways, utility easements
cascilicitis
·

- (2.) Complete list of all property owners within 150 feet of the subject property including mailing addresses.
- (3.) Pre-addressed and stamped envelops (legal size) for each property owner on the above list.
- (4.) Completed and signed Release and Indemnification Agreement, properly executed by the owner of subject property and signed and stamped by a notary public.

TOWN OF SILVERTON, COLORADO

AVALANCHE HAZARD ZONE DEVELOPMENT PERMIT RELEASE AND INDEMNIFICATION AGREEMENT

In consideration for being permitted to build upon or occupy property situated within the designated Avalanche Hazard Zoning District, I, the undersigned, hereby acknowledge, represent and agree as follows:

A. 1. I acknowledge that my development or occupancy of property lying within the Avalanche Hazard Zoning District, and any or all of the activities occurring in, on, over, or about said property, are or may be dangerous and do or may involve risks of injury, loss or damage. I further acknowledge that such risks may include but are not limited to bodily injury, personal injury, sickness, disease, death, and property loss or damage.

2. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, I hereby expressly assume all such risks of injury, loss, or damage to me or to any third party arising out of or in any way related to my development or occupancy on properties situated within the Avalanche Hazard Zoning District, whether or not caused by the act, omission, negligence, or other fault of the Town, its officers, its employees, its agents, or by any other cause.

3. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, I further hereby exempt, release, and discharge the Town, its officers, its employees, and its agents from any and all claims, demands, and actions for such injury, loss, or damage, arising out of or in any way related to my development or occupancy of property situated within the Avalanche Hazard Zoning District, whether or not caused by the act omission, negligence, or other fault of the Town, its officers, its employees, it agents, or by any other cause.

Signer (s) must initial here

B. I further agree to defend, indemnify and hold harmless the Town, its officers, employees, agents, insurers, and self insurance pool, from and against all liability, claims, and demands, including any third party claim asserted against the Town, its officers, employees, agents, insurers, or self insurance pool, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any way related to my development or occupancy of properties situated within the Avalanche Hazard Zoning District, whether or not caused by the act, omission, negligence or other fault of the Town, its officers, employees, or agents, or by any other cause.



C,	By signing this RELEASE AND INDEMNIFICATION
	AGREEMENT, I hereby acknowledge and agree that said
	AGREEMENT extends to all acts, omissions, negligence, or other fault
	of the Town, its officers, and/or its employees or agents, and that said
	AGREEMENT is intended to be as broad and inclusive as is permitted
	by the laws of the State of Colorado. If any portion hereof is held
	invalid, it is further agreed that the balance shall, notwithstanding,
	continue in full legal force and effect.
	continue in full legal force and effect. Signer (s) must initial here
D,	I understand and acknowledge that the Town, its officers, its
	employees, and its agents are relying on, and do not waive or intend to
	waive by any provision of this RELEASE AND INDEMNIFICATION
	AGREEMENT, the monetary limitations or any other rights,
	Immunities, and protections provided by the Colorado Governmental
	Immunity Act, Section 24-10-101 et seq., Colorado Revised Statutes, as

5	An		
Son	MOCI	Signer (s) must initi	al here

officers, employees, or agents.

E. This RELEASE AND INDEMNIFICATION AGREEMENT shall be effective as of the date set forth below and shall be binding upon me, my successors, representatives, heirs, executors, assigns, transferces, and any other person(s) who may enter the premises upon or without my invitation.

from time to time amended, or otherwise available to the Town, its

Sh YLDa Sign	ner (s) must initial here
Executed this 5th day of	1 (Ox Ch , 20 84 by the
person for persons whose name	e and signature appear below:
Signature(s) Shave Georum	Rebecciós D. Gorapersson
Printed Name of Signer(s). 700 PAVVIW DINE	
Mailing Address of Signer(s)	171111 -1
Location of Subject Property: Subdivision:	Lot(s)! Block(s): 76 Addition of

NOTARY PUBLIC SIGNATURE AND SEAL:

Name of Notary Public

STATE OF NEW MEXICO NOTARY PUBLIC STEPHANIE BETTS Commission Number 1138909 My Commission Expires October 6, 2026



Use Subject for Review Application

CITY
NAME OF APPLICANT Steven Gawlik
PROPERTY OWNER Shane and Rebecca Goranson PHONE 843-696-8392
MAILING ADDRESS: 200 Riverview Drive CITY :Durango STATEColorado ZIP CODE 81301
EMAIL ADDRESS _shane.goranson@gmail.com LEGAL DESCRIPTION LOT NO. (S)13+14
BLOCK _76 ADDITION Zone _BP/Avalanche Blue REASON FOR REQUEST
BELOW:
We have friends who live in Silverton and we have visited often. When we had an opportunity to buy a lot in Silverton we jumped on it. We are very much looking forward to being a part of the Silverton community - to that end we would like to build a house on our lots.
PROPOSED STARING DATE OF OPERATION OR USE: Construction to begin summer 2024.
PROPOSED TIME SCHEDUlE FOR CONSTRUCTION: approximately 1 year.
BRIEF DESCRIPTION OF THE PROPOSED USE BELOW:
We propose to build an energy efficient 4 bedroom, 3 bathroom house in Silverton which will pay homage to the period of historical significance in Silverton and its mining heritage.



Use Subject for Review Application

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

We hope this house will result in an increase in the number of houses which which make up the historic character of Silverton. We also hope that this home will not only be a model of efficiency which could demonstrate to others the myriad ways to make buildings more efficient.

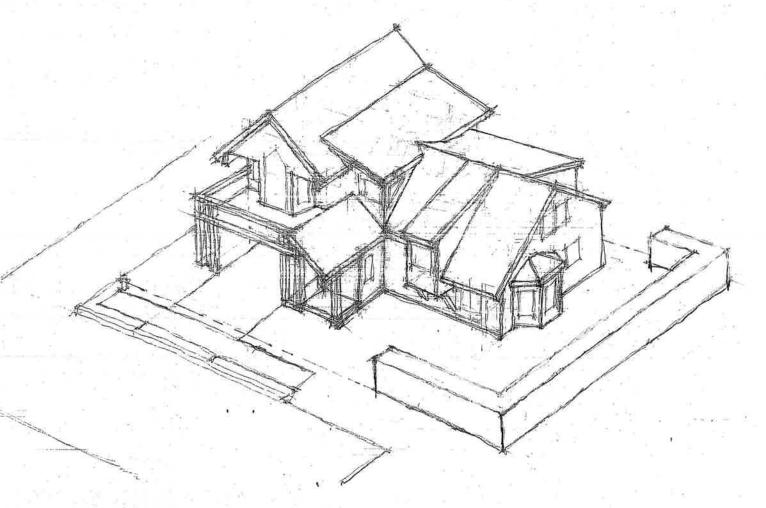
Furthermore, we plan to have Nico Foster construct this home. It is important to us to have local people build this home so that we are making a positive contribution to the community financially.

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

We have had an avalanche force study done and we will consult with a structural engineer in order to ensure the home is constructed properly for this zone.

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:

We have done an avalanche force study and will consult with a structural engineer to ensure the home is designd and constructed with safety a priority.



GORANSON HOUSE LOTS 13 & 14, BLOCK 76 SILVERTON, COLORADO

4/18/24

GORANSON HOUSE SILVERTON, CO

AREA SUMMARY

LOT AREA: 50' X 100' = 5,000 SF

GROSS FLOOR AREAS:

HOUSE: 924 LOWER + 1274 SF UPPER = 2198 SF

GARAGE: 576

COVERED PORCH: 54 SF

UPPER DECK: 240 SF

TOTAL HEATED FLOOR AREA: 2198 SF

GORANSON HOUSE

DESIGN NARRATIVE:

PROGRAM:

Shane and Rebecca Goranson propose building a single-family house with attached 2-car garage on Lots 13 & 14, Block 76, in Silverton.

SITE CONDITIONS:

These lots provide a flat low level building site adjacent to both Greene and W. 5th Streets close by the U.S. Highway 550 entry triangle. Considerable road noise and vehicular traffic predominate. Good solar exposure. Foreground views consist of moving road traffic and adjacent private homes. Background views consist of high peaks, ridges, and slopes with distant up and down valley views.

Overlying Avalanche Hazard Blue Zone encroaches on southern portion (40%) of Lots 13 & 14. Avalanche Hazard Assessment & Design Loads by Wilbur Engineering as submitted describes design parameters and recommendations for which this single-family residence and related improvements shall comply.

DESIGN:

Place organic fill soil to elevate finish grades approximately 2' for positive drainage away from foundations per Trautner Geotech soil report as submitted.

Locate building to maximize setback from Greene Street, Highway 550, and Avalanche Hazard Blue Zone. Locate 6' high x 3' wide gabion fence along site perimeter within the Blue Zone as an avalanche runout collecting and deflecting structure. The gabion fence also serves as a sight and sound barrier to perhaps the busiest and noisiest vehicular traffic in Silverton. This natural local stone and rusted steel cage fence incorporates materials and methods in use historically in the Silverton area and thus visually appropriate at this entry point to the Silverton Historic District and Heritage Tourism Corridor.

Only practical access to garage and entry is from W. 5th Street. Locate upper level deck on rear portion of lots to recess garage door and allow entry porch to dominate W. 5th Street façade.

Incorporate steep roof slopes (8:12 and 9:12) at the main gable roofs with lower slope shed roofs at dormers and outer edges similar to existing historic houses that often had additions applied over time. Feature front facing gables at both Greene and W. 5th Street facades.

Naturally weathering non-reflective exterior materials include rusted corrugated steel roofing and base level siding, vertical wood board siding above metal base, and corrugated steel "vintage" zinc finish at upper gable ends and dormers. Entry component is clad entirely in rusted corrugated siding to separate house and garage components while reducing scale of overall form and emphasizing the entry. See Exterior Elevations by Steven Gawlik Associates / Architect as submitted.

Incorporate simplified timber posts, beams, and struts on front façade to stiffen open structures against snow and lateral loads while relating to historical buildings in surrounding area. This detail also provides a lower pedestrian scale to the front façade while offering a visual gift to the street and neighborhood.

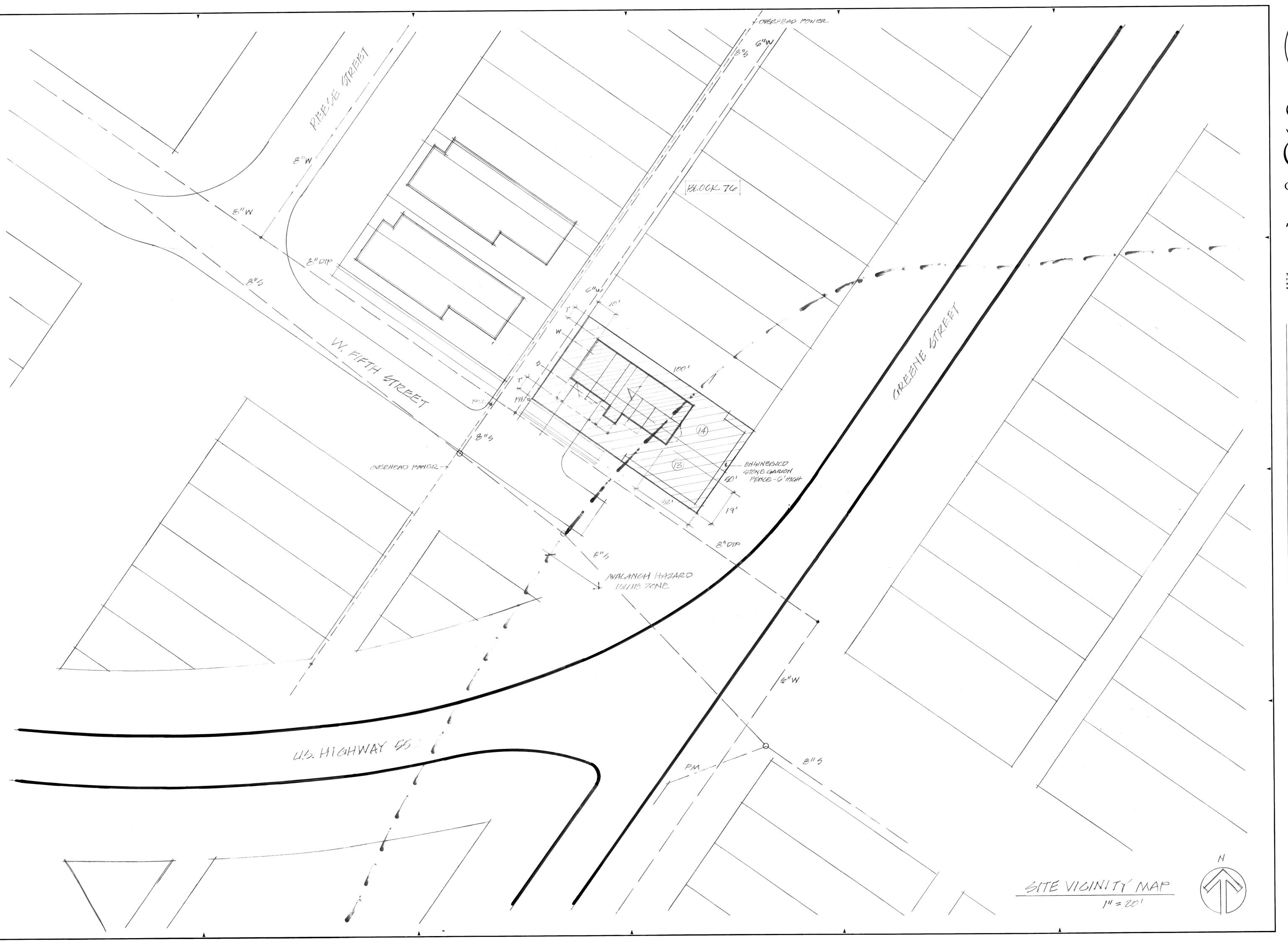
Exterior windows and doors are primarily vertically proportioned (1.5:1 min.) with some larger windows incorporated to capture views and solar gain. Casement and fixed windows are utilized to reduce excessive road noise transmission to interior living spaces, improve views, and avoid exterior mounted screens. While double-hung type windows predominated in Silverton's early boom years, other window types were also used. Current building and energy conservation codes in Silverton promote better ventilation, emergency egress, and energy performance than was provided by window types used over 100 years ago. While double-hung windows are most appropriate in preserving historic buildings, imitating their use in new buildings tends to confuse the historic architectural record and reduce the integrity of the historic district. New buildings can best maintain their own integrity while respectfully relating to historic neighbors.

Steven Gawlik

Architect

4/18/24







Steven
Cawlik
associates
A.I.A

ARCHITECTURE • PLANNING

180 East 12th Street Durango, Colorado 81301 303 • 259 • 1142

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Steven Gawlik Associates, 1993

RANSON HOUSE.

LOTO 13 & 14, BLOCK TO
SILVERTON, COLORADO

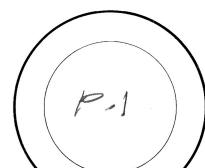
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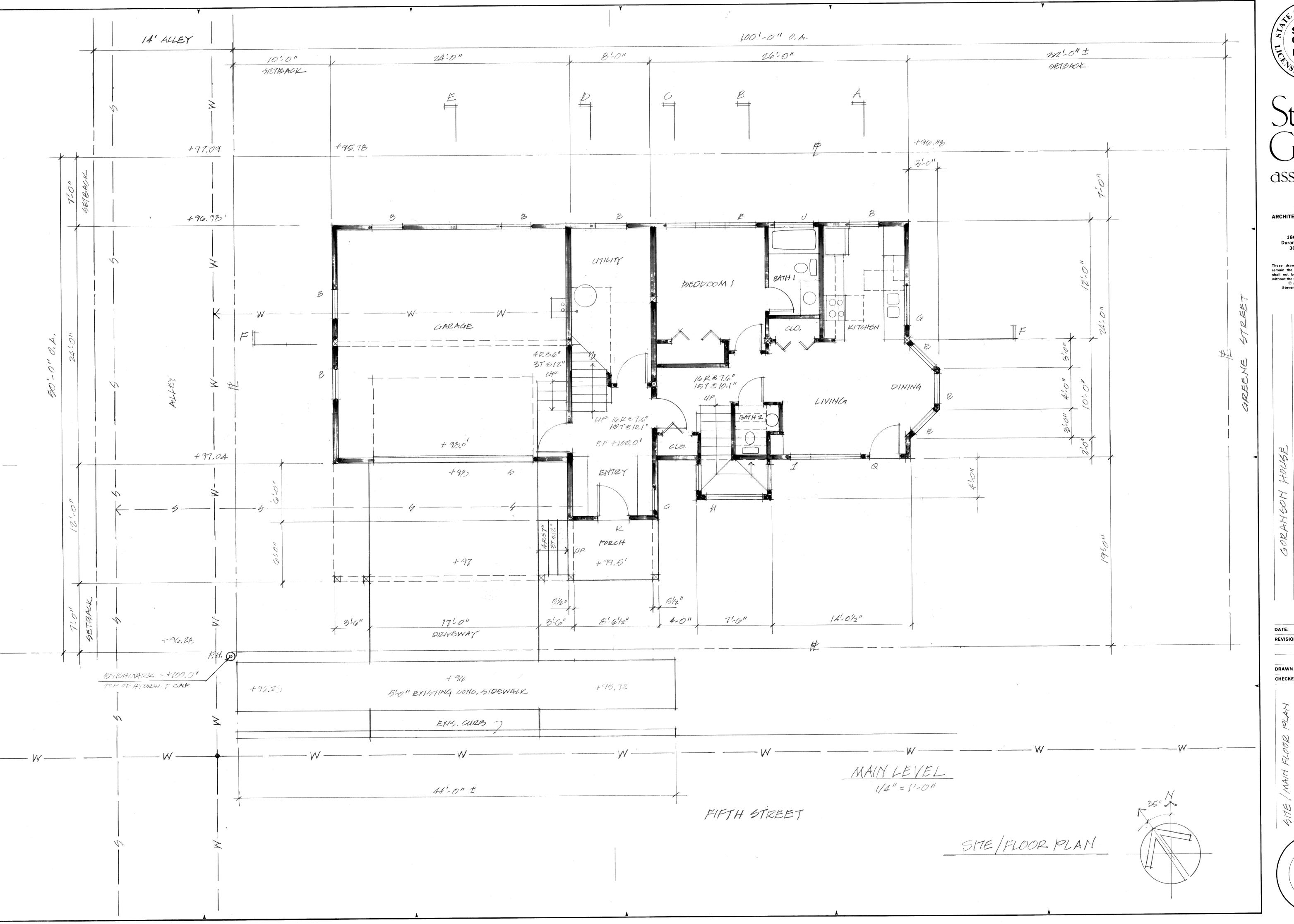
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4 15 24

DRAWN BY: SG

SITE VICINITY MAP





STEVEN **GAWLIK** B•1633

associates ARCHITECTURE • PLANNING

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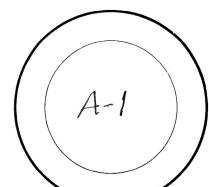
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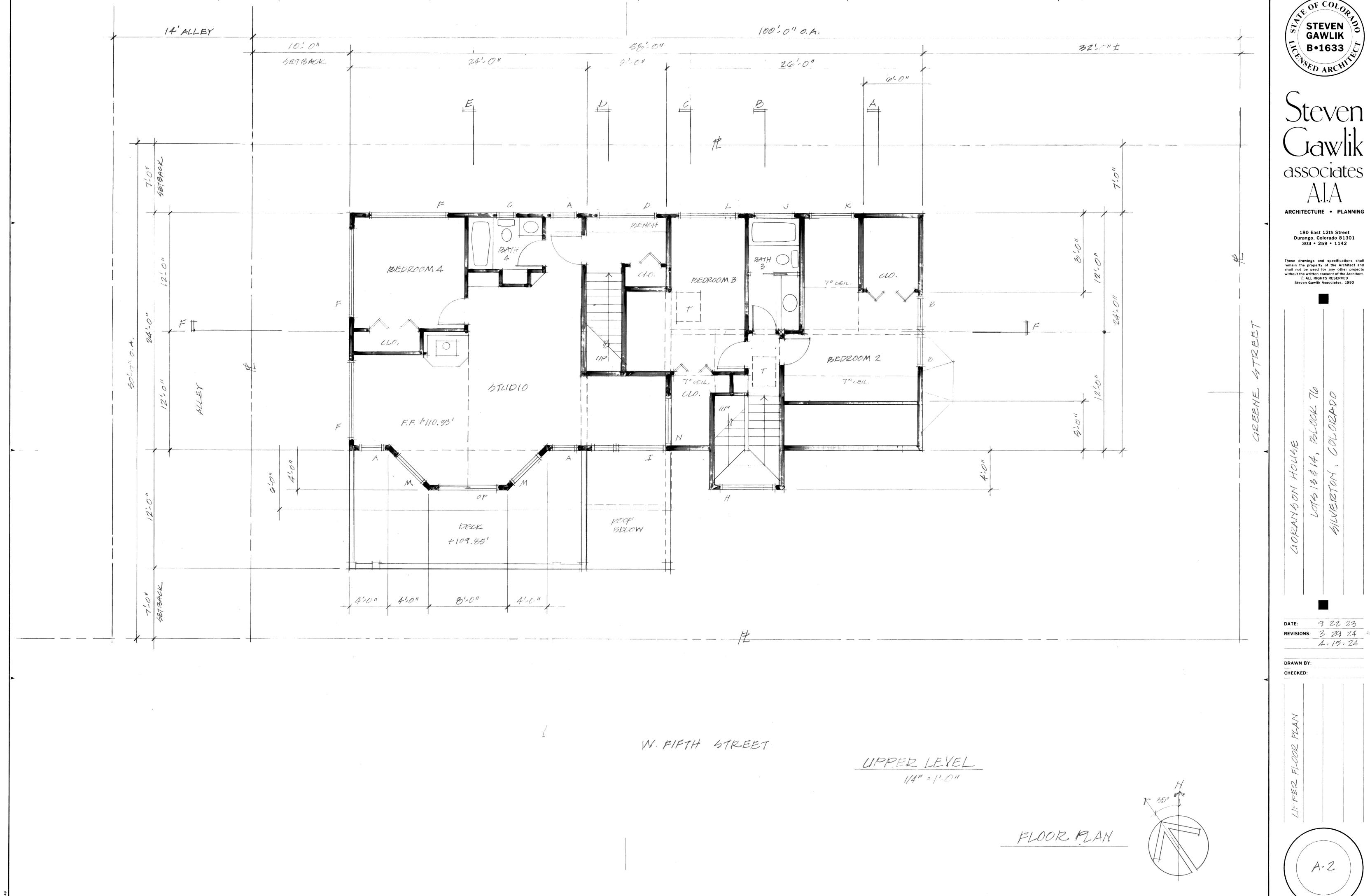
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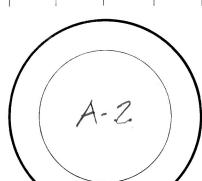
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associates







associates

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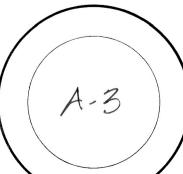
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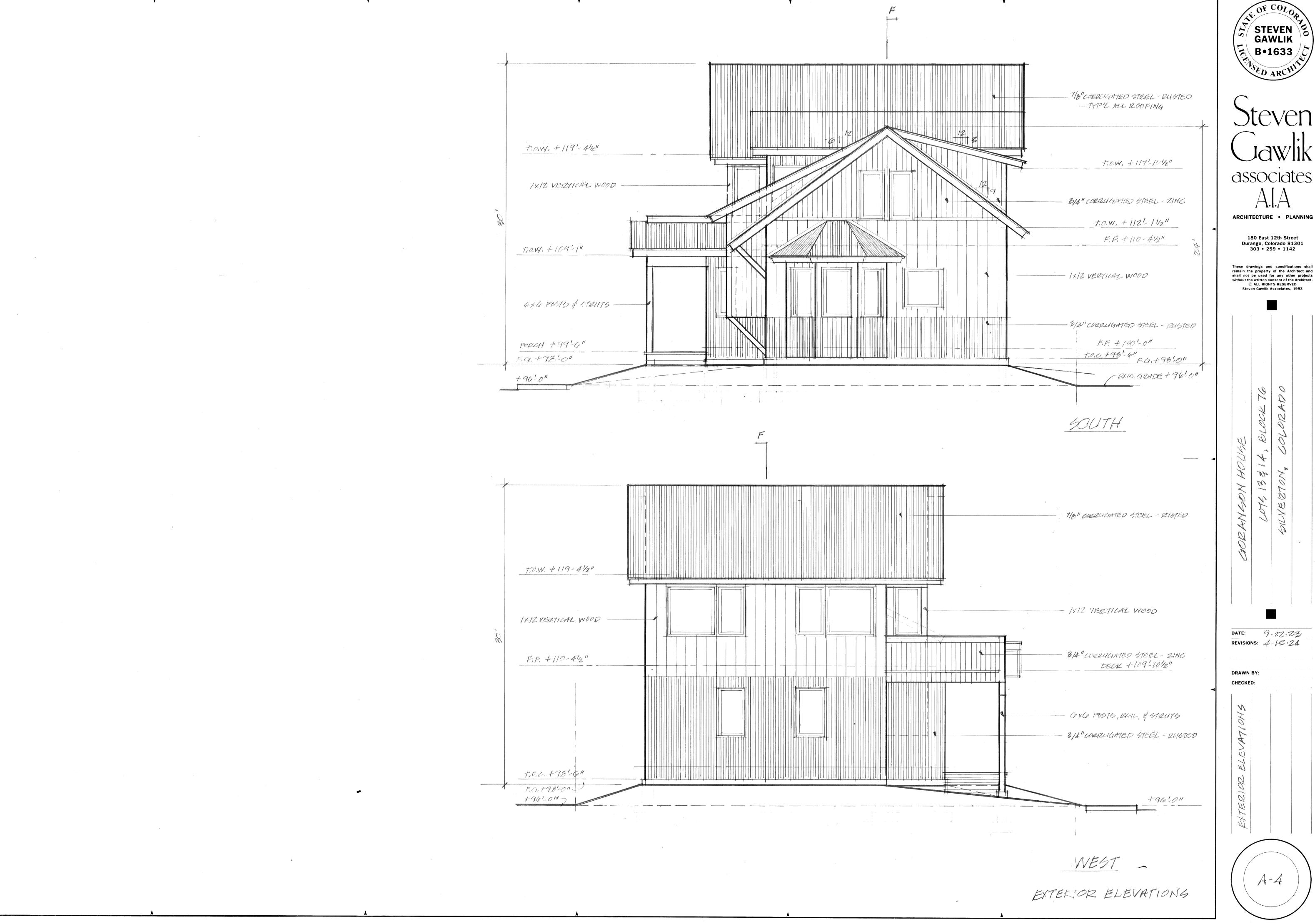
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REVISIONS: 4.15.24

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ELEVATIONS





STEVEN GAWLIK

associates

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LOTS 13 S

DATE: 9.82.73

REVISIONS: 4.15.24

DRAWN BY: CHECKED:

ELEVATIONS

AVALANCHE HAZARD ASSESSMENT & DESIGN LOADS

for

GORANSON RESIDENCE & APARTMENT LOTS 13 & 14, BLOCK 76, GREENE ST. SILVERTON, COLORADO

Prepared for:

Shane & Rebecca Goranson 200 Riverview Dr Durango, Co 81301-4352

Prepared by:

Wilbur Engineering, Inc. Durango, Colorado

November 15, 2023

150 East 9 St., Suite 201 • Durango CO 81301 (970) 247-1488 • chris@mearsandwilbur.com

November 15, 2023

Shane & Rebecca Goranson 200 Riverview Dr Durango, Co 81301-4352 via email

RE: Avalanche Hazard Assessment and Design Loads

Lots 13 & 14, Block 76, Greene St.

Silverton, Colorado

Dear Mr. & Mrs. Goranson:

At your request, we have completed our avalanche hazard assessment. We have also developed design recommendations for reducing and mitigating avalanche risk.

If you have any questions, please contact me at (970) 247-1488.

Sincerely,

Wilbur Engineering, Inc.

Chris Wilbur, P.E.

Ch will

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1. Introduction

This report describes snow avalanche hazards for a planned residential structure on Lots 13 & 14, Block 76, Greene St., Silverton, Colorado. Our understanding of the project is based on architectural plans dated September 23, 2023 prepared by Steven Gawlik associates A.I.A. (5 sheets). Figure 1 shows the site location. Figure 2 shows the Idaho Gulch avalanche path and the site on a LiDAR map with ground and unclassified reflections. Trees and buildings are indicated in this map. Figure 3 shows a winter photo of the Idaho Gulch avalanche path.

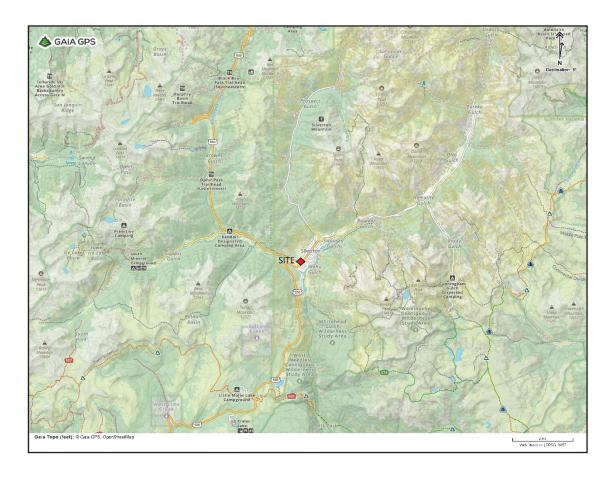


Figure 1 – Site Location Map

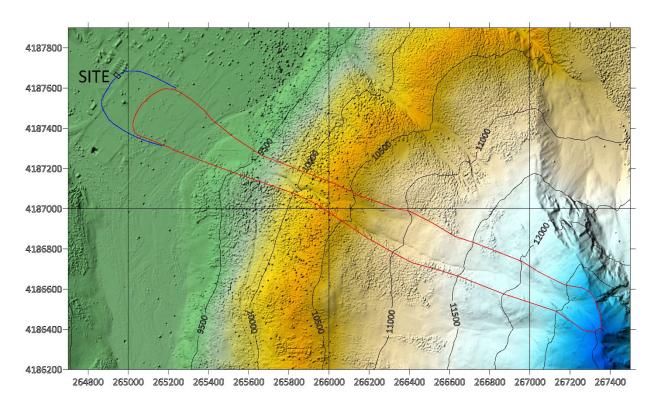


Figure 2 – Idaho Gulch Avalanche Path on 2017 LiDAR Map Red and Blue Zones from 2000 Mears Hazard Maps (Ref. 1) UTM zone 13N coordinates in meters



Figure 3 – Winter Photo Idaho Gulch Avalanche Path (C. Wilbur photo 12-10-2009)

2. Objectives

This report has the following **objectives**:

- 1. Describe avalanche hazards at the site, including previous mapping, reports, terrain, vegetation, snow climate and avalanche history.
- 2. Present results of avalanche dynamics modeling using the Swiss avalanchedynamics model RAMMS, version 1.8.0 and RAMMS::Extended to model the powder component in 3-dimensional terrain.
- 3. Provide design avalanche impact loads on exposed building surfaces for avalanches with estimated annual exceedance probabilities of 0.3% and 1.0%. These are commonly referred to as 300-year and 100-year average return period events, respectively.
- 4. Provide recommendations to reduce avalanche risk for the planned site development.

3. Limitations

This report also has the following **limitations**, which must be understood by all those relying on the results, conclusions, and recommendations:

- 1. Avalanches larger than the 300-year avalanche¹ are possible, will travel farther, spread wider, and possess greater impact pressures; the probability of such events is small enough that it is generally considered within acceptable limits of risk in this location at this time for the type of land use proposed.
- 2. This study is site and time specific; it should not be applied to adjacent lands, nor should it be used without updating in the future when additional data and improved methods become available.
- The avalanche hazard assessment is based on current forest and climatic conditions. Changes in forest cover and/or climatic conditions could increase or decrease the avalanche hazard.

¹ The *100-year* and *300-year* average return period avalanches have approximate annual exceedance probabilities of 1.0-percent, and 0.3-percent, respectively

4. Methods

The avalanche hazard assessment, mapping and recommendations presented in this report are based on:

- 1. Review of reference documents listed in Section 13 of this report.
- 2. Terrain analyses using a 3-meter topographic map derived from LiDAR data downloaded from the USGS 3D Elevation Program (3DEP);
- 3. Site observations of vegetation and ground conditions made by Chris Wilbur on November 14, 2023 during snow-free conditions.
- 4. Analysis of various sources of aerial imagery, including Google Earth, Bing, USGS, USDA, and San Juan County GIS Department.
- Review of historic weather data, including SNOTEL, Coop Weather Stations, Colorado Avalanche Information Center (CAIC) and the Center for Snow and Avalanche Studies (CSAS).
- 6. Avalanche dynamic modeling with the Swiss program, RAMMS, Version 1.8.0 and RAMMS::Extended.
- 7. Our local and regional knowledge of terrain, climate and avalanche hazards.

5. Avalanche History

Avalanche history is documented in Reference 2 and based primarily on newspaper accounts and interviews.

Figure 4 shows the site location on the town of Silverton's adopted Avalanche Hazard Map (Ref. 1) along with historic runout locations (described in Table 9 in Ref. 2). This Table lists three avalanche occurrences for the Idaho Gulch Slide. Weather and damage descriptions are described below. The Visitor Center building in Block 84 was relocated to its current site in 1974 and has not been impacted to date.

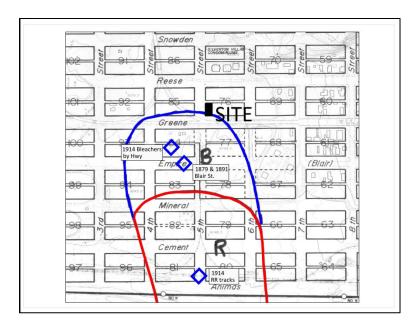


Figure 4 – Historic Runout Estimates (source: Reference 4, all locations are approximate)

1878-79

Idaho Gulch ran to the level of Blair St. The La Plata Miner newspaper reported 27-inches of new snow on January 11, 1879 which is probably related to the 1879 avalanche.

1890-91

In December, there was more snow in Silverton than in "the hills" and it was relatively dry until mid-January. A storm ending on February 20, 1891 was the heaviest of the winter with two or three feet of new snow and high winds. On February 28, 1891, the Silverton Standard reported that "everything in the county that could slide has done so." Snow depth at Red Mountain was 12-feet on the level. The railroad was blocked by slides for 53 days in the Animas Canyon with depths up to 48 feet. The February 28 Idaho Gulch slide "swept over the dump of the Idaho Mine, taking with it an iron car, and ran across the park to a level with Blair Street. I took out one telegraph pole and covered up the Y with about 10 feet of snow. This is the furthest is has run since 1879." Snowslides continued into April.

1913-14

On January 31, 1914, a slide covered the main railroad track. The bleachers in the ball park were destroyed and the highway was covered at an unknown date in 1913-14. The Silverton Standard reported heavy snowfalls in December 1913 and January 1914 with the railroad blockaded on February 7, 1914.

6. Snow Climate

The site is located in the Colorado Avalanche Information Center's (CAIC) Northern San Juan recreational forecast zone. The region is characterized by a high elevation, high solar radiation, continental snow climate. This snow climate is widely known for its characteristic structure with a generally shallow cold snowpack and development of early season persistent weak layers that can last throughout the winter and spring. The weak layers can become overloaded by snow slabs that form during large storms and wind events, resulting in widespread avalanche activity.

Long-term weather records are available from a COOP weather station in Silverton and SNOTEL stations on Red Mountain Pass and Molas Pass. In addition, the Center for Snow and Avalanche Studies has weather instrumentation at three sites near Red Mountain Pass, including a ridgetop anemometer at the Putney weather station. Selected weather and climate data are presented in Appendix A.

7. Terrain

The planned building site is located near elevation 9265 feet about 1800 feet northwest of the Animas River and about 15 feet higher in elevation. Figure 5 shows a slope angle and topographic map of the avalanche terrain derived from LiDAR data.

The Idaho Gulch avalanche path has a relatively small (about 2-acres) NW-facing starting zone² between elevations 12,200 and 13,000 feet. The 39-degree starting zone, also known as a potential release area, can be cross-loaded by SW through NW winds common in the region. The avalanche track³ is channelized, steep and straight with an average slope of about 29-degrees. The path widens between elevations 10,400 and 11,500-ft where the width, steepness and NW aspect are favorable for entrainment of additional snow and debris. The runout zone⁴ begins on a steep debris fan at elevation 9500 feet. Wet avalanches will spread laterally on the debris fan. Cold dry avalanches will maintain their flow direction across the valley floor. Avalanches that must be considered for land-use planning and engineering will develop a tall suspension cloud that can reach the site. The total vertical elevation drop of the path is about 3700 feet and the average slope angle from the starting zone to the site (alpha angle) is 22.5-degrees.

² The Starting Zone of an avalanche is the area where snow releases, accelerates and increases in mass.

³ The *Track* of an avalanche is the area where maximum velocity and mass are attained.

⁴ The *Runout Zone* of an avalanche is the area where deceleration occurs and the avalanche stops.

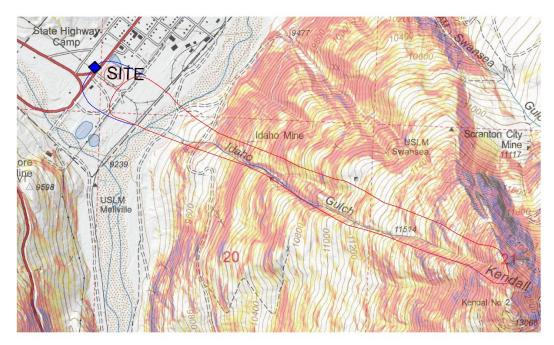


Figure 5 - CalTopo Slope Angle Map

8. Vegetative Indicators

The high elevation spruce-fir forests provide vegetative indicators for historic and undocumented avalanches, including lateral and vertical extents. Figure 6 shows a 2019 Google Earth image of the site and Figure 7 shows a 1998 image. Photos of trees and vegetation are presented in Appendix C.



Figure 6 – Site on 2019 Google Earth Image



Figure 7 – Site on 1998 Google Earth Image

9. Avalanche Flow Regimes

Figure 8 illustrates current scientific understanding of avalanche flow regimes based on measurements at full-scale test sites in Europe. The three theoretical layers of a fully developed mixed motion cold dry avalanche will occur in the design-magnitude avalanche at the site. We conclude that the dense core of the design-magnitude avalanche does not reach the site. The suspension component (powder avalanche) will reach the site and must be considered for the planned construction. The intermediate transition layer (saltation or fluidized layer) runs farther than the dense core, but also does not reach the site. Its boundaries are probably transitional rather than distinct.

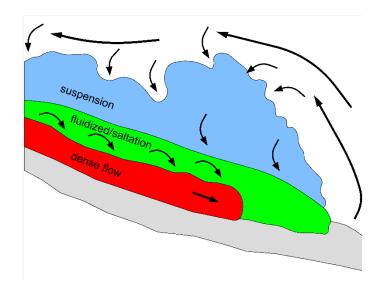


Figure 8 – Avalanche Flow Regimes (modified from Ref. 3)

The suspension cloud (often called a powder blast, powder snow avalanche, or PSA) reaches speeds higher than the dense core. It flows well beyond the stopping point of the dense core and can be destructive. Its properties are similar to high wind speeds. Typical suspension cloud densities are 3 to 10 times the density of air. While little information is available in the U.S. about powder avalanche properties, measurements and observations in Europe have shown that the run-out distance of the powder part increases with increasing mean slope angle of the track (Ref. 4). Beyond the stopping point of the core, the energy of the suspension cloud is continually reduced flowing across gentle terrain due mainly to air entrainment causing a decrease in velocity and density.

The development of the suspension cloud at the site is enhanced by the site elevation, straightness of the path, NW aspect, steepness, low ground friction and cliff sections. The lack of forest in the path results in low ground friction and energy dissipation. The suspension cloud will reach the building site and the velocity, density and impact pressures will vary with average return period.

10. Avalanche Dynamics Modeling

We used the Swiss avalanche dynamics program RAMMS Release 1.8.2 to evaluate flow directions, thickness and velocities for the dense-flowing core of the design-magnitude avalanche in 3-dimensional terrain. The dense core is highly unlikely to reach the building site, but it affects the direction and magnitude of the suspension cloud that can reach the site. Figure 9 shows representative model results for the maximum flow heights for an approximate 100-year average return period avalanche.

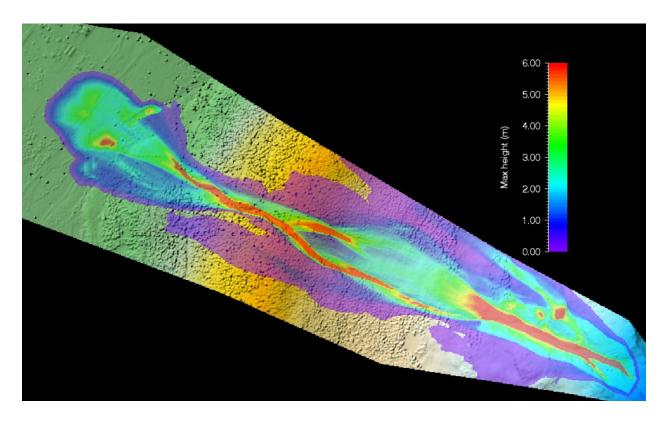


Figure 9 – RAMMS Predicted 100-year Maximum Dense Core Flow Heights

We also used RAMMS:Extended to evaluate the core and suspension cloud in 3-dimensional terrain. This advanced model is under development and has not been widely used or calibrated. It incorporates snow temperatures and entrainment to predict both the core and suspension components of avalanches. Figure 10 shows representative model results for the maximum flow heights for an approximate 100-year average return period avalanche. Figure 11 shows predicted powder avalanche pressures for a 300-year avalanche.

Calibration for both models was based on historic runouts, vegetation trim lines, and our experience with other avalanches in Colorado, including well-documented historic avalanches. We assumed that the 1914 avalanche that destroyed the bleachers and reached the highway was a 100-year avalanche. Model assumptions and parameters are presented in Appendix B.

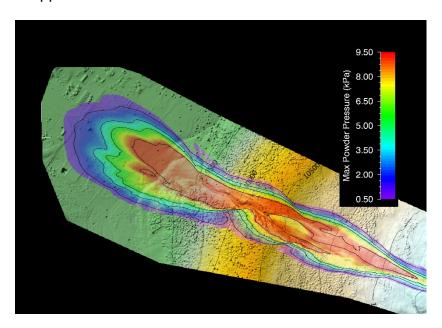


Figure 10 – RAMMS:Extended Predicted 100-yr Maximum Powder Pressures

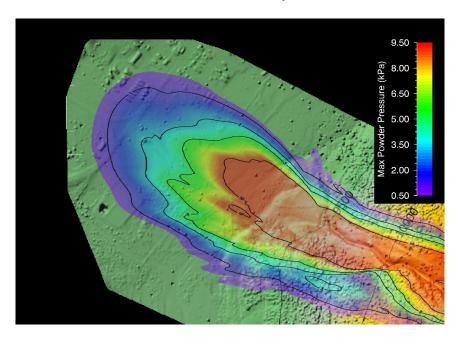


Figure 11 – RAMMS:Extended Predicted 300-yr Maximum Powder Pressures

11. Design Parameters

Table 1 presents design avalanche stagnation pressures for the planned building site for 30-year, 100-year and 300-year estimated average return period avalanches⁵. The 30-year and 100-year stagnation pressures are less than typical wind pressures, but the 300-year pressures may exceed wind design pressures. While the suspension layer is highly turbulent, the predominant flow direction is due NW. Selection of a design return period is described below under *Recommendations*.

Average	Annual		
Return	exceedance	Design	Design
Period	probability	pressure	pressure
(yrs)	(%)	(kPa)	(psf)
30	3.3	0	0
100	1.0	0.5	10
300	0.3	1.3	27

Table 1 - Design Avalanche Stagnation Pressures

Stagnation pressures can be addressed similar to wind loads. They are directional, but highly turbulent and altered by nearby structures and nearby trees. Pressures on individual walls, roofs, eaves and other exposed objects must be determined by the structural engineer applying shape factors and wind engineering principles. Significant uplift pressures and negative (suction) pressures are possible for the 300-year avalanche.

12. Recommendations

The following recommendations and design guidelines are based on our findings, risk considerations and uncertainties.

- 1. We recommend the 100-year design parameters as a *minimum* for owner-occupied single-family dwellings.
- 2. We recommend 300-year design pressure for multi-family and for non-owner occupied (short-term or long-term rental) dwellings.
- 3. We recommend 300-year design pressure for risk-averse owners for any occupied structures.
- 4. Structures in avalanche zones should be designed to minimize the surfaces exposed to the flow direction of the avalanche. Where practical, buildings should

Avalanche Hazard Assessment Lots 13 & 14, Block 76 Silverton, Colorado

⁵ The 100 and 300 year avalanches refer to events with annual exceedance probabilities of 1.0% and 0.3%, respectively.

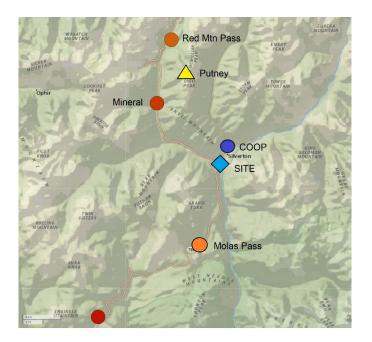
- be oriented with their long axes parallel to the avalanche flow direction. Similarly, short buildings will experience lower avalanche forces than tall buildings.
- 5. Flat roofs will experience lower avalanche forces than gable and hip roofs. Similarly eliminating or reducing eaves will reduce avalanche uplift forces.
- 6. Windows and doors on walls facing the avalanche should be minimized and designed for impact. Impact pressures of 20 psf (1 kPa) can break conventional windows.
- 7. Avalanche risk can be reduced by placing high occupancy spaces, especially bedrooms, away from the walls facing the avalanche.
- 8. Outdoor living spaces, especially hot tubs and heated outdoor spaces, should be placed in protected areas away from the avalanche-facing side of the building.
- 9. Materials stored outside of buildings, including wood piles, trailers, boats and similar items can become launched during avalanches. Lightweight materials with large surface areas are particularly susceptible to long transport distances. Residents and businesses within avalanche zones should be aware of this potential hazard and take measures to minimize outdoor storage of material that could increase damage to down-gradient resources.
- 10. It is possible to achieve a high level of avalanche protection for building occupants, but persons outside will not be protected. Therefore, it is prudent for occupants and guests of residential buildings in and near avalanche hazard zones to become educated and keep current on local avalanche conditions, including the local and regional avalanche danger forecasts. However, reliance upon forecasts and avoiding avalanche zones during elevated avalanche danger conditions can reduce, but not eliminate avalanche risk, especially to persons outside of buildings.

13. References

- 1. Snow Avalanche Hazard Mapping Analysis, Silverton, Colorado, prepared by Arthur I. Mears, Inc. for Dave Erickson & the town of Silverton, February 1998, with Maps revised January 2000.
- 2. Century of Struggle Against Snow: A History of Avalanche Hazard in San Juan County, Colorado, prepared by Betsy R. Armstrong, Institute of Arctic and Alpine Research, for San Juan County in 1976, published as Occasional Paper No. 18 by INSTAAR "Overall Hazard Map", prepared by INSTAAR for San Juan County in 1976.
- 3. Johanneson, et. al., *Design of Avalanche Protection Dams*, European Commission, 2009.
- 4. Gauer, Peter, *Estimates On the Reach of the Powder Part of Avalanches*, Proceedings, International Snow Science Workshop, Innsbruck, Austria, 2018.
- 5. Avalanche Atlas, San Juan County, Colorado, prepared by Len Miller, Betsy R. Armstrong and Richard L. Armstrong, Institute of Arctic and Alpine Research, for San Juan County in 1976, published as Occasional Paper No. 17 by INSTAAR

6.	Avalanche Hazard Map, San Juan County, prepared by Rebec Margaret Squier, INSTAAR (Institute of Arctic and Alpine Rese Colorado, for San Juan County in 1976.	ca Summer and arch), Boulder,
	the Hazard Assessment	Maria E

Appendix A Weather and Climate



Regional Map with Weather Stations

SILVERTON, COLORADO (057656)

Period of Record Monthly Climate Summary

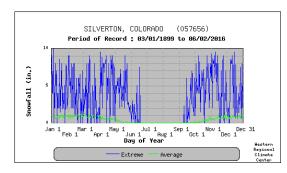
Period of Record: 7/1/1906 to 12/31/2005

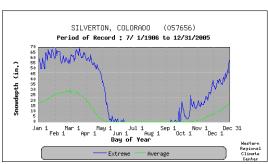
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	34.0	36.6	40.6	47.3	57.6	67.	73.	1 70.5	64.7	55.1	43.2	35.1	52.2
Average Min. Temperature (F)	-1.9	1.0	8.1	18.5	26.4	31.	37.9	9 37.2	30.3	22.0	9.5	0.2	18.4
Average Total Precipitation (in.)	1.68	1.75	2.30	1.72	1.46	1.3	2.72	2 3.10	2.81	2.34	1.49	1.73	24.50
Average Total SnowFall (in.)	25.8	25.3	28.4	17.3	4.3	0	3 0.0	0.0	0.9	8.5	20.0	24.0	154.8
Average Snow Depth (in.)	21	27	26	11) () () (0	1	4	12	9
Percent of possible observations	for period	1 of recor	d										

Max. Temp.: 94.1% Min. Temp.: 93.9% Precipitation: 95% Snowfall: 95.2% Snow Depth: 85.8%

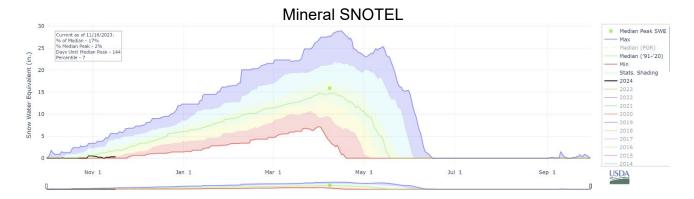
Check Station Metadata or Metadata graphics for more detail about data completeness.

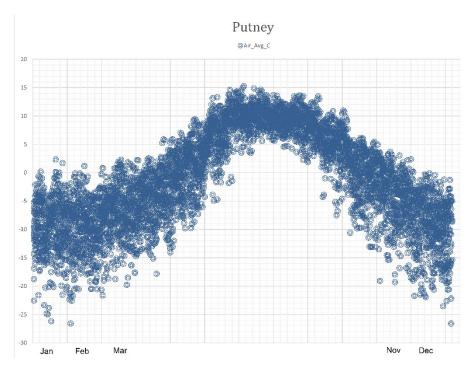
Western Regional Climate Center, wrcc@dri.edu



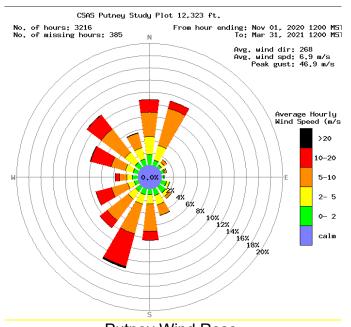


Silverton Coop Snow Height and 24-hour Snowfall Data

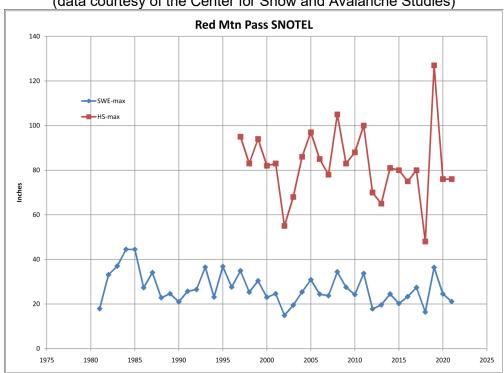


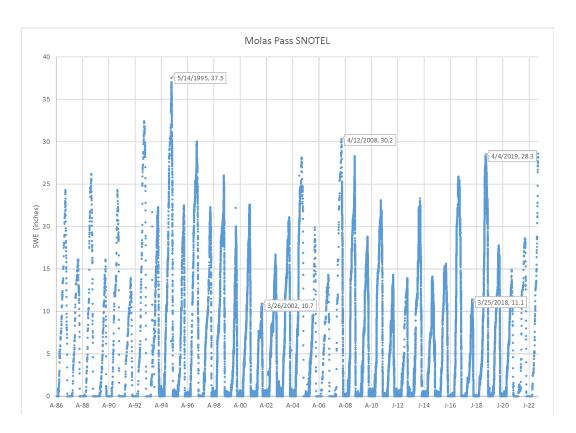


Putney Air Temperatures (data courtesy of the Center for Snow and Avalanche Studies)



Putney Wind Rose (data courtesy of the Center for Snow and Avalanche Studies)





Molas SNOTEL Snow Water Equivalent (El. 3200 meters)

Appendix B

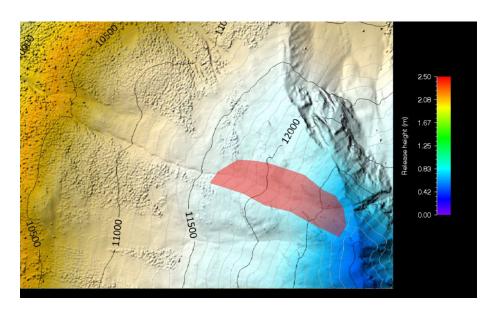
RAMMS Parameters & Results

*** Important Note: ***

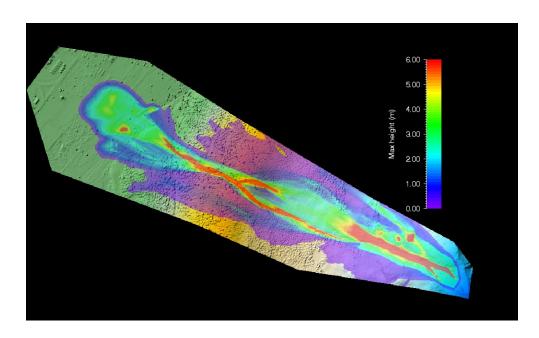
Interpretation of avalanche dynamics model results requires an understanding of the model assumptions, simplifications and limitations of the underlying equations of motion. The models do not accurately show wet avalanche runouts, flow heights or impact pressures, nor the variations in avalanche properties with depth, including density and velocity.

RAMMS 1.8.0 Assumptions

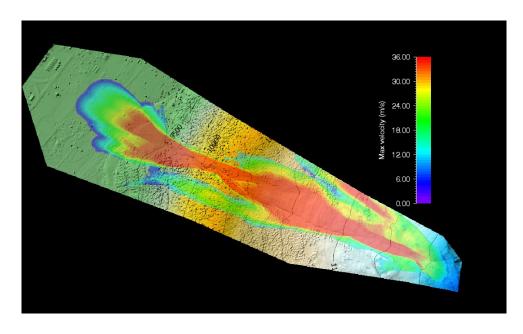
			Release		cohesion	
run	res.	name	ht. (m)	vol. (m ₃)	Friction	(Pa)
run1	3.0	R1	1.5	165000	L300	0
run2	3.0	R1	2.0	221,000	L300	0
run3	3.0	R1	2.5	276,000	L300	0



Release area



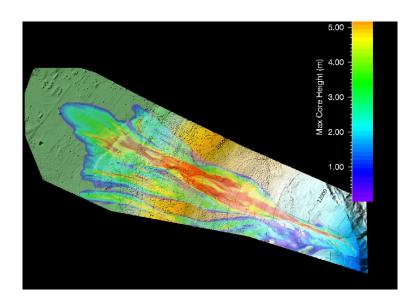
Run 3 – Maximum core heights



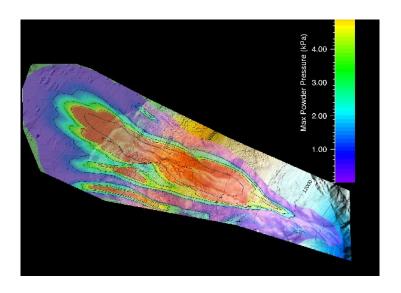
Run 3 - Maximum Core Velocities

RAMMS:Extended Assumptions

			Release			Friction			erosion								RKE					
	comments	res	na me	ht. (m)	l(kg/m	vol. (m3)	mu	xi	C (Pa)	D	То	W %	ref alt	delta D	delta T	delt a W	Erod 0-5	Epsil 0-1	spash 0-1	gen. 0-10		activ. kJ/m3
run1	Big rel. est. 300-yr	3	R1	1.8	200	88,100	0.38	1900	100	0.3	-5.0	0	3200	0.03	0.3	0	4.0	0.4	0.2	5	0.7	2
run2	smaller rel area, colder	3	R2	1.8	200	70,900	0.38	1900	100	0.3	-6.0	0	3200	0.03	0.3	0	4.0	0.4	0.2	5	0.7	2
run3	slope-based rel, colder	3	R3	2.0	200	46,100	0.38	1900	100	0.5	-6.0	0	2800	0.03	0.3	0	4.0	0.4	0.2	7	0.7	2
run4	smaller rel area, colder	3	R4	2.5	200	42,000	0.38	1900	75	0.7	-7.0	0	2800	0.03	0.3	0	4.0	0.4	0.2	7	0.7	2



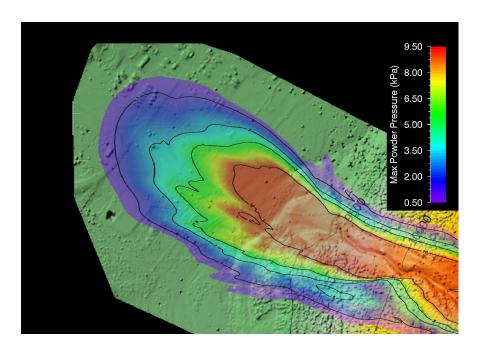
Run 1 – Maximum Core Flow Height



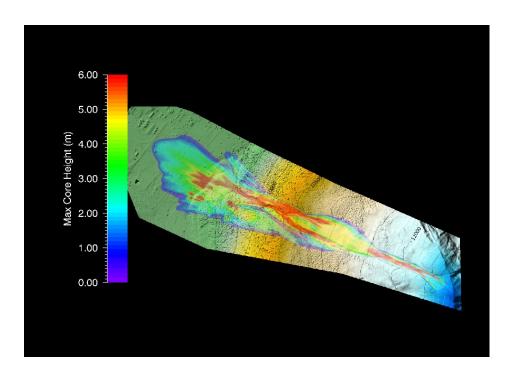
Run 1 – Maximum Powder Pressures

Avalanche Hazard Assessment Lots 13 & 14, Block 76 Silverton, Colorado

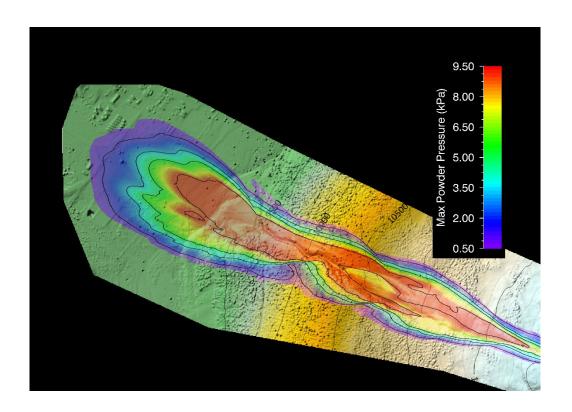
Wilbur Engineering, Inc. November 15, 2023



Run 3 – Maximum Powder Pressures



Run 4 – Maximum Core Flow Height



Run 4 – Maximum Powder Pressures

Appendix C – Site Photos All photos by C. Wilbur, November 14, 2023





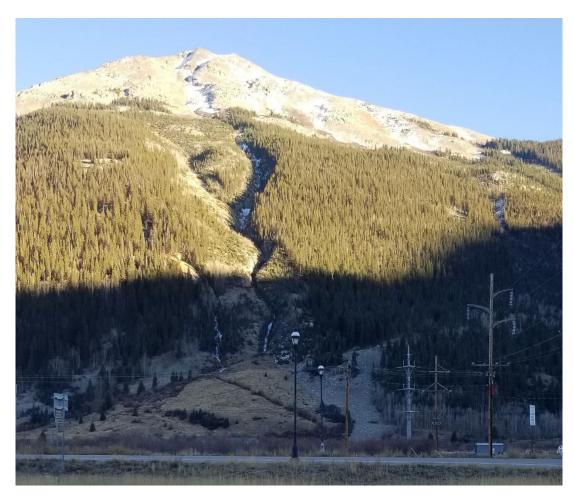
1 – looking NE



2 – looking NE



3- Tri-State dead end single pole tower



4 - looking east from building site

TRAUTNER GEOTECHLLC

GEOTECHNICAL ENGINEERING, MATERIAL TESTING AND ENGINEERING GEOLOGY

GEOTECHNICAL ENGINEERING STUDY PROPOSED RESIDENCE LOTS 13 AND 14, BLOCK 76, SULTAN SUBDIVSION 5th AND GREENE STREET SILVERTON, COLORADO

December 16, 2022

PREPARED FOR:

Steven Gawlik 970-749-2266 <u>sga@frontier.net</u> PROJECT NO. 57537GE

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1.0 REPORT INTRODUCTION

This report presents our geotechnical engineering recommendations for the proposed residence to be located at the corner of 5th and Green Streets in Silverton, Colorado. This report was requested by Mr. Steven Gawlik and was prepared in accordance with our proposal dated August 3, 2022, Proposal No. 22274P.

As outlined within our proposal for services for this project the client is responsible for appropriate distribution of this report to other design professionals and/or governmental agencies unless specific arrangements have been made with us for distribution.

Geotechnical engineering is a discipline which provides insight into natural conditions and site characteristics such as; subsurface soil and water conditions, soil strength, swell (expansion) potential, consolidation (settlement) potential, and often slope stability considerations. The information provided by the geotechnical engineer is utilized by many people including the project owner, architect or designer, structural engineer, civil engineer, the project builder and others. The information is used to help develop a design and subsequently implement construction strategies that are appropriate for the subsurface soil and water conditions, and slope stability considerations. We are available to discuss any aspect of this report with those who are unfamiliar with the recommendations, concepts, and techniques provided below.

This geotechnical engineering report is the beginning of a process involving the geotechnical engineering consultant on any project. It is imperative that the geotechnical engineer be consulted throughout the design and construction process to verify the implementation of the geotechnical engineering recommendations provided in this report. Often the design has not been started or has only been initiated at the time of the preparation of the geotechnical engineering study. Changes in the proposed design must be communicated to the geotechnical engineer so that we have the opportunity to tailor our recommendations as needed based on the proposed site development and structure design.

The following outline provides a synopsis of the various portions of this report;

- Sections 1.0 provides an introduction and an establishment of our scope of service.
- ❖ Sections 2.0 and 3.0 of this report present our geotechnical engineering field and laboratory studies
- ❖ Sections 4.0 through 7.0 presents our geotechnical engineering design parameters and recommendations which are based on our engineering analysis of the data obtained.
- ❖ Section 8.0 provides a brief discussion of construction sequencing and strategies which may influence the geotechnical engineering characteristics of the site. Ancillary information such as some background information regarding soil corrosion and radon considerations is also presented as general reference.
- Section 9.0 provides our general construction monitoring and testing recommendations.
- Sections 10.0 and 11.0 provides our conclusions and limitations.

The data used to generate our recommendations are presented throughout this report and in the attached figures.



All recommendations provided within this report must be followed in order to achieve the intended performance of the foundation system and other components that are supported by the site soil.

1.1 Proposed Construction

Architectural details and grading plans were not available at the time of this report. We understand the proposed residence will likely be a one or two story structure with an attached garage supported by a steel reinforced concrete foundation system. The lower level and garage floors will be either structurally supported or concrete slab-on-grade. Grading for the structure is assumed to be relatively minor with cuts of approximately 3 to 4 feet below the adjacent ground surface. We assume relatively light foundation loadings, typical of the proposed type of construction.

When final building location, grading and loading information have been developed, we should be notified to re-evaluate the recommendations presented in this report.

2.0 FIELD STUDY

2.1 Site Description and Geomorphology

The approximate 0.11-acre project site is currently vacant. The ground surface across the site is relatively flat. Vegetation consists primarily of grasses and weeds. The site is bordered by 5th Street to the southwest, Greene Street to the southeast, vacant residential lots to the northeast and the Reece Street Alley to the northwest.

2.2 Subsurface Soil and Water Conditions

We advanced two test borings in the vicinity of the proposed structure. A schematic showing the approximate boring locations is provided below as Figure 1. The logs of the soils encountered in our test borings are presented in Appendix A.



Figure 1: Locations of Exploratory Borings. Adapted from San Juan County GIS.

The schematic presented above was prepared using notes and field measurements obtained during our field exploration and is intended to show the approximate test boring locations for reference purposes only.

The subsurface conditions encountered in our test borings consisted of about 1 to $1\frac{1}{2}$ feet of manplaced fill consisting of clayey gravel with sand and cobbles (GC) overlying natural clayey gravel with sand, cobbles and scattered boulders (GC) down to the maximum depth explored of 18 feet. Practical auger drilling refusal was encountered on dense cobbles at 18 feet in boring TB-1 and at 4 feet in TB-2 and at 3 feet after offsetting slightly from the original TB-2 location.

We did not encounter free subsurface water in our test borings at the time of the advancement of our test borings at the project site. We suspect that the subsurface water elevation and soil moisture conditions will be influenced by snow melt and/or precipitation and local irrigation.

The logs of the subsurface soil conditions encountered in our test borings are presented in Appendix A. The logs present our interpretation of the subsurface conditions encountered in the test borings at the time of our field work. Subsurface soil and water conditions are often variable across relatively short distances. It is likely that variable subsurface soil and water conditions will be encountered during construction. Laboratory soil classifications of samples obtained may differ from field classifications.

3.0 LABORATORY STUDY

The laboratory study included tests to estimate the strength, swell and consolidation potential of the soils tested. We performed the following tests on select samples obtained from the test borings.

The laboratory test results are provided in Appendix B.

- Moisture Content and Dry Density
- Sieve Analysis (Gradation)
- Atterberg Limits, Liquid Limit, Plastic Limit and Plasticity Index
- Swell Consolidation Tests

A synopsis of some of our laboratory data for some of the samples tested is tabulated below.

Sample Designation	Percent Passing #200 Sieve	Atterberg Limits LL/PI	Moisture Content (percent)	Dry Density (PCF)	Measured Swell Pressure (PSF)	Swell or Consolidation Potential
TB-1 @ 3.5'	-	-	5.4	121.2	0*	-0.2 (% under 500 psf load)
TB-1 @ 1-3.5'	25	18/6	2.2	-	-	-
TB-2 @ 2'	-	-	8.1	122.1	490*	0.1 (% under 100 psf load)

*NOTES:

4.0 FOUNDATION RECOMMENDATIONS

There are two general types of foundation system concepts, "deep" and "shallow", with the designation being based on the depth of support of the system. We have provided a discussion of viable foundation system concepts for this project below. The choice of the appropriate foundation system for the project is best made by the project structural engineer or project architect. We should be contacted once the design choice has been made to provide consultation regarding implementation of our design parameters.

Deep foundation system design concepts may be viable for this project; however, we anticipate that only a shallow foundation system design is being considered at this time. We are available to develop deep foundation design parameters if desired.

4.1 Shallow Foundation System Concepts

Subsurface data indicate that clayey gravel with sand, gravel and scattered boulders will likely be the predominant soil type encountered beneath shallow foundations. Based on the laboratory analysis, the soils encountered in our borings were found to have a low swell potential. Deep foundation system design concepts which include isolation of shallow components including floor systems from shallow soils are less likely to experience post-construction movement due to volume changes in the site soil.

There are numerous types of shallow foundation systems and variants of each type. Shallow foundation system concepts discussed below include:

^{1.} We determine the swell pressure as measured in our laboratory using the constant volume method. The graphically estimated load-back swell pressure may be different from that measured in the laboratory.

^{2.} Negative Swell-Consolidation Potential indicates compression under conditions of loading and wetting.

 ^{* =} Swell-Consolidation test performed on remolded sample due to rock content. Test results should be considered an estimate only of
the swell or consolidation potential at the density and moisture content indicated.

Spread Footings (continuous and isolated) and stem walls

The integrity and long-term performance of each type of system is influenced by the quality of workmanship which is implemented during construction. It is imperative that all excavation and fill placement operations be conducted by qualified personnel using appropriate equipment and techniques to provide suitable support conditions for the foundation system.

4.1.1 Spread Footings

A spread footing foundation system consists of a footing which dissipates, or spreads, the loads imposed from the stem wall (or beam) from the structure above. The soil samples tested from the anticipated support elevations in our test borings had a measured swell pressure of about 490 pounds per square foot and a swell potential magnitude of about 0.1 percent under a 100 pound per square foot surcharge load. The owner must understand that regardless of the expansive soil mitigation design concepts presented below, if the swell pressure generated by the expansive soil on this site exceeds the minimum dead load which is imposed by the spread footing or other structural components, and the expansive site soils become wetted, uplift of the foundation system and other structural components is highly likely. Drilled piers, or other deep foundation system design will provide the least likelihood of post construction movement associated with soil volume changes.

The actual magnitude of the potential uplift of the foundation system depends on the volume (or depth) of the support soils which become moistened after construction. It is difficult to predict the amount of soil which will become moistened after construction, some theories suggest that with time the entire soil mantle may become moistened. Based on our experience in the area we feel that it is possible for at least 4 to 5 feet of soil below the footings to be influenced by subsurface moisture. Based on the assumed depth of moistened soil, laboratory test data, and the soil characteristics we estimate that the magnitude of the potential uplift associated with swelling of the expansive support soil materials may be in the range of about ¼ inch or less. If the entire soil mantle becomes moistened the total potential uplift may be considerably higher. The project structural engineer or architect should determine if the potential uplift is tolerable for the proposed structure on this project site.

Uplift associated with swelling soils occurs only where the foundation support soils have been exposed to water; therefore, the uplift may impose shear stresses in the foundation system. The magnitude of the imposed shear stress is related to the swell pressure of the support soil, but is difficult to estimate. Properly designed and constructed continuous spread footings with stem walls (or beams) have the ability to distribute the forces associated with swelling of the support soil. The rigidity of the system helps reduce differential movement and associated damage to the overlying structure. Swelling of the soil supporting isolated pad footings will result in direct uplift of the columns and structural components supported by the columns. Damage to the structure due to this type of movement can be severe. We recommend that isolated pad footings be avoided and that the foundation system be designed as rigid as is reasonably possible.

High foundation dead load, careful preparation of the support soils, placement of granular compacted structural fill, careful placement and compaction of stem wall backfill and positive surface drainage adjacent to the foundation system all help reduce the influence of swelling soils

on the performance of the spread footing foundation system.

We recommend that the footings be designed with a high dead load and supported by a layer of moisture conditioned and compacted natural soil which is overlain by a layer of compacted structural fill material. This concept is outlined below:

- The foundation excavation should be excavated to at least 12 inches below the proposed footing support elevation and below any existing fill soils.
- The natural soils exposed in the bottom of the excavation should be scarified to a depth of about 6 to 8 inches
- The scarified soil should be thoroughly moisture conditioned to about 2 percent above the laboratory determined optimum moisture content and then compacted.
- After completion of the compaction of the moisture conditioned natural soil a 12 inch thick layer of granular aggregate base course structural fill material should be placed, moisture conditioned and compacted.
- The moisture conditioned natural soil material and the granular soils should be compacted as discussed under the Compaction Recommendations portion of this report below.
- In the absence of structural engineering design and for general geotechnical engineering purposes, we recommend the stem walls be designed to act as beams and reinforced with continuous steel reinforcement, 4 reinforcement bars, 2 top and 2 bottom. Taller walls may require additional reinforcement bar.
- The structural engineer should be contacted to provide the appropriate reinforcement bar diameter and locations.

We recommend that particular attention and detail be given to the following aspects of the project construction for this lot:

- A subsurface drain system should be installed adjacent to the residential structure foundation system. Concepts for a subsurface drain system are presented in Section 6.0 of this report.
- The landscaping drainage concept provided in Section 8.5 below is imperative for this site to limit the moisture available to the foundation bearing soils.
- The exterior foundation backfill must be well compacted and moisture conditioned to above optimum moisture content. Recommendations for exterior foundation backfill are provided later in this report.

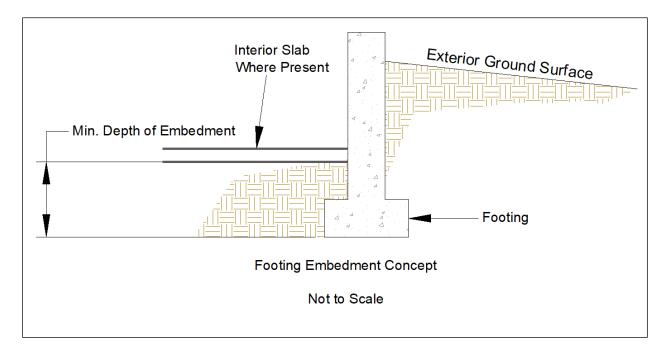
We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain and wall drain system. Topographic conditions on the site may influence the ability to install a subsurface drain system which promotes water flow away from the foundation system. The subsurface drain system concept is discussed under the Subsurface Drain System section of this report below.

The footing embedment is a relatively critical, yet often overlooked, aspect of foundation construction. The embedment helps develop the soil bearing capacity, increases resistance of the footing to lateral movement and decreases the potential for rapid moisture changes in the footing support soils, particularly in crawl space areas. Interior footing embedment reduces the exposure of the crawl space support soils to dry crawl space air. Reduction in drying of the support soil



helps reduce downward movement of interior footings due to soil shrinkage.

All footings should have a minimum depth of embedment of at least one 1 foot. The embedment concept is shown below.



Spread footings located away from sloped areas may be designed using the bearing capacity information tabulated below.

Minimum Depth of	Continuous Footing Design	Isolated Footing Design
Embedment (Feet)	Capacity (psf)	Capacity (psf)
1	1,500	2,000
2	2,000	2,500
3	2,500	3,000

The bearing capacity values tabulated above may be increased by 20 percent for transient conditions associated with wind and seismic loads. Snow loads are not transient loads.

The bearing capacity values above were based on footing placed directly on the natural soils and on a continuous spread footing width of 2 feet and an isolated footing width of 3 feet. Larger footings and/or footings placed on a blanket of compacted structural fill will have a higher design soil bearing capacity. Development of the final footing design width is usually an iterative process based on evaluation of design pressures, footing widths and the thickness of compacted structural fill beneath the footings. We should be contacted as the design process continues to re-evaluate the design capacities above based on the actual proposed footing geometry.

The settlement of the spread footing foundation system will be influenced by the footing size and the imposed loads. We estimated the total post construction settlement of the footings based on our laboratory consolidation data, the type and size of the footing. Our analysis below assumed

that the highest bearing capacity value tabulated above was used in the design of the footings. The amount of post construction settlement may be reduced by placing the footings on a blanket of compacted structural fill material.

The estimated settlement for continuous footing with a nominal width of about 1½ to 2½ feet are tabulated below.

Thickness of Compacted	Estimated Settlement
Structural Fill (feet)	(inches)
0	3/8-1/2
B/2	1/4-3/8
В	<1/4

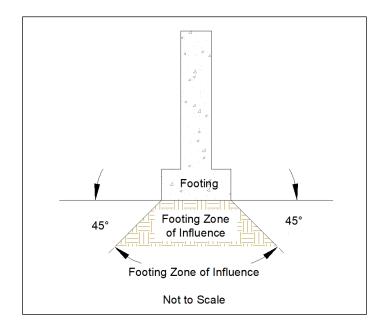
B is the footing width

The estimated settlement for isolated pad footings with a nominal square dimension of about 2 to 3 feet are tabulated below.

Thickness of Compacted	Estimated Settlement
Structural Fill (feet)	(inches)
0	3/8-1/2
B/4	1/4-3/8
B/2	1/8-1/4
3B/4	<1/8

B is the footing width

The compacted structural fill should be placed and compacted as discussed in the Construction Considerations, "Fill Placement Recommendations" section of this report, below. The zone of influence of the footing (at elevations close to the bottom of the footing) is often approximated as being between two lines subtended at 45 degree angles from each bottom corner of the footing. The compacted structural fill should extend beyond the zone of influence of the footing as shown in the sketch below.



A general and simple rule to apply to the geometry of the compacted structural fill blanket is that it should extend beyond each edge of the footing a distance which is equal to the fill thickness.

We estimate that the footings designed and constructed above will have a total post construction settlement of about 1 inch or less.

All footings should be support at an elevation deeper than the maximum depth of frost penetration for the area. This recommendation includes exterior isolated footings and column supports. Please contact the local building department for specific frost depth requirements.

The post construction differential settlement may be reduced by designing footings that will apply relatively uniform loads on the support soils. Concentrated loads should be supported by footings that have been designed to impose similar loads as those imposed by adjacent footings.

Under no circumstances should any footing be supported by more than 3 feet of compacted structural fill material unless we are contacted to review the specific conditions supporting these footing locations.

The design concepts and parameters presented above are based on the soil conditions encountered in our test borings. We should be contacted during the initial phases of the foundation excavation at the site to assess the soil support conditions and to verify our recommendations.

4.1.2 General Shallow Foundation Considerations

Some movement and settlement of any shallow foundation system will occur after construction. Movement associated with swelling soils also occurs occasionally. Utility line connections through and foundation or structural component should be appropriately sleeved to reduce the potential for damage to the utility line. Flexible utility line connections will further reduce the potential for damage associated with movement of the structure.



5.0 RETAINING STRUCTURES

We understand that laterally loaded walls will be constructed as part of this site development. Lateral loads will be imposed on the retaining structures by the adjacent soils and, in some cases, additional surcharge loads will be imposed on the retained soils from vehicles or adjacent structures. The loads imposed by the soil are commonly referred to as lateral earth pressures. The magnitude of the lateral earth pressure forces is partially dependent on the soil strength characteristics, the geometry of the ground surface adjacent to the retaining structure, the subsurface water conditions and on surcharge loads.

The retaining structures may be designed using the values tabulated below.

Lateral Earth Pressure Values

Type of Lateral Earth	Level Native Soil Backfill	Level Granular Soil Backfill
Pressure	(pounds per cubic foot/foot)*	(pounds per cubic foot/foot)
Active	40	35
At-rest	60	55
Passive	360	460
Allowable Coefficient of	0.38	0.45
Friction		

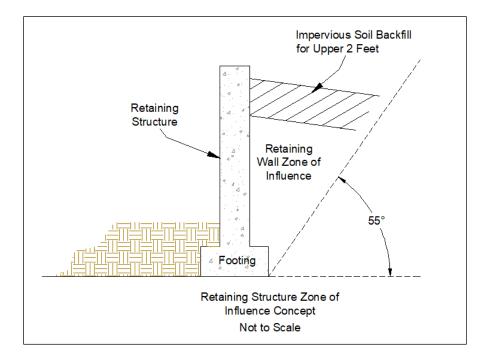
The site soils have a measured swell pressure of 490 pounds per square foot which may be exerted on the retaining wall should the backfill soils become moistened. A 490 pound per square foot swell pressure may exert approximately 3,920 pounds of force per lineal foot for a wall that retains 8feet of soil. The forces from the swelling soil may be treated as a uniformly distributed load for structural design purposes. If the site clayey soils are used as backfill they must be moisture conditioned to above optimum moisture content during the backfill placement. The retaining wall should be designed to resist forces associated with swelling of the soils used as backfill adjacent to the retaining walls.

The granular soil that is used for the retaining wall backfill may be permeable and may allow water migration to the foundation support soils. There are several options available to help reduce water migration to the foundation soils, two of which are discussed here. An impervious geotextile layer and shallow drain system may be incorporated into the backfill, as discussed in Section 9.5, Landscaping Considerations, below. A second option is to place a geotextile filter material on top of the granular soils and above that place about 1½ to 2 feet of moisture conditioned and compacted site clay soils. It should be noted that if the site clay soils are used volume changes may occur which will influence the performance of overlying concrete flatwork or structural components.

The values tabulated above are for well drained backfill soils. The values provided above do not include any forces due to adjacent surcharge loads or sloped soils. If the backfill soils become saturated the imposed lateral earth pressures will be significantly higher than those tabulated above.

The granular imported soil backfill values tabulated above are appropriate for material with an angle of internal friction of 35 degrees, or greater. The granular backfill must be placed within the retaining structure zone of influence as shown below in order for the lateral earth pressure values

tabulated above for the granular material to be appropriate.



If an open graded, permeable, granular backfill is chosen it should not extend to the ground surface. Some granular soils allow ready water migration which may result in increased water access to the foundation soils. The upper few feet of the backfill should be constructed using an impervious soil such as silty-clay and clay soils from the project site, if these soils are available. The 55 degree angle shown in the figure above is approximately correct for most clay soils. The angle is defined by $45 + (\varphi/2)$ where " φ " if the angle of internal friction of the soil.

Backfill should not be placed and compacted behind the retaining structure unless approved by the project structural engineer. Backfill placed prior to construction of all appropriate structural members such as floors, or prior to appropriate curing of the retaining wall concrete, may result in severe damage and/or failure of the retaining structure.

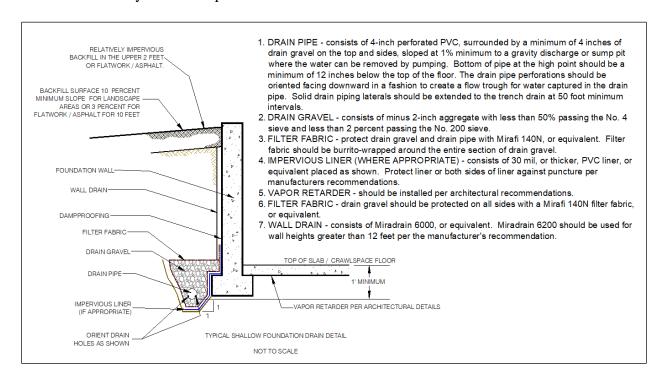
6.0 SUBSURFACE DRAIN SYSTEM

We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain and wall drain system. Exterior retaining structures may be constructed with weep holes to allow subsurface water migration through the retaining structures. Topographic conditions on the site may influence the ability to install a subsurface drain system which promotes water flow away from the foundation system. The subsurface drain system concept is discussed under the Subsurface Drain System section of this report below.

A drain system constructed with a free draining aggregate material and a 4 inch minimum diameter perforated drain pipe should be constructed adjacent to retaining structures and/or adjacent to foundation walls. The drain pipe perforations should be oriented facing downward. The system should be protected from fine soil migration by a fabric-wrapped aggregate which

surrounds a rigid perforated pipe. We do not recommend use of flexible corrugated perforated pipe since it is not possible to establish a uniform gradient of the flexible pipe throughout the drain system alignment. Corrugated drain tile is perforated throughout the entire circumference of the pipe and therefore water can escape from the perforations at undesirable locations after being collected. The nature of the perforations of the corrugated material further decreases its effectiveness as a subsurface drain conduit.

The drain should be placed at each level of excavation and at least 12 inches below lowest adjacent finish floor or crawlspace grade. The drain system pipe should be graded to surface outlets or a sump vault. The drain system should be sloped at a minimum gradient of about 2 percent, but site geometry and topography may influence the actual installed pipe gradient. Water must not be allowed to pool along any portion of the subsurface drain system. An improperly constructed subsurface drain system may promote water infiltration to undesirable locations. The drain system pipe should be surrounded by about 2 to 4 cubic feet per lineal foot of free draining aggregate. If a sump vault and pump are incorporated into the subsurface drain system, care should be taken so that the water pumped from the vault does not recirculate through pervious soils and obtain access to the basement or crawl space areas. An impervious membrane should be included in the drain construction for grade beam and pier systems or other foundation systems such as interrupted footings where a free pathway for water beneath the structure exists. A generalized subsurface drain system concept is shown below.



There are often aspects of each site and structure which require some tailoring of the subsurface drain system to meet the needs of individual projects. Drain systems that are placed adjacent to void forms must include provisions to protect and support the impervious liner adjacent to the void form. We are available to provide consultation for the subsurface drain system for this project, if desired.

Water often will migrate along utility trench excavations. If the utility trench extends from areas above the site, this trench may be a source for subsurface water within the proposed basement or crawl space. We suggest that the utility trench backfill be thoroughly compacted to help reduce the amount of water migration. The subsurface drain system should be designed to collect subsurface water from the utility trench and direct it to surface discharge points.

7.0 CONCRETE FLATWORK

We anticipate that both interior and exterior concrete flatwork will be considered in the project design. Concrete flatwork is typically lightly loaded and has a limited capability to resist shear forces associated with uplift from swelling soils and/or frost heave. It is prudent for the design and construction of concrete flatwork on this project to be able to accommodate some movement associated with swelling soil conditions.

The soil samples tested have a measured swell pressure of about 490 pounds per square foot and a magnitude swell potential of about 0.1 percent under a 100 pound per square foot surcharge load.

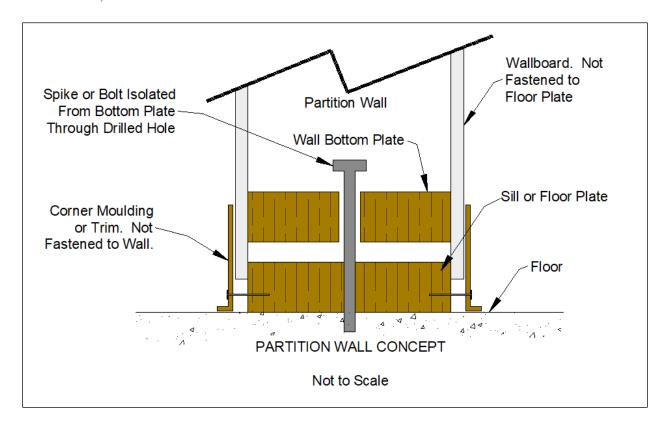
Man-placed fill was encountered in our test borings. We do not recommend concrete flatwork be placed on any uncontrolled fill soils due to the unknown means and methods of placement. A representative of Trautner Geotech should observe the bearing conditions at the time of construction to determine if fill soils exist.

7.1 Interior Concrete Slab-on-Grade Floors

A primary goal in the design and construction of concrete slab-on-grade floors is to reduce the amount of post construction uplift associated with swelling soils, or downward movement due to consolidation of soft soils. A parallel goal is to reduce the potential for damage to the structure associated with any movement of the slab-on-grade which may occur. There are limited options available to help mitigate the influence of volume changes in the support soil for concrete slab-on-grade floors, these include:

- Preconstruction scarification, moisture conditioning and re-compaction of the natural soils in areas proposed for support of concrete flatwork, and/or,
- Placement and compaction of granular compacted structural fill material

Although the soil on this site does not exhibit a high swell potential when wetted, performance of the structure may be improved by isolating the floors from the interior partition walls. Interior walls may be structurally supported from framing above the floor, or interior walls and support columns may be supported on interior portions of the foundation system. Partition walls should be designed and constructed with voids above, and/or below, to allow independent movement of the floor slab. This concept is shown below.



The sketch above provides a concept. If the plans include isolation of the partition walls from the floor slab, the project architect or structural engineer should be contacted to provide specific details and design of the desired system.

If the owner chooses to construct the residence with concrete slab-on-grade floors, the floors should be supported by a layer of granular structural fill overlying the processed natural soils. Interior concrete flatwork, or concrete slab-on-grade floors, should be underlain by scarification, moisture conditioning and compaction of about 6 inches of the natural soils followed by placement of at least 12 inches of compacted granular structural fill material that is placed and compacted as discussed in the Construction Considerations, "Fill Placement Recommendations" section of this report, below.

The above recommendations will not prevent slab heave if the expansive soils underlying slabs-on-grade become wet. However, the recommendations will reduce the effects if slab heave occurs. All plumbing lines should be pressure tested before backfilling to help reduce the potential for wetting. The only means to completely mitigate the influence of volume changes on the performance of interior floors is to structurally support the floors over a void space. Floors that are suspended by the foundation system will not be influenced by volume changes in the site soils. The suggestions and recommendations presented in this section are intended to help reduce the influence of swelling soils on the performance of the concrete slab-on-grade floors.

7.1.1 Capillary and Vapor Moisture Rise

Capillary and vapor moisture rise through the slab support soil may provide a source for moisture in the concrete slab-on-grade floor. This moisture may promote development of mold or mildew

in poorly ventilated areas and may influence the performance of floor coverings and mastic placed directly on the floor slabs. The type of floor covering, adhesives used, and other considerations that are not related to the geotechnical engineering practice will influence the design. The architect, builder and particularly the floor covering/adhesive manufacturer should be contacted regarding the appropriate level of protection required for their products.

Comments for Reduction of Capillary Rise

One option to reduce the potential for capillary rise through the floor slab is to place a layer of clean aggregate material, such as washed concrete aggregate for the upper 4 to 6 inches of fill material supporting the concrete slabs.

Comments for Reduction of Vapor Rise

To reduce vapor rise through the floor slab, a moisture barrier such as a 6 mil (or thicker) plastic, or similar impervious geotextile material is often be placed below the floor slab. The material used should be protected from punctures that will occur during the construction process.

There are proprietary barriers that are puncture resistant that may not need the underlying layer of protective material. Some of these barriers are robust material that may be placed below the compacted structural fill layer. We do not recommend placement of the concrete directly on a moisture barrier unless the concrete contractor has had previous experience with curing of concrete placed in this manner. As mentioned above, the architect, builder and particularly the floor covering/adhesive manufacturer should be contacted regarding the appropriate level of moisture and vapor protection required for their products.

7.1.2 Slab Reinforcement Considerations

The project structural engineer should be contacted to provide steel reinforcement design considerations for the proposed floor slabs. Any steel reinforcement placed in the slab should be placed at the appropriate elevations to allow for proper interaction of the reinforcement with tensile stresses in the slab. Reinforcement steel that is allowed to cure at the bottom of the slab will not provide adequate reinforcement.

7.2 Exterior Concrete Flatwork Considerations

Exterior concrete flatwork includes concrete driveway slabs, aprons, patios, and walkways. The desired performance of exterior flatwork typically varies depending on the proposed use of the site and each owner's individual expectations. As with interior flatwork, exterior flatwork is particularly prone to movement and potential damage due to movement of the support soils. This movement and associated damage may be reduced by following the recommendations discussed under interior flatwork, above. Unlike interior flatwork, exterior flatwork may be exposed to frost heave, particularly on sites where the bearing soils have a high silt content. It may be prudent to remove silt soils from exterior flatwork support areas where movement of exterior flatwork will adversely affect the project, such as near the interface between the driveway and the interior garage floor slab. If silt soils are encountered, they should be removed to the maximum depth of frost penetration for the area where movement of exterior flatwork is undesirable.



If some movement of exterior flatwork is acceptable, we suggest that the support areas be prepared by scarification, moisture conditioning and re-compaction of about 6 inches of the natural soils followed by placement of at least 12 inches of compacted granular fill material. The scarified material and granular fill materials should be placed as discussed under the Construction Considerations, "Fill Placement Recommendations" section of this report, below.

It is important that exterior flatwork be separated from exterior column supports, masonry veneer, finishes and siding. No support columns, for the structure or exterior decks, should be placed on exterior concrete unless movement of the columns will not adversely affect the supported structural components. Movement of exterior flatwork may cause damage if it is in contact with portions of the structure exterior.

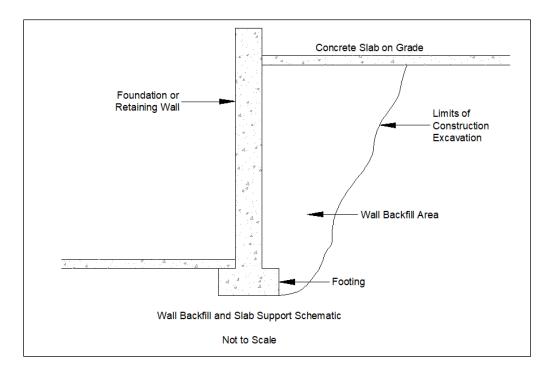
It should be noted that silt and silty sand soils located near the ground surface are particularly prone to frost heave. Soils with high silt content have the ability to retain significant moisture. The ability for the soils to accumulate moisture combined with a relatively shallow source of subsurface water and the fact that the winter temperatures in the area often very cold all contribute to a high potential for frost heave of exterior structural components. We recommend that silty soils be removed from the support areas of exterior components that are sensitive to movement associated with frost heave. These soils should be replaced with a material that is not susceptible to frost heave. Aggregate road base and similar materials retain less water than fine-grained soils and are therefore less prone to frost heave. We are available to discuss this concept with you as the plans progress.

Landscaping and landscaping irrigation often provide additional moisture to the soil supporting exterior flatwork. Excessive moisture will promote heave of the flatwork either due to expansive soil, or due to frost action. If movement of exterior slabs is undesirable, we recommend against placement of landscaping that requires irrigation. The ground surfaces near exterior flatwork must be sloped away from flatwork to reduce surface water migration to the support soil.

Exterior flatwork should not be placed on soils prepared for support of landscaping vegetation. Cultivated soils will not provide suitable support for concrete flatwork.

7.3 General Concrete Flatwork Comments

It is relatively common that both interior and exterior concrete flatwork is supported by areas of fill adjacent to either shallow foundation walls or basement retaining walls. A typical sketch of this condition is shown below.



Settlement of the backfill shown above will create a void and lack of soil support for the portions of the slab over the backfill. Settlement of the fill supporting the concrete flatwork is likely to cause damage to the slab-on-grade. Settlement and associated damage to the concrete flatwork may occur when the backfill is relatively deep, even if the backfill is compacted.

If this condition is likely to exist on this site it may be prudent to design the slab to be structurally supported on the retaining or foundation wall and designed to span to areas away from the backfill area as designed by the project structural engineer. We are available to discuss this with you upon request.

8.0 CONSTRUCTION CONSIDERATIONS

This section of the report provides comments, considerations and recommendations for aspects of the site construction which may influence, or be influenced by the geotechnical engineering considerations discussed above. The information presented below is not intended to discuss all aspects of the site construction conditions and considerations that may be encountered as the project progresses. If any questions arise as a result of our recommendations presented above, or if unexpected subsurface conditions are encountered during construction we should be contacted immediately.

8.1 Fill Placement Recommendations

There are several references throughout this report regarding both natural soil and compacted structural fill recommendations. The recommendations presented below are appropriate for the fill placement considerations discussed throughout the report above.

All areas to receive fill, structural components, or other site improvements should be properly

prepared and grubbed at the initiation of the project construction. The grubbing operations should include scarification and removal of organic material and soil. No fill material or concrete should be placed in areas where existing vegetation or fill material exist.

We encountered man-placed fill in our test borings. We suspect that man-placed fill and subterranean structures may be encountered as the project construction progresses. All existing fill material should be removed from areas planned for support of structural components. Excavated areas and subterranean voids should be backfilled with properly compacted fill material as discussed below.

8.1.1 Natural Soil Fill

Any natural soil used for any fill purpose should be free of all deleterious material, such as organic material and construction debris. Natural soil fill includes excavated and replaced material or inplace scarified material. Our recommendations for placement of natural soil fill are provided below.

- The natural soils should be moisture conditioned, either by addition of water to dry soils, or by processing to allow drying of wet soils. The proposed fill materials should be moisture conditioned to between about optimum and about 2 percent above optimum soil moisture content. This moisture content can be estimated in the field by squeezing a sample of the soil in the palm of the hand. If the material easily makes a cast of soil which remains in-tact, and a minor amount of surface moisture develops on the cast, the material is close to the desired moisture content. Material testing during construction is the best means to assess the soil moisture content.
- Moisture conditioning of clay or silt soils may require many hours of processing. If
 possible, water should be added and thoroughly mixed into fine grained soil such as clay
 or silt the day prior to use of the material. This technique will allow for development of
 a more uniform moisture content and will allow for better compaction of the moisture
 conditioned materials.
- The moisture conditioned soil should be placed in lifts that do not exceed the capabilities
 of the compaction equipment used and compacted to at least 90 percent of maximum dry
 density as defined by ASTM D1557, modified Proctor test.
- We typically recommend a maximum fill lift thickness of 6 inches for hand operated equipment and 8 to 10 inches for larger equipment.
- Care should be exercised in placement of utility trench backfill so that the compaction operations do not damage underlying utilities.
- The maximum recommended lift thickness is about 6 to 8 inches. The maximum recommended rock size for natural soil fill is about 3 inches. This may require on-site screening or crushing if larger rocks are present. We must be contacted if it is desired to utilize rock greater than 3 inches for fill materials.

8.1.2 Granular Compacted Structural Fill

Granular compacted structural fill is referenced in numerous locations throughout the text of this report. Granular compacted structural fill should be constructed using an imported commercially produced rock product such as aggregate road base. Many products other than road base, such as



clean aggregate or select crusher fines may be suitable, depending on the intended use. If a specification is needed by the design professional for development of project specifications, a material conforming to the Colorado Department of Transportation (CDOT) "Class 6" aggregate road base material can be specified. This specification can include an option for testing and approval in the event the contractor's desired material does not conform to the Class 6 aggregate specifications. We have provided the CDOT Specifications for Class 6 material below.

Grading of CDOT Class 6 Aggregate Base-Course Material						
Sieve Size Percent Passing Each Sieve						
1 inch	100					
³ / ₄ inch	95-100					
#4	30-65					
#8	25-55					
#200	3-12					

Liquid Limit less than 30

All compacted structural fill should be moisture conditioned and compacted to at least 90 percent of maximum dry density as defined by ASTM D1557, modified Proctor test. Areas where the structural fill will support traffic loads under concrete slabs or asphalt concrete should be compacted to at least 95 percent of maximum dry density as defined by ASTM D1557, modified Proctor test.

Although clean-screened or washed aggregate may be suitable for use as structural fill on sites with sand or non-expansive silt soils, or on sites where shallow subsurface water is present, clean aggregate materials must not be used on any site where expansive soils exist due to the potential for water to accumulate in the voids of the clean aggregate materials.

Clean aggregate fill, if appropriate for the site soil conditions, must not be placed in lifts exceeding 8 inches and each lift should be thoroughly vibrated, preferably with a plate-type vibratory compactor prior to placing overlying lifts of material or structural components. We should be contacted prior to the use of clean aggregate fill materials to evaluate their suitability for use on this project.

8.1.3 Deep Fill Considerations

Deep fills, in excess of approximately 3 feet, should be avoided where possible. Fill soils will settle over time, even when placed properly per the recommendations contained in this report. Natural soil fill or engineered structural fills placed to our minimum recommended requirements will tend to settle an estimated 1 to 3 percent; therefore, a 3 foot thick fill may settle up to approximately 1 inch over time. A 10 foot thick fill may settle up to approximately 3½ inches even when properly placed. Fill settlement will result in distress and damage to the structures they are intended to support. There are methods to reduce the effects of deep fill settlement such as surcharge loading and surveyed monitoring programs; however, there is a significant time period of monitoring required for this to be successful. A more reliable method is to support structural components with deep foundation systems bearing below the fill envelope. We can provide additional guidance regarding deep fills up on request.

8.2 Excavation Considerations

Unless a specific classification is performed, the site soils should be considered as an Occupational Safety and Health Administration (OSHA) Type C soil and should be sloped and/or benched according to the current OSHA regulations. Excavations should be sloped and benched to prevent wall collapse. Any soil can release suddenly and cave unexpectedly from excavation walls, particularly if the soils is very moist, or if fractures within the soil are present. Daily observations of the excavations should be conducted by OSHA competent site personnel to assess safety considerations.

We did not encounter free subsurface water in our test borings. If water is encountered during construction, it may be necessary to dewater excavations to provide for suitable working conditions.

Scattered boulders were encountered in our test borings and large boulders are known to be present throughout the vicinity. Due to the size of the boulders encountered in the vicinity, if encountered, they may be difficult to remove using conventional excavation techniques and equipment. Removal of large boulders can also create a void of loose soil beneath structural components, which may require additional removal of loose soil and replacement with structural fill. In some instances, it may be preferable to leave boulders in place. Reduction in the thickness of the recommended structural fill beneath footings and slabs may also be prudent to limit disturbance to the bearing soils. If large boulders are encountered in the building footprint, a representative of the geotechnical engineer can provide field observations and provide additional recommendations for subgrade preparation.

If possible, excavations should be constructed to allow for water flow from the excavation the event of precipitation during construction. If this is not possible it may be necessary to remove water from snowmelt or precipitation from the foundation excavations to help reduce the influence of this water on the soil support conditions and the site construction characteristics.

8.2.1 Excavation Cut Slopes

We anticipate that some permanent excavation cut slopes may be included in the site development. Temporary cut slopes should not exceed 5 feet in height and should not be steeper than about 1:1 (horizontal to vertical) for most soils. Permanent cut slopes greater than 5 feet or steeper than $2\frac{1}{2}$:1 must be analyzed on a site-specific basis.

8.3 Utility Considerations

Subsurface utility trenches will be constructed as part of the site development. Utility line backfill often becomes a conduit for post construction water migration. If utility line trenches approach the proposed project site from above, water migrating along the utility line and/or backfill may have direct access to the portions of the proposed structure where the utility line penetrations are made through the foundation system. The foundation soils in the vicinity of the utility line penetration may be influenced by the additional subsurface water. There are a few options to help mitigate water migration along utility line backfill. Backfill bulkheads constructed with high clay content soils and/or placement of subsurface drains to promote utility line water discharge away

from the foundation support soil.

Some movement of all structural components is normal and expected. The amount of movement may be greater on sites with problematic soil conditions. Utility line penetrations through any walls or floor slabs should be sleeved so that movement of the walls or slabs does not induce movement or stress in the utility line. Utility connections should be flexible to allow for some movement of the floor slab.

8.4 Exterior Grading and Drainage Comments

The following recommendations should be following during construction and maintained for the life of the structure with regards to exterior grading and surface drainage.

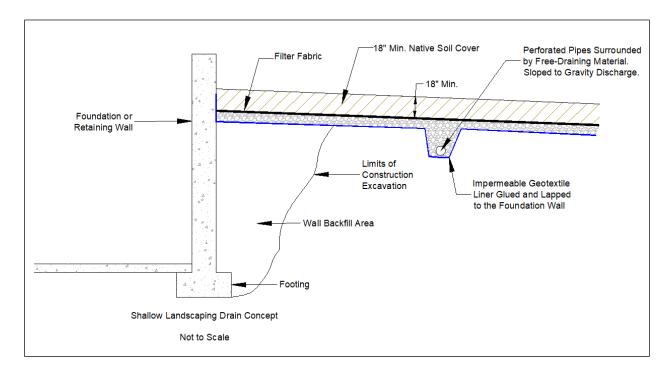
- The ground surface adjacent to the structure should be sloped to promote water flow away from the foundation system and flatwork.
- Snow storage areas should not be located in areas which will allow for snowmelt water access to support soils for the foundation system or flatwork.
- The project civil engineer, architect or builder should develop a drainage scheme for the site. We typically recommend the ground surface surrounding the exterior of the building be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 12 inches in the first 10 feet in unpaved areas and a minimum slope of 3 inches in the first 10 feet in paved areas.
- Water flow from the roof of the structure should be captured and directed away from the structure. If the roof water is collected in an eave gutter system, or similar, the discharge points of the system must be located away from areas where the water will have access to the foundation backfill or any structure support soils. If downspouts are used, provisions should be made to either collect or direct the water away from the structure.
- Care should be taken to not direct water onto adjacent property or to areas that would negatively influence existing structures or improvements.

8.5 Landscaping Considerations

We recommend against construction of landscaping which requires excessive irrigation. Generally landscaping which uses abundant water requires that the landscaping contractor install topsoil which will retain moisture. The topsoil is often placed in flattened areas near the structure to further trap water and reduce water migration from away from the landscaped areas. Unfortunately, almost all aspects of landscape construction and development of lush vegetation are contrary to the establishment of a relatively dry area adjacent to the foundation walls. Excess water from landscaped areas near the structure can migrate to the foundation system or flatwork support soils, which can result in volume changes in these soils.

A relatively common concept used to collect and subsequently reduce the amount of excess irrigation water is to glue or attach an impermeable geotextile fabric or heavy mill plastic to the foundation wall and extend it below the topsoil which is used to establish the landscape vegetation. A thin layer of sand can be placed on top of the geotextile material to both protect the geotextile from punctures and to serve as a medium to promote water migration to the collection trench and perforated pipe. The landscape architect or contractor should be contacted for additional

information regarding specific construction considerations for this concept which is shown in the sketch below.



A free draining aggregate or sand may be placed in the collection trench around the perforated pipe. The perforated pipe should be graded to allow for positive flow of excess irrigation water away from the structure or other area where additional subsurface water is undesired. Preferably the geotextile material should extend at least 10 or more feet from the foundation system.

Care should be taken to not place exterior flatwork such as sidewalks or driveways on soils that have been tilled and prepared for landscaping. Tilled soils will settle which can cause damage to the overlying flatwork. Tilled soils placed on sloped areas often "creep" down-slope. Any structure or structural component placed on this material will move down-slope with the tilled soil and may become damaged.

The landscape drain system concept provided above is optional for this site and provided only if there is a desire to reduce the potential for subsurface water migration to below grade finished areas or crawl space areas. Often this concept is implemented only on the northern sides of structures and/or where snow may accumulate and melt water may migrate toward subsurface areas under the structure.

8.6 Soil Sulfate and Corrosion Issues

The requested scope of our services did not include assessment of the chemical constituents of corrosion potential of the site soils. Most soils in southwest Colorado are not typically corrosive to concrete. There has not been a history of damage to concrete due to sulfate corrosion in the area.

We are available to perform soluble sulfate content tests to assess the corrosion potential of the soils on concrete if desired.

8.7 Radon Issues

The requested scope of service of this report did not include assessment of the site soils for radon production. Many soils and formational materials in western Colorado produce Radon gas. The structure should be appropriately ventilated to reduce the accumulation of Radon gas in the structure. Several Federal Government agencies including the Environmental Protection Agency (EPA) have information and guidelines available for Radon considerations and home construction. If a radon survey of the site soils is desired, please contact us.

8.8 Mold and Other Biological Contaminants

Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants developing in the future. If the client is concerned about mold or other biological contaminants, a professional in this special field of practice should be consulted.

9.0 CONSTRUCTION MONITORING AND TESTING

Engineering observation of subgrade bearing conditions, compaction testing of fill material and testing of foundation concrete are equally important tasks that should be performed by the geotechnical engineering consultant during construction. We should be contacted during the construction phase of the project and/or if any questions or comments arise as a result of the information presented below. It is common for unforeseen, or otherwise variable subsurface soil and water conditions to be encountered during construction. As discussed in our proposal for our services, it is imperative that we be contacted during the foundation excavation stage of the project to verify that the conditions encountered in our field exploration were representative of those encountered during construction. Our general recommendations for construction monitoring and testing are provided below.

- Consultation with design professionals during the design phases: This is important to ensure that the intentions of our recommendations are properly incorporated in the design, and that any changes in the design concept properly consider geotechnical aspects.
- Grading Plan Review: A grading plan was not available for our review at the time of this report. A grading plan with finished floor elevations for the proposed construction should be prepared by a civil engineer licensed in the State of Colorado. Trautner Geotech should be provided with grading plans once they are complete to determine if our recommendations based on the assumed bearing elevations are appropriate.
- Observation and monitoring during construction: A representative of the Geotechnical engineer from our firm should observe the foundation excavation, earthwork, and foundation phases of the work to determine that subsurface conditions are compatible with those used in the analysis and design and our recommendations have been properly implemented. Placement of backfill should be observed and tested to judge whether the proper placement conditions have been achieved. Compaction tests should be performed on each lift of material placed in areas proposed for support of structural components.
- We recommend a representative of the geotechnical engineer observe the drain and

- dampproofing phases of the work to judge whether our recommendations have been properly implemented.
- If asphaltic concrete is placed for driveways or aprons near the structure we are available to provide testing of these materials during placement.

10.0 CONCLUSIONS

While we feel that it is feasible to develop this site as planned using relatively conventional techniques we feel that it is prudent for us to be part of the continuing design of this project to review and provide consultation in regard to the proposed development scheme as the project progresses to aid in the proper interpretation and implementation of the recommendations presented in this report. This consultation should be incorporated in the project development prior to construction at the site.

11.0 LIMITATIONS

This study has been conducted based on the geotechnical engineering standards of care in this area at the time this report was prepared. We make no warranty as to the recommendations contained in this report, either expressed or implied. The information presented in this report is based on our understanding of the proposed construction that was provided to us and on the data obtained from our field and laboratory studies. Our recommendations are based on limited field and laboratory sampling and testing. Unexpected subsurface conditions encountered during construction may alter our recommendations. We should be contacted during construction to observe the exposed subsurface soil conditions to provide comments and verification of our recommendations.

The recommendations presented above are intended to be used only for this project site and the proposed construction which was provided to us. The recommendations presented above are not suitable for adjacent project sites, or for proposed construction that is different than that outlined for this study.

This report provides geotechnical engineering design parameters, but does not provide foundation design or design of structure components. The project architect, designer or structural engineer must be contacted to provide a design based on the information presented in this report.

This report does not provide an environmental assessment nor does it provide environmental recommendations such as those relating to Radon or mold considerations. If recommendation relative to these or other environmental topics are needed and environmental specialist should be contacted.

The findings of this report are valid as of the present date. However, changes in the conditions of the property can occur with the passage of time. The changes may be due to natural processes or to the works of man, on the project site or adjacent properties. In addition, changes in applicable or appropriate standards can occur, whether they result from legislation or the broadening of knowledge. Therefore, the recommendations presented in this report should not be relied upon after a period of two years from the issue date without our review.

We are available to review and tailor our recommendations as the project progresses and additional information which may influence our recommendations becomes available.

Please contact us if you have any questions, or if we may be of additional service.

Respectfully, TRAUTNER GEOTECH

Reviewed by,

Tom R. Harrison P.E. Geotechnical Engineer

Jason A. Deem, P.G. Engineering Geologist

APPENDIX A

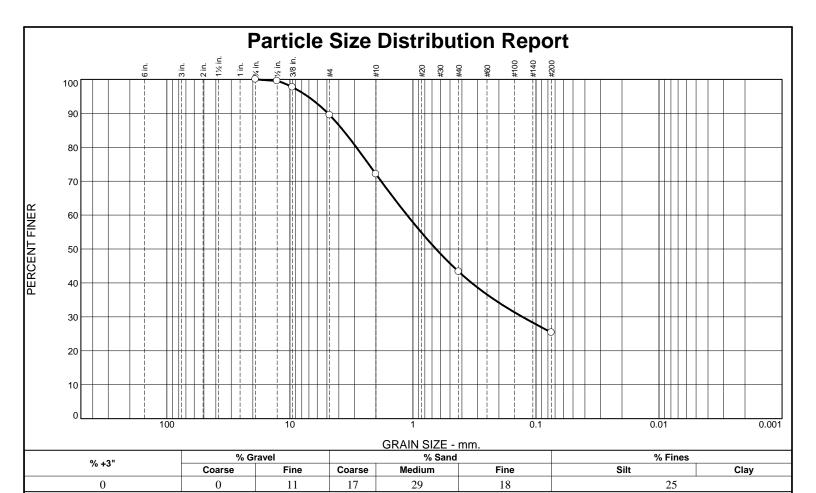
Field Study Results

TRA	UTNER GEOTECH	LLC	Hole Diameter Drilling Method Sampling Method Date Drilled Total Depth (approx.)	: C. Deleon : 4" Solid : Continuous F : Mod. Californ : 10/19/2022 : 18 feet : See Figure in	ia San	npler			DF TEST BORING TB-1 3 14, Block 76, Sultan Subdivision 5th the Greene Street Silverton, CO Attn: Steven Gawlik 57537GE
Depth in feet	Sample Type Mod. California Sampler Standard Split Spoon Bag Sample DESCRI	<u> </u>	ater Level During Drilling ater Level After Drilling	nscs	GRAPHIC	Samples	Blow Count	Water Level	REMARKS
10- 1- 1- 1- 1- 10- 11- 11- 11-	CLAYEY GRAVEL WITH SAND organics, loose, slightly moist, tall clayer GRAVEL WITH SAND moist, brown and light brown.	n. AND C	OBBLES, dense,	GC			13/6 24/6 216 28/6 20/6		Man-placed fill to 1.5 feet
18-	Practical auger drilling refusal at	18 feet	on cobbles.						

IRAUINEROUEUILU		Field Engineer : C. Deleon Hole Diameter : 4" Solid Drilling Method : Continuous Flight Auger Sampling Method : Mod. California Sampler Date Drilled : 10/19/2022 Total Depth (approx.) : 4 feet Location : See Figure in Report				LOG OF TEST BORING TB-2 Lots 13 & 14, Block 76, Sultan Subdivision 5th the Greene Street Silverton, CO Attn: Steven Gawlik 57537GE			
Depth in feet	Sample Type Mod. California Sampler Standard Split Spoon Bag Sample DESCRI	_	/ater Level During Drilling /ater Level After Drilling	nscs	GRAPHIC	Samples	Blow Count	Water Level	REMARKS
0- 1- 2- 3- 	CLAYEY GRAVEL WITH SAND organics, loose, slightly moist, tall clayed and continuous contents of the contents o	AND C	OBBLES, and light	GC			23/6		Man-placed fill to 1 foot Offset boring 5 feet and encountered refusal at 3 feet on boulder
	Practical auger drilling refusal at	4 teet o	n poulder.						

APPENDIX B

Laboratory Test Results



SIEVE	PERCENT	SPEC.*	PASS?
SIZE	FINER	PERCENT	(X=NO)
.75	100		
.50	100		
.375	98		
#4	89		
#10	72		
#40	43		
#200	25		

	Material Description SC-SM-Silty Clayey Sand							
PL= 12	Atterberg Limits LL= 18	PI= 6						
D ₉₀ = 4.9073 D ₅₀ = 0.6489 D ₁₀ =	Coefficients D ₈₅ = 3.6940 D ₃₀ = 0.1287 C _u =	D ₆₀ = 1.1156 D ₁₅ = C _c =						
USCS= SC-SM	Classification AASHTO=	A-1-b						
	<u>Remarks</u>							

Date: 10-19-22

* (no specification provided)

Source of Sample: Test Boring 1 Sample Number: 12981-A

Depth: 1 1/2'-3 1/2'

Client: Steven Gawlik

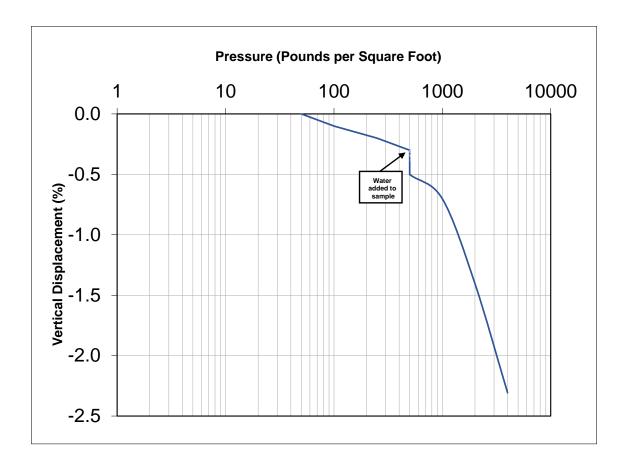
Project: Green and 5th Street, Silverton

Project No: 57537GE Figure B.1

TRAUTNER GEOTECHILC

Tested By: P. Walston Checked By: J. Koch

SWELL - CONSOLIDATION TEST

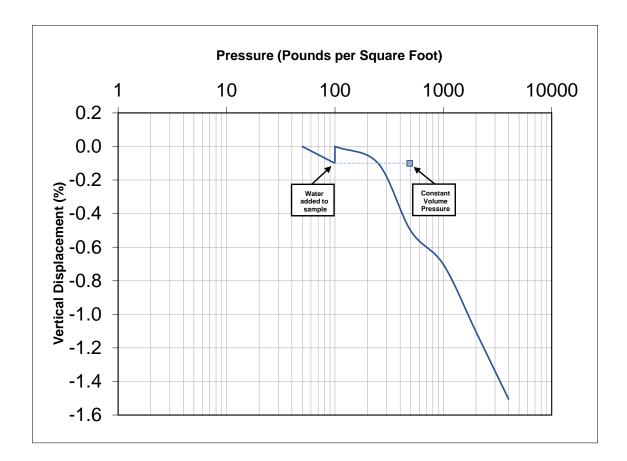


SUMMARY OF TEST RESULTS						
Sample Source:	TB-1 @ 3.5'					
Visual Soil Description:	G	GC				
Swell Potential (%)	-0.2%					
Constant Volume Swell Pressure (lb/ft²):	0					
,	Initial Final					
Moisture Content (%):	5.4 14.5					
Dry Density (lb/ft ³):	121.2 123.4					
Height (in.):	0.997 0.974					
Diameter (in.):	1.94	1.94				

Note: Remolded Sample; Molded from the portion of sample passing a #10 sieve.
Consolidated under 500 PSF prior to initiating load sequence and wetting. Initial values represent the conditions under 50 PSF following the pre-consolidation under 500 PSF.

Project Number:	57537GE
Sample ID:	12981-B
Figure:	B.2

SWELL - CONSOLIDATION TEST



SUMMARY OF TEST RESULTS			
Sample Source:	TB-2 @ 2'		
Visual Soil Description:	SM w/gravels		
Swell Potential (%)	0.1%		
Constant Volume Swell	490		
Pressure (lb/ft²):			
	Initial	Final	
Moisture Content (%):	8.1	14.3	
Dry Density (lb/ft ³):	122.1	124.8	
Height (in.):	0.997	0.982	
Diameter (in.):	1.94	1.94	

Note: Remolded Sample; Molded from the portion of sample passing a #10 sieve.
Consolidated under 500 PSF prior to initiating load sequence and wetting. Initial values represent the conditions under 50 PSF following the pre-consolidation under 500 PSF.

Project Number:	57537GE
Sample ID:	12981-F
Figure:	B.3

PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that the following public hearings will be held to consider 24-11 OVR Blk 76 Lots 13-14: A request by Shane and Becca Goranson for the New Construction of a Single-Family Dwelling and gabion fence within the Blue Avalanche Hazard District Overlay Zone Located at Block 76 Lots 13-14 TBD Greene Street.

The Planning Commission will hold a public hearing on Tuesday, <u>May 21, 2024</u>, at The County Court House: at 7:00pm. The Board of Trustees will hold a public hearing on May 27, 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) with any questions/comments about this Application.

Published in the Silverton Standard & the Miner: Thursday, May 2, 2024.





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: May 22, 2024

RE: 24-12 PUD Block 7-8 Animas Overlook– A review of the Outline Development Plan for a

proposed PUD located at Block 7 and 8 Blagues Addition.

PROJECT SITE: Block 7 and 8 (Address TBD), North of Blair Street, between 20th & 21st Streets. Block 7 Lots 17-23 and Block 8 Lots 1-34, Silverton, San Juan County, Colorado. Parcel #: 4829171080013.

APPLICANT: GFS LAND LLC through George Henderson

OWNERS: GFS LAND LLC through George Henderson

ZONING DISTRICT: Multi-Family Residential (R-2) District,

Section 16-3-40, Silverton Town Code ("SMC")

OVERLAY DISTRICTS: Slope Hazard Overlay District along West property line.

Purpose of Review: SMC, Chapter 17, Article 2-20, states that prior to the filing of an application for approval of a preliminary plat, the subdivider shall submit to the Board of Trustees an outline development plan as specified in Section 17-3-20 of this Chapter. This procedure shall not require a formal application, fee or filing of a plat with the Board of Trustees.



APPLICATION: The applicant submitted the required documents for the review of an Outline Development Plan ("ODP") on March 5, 2024. An ODP does not require a formal application or fee.

PUBLIC COMMENT: As of May 23, 2024, no public comments have been received regarding this application.

ADJACENT PROPERTIES:

- North: unincorporated area, vacant
- South: Economic Development (E-D), Silverton Lakes Campground
- East: Multi-Family Residential (R-2) and Economic Development (E-D), vacant
- West: Multi-Family Residential (R-2), vacant

PARCEL SIZE AND Access: The project site consists of forty-one existing lots that will be subdivided into sixteen lots through the proposed PUD. The proposed lots will range from 3,267 sq, ft. to 8,364 sq. ft. with an average lot size of 5,523 sq. ft.

CODE EVALUATION: The applicant submitted all required documents for an ODP outlined in Section 17-3-20 of the SMC and staff has reviewed the information provided for compliance. An ODP does not require a formal application, so the packet material does not include a complete land use application.

Sec. 17-2-20. Pre Application Procedures (d) of the SMC states





Sec. 17-2-20.(d) of the SMC states "The Planning Commission shall review the outline development plan to determine its general acceptability and compliance with the objectives and standards of this Chapter. The Planning Commission shall hold a public hearing on the proposed subdivision to receive public comment concerning the application, and shall make written recommendations to the Board of Trustees." And, "After receipt of the Planning Commission's recommendations, the Board of Trustees shall finalize its review of the proposed subdivision and render its decision concerning approval, conditional approval or disapproval of the subdivision application. Such approval shall be binding for a period of one year from the date of preliminary (ODP) approval. The subdivider may petition the Board of Trustees for an extension of the preliminary approval period for one additional year, and the Board of Trustees may grant an extension; however, no more than one extension shall be allowed."

The BOT should review the ODP application and provide guidance to the applicant on desired modifications to the ODP if requested. The decisions made by the BOT is not intended to prevent the applicant from returning with the same requests during the Preliminary Plan or Final Plat process; however, it is intended to assist the applicant with better understanding the Town's perspective on the current ODP design to help guide modifications.

Sec. 17-3-20. - Outline development plan and data.

The submitted Outline Development Plan contains all materials required including a Location Map, Sketch Plan and general development information. The ODP does not include information on the typical lot width or lot depth. The applicant's presentation, submitted with the ODP application, provides context on why the lots do not have a typical lot width or depth. This concept is generally acceptable due to the subject site's unique shape and other site conditions which limit the lot layout. This proposal will be further evaluated during the subsequent subdivision review applications and process. No information was provided on the projected cost of the proposed lots or finished homes within the PUD; however, the applicant states the prices will be based on market conditions.

Sec. 17-4-20. - General site considerations.

The ODP states that the street right-of-way ("ROW") will be dedicated to the Town. The applicant is requesting that the open space requirement be waived for the PUD. If approved, no land will be allocated for public purposes with this development during the subdivision process. The portion of land located within this project that lies south of CR 2 currently does not have a plan for development. This site is almost entirely wetlands and may be a good fit to set aside for protection via open space or dedication to the Town. If the applicant wishes to pay the fee-in-lieu of dedicating open space, the applicant will have to provide gross land value and the projected gross residential floor area so staff can calculate the fee-in-lieu of land dedication at the time of subdivision. The applicant will have to use an appraiser agreed upon by the Town and applicant.

The subject site does not appear to be affected by environmental factors which will impact the potential danger to health and safety as required by subsection c) of 17-4-20. The western portion of the subject site is located within the Slope Hazard Overlay District which will require a Use Subject to Review application when the proposed lots affected by the overlay district are constructed. The subject site contains wetlands along CR 2 which will require federal permits. A water pollution prevention plan will be required in accordance with Section 17-4-20. d. of the SMC since the development will likely change the topography within 100 feet of the ditch along CR 2, and the delineated wetlands.

The surrounding properties do not include subdivisions, so the proposed PUD is separate and distinct from the surrounding property. The subject site is located along the northern boundaries of the Town, which does not follow the "typical" block and lot layout, or the typical street alignment compared to the rest of the Town. The proposed street is relatively similar to the alignment of the streets accessing the cemetery,





and the existing streets present in the Silverton Lakes RV Park. The proposed street does not have a name, information was not submitted for the utility/drainage easements, and the proposal does not include open space, so staff was not able to review for compatibility with surrounding developed areas as required by section 17-4-20. f.

Sec. 17-4-30. - Streets.

The proposed street appears to be designed to best fit the topographic conditions, and proposed use of the subject site. The proposed street does not extend to the northeast portion of the subject site and dead ends at Lot 6. The extension of the proposed street to the extent of the property line (through lot 6) would not be advantageous for future development on adjacent lots because access to adjacent lots can be made from existing CR 34. The length of the proposed closed-end street was not provided, so staff was unable to verify if the proposal exceeds the 600' maximum length requirement in Section 17-4-30. b.1. The proposed closed-end street appears to dead-end without a circular turnaround and should be updated to include a circular turnaround having a minimum outside right-of-way diameter of 120 feet and a minimum pavement diameter of 90 feet as required by section 17-4-30. b. (2). The fire protection district may have additional concerns or requirements regarding the dead-end street.

Sec. 17-4-40. - Utility easements.

The ODP does not include easements required for the proposed sewer and water utility lines. A drainage report is not required for review of the ODP; however, it is required for a preliminary and final plat. The wetlands within the ditch along CR 2 should be within a drainage easement, and the roadway to access the subject site which crosses the wetlands should be designed to protect the wetlands and potential flow of water.

Sec. 17-4-60. - Lots.

The proposed lots vary in size with some lots having an area less than the minimum within the R-2 zone district. The ODP did not provide overall dimensions of each lot or the building envelope in relation to setback requirements. The proposed PUD will likely require a Limited Overlay District application where the minimum lot size and other regulations may be modified within this development. Staff was unable to verify whether the placement of buildings within the PUD will provide sufficient access, outdoor space, privacy, or views since the ODP did not include detailed building envelopes or lot specific plans.

Lots 9 and 10 are corner lots and do not appear to provide extra width to accommodate the required setbacks. The layout of lot 9 with the restrictions of being a corner lot, and the utilities running along the western lot line may greatly restrict or prevent development on the lot given the setback requirements.

Sec. 17-5-20. - Guarantee of completion.

The applicant is required to enter into a guarantee of completion agreement with the Town to ensure the required improvements in this section are provided. They shall post a performance bond, or certified check, prior to final approval of the final plat in an amount equal to the estimated cost of construction of improvements required as enumerated.

Sec. 17-5-30. - Street improvements.

A drainage report is required before staff can determine if the proposed street grading meets the requirements necessary to provide adequate surface drainage and convenient access to lots or sites. This will be reviewed upon submittal of a drainage report required during the preliminary or final plat process. Section 17-5-30. c. requires streets to be constructed of asphalt or concrete. The ODP states that the proposed road will be constructed of gravel which does not meet the asphalt or concrete requirement in Section 17-5-30. c. The lots along the proposed street do not appear to have driveways based on the ODP.





Driveways should be added to the plan for the lots along the proposed road to ensure adequate access and adequate parking is provided for each of the proposed lots.

Sec. 17-5-40. - Public improvements required.

A storm drainage system and drainage plan are required for the proposed PUD in the preliminary and final plat process. The drainage system should take the existing wetlands into account to ensure the future runoff does not have a negative impact on the wetlands. It is unclear where fire hydrants will be placed in relation to the proposed PUD. A separate fire hydrant may be required to serve lots 12-15. The submitted ODP is requesting the removal of the street light requirements in Section 17-5-40. f. The Planning Commission should consider whether the proposed PUD should be required to install streetlights as required in Section 17-5-40 f. or if this requirement should be waived as requested by the applicant. If streetlights are required, a street lighting plan should be submitted, and the lights should be dark sky compliant.

Off-street parking is required for all structures with a minimum of one space for every dwelling unit. The applicant is seeking an exception to this requirement. Staff recommends the proposed PUD provide off-street parking for each lot to ensure adequate parking and prevent encroachment into the ROW which would potentially restrict access by first responders.

The ODP does not include any information on the proposed landscaping of the PUD. A landscape plan and planting list are required for the proposed PUD and will be tied to guarantee of completion agreement which is a required submittal in the preliminary and final plat process. Staff will review future landscape plans to ensure compliance with the SMC requirements in Section 17-5-40 k.

Sec. 17-6-10. - Dedication.

The ODP states that the street ROW will be dedicated to the Town. The applicant is requesting the open space requirement be waived for the PUD, and therefore, no land will be allocated for public purposes. The portion of land located south of CR 2 currently does not have a plan for development. This site is almost entirely wetlands and may be a good fit to set aside for protection via open space or dedication to the town. The applicant will have to provide gross land value and the projected gross residential floor area so staff can calculate the fee-in-lieu of land dedication. The applicant will have to use an appraiser agreed upon by the town and applicant.

Sec. 17-8-30. - Requirements.

Some of the dimensional requirements within the underlying zoning district may be modified as established within Section 17-8-30. B. subject to the approval of the Planning Commission and Board of Trustees to include the minimum lot area, minimum lot width, minimum setback, and minimum offset. The lot areas of the proposed lots vary in size with the smallest lot falling below the minimum for the underlying R-2 zone district. The applicant will seek a Limited Overlay District application in addition to the PUD application where a modification of the established lot area will be pursued. The ODP application did not include lot specific dimensional standards, so staff was unable to verify if modifications to the minimum lot width, minimum setback, or minimum offset requirements would be required.

The current layout includes a density of 8.4 units per acre, which falls below the 12 units per acre maximum density in section 17-8-30. c.2. The applicant is requesting an exception to the 30% open space requirement, however, there is an opportunity for the town to require the PUD set aside the property across CR 2 for the required open space. The property across CR 2 is comprised almost entirely by jurisdictional wetlands, which would make future development of the site difficult.





REFERRAL AGENCY COMMENTS:

The application materials were sent to referral agencies on April 18th, 2024 and again on May 22, 2024 upon request by the Planning Commission. No responses have been received upon the drafting of this report, however, staff will provide an update at the meeting should any comments be provided between now and the BOT meeting.

- Silverton Public Works Director
- San Juan County Sherif Department
- Silverton Fire Department

COMPASS MASTER PLAN EVALUATION: The Future Land Use Framework Map within the Compass Master Plan highlights the location of the subject site as an area for housing infill, specifically for single-family and duplexes. The Compass Master Plan supports the proposed PUD to include 16 additional single-family dwellings proposed on the subject site.

The proposed PUD complies with the Master Plan goals, actions plans, etc. listed below.

- Plan For Responsible Growth and Development That
 Contribute To Our Community And Sense Of Place: We
 want to see well-planned growth and quality development
 that supports our local community. We don't want to lose
 our small-town character but do want to provide housing &
 have more full-time residents to support businesses, the
 school, and expanded services and opportunities. (Page 39
 of the Compass Master Plan)
- Expand Housing Choices, Opportunities And Affordability For Our Community: We want to ensure that we provide housing choices that are affordable to our people: the elderly, young families, our workforce, the Hispanic community. (Page 39 of the Compass Master Plan)



ANALYSIS OF REQUEST: Section 17-2-50.4 of the SMC states "Unless it is determined during the review of the outline development plan that a preliminary plat is necessary, the requirement for review of a preliminary plat shall be waived. In the event that preliminary plat review is required, the subdivider must provide 11 copies of the preliminary plat, as set forth in Section 17-3-30 of this Chapter, to the Town for review and approval prior to proceeding with the final plat review process; however, the Town will waive the requirement for payment of preliminary plat review fees." While reviewing the ODP application, staff has determined that the proposed PUD should follow the preliminary plat and final plat process since there are several submittal requirements within the preliminary plat process which would help staff better understand the existing conditions of the subject site and how the proposed PUD will be designed to mitigate existing conditions. The preliminary plat process will also allow the applicant to address the

PLANNING COMMISSION ACTION: At the May 21, 2024 meeting, the Planning Commission voted unanimously to recommend approval the Outline Development Plan at Block 7 and 8 (Address TBD) as presented, with the following conditions:

 The development should be required to follow the preliminary plat requirements of section 17-3-30 of the SMC;





- The development should be required to meet the off-street parking requirements of section 17-5-40.(j) of the SMC;
- The development should be required to follow the lighting requirements section 17-5-40.(f) of the SMC; and
- The development should be required to follow the sidewalk requirements section 17-5-30.(g) and section 17-4-30 (f) of the SMC.

The Planning Commission also discussed other concerns with the proposed ODP to include the removal of the Open Space Requirement, the Hammerhead turnaround instead of the required circular turnaround, snow storage, the use of gravel streets instead of the required pavement, reduced street width, increased street grade greater than 8%, and the possibility of deed restricting some lots to provide the town with more affordable housing. While the Planning commission discussed the concerns in the previous sentence, they elected to only recommend approval with the four conditions concerning preliminary plat requirement, off-street parking requirement, street lighting requirement, and sidewalk requirement.

BOARD OF TRUSTEES ACTION: The Board of Trustees shall finalize its review of the proposed subdivision and render its decision concerning approval, conditional approval or disapproval of the subdivision application.

STAFF RECOMMENDATION: The applicant has submitted all required materials for the review of an ODP in accordance with Section 17-3-20 of the SMC. Staff therefore recommends approval of the ODP application for Animas Overlook located at Block 7 and 8 Blagues Addition as presented, with the following conditions:

- 1. The PUD development should be required to follow the preliminary plat requirements of section 17-3-30 of the SMC;
- 2. The PUD development should be required to meet the off-street parking requirements of section 17-5-40.(j) of the SMC;
- 3. The PUD development should be required to follow the lighting requirements section 17-5-40.(f) of the SMC; and
- 4. The PUD development should be required to follow the sidewalk requirements section 17-5-30.(g) and section 17-4-30 (f) of the SMC.
- 5. The PUD development should be required to follow the common open space requirements of section 17-8-30(c) of the SMC.

However, this is a decision for the Board of Trustees to make, and the Board may choose to approve or deny the 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 approve the Outline Development Plan for Animas Overlook a proposed PUD located at Block 7 and 8 Blagues Addition as presented, finding the Outline Development Plan is in conformance with §17-2-20 and §17-3-20 of the SMC.

Approval with Conditions: I move to approve the Outline Development Plan for Animas Overlook a proposed PUD located at Block 7 and 8 Blagues Addition as presented, finding the Outline Development Plan is in conformance with §17-2-20 and §17-3-20 of the SMC with the following conditions [insert conditions].





Continuance: I move to continue case 24-12 a review of the Outline Development Plan for Animas Overlook a proposed PUD located at Block 7 and 8 Blagues Addition to the {Date Specific}.

Denial: I move to deny the Outline Development Plan for Animas Overlook a proposed PUD located at Block 7 and 8 Blagues Addition, as presented, finding the Outline Development Plan is NOT in conformance with §17-2-20 and §17-3-20 of the SMC [insert findings here].

ATTACHMENTS:

- 1. Cover Letter
- 2. Geotech Report
- 3. ODP Presentation
- 4. Land Title Survey
- 5. Wetlands Report



March 5th, 2024

George Henderson (Owner/Manager)
GFS Land LLC
gwhenderson@gmail.com

Dear Silverton Board of Trustees.

I want to thank you and the staff for reviewing our residential PUD proposal. I realize a lot is going on within the Town of Silverton right now and my intention is not to create unnecessary work for you or the Town Staff. The Town Staff has been tremendous to work with and are a huge asset to the Town.

The reason I am submitting my proposal now is that we believe our plan is consistent with the Compass Master plan and it does not conflict with wetlands concerns which The Town has been working through over the past 8+ months.

As it relates to the Compass Master Plan, we believe our proposal provides a creative way to develop residential hillside property in a way to maximize density given the land constraints the Town faces. The Master Plan clearly states that the Silverton residents would like responsible growth as a pathway to creating a year-round economy while being mindful of existing and environmental assets. As such, we took a thoughtful approach in planning over the last two years to create a plan that accomplishes these goals. We plan to make a significant investment in infrastructure that will be dedicated to the Town once the project is complete. In addition, we believe the project will provide job opportunities for Silverton residents and generate additional tax revenues and fees which will assist the Town in its budgetary goals.

As it relates to the wetlands, our project would only impact less than 1/10th on an acre of property as the proposed entry road crosses a man-made drainage ditch. Cottonwood Consulting performed a detailed wetlands study and we have had multiple conversations with the Army Corp of Engineers regarding this matter. As reference, the Town worked with Cottonwood a few years back to assist with a wetlands issue at the Silverton RV Park.

In our presentation we compare the Cottonwood Wetlands study to the map produced by Ironwood Consulting. While the Ironwood Consulting Map <u>does not</u> view the drainage ditch as a protected wetland under the Clean Water Act (pre or post Sackett ruling), we are taking the approach that the drainage ditch is potentially protected under the Clean Water Act as recommendation by Cottonwood Consulting. Therefore, we plan on applying for the necessary permits required by the Army Corp of Engineers per the guidelines of the Clean Water Act. We believe our presentation clearly outlines our approach and I look forward to discussing any questions you may have.

Again, I want to thank you for reviewing our proposal and look forward to working with you. I also want to thank the staff for all their help getting us to this point. They have been terrific.



Kind Regards,

George Henderson

GFS Land LLC (Owner)

TRAUTNER GEOTECHLLC

GEOTECHNICAL ENGINEERING, MATERIAL TESTING AND ENGINEERING GEOLOGY

GEOTECHNICAL ENGINEERING STUDY PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT BLOCK 7 AND BLOCK 8 BLAGUE'S ADDITION SILVERTON, COLORADO

August 15, 2022

PREPARED FOR:

George Henderson gwhenderson@gmail.com

PROJECT NO. 57343GE

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1.0 REPORT INTRODUCTION

This report presents our geotechnical engineering recommendations for the proposed single-family development to be located on Block 7 and Block 8, Blague's Addition, Silverton, Colorado. This report was requested by Mr. George Henderson and was prepared in accordance with our proposal dated April 1, 2022, Proposal No. 22114P.

As outlined within our proposal for services for this project the client is responsible for appropriate distribution of this report to other design professionals and/or governmental agencies unless specific arrangements have been made with us for distribution.

Geotechnical engineering is a discipline which provides insight into natural conditions and site characteristics such as; subsurface soil and water conditions, soil strength, swell (expansion) potential, consolidation (settlement) potential, and often slope stability considerations. The information provided by the geotechnical engineer is utilized by many people including the project owner, architect or designer, structural engineer, civil engineer, the project builder and others. The information is used to help develop a design and subsequently implement construction strategies that are appropriate for the subsurface soil and water conditions, and slope stability considerations. We are available to discuss any aspect of this report with those who are unfamiliar with the recommendations, concepts, and techniques provided below.

This geotechnical engineering report is the beginning of a process involving the geotechnical engineering consultant on any project. It is imperative that the geotechnical engineer be consulted throughout the design and construction process to verify the implementation of the geotechnical engineering recommendations provided in this report. Often the design has not been started or has only been initiated at the time of the preparation of the geotechnical engineering study. Changes in the proposed design must be communicated to the geotechnical engineer so that we have the opportunity to tailor our recommendations as needed based on the proposed site development and structure design.

The following outline provides a synopsis of the various portions of this report;

- Sections 1.0 provides an introduction and an establishment of our scope of service.
- ❖ Sections 2.0 and 3.0 of this report present our geotechnical engineering field and laboratory studies
- ❖ Sections 4.0 through 8.0 presents our geotechnical engineering design parameters and recommendations which are based on our engineering analysis of the data obtained.
- ❖ Section 9.0 provides a brief discussion of construction sequencing and strategies which may influence the geotechnical engineering characteristics of the site. Ancillary information such as some background information regarding soil corrosion and radon considerations is also presented as general reference.
- ❖ Section 10.0 provides our general construction monitoring and testing recommendations.
- Sections 11.0 and 12.0 provides our conclusions and limitations.

The data used to generate our recommendations are presented throughout this report and in the attached figures.



All recommendations provided within this report must be followed in order to achieve the intended performance of the foundation system and other components that are supported by the site soil.

1.1 Proposed Construction

We reviewed a Architectural details and grading plans were not available at the time of this report. We understand the proposed residential development will include construction of 13 single-family residential structures supported by steel reinforced concrete foundation systems. Grading for the structures will include cuts of approximately 3 to 10 feet below the adjacent ground surface. We assume relatively light foundation loadings, typical of the proposed type of construction. The project will also include construction of new roads, utilities, and associated infrastructure.

When final building locations, grading and loading information have been developed, we should be notified to re-evaluate the recommendations presented in this report.

2.0 FIELD STUDY

2.1 Site Description and Geomorphology

The approximately 1.76 acre parcel is currently vacant. The ground surface slope down to the south. Vegetation consists of native grasses and few small trees.

2.2 Subsurface Soil and Water Conditions

We advanced 8 test borings in the vicinity of the proposed structure. A schematic showing the approximate boring locations is provided below as Figure 1. The logs of the soils encountered in our test borings are presented in Appendix A.

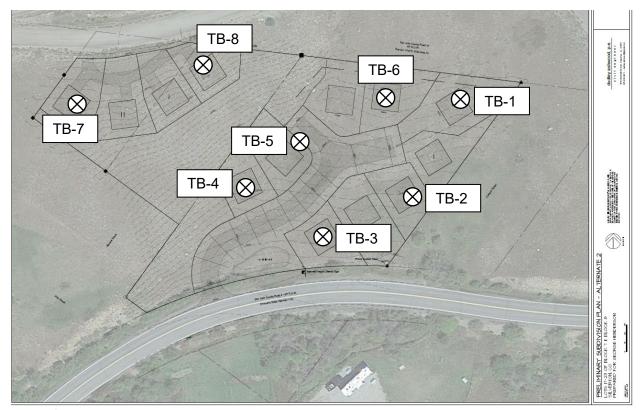


Figure 1; Test Boring Location Map

The schematic presented above was prepared using notes and field measurements obtained during our field exploration and is intended to show the approximate test boring locations for reference purposes only.

The subsurface conditions encountered in our test borings consisted of upper layer of organic silty, clayey sand from the ground surface to depths of 6 to 18 inches. Below the upper organic soil layer, we encountered clayey sand with gravel (SC) or clayey gravel and cobbles with sand (GC) to the bottom of our test borings. We encountered practical auger refusal at depths that ranged from 3 ½ feet to 24 feet.

Free subsurface water was encountered in TB-1 through TB-6 at depths that ranged from approximately 2 to 7 feet below the adjacent ground surface during drilling. We suspect that the subsurface water elevation and soil moisture conditions will be influenced by snow melt and/or precipitation and local irrigation.

The logs of the subsurface soil conditions encountered in our test borings are presented in Appendix A. The logs present our interpretation of the subsurface conditions encountered in the test borings at the time of our field work. Subsurface soil and water conditions are often variable across relatively short distances. It is likely that variable subsurface soil and water conditions will be encountered during construction. Laboratory soil classifications of samples obtained may differ from field classifications.

3.0 LABORATORY STUDY

The laboratory study included tests to estimate the strength, swell and consolidation potential of the soils tested. We performed the following tests on select samples obtained from the test borings. The laboratory test results are provided in Appendix B.

- Moisture Content and Dry Density
- Sieve Analysis (Gradation)
- Atterberg Limits, Liquid Limit, Plastic Limit and Plasticity Index
- Swell Consolidation Tests
- Direct Shear Strength Test
- Moisture Content Dry Density Relationship Test

A synopsis of some of our laboratory data for some of the samples tested is tabulated below.

Sample Designation	Percent Passing #200 Sieve	Atterberg Limits LL/PI	Moisture Content (percent)	Dry Density (PCF)	Measured Swell Pressure (PSF)	Swell or Consolidation Potential
TB-1 @ 0-3'	28	29/9	11.9	-	-	-
TB-1 @ 3'	-	-	7.7	119.9	880*	0.1 (% under 500 psf load)
TB-1 @ 4-8'	28	27/10	11.1	-	-	-
TB-2 @ 4'	-	-	14.4	120.5	0	0.0 (% under 100 psf load)
TB-3 @ 0-3.5'	20	31/11	7.1	-	-	-
TB-3 @ 3.5'	-	-	6.0	117.7	0*	0.0 (% under 100 psf load)
TB-4 @ 3'	-	-	7.8	120.4	1,310*	2.6 (% under 100 psf load)
TB-5 @ 0-3'	26	36/12	20.6	-	-	-
TB-5 @ 3'	-	-	7.5	116.7	0*	-0.1 (% under 500 psf load)
TB-7 @ 3.5-7.5'	-	-	6.9	121.8	2,740*	2.9 (% under 100 psf load)

*NOTES:

Direct Shear Strength Tests (Residual Strength Tests): We performed residual strength direct shear strength tests on minus #10 sieve screen size particles obtained from Test Boring TB-8 at depths ranging from about 0 to 3 feet below the ground surface elevation. We obtained an angle of internal friction (phi) of about 31 degrees and cohesion of about 45 pounds per square foot.



We determine the swell pressure as measured in our laboratory using the constant volume method. The graphically estimated load-back swell pressure may be different from that measured in the laboratory.

^{2.} Negative Swell-Consolidation Potential indicates compression under conditions of loading and wetting.

 ^{* =} Swell-Consolidation test performed on remolded sample due to rock content. Test results should be considered an estimate only of
the swell or consolidation potential at the density and moisture content indicated.

4.0 FOUNDATION RECOMMENDATIONS

There are two general types of foundation system concepts, "deep" and "shallow", with the designation being based on the depth of support of the system. We have provided a discussion of viable foundation system concepts for this project below. The choice of the appropriate foundation system for the project is best made by the project structural engineer or project architect. We should be contacted once the design choice has been made to provide consultation regarding implementation of our design parameters.

4.1 Deep Foundation System Discussion

Deep foundation system design concepts will provide the least likelihood of post-construction movement associated with volume changes within the soil. Deep foundation system design concepts may be viable for this project; however, we anticipate that only a shallow foundation system design is being considered at this time. We are available to develop deep foundation design parameters if desired.

4.2 Shallow Foundation System Concepts

Subsurface data indicate that clayey gravel and cobble with sand will likely be the predominant soil type encountered beneath shallow foundations. Based on the laboratory analysis, the soils encountered in our borings were found to have a low to moderate swell potential and low consolidation potential. The anticipated soils at the foundation level are considered suitable for shallow foundation support. Deep foundation system design concepts which include isolation of shallow components including floor systems from shallow soils are less likely to experience post-construction movement due to volume changes in the site soil.

There are numerous types of shallow foundation systems and variants of each type. Shallow foundation system concepts discussed below include:

• Spread Footings (continuous) and stem walls

The integrity and long-term performance of each type of system is influenced by the quality of workmanship which is implemented during construction. It is imperative that all excavation and fill placement operations be conducted by qualified personnel using appropriate equipment and techniques to provide suitable support conditions for the foundation system.

4.2.1 Spread Footings

A spread footing foundation system consists of a footing which dissipates, or spreads, the loads imposed from the stem wall (or beam) from the structure above. Remolded soil samples tested from the anticipated support elevations in our test borings had measured swell pressure that ranged from about 0 to 2,740 pounds per square foot and the swell potential magnitude ranged from about 0 to 2.9 percent under 100 to 500 pound per square foot surcharge loading. The owner must understand that regardless of the expansive soil mitigation design concepts presented below, if the swell pressure generated by the expansive soil on this site exceeds the minimum dead load which is imposed by the spread footing or other structural components, and the expansive site soils



become wetted, uplift of the foundation system and other structural components is highly likely. Drilled piers, or other deep foundation system design will provide the least likelihood of post construction movement associated with soil volume changes.

The actual magnitude of the potential uplift of the foundation system depends on the volume (or depth) of the support soils which become moistened after construction. It is difficult to predict the amount of soil which will become moistened after construction, some theories suggest that with time the entire soil mantle may become moistened. Based on our experience in the area we feel that it is possible for at least 3 to 5 feet of soil below the footings to be influenced by subsurface moisture. Based on the assumed depth of moistened soil, laboratory test data, and the soil characteristics we estimate that the magnitude of the potential uplift associated with swelling of the expansive support soil materials may be in the range of about 1 to 1.5 inches. If the entire soil mantle becomes moistened the total potential uplift may be considerably higher. The project structural engineer or architect should determine if the potential uplift is tolerable for the proposed structure on this project site.

Uplift associated with swelling soils occurs only where the foundation support soils have been exposed to water; therefore, the uplift may impose shear stresses in the foundation system. The magnitude of the imposed shear stress is related to the swell pressure of the support soil, but is difficult to estimate. Properly designed and constructed continuous spread footings with stem walls (or beams) have the ability to distribute the forces associated with swelling of the support soil. The rigidity of the system helps reduce differential movement and associated damage to the overlying structure. Swelling of the soil supporting isolated pad footings will result in direct uplift of the columns and structural components supported by the columns. Damage to the structure due to this type of movement can be severe. We recommend that isolated pad footings be avoided and that the foundation system be designed as rigid as is reasonably possible.

We recommend that the footings be designed with a high dead load and supported by a layer of moisture conditioned and compacted natural soil which is overlain by a layer of compacted structural fill material. This concept is outlined below:

- The foundation excavation should be excavated to at least 12 inches below the proposed footing support elevation.
- The natural soils exposed in the bottom of the excavation should be scarified to a depth of about 6 to 8 inches
- The scarified soil should be thoroughly moisture conditioned to about 2 percent above the laboratory determined optimum moisture content and then compacted.
- After completion of the compaction of the moisture conditioned natural soil a 12 inch thick layer of granular aggregate base course structural fill material should be placed, moisture conditioned and compacted.
- The moisture conditioned natural soil material and the granular soils should be compacted as discussed under the Compaction Recommendations portion of this report below.
- In the absence of structural engineering design and for general geotechnical engineering purposes, we recommend the stem walls be designed to act as beams and reinforced with continuous steel reinforcement, 4 reinforcement bars, 2 top and 2 bottom. Taller walls may require additional reinforcement bar.



• The structural engineer should be contacted to provide the appropriate reinforcement bar diameter and locations.

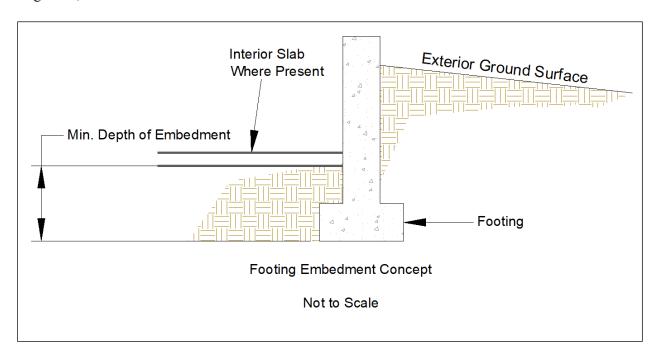
We recommend that particular attention and detail be given to the following aspects of the project construction for this lot;

- A subsurface drain system should be installed adjacent to the residential structure foundation system. Concepts for a subsurface drain system are presented in Section 6.0 of this report.
- The landscaping drainage concept provided in Section 8.5 below is imperative for this site to limit the moisture available to the foundation bearing soils.
- The exterior foundation backfill must be well compacted and moisture conditioned to above optimum moisture content. Recommendations for exterior foundation backfill are provided later in this report.

We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain and wall drain system. Topographic conditions on the site may influence the ability to install a subsurface drain system which promotes water flow away from the foundation system. The subsurface drain system concept is discussed under the Subsurface Drain System section of this report below.

The footing embedment is a relatively critical, yet often overlooked, aspect of foundation construction. The embedment helps develop the soil bearing capacity, increases resistance of the footing to lateral movement and decreases the potential for rapid moisture changes in the footing support soils, particularly in crawl space areas. Interior footing embedment reduces the exposure of the crawl space support soils to dry crawl space air. Reduction in drying of the support soil helps reduce downward movement of interior footings due to soil shrinkage.

All footings should have a minimum depth of embedment of at least one 1 foot. The embedment concept is shown below.



Spread footings located away from sloped areas may be designed using the bearing capacity information tabulated below.

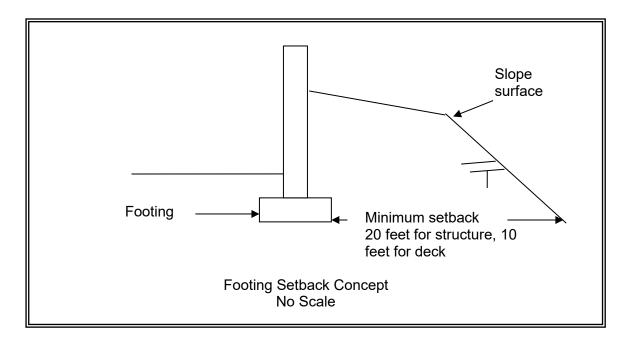
Minimum Depth of	Continuous Footing Design	Isolated Footing Design
Embedment (Feet)	Capacity (psf)	Capacity (psf)
1	1,300	Not Recommended
2	1,600	Not Recommended
3	1,900	Not Recommended

The bearing capacity values tabulated above may be increased by 20 percent for transient conditions associated with wind and seismic loads. Snow loads are not transient loads.

The bearing capacity values above were based on footing placed directly on the natural soils and on a continuous spread footing width of 1.5 feet. Larger footings and/or footings placed on a blanket of compacted structural fill will have a higher design soil bearing capacity. Development of the final footing design width is usually an iterative process based on evaluation of design pressures, footing widths and the thickness of compacted structural fill beneath the footings. We should be contacted as the design process continues to re-evaluate the design capacities above based on the actual proposed footing geometry.

Footings located on, or near slopes, should have additional embedment to establish a stable footing/slope stability condition. We recommend that the main structure footings along the slope be setback at least 20 feet from the slope surface interface with at least 4 feet of embedment on the exterior side. Deck footings should be embedded at least 4 feet below the ground surface, and should have a minimum setback of at least 10 feet from outside edge of the bottom of footing elevation to the slope surface interface. This setback concept is shown below.





If it is preferred that the structure or deck footing be placed closer to the slope surface, then additional depth of embedment of these piers is recommended. Additional revetment or restraint of the slope may be conducted, if needed, to improve the stability of the slope. This may include installation of vertical micro-piles placed under this portion of the structure footings and/or soil nail installation on the slopes below the structure. We should be contacted to provide further consultation if the structure or deck footings will be located closer to the slope surface, as described above.

The settlement of the spread footing foundation system will be influenced by the footing size and the imposed loads. We estimated the total post construction settlement of the footings based on our laboratory consolidation data, the type and size of the footing. Our analysis below assumed that the highest bearing capacity value tabulated above was used in the design of the footings. The amount of post construction settlement may be reduced by placing the footings on a blanket of compacted structural fill material.

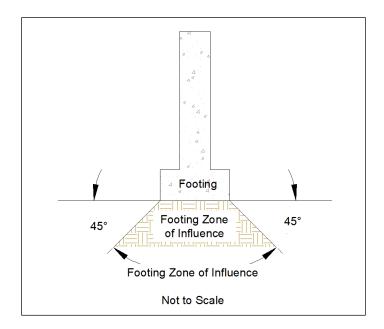
The estimated settlement for continuous footing with a nominal width of about $1\frac{1}{2}$ to $2\frac{1}{2}$ feet are tabulated below.

Thickness of Compacted Structural Fill (feet)	Estimated Settlement (inches)
0	3/4 - 1
B/2	1/2 - 3/4
В	1/4 - 1/2

B is the footing width



The compacted structural fill should be placed and compacted as discussed in the Construction Considerations, "Fill Placement Recommendations" section of this report, below. The zone of influence of the footing (at elevations close to the bottom of the footing) is often approximated as being between two lines subtended at 45 degree angles from each bottom corner of the footing. The compacted structural fill should extend beyond the zone of influence of the footing as shown in the sketch below.



A general and simple rule to apply to the geometry of the compacted structural fill blanket is that it should extend beyond each edge of the footing a distance which is equal to the fill thickness.

We estimate that the footings designed and constructed above will have a total post construction settlement of about 1 inch or less.

All footings should be support at an elevation deeper than the maximum depth of frost penetration for the area. This recommendation includes exterior isolated footings and column supports. Please contact the local building department for specific frost depth requirements.

The post construction differential settlement may be reduced by designing footings that will apply relatively uniform loads on the support soils. Concentrated loads should be supported by footings that have been designed to impose similar loads as those imposed by adjacent footings.

Under no circumstances should any footing be supported by more than 3 feet of compacted structural fill material unless we are contacted to review the specific conditions supporting these footing locations.

The design concepts and parameters presented above are based on the soil conditions encountered in our test borings. We should be contacted during the initial phases of the foundation excavation at the site to assess the soil support conditions and to verify our recommendations.



4.2.2 General Shallow Foundation Considerations

Some movement and settlement of any shallow foundation system will occur after construction. Movement associated with swelling soils also occurs occasionally. Utility line connections through and foundation or structural component should be appropriately sleeved to reduce the potential for damage to the utility line. Flexible utility line connections will further reduce the potential for damage associated with movement of the structure.

5.0 RETAINING STRUCTURES

We understand that laterally loaded walls will be constructed as part of this site development. Lateral loads will be imposed on the retaining structures by the adjacent soils and, in some cases, additional surcharge loads will be imposed on the retained soils from vehicles or adjacent structures. The loads imposed by the soil are commonly referred to as lateral earth pressures. The magnitude of the lateral earth pressure forces is partially dependent on the soil strength characteristics, the geometry of the ground surface adjacent to the retaining structure, the subsurface water conditions and on surcharge loads.

The site soils have a measured swell pressure of 2,740 pounds per square foot. A 2,740 pound per square foot swell pressure will exert approximately 21,920 pounds of force per lineal foot for a wall that retains 8 feet of soil. Due to the expansive nature of the site soils we do not recommend that the natural clay soils be used for retaining wall backfill. The retaining walls may be designed using the lateral earth pressure values for imported granular soil that are tabulated below.

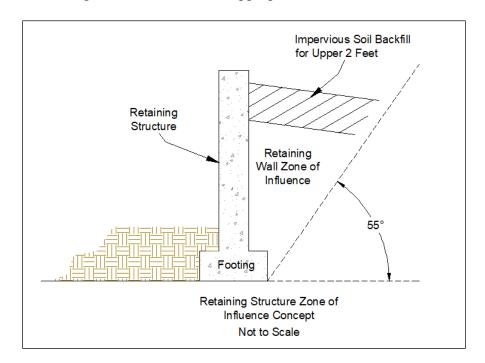
Type of Lateral Earth Pressure	Level Granular Soil Backfill (pounds per cubic foot/foot)
Active	35
At-rest	55
Passive	460
Allowable Coefficient of	0.45
Friction	

The granular soil that is used for the retaining wall backfill may be permeable and may allow water migration to the foundation support soils. There are several options available to help reduce water migration to the foundation soils, two of which are discussed here. An impervious geotextile layer and shallow drain system may be incorporated into the backfill, as discussed in Section 9.5, Landscaping Considerations, below. A second option is to place a geotextile filter material on top of the granular soils and above that place about $1\frac{1}{2}$ to 2 feet of moisture conditioned and compacted site clay soils. It should be noted that if the site clay soils are used volume changes may occur which will influence the performance of overlying concrete flatwork or structural components.

The values tabulated above are for well drained backfill soils. The values provided above do not include any forces due to adjacent surcharge loads or sloped soils. If the backfill soils become saturated the imposed lateral earth pressures will be significantly higher than those tabulated above.



The granular imported soil backfill values tabulated above are appropriate for material with an angle of internal friction of 35 degrees, or greater. The granular backfill must be placed within the retaining structure zone of influence as shown below in order for the lateral earth pressure values tabulated above for the granular material to be appropriate.



If an open graded, permeable, granular backfill is chosen it should not extend to the ground surface. Some granular soils allow ready water migration which may result in increased water access to the foundation soils. The upper few feet of the backfill should be constructed using an impervious soil such as silty-clay and clay soils from the project site, if these soils are available. The 55 degree angle shown in the figure above is approximately correct for most clay soils. The angle is defined by $45 + (\varphi/2)$ where " φ " if the angle of internal friction of the soil.

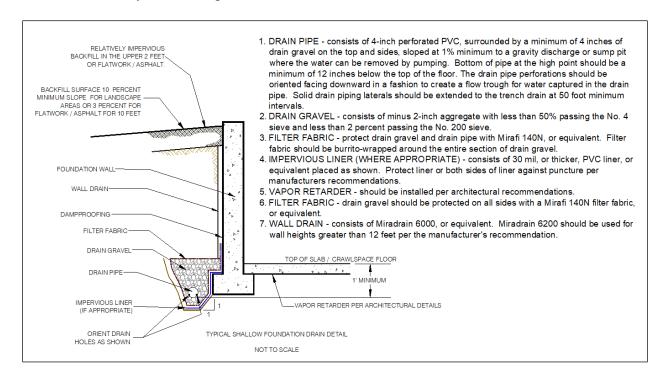
Backfill should not be placed and compacted behind the retaining structure unless approved by the project structural engineer. Backfill placed prior to construction of all appropriate structural members such as floors, or prior to appropriate curing of the retaining wall concrete, may result in severe damage and/or failure of the retaining structure.

6.0 SUBSURFACE DRAIN SYSTEM

We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain and wall drain system. Exterior retaining structures may be constructed with weep holes to allow subsurface water migration through the retaining structures. Topographic conditions on the site may influence the ability to install a subsurface drain system which promotes water flow away from the foundation system. The subsurface drain system concept is discussed under the Subsurface Drain System section of this report below.

A drain system constructed with a free draining aggregate material and a 4 inch minimum diameter perforated drain pipe should be constructed adjacent to retaining structures and/or adjacent to foundation walls. The drain pipe perforations should be oriented facing downward. The system should be protected from fine soil migration by a fabric-wrapped aggregate which surrounds a rigid perforated pipe. We do not recommend use of flexible corrugated perforated pipe since it is not possible to establish a uniform gradient of the flexible pipe throughout the drain system alignment. Corrugated drain tile is perforated throughout the entire circumference of the pipe and therefore water can escape from the perforations at undesirable locations after being collected. The nature of the perforations of the corrugated material further decreases its effectiveness as a subsurface drain conduit.

The drain should be placed at each level of excavation and at least 12 inches below lowest adjacent finish floor or crawlspace grade. The drain system pipe should be graded to surface outlets or a sump vault. The drain system should be sloped at a minimum gradient of about 2 percent, but site geometry and topography may influence the actual installed pipe gradient. Water must not be allowed to pool along any portion of the subsurface drain system. An improperly constructed subsurface drain system may promote water infiltration to undesirable locations. The drain system pipe should be surrounded by about 2 to 4 cubic feet per lineal foot of free draining aggregate. If a sump vault and pump are incorporated into the subsurface drain system, care should be taken so that the water pumped from the vault does not recirculate through pervious soils and obtain access to the basement or crawl space areas. An impervious membrane should be included in the drain construction for grade beam and pier systems or other foundation systems such as interrupted footings where a free pathway for water beneath the structure exists. A generalized subsurface drain system concept is shown below.



There are often aspects of each site and structure which require some tailoring of the subsurface drain system to meet the needs of individual projects. Drain systems that are placed adjacent to void forms must include provisions to protect and support the impervious liner adjacent to the void form. We are available to provide consultation for the subsurface drain system for this project, if desired.

Water often will migrate along utility trench excavations. If the utility trench extends from areas above the site, this trench may be a source for subsurface water within the proposed basement or crawl space. We suggest that the utility trench backfill be thoroughly compacted to help reduce the amount of water migration. The subsurface drain system should be designed to collect subsurface water from the utility trench and direct it to surface discharge points.

7.0 CONCRETE FLATWORK

We anticipate that both interior and exterior concrete flatwork will be considered in the project design. Concrete flatwork is typically lightly loaded and has a limited capability to resist shear forces associated with uplift from swelling soils and/or frost heave. It is prudent for the design and construction of concrete flatwork on this project to be able to accommodate some movement associated with swelling soil conditions.

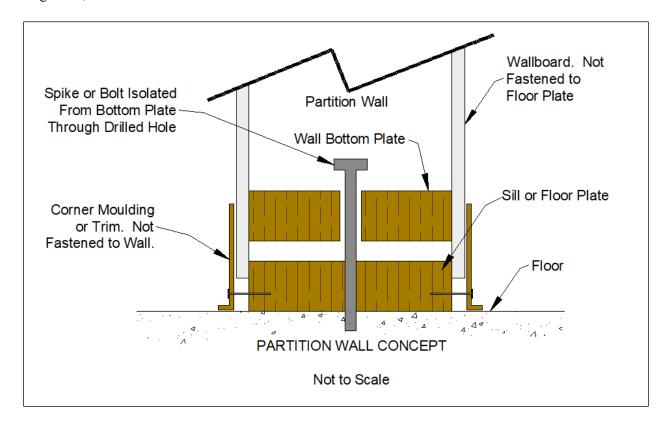
The soil samples tested have a measured swell pressure up to about 2,740 pounds per square foot and a magnitude swell potential up to about 2.9 percent under a 100 pound per square foot surcharge load. Due to the measured swell potential and swell pressure, interior floors supported over a crawl space are less likely to experience movement than are concrete slabs support on grade. The following recommendations are appropriate for garage floor slabs and for interior floor slabs if the owner is willing to accept the risk of potential movement beyond normal tolerances.

7.1 Interior Concrete Slab-on-Grade Floors

A primary goal in the design and construction of concrete slab-on-grade floors is to reduce the amount of post construction uplift associated with swelling soils, or downward movement due to consolidation of soft soils. A parallel goal is to reduce the potential for damage to the structure associated with any movement of the slab-on-grade which may occur. There are limited options available to help mitigate the influence of volume changes in the support soil for concrete slab-on-grade floors, these include:

- Preconstruction scarification, moisture conditioning and re-compaction of the natural soils in areas proposed for support of concrete flatwork, and/or,
- Placement and compaction of granular compacted structural fill material

Damage associated with movement of interior concrete slab-on-grade floor can be reduced by designing the floors as "floating" slabs. The concrete slabs should not be structurally tied to the foundations or the overlying structure. Interior walls or columns should not be supported on the interior floor slabs. Movement of interior walls or columns due to uplift of the floor slab can cause severe damage throughout the structure. Interior walls may be structurally supported from framing above the floor, or interior walls and support columns may be supported on interior portions of the foundation system. Partition walls should be designed and constructed with voids above, and/or below, to allow independent movement of the floor slab. This concept is shown below.



The sketch above provides a concept. If the plans include isolation of the partition walls from the floor slab, the project architect or structural engineer should be contacted to provide specific details and design of the desired system.

If the owner chooses to construct the residence with concrete slab-on-grade floors, the floors should be supported by a layer of granular structural fill overlying the processed natural soils. Interior concrete flatwork, or concrete slab-on-grade floors, should be underlain by scarification, moisture conditioning and compaction of about 6 inches of the natural soils followed by placement of at least 12 inches of compacted granular structural fill material that is placed and compacted as discussed in the Construction Considerations, "Fill Placement Recommendations" section of this report, below.

The above recommendations will not prevent slab heave if the expansive soils underlying slabs-on-grade become wet. However, the recommendations will reduce the effects if slab heave occurs. All plumbing lines should be pressure tested before backfilling to help reduce the potential for wetting. The only means to completely mitigate the influence of volume changes on the performance of interior floors is to structurally support the floors over a void space. Floors that are suspended by the foundation system will not be influenced by volume changes in the site soils. The suggestions and recommendations presented in this section are intended to help reduce the influence of swelling soils on the performance of the concrete slab-on-grade floors.

7.1.1 Capillary and Vapor Moisture Rise

Capillary and vapor moisture rise through the slab support soil may provide a source for moisture in the concrete slab-on-grade floor. This moisture may promote development of mold or mildew in poorly ventilated areas and may influence the performance of floor coverings and mastic placed directly on the floor slabs. The type of floor covering, adhesives used, and other considerations that are not related to the geotechnical engineering practice will influence the design. The architect, builder and particularly the floor covering/adhesive manufacturer should be contacted regarding the appropriate level of protection required for their products.

Comments for Reduction of Capillary Rise

One option to reduce the potential for capillary rise through the floor slab is to place a layer of clean aggregate material, such as washed concrete aggregate for the upper 4 to 6 inches of fill material supporting the concrete slabs.

Comments for Reduction of Vapor Rise

To reduce vapor rise through the floor slab, a moisture barrier such as a 6 mil (or thicker) plastic, or similar impervious geotextile material is often be placed below the floor slab. The material used should be protected from punctures that will occur during the construction process.

There are proprietary barriers that are puncture resistant that may not need the underlying layer of protective material. Some of these barriers are robust material that may be placed below the compacted structural fill layer. We do not recommend placement of the concrete directly on a moisture barrier unless the concrete contractor has had previous experience with curing of concrete placed in this manner. As mentioned above, the architect, builder and particularly the floor covering/adhesive manufacturer should be contacted regarding the appropriate level of moisture and vapor protection required for their products.

7.1.2 Slab Reinforcement Considerations

The project structural engineer should be contacted to provide steel reinforcement design considerations for the proposed floor slabs. Any steel reinforcement placed in the slab should be placed at the appropriate elevations to allow for proper interaction of the reinforcement with tensile stresses in the slab. Reinforcement steel that is allowed to cure at the bottom of the slab will not provide adequate reinforcement.

7.2 Exterior Concrete Flatwork Considerations

Exterior concrete flatwork includes concrete driveway slabs, aprons, patios, and walkways. The desired performance of exterior flatwork typically varies depending on the proposed use of the site and each owner's individual expectations. As with interior flatwork, exterior flatwork is particularly prone to movement and potential damage due to movement of the support soils. This movement and associated damage may be reduced by following the recommendations discussed under interior flatwork, above. Unlike interior flatwork, exterior flatwork may be exposed to frost heave, particularly on sites where the bearing soils have a high silt content. It may be prudent to



remove silt soils from exterior flatwork support areas where movement of exterior flatwork will adversely affect the project, such as near the interface between the driveway and the interior garage floor slab. If silt soils are encountered, they should be removed to the maximum depth of frost penetration for the area where movement of exterior flatwork is undesirable.

If some movement of exterior flatwork is acceptable, we suggest that the support areas be prepared by scarification, moisture conditioning and re-compaction of about 6 inches of the natural soils followed by placement of at least 12 inches of compacted granular fill material. The scarified material and granular fill materials should be placed as discussed under the Construction Considerations, "Fill Placement Recommendations" section of this report, below.

It is important that exterior flatwork be separated from exterior column supports, masonry veneer, finishes and siding. No support columns, for the structure or exterior decks, should be placed on exterior concrete unless movement of the columns will not adversely affect the supported structural components. Movement of exterior flatwork may cause damage if it is in contact with portions of the structure exterior.

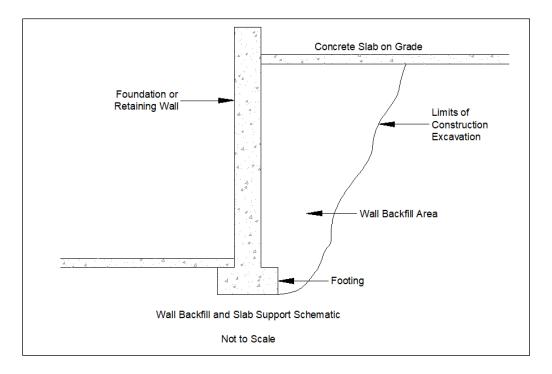
It should be noted that silt and silty sand soils located near the ground surface are particularly prone to frost heave. Soils with high silt content have the ability to retain significant moisture. The ability for the soils to accumulate moisture combined with a relatively shallow source of subsurface water and the fact that the winter temperatures in the area often very cold all contribute to a high potential for frost heave of exterior structural components. We recommend that silty soils be removed from the support areas of exterior components that are sensitive to movement associated with frost heave. These soils should be replaced with a material that is not susceptible to frost heave. Aggregate road base and similar materials retain less water than fine-grained soils and are therefore less prone to frost heave. We are available to discuss this concept with you as the plans progress.

Landscaping and landscaping irrigation often provide additional moisture to the soil supporting exterior flatwork. Excessive moisture will promote heave of the flatwork either due to expansive soil, or due to frost action. If movement of exterior slabs is undesirable, we recommend against placement of landscaping that requires irrigation. The ground surfaces near exterior flatwork must be sloped away from flatwork to reduce surface water migration to the support soil.

Exterior flatwork should not be placed on soils prepared for support of landscaping vegetation. Cultivated soils will not provide suitable support for concrete flatwork.

7.3 General Concrete Flatwork Comments

It is relatively common that both interior and exterior concrete flatwork is supported by areas of fill adjacent to either shallow foundation walls or basement retaining walls. A typical sketch of this condition is shown below.



Settlement of the backfill shown above will create a void and lack of soil support for the portions of the slab over the backfill. Settlement of the fill supporting the concrete flatwork is likely to cause damage to the slab-on-grade. Settlement and associated damage to the concrete flatwork may occur when the backfill is relatively deep, even if the backfill is compacted.

If this condition is likely to exist on this site it may be prudent to design the slab to be structurally supported on the retaining or foundation wall and designed to span to areas away from the backfill area as designed by the project structural engineer. We are available to discuss this with you upon request.

8.0 PAVEMENT SECTION THICKNESS DESIGN RECOMMENDATIONS

A pavement section is a layered system designed to distribute concentrated traffic loads to the subgrade. Performance of the pavement structure is directly related to the physical properties of the subgrade soils and traffic loadings. Our recommendations are provided below.

8.1 Subgrade Preparation

We recommend that the subgrade soils be proof-rolled prior to the scarification and processing operations. Any soft areas observed during the proof-rolling operations should be removed and replaced with properly processed materials and/or granular aggregate materials as part of the subgrade preparation. Due to the increased moisture content of the existing site soils and the increased amount of silty soils near the ground surface, we anticipate portions of the site will require additional stabilization efforts on the subgrade material in order construct the pavement section. Soil stabilization recommendations are presented in Section 9.1.1.



The site subgrade pavement section support soils must be scarified to a depth of 8 inches, moisture conditioned and compacted prior to placement of the overlying aggregate pavement section materials. The material should be moisture conditioned to within about 2 percent of the optimum moisture content and compacted to at least 90 percent of maximum dry density as determined by the modified Proctor test, ASTM D1557.

The surface of the subgrade soil should be graded and contoured to be approximately parallel to the finished grade of the asphalt or concrete pavement surface.

8.2 Traffic Estimates

Traffic projections and corresponding 18,000 pound (18k) equivalent single axel load (ESAL) factors were not available at the time of this report. We have provided pavement section thickness recommendations for an assumed ESAL values of 50,000 and 100,000. The designer should verify if the estimated traffic loads are valid for the project. If higher 18k-ESAL values are anticipated, the pavement sections presented in this report should be re-evaluated.

8.3 Flexible Pavement Design Recommendations

The aggregate materials used within the pavement section should conform to the requirements outlined in the current Specifications for Road and Bridge Construction, Colorado Department of Transportation (CDOT). The aggregate base material should be a ¾-inch minus material that conforms to the CDOT Class 6 aggregate base course specifications and have an R-value of at least 78. The aggregate sub-base course should conform to the CDOT specifications for Class 2 material and should have a minimum R-value 70. Other material may be suitable for use in the pavement section, but materials different than those listed above should be tested and observed by us prior to inclusion in the project design or construction. Aggregate sub-base and base-course materials should be compacted to at least 95 percent of maximum dry density as defined by the modified Proctor test, ASTM D1557.

We recommend that the asphalt concrete used on this project be mixed in accordance with a design prepared by a licensed professional engineer, or an asphalt concrete specialist. We should be contacted to review the mix design prior to placement at the project site. We recommend that the asphalt concrete be compacted to between 92 and 96 percent of the maximum theoretical density.

We have provided several pavement section design thicknesses below for both 50,000 and 100,000 estimated ESALs. The structural support characteristics of each section are approximately equal. The project civil engineer, or contractor can evaluate the best combination of materials for economic considerations.

Based on the laboratory test results, we estimated an R-value of 10 for the on-site soils, which correlates to a resilient modulus of 3,560 pounds per square inch. Other assumptions made for our analysis are listed below.

- Reliability Factor R(%)=85%
- Overall Standard Deviation, S₀=.44



- Estimated Total 18K-ESAL value(s)= 50,000 and 100,000
- Effective Roadbed Soils Resilient Modulus, M_r=3,560
- Change is serviceability index, Delta PSI=2.5
- Structural Coefficient of Asphalt Pavement = 0.44
- Structural Coefficient of Aggregate Base Course=0.11
- Structural Coefficient of Aggregate Sub-Base Course=0.09
- Modifying Structural Layer Coefficients for aggregate base course and aggregate subbase course layers, m_i=1.0 (fair drainage conditions with 5%-25% saturation frequency)

Based on the above assumptions and laboratory test data obtained for the native on-site soil materials, we obtained a required structural number (SN) equal to 2.6 for an assumed 50,000 18k-ESAL and a SN of 2.88 for an assumed 100,000 18k-ESAL. Our pavement thickness design recommendations are provided below. We have shown alternate pavement sections below that meet the minimum structural numbers. Pavement sections with both 3 and 4 inch asphalt concrete sections are shown; however, we generally feel that the design with the thicker (4 inch) asphalt mat will be more resilient and able to withstand the rigors associated with exposure to heavy equipment traffic during construction of buildings at the site. The 4 inch mat will also provide for a better milling surface for future maintenance operations. We do not recommend aggregate base course layers of less than 4 inches or aggregate sub-base layers of less than 6 inches.

Pavement Section Design Thickness – 50,000 ESAL (SN=2.60)

Pavement Section Component	Alterna	Alternative Thickness of Each Component (inches)			
Asphalt Concrete	3	3	4	4	
Class 6 Roadbase	4	12	4	8	
Class 2 Sub- Base	10	0	6	0	

Pavement Section Design Thickness – 100,000 ESAL (SN=2.88)

Pavement Section Component	Alterna	Alternative Thickness of Each Component (inches)			
Asphalt Concrete	3	3	4	4	
Class 6 Roadbase	5	6	4	10	
Class 2 Sub- Base	12	10	8	0	

The pavement section thicknesses tabulated above are appropriate for the post-construction commercial traffic use. Heavy construction equipment traffic will have a significant influence on the quality, character, and design life of the pavement sections tabulated above. If possible, we recommend that a partial section be constructed followed by construction of an overlay after

completion of the construction operations. We are available to discuss this with you as the project progresses.

Water intrusion into the pavement section support materials will negatively influence the performance of the parking lot surface. Water from irrigation, water from natural sources that migrates into the soils beneath landscapes surface and water from any source that gains access to the support materials can all decrease the life of the parking lot surface. Care should be taken along curbs and any edge of the parking lot to develop an interface between the material that will reduce subsurface and surface water migration into the support soil and pavement section materials. Landscape islands and other irrigated features often promote water migration since no surface flow from these features typically occurs. The same can occur along perimeter cub areas.

Water will often migrate along the interface of concrete curbs and gutter areas early in the life of any parking area. The tendency for this type of migration often decreases with time but can be reduced by compaction of materials along the outside base of curb areas adjacent to the interface of the concrete curb and the underlying soil prior to placement of landscaping soil above this interface.

8.4 Portland Cement Concrete Pavement Section

For concrete pavements (rigid pavements), we recommend a minimum of 5-inches of Portland cement concrete (PCC). Concrete pavement underlain by 6 inches Class 6 aggregate base course is recommended 1) to create a uniform subbase/base, 2) to limit potential of pumping of fines from beneath the pavement, 3) provide a working platform for construction, and 4) to help control frost heave soils.

All concrete should be based on a mix design established by a qualified engineer. A CDOT Class P or D mix would be acceptable. The design mix should consist of aggregate, Portland cement, water, and additives which will meet the requirements contained in this section. The concrete should have a modulus of rupture of third point loading of 650 psi. Normally, concrete with a 28-day compressive strength of 4,200 psi will meet this requirement. Concrete should contain approximately 6 percent entrained air. Maximum allowable slump should not exceed 4 inches.

The concrete should contain joints not greater than 10 feet on centers. Joints should be sawed or formed by pre-molded filler. The joints should be at least 1/3 of the slab thickness. Joints should be reinforced with dowels to provide load transfer between slabs. Concrete pavement joints should meet the requirements of CDOT Standard Plan No. M 412-1 and CDOT Standard Specifications Section 412.13. Expansion joints should be provided at the end of each construction sequence and between the concrete slab and adjacent structures. Expansion joints, where required, should be filled with a ½-inch thick asphalt impregnated fiber. Concrete should be cured by protecting against loss of moisture, rapid temperature changes and mechanical injury for at least three days after placement. After sawing joints, the saw residue shall be removed and the joint sealed.



9.0 CONSTRUCTION CONSIDERATIONS

This section of the report provides comments, considerations and recommendations for aspects of the site construction which may influence, or be influenced by the geotechnical engineering considerations discussed above. The information presented below is not intended to discuss all aspects of the site construction conditions and considerations that may be encountered as the project progresses. If any questions arise as a result of our recommendations presented above, or if unexpected subsurface conditions are encountered during construction we should be contacted immediately.

9.1 Fill Placement Recommendations

There are several references throughout this report regarding both natural soil and compacted structural fill recommendations. The recommendations presented below are appropriate for the fill placement considerations discussed throughout the report above.

All areas to receive fill, structural components, or other site improvements should be properly prepared and grubbed at the initiation of the project construction. The grubbing operations should include scarification and removal of organic material and soil. No fill material or concrete should be placed in areas where existing vegetation or fill material exist.

9.1.1 Subgrade Soil Stabilization

We encountered subsurface water within our test borings above the elevation of some of the anticipated footing support elevations. We suspect that soft, yielding soil conditions may be encountered at various locations on the project site during construction. This material may be challenging to compact in preparation for placement of overlying fill material. We have provided two general categories of concepts to stabilize these soils to provide a suitable substrate for placement and compaction of overlying compacted fill. These include:

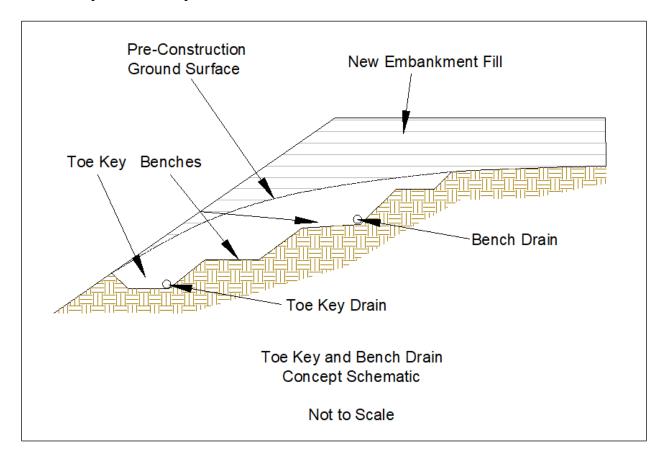
- 1.) Mechanical Stabilization; using soil and/or geotextile materials, and,
- 2.) Chemical Stabilization; using dry Portland cement.

Mechanical stabilization of soil often includes placement of aggregate material and/or larger cobbles (3-4 inch size) into an area where the soils are yielding. The most predictable technique is to over-excavate these soft areas by about 8 to 12 inches, (or more, if needed) lightly proof compact the exposed soil, place a layer of woven geosynthetic or geogrid-type material, such as or Mirifi RS 280i or BXG 120 geogrid, followed by placement of a "clean crushed aggregate" material with a nominal maximum size of 3 inches and not more than about 5 percent passing the #4 sieve. This clean crushed aggregate material should then be consolidated with a plate-type compactor. A less robust fabric, such as a non-woven geofabric, (such as Mirifi 140N) is placed on top of this aggregate layer followed by placement and compaction of the overlying fill material. For sites with extremely soft conditions it may be necessary to increase the clean aggregate layer to about 18 inches and place an intermediate layer of geogrid (or fabric) at mid-height of this layer.

Chemical stabilization using Portland cement is effective for most soils. Generally, this technique is more suitable for isolated soft areas. Generally dry Portland cement powder may be placed on the surface of the soft yielding material and subsequently mixed into the soil. The effectiveness of this technique is partially dependent upon the thoroughness of the mixing. If it can be thoroughly mixed the application rate of the Portland cement need not be more than 10 percent, and often an application of 5 to 7 percent will provide a significant decrease in free water and stabilize the material. After mixing, the material should be allowed to "rest" for about two of more hours prior to compaction. The treated material will often yield some during initial compaction, but will generally increase in rigidity as the process of hydration begins takes place. If yielding under compaction is excessive, the material should be allowed "cure" additionally prior to continued compaction effort being applied. Often it takes more time, such as overnight, to allow the cement to fully stabilize the material so this strategy is often implemented in an area at the end of a work day and allowed to cure overnight followed by subsequent fill placement on the following day.

9.1.2 Embankment Fill on Slopes

Embankment fill placed on slopes must be placed in areas that have been properly prepared prior to placement of the fill material. The fill should be placed in a toe key and benches constructed into the slope. The concept is shown below.



The width of the toe key should be at least one-fourth of the height of the fill. The elevation difference between each bench, width, and geometry of each bench is not critical; however, the elevation difference between each lift should not exceed about 3 to 4 feet. The benches should be of sufficient width to allow for placement of horizontal lifts of fill material; therefore, the size of the compaction equipment used will influence the bench widths.

Embankment fill material thicker than 5 feet should be analyzed on a site-specific basis. The fill mass may impose significant loads on, and influence the stability of the underlying slope. We suggest that no fill slopes steeper than two and one-half to one (2½:1, horizontal to vertical) be constructed unless a slope stability analysis of the site is conducted.

The toe key and bench drains shown above should be placed to reduce the potential for water accumulation in the embankment fill and in the soils adjacent to the embankment fill. The placement of these drains is more critical on larger fill areas, areas where subsurface water exists and in areas where the slopes are marginally stable.

The toe key and bench drains may consist of a perforated pipe which is surrounded by a free draining material which is wrapped by a geotextile filter fabric. The pipe should be surrounded by 4 to 6 cubic feet of free draining material per lineal foot of drain pipe.

9.1.3 Natural Soil Fill

Any natural soil used for any fill purpose should be free of all deleterious material, such as organic material and construction debris. Natural soil fill includes excavated and replaced material or inplace scarified material. Due to the expansive characteristics of the natural soil we do not recommend that it be used as fill material for direct support of structural components. The natural soils may be used to establish general site elevation. Our recommendations for placement of natural soil fill are provided below.

- The natural soils should be moisture conditioned, either by addition of water to dry soils, or by processing to allow drying of wet soils. The proposed fill materials should be moisture conditioned to between about optimum and about 2 percent above optimum soil moisture content. This moisture content can be estimated in the field by squeezing a sample of the soil in the palm of the hand. If the material easily makes a cast of soil which remains in-tact, and a minor amount of surface moisture develops on the cast, the material is close to the desired moisture content. Material testing during construction is the best means to assess the soil moisture content.
- Moisture conditioning of clay or silt soils may require many hours of processing. If
 possible, water should be added and thoroughly mixed into fine grained soil such as clay
 or silt the day prior to use of the material. This technique will allow for development of
 a more uniform moisture content and will allow for better compaction of the moisture
 conditioned materials.
- The moisture conditioned soil should be placed in lifts that do not exceed the capabilities of the compaction equipment used and compacted to at least 90 percent of maximum dry density as defined by ASTM D1557, modified Proctor test.
- We typically recommend a maximum fill lift thickness of 6 inches for hand operated equipment and 8 to 10 inches for larger equipment.

- Care should be exercised in placement of utility trench backfill so that the compaction operations do not damage underlying utilities.
- The maximum recommended lift thickness is about 6 to 8 inches. The maximum recommended rock size for natural soil fill is about 3 inches. This may require on-site screening or crushing if larger rocks are present. We must be contacted if it is desired to utilize rock greater than 3 inches for fill materials.

9.1.4 Granular Compacted Structural Fill

Granular compacted structural fill is referenced in numerous locations throughout the text of this report. Granular compacted structural fill should be constructed using an imported commercially produced rock product such as aggregate road base. Many products other than road base, such as clean aggregate or select crusher fines may be suitable, depending on the intended use. If a specification is needed by the design professional for development of project specifications, a material conforming to the Colorado Department of Transportation (CDOT) "Class 6" aggregate road base material can be specified. This specification can include an option for testing and approval in the event the contractor's desired material does not conform to the Class 6 aggregate specifications. We have provided the CDOT Specifications for Class 6 material below.

Grading of CDOT Class 6 Aggregate Base-Course Material							
Sieve Size Percent Passing Each Sieve							
1 inch	100						
³ / ₄ inch	95-100						
#4	30-65						
#8	25-55						
#200	3-12						

Liquid Limit less than 30

All compacted structural fill should be moisture conditioned and compacted to at least 90 percent of maximum dry density as defined by ASTM D1557, modified Proctor test. Areas where the structural fill will support traffic loads under concrete slabs or asphalt concrete should be compacted to at least 95 percent of maximum dry density as defined by ASTM D1557, modified Proctor test.

Although clean-screened or washed aggregate may be suitable for use as structural fill on sites with sand or non-expansive silt soils, or on sites where shallow subsurface water is present, clean aggregate materials must not be used on any site where expansive soils exist due to the potential for water to accumulate in the voids of the clean aggregate materials.

Clean aggregate fill, if appropriate for the site soil conditions, must not be placed in lifts exceeding 8 inches and each lift should be thoroughly vibrated, preferably with a plate-type vibratory compactor prior to placing overlying lifts of material or structural components. We should be contacted prior to the use of clean aggregate fill materials to evaluate their suitability for use on this project.

9.1.5 Deep Fill Considerations

Deep fills, in excess of approximately 3 feet, should be avoided where possible. Fill soils will settle over time, even when placed properly per the recommendations contained in this report. Natural soil fill or engineered structural fills placed to our minimum recommended requirements will tend to settle an estimated 1 to 3 percent; therefore, a 3 foot thick fill may settle up to approximately 1 inch over time. A 10 foot thick fill may settle up to approximately $3\frac{1}{2}$ inches even when properly placed. Fill settlement will result in distress and damage to the structures they are intended to support. There are methods to reduce the effects of deep fill settlement such as surcharge loading and surveyed monitoring programs; however, there is a significant time period of monitoring required for this to be successful. A more reliable method is to support structural components with deep foundation systems bearing below the fill envelope. We can provide additional guidance regarding deep fills up on request.

9.2 Excavation Considerations

Unless a specific classification is performed, the site soils should be considered as an Occupational Safety and Health Administration (OSHA) Type C soil and should be sloped and/or benched according to the current OSHA regulations. Excavations should be sloped and benched to prevent wall collapse. Any soil can release suddenly and cave unexpectedly from excavation walls, particularly if the soils is very moist, or if fractures within the soil are present. Daily observations of the excavations should be conducted by OSHA competent site personnel to assess safety considerations.

We encountered subsurface water in our test borings. We suspect that it may be necessary to dewater excavations to provide for suitable working conditions.

Large boulders are known to be present throughout the vicinity of Silverton. Due to the size of the boulders encountered in the vicinity, if encountered, they may be difficult to remove using conventional excavation techniques and equipment. Removal of large boulders can also create a void of loose soil beneath structural components, which may require additional removal of loose soil and replacement with structural fill. In some instances, it may be preferable to leave boulders in place. Reduction in the thickness of the recommended structural fill beneath footings and slabs may also be prudent to limit disturbance to the bearing soils. If large boulders are encountered in the building footprint, a representative of the geotechnical engineer can provide field observations and provide additional recommendations for subgrade preparation.

If possible, excavations should be constructed to allow for water flow from the excavation the event of precipitation during construction. If this is not possible it may be necessary to remove water from snowmelt or precipitation from the foundation excavations to help reduce the influence of this water on the soil support conditions and the site construction characteristics.

9.2.1 Excavation Cut Slopes

We anticipate that some permanent excavation cut slopes may be included in the site development. Temporary cut slopes should not exceed 5 feet in height and should not be steeper than about 1:1 (horizontal to vertical) for most soils. Permanent cut slopes greater than 5 feet or

steeper than 2½:1 must be analyzed on a site-specific basis.

We did not observe evidence of existing unstable slope areas influencing the site, but due to the steepness and extent of the slopes in the area we suggest that the magnitude of the proposed excavation slopes be minimized and/or supported by retaining structures.

9.3 Utility Considerations

Subsurface utility trenches will be constructed as part of the site development. Utility line backfill often becomes a conduit for post construction water migration. If utility line trenches approach the proposed project site from above, water migrating along the utility line and/or backfill may have direct access to the portions of the proposed structure where the utility line penetrations are made through the foundation system. The foundation soils in the vicinity of the utility line penetration may be influenced by the additional subsurface water. There are a few options to help mitigate water migration along utility line backfill. Backfill bulkheads constructed with high clay content soils and/or placement of subsurface drains to promote utility line water discharge away from the foundation support soil.

Some movement of all structural components is normal and expected. The amount of movement may be greater on sites with problematic soil conditions. Utility line penetrations through any walls or floor slabs should be sleeved so that movement of the walls or slabs does not induce movement or stress in the utility line. Utility connections should be flexible to allow for some movement of the floor slab.

9.4 Exterior Grading and Drainage Comments

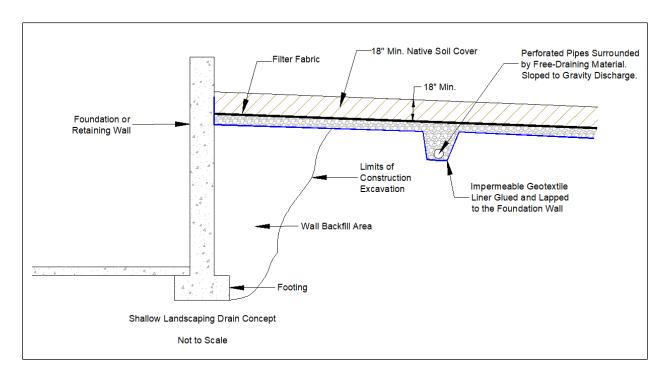
The following recommendations should be following during construction and maintained for the life of the structure with regards to exterior grading and surface drainage.

- The ground surface adjacent to the structure should be sloped to promote water flow away from the foundation system and flatwork.
- Snow storage areas should not be located in areas which will allow for snowmelt water access to support soils for the foundation system or flatwork.
- The project civil engineer, architect or builder should develop a drainage scheme for the site. We typically recommend the ground surface surrounding the exterior of the building be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 12 inches in the first 10 feet in unpaved areas and a minimum slope of 3 inches in the first 10 feet in paved areas.
- Water flow from the roof of the structure should be captured and directed away from the
 structure. If the roof water is collected in an eave gutter system, or similar, the discharge
 points of the system must be located away from areas where the water will have access to
 the foundation backfill or any structure support soils. If downspouts are used, provisions
 should be made to either collect or direct the water away from the structure.
- Care should be taken to not direct water onto adjacent property or to areas that would negatively influence existing structures or improvements.

9.5 Landscaping Considerations

We recommend against construction of landscaping which requires excessive irrigation. Generally landscaping which uses abundant water requires that the landscaping contractor install topsoil which will retain moisture. The topsoil is often placed in flattened areas near the structure to further trap water and reduce water migration from away from the landscaped areas. Unfortunately, almost all aspects of landscape construction and development of lush vegetation are contrary to the establishment of a relatively dry area adjacent to the foundation walls. Excess water from landscaped areas near the structure can migrate to the foundation system or flatwork support soils, which can result in volume changes in these soils.

A relatively common concept used to collect and subsequently reduce the amount of excess irrigation water is to glue or attach an impermeable geotextile fabric or heavy mill plastic to the foundation wall and extend it below the topsoil which is used to establish the landscape vegetation. A thin layer of sand can be placed on top of the geotextile material to both protect the geotextile from punctures and to serve as a medium to promote water migration to the collection trench and perforated pipe. The landscape architect or contractor should be contacted for additional information regarding specific construction considerations for this concept which is shown in the sketch below.



A free draining aggregate or sand may be placed in the collection trench around the perforated pipe. The perforated pipe should be graded to allow for positive flow of excess irrigation water away from the structure or other area where additional subsurface water is undesired. Preferably the geotextile material should extend at least 10 or more feet from the foundation system.



Care should be taken to not place exterior flatwork such as sidewalks or driveways on soils that have been tilled and prepared for landscaping. Tilled soils will settle which can cause damage to the overlying flatwork. Tilled soils placed on sloped areas often "creep" down-slope. Any structure or structural component placed on this material will move down-slope with the tilled soil and may become damaged.

9.6 Soil Sulfate and Corrosion Issues

The requested scope of our services did not include assessment of the chemical constituents of corrosion potential of the site soils. Most soils in southwest Colorado are not typically corrosive to concrete. There has not been a history of damage to concrete due to sulfate corrosion in the area.

We are available to perform soluble sulfate content tests to assess the corrosion potential of the soils on concrete if desired.

9.7 Radon Issues

The requested scope of service of this report did not include assessment of the site soils for radon production. Many soils and formational materials in western Colorado produce Radon gas. The structure should be appropriately ventilated to reduce the accumulation of Radon gas in the structure. Several Federal Government agencies including the Environmental Protection Agency (EPA) have information and guidelines available for Radon considerations and home construction. If a radon survey of the site soils is desired, please contact us.

9.8 Mold and Other Biological Contaminants

Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants developing in the future. If the client is concerned about mold or other biological contaminants, a professional in this special field of practice should be consulted.

10.0 CONSTRUCTION MONITORING AND TESTING

Engineering observation of subgrade bearing conditions, compaction testing of fill material and testing of foundation concrete are equally important tasks that should be performed by the geotechnical engineering consultant during construction. We should be contacted during the construction phase of the project and/or if any questions or comments arise as a result of the information presented below. It is common for unforeseen, or otherwise variable subsurface soil and water conditions to be encountered during construction. As discussed in our proposal for our services, it is imperative that we be contacted during the foundation excavation stage of the project to verify that the conditions encountered in our field exploration were representative of those encountered during construction. Our general recommendations for construction monitoring and testing are provided below.

• Consultation with design professionals during the design phases: This is important to ensure that the intentions of our recommendations are properly incorporated in the design, and that any changes in the design concept properly consider geotechnical aspects.

- Grading Plan Review: A grading plan was not available for our review at the time of this report. A grading plan with finished floor elevations for the proposed construction should be prepared by a civil engineer licensed in the State of Colorado. Trautner Geotech should be provided with grading plans once they are complete to determine if our recommendations based on the assumed bearing elevations are appropriate.
- Observation and monitoring during construction: A representative of the Geotechnical engineer from our firm should observe the foundation excavation, earthwork, and foundation phases of the work to determine that subsurface conditions are compatible with those used in the analysis and design and our recommendations have been properly implemented. Placement of backfill should be observed and tested to judge whether the proper placement conditions have been achieved. Compaction tests should be performed on each lift of material placed in areas proposed for support of structural components.
- We recommend a representative of the geotechnical engineer observe the drain and dampproofing phases of the work to judge whether our recommendations have been properly implemented.
- If asphaltic concrete is placed for driveways or aprons near the structure we are available to provide testing of these materials during placement.

11.0 CONCLUSIONS

While we feel that it is feasible to develop this site as planned using relatively conventional techniques we feel that it is prudent for us to be part of the continuing design of this project to review and provide consultation in regard to the proposed development scheme as the project progresses to aid in the proper interpretation and implementation of the recommendations presented in this report. This consultation should be incorporated in the project development prior to construction at the site.

12.0 LIMITATIONS

This study has been conducted based on the geotechnical engineering standards of care in this area at the time this report was prepared. We make no warranty as to the recommendations contained in this report, either expressed or implied. The information presented in this report is based on our understanding of the proposed construction that was provided to us and on the data obtained from our field and laboratory studies. Our recommendations are based on limited field and laboratory sampling and testing. Unexpected subsurface conditions encountered during construction may alter our recommendations. We should be contacted during construction to observe the exposed subsurface soil conditions to provide comments and verification of our recommendations.

The recommendations presented above are intended to be used only for this project site and the proposed construction which was provided to us. The recommendations presented above are not suitable for adjacent project sites, or for proposed construction that is different than that outlined for this study.



This report provides geotechnical engineering design parameters, but does not provide foundation design or design of structure components. The project architect, designer or structural engineer must be contacted to provide a design based on the information presented in this report.

This report does not provide an environmental assessment nor does it provide environmental recommendations such as those relating to Radon or mold considerations. If recommendation relative to these or other environmental topics are needed and environmental specialist should be contacted.

The findings of this report are valid as of the present date. However, changes in the conditions of the property can occur with the passage of time. The changes may be due to natural processes or to the works of man, on the project site or adjacent properties. In addition, changes in applicable or appropriate standards can occur, whether they result from legislation or the broadening of knowledge. Therefore, the recommendations presented in this report should not be relied upon after a period of two years from the issue date without our review.

We are available to review and tailor our recommendations as the project progresses and additional information which may influence our recommendations becomes available.

Please contact us if you have any questions, or if we may be of additional service.

Respectfully, TRAUTNER GEOTECH

Tom R. Harrison, P.E. Geotechnical Engineer

APPENDIX A

Field Study Results

	UTNER GEOIECHL SHNICAL ENGINEERING, MATERIALS TESTING AND ENGINEERING GEOLOGY Center Drive, Durango, Colorado, 81301 (970) 259-5095 www.trautnergeotech.com	LC	Hole Diameter Drilling Method Sampling Method	: T. Harrison : 4" Solid : Continuous F : Mod. Californ : 07/07/22				LO	G OF BORING TB-1	
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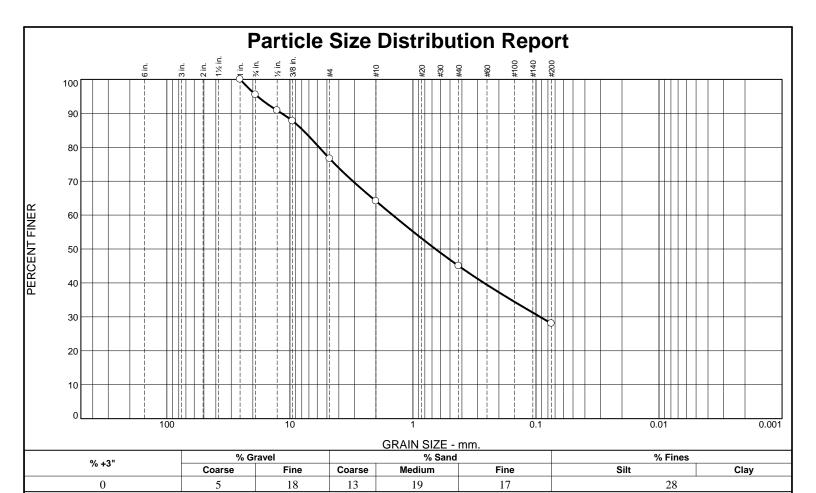
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APPENDIX B

Laboratory Test Results



SIEVE	PERCENT	SPEC.*	PASS?
SIZE	FINER	PERCENT	(X=NO)
1"	100		
3/4"	95		
1/2"	91		
3/8"	88		
#4	77		
#10	64		
#40	45		
#200	28		
*		l	

SC-Clayey Sand with	Material Description Gravel	
PL= 20	Atterberg Limits LL= 29	PI= 9
D ₉₀ = 11.6728 D ₅₀ = 0.6557 D ₁₀ =	Coefficients D85= 7.8225 D30= 0.0926 Cu=	D ₆₀ = 1.4590 D ₁₅ = C _c =
USCS= SC	Classification AASHTO=	A-2-4(0)
	<u>Remarks</u>	

* (no specification provided)

Location: Test Boring 1 **Sample Number:** 12932-A

Depth: 0'-3'

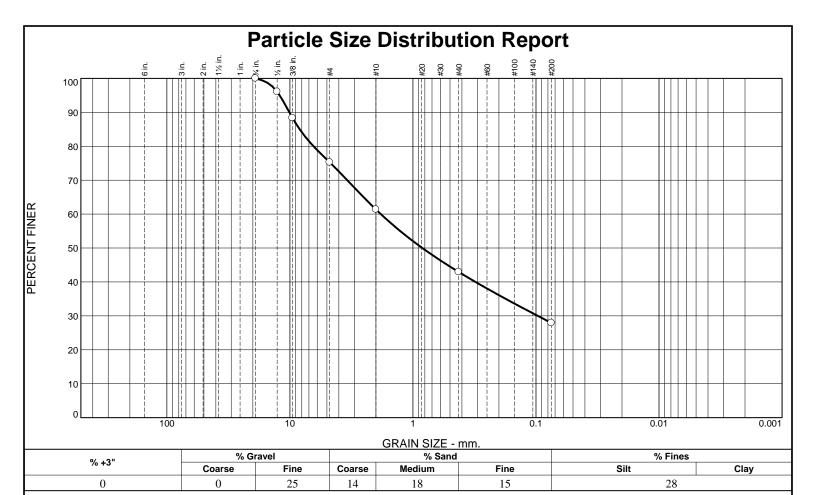
Client: George Henderson

Project: Block 7 and Block 8 Blague's Addition

Project No: 57343GE Figure B.1

TRAUTNER GEOTECHLLC

Tested By: C. Manchester Checked By: N. Winiecki



SIEVE	PERCENT	SPEC.*	PASS?
SIZE	FINER	PERCENT	(X=NO)
.75	100		
.50	96		
.375	88		
#4	75		
#10	61		
#40	43		
#200	28		
*			

Material Description SC-Clayey Sand with Gravel		
PL= 17	Atterberg Limits LL= 27	Pl= 10
D ₉₀ = 10.1077 D ₅₀ = 0.8386 D ₁₀ =	Coefficients D ₈₅ = 8.3258 D ₃₀ = 0.0966 C _u =	D ₆₀ = 1.8244 D ₁₅ = C _c =
USCS= SC	Classification AASHTO=	A-2-4(0)
	<u>Remarks</u>	

* (no specification provided)

Location: Test Boring 1 **Sample Number:** 12932-C

Tested By: <u>C. Manchester</u>

Depth: 4'-8'

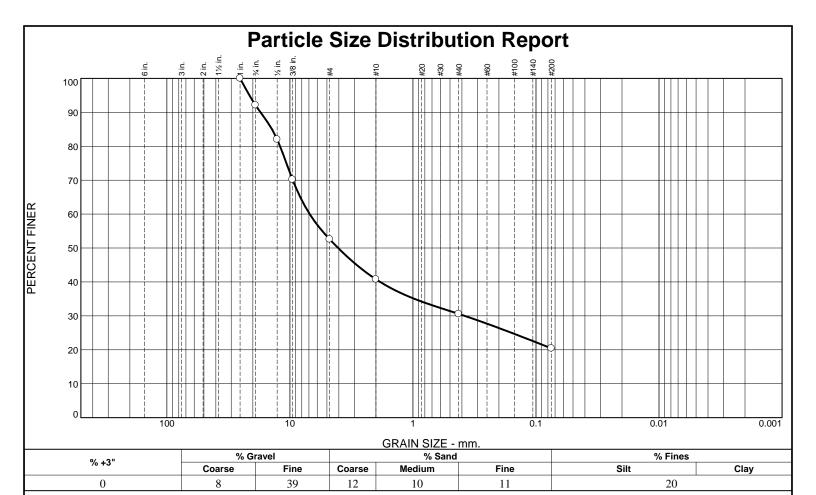
Client: George Henderson

Project: Block 7 and Block 8 Blague's Addition

Project No: 57343GE Figure B.2

TRAUTNER GEOTECHLLC

Checked By: N. Winiecki



SIEVE	PERCENT	SPEC.*	PASS?
SIZE	FINER	PERCENT	(X=NO)
1"	100		
3/4"	92		
1/2"	82		
3/8"	70		
#4	53		
#10	41		
#40	31		
#200	20		
*			

Material Description GC-Clayey Gravel with Sand			
PL= 20	Atterberg Limits LL= 31	Pl= 11	
D ₉₀ = 17.3392 D ₅₀ = 4.0529 D ₁₀ =	Coefficients D ₈₅ = 13.9785 D ₃₀ = 0.3797 C _u =	D ₆₀ = 6.9032 D ₁₅ = C _c =	
USCS= GC	<u>Classification</u> AASHTO=	A-2-6(0)	
	<u>Remarks</u>		

* (no specification provided)

Location: Test Boring 3 **Sample Number:** 12932-G

Depth: 0'-3 1/2'

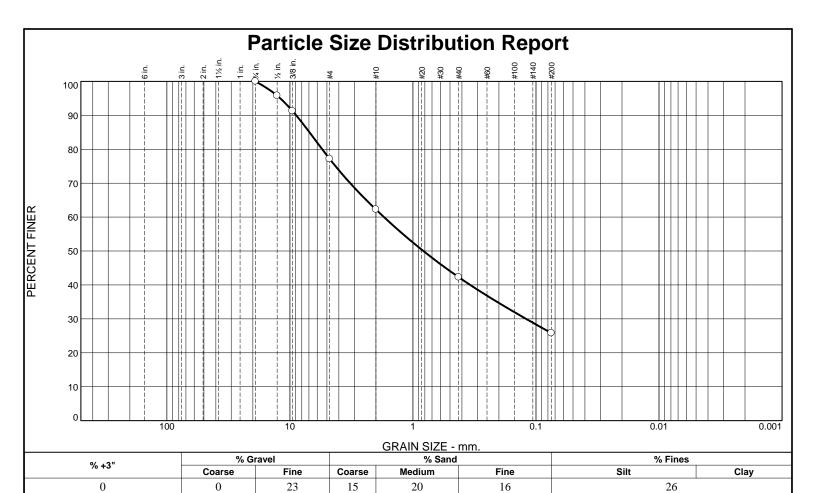
Client: George Henderson

Project: Block 7 and Block 8 Blague's Addition

B.3 **Project No:** 57343GE **Figure**

TRAUTNER GEOTECHLLC

Tested By: P. Walston Checked By: N. Winiecki



SIEVE	PERCENT	SPEC.*	PASS?
SIZE	FINER	PERCENT	(X=NO)
.75	100		
.50	96		
.375	91		
#4	77		
#10	62		
#40	42		
#200	26		
*		1	

Material Description SC-Clayey Sand with Gravel		
PL= 24	Atterberg Limits LL= 36	Pl= 12
D ₉₀ = 8.8930 D ₅₀ = 0.8220 D ₁₀ =	$\begin{array}{c} {\color{red} \textbf{Coefficients}} \\ \textbf{D_{85}} = 6.9323 \\ \textbf{D_{30}} = 0.1202 \\ \textbf{C_{u}} = \end{array}$	D ₆₀ = 1.7190 D ₁₅ = C _c =
USCS= SC	Classification AASHTO=	A-2-6(0)
	<u>Remarks</u>	

* (no specification provided)

Location: Test Boring 5 **Sample Number:** 12932-K

Depth: 0'-3'

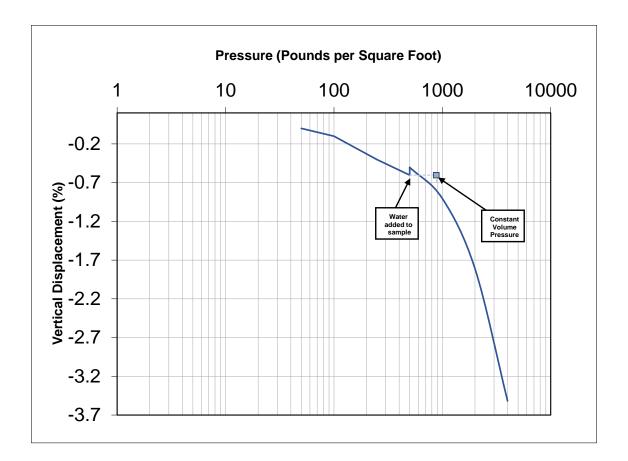
Client: George Henderson

Project: Block 7 and Block 8 Blague's Addition

Project No: 57343GE Figure B.4

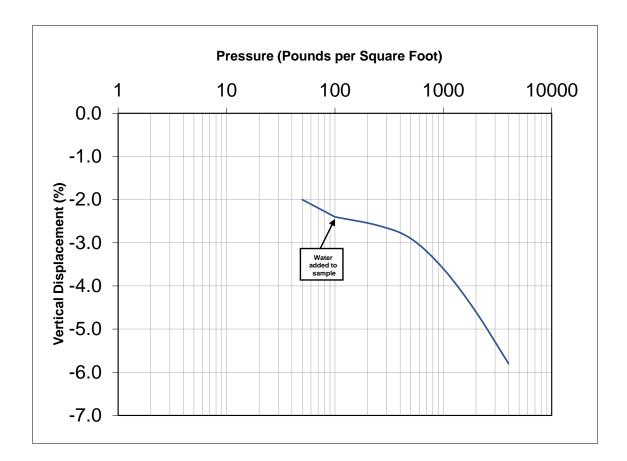
TRAUTNER GEOTECHLLC

Tested By: C. Manchester Checked By: N. Winiecki



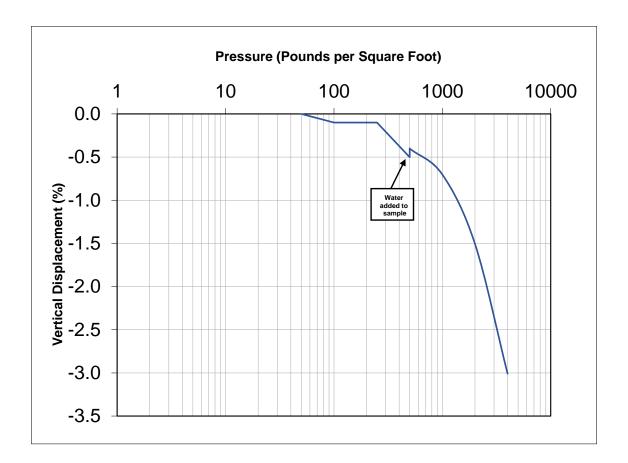
SUMMARY OF TEST RESULTS		
Sample Source:	TB-1 @ 3'	
Visual Soil Description:	GC	
Swell Potential (%)	0.1%	
Constant Volume Swell Pressure (lb/ft²):	880	
	Initial	Final
Moisture Content (%):	7.7	14.3
Dry Density (lb/ft ³):	119.9	123.5
Height (in.):	0.995	0.960
Diameter (in.):	1.94 1.94	

Project Number:	57343GE
Sample ID:	12932-B
Figure:	B.5



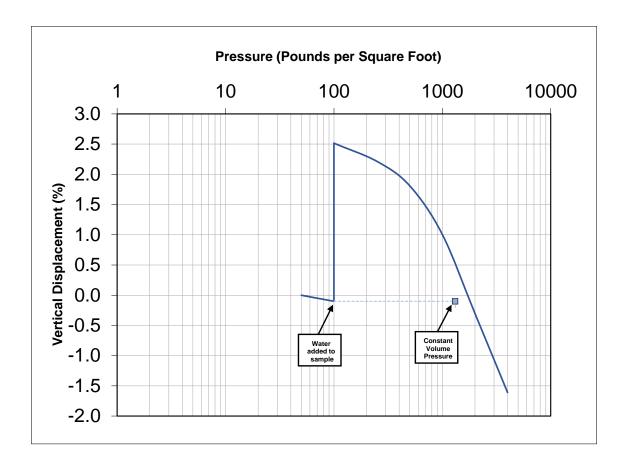
SUMMARY OF TEST RESULTS		
Sample Source:	TB-2 @ 4'	
Visual Soil Description:	GC	
Swell Potential (%)	0.0%	
Constant Volume Swell Pressure (lb/ft²):	0	
	Initial	Final
Moisture Content (%):	14.4	14.3
Dry Density (lb/ft ³):	120.5	125.7
Height (in.):	1.000	0.942
Diameter (in.):	1.94 1.94	

Project Number:	57343GE
Sample ID:	12932-F
Figure:	B.6



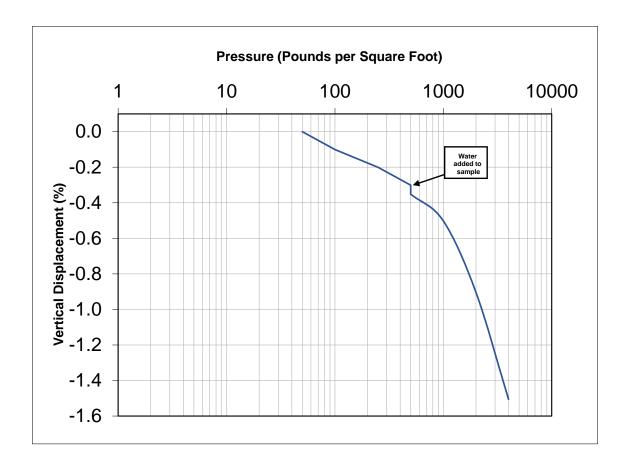
SUMMARY OF TEST RESULTS		
Sample Source:	TB-3 @ 3.5'	
Visual Soil Description:	GC	
Swell Potential (%)	0.1%	
Constant Volume Swell Pressure (lb/ft²):	0	
	Initial	Final
Moisture Content (%):	6.0	16.5
Dry Density (lb/ft ³):	117.7	120.7
Height (in.):	0.997	0.967
Diameter (in.):	1.94 1.94	

Project Number:	57343GE
Sample ID:	12932-H
Figure:	B.7



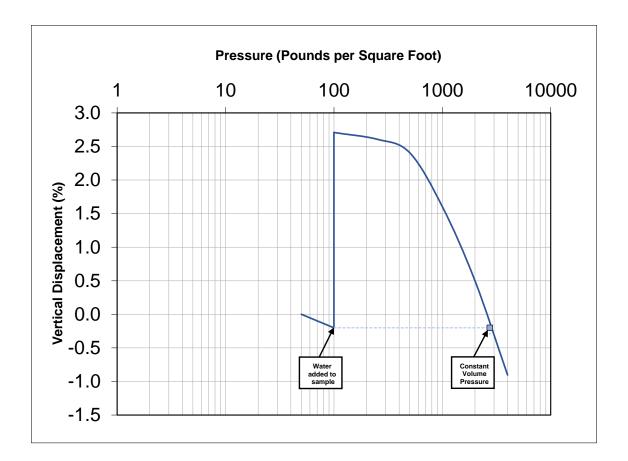
SUMMARY OF TEST RESULTS		
Sample Source:	TB-4 @ 3'	
Visual Soil Description:	SC	
Swell Potential (%)	2.6%	
Constant Volume Swell Pressure (lb/ft²):	1,310	
	Initial	Final
Moisture Content (%):	7.8	16.2
Dry Density (lb/ft ³):	120.4	121.6
Height (in.):	0.994	0.978
Diameter (in.):	1.94 1.94	

Project Number:	57343GE		
Sample ID:	12932-J		
Figure:	B.8		



SUMMARY OF TEST RESULTS				
Sample Source:	TB-5 @ 3'			
Visual Soil Description:	SC w/gravels			
Swell Potential (%)	-0.1%			
Constant Volume Swell Pressure (lb/ft²):	0			
	Initial Final			
Moisture Content (%):	7.5	17.2		
Dry Density (lb/ft ³):	116.7 116.1			
Height (in.):	0.996 0.981			
Diameter (in.):	1.94 1.94			

Project Number:	57434GE		
Sample ID:	12932-L		
Figure:	B.9		



SUMMARY OF TEST RESULTS				
Sample Source:	TB-7 3.5-7.5'			
Visual Soil Description:	GC			
Swell Potential (%)	2.9%			
Constant Volume Swell Pressure (lb/ft²):	2,740			
	Initial Final			
Moisture Content (%):	6.9	15.4		
Dry Density (lb/ft ³):	121.8 122.0			
Height (in.):	0.997	0.988		
Diameter (in.):	1.94 1.94			

Project Number:	57343GE		
Sample ID:	12932-N		
Figure:	B.10		

TRAUTNER GEOTECHILC

GEOTECHNICAL ENGINEERING, MATERIAL TESTING AND ENGINEERING GEOLOGY

Direct Shear Test Results:

ASTM D-3080

Project: Block 7 and Block 8, Blague's Addition

Project Number:	57343GE
Laboratory Sample ID:	12932-P
Sample Date:	7/7/2022
Test Date:	7/25/2022
Technician:	GJ

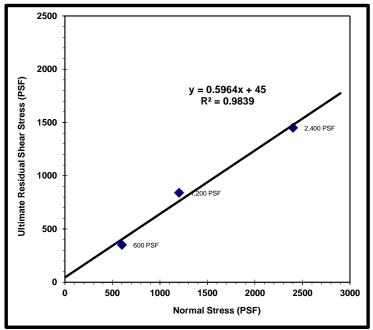
Sample Source:	TB-8 0-3'			
Visual Soil Description:	otion: GC-GM			
Type of Specimen:	Remolded Square Shear Box			

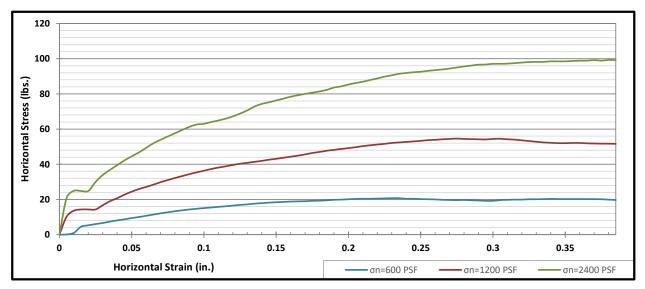
Diameter: 2.5 in Height: 1.0 in

Direct Shear Test Results:			
Normal Stress, σ _n (PSF):	2400	1200	600
Ultimate Shear Stress, τ _{ult} (PSF):	1450	840	350

Summary of Sample Data:				
Initial Moisture Content (%):	8.0			
Intial Dry Density (PCF):	105.0			
Final Moisture Content (%):	15.3			
Final Dry Density (PCF):	99.4			

ESTIMATED STRENGTH PARAMETERS			
Angle of Internal Friction, φ (°):	31		
Cohesion (PSF):	45		
Horizontal Strain (in.)	0.1		





Animas Overlook

("working name")

OUTLINE DEVELOPMENT PLAN



Project Overview and Executive Summary



GFS Land is requesting that the Board of Trustees, and subsequently, the Planning Commission approve the proposed Outline Development Plan and permit GFS Land to begin the application for Final Plat approval.

- ❖ GFS Land LLC "GFS Land" acquired two land tracts on Blague Hillside in January 2022 − Block 8 of Blagues Addition (Lots 1-34) and Block 7 of Blagues Addition (Lots 17-23)
- The current status of the property is vacant land zoned for R2 (single family and multifamily residential development) so no zoning change is necessary.
- GFS Land is proposing a Planned Unit Development "PUD" to develop 16 single family home sites.
- The proposed PUD is consistent with the vision outlined in the 2022 Compass Master Plan
- Information on the "GFS Group":
 - GFS Land is a sister company to GFS Hospitality LLC which is a local business owner/employer in the Town of Silverton. GFS Hospitality owns the Triangle Motel, Prospector Motel and Kendall Mountain Lodge.
 - The owners of "GFS Group" are building a single-family residence on the corner of Reese and 10th Street and believe in and support the current vision of the Compass Master Plan.

Steps Taken to Date



- GFS Land engaged Monadock Mineral Services located in Ouray (Tim Pasek) to survey the property prior to purchasing the properties
- GFS Land engaged Dudley Ashwood P.E. located in Hesperus to design the site plan layout. The site plan includes: homesite layout, optimal street routing, utility access and preliminary development planning
- ❖ GFS Land engaged Trautner Geotech LLC located in Durango to produce a geotechnical report to determine the viability of vertical/horizontal construction based on the site slopes and soils
- GFS Land engaged Cottonwood Consulting located in Durango (Kyle Siesser, P.G) to perform a Wetland review
- GFS Land has had discussions with the Army Corp of Engineers (Tucker Feyder) on the required permitting
- GFS Land has worked with several employees of the Town of Silverton and the Planning Department to ensure the project meets the code standards of the Town of Silverton and fits into vision of the recently approved Town of Silverton Master Plan (Lucy Mulvihill, John Sites, Bill MacDougall, Bevan Harris, etc.).
- GFS Land has met with neighboring landowners in an effort to work together to produce a plan which best serves each owners' interests.

Site Location



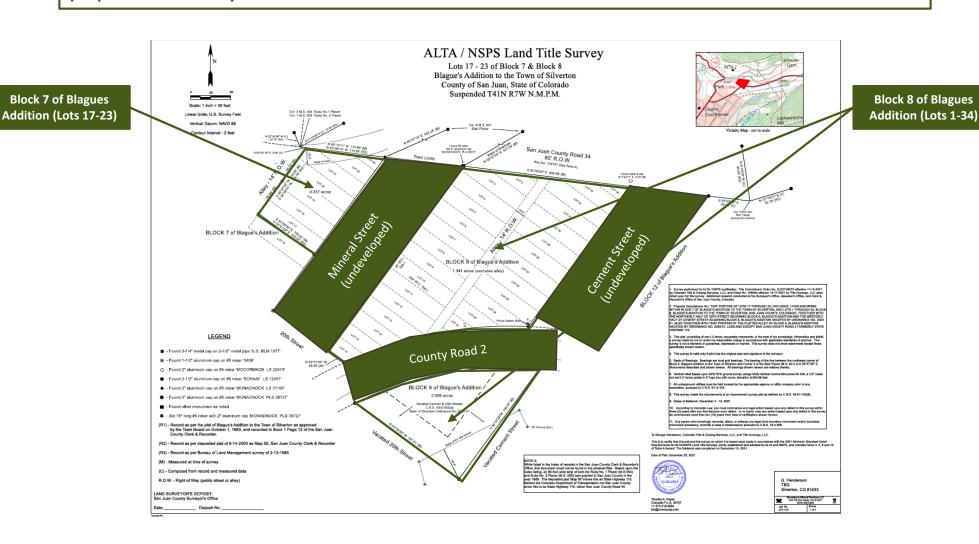
Below is a Google Earth image of Block 7 of Blagues Addition (Lots 17-23) and Block 8 of Blagues Addition (Lots 1-34)



Survey



GFS Land engaged Monadock Mineral Services (Tim Pasek) to survey the property prior to purchasing the properties in January of 2022.

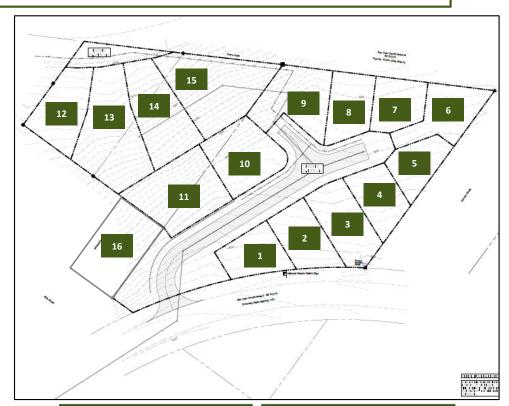


Proposed Site Plan



GFS Land engaged Dudley Ashwood P.E. to assist with the site plan layout. The site plan includes: Homesite layout, Optimal street routing, Utility access and preliminary development planning.

- The plan contemplates 16 single family residential lots ranging in size from 3,267 SF to 8,364 SF (average 5,523 SF per lot)
- The lots do not have uniform depths and widths and were designed to best fit the contours of the site based on the survey from Monadock Mineral Services and the geotechnical report from Trautner Geotech.
- Finished lot pricing has yet to be determined and is subject to market conditions and final infrastructure costs.
- Finished home sizes will be based on the size of the buildable envelop within the lot, subject to topography and required setbacks.



Lot Number	Acreage	SF	Lot Number	Acreage	SF
1	0.081	3,528	9	0.126	5,489
2	0.092	4,008	10	0.125	5,445
3	0.114	4,966	11	0.162	7,057
4	0.084	3,659	12	0.109	4,748
5	0.075	3,267	13	0.192	8,364
6	0.103	4,487	14	0.145	6,316
7	0.079	3,441	15	0.19	8,276
8	0.087	3,790	16	0.138	6,000
		Total (16 Lots)		1.902	82,840
			Average/Lot	0.127	5,523

^{*}Lot 16 is estimated SF and acreage

Proposed Site Plan (Block 8 South excluded)



GFS Land also owns .506 acres across County Road 2 adjacent to the Silverton Lakes RV Park referred to as Block 8 South. GFS Land is not contemplating development on this acreage as part of this development approval request as portions of it were deemed wetlands by Cottonwood Consulting. GFS is exploring its options as it relates to its potential best uses.

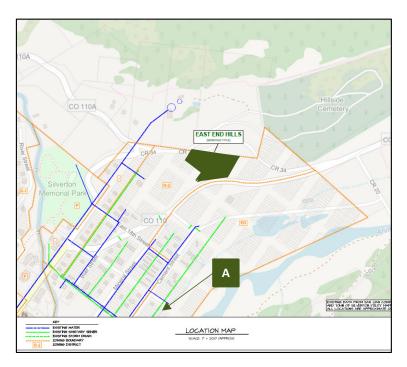


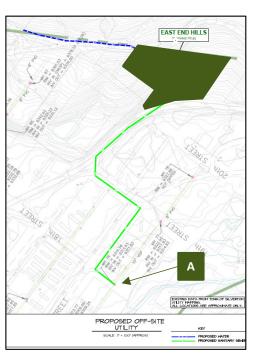
Infrastructure – Sewer Access



GFS Land has had several discussions with John Sites (Director of Public Works) to determine the most efficient and economic way to bring sewer access to the site.

- GFS Land intends to build a gravitybased sewer system that connects directly into the Town of Silverton's sewer grid.
- GFS Land will dedicate the to be developed sewer line to the Town of Silverton allowing the town to collect fees to maintain the system.
- The current plan outlined shows the to be developed sewer line connecting into the existing manhole on 18th Street, just south of Cement Street per the Town's request (See reference A on the map).



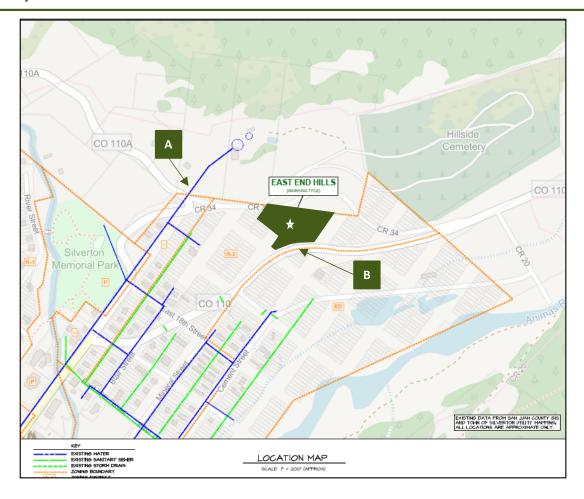


❖ GFS land will work with the Town to ensure Ten (10') foot utility easements along all rear lot lines and where utilities are located per the Silverton Municipal Code, 17-4-40. In addition, GFS land will work with the Town as it works through more detailed engineering plans to construct future sanitary sewer connections and easements which will allow for future development.

Infrastructure – Water and Electric Access



GFS Land intends to tap into an existing hydrant located nearby to the east of Block 7 (see reference A below) and will work with San Miguel Power Association "SMPA" to determine to the best access point to bring power to the site. There is an existing electric hookup on the southern portion of Block 8 (see reference B below)

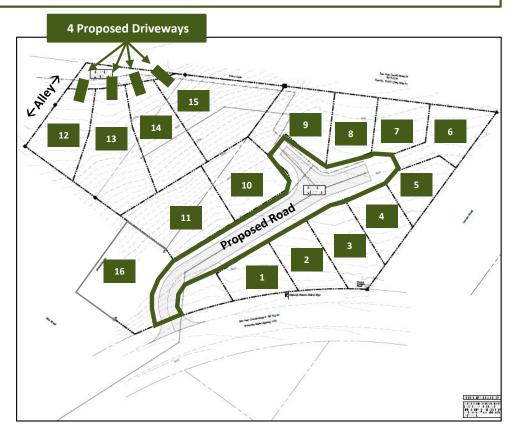


Infrastructure – Roads



GFS Land intends to build one gravel road to access the lower 12 finished residential lots. The 4 upper finished lots will be accessed directly from County Road 34 via driveways.

- The primary access road for the lower 12 lots will be from County Road 2. It is designed to have no more than a 10% slope. In addition, it is designed so that a firetruck can turn around in accordance with the municipal code.
- ❖ The primary access for the upper 4 lots will be from County Road 34 and will be accessed by driveways directly from the road. It should also be noted that GFS Land is working the two existing lot owners below lots 12 and 13 to put in an access road which would lead to the alley adjacent to lot 12.
- No names have been determined for the roads and the roads will be dedicated to the Town of Silverton and available for public access.

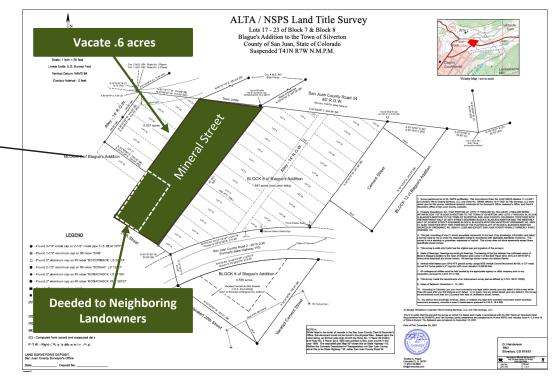


Vacating Mineral Street



GFS Land is proposing that the Town vacate Mineral Street in between Block 7 and 8 and deed the land to owners on either side (i.e. GFS Land).

- Due to the steep slope of the existing plat of Mineral Street in between Block 7 and Block 8, it would not be feasible for the Town of Silverton to build a road which is evident by the grading outlined in the Monadock Survey and was confirmed by conversations with Dudley Ashwood PE and Trautner Geotech.
- ❖ GFS Land is proposing to vacate Mineral Street between Block 7 and Block 8. The vacated acreage of Mineral Street equates to ~.6 acres. A portion of the lower vacation would go to neighboring landowners (see map).
- It should also be noted that .048 acres of County Road 34 crosses GFS Land property in Block 7. GFS Land is proposing to deed this land to the County rather than rerouting the road. GFS Land intends to work with the County to resolve any issues related to easements.

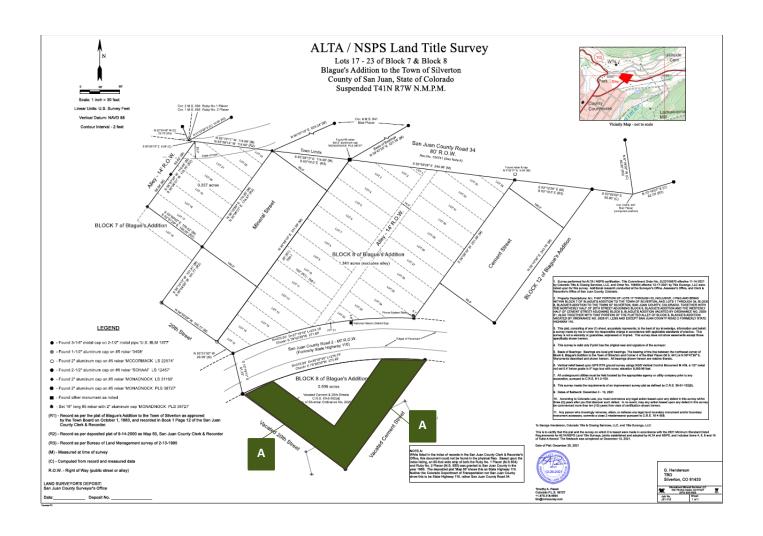


Per Sec. 17-1-50 of the Municipal Code - A landowner may make application to vacate any plat of record, or portion thereof, provided that the plat is a legal plat of record and its vacation will not interfere with development or deny access via public right-of-way to adjoining properties, utility service or other improvements, and will not be contrary to the Silverton-San Juan County Comprehensive Plan

Vacating Mineral Street (Precedent)



There is precedent of the Town of Silverton vacating unusable streets in the past to adjacent landowners. The Town of Silverton vacated portions of 20th Street and Cement Street to the adjacent landowners on the portion of Block 8 (owned by GFS land) to the south of County Road 8 (See reference A below).



Geotech Report

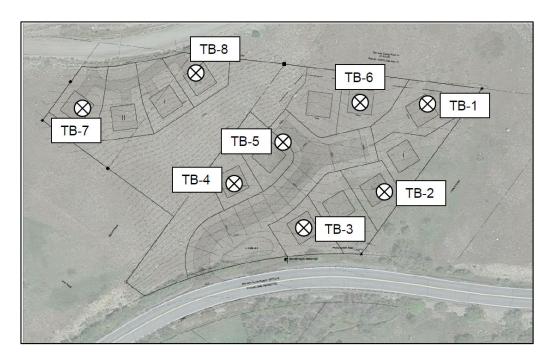


Trautner Geotech conducted a geotechnical study of the site in July of 2022 and provided GFS Land with a written report on August 15th, 2022, and concluded that the site was developable based on the site characteristics.

- The report provided a general review of the site based on 8 test borings in the vicinity of the proposed infrastructure and vertical structures (See test boring map to the right).
- * Trautner Geotech concluded the following:

 "While we feel that it is feasible to develop this site as planned using relatively conventional techniques we feel that it is prudent for us to be part of the continuing design of this project to review and provide consultation in regard to the proposed development scheme as the project progresses to aid in the proper interpretation and implementation of the recommendations presented in this report.

 This consultation should be incorporated in the project development prior to construction at the site."
- Per Trautner's recommendation, GFS Land intends to consult with Trautner as it works through more detailed engineering plans for both the infrastructure and design of the single-family structures.



Wetland Report – Cottonwood Consulting



Based on the wetland delineation report conducted June 1, 2023, there are no wetlands present within the proposed subdivision property boundaries with exception of where the entrance to the subdivision road is intended to be built. GFS Land requests that the Town allow it to operate under the current Army Corp of Engineers guidelines for jurisdictional wetlands.

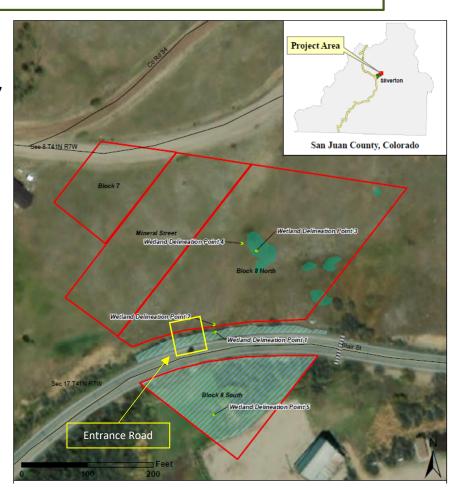
Methodology

- ❖ Delineations of Waters of the US were conducted within the project area on June 1, 2023 by Cottonwood staff Emma Millar and Kyle Siesser. The delineations were conducted in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual and the 2010 Regional supplement the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Regions. (5 delineation points within the project were reviewed)
- Wetland delineation points were characterized to determine the presence or absence of the three wetland parameters (vegetation, soils, and hydrology). The wetland indicator status of plant species was based on the US Department of Agriculture Natural Resource Conservation Service Plants Database. Soil colors were measured using the Munsell Soil Color Charts.

Permits Required

- ❖ The proposed access road for the eastern portion of the subdivision would be constructed within a wetland in a San Juan County Road ROW along the roadside ditch on the north side of Blair St/County Road 2. The fill resulting from this road would be less than 0.1 acre.
- Cottonwood recommends proceeding under a Nationwide Permit 29

 Linear Transportation Projects and submitting a Preconstruction
 Notification to the Corps and obtaining a 401 Water Quality
 Certification. No mitigation would be required for the project.



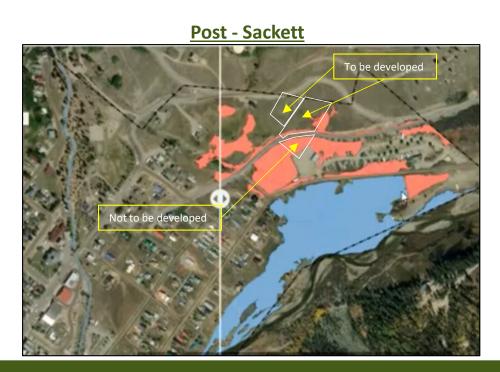
Wetlands – Pre-Sackett vs. Post Sackett



- * Below is a comparison of the effects of Pre-Sackett ruling vs. Post Sackett ruling using the Ironwood Consulting Map presented in the January 8th Board of Trustees Regular Meeting.
- The Sackett ruling does not impact any of the land proposed to be develop.
- The Sackett ruling <u>does</u> impact the lower portion of Block 8 which GFS Land does not intend to development and is not included as part of the current PUD Preliminary Development Plan.
- Therefore, GFS Land requests that the Town refer to the detailed Cottonwood Wetland Report which was conducted in June 2023 as none of the land proposed to be developed was impacted by the Sackett Ruling. It should be noted that the Cottonwood report takes a more protective view on wetlands as it relates to the drainage ditch just north of County Road 2.
- The following slide shows a detailed comparison of the Ironwood map to the Cottonwood map.
- Potential Wetlands <u>not protected</u> by the Clean Water Act as mapped by Ironwood Consulting
- Wetlands protected by the Clean Water Act as mapped by Ironwood Consulting

Not to be developed

Not to be developed



Wetlands – Cottonwood Map vs. Ironwood Map



- Below is a comparison of the Cottonwood Wetlands map from the report conducted June 1, 2023 to the Ironwood Wetlands Map presented to the Silverton Town Trustees on January 8th 2024.
- The key difference is that the Cottonwood Wetland report deems that the drainage ditch north of County Road 2 to be potentially <u>jurisdictional</u> wetlands and therefore protected by the Army Corp of Engineers/Clean Water Act. This was confirmed by Tucker Feyder of the Army Corp of Engineers.
- ❖ Mr. Feyder recommended applying for a Nationwide Permit 29 − Linear Transportation Projects and submitting a Preconstruction Notification to the Corps and obtaining a 401 Water Quality Certification. No mitigation would be required for the project.
- Cottonwood also addressed the potential wetlands on the north portion of the site and concluded there were no wetlands based on the three wetland parameters (vegetation, soils, and hydrology).
- ❖ It should be noted that the Cottonwood report takes a more protective view on wetlands as it relates to the drainage ditch just north of County Road 2.

Potential Wetlands <u>not protected</u> by the Clean Water Act as mapped by Ironwood Consulting

Wetlands <u>protected</u> by the Clean Water Act as mapped by Ironwood Consulting

Ironwood Map (Post – Sackett)

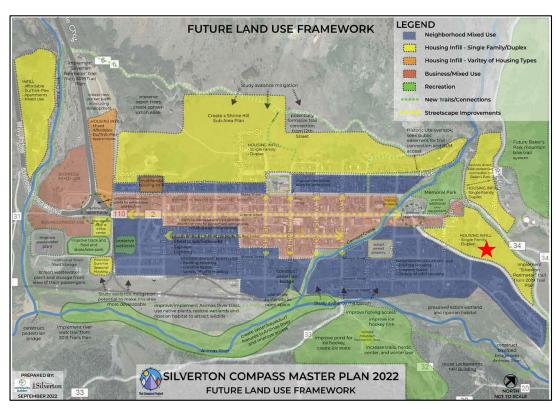




Project Benefits to the Town of Silverton



- Complementary to the Compass Master Plan Vision
 - Project is consistent with Master Plan Future Land Use Map
 - Project provides an avenue for population growth to support a year-round economy
 - Project is mindful of the existing environmental and nature assets
- Provides additional homesites to the Town of Silverton which are in short supply
 - Plan creates additional density which is consistent with the Compass Master Plan goals (lot sizes ranging from 3k to 8k SF)
- Investment of significant infrastructure dollars in the form of utilities and roads at no cost to the Town
 - Preliminary infrastructure cost estimate is \$1MM to \$1.5MM
 - Neighboring property owners will be able to utilize/access developed infrastructure
- Potential to generate job opportunities for Silverton residents
- Will generate additional tax revenue/fees for the town (property tax, sales tax, development fees, etc.)



★ Site Location

PUD Exception Requests to Subdivision Code



Exception	Code Reference	Code Language	Request
Lots	Sec. 16-3-30 (3)	(1) Minimum lot area: 5,000 square feet.(2) Minimum lot width: 50 feet.	Allow for lot size, width, depth, shape and orientation outlined in the proposed plan
Streets/Roads	Sec. 17-4-30 (b) (1)	The maximum allowable length of closed-end streets in a single-family residential and multifamily residential development shall be 600 feet.	Allow for the street outlined in the proposed plan
Streets/Roads	Sec. 17-4-30 (b) (2)	Closed-end streets shall be provided with circular turnarounds having a minimum outside right-of-way diameter of 120 feet and a minimum pavement diameter of 90 feet.	Allow for the street outlined in the proposed plan
Streets/Roads	Sec. 17-4-30 (f)	Local Street Sidewalk requirement: 4 feet	Remove sidewalk requirement
Streets/Roads	Sec. 17-4-30 (f)	Local Right-of-way required is 80'	Remove requirement or allow for 40' ROW
Streets/Roads	Sec. 17-4-30 (f)	Local Pavement Width required is 36'	Remove requirement of allow for 20' width
Streets/Roads	Sec. 17-4-30 (h) (2)	Local street grade should no more than 8%	Allow street grade of no more than 10%
Streets/Roads	Sec. 17-5-30 (c)	Pavement shall be constructed of asphalt or concrete of sufficient thickness to support the contemplated traffic load.	Allow gravel pavement
Streets/Roads	Sec. 17-5-30 (e)	All streets shall be provided with concrete curbs and gutters for the pavement edging. Such curbs and gutters shall be designed as an integral part of the pavement.	Remove concrete curb and gutter requirement
Public Improvements (Street Lights)	Sec. 17-5-40 (f)	Ornamental street lighting and associated underground street lighting supply circuits shall be installed.	Remove requirement

PUD Exception Requests to Subdivision Code (cont.) |GFS|



Exception	Code Reference	Code Language	Request
Off-street parking	Sec. 17-5-40 (j)	Off-street parking shall be constructed for all structures and facilities, with a minimum of one such space for every dwelling unit.	Remove requirement
PUD Requirements (Open Space)	Sec. 17-8-30 (c) (3)	Minimum common open space shall be 30 percent of the gross acreage of the site.	Remove requirement
PUD Requirements (United Ownership)	Sec. 17-8-30 (c) (4)	There shall be united ownership of the site.	Remove requirement to allow for sale of lots to individual owners

Final Plat – Next Steps



- Detailed Preliminary Plat and required data to be completed by Dudley Ashwood P.E. (Silverton Municipal Code Sec. 17-3-30)
- Detailed drainage plan with a SWPPP (Stormwater Pollution Prevention Plan) to provide the Town with the appropriate information in order to take over the utilities/road and subsequent maintenance. GFS Land will engage a consultant to conduct and drainage study. (Silverton Municipal Code Sec. 17-3-30)
- Detailed Utility plan to be completed by Dudley Ashwood P.E. (Silverton Municipal Code Sec. 17-3-30)
- Provide the Town with required Preliminary Plat Supplemental Data (Silverton Municipal Code Sec. 17-3-30)
- PUD Application through Preliminary Plat process (Silverton Municipal Code, Chapter 17, Article
 8)
- Use by Special Review for steep slopes (Silverton Municipal Code, Chapter 16, Article 4, Division
 3)
- Right-of-way vacation application (Silverton Municipal Code, 16-1-70)
- Nationwide Permit 29 Linear Transportation Projects and submitting a Preconstruction Notification to the Corps and obtaining a 401 Water Quality Certification.

Conclusion/Request



In conclusion, GFS Land is requesting that the Board of Trustees, and subsequently, the Planning Commission approve the proposed Outline Development Plan and allow GFS Land to begin the application for preliminary plat approval.

GFS Land believes the proposed plan is consistent with the findings in the Compass Master Plan and will bring much needed finished residential lots to the market at no cost to the Town of Silverton while generating jobs opportunities to Town residents and increasing the tax base for the Town of Silverton and San Juan County.

Appendix - Cottonwood Wetland Report Conclusion | G]

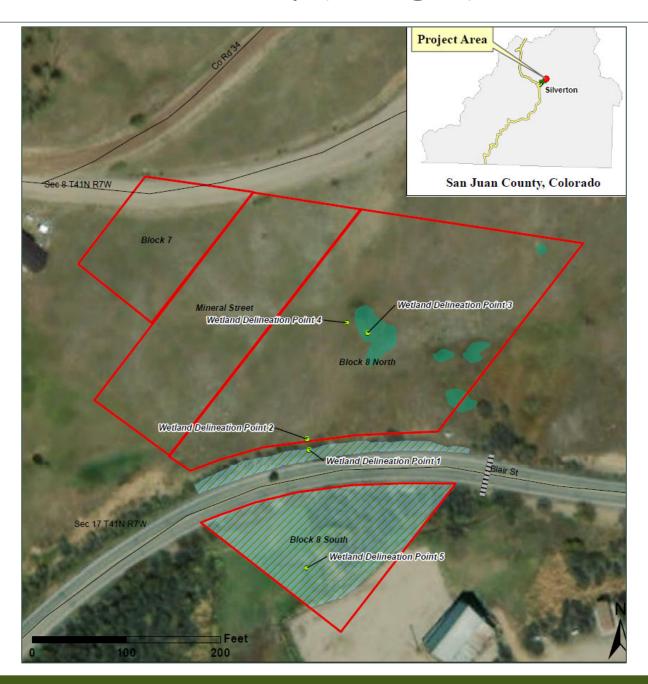


Conclusion

- Based on the presence/absence of indicators of wetland hydrology, vegetation, and soils, no wetlands are present within the proposed subdivision area. Multiple upland areas of rushes were observed on the hillside within Block 8 North; however, the areas lacked the hydric soils and hydrology necessary to be considered a wetland.
- Wetlands are present along the roadside ditch on the northern side of County Road 2, between the road and the property. This area is a San Juan County Road right-of-way (ROW). The proposed access road for the eastern portion of the subdivision would result in a fill of this wetland. The fill would be less than 0.1 acre.
- Cottonwood identified and delineated a wetland within the Block 8 South portion of the property. No ground disturbance is proposed for this area and the wetland would not be impacted.

Appendix – Wetlands Map (Enlarged)





Appendix – Wetlands Site Photos





Photo 1: Proposed East End Hills Subdivision area, 6/1/2023.



Photo 3: Wetland delineation point #1 collected from the ditch adjacent to project area, 6/1/2023.



Photo 2: Proposed East End Hills Subdivision area, 6/1/2023.



Photo 5: Wetland delineation point #2 collected from hillslope within project area, 6/1/2023.

ALTA / NSPS Land Title Survey Lots 17 - 23 of Block 7 & Block 8 Blague's Addition to the Town of Silverton County of San Juan, State of Colorado Suspended T41N R7W N.M.P.M. Scale: 1 inch = 30 feet Cor. 2 M.S. 654 Ruby No.1 Placer Cor. 1 M.S. 655 Ruby No. 2 Placer Linear Units: U.S. Survey Feet Vertical Datum: NAVD 88 Cor. 4 M.S. 841 Vicinity Map - not to scale Contour Interval - 2 feet N 22°55'48" W (C) 22.70' (R3) N 83°10'11" W 114.89' (M) N 83°08'14" W 114.65' (R2) San Juan County Road 34 Set 2" aluminum cap 'MONADNOCK PLS 38727' 80' R.O.W. Town Limits Rec.No. 104741 (See Note A) S 83°29'13" E 114.90' (M) S 83°10.0' E (R3) S 82°59'26" E 244.98' (M) Found rebar & cap N 3°32'11" E 8.59' (M) S 83°12'30" E (M) S 83°10.0' E (R3) S 83°03'06" E 60.80' (C) Cor. 3 M.S. 841 Blair Placer (computed position) BLOCK 7 of Blague's Addition (O)> BLOCK 8 of Blague's Addition 1.341 acres (excludes alley) Survey performed for ALTA / NSPS certification. Title Commitment Order No. SJ22105670 effective 11-14-2021 by Colorado Title & Closing Services, LLC, and Order No. 106404 effecive 12-17-2021 by Title Durango, LLC were relied upon for this survey. Additional research conducted at the Surveyor's Office, Assessor's Office, and Clerk & Recorder's Office of San Juan County, Colorado. 2. Property Descriptions: ALL THAT PORTION OF LOTS 17 THROUGH 23, INCLUSIVE, LYING AND BEING WITHIN BLOCK 7 OF BLAGUE'S ADDITION TO THE TOWN OF SILVERTON, AND LOTS 1 THROUGH 34, BLOCK 8, BLAGUE'S ADDITION TO THE TOWN OF SILVERTON, SAN JUAN COUNTY, COLORADO. TOGETHER WITH THE NORTHERLY HALF OF 20TH STREET ADJOINING BLOCK 8, BLAGUE'S ADDITION AND THE WESTERLY HALF OF CEMENT STREET ADJOINING BLOCK 8. BLAGUE'S ADDITION VACATED BY ORDINANCE NO. 2020-Phone System Riser 01. ALSO TOGETHER WITH THAT PORTION OF THE PLATTED ALLEY OF BLOCK 8, BLAGUE'S ADDITION VACATED BY ORDINANCE NO. 2020-01. LESS AND EXCEPT SAN JUAN COUNTY ROAD 2 FORMERLY STATE National Historic District Sign R=575.00' D=27°19'18" L=274.19' LC Chord= \$ 79°02'39"W 271.60' **LEGEND** . This plat, consisting of one (1) sheet, accurately represents, to the best of my knowledge, information and belief, LOT 21 a survey made by me or under my responsible charge in accordance with applicable standards of practice. This survey is not a warranty or guarantee, expressed or implied. This survey does not show easements except those San Juan County Road 2 - 60' R.O.W. Edges of Pavement specifically shown hereon. (Formerly State Highway 110) ♣ - Found 3-1/4" metal cap on 2-1/2" metal pipe 'U.S. BLM 1977' This survey is valid only if print has the original seal and signature of the surveyor. Found 1-1/2" aluminum cap on #5 rebar '3408' Basis of Bearings: Bearings are local grid bearings. The bearing of the line between the northwest corner of R=515.00' D=30°47'40" L=276.79' N 53°51'50" W Block 8, Blague's Addition to the Town of Silverton and Corner 4 of the Blair Placer (M.S. 841) is N 59°47'26" E. Chord= \$ 79°26'33"W 273.48' 29.09' (M) Monuments described and shown hereon. All bearings shown hereon are relative thereto. Found 2" aluminum cap on #5 rebar 'MCCORMACK LS 22574' Vertical relief based upon GPS RTK ground survey usings NGS Vertical Control Monument M 439, a 1/2" metal rod set 0.4' below grade in 5" logo box with cover, elevation 9,260.96 feet. Found 2-1/2" aluminum cap on #6 rebar 'SCHAAF LS 12457' All underground utilities must be field located by the appropriate agency or utility company prior to any BLOCK 8 of Blague's Addition / ◆ - Found 2" aluminum cap on #5 rebar 'MONADNOCK LS 31160' excavation, pursuant to C.R.S. 9-1.5-103. This survey meets the requirements of an improvement survey plat as defined by C.R.S. 38-51-102(9). 0.506 acres Found 2" aluminum cap on #5 rebar 'MONADNOCK PLS 38727' Dates of fieldwork: December 4 - 13, 2021 Vacated Cement & 20th Streets - Found other monument as noted C.R.S. 43-2-302(d) 10. According to Colorado Law, you must commence any legal action based upon any defect in this survey within own of Silverton Ordinance No. 2020-01 three (3) years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten (10) years from date of certification shown hereon. ● - Set 18" long #5 rebar with 2" aluminum cap 'MONADNOCK PLS 38727' 11. Any person who knowingly removes, alters, or defaces any legal land boundary monument and/or boundary (R1) - Record as per the plat of Blague's Addition to the Town of Silverton as approved monument accessory, commits a class 2 misdemeanor pursuant to C.R.S. 18-4-508. RV Hookup (typ.) by the Town Board on October 1, 1883, and recorded in Book 1 Page 12 of the San Juan County Clerk & Recorder. To George Henderson, Colorado Title & Closing Services, LLC, and Title Durango, LLC: This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail (R2) - Record as per deposited plat of 9-14-2000 as Map 50, San Juan County Clerk & Recorder Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 4, 5, 8 and 16 of Table A thereof. The fieldwork was completed on December 13, 2021. (R3) - Record as per Bureau of Land Management survey of 2-13-1985 Date of Plat: December 29, 2021 (M) - Measured at time of survey While listed in the index of records in the San Juan County Clerk & Recorder's Office, this document could not be found in the physical files. Based upon the (C) - Computed from record and measured data index listing, an 80-foot wide strip of both the Ruby No. 1 Placer (M.S.654) and Ruby No. 2 Placer (M.S. 655) was granted to San Juan County in the year 1966. The deposited plat 'Map 50' shows this as State Highway 110. G. Henderson R.O.W. - Right of Way (public street or alley) .12-29-2021 Neither the Colorado Department of Transportation nor San Juan County show this to be State Highway 110, rather San Juan County Road 34. Silverton, CO 81433

342 7th Ave Ouray, CO 81427

(970) 325-4600

J21-113

Colorado P.L.S. 38727

+1.970.318.6894

tim@mmsouray.com

Date:

LAND SURVEYOR'S DEPOSIT:
San Juan County Surveyor's Office



Cottonwood

P.O. Box 1653 Durango, Colorado 81302 (970) 764-7356 www.cottonwoodconsulting.com

June 13, 2023

George Henderson GFS Land LLC 140 Summa Street West Palm Beach, FL 33405

RE: Wetland Delineation East End Hills Subdivision Silverton, Colorado

Dear Mr. Henderson,

Cottonwood Consulting LLC (Cottonwood) is pleased to provide GFS Land LLC (GFS Land) with the results of the wetland delineation conducted on June 1, 2023 in Silverton, Colorado. Details are summarized below.

Background

Cottonwood was retained by GFS Land to provide a Delineation of Waters of the United States (US; delineation) within the proposed project area. For the purpose of this review, the project area was defined as certain portions of Block 7, Block 8 North, Block 8 South, and Mineral Street. The purpose of the delineation is to identify and quantify Waters of the US within the proposed project area that may fall within the jurisdiction of the US Army Corps of Engineers (Corps) under Section 404 of the Clean Water Act (CWA). Delineations are preliminary, as determination of Waters of the US must be verified by the Corps.

Project Area

The proposed East End Subdivision (subdivision) is located in Sections 8 and 17 of Township 41 North Range 7 West New Mexico Principal Meridian in San Juan County, Colorado. The subdivision is approximately 2.233 acres and would consist of 13 lots with associated roads and open space. Elevation at the site is approximately 9,260 feet above mean sea level.

Climate

Based on the available climate data, the average annual precipitation in the area is approximately 23 inches. Average annual snowfall is around 180 inches.

Vegetation

Vegetation within the proposed subdivision area is characterized as upland with interspersed areas of rushes (*Juncus* sp.). Dominant vegetation species includes woolly cinquefoil (*Potentilla*

hippiana), dandelion (*Taraxacum officinale*), and western wheatgrass (*Pascopyrum smithii*). Other species observed include common yarrow (*Achillea millefolium*), and goldenrod (*Solidago* sp.). Block 8 South, south of Blair St., is dominated by sedges (*Carex* sp.) and some willows (*Salix* sp.).

Soils

Based on review of the Natural Resources Conservation Service Web Soil Survey data, the soils within the proposed subdivision areas consist primarily of Quazar very cobbly loam, 5-25 percent (%) slopes and Howardsville gravelly loam, 1-6% slopes. The Quazar very cobbly loam parent material is alluvium derived from volcanic rock. The Quazar very cobbly loam is well drained with a medium runoff class. It is not considered prime farmland.

The Howardsville gravelly loam parent material is alluvium derived from rhyolite, tuff, and similar volcanic rocks. The Howardsville gravelly loam is well-drained with a high runoff class. It is not considered prime farmland.

Hydrology

The project area is generally located within the Animas River drainage in the San Juan Mountains. The Animas River is a tributary of the San Juan River with its headwaters in the San Juan Mountains above Silverton. From its headwaters, the Animas River flows south into New Mexico.

Methodology

Delineations of Waters of the US were conducted within the project area on June 1, 2023 by Cottonwood staff Emma Millar and Kyle Siesser. The delineations were conducted in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual and the 2010 Regional supplement the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Regions. Wetland delineation points were characterized to determine the presence or absence of the three wetland parameters (vegetation, soils, and hydrology). The wetland indicator status of plant species was based on the US Department of Agriculture Natural Resource Conservation Service Plants Database. Soil colors were measured using the Munsell Soil Color Charts.

Once delineated, the boundaries of the location of all wetland delineation points were mapped using a Trimble[®] GeoXH series Global Positioning System unit, capable of sub-meter accuracy.

Results

Based on the presence/absence of indicators of wetland hydrology, vegetation, and soils, no wetlands are present within the proposed subdivision area. Multiple upland areas of rushes were observed on the hillside within Block 8 North; however, the areas lacked the hydric soils and hydrology necessary to be considered a wetland. Wetlands are present along the roadside ditch on the northern side of Blair St, between the road and the property. This area is a San Juan County

Road right-of-way (ROW). The proposed access road for the eastern portion of the subdivision would result in a fill of this wetland. The fill would be less than 0.1 acre.

Cottonwood identified and delineated a wetland within the Block 8 South portion of the property. No ground disturbance is proposed for this area and the wetland would not be impacted.

Figure 1 is a Wetland Delineation Map. Data forms are included as Attachment 1, a photographic log is included as Attachment 2, and a survey plat indicating the location of the proposed access road is included as Attachment 3. Results from each wetland delineation point are summarized in Table 1.

Table 1. Wetland delineation points.

Delineation Points	Latitude/Longitude	Wetland Present?	Description
Delineation Point #1	37.81740°, -107.65570°	Yes	Wetland delineation point in roadside
(roadside ditch)	37.81740 , -107.03370	1 68	ditch adjacent to proposed subdivision.
Delineation Point #2	37.81743°, -107.65571°	No	Wetland delineation point from
(hillslope)	37.01743 ,-107.03371	NO	hillslope within proposed subdivision.
Delineation Point #3	37.81775°, -107.65550°	No	Wetland delineation point from rush
(rush area)	37.81773 ,-107.03330	NO	area within proposed subdivision.
Delineation Point #4	37.81778°, -107.65558°	No	Wetland delineation point from
(hillslope)	37.01770 ,-107.03330	NO	hillslope within proposed subdivision.
Delineation Point #5	27 917069 107 917069	Yes	Wetland delineation point from sedge
(Block 8 South)	37.81706°, -107.81706°	i es	area in Block 8 South.

Conclusion

Based on the preliminary wetland delineation conducted June 1, 2023, there are no wetlands present within the proposed subdivision property boundaries. The proposed access road for the eastern portion of the subdivision would be constructed within a wetland in a San Juan County Road ROW along the roadside ditch on the north side of Blair St. The fill resulting from this road would be less than 0.1 acre. GFS Land does not propose development in the Block 8 South wetland area.

Cottonwood recommends proceeding under a Nationwide Permit 14 – Linear Transportation Projects and submitting a Preconstruction Notification to the Corps. No mitigation would be required for the project.

Should you have any questions, please do not hesitate to contact me at 970-764-7356. Cottonwood appreciates the opportunity to provide services to GFS Land.

Sincerely,

Kyle Siesser, P.G.

Cottonwood Consulting LLC

Kyle D. Siesser

Attachments: Figure 1 – Project Area Map

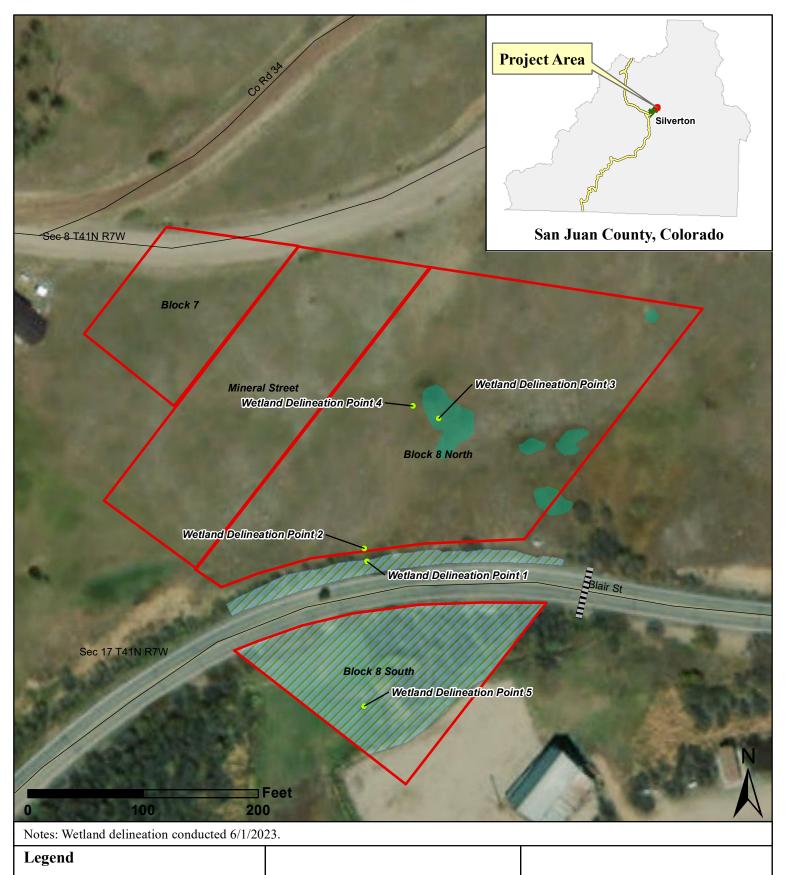
Attachment 1 – Data Forms

Attachment 2 – Photographic Log

Attachment 3 – Survey Plat

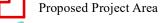


FIGURE 1



Pro

Wetland Delineation Point



Rush (Juncus sp.) Area

Wetland Area

Culvert

Roads

Cottonwood (

Mapping by: E. Millar, 6/5/2023 Coordinate System: NAD 1983 UTM Zone 13 N

Location: Sec 8 & 17 T41N R7W NMPM

Figure 1
East End Hills Subdivision
Wetland Delineation Map
GFS Land LLC



ATTACHMENT 1

Project/Site: East End Subdivisio	0	City/County: Silver	ton, San Dan Sampling Date: 6/1/23
			State: Sampling Point:
Investigator(s): K. Siescer, E. Millow			
			convex, none): Slope (%):
			Long: Datum:
			NWI classification:
Are climatic / hydrologic conditions on the site typical for			
Are Vegetation, Soil, or HydrologyX_			Normal Circumstances" present? Yes No
Are Vegetation, Soil, or Hydrology	_ naturally pro	blematic? (If ne	eded, explain any answers in Remarks.)
SUMMARY OF FINDINGS – Attach site ma	p showing	sampling point lo	ocations, transects, important features, etc.
Hydrophytic Vegetation Present? Yes			
Hydric Soil Present? YesX		Is the Sampled	Area ad? Yes No
Wetland Hydrology Present? YesX_	No		
Remarks: Sample point wir padside	ditch.	weteren ven	ted by he road.
VEGETATION – Use scientific names of pl	ants.		
VEGETATION COCCIONANCE NAMES OF P	Absolute	Dominant Indicator	Dominance Test worksheet:
Tree Stratum (Plot size:)		Species? Status	Number of Dominant Species
1			That Are OBL, FACW, or FAC: (A)
2			Total Number of Dominant
3			Species Across All Strata: (B)
4			Percent of Dominant Species
		= Total Cover	That Are OBL, FACW, or FAC: (A/B)
Sapling/Shrub Stratum (Plot size: 5ft cod)		27.0	Prevalence Index worksheet:
1. willow			Total % Cover of: Multiply by:
2			OBL species x 1 =
3			FACW species x 2 =
4			FAC species x 3 =
5			FACU species x 4 =
Herb Stratum (Plot size: 5ft cad.)	_15_	_ = Total Cover	UPL species x 5 =
	56	Y FACW	Column Totals: (A) (B)
		N	Prevalence Index = B/A =
3. 100 row	2	N	Hydrophytic Vegetation Indicators:
4. bog bear		N	★ 1 - Rapid Test for Hydrophytic Vegetation
5. mess	10	Ν	2 - Dominance Test is >50%
6. western wheatgrass	5	N	3 - Prevalence Index is ≤3.0¹
7. smooth brone	-	N	4 - Morphological Adaptations (Provide supporting
8			data in Remarks or on a separate sheet)
9.			5 - Wetland Non-Vascular Plants ¹
10			Problematic Hydrophytic Vegetation¹ (Explain)
11.			¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
		_= Total Cover	be present, unless disturbed of problematic.
Woody Vine Stratum (Plot size:)			
1			Hydrophytic
2			Vegetation Present? Yes No
OV Board Consumed in Library Structures C	_	_= Total Cover	
% Bare Ground in Herb Stratum			
remarks.			

SOIL		Sampling Point:
Profile Description: (Describe to the de	pth needed to document the indicator or confirm	m the absence of indicators.)
Depth Matrix	Redox Features	
(inches) Color (moist) %	Color (moist) % Type ¹ Loc ²	Texture Remarks
0-10 7.5 YR 25/3		abundant noots
10-16 gley 1 5/10Y		gravel present
, J		0 1
	M=Reduced Matrix, CS=Covered or Coated Sand G	
Hydric Soil Indicators: (Applicable to al	II LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
Histosol (A1)	Sandy Redox (S5)	2 cm Muck (A10)
Histic Epipedon (A2)	Stripped Matrix (S6)	Red Parent Material (TF2)
Black Histic (A3) Hydrogen Sulfide (A4)	Loamy Mucky Mineral (F1) (except MLRA 1) Loamy Gleyed Matrix (F2)	Very Shallow Dark Surface (TF12)Other (Explain in Remarks)
Depleted Below Dark Surface (A11)	✓ Depleted Matrix (F3)	Other (Explain in Remarks)
Thick Dark Surface (A12)	Redox Dark Surface (F6)	³ Indicators of hydrophytic vegetation and
Sandy Mucky Mineral (S1)	Depleted Dark Surface (F7)	wetland hydrology must be present,
Sandy Gleyed Matrix (S4)	Redox Depressions (F8)	unless disturbed or problematic.
Restrictive Layer (if present):		
Type:		
Depth (inches):		Hydric Soil Present? Yes X No
Remarks:		
HYDROLOGY		
HYDROLOGY Wetland Hydrology Indicators:		
	ed; check all that apply)	Secondary Indicators (2 or more required)
Wetland Hydrology Indicators:	ed; check all that apply) Water-Stained Leaves (B9) (except	Secondary Indicators (2 or more required) Water-Stained Leaves (B9) (MLRA 1, 2,
Wetland Hydrology Indicators: Primary Indicators (minimum of one require Surface Water (A1) High Water Table (A2)		The same of the sa
Wetland Hydrology Indicators: Primary Indicators (minimum of one require Surface Water (A1) High Water Table (A2) Saturation (A3)	Water-Stained Leaves (B9) (except	Water-Stained Leaves (B9) (MLRA 1, 2,
Wetland Hydrology Indicators: Primary Indicators (minimum of one require Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1)	 Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) 	Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
Wetland Hydrology Indicators: Primary Indicators (minimum of one require Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2)	 Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) 	 Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9)
Wetland Hydrology Indicators: Primary Indicators (minimum of one require Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3)	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc	Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9) ots (C3) Geomorphic Position (D2)
Wetland Hydrology Indicators: Primary Indicators (minimum of one require	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4)	Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9) Ots (C3) Geomorphic Position (D2) Shallow Aquitard (D3)
Wetland Hydrology Indicators: Primary Indicators (minimum of one require Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5)	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6)	Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9) ots (C3) Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5)
Wetland Hydrology Indicators: Primary Indicators (minimum of one require) Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6)	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR A)	Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9) Ots (C3) Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A)
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Wetland Hydrology Indicators: Primary Indicators (minimum of one require Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Aerial Imagery (B Sparsely Vegetated Concave Surface (Billed Observations:	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR A) Other (Explain in Remarks)	Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9) Ots (C3) Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A)
Wetland Hydrology Indicators: Primary Indicators (minimum of one require	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roce Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR A) Other (Explain in Remarks) No Depth (inches):	Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9) Ots (C3) Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A)
Wetland Hydrology Indicators: Primary Indicators (minimum of one require	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6 Stunted or Stressed Plants (D1) (LRR A Other (Explain in Remarks) No Depth (inches):	Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9) obs (C3) Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A) Frost-Heave Hummocks (D7)
Wetland Hydrology Indicators: Primary Indicators (minimum of one require	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6 Stunted or Stressed Plants (D1) (LRR A Other (Explain in Remarks) No Depth (inches): 100	Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9) Ots (C3) Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A)
Wetland Hydrology Indicators: Primary Indicators (minimum of one require	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6 Stunted or Stressed Plants (D1) (LRR A Other (Explain in Remarks) No Depth (inches):	Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9) ots (C3) Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A) Frost-Heave Hummocks (D7) and Hydrology Present? Yes No
Wetland Hydrology Indicators: Primary Indicators (minimum of one require Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Aerial Imagery (B Sparsely Vegetated Concave Surface (Beld Observations: Surface Water Present? Water Table Present? Yes Water Table Present? Yes Saturation Present? Yes (includes capillary fringe) Describe Recorded Data (stream gauge, medical interpretations)	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR A) Other (Explain in Remarks) No Depth (inches): Depth (inches): Wetla	Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9) ots (C3) Geomorphic Position (D2) Shallow Aquitard (D3) FAC-Neutral Test (D5) Raised Ant Mounds (D6) (LRR A) Frost-Heave Hummocks (D7) and Hydrology Present? Yes No
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Project/Site: <u>Fast</u> End subdivision	City	County: Silver	ton, son Juan Sampling Date: 61123
Applicant/Owner: GFS Lond LLC			State: Sampling Point: 2
Investigator(s): K. Siesser, E. Milla	Sec	ction, Township, Ran	nge:
Landform (hillslope, terrace, etc.): hillslope	Lo	cal relief (concave, c	convex, none): 600600 Slope (%): 25
Subregion (LRR):	Lat:		Long: Datum:
Soil Map Unit Name:			NWI classification:
Are climatic / hydrologic conditions on the site typical for this	- time of word	Van Y Na	(If no explain in Remarks)
			Normal Circumstances" present? Yes No
Are Vegetation, Soil, or Hydrologys			AL SAME THE PROPERTY OF THE PR
Are Vegetation, Soil, or Hydrology r			eded, explain any answers in Remarks.)
SUMMARY OF FINDINGS – Attach site map		impling point lo	ocations, transects, important features, etc.
Hydrophytic Vegetation Present? YesX N		Is the Sampled	Area
Hydric Soil Present? Yes N		within a Wetlan	
Wetland Hydrology Present? Yes N		na di+ch	
Remarks: sample from hillstope ab	ove bon	000 0014 011	
3			
VECETATION III-a calcutific names of plan	, to		
VEGETATION – Use scientific names of plan		ominant Indicator	Dominance Test worksheet:
Tree Stratum (Plot size:)		pecies? Status	Number of Dominant Species
1.			That Are OBL, FACW, or FAC: (A)
2.			Total Number of Dominant
3.			Species Across All Strata: (B)
4.			Researt of Dominant Species
	=		Percent of Dominant Species That Are OBL, FACW, or FAC: (A/B)
Sapling/Shrub Stratum (Plot size:)			Prevalence Index worksheet:
1			Total % Cover of: Multiply by:
2			OBL species x 1 =
3			FACW species x 2 =
4			FAC species x 3 =
5			FACU species x 4 =
Herb Stratum (Plot size: 5ft rad)	=	Total Cover	UPL species x 5 =
1 Maria (Fiot size. S + 1 V (4 (4))	lon	N	Column Totals: (A) (B)
1. rush	_ 5		Prevalence Index = B/A =
3. field pussytoes		N	Hydrophytic Vegetation Indicators:
4. western wheatgrass	20	Y FACU	1 - Rapid Test for Hydrophytic Vegetation
5. cinquetoil (praire)	25	Y FALU	2 - Dominance Test is >50%
6. goldenred		N	3 - Prevalence Index is ≤3.0¹
7. donderien		N	4 - Morphological Adaptations ¹ (Provide supporting
8. Ramyflower nockjasmine		Ν	data in Remarks or on a separate sheet)
9. Field Woweed		N	5 - Wetland Non-Vascular Plants ¹
10			Problematic Hydrophytic Vegetation¹ (Explain)
11			¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
		Total Cover	be present, unless disturbed of problematic.
Woody Vine Stratum (Plot size:)			2000 000 000 000 000
1			Hydrophytic
2			Vegetation Present? Yes No
W. Barro Corrord in 11-th Street in	=	Total Cover	2 22 22 22 20 20 20 20 20 20 20 20 20 20
% Bare Ground in Herb Stratum	4 90.0		
Remarks: Eushes present, not do	ninante		

Depth Matrix (inches) Color (moist)	Redox Features Color (moist)	Touture	D
			Remarks
			abundant roots
ype: C=Concentration, D=Depletion	ı, RM=Reduced Matrix, CS=Covered or Coated Sand G	Grains. ² Lo	cation: PL=Pore Lining, M=Matrix.
	to all LRRs, unless otherwise noted.)	Indicate	ors for Problematic Hydric Soils ³ :
Histosol (A1) Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4) Depleted Below Dark Surface (A1)	 Sandy Redox (S5) Stripped Matrix (S6) Loamy Mucky Mineral (F1) (except MLRA 1 Loamy Gleyed Matrix (F2) Depleted Matrix (F3) 	Rec	n Muck (A10) I Parent Material (TF2) y Shallow Dark Surface (TF12) er (Explain in Remarks)
Thick Dark Surface (A12) Sandy Mucky Mineral (S1)	Redox Dark Surface (F6) Depleted Dark Surface (F7)		ors of hydrophytic vegetation and and hydrology must be present,
_ Sandy Gleyed Matrix (S4)	Redox Depressions (F8)		s disturbed or problematic.
estrictive Layer (if present):			
Type: gravel cobble			
Depth (inches):		Unidate Call	Descendo Van
AN 22 122 122 122 122 122 122 122 122 122		Hydric Soil	Present? Yes NoX
emarks:		Hydric Soil	Present? Yes No
PETALOGY Setland Hydrology Indicators:	quired; check all that apply)		
DROLOGY etland Hydrology Indicators:		Secon	ndary Indicators (2 or more required)
DROLOGY etland Hydrology Indicators: imary Indicators (minimum of one recu	quired; check all that apply) Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	Secon	ndary Indicators (2 or more required) /ater-Stained Leaves (B9) (MLRA 1,
DROLOGY etland Hydrology Indicators: imary Indicators (minimum of one rec _ Surface Water (A1) _ High Water Table (A2) _ Saturation (A3)	Water-Stained Leaves (B9) (except	<u>Secon</u> W	ndary Indicators (2 or more required)
emarks: DROLOGY etland Hydrology Indicators: imary Indicators (minimum of one rec Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1)	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<u>Secor</u> W	ndary Indicators (2 or more required) /ater-Stained Leaves (B9) (MLRA 1, 4A, and 4B)
PROLOGY etland Hydrology Indicators: imary Indicators (minimum of one recomplete of the control of the contro	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1)	SeconWDiDiSi	Idary Indicators (2 or more required) Idater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (C
emarks: DROLOGY etland Hydrology Indicators: imary Indicators (minimum of one rec Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3)	 Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Rock 	SeconWDDSi obs (C3)G	adary Indicators (2 or more required) /ater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (Geomorphic Position (D2)
PROLOGY Tetland Hydrology Indicators: Timary Indicators (minimum of one recompliance Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4)	 Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) 	Secon W Di Si ots (C3) Gi	adary Indicators (2 or more required) (ater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (Ceomorphic Position (D2) nallow Aquitard (D3)
PROLOGY Setland Hydrology Indicators: Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5)	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6)	<u>Secon</u> W Di Si Si Si Si Si Si	dary Indicators (2 or more required) (ater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (Ce) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5)
PROLOGY Setland Hydrology Indicators: Simary Indicators (minimum of one recomply) Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6)	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR A)	Secon W Di Si Si (C3) Si Si F/ N Ri	adary Indicators (2 or more required) /ater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (Caterial Position (D2) rallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A)
emarks: DROLOGY etland Hydrology Indicators: imary Indicators (minimum of one recompliance) Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Aerial Imager	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR Act) y (B7) Other (Explain in Remarks)	Secon W Di Si Si (C3) Si Si F/ N Ri	dary Indicators (2 or more required) (ater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (Ce) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5)
PROLOGY Petland Hydrology Indicators: Imary Indicators (minimum of one recomposite (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Aerial Imager Sparsely Vegetated Concave Surface	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR Act) y (B7) Other (Explain in Remarks)	Secon W Di Si Si (C3) Si Si F/ N Ri	adary Indicators (2 or more required) /ater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (Caterial Position (D2) rallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A)
remarks: POROLOGY Petland Hydrology Indicators: Cimary Indicators (minimum of one recomment of the property	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Rod Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR A) (Y (B7) Other (Explain in Remarks)	Secon W Di Si Si (C3) Si Si F/ N Ri	adary Indicators (2 or more required) /ater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (Caterial Position (D2) rallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A)
rimary Indicators (minimum of one recombinations) Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Aerial Imager Sparsely Vegetated Concave Surfaceld Observations:	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR A y (B7) Other (Explain in Remarks) Ince (B8) No Depth (inches):	Secon W Di Si Si (C3) Si Si F/ N Ri	adary Indicators (2 or more required) /ater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (Caterial Position (D2) rallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A)
Process Pro	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Rod Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR A) Ty (B7) Other (Explain in Remarks) No Depth (inches): No Depth (inches):	Secor W Di Si Si Si Fi Fr	adary Indicators (2 or more required) Vater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (Caturation Visible on Aerial Imagery (Caturation Position (D2) rallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A) ost-Heave Hummocks (D7)
rimary Indicators (minimum of one recombinations) Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Aerial Imager Sparsely Vegetated Concave Surfaceld Observations: Inface Water Present? Ves	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR A) (y (B7) Other (Explain in Remarks) ace (B8) No Depth (inches): No Depth (inches): No Depth (inches):	Secon	adary Indicators (2 or more required) /ater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (Caterial Position (D2) rallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A)
rimary Indicators (minimum of one recombinations) Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Aerial Imager Sparsely Vegetated Concave Surfaceld Observations: Inface Water Present? Ves	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Rod Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR A) Ty (B7) Other (Explain in Remarks) No Depth (inches): No Depth (inches):	Secon	adary Indicators (2 or more required) /ater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (Ce) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A) ost-Heave Hummocks (D7)
rimary Indicators (minimum of one recombinations) Surface Water (A1) High Water Table (A2) Saturation (A3) Water Marks (B1) Sediment Deposits (B2) Drift Deposits (B3) Algal Mat or Crust (B4) Iron Deposits (B5) Surface Soil Cracks (B6) Inundation Visible on Aerial Imager Sparsely Vegetated Concave Surfaceld Observations: Inface Water Present? Ves	Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Roc Presence of Reduced Iron (C4) Recent Iron Reduction in Tilled Soils (C6) Stunted or Stressed Plants (D1) (LRR A) (y (B7) Other (Explain in Remarks) ace (B8) No Depth (inches): No Depth (inches): No Depth (inches):	Secon	adary Indicators (2 or more required) /ater-Stained Leaves (B9) (MLRA 1, 4A, and 4B) rainage Patterns (B10) ry-Season Water Table (C2) aturation Visible on Aerial Imagery (Ce) eomorphic Position (D2) nallow Aquitard (D3) AC-Neutral Test (D5) aised Ant Mounds (D6) (LRR A) ost-Heave Hummocks (D7)

Project/Site: East End		City/County: Silver	Sampling Date: b 11/23
Applicant/Owner: G-PS Load			State: _ CO _ Sampling Point: _ 3
Investigator(s):		Section, Township, Ran	ige:
Landform (hillsland torrace etc.): 1-11/6 12 00		Local relief (concave, c	convex, none): 600 Cave Slope (%): 10
Landform (milisiope, terrace, etc.).	1 ot:	Local Teller (contesto) o	Long: Datum:
Subregion (LRR):	Lat		NA/I electification:
Soil Map Unit Name:		.,	NWI classification:
Are climatic / hydrologic conditions on the site typical for the			
Are Vegetation, Soil, or Hydrology	significantly		Normal Circumstances" present? Yes No
Are Vegetation, Soil, or Hydrology	naturally prol	blematic? (If nee	eded, explain any answers in Remarks.)
SUMMARY OF FINDINGS – Attach site map	showing	sampling point lo	ocations, transects, important features, etc.
Hydrophytic Vegetation Present? Yes X		Is the Sampled	Area
Hydric Soil Present? Yes		within a Wetlan	· · · · · · · · · · · · · · · · · · ·
Wetland Hydrology Present? Yes		ALTO CONTROL OF A	
Remarks: sample from patch of the VEGETATION – Use scientific names of pla		on milistra.	
VEGETATION - Ose scientific flames of pre	Absolute	Dominant Indicator	Dominance Test worksheet:
Tree Stratum (Plot size:) 1.	% Cover	Species? Status	Number of Dominant Species That Are OBL, FACW, or FAC: (A)
2.			Total Number of Dominant Species Across All Strata: (B)
3			Species Across All Strata: (B)
4		= Total Cover	Percent of Dominant Species That Are OBL, FACW, or FAC: (A/B)
Sapling/Shrub Stratum (Plot size:)			Prevalence Index worksheet:
1			Total % Cover of: Multiply by:
2			OBL species x 1 =
3			FACW species x 2 =
4			FAC species x 3 =
5		= Total Cover	FACU species x 4 =
Herb Stratum (Plot size: Stat rad)		10(a) 00101	UPL species x 5 =
1. pushes	7080m	Y FACW	Column Totals: (A) (B)
2. dondelien		_N	Prevalence Index = B/A =
3. western wheat	20	N	Hydrophytic Vegetation Indicators:
4			1 - Rapid Test for Hydrophytic Vegetation
5			2 - Dominance Test is >50%
6			3 - Prevalence Index is ≤3.0¹
7			4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
8			5 - Wetland Non-Vascular Plants ¹
9			Problematic Hydrophytic Vegetation¹ (Explain)
10			¹Indicators of hydric soil and wetland hydrology must
11			be present, unless disturbed or problematic.
W. J. V. Chattan (District)		_= Total Cover	
Woody Vine Stratum (Plot size:)			Hydrophytic
1			Vagatation
2		= Total Cover	Present? Yes No
% Bare Ground in Herb Stratum		0.0. 00.0.	
Remarks:			

	scription: (Describe	to the dept	h needed to docum	nent the indicator	or confirm t	the absence	of indicator	rs.)	
Depth	Matrix			x Features					
(inches)	Color (moist)	%		%Type ¹	-	Texture		Remarks	
0-12	7.5 Y2 3/2	100					abund	lent r	Dots
¹Type: C=C	Concentration, D=Dep	letion, RM=	Reduced Matrix, CS	=Covered or Coate	ed Sand Grai		cation: PL=P	ore Lining,	M=Matrix.
Histosol Histic E Black H Hydroge Deplete	pipedon (A2) listic (A3) en Sulfide (A4) d Below Dark Surface	=	Sandy Redox (S Stripped Matrix (Loamy Mucky M Loamy Gleyed M Depleted Matrix	(S5) (S6) Ilineral (F1) (except Matrix (F2) (F3)	MLRA 1)	Indicato 2 cm Red Very Othe	rs for Problem Muck (A10) Parent Mate Shallow Dater (Explain in	ematic Hyd) erial (TF2) rk Surface (Remarks)	I ric Soils³: TF12)
Thick D	ark Surface (A12)	-	Redox Dark Sur				rs of hydroph		
Sandy C	Mucky Mineral (S1) Gleyed Matrix (S4)		Depleted Dark SRedox Depression	- CONTROL - CONT			nd hydrology s disturbed o		and the same of th
Sandy C Restrictive Type: Depth (in		- ole	Redox Depressi	- CONTROL - CONT		unles		r problemat	ic.
Sandy Control Sandy Con	Gleyed Matrix (S4) Layer (if present): Aravel fuelok ches): 10		Redox Depressi	- CONTROL - CONT		unles	s disturbed o	r problemat	ic.
Sandy Control Sa	Gleyed Matrix (S4) Layer (if present): Aravel fuelse ches): 10 GY drology Indicators: cators (minimum of or	side	Redox Depression	ons (F8)		Hydric Soil Secon	s disturbed o	Yes	No
Sandy Control Sa	Gleyed Matrix (S4) Layer (if present): Ches): 10 GY drology Indicators: cators (minimum of or Water (A1) ater Table (A2) on (A3)	side	check all that apply Water-Stain MLRA 1	ons (F8) ned Leaves (B9) (e) 2, 4A, and 4B) B11)		Hydric Soil Secon W Dr	Present? dary Indicato ater-Stained 4A, and 4B ainage Patte	Yes ors (2 or mon Leaves (B9))	no X
Sandy C Restrictive Type: Depth (in Remarks: YDROLO Wetland Hyv Primary Indic Surface High Wa Saturatic Water M Sedimer Drift Dep	Gleyed Matrix (S4) Layer (if present): Ches): IO GY drology Indicators: Cators (minimum of or Water (A1) after Table (A2)	side	check all that apply water-Stain MLRA 1 Salt Crust (I Aquatic Inve	ons (F8)	ccept	Unless Hydric Soil Secon W Dr Dr Sa (C3) Ge	Present? dary Indicatorater-Stained 4A, and 4B	Yes Drs (2 or mon Leaves (B9) Drms (B10) ater Table (in the constitution of the constitution (D2)	re required)) (MLRA 1,

Yes _____ No ____ Depth (inches): __

Yes _____ No ____ Depth (inches): __

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Water Table Present?
Saturation Present?

(includes capillary fringe)

Remarks:

Wetland Hydrology Present? Yes ___

		:t-10t-	Silver	ton, Sampling Date: 611/23
Project/Site: East End Subdivision		ity/County:	5000	Sampling Date: 6/1/23
Applicant/Owner: <u>GFS Land</u>				State: Sampling Point: 4
Investigator(s): K. Siesser, E. Millar	· 8	Section, Tov	vnship, Ran	nge:
Landform (hillslope, terrace, etc.): hillslope		Local relief	(concave, c	convex, none): concave Slope (%): 10
Subregion (LRR):	Lat:			Long: Datum:
Soil Map Unit Name:				NWI classification:
Are climatic / hydrologic conditions on the site typical fo	r this time of yea	r? Yes)	No	(If no, explain in Remarks.)
Are Vegetation, Soil, or Hydrology			Are "I	Normal Circumstances" present? Yes X No
Are Vegetation, Soil, or Hydrology				eded, explain any answers in Remarks.)
Are Vegetation, Soil, or Hydrology				
		sampling	g point ic	ocations, transects, important features, etc.
	_ NoX	Is the	Sampled	Area
Hydric Soil Present? Yes	_ NoX_		n a Wetlan	
	No X			
Remarks:				
VEGETATION – Use scientific names of p	lants.			
	Absolute			Dominance Test worksheet:
Tree Stratum (Plot size:)		Species?		Number of Dominant Species That Are OBL, FACW, or FAC:(A)
1				7 - 545 54 54 54 54 54 54 54 54 54 54 54 54
2				Total Number of Dominant Species Across All Strata:(B)
3				Species Across Air Strata.
4		= Total Co	ver	Percent of Dominant Species That Are OBL, FACW, or FAC: (A/B)
Sapling/Shrub Stratum (Plot size:)	-	10tai 00	VCI	Prevalence Index worksheet:
1				Total % Cover of: Multiply by:
2.				OBL species x 1 =
3.				FACW species x 2 =
4				FAC species x3 =
5				FACU species x 4 =
		_ = Total Co	ver	UPL species x 5 =
Herb Stratum (Plot size: 5ft rad)				Column Totals: (A) (B)
1. cinquetail	<u> </u>	<u> </u>	FACU	40.00
2. danderjon		_ / _		Prevalence Index = B/A =
3. sagemush buttercup		-22		Hydrophytic Vegetation Indicators:
4. yarow		- 7		1 - Rapid Test for Hydrophytic Vegetation2 - Dominance Test is >50%
5. western wheatgrass		N		3 - Prevalence Index is ≤3.0¹
6. <u>Nsh</u>		N		4 - Morphological Adaptations¹ (Provide supporting
7. yellow tradflax	10	N		data in Remarks or on a separate sheet)
8. gordenæd				5 - Wetland Non-Vascular Plants ¹
9				Problematic Hydrophytic Vegetation¹ (Explain)
10				Indicators of hydric soil and wetland hydrology must
11		= Total Co	ver	be present, unless disturbed or problematic.
Woody Vine Stratum (Plot size:)				
1				Hydrophytic
2.				Vegetation Present? Yes NoX
	2	_= Total Co	over	
% Bare Ground in Herb Stratum 5 O				
Remarks:				

SOIL						Sampling Point: _	4
Profile Description: (D				or confirm the	e absence of	findicators.)	
Depth (inches) Color (n	Matrix noist) %	Redox F Color (moist)	eatures Type1	1002	Taxtura	Remarks	
0-10 7.5 YR					Texture	Kemarks	
Type: C=Concentration	, D=Depletion, RM=	Reduced Matrix, CS=C	Covered or Coated	Sand Grains	s. ² Locat	ion: PL=Pore Lining, M=	Matrix.
Hydric Soil Indicators:	(Applicable to all	LRRs, unless otherwis	se noted.)		Indicators	for Problematic Hydric	Soils ³ :
Histosol (A1)		Sandy Redox (S5)				fluck (A10)	
Histic Epipedon (A2))	Stripped Matrix (S6				arent Material (TF2)	
Black Histic (A3)		Loamy Mucky Mine		MLRA 1)		hallow Dark Surface (TF	12)
Hydrogen Sulfide (A Depleted Below Dark	Control of the Contro	Loamy Gleyed Mat Depleted Matrix (F			_ Other	(Explain in Remarks)	
Thick Dark Surface (H. C.	Redox Dark Surface	C. S. Transaction		3Indicators	of hydrophytic vegetation	n and
Sandy Mucky Minera		Depleted Dark Sur				hydrology must be prese	
Sandy Gleyed Matrix		Redox Depression				disturbed or problematic.	J. 11.
Restrictive Layer (if pre							
Туре:	1000 miles						
Depth (inches):				н	lydric Soil Pr	resent? Yes	No X
Remarks:							
YDROLOGY							
Wetland Hydrology Indi	icators:						
Primary Indicators (minin	num of one required	; check all that apply)			Seconda	ary Indicators (2 or more	required)
Surface Water (A1)		Water-Stained	d Leaves (B9) (ex	cept		er-Stained Leaves (B9) (
High Water Table (A	2)		2, 4A, and 4B)			A, and 4B)	
Saturation (A3)		Salt Crust (B1	Ellipsi specialistical programme			nage Patterns (B10)	
Water Marks (B1)		Aquatic Invert				Season Water Table (C2	2)
Sediment Deposits (B2)	Hydrogen Sul				ration Visible on Aerial I	
Drift Deposits (B3)		Oxidized Rhiz	ospheres along L	iving Roots (0		morphic Position (D2)	
Algal Mat or Crust (B	34)	Presence of R				llow Aquitard (D3)	
Iron Deposits (B5)		Recent Iron R	eduction in Tilled	Soils (C6)		-Neutral Test (D5)	
_ Surface Soil Cracks	(B6)	Stunted or Str	essed Plants (D1)	(LRR A)	Rais	ed Ant Mounds (D6) (LR	RA)
_ Inundation Visible on	Aerial Imagery (B7) Other (Explain	n in Remarks)		Fros	t-Heave Hummocks (D7))
_ Sparsely Vegetated	Concave Surface (E	38)					
ield Observations:							
Surface Water Present?	Yes N	lo Depth (inches	s):	_			
Vater Table Present?	Yes N	lo Depth (inches	s):				0201047
Saturation Present? includes capillary fringe)		lo Depth (inches				resent? Yes	No X
Describe Recorded Data	(stream gauge, mo	nitoring well, aerial phot	tos, previous inspe	ections), if av	ailable:		
Remarks:							

Project/Site: GFS t East End s	Subdinsion City/C	ounty: <u>Silvets</u>	Sampling Date: 6/1/23
Applicant/Owner: 6 F5 Land			State: Sampling Point: 5
Investigator(s): K. Siessee F. Miller	Section	on, Township, Rar	nge:
Landform (hillslope, terrace, etc.): Valle	Local	relief (concave, o	convex, none): CON CAUE Slope (%): D
Subregion (LRR):	Lat:		Long: Datum:
Sail Man Linit Name:			NWI classification:
Are climatic / hydrologic conditions on the site typical for			
			Normal Circumstances" present? Yes X No
Are Vegetation, Soil, or Hydrology			eded, explain any answers in Remarks.)
Are Vegetation, Soil, or Hydrology		Million Million	
SUMMARY OF FINDINGS – Attach site n	nap showing sam	pling point lo	ocations, transects, important features, etc.
	No	Is the Sampled	Area
	No	within a Wetlan	Table 1997
473 3941	No		
Remarks:			
NECETATION II and in Airing manner of	-lauta		
VEGETATION – Use scientific names of		ninant Indicator	Dominance Test worksheet:
Tree Stratum (Plot size:)	Absolute Don <u>% Cover</u> Spe		Number of Dominant Species
1	1. De tales as a company of the second		That Are OBL, FACW, or FAC: (A)
2.			Total Number of Dominant
3.			Species Across All Strata: (B)
4.			Percent of Dominant Species
	= To		That Are OBL, FACW, or FAC: (A/B)
Sapling/Shrub Stratum (Plot size:)			Prevalence Index worksheet:
1			Total % Cover of: Multiply by:
2			OBL species x 1 =
3			FACW species x 2 =
4			FAC species x 3 =
5	= To	atal Cause	FACU species x 4 =
Herb Stratum (Plot size: SF+ rad)	=10	otal Covel	UPL species x 5 =
1. sedge	85	Y OBL	Column Totals: (A) (B)
2			Prevalence Index = B/A =
3.			Hydrophytic Vegetation Indicators:
4			
5.			2 - Dominance Test is >50%
6			3 - Prevalence Index is ≤3.01
7.			4 - Morphological Adaptations ¹ (Provide supporting
8			data in Remarks or on a separate sheet)
9			5 - Wetland Non-Vascular Plants¹
10			Problematic Hydrophytic Vegetation¹ (Explain)
11			¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
	= To	tal Cover	
Woody Vine Stratum (Plot size:)			Undesphalis
1			Hydrophytic Vegetation
2	= To		Present? Yes No
% Bare Ground in Herb Stratum1 5		nui Oovei	
Remarks:			

Profile Description: (Describe to the	e depth needed to document the indicator or confirm	Sampling Point:S
Depth Matrix	Redox Features	i the absence of indicators.)
(inches) Color (moist) %		Texture Remarks
0-6 7548 3+25/2	2.5423/6 5	some redox feature
b-12 7.548 311	2.5 YR 3 16 5	
	RM=Reduced Matrix, CS=Covered or Coated Sand Gr	
	o all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
Histosol (A1) Histic Epipedon (A2)	Sandy Redox (S5) Stripped Matrix (S6)	2 cm Muck (A10) Red Parent Material (TF2)
Black Histic (A3)	Supped Matrix (36) Loamy Mucky Mineral (F1) (except MLRA 1)	
★ Hydrogen Sulfide (A4)	Loamy Gleyed Matrix (F2)	Other (Explain in Remarks)
Depleted Below Dark Surface (A11		
Thick Dark Surface (A12)	★ Redox Dark Surface (F6)	3Indicators of hydrophytic vegetation and
Sandy Mucky Mineral (S1)	Depleted Dark Surface (F7)	wetland hydrology must be present,
Sandy Gleyed Matrix (S4)	Redox Depressions (F8)	unless disturbed or problematic.
Restrictive Layer (if present):		
Туре:		
Type: Depth (inches): Remarks:	 _	Hydric Soil Present? YesX_ No
Depth (inches):Remarks:		Hydric Soil Present? Yes X No
Depth (inches):		
Depth (inches):	uired; check all that apply)	Secondary Indicators (2 or more required)
Depth (inches):	uired; check all that apply) Water-Stained Leaves (B9) (except	Secondary Indicators (2 or more required) Water-Stained Leaves (B9) (MLRA 1, 2,
Depth (inches):	uired; check all that apply) Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	Secondary Indicators (2 or more required) Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
Depth (inches):	uired; check all that apply) Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11)	Secondary Indicators (2 or more required) Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10)
Depth (inches):	uired; check all that apply) Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13)	Secondary Indicators (2 or more required) Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2)
Depth (inches):	uired; check all that apply) Water-Stained Leaves (B9) (except	Secondary Indicators (2 or more required) Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9)
Depth (inches):	uired; check all that apply) Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) Salt Crust (B11) Aquatic Invertebrates (B13) X Hydrogen Sulfide Odor (C1) Oxidized Rhizospheres along Living Root	Secondary Indicators (2 or more required) Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) Drainage Patterns (B10) Dry-Season Water Table (C2) Saturation Visible on Aerial Imagery (C9) as (C3) Geomorphic Position (D2)
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ATTACHMENT 2



Wetland Delineation Photographic Log GFS Land LLC



Photo 1: Proposed East End Hills Subdivision area, 6/1/2023.



Photo 2: Proposed East End Hills Subdivision area, 6/1/2023.





Photo 3: Wetland delineation point #1 collected from the ditch adjacent to project area, 6/1/2023.



Photo 4: Wetland delineation point #1 collected from the ditch adjacent to project area, 6/1/2023.





Photo 5: Wetland delineation point #2 collected from hillslope within project area, 6/1/2023.



Photo 6: Wetland delineation point #2 collected from hillslope within project area, 6/1/2023.





Photo 7: Wetland delineation point #3 collected from rush area within project area, 6/1/2023.



Photo 8: Wetland delineation point #3 collected from rush area within project area, 6/1/2023.



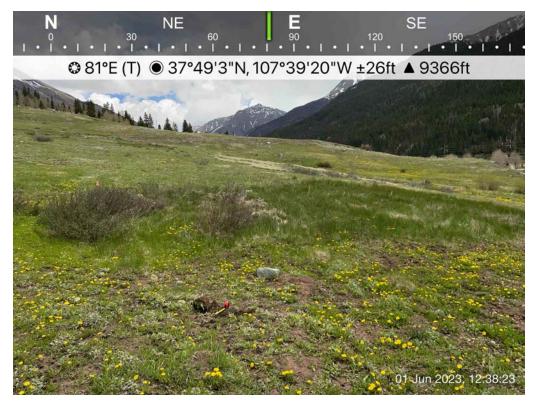


Photo 9: Wetland delineation point #4 collected from hillslope within project area, 6/1/2023.



Photo 10: Wetland delineation point #4 collected from hillslope within project area, 6/1/2023.





Photo 11: Wetland delineation point #5 collected from Block 8 South area, 6/1/2023.



Photo 12: Wetland delineation point #5 collected from Block 8 South area, 6/1/2023.





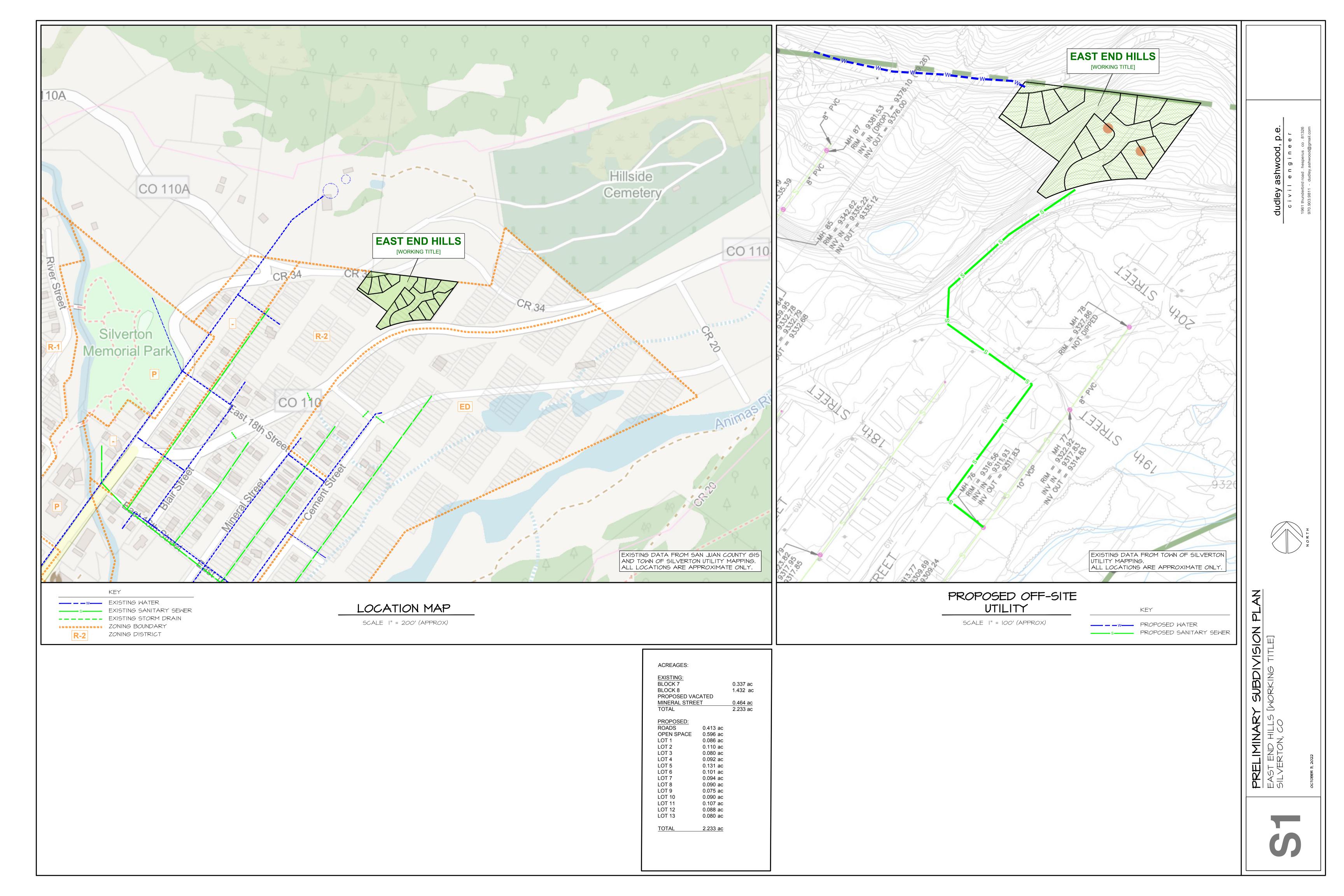
Photo 13: Rush area within project area, 6/1/2023.

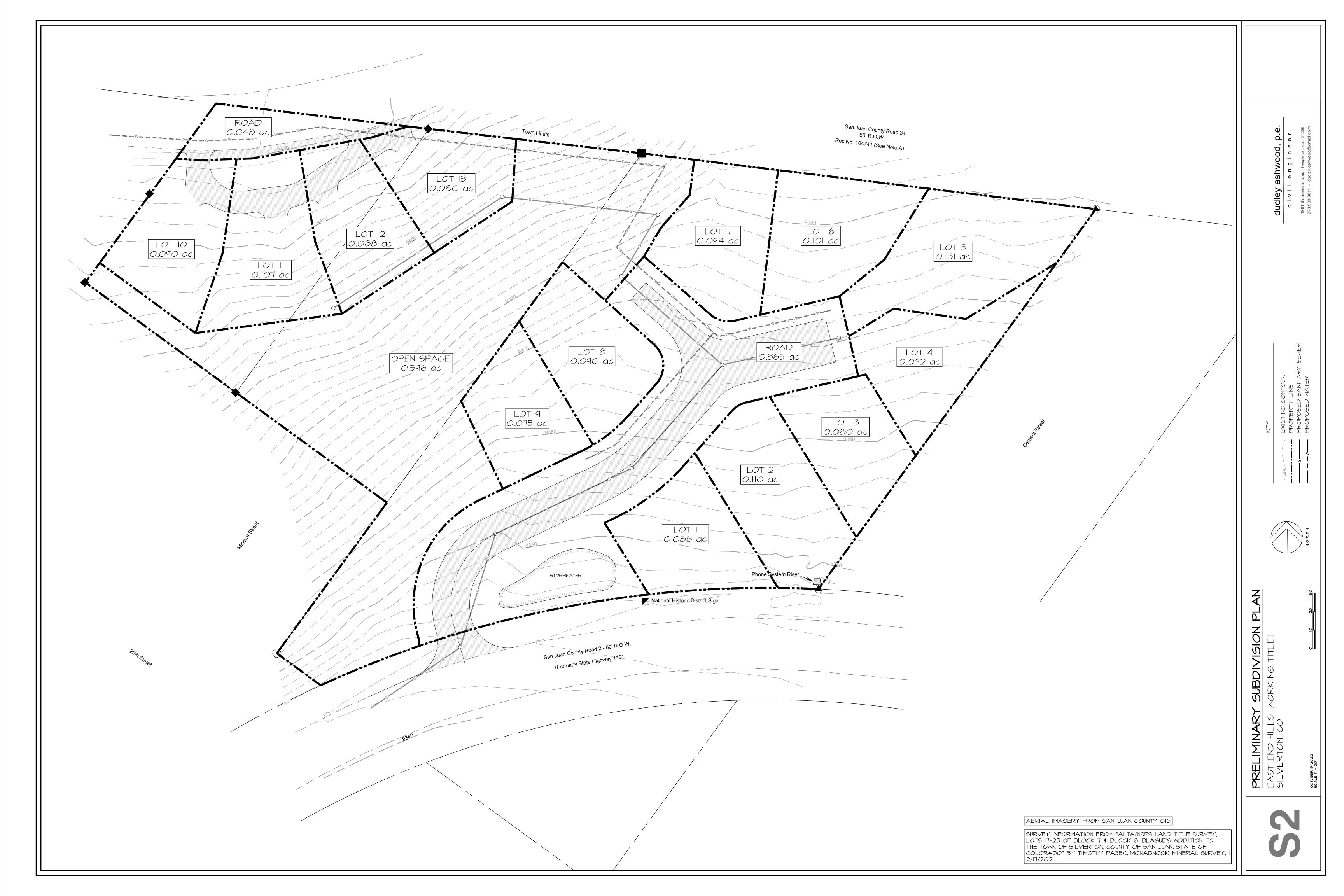


Photo 14: Block 8 South area, 6/1/2023.



ATTACHMENT 3









STAFF REPORT

To: Board of Trustees

From: Shelia Booth, *Contracted Town Planner, CPS*Through: Gloria Kaasch-Buerger, *Town Administrator*

Lucy Mulvihill, Community Development Coordinator

Date: May 28, 2024

RE: Consideration of Ordinance No. 2024-09, an initial Zoning of Multiple Family

Residential District R-2 Limited (R-2-L) and the Planned Unit Development Guide for the Anvil Mountain Subdivision annexation, located north of US Highway 50

and south of Shrine Road

PROJECT SITE: Anvil Mountain Subdivision.

APPLICANT: Town of Silverton

OWNERS: Various

CURRENT COUNTY ZONING DISTRICT: Mountain Zone District

& Town County of Mutual Interest Overlay District

OVERLAY DISTRICTS: None.

Purpose of Review: Colorado Revised Statutes (C.R.S.) 31-12-115 states: (1) An annexing municipality may institute the procedure outlined in state statutes or municipal charter to make land subject to zoning at any time after a petition for annexation or a petition for an annexation election has been found to be valid in accordance with the provisions of section 31-12-107. The proposed zoning ordinance shall not be passed on final reading prior to the date when the annexation ordinance is passed on final reading. If the zoning process is commenced prior to the effective date of the annexation ordinance, the legal protest area for zoning shall be determined solely on geographic location, irrespective of whether the land in such legal protest



area is within or without or partly within and partly without the annexing municipality. (2) If the municipality has a zoning ordinance, any area annexed on or after January 1, 1966, shall be brought under such zoning ordinance and map within ninety days after the effective date of the annexation ordinance, irrespective of any legal review which may be instituted pursuant to section 31-12-116.

Sec. 15-1-30(a)(4) of the Silverton Municipal Code ("SMC") states: *The Planning Commission shall review the annexation map, master plan and zoning request at a public hearing and shall submit a written recommendation to the Board of Trustees.*

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

Prepared By: Community Planning Strategies, Contracted Town Planner





initiated by the Board of Trustees, the Planning Commission or application of any person residing, owning or leasing property in the Town.

APPLICATION: A request by the Town of Silverton to apply the Multiple Family Residential District R-2 Limited (R-2-L) to the recently annexed property known as Anvil Mountain Subdivision.

PUBLIC NOTICE:

- Posted on Town website on Thursday May 2, 2024.
- Posted within the Silverton Standard and Miner newspaper on Thursday May 2, 2024.

PUBLIC COMMENT: As of May 22, 2024, no public comments have been received regarding this application.

ADJACENT PROPERTIES:

- North undeveloped property in the County
- South US Hwy 550 and undeveloped property in the County
- East undeveloped property zoned Business Automobile District (B-A) and Multiple Family Residential District (R-2)
- West undeveloped property in the County

PARCEL SIZE AND Access: The Anvil Mountain Subdivision annexation covers 11.73 acres. It includes 35 residential lots and dedicated areas of open space. Access to the subdivision is taken from 5th Street.

ANALYSIS OF REQUEST: The Town annexed the Anvil Mountain Subdivision on March 25, 2024, by Ordinance No. 2024-05 and March 27, 204 by Ordinance No. 2024-06. The Town must apply zoning to the annexed lands within 90 days of annexation per C.R.S. 31-12-115. After a review of the existing structures and the approved County zoning regulations for the property, the Town is requesting a Limited Overlay, Planned Unit Development zoning with a base of Multiple Family Residential District (R-2). The R-2-L zone district, if approved, would allow the development of Anvil Mountain Subdivision to continue as it was originally proposed in the County with a few minor exceptions. The attached PUD Development Guide serves as the regulatory document for the development and identifies the specific deviations from the base R-2 zone district standards. In any area where the PUD Development Guide is silent on a development standard, the Silverton Municipal Code, as it exists or may be amended, will govern.

Land Use & Dimensional Standards:

Table 1 shows the dimensional requirements for the R-2 zone district compared to those proposed in the Anvil Mountain Planned Unit Development Guide.

Table 1:

Standard	Required	PUD Proposed	
		P1 & P4: 2,000 sq. ft	
Minimum Lot Area	5,000 sq. ft.	P2: 5,000 sq. ft.	
		P3: 6,000 sq. ft.	
		All: 1,500 sq. ft. Townhome	
Maximum Lot Area		P1: 8,500 sq. ft.	
		P2: No Maximum	
		P3 & P4: No Maximum	
Lot Coverage		All: None	





	1	
Front Setback	7′	All: 20'
Rear Setback	7′	All: 10'
		All: 0' Duet Units
Side Setback	7′	All: 7'
		All: 0' Townhome internal
Minimum Floor Area of Dwelling Unit:	750 sq. ft.	All: n/a
- SF Unit - MF Unit	500 sq. ft. for a total of 1,250 sq. ft.	
Minimum Lot Width	50′	P1, P3 & P4: 20' P2: 50'
Height	30'	All: 35')
Parking		All: 1 off street

The open space area within the development will follow the Public (P) zone district standards.

CODE STANDARD EVALUATION:

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

- (b) Application procedure.
 - (1) The application for such action by a person shall be filed in writing with the Planning Director.

The Town has initiated the request to zone the property per C.R.S. and SMC requirements.

- (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 materials include a scaled plan for the property along with the legal description.

b. A statement of justification for the rezoning requested.

Per C.R.S., the property must be zoned within 90 days of annexation. The Town is complying with C.R.S. requirements. The Town reviewed the existing development regulations against the Twon's zoning district standards and chose the zone district that most closely resembled the County approved development regulations.

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

The Town anticipates that the subdivision will continue to steadily develop over the next five years. There is additional anticipation of possible affordable housing development within the next year.





COMPASS MASTER PLAN EVALUATION: The Future Land Use Framework map within the Compass Master Plan does not include the subject site; however, property to the south and southeast are identified as areas of housing infill.

Goal: Plan for responsible growth and development that contribute to our community and sense of place.

Strategy A: Update Local Land Use Policies

- 2. Update dimensional standards to provide more flexibility for a variety of building types while maintaining the historic character.
- 3. Limit regulation of uses and building types to provide flexibility for home/building reuse, and non-traditional creative/marker/office spaces n neighborhoods.

Strategy D: Create a Subarea Plan for the Town Entrance

- 1. The Town should work with the County and CDOT through a community process to develop and advance a subarea plan for the area around highway 550 and the Anvil Subdivision.
- 2. Identify potential locations in this area for: b. additional affordable housing

Goal: Expand housing choices, opportunities and affordability for our community.

Strategy D: Address code and policy barriers to encourage housing choices and affordability.

- 2. Update dimensional standards and parking requirements to allow diverse housing options.
- 3. Ensure plans identify areas best suited for expanding housing opportunities.
- 4. Ensure desired housing types are designated "use by right" in desired areas

Strategy E: Identify potential locations for affordable housing.

4. Use annexations to expand workforce housing (i.e. Anvil & Boulder Gulch/Hwy 110 Cement Creek, Howardsville)

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 its May 21, 2024 meeting, the San Juan County Regional Planning Commission voted unanimously to recommend approval of the zoning to Multiple Family Residential District R-2 Limited (R-2-L) and the Planned Unit Development Guide for the Anvil Mountain Subdivision annexation, located north of US Highway 50 and south of Shrine Road.

STAFF RECOMMENDATION:

Staff finds that all required materials have been submitted within the timeframe required and all materials comply with the conditions of §Sec. 15-1-30(a)(4) and 16-1-40 of the SMC. Staff therefore recommends approval of Ordinance No. 2024-09, a zoning of Multi-Family Residential Limited Overlay (R-2-L) and the Planned Unit Development Guide for the Anvil Mountain Subdivision, as presented.

INFILL

- Affordable

- Du/fn/4-Plex

- Apairments

- Mixed Use

BUSINESS'

MIXED USE

Implement

- Silverton

Plan

- Freate new
pocket parks
in housing
development

- Affordable
- Du/fn/4-Plex
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- Apairments

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However, this is a decision for the Board of Trustees to make, and the Board may choose to approve or deny the zoning 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 approve Ordinance No. 2024-09, a zoning of Multi-Family Residential Limited Overlay (R-2-L) and the Planned Unit Development Guide for the Anvil Mountain Subdivision, as presented, finding the request in conformance with $\S15-1-30(a)(4)$ and $\S16-1-40$ of the SMC.

Approval with Conditions:

I move to approve Ordinance No. 2024-XX, a zoning of Multi-Family Residential Limited Overlay (R-2-L) and the Planned Unit Development Guide for the Anvil Mountain Subdivision, as presented, finding the request in conformance with $\S15-1-30(a)(4)$ and $\S16-1-40$ of the SMC with the following conditions: {list conditions}

Denial:

I move to deny Ordinance No. 2024-09 a zoning of Multi-Family Residential Limited Overlay (R-2-L) and the Planned Unit Development Guide for the Anvil Mountain Subdivision, as presented, finding the request is NOT in conformance with §15-1-30(a)(4) and §16-1-40 of the SMC.

ATTACHMENTS:

- 1. Ordinance 2024-09
- 2. Public Notice



ORDINANCE NO. 2024-09

AN EMERGENCY ORDINANCE OF THE TOWN OF SILVERTON FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP ZONING PROPERTIES AS DESCRIBED IN EXHIBIT A TO R-2 MULTIPLE FAMILY RESIDENTIAL LIMITED OVERLAY DISTRICT AND ADOPTION OF THE PLANNED UNIT DEVELOPMENT GUIDE

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 ("Town") acting by and through its Town Board of Trustees ("BOT") 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 Town BOT are authorized to amend the Town's Zoning Map pursuant to the Town's Municipal Code Section16- 1-10 et seq.; and

WHEREAS, a Zoning Map Amendment application ("Application") has been submitted pursuant to Municipal Code Section 16-1-40, requesting an initial zoning upon annexation to R-2 Multiple Family Residential District Limited Overlay District (R-2-L), for certain property located within the Town as described in Exhibit A attached hereto and incorporated herein (the "Property"); and

WHEREAS, pursuant to pursuant to Municipal Code Section 16-4-580, the Town agrees to a Planned Unit Development within the Limited Overlay Zone and approves the Anvil Mountain Planned Unit Development Guide, attached hereto as Exhibit B (the "PUD Guide"); and

WHEREAS, On May 21, 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 2024-09, amending the official zoning map for the Property designating the zoning as R-2 Multiple Family Residential District Limited Overlay District (R-2-L) subject to the conditions of approval, if any, as stated in the report of the Town Community Development Director; and

WHEREAS, On May 28, 2024, the BOT 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 the initial zoning of the Property to R-2 Multiple Family Residential District Limited Overlay District (R-2-L) and application of the Planned Unit Development Guide are in the best interests of the Town; 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 amend the Town's Zoning Map by zoning the Property R-2 Multiple Family Residential District Limited Overlay District (R-2-L).

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, establishing the base zoning classification of the Property to R-2 Multiple Family Residential District Limited Overlay District (R-2-L) and approving the Planned Unit Development Guide, subject to the conditions of approval, if any, as stated in the report of the Town Community Development Director.
- 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 Multiple Family Residential District Limited Overlay District (R-2-L).
- 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. Emergency Declaration. The Board hereby finds, determines and declares that it is necessary that this Ordinance take effect upon the Effective Date due to the statutory requirement of rezoning annexed property within 90 days.
- 7. Effective Date and Time. This Ordinance will become effective on May 28, 2024, unless otherwise specifically provided for herein and is available for public inspection in the Town Clerk's Office.

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 28TH DAY OF MAY, 2024.

	TOWN OF SILVERTON	
	Ву:	
	Dayna Kranker, Mayor	
ATTEST:		
Melina Marks Lanis, Town Clerk		

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°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.

Beginning at the Northeast corner of Lot 34 of the Anvil Mountain Subdivision, whence corner no. 3 of the Silverton Town Site bears N. 60°39'38" E., 1282.92 ft. dist.; thence S. 79°13'01" W., 320.14, ft. dist., to the Northwest corner of Lot 2 the said Anvil Mountain Subdivision; thence S. 54°40'06" W., 61.03, ft. dist., to the Angle Point of Lot 2 of the said Anvil Mountain Subdivision; thence S. 02°23'59" W., 35.42, ft. dist., to the Southwest corner of Lot 2 of the said Anvil Mountain Subdivision 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 the said Anvil Mountain Subdivision; thence S. 02°23'46" W., 28.99, ft. dist., to the Southeast corner of Lot 1 of the said Anvil Mountain Subdivision; thence S. 25°45'47" W., 42.15, ft. dist., to the Northeast corner of Lot 30 of the said Anvil Mountain Subdivision; thence S. 25°06'27" W., 157.80, ft. dist., to the Southeast corner of Lot 30 of the said Anvil Mountain Subdivision 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 Left with an arc length of 356.75 ft. dist., with a radius of 3539.99 ft. dist., of which a chord bearing of N. 70°10'25" W., to the Southwest corner of Lot 30 of the said Anvil Mountain Subdivision; thence N. 37°20'49" E., 115.03, ft. dist., to the Northwest corner of Lot 30 of the said Anvil Mountain Subdivision; thence N. 53°32'38" E., 122.83, ft. dist., to the Southwest corner of Lot 32 of the said Anvil Mountain Subdivision; thence N. 61°42'36" E., 94.59 ft. dist., to the Angle Point of Lot 32 of the said Anvil Mountain Subdivision; thence N. 70°37'14" E., 39.39 ft. dist., to the Northwest corner of Lot 32 of the said Anvil Mountain Subdivision; thence N. 33°59'59" E., 75.26 ft. dist., to the Southwest corner of Lot 33 of the said Anvil Mountain Subdivision; thence N. 70°15'48" E., 72.92 ft. dist., to the Angle Point of Lot 33 of the said Anvil Mountain Subdivision; thence N. 51°30'48" E., 130.07 ft. dist., to the Southwest corner of Lot 34 of the said Anvil Mountain Subdivision; thence N. 68°45'48" E., 51.79 ft. dist., to the Northwest corner of Lot 34 of the said Anvil Mountain Subdivision; thence S. 54°45'47" E., 331.00 ft. dist., to the Northeast corner of Lot 34 of the said Anvil Mountain Subdivision more or less, to the point of beginning.

EXHIBIT A ANVIL MOUNTAIN PLANNED UNIT DEVELOPMENT GUIDE

The Anvil Mountain development has been divided into the following Planning Areas and as identified on Exhibit A Land Use and Planning Areas. Each area shall follow the development standards of the Town of Silverton's base zone district, as identified for each Planning Area below. Where the Development Guidelines are silent, the standards and regulations within the Silverton Municipal Code, as currently exist or may be amended, shall apply. All development standards within the base zone district shall apply with the following exceptions:

Planning Area 1: R-2 Multiple Family Residential District

Uses Permitted -

- Dwelling, Single-Unit Detached
- Dwelling, Duplex
- Accessory Dwelling Units
- Cottage Industry
- Dwelling, Single-Unit Attached (Townhome)
- Open Space: Follows standards within the Public zone district.

Use Subject to Review –

- Dwelling, Triplex
- Dwelling, Fourplex
- Dwelling, Multiunit

Uses Not Permitted -

- Manufactured Home Park
- Moveable Tiny Home Park
- Continuing Care Facility
- Group Home
- Religious Assembly
- Day Care Center, Adult
- Day Care Center, Child
- School, Elementary or Secondary
- Bed and breakfast establishment
- Vacation Rental
- Utility, Minor

Minimum Lot Area: 2,000 square feet Maximum Lot Area: 8,500 square feet Lot Coverage: No Lot Coverage Maximum

Setbacks:

• Front: 20 feet

• Rear: 10 feet

o "Duet Units": 0 feet

• Side: 7 feet

• Townhome Lots: 0 feet internal (shared wall) side yard setback; 5' external lot boundary side yard setback

Lot Width: 20 feet Height: 35 feet

Parking: one off-street parking space per dwelling unit

Planning Area 1A, 1B & 1C: R-2 Multiple Family Residential District

Uses Permitted –

- Dwelling, Duplex
- Dwelling, Single-Unit Attached (Townhome)
- Dwelling, Triplex
- Dwelling, Fourplex
- Dwelling, Multiunit
- Accessory Dwelling Units
- Cottage Industry

Uses Subject to Review -

Dwelling, Single-Unit Detached

Uses Not Permitted -

- Manufactured Home Park
- Moveable Tiny Home Park
- Continuing Care Facility
- Group Home
- Religious Assembly
- Day Care Center, Adult
- Day Care Center, Child
- School, Elementary or Secondary
- Bed and breakfast establishment
- Vacation Rental
- Utility, Minor

Minimum Lot Area: 2,000 square feet

Minimum Townhome Lot Area: 1,500 square feet

Maximum Lot Area: 6,000 square feet

Lot Width: 25 feet

Lot Coverage: No Lot Cover Maximum

Setbacks:

Front: 20 feet

Rear: 10 feetSide: 7 feet

• Townhome Lots: 0' internal (shared wall) side yard setback; 5' external lot boundary side yard

setback

Height: 35 feet

Parking: one off-street parking space per dwelling unit

Planning Area 2: R-2 Single-Family Residential District

Uses Permitted-

- Dwelling, Single-Unit Detached
- Accessory Dwelling Units
- Cottage Industry
- Open Space: Follows standards within the Public zone district.

Uses Subject to Review –

- Dwelling, Duplex
- Dwelling, Single-Unit Attached (Townhome)
- Dwelling, Triplex
- Dwelling, Fourplex
- Dwelling, Multiunit

Uses Not Permitted -

- Manufactured Home Park
- Moveable Tiny Home Park
- Continuing Care Facility
- Group Home
- Religious Assembly
- Day Care Center, Adult
- Day Care Center, Child
- School, Elementary or Secondary
- Bed and breakfast establishment
- Vacation Rental
- Utility, Minor

Minimum Lot Area: 5,000 square feet Maximum Lot Area: No Maximum lot area

Lot Width: Minimum 50 feet

Setbacks:

Front: 20 feetRear: 10 feetSide: 7 feet

Height: 35'

Parking: two off-street parking spaces per dwelling unit

Planning Area 3: R-2 Single-Family Residential District

Used Permitted -

- Dwelling, Duplex
- Dwelling, Single-Unit Attached (Townhome)
- Dwelling, Triplex
- Dwelling, Fourplex
- Dwelling, Multiunit
- Accessory Dwelling Units
- Cottage Industry
- Open Space: Follows standards within the Public zone district.

Uses Subject to Review

• Dwelling, Single Family Detached

Uses Not Permitted -

- Manufactured Home Park
- Moveable Tiny Home Park
- Continuing Care Facility
- Group Home
- Religious Assembly
- Day Care Center, Adult
- Day Care Center, Child
- School, Elementary or Secondary
- Bed and breakfast establishment
- Vacation Rental
- Utility, Minor

Minimum Lot Area: 6,000 square feet

Minimum Townhome Lot Area: 1,500 square feet

Maximum Lot Area: No Maximum lot area

Minimum Lot Width: 20 feet

Lot Coverage: No Lot Cover Maximum

Setbacks:

Front: 20 feetRear: 10 feetSide: 7 feet

• Townhome Lots: 0' internal (shared wall) side yard setback; 5' external lot boundary side yard setback

Height: 35 feet

Parking: one off-street parking space per dwelling unit

Planning Area 4: R-2 Single-Family Residential District

Used Permitted -

- Dwelling, Single Family Detached
- Dwelling, Duplex
- Dwelling, Single-Unit Attached (Townhome)
- Dwelling, Triplex
- Dwelling, Fourplex
- Dwelling, Multiunit
- Accessory Dwelling Units
- Cottage Industry
- Open Space: Follows standards within the Public zone district.

Uses Subject to Review

- Manufactured Home Park
- Moveable Tiny Home Park

Uses Not Permitted -

- Continuing Care Facility
- Group Home
- Religious Assembly
- Day Care Center, Adult
- Day Care Center, Child
- School, Elementary or Secondary
- Bed and breakfast establishment
- Vacation Rental
- Utility, Minor

Minimum Lot Area: 2,000 square feet

Minimum Townhome Lot Area: 1,500 square feet

Maximum Lot Area: No Maximum lot area

Lot Width: 20 feet

Lot Coverage: No Lot Cover Maximum

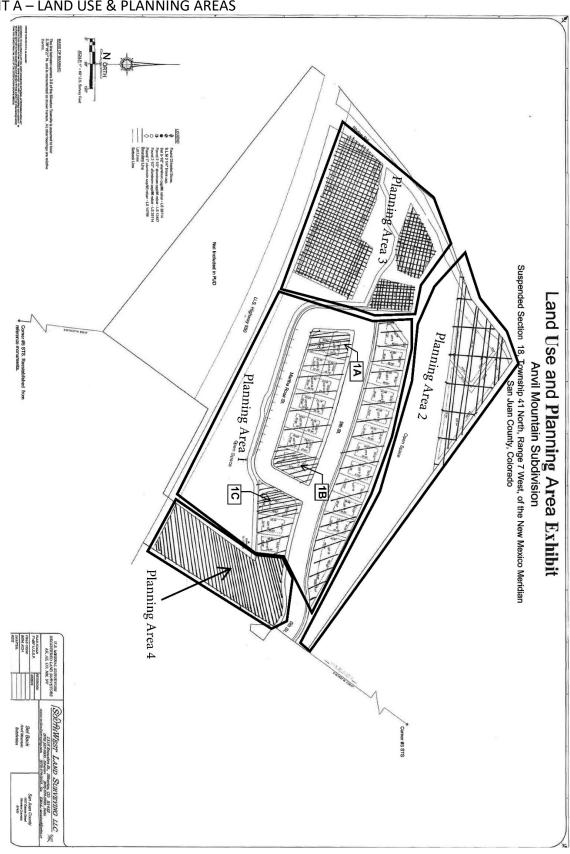
Setbacks:

Front: 20 feetRear: 10 feetSide: 7 feet

• Townhome Lots: 0' internal (shared wall) side yard setback; 5' external lot boundary side yard setback

Height: 35 feet

Parking: one off-street parking space per dwelling unit



PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held to consider 24-14 PUD Anvil Mountain Subdivision: A request by the Town of Silverton to zone the annexed area known as Anvil Addition to R-2 Multiple Family Residential District Limited Overlay (R-2-L) including the approval of a Planned Unit Development for property located at the Anvil Mountain Subdivision.

The Planning Commission will hold a public hearing on Tuesday, May 21, 2024, at the County Couthouse: at 5:00pm. The Board of Trustees will hold a public hearing on May 28, 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) with any questions/comments about this Application.

Published in the Silverton Standard & the Miner: Thursday, May 2, 2024.

Town of Silverton (874)

AGENDA MEMO

SUBJECT: Silverton Area Chamber of Commerce Contract Addendum staffing Anesi

Park

STAFF CONTACT: Gloria Kaasch-Buerger, Sarah Friden

MEETING DATE: May 28, 2024

Overview:

On September 25, 2023, the Town and the Silverton Area Chamber of Commerce entered into its annual contract to facilitate the operations of the Visitor Center. Please see attached for the original contract.

The addition of Anesi Park Information Center is being proposed for this summer. The goal for the information center was to have a digital experience with kiosks of information. The capital cost for that system is still being researched and refined. For 2024, the Town Administrator is proposing including the staffing of the Anesi Park Information Center in the 2024 Chamber Contract.

Budget Impact:

The 2024 Budget has a line item (10-46100-110) with the Facilities and Events Coordinator Salary and \$15,000 for the Anesi Park attendant Salary. In the proposed addendum, the Chamber would use \$13,000 for the Anesi Park Attendant and retain \$2,000 for staffing an payroll expenses.

Staff Recommendation:

Staff recommends this addendum to the contract to provide an attendant at Anesi Park Information Center.

Master Plan Priority:

Operational Priority- meaning not in the Master Plan, but essential to continuing to improve the services and assets we currently have.

Attachments:

- Addendum
- Original 2024 Chamber Contract

Suggested Motion or Direction:

Motion to approve the Anesi Park Information Center Staffing Addendum to the 2024 Silverton Area Chamber of Commerce Contract.

ADDENDUM TO THE FOLLOWING:

- 2. Services to be provided by the Chamber. It is mutually agreed that the Chamber shall provide the following services to the Town:
 - h. The Chamber shall staff the Anesi Park Information Center with Visitor Center Staff from June 1st, 2024, to October 12th, 2024, with the following schedule:
 - From June 1st to September 28th, 2024, the Anesi Park Information Center will have Visitor Center Staff from 11am to 3pm daily with an occasional one day a week closure depending on staff capacity.
 - o From September 29th to October 12th, 2024, the Anesi Park Information Center will have Visitor Center Staff from 11:30am to 2:30pm 5 days a week.
 - i. The Chamber shall provide staff for the Information Center hours above, provide information and updates for staff, hire, supervise, support, and manage payroll for Anesi Park Information staff.
 - j. The Chamber shall provide all brochures, magazines and tourism information need for Anesi Park Information Center staff.
 - k. The Chamber shall report any facilities needs or maintenance requests to the Silverton Parks and Recreation Director.
 - l. The TOS shall be responsible for all utilities, cleaning, maintenance, and insurance needs for the Anesi Information Center.
- **3. Payment for Services.** The Town shall pay the Chamber the sum of fifteen thousand dollars (\$15,000) as follows:
 - \$3,750.00 shall be paid in addition to the existing contract each month beginning June, July, August, and September 2024 following the first Town Board meeting of month prior payment due.
 - At the end of each fiscal year, but no later than February 15th of the next fiscal year, the Chamber will provide an end of year financial statement based on actual revenues and actual expenses.
 - The Chamber shall receive \$2000 for a management fee out of the \$15,000 budget and remaining budget shall include;
 - Anesi Park Staff Payroll, Visitor Center Team Lead Payroll for scheduling/stocking, bookkeeping, payroll/taxes expense,

Tourism information,	Office	supplies,	Information	Displays	as
needed.					

This addendum to the Town of Silverto approved on May 28, 2024.	on and Silverton Area Chamber of Commerce was
	Mayor, Dayna Kranker
Town Clerk, Melina Marks Lanis	

CONTRACT FOR TOWN OF SILVERTON VISITORS CENTER OPERATIONS

This **Agreement** entered into this 25th day of September 2023, between the Town of Silverton, Colorado, a body politic and corporate (hereinafter "Town"), and the Silverton Area Chamber of Commerce (hereinafter "Chamber"), shall cover the provisions of services by the Chamber for the Town as set forth in the terms and conditions herein.

WITNESSETH:

WHEREAS, the Board of Trustees of the Town of Silverton, Colorado has authority pursuant to Section 31-15-101 C.R.S. to enter into agreements for the provision of services to town government; and

WHEREAS, the Board of Trustees is desirous of retaining such independent services for the operation of a community Visitors Center; and

WHEREAS, the Chamber is desirous of providing management and oversight services for such Visitors Center and has submitted a proposal consistent with the Town's request;

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, CONDITIONS AND OBLIGATIONS HEREIN CONTAINED, THE PARTIES AGREE AS FOLLOWS:

- 1. Term of Agreement. This Agreement shall be in full force and effect commencing January 1, 2024 and ending on December 31, 2024. If the Chamber desires to modify or change the conditions of this Agreement prior to its renewal or extension, the Chamber shall notify the Town in writing no later than September 30th of the subject year as to the changes requested and the rationale on which the changes are based. If no request to amend this Agreement is initiated by the specified deadline, the Agreement shall be considered for renewal without change or modification, excepting that the Town reserves the right to effect changes in the Agreement which are necessitated by Town budget considerations and shall notify the Chamber of such changes in writing.
- **2. Services to be provided by the Chamber.** It is mutually agreed that the Chamber shall provide the following services to the Town:
 - a. The operation and management of the Visitor Center must be consistent with the budget and hours of operation and with such emergency closure policies as the Town may adopt from time to time. Such policies shall allow for a unilateral determination by Town staff that such conditions exist so as to warrant closure of the facility in the interests of public safety (i.e. avalanche hazard, emergency conditions, etc.). The Visitor Center shall be closed on all days when the Colorado Avalanche Information Center website (avalanche.state.co.us) lists the avalanche danger at "High" or higher for the Northern San Juan Zone, as described on the CAIC website. The Town reserves the right to close the Visitor Center under any other conditions based on evaluation of weather events and trending conditions in the region. The Silverton Area Chamber of Commerce Director

shall be responsible for checking the CAIC website daily and notifying the Facilities, Parks, and Recreation Director and other appropriate parties when the avalanche danger is listed as "High" or higher for the Northern San Juan Zone. At all other times however, the Chamber shall keep the Visitors Center open and provide visitor-related services to the public in accordance with the following schedule: January through December 10am-3pm. The Chamber may close the Visitors Center for business on Easter Day, Thanksgiving Day, Christmas Day, New Years Day or for any other day for reasonable situations that may occur during the calender year. The Chamber shall staff with its employees or contractors the Visitor Center as necessary in order to fulfill the terms and conditions of this Agreement.

- c. The Chamber shall provide appropriate business display racks within the Visitor Center for all businesses situated in the Town of Silverton. Such racks may distinguish between Chamber and non-Chamber member businesses, but the appearance, condition, location, and maintenance of such facilities shall not be discriminatory in any negative sense against non-Chamber member businesses in their effect. The Town, in turn, shall afford the Chamber reasonable storage space for all promotional literature, materials and equipment associated with the Visitor's Center.
- d. The Chamber shall initiate telephone communications with the appropriate parties in response to public inquiries on upcoming special events and other tourist or relocation-related matters.
- e. This Agreement does not permit retail business and manufacturing operations to be conducted on the premises. The Chamber shall be permitted to sell tourist related items (e.g. copies, sodas, souvenir coins, postcards, stamps, posters, maps, books, candy, silver coins, etc.), however, as part of the "tourist services" associated with operating the Visitors Center. All proceeds shall be reported and included in their semiannual financial statements.
- f. The Chamber shall submit semiannual Visitor Center financial statement to the Town accounting for all revenues received and expenditures made, along with Visitors Center statistics. By September 30th of each year, the Chamber shall provide the Town with an accurate accounting of Visitor Center's year-to-date revenues and expenditures for the current contract period, projected total revenues and expenditures for the current contract period, and requested revenues and expenditures for the renewal or extended contract period.
- g. The Chamber shall be responsible for informing the Town of the need for repair or maintenance work on the building or portions thereof in a timely manner after discovery of any conditions requiring repair or maintenance work.
- **3. Payment for Services.** The Town shall pay the Chamber the sum of forty-five thousand nine hundred ninety-two dollars (\$45,000.00) as follows:

- \$3,750.00 shall be paid each month beginning January 2024 through December 2024 following the first Town Board meeting of each month;
- ☐ At the end of each fiscal year, but no later than February 15th of the next fiscal year, the Chamber will provide an end of year financial statement based on actual revenues and actual expenses.
- **4. Town of Silverton Responsibilities.** The cost of electricity, water, sewer, trash pick-up, and heat shall be paid by the Town pursuant to this Agreement. The Town agrees to pay actual postage costs that exceed budgeted estimates provided by the Chamber. The cost of telephone monthly service charges, the copier and office supplies shall be paid out of the Visitor Center account. Town shall afford reasonable parking spaces dedicated to Chamber visitation use, particularly during periods of heavy use of surrounding areas as associated with Town-sponsored and/or Townbooked events and functions.
- **5. Insurance.** The Town agrees to maintain liability insurance upon the premises and agrees to maintain a current policy of fire and casualty insurance upon the building and property itself. The Chamber releases and indemnifies the Town and its officers, employees, agents, insurers, and self-insurance pool from and against all liability, claims, and demands as shown in Exhibit B attached hereto and made a part hereof as though fully set forth herein.
- **6. Assignment.** The parties hereto acknowledge that this is a services contract and accordingly no assignment of this Contract or any right accruing thereunder shall be made in whole or in part by The Contractor without prior express written consent of the Town, which consent shall not be unreasonably withheld.
- **7. Waiver.** A waiver by either party of any breach of any provision hereof shall not be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any other provision contained herein. No payment or acceptance for any period subsequent to any breach shall be deemed a waiver of any right nor shall it be deemed acceptance of defective performance. Where the condition to be waived is a material part of this Contract such that its waiver would affect the essential bargain of the parties, the waiver must be supported by consideration and take the form of a modification to this Contract.
- **8. Amendment.** This Contract constitutes the final and complete agreement and understanding between the parties hereto with respect to the subject matter hereof. All prior agreements and understandings, whether oral or written, shall be of no effect in the construction of any provisions or terms of this Contract if they alter, vary or contradict this Contract.
- **9. Default and Termination of Lease.** If any default is made by the Chamber in the performance of any term or condition herein specified, this Agreement, at the Town's option, shall terminate and be forfeited. The Chamber shall be given fifteen (15) days written notice of any such default, and no termination of this Agreement will result if a correction of the default, satisfactory to the Town, is made within such fifteen (15) day period. The Chamber or the Town shall be permitted to terminate this Agreement without cause upon ninety (90) days written notice to the other party.

- **10. Annual Appropriation**. Payment pursuant to this Agreement, whether in whole or in part, is subject to and contingent upon the continuing availability of Town funds for purposes hereof, as determined by the Silverton Board of Trustees. In the event that said funds, or any part thereof, become unavailable as determined by the Chamber, the Town may immediately terminate this Agreement or amend it accordingly.
- **11. Agreement Renewal.** This Agreement may be renewed and extended upon terms and conditions which are mutually agreeable to the parties hereto.
- **12. Binding Effect.** The terms, provisions, covenants, and conditions contained within this Contract shall be binding upon the respective parties, their representatives, successors and assigns.
- 13. Unauthorized Workers Public Contracts for Services. Contractor certifies that it shall comply with the provisions of C.R.S. 8-17.5-101 et seq. Contractor shall not knowingly employ or contract with an Unauthorized Worker to perform work under this contract or enter into a contract with a subcontractor that fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an Unauthorized Worker to perform work under this contract. Contractor represents, warrants, and agrees that it (i) has verified that it does not employ any Unauthorized Workers, through participation in the Basic Pilot Employment Verification Program administered by the Social Security Administration and Department of Homeland Security, and (ii) otherwise shall comply with the requirements of C.R.S. 8-17.5-102(2)(b). Contractor shall comply with all reasonable requests made in the course of an investigation under C.R.S. 8-17.5-102 by the Colorado Department of Labor and Employment. Failure to comply with any requirement of this provision or C.R.S. 8-17.5-101 et seq., shall be cause for termination for breach and Contractor shall be liable for actual and consequential damages. Contractor, if a natural person eighteen (18) years of age or older, hereby swears or affirms under penalty of perjury that he or she (i) is a citizen or otherwise lawfully present in the United States pursuant to federal law, (ii) shall comply with the provisions of C.R.S. 24-76.5-101 et seq., and (iii) shall produce one form of identification required by C.R.S. 24-76.5-103 prior to the effective date of this contract.
- **14.** No Waiver of Sovereign Immunity. The Town 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 Town or its officers or employees.

IN WITNESS WHEREOF, the parties hereto have signed this instrument on the day and date first written above.

SILVERTON AREA CHAMBER OF COMMERCE

DeAnne Gallegos, Executive Director

ATTEST:	TOWN OF SILVERTON	
Melina Marks Lanis, Town Clerk	Shane Fuhrman, Mayor	

EXHIBIT B RELEASE AND INDEMNIFICATION AGREEMENT

NOTE: This is a release of liability and indemnification agreement. Please read before signing.

In consideration for being permitted to enter upon the property of the Town of Silverton, Colorado, for the purpose of conducting organizational business, meetings, or events upon said premises, the entity specified below (the "Requesting Organization") through its Authorized Representative hereby acknowledges, represents and agrees as follows:

- A. 1. The Requesting Organization acknowledges that its presence, and/or the presence of any of its members, guests, or members of the public, on the Town's property, and any or all of the activities occurring in, on, over, or about the Town's property, at which activities members of the Requesting Organization may be present or near, or in which said members may participate, are or may be dangerous and do or may involve risks of injury, loss or damage. The Requesting Organization further acknowledges that such risks may include but are not limited to bodily injury, personal injury, sickness, disease, death, and property loss or damage.
 - 2. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, the Requesting Organization, through its Authorized Representative, hereby expressly assumes all such risks of injury, loss, or damage to its members, its guests, or to any third party arising out of or in any way related to the Requesting Organization's presence on the Town's property or its members participation in the above described activities, whether or not caused by the act, omission, negligence, or other fault of the Town, its officers, its employees, its agents, or by any other cause.
 - 3. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, the Requesting Organization, through its Authorized Representative, further hereby exempts, releases, and discharges the Town, its officers, its employees, and its agents from any and all claims, demands, and actions for such injury, loss, or damage, arising out of or in any way related to the Requesting Organization's presence on the Town's property or its members participation in the above-described activities, whether or not caused by the act omission, negligence, or other fault of the Town, its officers, its employees, its agents, or by any other cause.

 _Signer	must	initial
- 0		

B. The Requesting Organization, through its Authorized Representative, further agrees to defend, indemnify and hold harmless the Town, its officers, employees, agents, insurers, and self-insurance pool, from and against all liability, claims, and demands, including any third party claim asserted against the Town, its officers, employees, agents, insurers, or self-insurance pool, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any way

	participation in the above described	on's presence on the Town's property or its members activities, whether or not caused by the act omission, n, its officers, employees, or agents, or by any other
	Signer must initial	
C.	Organization, through its Authorized said AGREEMENT extends to all ac its officers, and/or its employees or a as broad and inclusive as is permitted	DEMNIFICATION AGREEMENT, the Requesting Representative, hereby acknowledges and agrees that ts, omissions, negligence, or other fault of the Town, agents, and that said AGREEMENT is intended to be I by the laws of the State of Colorado. If any portion reed that the balance shall, notwithstanding, continue
	Signer must initial	
D.	acknowledges that the Town, its officed on not waive or intend to wait INDEMNIFICATION AGREEMENT immunities, and protections provide	igh its Authorized Representative, understands and cers, its employees, and its agents are relying on, and ve by any provision of this RELEASE AND NT, the monetary limitations or any other rights, ed by the Colorado Governmental Immunity Act, Revised Statutes, as from time to time amended, or officers, employees, or agents.
	Signer must initial	
E.	date set forth below and shall be bind its successors, representatives, hei	CATION AGREEMENT shall be effective as of the ding upon the Requesting Organization, its members, rs, executors, assigns, transferees, and any other is upon the invitation of the Requesting Organization esting Organization's activities.
	Signer must initial	
	ted this day of gnature appear below.	, 202 by the person whose name
		Name of Requesting Organization
		Printed Name of Signer

Agreement, the Signer represents, warrants, and acknowledges that the Signer is authorized by the
acknowledges that the Signer is authorized by the
deknowledges that the Signer is authorized by the
Requesting Organization to enter into this Release
and Indemnification Agreement on behalf of the
Requesting Organization.

Signature	 	
Address of Signer		

AGENDA MEMO



SUBJECT: Kendall Mountain Lift Repair Bids

STAFF CONTACT: Sarah Friden MEETING DATE: 05/28/2024

Overview: Kendall Mountain's lift encountered a third electrical issue on February 25th 2024, leading to a second rope evacuation and subsequent closure for the season. Following this, Leitner POMA performed a complimentary diagnostic analysis of the electrical system. They determined a total electrical replacement was needed due to an unlocatable shorted component. The cost estimate for this replacement, totaling \$92,000 covers materials, labor and comes with a 1-year warranty on the work. Training of our staff would be available for \$10,000 additional.

Grady Ham, formerly with Silverton Mountain, conducted an independent evaluation of the lift and also determined the electrical system needs replacement. He is offering a time and materials bid at a fraction of POMA's cost and is willing to train town staff. The estimated cost of this project is not to exceed \$25,000.

Both options will be an estimated 1-2 week job and would be completed prior to opening day, 2024.

The contractors need to finalize their summer schedule ASAP. Staff has pushed the decision out as long as possible so we could await the status of the T-Mobile Hometown Grant, which we unfortunately were not rewarded.

Budget Impact: \$92,000 or \$25,000

The two proposals were not budgeted expenses for 2024. Both proposals will require a Supplemental Budget at the end of the year. The funds for this project would come from the General Fund's 2024 budget ending fund balance of \$498,877. This ended fund balance along with the \$500,000 in CDs is our emergency reserve fund.

The Town Administrator is comfortable with the trustees approving the unbudgeted expense of either proposal to ensure the continuation of the lift service in 2024/2025.

Staff Recommendation: Staff recommendation is hiring Grady Ham. This recommendation is based on his extensive knowledge of this type of lift, his track record of minimal downtime @ Silverton Mountain, his willingness to train our staff, time he has already spent studying our lift components and history, strong relationships with the Tramway Board staff, and his desire to support the community.

If Grady is awarded the repair contract, we will still have access to POMA for current and future servicing needs.

Master Plan Priority:

Improve our Existing Infrastructure

Action Item #5 – Implement Kendall Mtn Rec Area Master Plan

Strengthen our Local Economy

Action Item #1 – Solidifying the community's vision for Kendall Mountain and base area by initiating priority projects with broad support.

Suggested Motion or Direction: Staff suggests the motion to proceed with hiring Grady Ham to perform the electrical system replacement of the lift.



AGENDA MEMO

SUBJECT: New Event- Shakespeare in the Park

STAFF CONTACT: Ana Mendiluce MEETING DATE: May 28th, 2024

Overview: Christine Fonner with Roam Life, LLC has submitted a Special Event Application for Shakespeare in the Park. Shakespeare in the Park is a live theater production of Shakespeare's plays that is free to the public. The event will be held on August 6th and 7th at Anesi Park and there will be a concession stand set up selling snacks, beer, and wine. A Special Event Liquor Permit has been submitted and approved by the local liquor authority. Special Event Permit has been approved by Town Staff, Sheriff's Department, and EMS.

Suggested Motion or Direction: Approve or Deny the Shakespeare in the Park Event or approve with conditions.



Notice of Intent to Conduct a Special Event or Civic Function Within Incorporated Town Limits

r r r r r r r r r r r r r r r r r r r
Date of Notice: 1/29/200 Organization Holding Event: Loam Life, LC
Contact Name: Christine former Phone#: 914-584-8760
Contact E-Mail: Christinea roam Life. Com
Contact Address: 1331 Reese St., Box 666, Silverton CO81433
City: Silverton State: Co zip: 81433
Description: Shakes peare theater production in the park.
Event Date(s): 8/6 \$ 8/7/2024 Event Times: 4 pm to 8:30pm
Proposed Event Location/Route/Parking Plan: (Please refer to attachment requirements) Anesi Park
Event Scone: diet the fragutiain auto complement and volunteeur competed and events planned)
Event Scope: (list # of participants, employees and volunteers expected and events planned) 30 - 40 participants
3 Volunteers theater play
LAZATON WILLIAM



Will this event have vendors?YES_X_NO
Will this event serve food and drinks?NO
Will this event have alcoholic beverages? XYESNO
If YES, a Special Event Liquor Permit License Will Be Required.
Will this event have ticket sales or an admission fee?YES_X_NO
Will there be camping during this event?YES_X_NO
Will Animals, Dangerous Vehicles or Materials, or Explosives be used for this event?
X NO YES If YES, Please Explain Below.

Compliance Agreement

The undersigned hereby certifies that I/we agree to assume any and all responsibility and to abide by all rules, regulations and conditions as set forth in the town of Silverton rules, regulations, conditions and stipulations of this permit, and codes for traffic control. The undersigned shall follow the manual on uniform traffic control devices, latest edition, as it relates to this permit and special conditions. If any requirements or conditions of this permit are not in compliance, the permit shall be revoked by order of the Code Enforcement Officer. I/we agree to vacate the right-of-way as directed by the Code Enforcement Officer.

Release & Indemnification

In consideration for being permitted to enter upon the property of the Town of Silverton or personal property included in filming, or for the purpose of conducting business or events upon said premises, I, the undersigned, hereby acknowledge, represent and agree as follows:

- I acknowledge that my presence on the Town's property may involve risk of injury, loss or damage.
- I expressly assume all risks of injury, loss, damage to myself or any third party arising out of or in any way related to my presence on the Town's property.
- I exempt, release, and discharge the Town, its officers, its employees, and its agents from any and all claims, demands, and actions for such injury, loss, or damage, arising out of or in any way related to my presence on the Town's property.
- I agree to defend, indemnify, and hold harmless the Town, its officers, employees, agents, insurers, and self insurance pool from and against all liability claims, and demands on account of injury, loss or damage which arise out of or are in any way related to my presence on the Town's property.
- I further agree to be fully responsible for and to render payment to the Town for, any damages to the Town's property, which occurs during my use of such property and which is in any way related to my presence on or use of Town property.

This Release and Indemnification Agreement shall be effective as of the date set forth below and shall be binding upon me, my successors, representative, heirs, executors, assigns, transferees, and any other person(s) who may enter the premises upon my invitation.

Silv	erton		
Control of the contro	X -1	20	
Executed this 29 appear below.	Of Man	, 20by the	person whose name and signature
Signature of Responsible Par			*
Printed Name: Christ	ine fonner		
Please attach to this ap	plication documents sh	nowing the following	; :
1. Location Map – detour(s), barrier(s) proplocation(s).			rked boundaries and any nd medical personnel
2. Operations Plan	with an explanation of S		
3. Certificate of Lia Participants as additional		g the Town of Silvert	on, all Vendors and Event
	ion from property owner	to occupy the premis	ses for proposed event.
	Official Use Onl	y Below this Line	
Department	Approval	Disapproval	Date
San Juan County Sheriff			
Silverton Town Staff			
Silverton Board of Trustees			
Silverton/San Juan EMS			
Action of the Board of Tr	rustees:	Public Hearing H	[eld On:
\$200 Fee Paid:			
Date:	Attest:		

Town Clerk/Treasurer

Special Event Operations Plan - Shakespeare in the Park @ Anesi Park

Operations Plan:

- Volunteer(s) will operate the concession stand in selling snacks, wine, and beer.
- Actors and UpstART Theater will be managing the stage and production.
- Volunteer(s) will be at each of the two entry areas to greet attendees and answer questions/offer assistance.

Attendees will be able to sit on the lawn, in folding chairs (must bring own), or on park benches.

Attendees will be able to bring food and drink (non-alcoholic).

The Beer/Wine Garden will be marked off with bright yellow tape. Attendees will be able to enjoy alcoholic beverages within the garden while watching the play. A volunteer will be assigned to the beer/wine garden to ensure compliance.

Safety Plan:

We will have volunteers at each of the entrances and at the concession stand to support the event. Volunteers will be trained in how to supervise and observe for safety needs and issues and volunteers will be wearing matching brightly colored shirts for easy visual recognition by attendees. Additionally, the two event coordinators (Christine & John) will have walkie talkies to be able to quickly communicate as needed. In the event a safety concern arises, Christine will be notified and will take appropriate action (calling emergency services, assisting an injured attendee, or implementing the emergency plan, as examples). In the event of dangerous weather (i.e. lightning), attendees will be asked to take shelter under cover and will be asked to immediately disperse until lightning storm passes.

Medical Plan:

Christine will have a First Aid Kit on hand at the concession stand. Event coordinators will have walkie talkies. In the event more critical support is needed, emergency services will be called.

Emergency Plan:

Evacuation plan using the three exits (behind concession stand, either side of the stone wall) will be reviewed with all volunteers prior to event start. In the event of dangerous weather (i.e. lightning), attendees will be asked to take shelter under cover and will be asked to immediately disperse until lightning storm passes. Event managers will determine if/when the event can continue safely and have authority to cancel the event due to dangerous weather persisting, if necessary. Walkie talkies, cell phones,

and emergency services will be utilized in the event of danger arising and requests for emergency/police support will be made.

TO BE POSTED IN A CONSPICUOUS PLACE

Town of Silverton, Colorado BY AUTHORITY OF THE TOWN BOARD OF TRUSTEES

SPECIAL EVENT LIQUOR LICENSE

FOR ROAM LIFE, LLC – SHAKESPEARE IN THE PARK To sell MALT, VINOUS AND SPIRITUOUS LIQUOR

This is to certify that Roam Life, LLC – Shakespeare in the Park, having applied for a Special Event License, is hereby licensed to sell and/or consume Fermented Malt Beverages by the drink for consumption on the premises located at Anesi Park in the Town of Silverton, Colorado, on 8/6/2024, & 8/7/2024 from 6:00pm to 8:30pm unless this license is revoked sooner as provided by law.

This license is issued subject to the Laws of the State of Colorado and especially under the provisions of Article 3,4,5 of Title 44, Colorado Revised Statutes, as amended, and the ordinances of the Town of Silverton, insofar as the same may be applicable.

IN TESTIMONY WHEREOF, the Town Board of Trustees has hereunto subscribed its name by its officers duly authorized this 8th day of May, 2024.

The Town Liquor Enforcement The Town of Silverton, Colorado

Attest:

Town Clerk Melina Marks Lanis

Liquor Authority Anthony Edwards

Town of Silverton 1360 Greene ST. PO Box 250 Silverton, CO 81433

Application for a Special Events Liquor Permit

Silverton, CO 81433 970-387-5522					Liq	uor	Perm	it						
In order to qualify fo C.R.S. and One of					Be a (Qualifyi	ng Orgai	nization	Per 44	-5-102		É		
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Fraternal			h, Lodge or C	-		\equiv	olitical Car					TT.		
Patriotic	-	•	ation or Soci	ety		L_ M	unicipality (Owned A	rts Facilitie	es	d.	low	m of	
L Political	Religiou	us Instituti	ion								31.	lve	rt	on
Ţ	ype of Spe	cial Eve	ent Applica	int is Applyi	ing for	r:			D	O NOT	WRITE IN	THIS S	SPACE	
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	ted Malt Be				\$10.00) Per Da	ay	l,			To		- 17 1	(G
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Authorized Represent	ative's Mailir	ng Addres	s (if different	than address	provide	ed in Que	estion 2.)			10//	1/ 1/01	119	70 4	3 100
5. Event Manager	Ch.	. (->-							Date of E		none Numb		874.0
Event Manager Home	Address (St	treet, City,	On ne								7/1981 didress of Event		284	8760
1331 Re	ese	Str	reet,	Silver	ton	(0)	8143	3		chi	risting	Droa	mli	Fe. Com
6. Has Applicant Orga Issued a Special E	anization or F	Political C	andidate bee	n			7. Is the	premise:	s for which	h your ever	ent is to be held	currently	licensed u	under the
No 🔀				al bus	Cico	0201	רטו		Yes		a Number			
								No [e Number			
8. Does the Applicant	nave Posse	ession or		ow the Exact D						Yes LN				
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Local Licensing Author	11	r County)	1			-	Tow Cou		Telepho	ne Numb	er of Town/Cou	nty Clerk		
Signature	M	_					Title HE	ren	er &	Hive	4	C	Date 5/8/	24
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					Lia	bility Ir	nformati	on						
License N	lumber		Liabil	ity Date			State	€				Total		
										\$		5	7.0	0

(Instructions on Reverse Side)

Application Information and Checklist

The following supporting documents must be attached to this application for a permit to be issued:
Appropriate fee.
Diagram of the area to be licensed (not larger that 8 1/2" X 11" reflecting bars, walls, partitions, ingress, egress and dimensions. Note: If the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
Copy of deed, lease, or written permission of owner for use of the premises.
Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; or
☐ If not incorporated, a NONPROFIT charter; or
If a political Candidate, attach copies of reports and statements that were filed with the Secretary of State.
Application must first be submitted to the Local Licensing Authority (town or county) at least thirty (30) days prior to the event.
Public notice of the proposed event and procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least (10) days before approval of the permit by Local Licensing Authority. (44-5-106 C.R.S.)
State Licensing Authority must be notified of approved applications by Local Licensing Authorities within ten (10) days of approval.
Check payable to the Town of Silverton
Qualifications for Special Events Permit
(44-5-102 C.R.S.) A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 4 and 3 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being non profit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the Secretary of State pursuant to Article 45 of Title 1, C.R.S. A Special Event permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities. This permit application is issued, subject to the laws of the State of Colorado under the provisions of Title 44, Articles 3, 4, 5, C.R.S. 1973 as amended, and the Town of Silverton, Colorado Ordinance 2015-02 authorizes the Town of Silverton to approve Special Event Liquor Permits without notification to the State Licensing Authority for its approval or disapproval in accordance with C.R.S. 12-48-107(5).

Concession Bathrooms

-Beer barden Boundary

Name	Roam Life, LLC		
Status	Good Standing	Formation date	02/16/2024
ID number	20241186346	Form	Limited Liability Co
eriodic report month	February	Jurisdiction	Colorado
office street address	1331 Reese Street,	Silverton, CO 81433, US	3
fice mailing address	PO Box 666, Silverto	on, CO 81433, US	

gent	
Name	Joshua Fonner
Street address	1331 Reese Street, Silverton, CO 81433, US
Mailing address	PO Box 666, Silverton, CO 81433, US



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/17/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

	ne terms and conditions of the policy, ertificate holder in lieu of such endors				aorser	nent. A state	ement on this	s certificate doe	es not com	ei ny	iita to tile
_	DUCER				CONTAI NAME:	Ricardo E	De La Rosa				
Tra	ilstone Insurance Group					, Ext): 303-79	2-2355 Ext. 70	7	(A/C, No): 7	20-79	0-2298
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	JRED				INSURE	RB:					
	Roam Life, LLC				INSURE	RC:					
	PO Box 666				INSURE	RD:					
					INSURE	RE:					
	Silverton			CO 81433	INSURE	RF:					
co	VERAGES CER	TIFIC	ATE	NUMBER:				REVISION NUM			
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	CLAIMS-MADE X OCCUR							DAMAGE TO RENT PREMISES (Ea occu	urrence) \$	100,0	000
								MED EXP (Any one		5,00	0
Α				EG39X000131-00		05/03/2024	05/03/2025	PERSONAL & ADV	INJURY \$	1,00	0,000
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREC	GATE \$	3,00	0,000
	X POLICY PRO-							PRODUCTS - COMI	P/OP AGG \$	1,00	0,000
	OTHER:								\$		
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	EXCESS LIAB CLAIMS-MADE							AGGREGATE	\$		
	DED RETENTION \$								\$		
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							STATUTE	OTH- ER		
	AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N/A						E.L. EACH ACCIDE	NT \$		
	(Mandatory in NH)							E.L. DISEASE - EA	EMPLOYEE \$		
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POI	LICY LIMIT \$		
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DES	CRIPTION OF OPERATIONS / LOCATIONS / VEHIC	LES (A	ACORE) 101, Additional Remarks Schedu	ue, may t	и аттаснео II MO	re space is requi	leuj			
	DETICIONETE LIQUEDED				CANI	CELLATION					
CE	RTIFICATE HOLDER				CAN	CELLATION					
	Town of Silverton				THE	EXPIRATION	DATE THERE	ESCRIBED POLIC OF, NOTICE WILL CY PROVISIONS.			
ų,	Anesi Park				AUTHO	RIZED REPRESE	NTATIVE				
1	1360 Greene St Silverton			CO 81433	R	icardo L	De La R	esa			



ANESI PARK & BAND SHELL USER APPLICATION

Application Date:	4/29/2024	Organizatio	on: Roam Life, LCC
Contact Name(s):	Christine fo	onner	
Mailing Address:	PO BOX 6666	Silverton CO 8	1433
E-mail Address:	christine a roa	imlife.com	
	914-584-8760	Phone (Secondar	
Proposed Activity:	Shakespeare th	eater in the fa	K
Inclusive Date(s):	From: 8/6 2		o:
Hours Needed:	From: Upm		o: 8:30pm
Estimated Number	of Participants: 30-1	40	
	72		

RENTAL SPACE ANESI PARK & BAND SHELL

TOTAL

USER FEE

\$

EVENT/WEDDING ASSISTANCE DETAILS

Do you have event/wedding

assistance? \e

Name:

John KISS

E-Mail Address:

Phone:

120-252-6182

REQUEST TO SERVE ALCOHOL AT ANESI PARK & BAND SHELL

* The above applicant desires to serve alcohol at the function described above. { X } Yes { } No

* If alcohol is desired, it must be contained to your private party, and you will need to attach to this application documentation showing the following:

A LOCATION MAP: that includes clearly marked boundaries and any barrier(s) proposed enclosing the private party where the alcohol will be served.

USER AGREEMENT

This agreement covers the leasing of Anesi Park & Band Shell, with the Town of Silverton as the Lessor, Lessor, Land Life, Lessee.

- 1. The Lessee agrees to pay lesser a damage deposit in the amount of \$500 payable if damage occurs during the event.
- 2. The Lessee agrees remove all trash, remove all items brought in. The Lessee will be billed for any costs that exceed their deposit.
- 3. The Lessee will occupy the premises for the purposes stated, will occupy only the space(s) leased, will respect the right of others to use other portions of Memorial Park, and will not permit or suffer any disorderly conduct, noise, or nuisance whatever about said premises which might have a tendency to annoy or disturb any persons occupying other portions of the building.
- 4. All events will be terminated at midnight unless prior approval is granted by the Town of Silverton. A minimum of 72 hours is required to extend rental times. No guarantee that such requests will be met.
- 5. The lessee shall not do any construction work on the premises or make changes without the prior expressed written consent of the Town of Silverton.
- 6. There will be no animals, dangerous vehicles or materials, or explosives used in this location.

No tent staking on the grounds.

This contract executed on the

- The use of staples, nails, screws, duct tape or glue is NOT allowed. Removable tape is acceptable for applying decorations.
- This agreement may be canceled upon the occurrence of any of the following:
 - Failure of the Lessee to pay any fees, rents, or charges when due or failure of Lessee to comply with the terms of this
 - Issuance by any court of an injunction in any way preventing the use of the premises.
 - When, through an act of God or other casualty, the premises become unusable.
 - Either party may cancel by giving the other notice in writing at least 30 days prior to any event. Failure of Lessee to provide such notice will result in forfeiture of 10% of use of facility fee and non-refundable "hold date" deposit.
 - The lesser shall have the right to terminate this agreement at the Lessors discretion, if in Lessor's determination the events planned for the facility might cause damage to the premise or might not be in the best interest of the public, or Town of Silverton.
- 10. Lessee acknowledges and agrees that the lesser has no obligation to provide Lessee with a written accounting of the funds retained from Lessee's damage deposit.
- 11. Lesser agrees to pay for any lost keys and the full cost of re-keying or replacing any locks to which such key provides personal
- 12. ALCOHOL: Must have a designated "ID checker". No alcohol consumption to any persons under the age of 21. All Colorado state law must be followed.
- 13. All outstanding balances due are subject to a \$35.00 late fee and a 1.5% interest charge per month.

RELEASE & INDEMNIFICATION

In consideration for being permitted to enter upon the property of the Town of Silverton, Colorado, for the purpose of conducting business, meetings, or events upon said premises, I, the undersigned, hereby acknowledge, represent, and agree as follows:

- I acknowledge that my presence on the Town's property may involve risks of injury, loss or damage.
- I expressly assume all risks of injury, loss, or damage to myself or any third party axising out of or in any way related to my presence on the Town's property.
- I exempt, release, and discharge the Town, its officers, its employees, and its agents from any and all claims, demands, and actions for such injury, loss, or damage, arising out of or in any way related to my presence on the Town's property.
- I agree to defend, indemnify, and hold harmless the Town, its officers, employee's agents, insurers, and self-insurance pool from and against all liability, claims, and demands on account of injury, loss or damage which arise out of or are in any way related to my presence on the Town's property.
- I further agree to be fully responsible for and to render payment to the Town for any damages to the Town's property, which occurs during my use of such property and which is in any way related to my presence on or use of town property.

This Release and Indemnification Agreement shall be effective as of the date set forth below and shall be binding upon me, my successors, representative, heirs, executors, assigns, transferees, and any other person(s) who may enter the premises upon my invitation.

April 2024, by the person whose name and signature appear below.

Signature of Respon Pr	sible Person:	Christine	s fonne	er	_ Date: _ Date:	9/2024
	FOR	TOWN OF SILV	ERTON U	JSE ON	LY	
Reviewed By:	Ana W	enoliture			Date: 4/2	9/24
Silverton Re	esident	Governme	ent Entity		Non-Profi	t Organization
Non-Resi	dent	Comm	nercial	X	(Local) Non-P	rofit Organization
			in the second	/		
Reservation Deposit			Payment		Date Paid	
Rental Balance Due			Payment		Date Paid	
Damage Fees Incurred			Payment		Date Paid	

Reservation Deposit required to hold facility rental date; remainder of Rental Balance is due the day before the start of the rental. Non-payment forfeits reservation deposit. The area will be inspected within 5 business days following event/rental. If there is cleaning necessary above the normal janitorial duties it will be withheld from deposit at the rate of \$50.00/ hour.

PLEASE MAKE CHECKS PAYABLE TO: Town of Silverton Box 250, Silverton, CO 81433

Silverton Business License

TOWN of SILVERTON
COUNTY of SAN JUAN SS.
STATE of COLORADO
OFFICE of TOWN RECORDER: April 17th, 2024.

NO. 2024-094

Know All Men by These Present Roam Life, LLC has complied with all provisions of the Code of the Town of Silverton and paid the NEW business license fee of one hundred seventy-five dollars. The said Licensee is hereby permitted and licensed to operate at 1331 Reese St. in the Town of Silverton for the Calendar year ending on December 31, 2024.

May at any time be revoked by such Board upon violation of any of the terms of the Code of the Town of Silverton or Statutes of the State of Colorado, without repayment of the license fee paid thereof.

Witness my Hand and Seal this April 17th, 2024.

Ana Mendiluce, Deputy Clerk

Dayna Kranker, Mayor

TO BE POSTED IN A CONSPICUOUS PLACE



NEW BUSINESS LICENSE APPLICATION

Business Name:	Roam Life, LC Date of Application: 4/12/2024
Business Address:	1331 Reese Street
City / State / Zip:	Silverton CO 81433
Email / Phone:	Christine aroamyfe. com/914-584-8760
Mailing Address:	PO BOX 6666 QUBIC-7866-774-9445
City / State / Zip:	Silverton CO 81433
Type of Business:	Consulting
Owner / Manager / Pres:	Christine Forner Phone: 914-584-8760
State Sales Tax Number:	96072494-0000
Signature of Applicant:	Cl 40

New Business License Fee \$175. Fees are due & payable at the time of application. Application fee is nonrefundable.

Please note that issuance of this local business license does not exempt any party from carrying proper certifications applicable to the specific type of business.

Dept: Planning / Zoning		Approval:	Yes No
By: LUCY THU WI	f J	CAR	
Comments:	7		
V			_
Dept: Fire & Building Inspection	// <	Approval:	Yes No
By: Swan /	tuns	Approva.	les INO
Comments:		100	
		1177	23
Dept: Utilities	1	Approval:	Yes No
By: CIVICA LANGE		MINA	
Comments:		CMV	
			-0
Dept: Clerks Office		Approval:	Yes No
Fee Paid: CC DOLINION+	License #:	221-10	
Comments:		0 1 0	1
By: COM INDIVIDIO	P		
- Wer With			

Town of Silverton 1360 Greene St. / PO Box 250 Silverton, CO 81433 970-387-5522

Transaction Details



Town of Silverton 1360 Greene Street | PO Box 250 Silverton, CO 81433

XBP Confirmation Number: 171542348

▶ Transaction detail for payment to Town of Silverton. Transaction Number: 217644185 Mastercard — XXXX-XXXX-XXXX-3430 Status: Successful			Date: 04/29/2024 - 1:59:37 PM M
Account #	ltem	Quantity	Item Amount
	Business License New	1	\$175.00
Notes: Roam Life,	LLC		

TOTAL: \$175.00

Billing Information Christine Fonner 81433

Transaction taken by: Admin mmarksCaselle Melina

Email

DR 0140 (02/16/11)
DEPARTMENT OF REVENUE
DENVER CO 80261-0013

Must collect taxes for:

SALES TAX LICENSE STATE COLORADO COUNTY SAN JUAN CITY Silverton

USE ACCOUNT	LIAE	3IL17	LITY INFORMATION ISSUE DATE			DATE LICENSE VALID			
NUMBER for all references	county	city	industry	type	liability date	month	day	year	TO DECEMBER 31
96072494-0000	55-0	0018	-001	L	030124	Mar	14	24	2025

THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION IN A CONSPICUOUS PLACE: CHRISTINE FONNER

1331 REESE ST SILVERTON CO 81433-5094

THIS LICENSE IS NOT TRANSFERABLE

ՆրեկկլկիսիկելիկրոյլիկիկուհհիմիՄի

ROAM LIFE, LLC PO BOX 666 SILVERTON CO 81433-0666

Executive Director

Department of Revenue

May 28, 2024

5. Consent Agenda

The Consent Agenda's purpose is to group routine meeting discussion points into a single action item. If Trustees would like to pull an item from this agenda for discussion to amend or deny this can take place at the beginning of the meeting during agenda item #1 Staff and/or Board Revisions to the Agenda.

Typical items found in the consent agenda:

- 1. Payroll report (for transparency)
- 2. Meeting Minutes
- 3. Accounts payable (for transparency)
- 4. Sales Tax (for transparency)
- 5. YTD Actuals (for transparency)
- 6. Renewal Licenses
- 7. Special Event Applications for established events
- 8. Contracts

Suggested Motion:

Motion to approve the consent agenda items.

Statistical Summary

Week#:20

Company:Z9X - Town of Silverton Service Center:0075 Northern California

Pay Date:05/17/2024

Run Time/Date:11:48:11 AM EDT 05/15/2024

Status:Cycle Complete P/E Date:05/11/2024

Qtr/Year:2/2024	Run Time/Date:11:48:11 AM EDT 05/15/2024		
Taxes Debited	Federal Income Tax	3,778.11	
Taxes Debited	Earned Income Credit Advances	0.00	
	Social Security - EE	2,805.69	
	Social Security - ER	2,805.69	
	Social Security Adj - EE	0.00	
	Medicare - EE	656.16	
	Medicare - ER	656.17	
	Medicare Adi - EE	0.00	
	Medicare Surtax - EE	0.00	
	Medicare Surtax Adj - EE	0.00	
	Federal Unemployment Tax	0.00	<u> </u>
	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	1,677.49	
	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	50.82	
	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		
	School District Tax	40 400 4	
	Total Taxes Debited	12,430.13	
Other Transfers	ADP Check Acct. No.XXXXXXXXX8915Tran/ABAXXXXX	XXX	843.98
	Full Service Direct Deposit Acct.		34,405.07

Statistical Summary

	Total Amount Debited From Your Account		47,679.18	47,679.18
Bank Debits & Other Liability	Adjustments/Prepay/Voids	0.00		47,679,18
Taxes- Your Responsibility	None this payroll			

47,679.18

Statistical Summary - Statistics

Company:Z9X - Town of Silverton Week#:20 Qtr/Year:2/2024 Service Center:0075 Northern California Pay Date:05/17/2024

Run Time/Date:11:48:11 AM EDT 05/15/2024

Status:Cycle Complete P/E Date:05/11/2024

	THE STATE OF THE STATE OF THE STATE OF	
Statistics	Amount	Number of Pays
Gross Pay	45,312.15	
Vouchers		
eVouchers		32
Checks (A)	843.98	2
Direct Deposits (B)	34,405.07	29
Adjustments/Prepay/Voids (C)	0.00	
Net Payroll (A + C)	843.98	
Net Cash (A + B)	35,249.05	
Net Pay Liability (A + B + C)	35,249.05	
Other Transfers (D)	35,249.05	
Taxes - debited from your account (E)	12,430.13	
Total Amount Debited from your Account (D + E)	47,679.18	
Taxes - your responsibility (F)	0.00	
Company Liability (C + D + E + F)	47,679.18	
Net Cash pays 1,000.00 or more		18
Flagged Pays		10

Statistical Summary - Federal Taxes

Company:Z9X - Town of Silverton Week#:20 Qtr/Year:2/2024 Service Center:0075 Northern California

Pay Date:05/17/2024

Status:Cycle Complete P/E Date:05/11/2024

Run Time/Date:11:48:11 AM EDT 05/15/2024

Federal Tax Type	EE Withheld	ER Contribution	EE Taxable Amount	ER Taxable Amount
Federal Income Tax	3,778.11		44,166.50	
Social Security	2,805.69	2,805.69	45,252.99	45,252.99
Medicare	656.16	656.17	45,252.99	45,252.99
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 Amount		0.00		

Statistical Summary - State Taxes

Company:Z9X - Town of Silverton Week#:20 Qtr/Year:2/2024 Service Center:0075 Northern California Pay Date:05/17/2024

Run Time/Date:11:48:11 AM EDT 05/15/2024

Status:Cycle Complete P/E Date:05/11/2024

State Code	State Tax Type	EE Withheld	ER Contribution	EE Taxable Amount	ER Taxable Amount	Experience Rate	State Tax Rebate Amount
СО	State Income Tax	1,677.49		44,166.50			
СО	Unemployment Tax		50.82		25,412.32	0.20	

Statistical Summary - Hours & Earnings

Company:Z9X - Town of Silverton Week#:20 Qtr/Year:2/2024 Service Center:0075 Northern California
Pay Date:05/17/2024

Run Time/Date:11:48:11 AM EDT 05/15/2024

Status:Cycle Complete P/E Date:05/11/2024

Field Number	Hours/Earnings Code	Description	Hours	Earnings	
1	Regular		1,482.65	43,369.74	
2	Overtime		20.04	766.50	
3	РТО	P.T.O.	50.11	1,175.91	
3	СТМ	Comp Time T	8.75		

Statistical Summary - Deductions

Company:Z9X - Town of Silverton Week#:20 Qtr/Year:2/2024

Service Center:0075 Northern California Pay Date:05/17/2024 Run Time/Date:11:48:11 AM EDT 05/15/2024

P/E Date:05/11/2024

Status:Cycle Complete

Deduction Code	Description	Deduction	TOUR CONTRACTOR OF THE CONTRAC
401	CCOERA EE 4	1,086.49	Other
AFL	AFLAC PRETAX	36.48	Other
CK1	CHECKING	32,505.49	Deposit
CK2	CHECKING	1,546.05	Deposit
DEN	Den Pre Tax	20.00	Other
SV1	SAVINGS	353.53	Deposit
VIS	Vis Pre Tax	2.68	Other

Statistical Summary - Memos

Company:Z9X - Town of Silverton Week#:20

Qtr/Year:2/2024

Service Center:0075 Northern California

Pay Date:05/17/2024

Run Time/Date:11:48:11 AM EDT 05/15/2024

Status:Cycle Complete P/E Date:05/11/2024

Memo Gode	Description	Memo
DEN	Employer De	352.50
HLT	Employer He	7,470.00
LIF	Employer Li	51.03
LIN	EmployerLin	87.74
MAT	CCOERA ER 4	894.59
PTO	PTO Availa	1,967.71
VIS	Employer Vi	74.58
X01	401K MAX EL	45,312.15



WORK SESSION & REGULAR MEETING – Silverton Board of Trustees Silverton Town Hall – May 13, 2024 Call to Order & Roll Call – Work Session @ 5:00pm and Regular Meeting @7:00pm

ATTENTION: The Town of Silverton Trustee meetings are being conducted in a hybrid virtual/inperson. 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/UCmJgal9IUXK5TZahHugprpQ

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

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.

Work Session @ 5:00pm

- 1) Water and Sewer Rates Overview presented by Chris Brandewie
 - Chris Brandewie presented his slides regarding water and sewer rates to the board.

Present: Trustee Gardiner, Trustee Schnitker, Trustee Wakefield, Trustee George, Mayor Pro Tem

Harper, Mayor Kranker Absent: Trustee Halvorson

Staff: Administrator Kaasch-Buerger, Clerk Melina Marks, Library Director Misti Anderson, PW Director John Sites, PW Admin Stephen Mead, Clayton Buchner

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.
 - No public comments
- 3) Presentations/Proclamations
- 4) New Business
 - a) Appointment of Library Board Member Vacancy
 - Administrator Kaasch-Buerger provided background information regarding the Library Board Vacancy there are 5 letters of interest for the position.
 - There are more positions available for the Friends of the Library for those who are not selected to be part of the board.



- Library Director Misti Anderson discussed the differences between the Library Board and Friends of the Library.
- Misti spoke about the various events being put on by the Library this summer and the
 massive role that Friends of the Library can play in these upcoming events.
- Misti spoke about the value of appointing Kelly Habecker as the current librarian of the Silverton School.
- The Trustees briefly discussed and settled on Misti's recommendation for Kelly Habecker.

Trustee George moved, and Trustee Gardiner seconded to reappoint Kim Medved and Patty Daley to serve their second term on the Library Board. Passed unanimously with roll call.

Trustee Gardiner moved, and Trustee Schnitker seconded to appoint Kelly Habecker to the Library Board. Passed unanimously with roll call.

- b) FIRST READING: Ordinance 2024-07 An ordinance approving an interim loan from CoBank, ACB in the aggregate principal amount not to exceed \$2,500,000; authorizing the form and execution of the interim loan agreement and promissory note to evidence such loan; authorizing the construction of a project; and prescribing other details in connection therewith.
 - Administrator Kaasch-Buerger provided background information regarding this
 proposed Ordinance and the process of the first and second reading/ adoption of this
 Ordinance.
 - PW Director John Sites clarified what kind of infrastructure improvements will be addressed with this project.

Trustee George moved, and Trustee Gardiner seconded to approve the first reading of Ordinance 2024-07 An ordinance approving an interim loan from CoBank, ACB in the aggregate principal amount not to exceed \$2,500,000; authorizing the form and execution of the interim loan agreement and promissory note to evidence such loan; authorizing the construction of a project. Passed unanimously with roll call.

- c) Resolution 2024-14 A Resolution Authorizing the Town of Silverton to Open a Construction Account with Bank of San Juans in Compliance with the USDA Loan obtained for the rehabilitation of the Sewer Collection System.
 - Administrator Kaasch-Buerger provided background information regarding this Resolution and what this account will be used for.

Trustee George moved, and Trustee Gardiner seconded to approve Resolution 2024-14 A Resolution Authorizing the Town of Silverton to Open a Construction Account with Bank of San Juans in Compliance with the USDA Loan obtained for the rehabilitation of the Sewer Collection System. Passed unanimously with roll call.

- d) Element Engineering Wastewater Treatment Plan Design Contract and Expenditure
 - PW Director John Sites provided background information regarding this project, preliminary engineering plans for the wastewater treatment facility.
 - John Sites stated that there is grant funding to help pay for this contract work.
 - Mayor Kranker asked a clarification question regarding budgeting vs. grant funds.
 - John Sites stated that there is a budgeted amount for this project in addition to grant funding from the state of Colorado.



Trustee Schnitker moved, and Trustee Gardiner seconded to approve Element Engineering Wastewater Treatment Plan Design Contract and Expenditure. Passed unanimously with roll call.

- e) Southwest Basin Roundtable Appointment
 - Administrator Kaasch-Buerger provided background information regarding this agenda item and recommended that the Board appoint Stephen Mead as he is already the PW Administrative Coordinator.
 - PW Director John Sites spoke to the importance of having representation on this board/roundtable.
 - Stephen Mead said that he's excited to take this position and ready to learn/listen.
 - Mayor Kranker spoke about the importance of being part of regional boards.
 - Trustee George echoed Mayor Kranker's comments.

Trustee George moved, and Trustee Wakefield seconded to appoint Stephen Mead, PW to the Southwest Basin Roundtable. Passed unanimously with roll call.

- 5) Consent Agenda
 - a) Payroll
 - b) Meeting Minutes 4.22.24
 - c) Accounts Payable
 - d) Employment Agreement for Brian Buerger
 - Administrator Kaasch-Buerger provided background information regarding Brian Buerger (her husband's) part-time seasonal employment.
 - e) Letter of Support for Medical Transportation
 - Mayor Kranker commented on this Consent Agenda Item and provided some context.
 - f) RFP Anesi Bathrooms
 - g) 5/25/24 CONTRACTED SPECIAL EVENT NOTICE Iron Horse
 - h) 7/13/24 CONTRACTED SPECIAL EVENT NOTICE- Hardrock 100
 - i) 6/7, 7/5, 8/2. 9/6/24 SPECIAL EVENT/Public Right Away-Creative District
 - j) 6/14, 7/12, 8/9/, 9/13 CONTRACTED SPECIAL EVENT NOTICE Summer Sounds
 - Administrator Kaasch-Buerger provided a quick overview of the upcoming events.

Trustee Wakefield moved, and Trustee George seconded to approve the Consent Agenda Items. Passed unanimously with roll call.

- 6) Staff Reports
 - Administrator Kaasch-Buerger requested a 30-minute meeting to cover an essential agenda item following the join town/ county meeting on the 20th as she and Housing Coordinator Anne Chase will be out of town on the date of the previously scheduled Housing Authority Meeting.
 - Street cleaning will be this Friday.
 - Wednesday, May 22nd, 4-6pm there will be a land use stakeholder's group meeting.
 - Thursday, May 23rd, cookies & codes @ Anesi Park from 4-5pm then Land Use Code meeting @ 6pm at Town Hall
- 7) Committee/Board Reports
 - a) 4.23 CHFA Zanoni Conceptual Planning
 - Administrator Kaasch-Buerger provided background information.
 - Mayor Kranker provided further context.
 - b) 4.26 Facilities, Parks, and Recreation Committee



- Trustee Schnitker provided a summary of the FPR Committee Meeting.
- Trustee Gardiner provided a detailed overview regarding the repair of the lift.
- Administrator Kaasch-Buerger stated that this will officially come to the board on the 28th.
- Mayor Kranker acknowledged the new trash cans placed at either end of Shrine Hill and FPR's work towards low-hanging fruit.

c) 5.1 SJDA Business Summit

 Administrator Kaasch-Buerger thanked Sarah Moore and Anne Chase for their work organizing the event and provided an overview of the many presentations regarding local businesses.

8) Trustee Reports

- Mayor Kranker spoke about the visit/ meeting with the Attorney General last week.
- Trustee Gardiner discussed her site visit with PW Director John Sites and thanked staff for all their work.
- Trustee George May 18th Silverton Clean Up Day
- Mayor Kranker DMV To-Go will be here tomorrow (May 14th) & the Mobile Market on May 21st.
- Trustee George May 19th 25th is EMS Appreciation week.
- Trustee Gardiner May is mental health awareness month.
- a) 5.6 Trustee Retreat

9) Continued Business

- a) Resolution 2024-15 Seasonal Business EQR Rates Exemptions
 - Clerk Melina Marks provided context regarding this proposed Resolution.
 - Trustee George asked some clarification questions regarding what businesses are being charged vs. what the town is being charged.
 - Melina explained that businesses and the town are being charged in some capacity for the transport of waste. Businesses are charged for their dumpsters, and the town is charged for the waste within those dumpsters.
 - Mayor Kranker reiterated the work session discussed regarding utility rates and the lack of solvency in the refuse fund.
 - Trustee Gardiner expressed discomfort with identifying "adequate heating systems."
 - Melina stated that in Ouray, all utilities are on an EQR rate, and everyone is required to pay year-round regardless of operation or presence.
 - Trustee Wakefield expressed support for billing year-round.
 - Trustee Gardiner expresses support for not making exceptions/ giving special treatment, especially following tonight's work session discussion.
 - Trustee George stated that these budgets have never been balanced.
 - Administrator Kaasch-Buerger stated that the town has been subsidizing trash for years.
 - The board decided to reject Resolution 2024-15 and to charge businesses the trash EQR rate year-round.

Trustee Gardiner moved, and Trustee George seconded to <u>reject</u> Resolution 2024-15 a Resolution implementing Seasonal Business EQR Rate Exemptions. Passed unanimously with roll call.

b) Lodging Fee Forgiveness Requests



- Clerk Melina Marks provided an overview of this agenda item.
- Mayor Kranker provided some additional context to the board.
- Trustee George expresses support due to this being a one-time exemption.
- Trustee Gardiner clarified that even these businesses will need to implement the increase come January 1st, 2025.
- Trustee Schnitker stated that this seems like a very reasonable solution.

Trustee Wakefield moved, and Trustee Schnitker seconded to approve lodging fee forgiveness requests. Passed unanimously with roll call.

- 10) Public Comment
 - Melody Skinner spoke about camping waste.

Adjourn @ 8:29pm

Up-coming Meeting Dates:

5.15 @5pm Historic Review Committee5.20 @9am Finance Committee5.20 @5pm Town/County Work Session at Kendall Mountain Community CenterREQUESTED 5.28 @ 6pm Silverton Housing Authority Meeting5.28 @7pm Regular Board of Trustees Meeting

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
10/00/2023 10/23/2023 10/23/2023	1062	-Prineth -LAWSON-PRODUCTS-INC -Lincoln National Life Insurance	2 3050068, 9 3109653 4 809852 1	1,225.56- 278.33- 5 50.27-	N	.00, .00, .00,	.00. .00.	Vendor Address
05/28/2024		9318 Contracting	KENDALL	35,220.07	Υ	35,220,07	KM Deck or	Vendor Address
05/28/2024	24	ADAMS OVERHEAD	33301	1,899.40	Υ	1,899.40	.00	Vendor Address
05/28/2024	2172	B&K Cleaning Services, LLC	00001	700,00	Υ	700.00	.00	Vendor Address
05/28/2024	283	CENTURYLINK	05.13.202	156,02	Υ	156.02	.00	Vendor Address
05/28/2024	2173	Christine Fonner	389331	900.00	Υ	900.00	.00	Vendor Address
05/28/2024	519	DIVISION OF OIL & PUBLIC S	I-0036371	30.00	Υ	30.00	.00	Vendor Address
05/28/2024	2174	Element Engineering, LLC	01	500.00	Υ	500.00	_00	Vendor Address
05/28/2024	586	Elevated Equiptment Services	2836	612,50	Υ	612.50	.00	Vendor Address
05/28/2024	2104	Elk Creek Trailers	24134	146.00	Y	146.00	_0(Vendor Address
05/28/2024	602	ENGINEER MOUNTAIN, INC.	2023-108	5,915.00	Y	5,915,00	.00	
			1486383-1	443.99	Ϋ́	443.99	_0.	
05/28/2024	652	Ferguson Waterworks #1116	1516581	197.78	Y	197.78	.01	
05/28/2024	652	Ferguson Waterworks #1116		28,100.00	Y			
05/28/2024	702	Friends of the Fire Dept	05.20.202		Y	225,00	- T LUDY LAC.N	
05/28/2024	786			225.00			Froud 5 0	Vendor Address Vendor Address
05/28/2024	951	JENSCO LLC	1211	4,748.90	Y	4,748,90		
05/28/2024	1080	Lincoln National Life Insurance	47033178	137.13	Y	137,13	.00	
05/28/2024	2169	Mr. Lock	24-8291	669,44	Υ	669,44	.00	
05/28/2024	2176	Pathfinder Locating Services, L	05-22-202	200,00	Υ	200,00	.0	
05/28/2024	2121	Peak Companies	1393480	45.00	Υ	45.00	.0	
05/28/2024	1425	QUILL CORPORATION	38587176	69,99	Υ	69.99	0	
05/28/2024	1575	SAN JUAN COUNTY SHERIFF	123-2024	83,273.49	Υ		Past Invoices	
05/28/2024	2175	San Juan Structures Inc.	CRANE W	250.00	Υ	250.00	0	
05/28/2024	1598	SAN MIGUEL POWER ASSOC	48393	2,800.00	Υ	2,800.00	40	0 Vendor Address
05/28/2024	2119	Sarah Moore	24-12	1,111.50	Υ	1,111,50	.0	O Vendor Address
05/28/2024	1626	Seccuro	24720	1,327.86	Υ	1,327,86	,,0	0 Vendor Address
05/28/2024	1632	SGM	2015-513	812,50	Υ	812,50	.0	O Vendor Address
05/28/2024	1632	SGM	2015-513	1,837.50	Υ	1,837.50	.0	0 Vendor Address
05/28/2024	1670	SILVERTON LP GAS	5.22.24	400.00	Υ	400.00	.0	0 Vendor Address
05/28/2024	1745	SPRUCE ELECTRICAL SERVI	7037	250.00	Υ	250.00	.0	0 Vendor Address
05/28/2024	1768	Stephen Mead	05.14.202	322.66	Υ	322,66	.0	0 Vendor Address
05/28/2024	1912	TROUT LAW	1242996	1,335.00	Y	1,335,00	.0	0 Vendor Address
05/28/2024	1978	WAGNER EQUIPMENT CO	C6076001	8,754.55	Y	8,754.55	.0	0 Vendor Address
05/28/2024	1978	WAGNER EQUIPMENT CO	C6076001	8,154.55	Y	8,154.55	.0	
	1978	WAGNER EQUIPMENT CO	C6076002	8,154.55	Y	8,154.55	.0	
05/28/2024			C6076003	600.00	Y	600.00	.0	
05/28/2024	1978	WAGNER EQUIPMENT CO	P01C0328	1.105.49	Y	1,105,49	.0	
05/28/2024	1978	WAGNER EQUIPMENT CO	FU100328	1,105,49		1,100,49	-	- Verider Address
		Totals:		199,345,71		201,405,87	.0	0

Number of invoices to be fully paid:	36
Number of invoices to be partially paid:	0
Number of invoices with no payment:	3
Total number of invoices listed:	39
Total checks from invoices selected:	30
Total adjustment checks:	0
Total adjusted invoices:	0
Total negative checks not created:	0

TOWN OF SILVERTON

Select Invoices for Payment Report Check issue date: 05/28/2024 Page: 2 May 23, 2024 2:17PM

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	
05/28/2024	201,405.87	201,405.87	,00	
	199,345.71	201,405.87	.00	

JE for transactions, CD2 transaction type for payment		Cash acct	01-100000			
Public Works	Period: 4/24	AP CC	10-202100	000		
Fran Date	Post Date	Description	Amount	Acct #	Full Description	 :
	30-Mar	31-Mar Amazon Prime*RA1460021 Amzn.com/bill WA	\$	16.55		
	2-Apr	3-Apr SXM*SIRIUSXM.COM/ACCT 888-635-5144 NY	\$	62.93 10-43120-614	heavy eq XM	
	8-Apr	9-Apr AMZN Mktp US*1T70G9TH3 Amzn.com/bill WA	\$	34.69		
	8-Apr	9-Apr AMZN Mktp US*OG0PC4DN3 Amzn.com/bill WA	\$	198.99		
	9-Apr	10-Apr COLORADO CWP 719-5456748 CO	\$	85.00		
	9-Apr	10-Apr COLORADO CWP 719-5456748 CO	\$	85.00		
	9-Apr	10-Apr COLORADO CWP 719-5456748 CO	\$	85.00		* Waiting on John to confirm codes.
	9-Apr	10-Apr COLORADO CWP 719-5456748 CO	\$	85.00		PW is very specific & I don't want to n
	9-Apr	10-Apr COLORADO CWP 719-5456748 CO	\$	85.00		the dots.
	9-Apr	10-Apr COLORADO CWP 719-5456748 CO	\$	85.00		
	9-Apr	10-Apr COLORADO CWP 719-5456748 CO	\$	85.00		
	9-Apr	10-Apr TERRACYCLE REGULATED 800-909-9709 IL	\$	315.00		
	9-Apr	10-Apr AMZN Mktp US*QJ8Z33283 Amzn.com/bill WA	\$	40.62		
	10-Apr	11-Apr SMARTSIGN clover.com NY	\$	174.52 10-43120-613	signs	
	15-Apr	17-Apr THE HOME DEPOT #1534 DURANGO	\$	53.36 51-43320-430	Supplies	
25 21	16-Apr	17-Apr AMZN Mktp US*IQ1LW3ZT3 Amzn.com/bill WA	\$	30.96		
	18-Apr	19-Apr AMZN Mktp US*X84TV7A53 Amzn.com/bill WA	\$	62.09		
	18-Apr	21-Apr THE HOME DEPOT #1534 DURANGO CO	\$	33.26		
	19-Apr	21-Apr AMZN Mktp US*NH0RZ7FF3 Amzn.com/bill WA	\$	77.27		
	22-Apr	22-Apr AUTOMATIC PAYMENT - THANK YOU	\$	(6,356.64)		
				ELITA TOTAL		
E for transactions, CD2 transaction type for payment		Cash acct	01-100000	020		
Admin	Period: 4/24	AP CC	10-202100			
Tran Date	Post Date	Description	Amount	Acct#	Full Description	
Tall Date	1-Apr	2-Apr AMZN Mktp US*GI4RS0TN3 Amzn.com/bill WA	\$	36.99 10-41944-614	Operating Supplies	
	3-Арг	4-Apr AMAZON.COM*0B5SE0BM3 SEATTLE WA	\$	298.00 10-45120-430	Repairs & Maintenance	
	4-Apr	5-Apr AMZN Mktp US*6T5GX3RE3 Amzn.com/bill WA	\$	288.95 10-41944-610	General Supplies	
	9-Apr	10-Apr COLORADO MUNICIPAL LEAGU 303-831-6411 CO	φ \$	590.00 10-41310-341	Training	
	•	17-Apr MT PRINCETON HOT SPRINGS NATHROP CO	Ψ ¢	344.00 10-41310-580	Travel	
	15-Apr 16-Apr	17-Apr ADOBE *ADOBE 408-536-6000 CA	Ψ \$	362.19 10-41944-614	Operating Supplies	
		22-Apr Mailchimp 678-9990141 GA	ψ	39.50 10-41940-531	Postage	
	21-Apr		Ф		rostage	
	22-Apr	22-Apr DA AUTOMATIC PAYMENT - THANK YOU	Ф ((1,770.10)	Travel	
	19-Apr	23-Apr HOTEL COLORADO GLENWOOD SPRI CO	Ф	280.00 10-41310-580	Travel	
	22-Apr	23-Apr CCCMA WWW.COLORADOC CO	ቅ ድ	30.00 10-41310-341	Training	
	23-Apr	24-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA	Ф	759.68 10-41940-614	Operating Supplies	
		Cash acct	01-100000	020	*	
JE for transactions, CD2 transaction type for payment	•	0.00.7.0000				
JE for transactions, CD2 transaction type for payment Library	Period: 4/24	AP CC	10-202100	000	Full Description	

	2-Apr	3-Apr IN *SILVERTON STANDARD & 970-3875706 CO	\$	378.00 11-45500-540	Advertising
	10-Apr	11-Apr REMITONLINECOMPARKING P 303-759-4276 CO	\$	5.60 11-45500-580	Travel
	12-Apr	12-Apr BUZZSPROUT* INVOICE 61 WWW.BUZZSPROU FL	\$	12.00 11-45500-641	Collection
	12-Apr	14-Apr AMZN Mktp US*8L2EI6AF3 Amzn.com/bill WA	\$	380.94 11-45500-610	General & Office Supplies
	12-Apr	14-Apr AMZN Mktp US*K23CZ6ZS3 Amzn.com/bill WA	\$	14.98 11-45500-610	General & Office Supplies
	19-Apr	21-Apr AMZN Mktp US*DH3GA9PB3 Amzn.com/bill WA	\$	31.19 11-45500-641	Collection
	21-Apr	22-Apr Amazon.com*Al3U775G3 Amzn.com/bill WA	\$	378.12 11-45500-614	Programs
	22-Apr	22-Apr AUTOMATIC PAYMENT - THANK YOU	\$	(1,093.50)	
35.	22-Apr	23-Apr AMAZON RET* 111-738957 WWW.AMAZON.CO WA	\$	414.18 11-45500-641	Collection
	23-Apr	24-Apr PBC BOOK CLUB GURU PBC.GURU MD	\$	250.00 11-45500-614	Programs
	23-Αμί	24 Apr 1 Bo Book OLOB Conto 1 Bo. Conto 1 B			
JE for transactions, CD2 transaction type for payment.		Cash acct	01-10000	0020	
Building Dept.	Period: 4/24	AP CC	10-20210000		
Tran Date	Post Date	Description	Amount	Acct#	Full Description
	22-Apr	22-Apr AUTOMATIC PAYMENT - THANK YOU	\$	(41.99)	
	24-Apr	25-Apr NFPA NATL FIRE PROTECT 800-344-3555 MA	\$	175.00 10-42200-341	Training & Safety
			04.4000	2000	
JE for transactions, CD2 transaction type for payment.		Cash acct	01-10000020		
Planning Dept.	Period: 4/24	AP CC	10-20210000		
Tran Date	Post Date	Description	Amount Acct #		Full Description
	22-Apr	22-Apr AUTOMATIC PAYMENT - THANK YOU	\$	(107.62)	
E for transactions, CD2 transaction type for payment.		Cash acct	01-10000020		
Communications & Events	Period: 4/24	AP CC	10-20210000		
Tran Date	Post Date	Description	Amount	Acct#	Full Description
Trumbate	5-Apr	7-Apr HTTPS://SCRIBE.HOW/B SCRIBEHOW.COM CA	\$	29.00 10-46100-340	Professional Services
	o , .p.	1			
	10-Anr	11-Apr CIRCLE K # 44096 DURANGO CO	\$	74.08 10-46100-580	Travel
	10-Apr	11-Apr CIRCLE K # 44096 DURANGO CO 19-Apr AMZN Mktp US*CT0I K1093 Amzn.com/bill WA	\$ \$		
	18-Apr	19-Apr AMZN Mktp US*CT0LK1Q93 Amzn.com/bill WA	\$ \$ \$	171.54 10-46100-614	Travel Operating Supplies Kendal Deck
	18-Apr 19-Apr	19-Apr AMZN Mktp US*CT0LK1Q93 Amzn.com/bill WA 21-Apr POINT TO POINT GRAPHICS 970-2599225 CO	\$ \$ \$	171.54 10-46100-614 30.76 10-45121-730	Operating Supplies Kendal Deck
	18-Apr 19-Apr 19-Apr	19-Apr AMZN Mktp US*CT0LK1Q93 Amzn.com/bill WA 21-Apr POINT TO POINT GRAPHICS 970-2599225 CO 21-Apr WAL-MART #2270 DURANGO CO	\$ \$ \$ \$	171.54 10-46100-614 30.76 10-45121-730 32.48 10-45120-701	Operating Supplies Kendal Deck Anesi Park
	18-Apr 19-Apr 19-Apr 19-Apr	19-Apr AMZN Mktp US*CT0LK1Q93 Amzn.com/bill WA 21-Apr POINT TO POINT GRAPHICS 970-2599225 CO 21-Apr WAL-MART #2270 DURANGO CO 21-Apr MAVERIK #714 AZTEC NM	\$ \$ \$ \$ \$	171.54 10-46100-614 30.76 10-45121-730 32.48 10-45120-701 41.74 10-46100-580	Operating Supplies Kendal Deck
	18-Apr 19-Apr 19-Apr	19-Apr AMZN Mktp US*CT0LK1Q93 Amzn.com/bill WA 21-Apr POINT TO POINT GRAPHICS 970-2599225 CO 21-Apr WAL-MART #2270 DURANGO CO	\$ \$ \$ \$	171.54 10-46100-614 30.76 10-45121-730 32.48 10-45120-701	Operating Supplies Kendal Deck Anesi Park
	18-Apr 19-Apr 19-Apr 19-Apr	19-Apr AMZN Mktp US*CT0LK1Q93 Amzn.com/bill WA 21-Apr POINT TO POINT GRAPHICS 970-2599225 CO 21-Apr WAL-MART #2270 DURANGO CO 21-Apr MAVERIK #714 AZTEC NM		171.54 10-46100-614 30.76 10-45121-730 32.48 10-45120-701 41.74 10-46100-580 (29.00)	Operating Supplies Kendal Deck Anesi Park
JE for transactions, CD2 transaction type for payment.	18-Apr 19-Apr 19-Apr 19-Apr 22-Apr	19-Apr AMZN Mktp US*CT0LK1Q93 Amzn.com/bill WA 21-Apr POINT TO POINT GRAPHICS 970-2599225 CO 21-Apr WAL-MART #2270 DURANGO CO 21-Apr MAVERIK #714 AZTEC NM 22-Apr AUTOMATIC PAYMENT - THANK YOU Cash acct	01-10000	171.54 10-46100-614 30.76 10-45121-730 32.48 10-45120-701 41.74 10-46100-580 (29.00)	Operating Supplies Kendal Deck Anesi Park
JE for transactions, CD2 transaction type for payment. Clerk Dept.	18-Apr 19-Apr 19-Apr 19-Apr 22-Apr	19-Apr AMZN Mktp US*CT0LK1Q93 Amzn.com/bill WA 21-Apr POINT TO POINT GRAPHICS 970-2599225 CO 21-Apr WAL-MART #2270 DURANGO CO 21-Apr MAVERIK #714 AZTEC NM 22-Apr AUTOMATIC PAYMENT - THANK YOU	01-10000 10-20210	171.54 10-46100-614 30.76 10-45121-730 32.48 10-45120-701 41.74 10-46100-580 (29.00)	Operating Supplies Kendal Deck Anesi Park Travel
	18-Apr 19-Apr 19-Apr 19-Apr 22-Apr	19-Apr AMZN Mktp US*CT0LK1Q93 Amzn.com/bill WA 21-Apr POINT TO POINT GRAPHICS 970-2599225 CO 21-Apr WAL-MART #2270 DURANGO CO 21-Apr MAVERIK #714 AZTEC NM 22-Apr AUTOMATIC PAYMENT - THANK YOU Cash acct	01-10000	171.54 10-46100-614 30.76 10-45121-730 32.48 10-45120-701 41.74 10-46100-580 (29.00)	Operating Supplies Kendal Deck Anesi Park Travel Full Description
Clerk Dept.	18-Apr 19-Apr 19-Apr 19-Apr 22-Apr	19-Apr AMZN Mktp US*CT0LK1Q93 Amzn.com/bill WA 21-Apr POINT TO POINT GRAPHICS 970-2599225 CO 21-Apr WAL-MART #2270 DURANGO CO 21-Apr MAVERIK #714 AZTEC NM 22-Apr AUTOMATIC PAYMENT - THANK YOU Cash acct AP CC	01-10000 10-20210	171.54 10-46100-614 30.76 10-45121-730 32.48 10-45120-701 41.74 10-46100-580 (29.00) 0020 0000 Acct # 42.10 10-41110-341	Operating Supplies Kendal Deck Anesi Park Travel Full Description Board Training (food)
Clerk Dept.	18-Apr 19-Apr 19-Apr 19-Apr 22-Apr Period: 4/24 Post Date	19-Apr AMZN Mktp US*CT0LK1Q93 Amzn.com/bill WA 21-Apr POINT TO POINT GRAPHICS 970-2599225 CO 21-Apr WAL-MART #2270 DURANGO CO 21-Apr MAVERIK #714 AZTEC NM 22-Apr AUTOMATIC PAYMENT - THANK YOU Cash acct AP CC Description	01-10000 10-20210 Amount	171.54 10-46100-614 30.76 10-45121-730 32.48 10-45120-701 41.74 10-46100-580 (29.00)	Operating Supplies Kendal Deck Anesi Park Travel Full Description Board Training (food) Board Training (food)
Clerk Dept.	18-Apr 19-Apr 19-Apr 19-Apr 22-Apr Period: 4/24 Post Date	19-Apr AMZN Mktp US*CT0LK1Q93 Amzn.com/bill WA 21-Apr POINT TO POINT GRAPHICS 970-2599225 CO 21-Apr WAL-MART #2270 DURANGO CO 21-Apr MAVERIK #714 AZTEC NM 22-Apr AUTOMATIC PAYMENT - THANK YOU Cash acct AP CC Description 31-Mar SQ *KENDALL MOUNTAIN CAFE Silverton CO	01-10000 10-20210 Amount	171.54 10-46100-614 30.76 10-45121-730 32.48 10-45120-701 41.74 10-46100-580 (29.00) 0020 0000 Acct # 42.10 10-41110-341	Operating Supplies Kendal Deck Anesi Park Travel Full Description Board Training (food)

8-Apr	10-Apr JOHNNY'S SELECTED SEED 877-5646697 ME	\$	37.25	10-41943-614	Growdome
•	16-Apr WWW.TAX1099.COM WWW.ZENWORK.C AR	\$	2.44	10-41350-614	Operating Supplies
22-Apr	22-Apr AUTOMATIC PAYMENT - THANK YOU	\$ (1,991.74)		
22-Apr	23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA	\$	165.49	10-41940-614	Operating Supplies
22-Apr	23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA	\$	11.04	10-41940-614	Operating Supplies
22-Apr	23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA	\$	44.02	10-41940-614	Operating Supplies
23-Apr	24-Apr TST* ZIA TAQUERIA - NORTH970-247-3355 CO	\$	149.49	10-41110-341	Board Training (food)
24-Apr	25-Apr SQ *BEAVER LAKES NURSERY Montrose CO	\$	439.87	10-41943-614	Growdome
	Cash acct	01-100000	20		
Period: 4/24	AP CC	10-202100	000		
Post Date	Description	Amount		Acct #	Full Description
30-Mar	31-Mar SQ *KENDALL MOUNTAIN CAFE Silverton CO	\$	32.60	10-45110-614	Operating Supplies
9-Apr	10-Apr USPS PO 0783340592 SILVERTON CO	\$	10.60	10-45120-531	Postage
					_
12-Apr	14-Apr USPS PO 0783340592 SILVERTON CO	\$	13.60	10-45120-531	Postage
12-Apr 17-Apr	14-Apr USPS PO 0783340592 SILVERTON CO 18-Apr CAL STEEL LLC DURANGO CO	\$ \$		10-45120-531 10-45120-701	Postage Anesi Park
•		\$ \$ \$	148.25		=
17-Apr	18-Apr CAL STEEL LLC DURANGO CO	\$ \$ \$	148.25 229.27	10-45120-701	Anesi Park
	22-Apr 22-Apr 22-Apr 23-Apr 24-Apr Period: 4/24 Post Date	15-Apr 16-Apr WWW.TAX1099.COM WWW.ZENWORK.C AR 22-Apr 22-Apr AUTOMATIC PAYMENT - THANK YOU 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA 23-Apr 24-Apr TST* ZIA TAQUERIA - NORTH970-247-3355 CO 24-Apr 25-Apr SQ *BEAVER LAKES NURSERY Montrose CO Cash acct Period: 4/24 AP CC Post Date Description 30-Mar 31-Mar SQ *KENDALL MOUNTAIN CAFE Silverton CO	15-Apr 16-Apr WWW.TAX1099.COM WWW.ZENWORK.C AR \$ 22-Apr 22-Apr AUTOMATIC PAYMENT - THANK YOU \$ 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA \$ 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA \$ 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA \$ 23-Apr 20-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA \$ 23-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA \$ 23-Apr 25-Apr SQ *BEAVER LAKES NURSERY Montrose CO \$ Cash acct 01-100000 \$ Period: 4/24 AP CC 10-202100 Amount 30-Mar 31-Mar SQ *KENDALL MOUNTAIN CAFE Silverton CO \$	15-Apr 16-Apr WWW.TAX1099.COM WWW.ZENWORK.C AR \$ 2.44 22-Apr 22-Apr 22-Apr AUTOMATIC PAYMENT - THANK YOU \$ (1,991.74) 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA \$ 165.49 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA \$ 11.04 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA \$ 11.04 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA \$ 44.02 23-Apr 24-Apr TST* ZIA TAQUERIA - NORTH970-247-3355 CO \$ 149.49 24-Apr 25-Apr SQ *BEAVER LAKES NURSERY Montrose CO \$ 439.87 Cash acct 01-10000020 Period: 4/24 AP CC 10-20210000 Post Date Description Amount 30-Mar 31-Mar SQ *KENDALL MOUNTAIN CAFE Silverton CO \$ 32.60 9-Apr 10-Apr USPS PO 0783340592 SILVERTON CO \$ 10.60	15-Apr 16-Apr WWW.TAX1099.COM WWW.ZENWORK.C AR \$ 2.44 10-41350-614 22-Apr 22-Apr 22-Apr AUTOMATIC PAYMENT - THANK YOU \$ (1,991.74) 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA \$ 165.49 10-41940-614 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA \$ 11.04 10-41940-614 22-Apr 23-Apr ZOOM.US 888-799-9666 WWW.ZOOM.US CA \$ 44.02 10-41940-614 23-Apr 24-Apr TST* ZIA TAQUERIA - NORTH970-247-3355 CO \$ 149.49 10-41110-341 24-Apr 25-Apr SQ *BEAVER LAKES NURSERY Montrose CO \$ 439.87 10-41943-614 Period: 4/24 AP CC 10-20210000 Post Date Description Amount Acct # 30-Mar 31-Mar SQ *KENDALL MOUNTAIN CAFE Silverton CO \$ 32.60 10-45110-614 9-Apr 10-Apr USPS PO 0783340592 SILVERTON CO \$ 10.60 10-45120-531

Complete Yes

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

	Column Labe	ls																		
	Combined sa	les tax receip	ots					Change fro	m year pr	ior					Change from y	ear pri	or (%)			
Row Labels	2018	2019	2020	2021	2022	2023	2024	2018	2019	2020	2021	2022	2023	2024	2018 2019	2020	2021	2022	2023	2024
Complete month	\$135,478	\$229,819	\$200,350	\$293,891	\$374,852	\$328,662	\$355,703		\$94,340	-\$29,469	\$93,541	\$80,961	-\$46,190	\$27,041	70%	-13%	47%	28%	-12%	8%
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%
4	\$30,782	\$95,301	\$45,547	\$56,689	\$73,587	\$70,373	\$80,987		\$64,519	-\$49,754	\$11,142	\$16,898	-\$3,214	\$10,614	210%	-52%	24%	30%	-4%	15%
5	\$26,325	\$39,113	\$30,192	\$74,733	\$72,096	\$79,287	\$86,738		\$12,788	-\$8,921	\$44,541	-\$2,637	\$7,191	\$7,451	49%	-23%	148%	-4%	10%	9%
Incomplete mont	\$750,733	\$893,355	\$871,963	\$1,309,686	\$1,222,155	\$1,468,091		:	\$142,622	-\$21,393	\$437,724	-\$87,531	\$245,936	-\$1,468,091	19%	-2%	50%	-7%	20%	#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	\$355,703		\$236,963	-\$50,861	\$531,264	-\$6,570	\$199,746	-\$1,441,049	27%	-5%	50%	0%	13%	-80%

TOWN OF SILVERTON COMBINED CASH INVESTMENT MARCH 31, 2024

COMBINED CASH ACCOUNTS

01-10000000	CASH - (CSB) COMBINED CHECKING		1,355.43
01-10000001	XPRESS DEPOSIT ACCOUNT		48,145.41
01-10000020	CASH - (BSJ) COMBINED CHECKING		661,178.28
01-10200000	CASH CLEARING - UTILITY	(814.91)
01-10380000	COLOTRUST		100,000.00
01-10390000	INVESTMENTS - CD'S		508,014.30
	TOTAL COMBINED CASH		1,317,878.51
01-10100000	TOTAL ALLOCATION TO FUNDS	(1,317,878.51)
	TOTAL UNALLOCATED CASH		.00
	CASH ALLOCATION RECONCILIATION		
10	ALLOCATION TO GENERAL FUND		801,556.26
11	ALLOCATION TO LIBRARY FUND		11,321.18
21	ALLOCATION TO MOLAS LAKE PARK FUND		390,900.11
22	ALLOCATION TO CEMETERY FUND		54,609.44
51	ALLOCATION TO WATER FUND		151,909.83
52	ALLOCATION TO SEWER FUND	(27,240.29)
53	ALLOCATION TO REFUSE FUND		65,178.02)
	TOTAL ALLOCATIONS TO OTHER FUNDS		1,317,878.51
	ALLOCATION FROM COMBINED CASH FUND - 01-10100000	(1,317,878.51)
	TERO PROOF IF ALL CONTIONS DALLANGE		00
	ZERO PROOF IF ALLOCATIONS BALANCE		.00

	ASSETS					
10-10110000 10-10500000 10-11500000	CASH - POOLED PETTY CASH TAXES RECEIVABLE ACCOUNTS RECEIVABLE INTER-GOVERNMENTAL RECEIVABLE				801,556.26 500.00 422,686.00 160,540.05 4,256.24	
	TOTAL ASSETS				_	1,389,538.55
	LIABILITIES AND EQUITY				_	
	LIABILITIES					
10-20100000 10-20110000 10-20120000 10-20130000 10-20141000 10-20142000 10-20144000 10-20150000 10-20180000 10-202000000	ACCRUED SALARIES & BENEFITS WAGES PAYABLE FWT PAYABLE SWT PAYABLE FICA PAYABLE HEALTH INSURANCE PAYABLE VISION PAYABLE LIFE INSURANCE PAYABLE SUTA PAYABLE RETIREMENT PAYABLE ACCOUNTS PAYABLE DEFERRED REV-PROPERTY TAXES			((30,622.15 35,063.85 3,708.00 1,675.73 6,882.84 9,116.62) 66.41) 536.98 359.88 2,595.23) 64,821.76 422,686.00	554,578.93
	FUND EQUITY					
10-27500000	COMMITTED TO FUTURE CAP OUTLAY				50,000.00	
10-27900000	UNAPPROPRIATED FUND BALANCE: FUND BALANCE UNRESERVED REVENUE OVER EXPENDITURES - YTD BALANCE - CURRENT DATE	(1,220,277.20 435,317.58)		784,959.62	
	TOTAL FUND EQUITY					834,959.62
	TOTAL LIABILITIES AND EQUITY				_	1,389,538.55

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
10-31-110000	PROPERTY TAXES	110,732.45	114,915.99	422,686.00	307,770.01	27.2
10-31-120000	SPECIFIC OWNERSHIP TAXES	2,867.67	6,789.78	23,041.00	16,251.22	29.5
10-31-300000	GENERAL SALES TAXES	67,962.37	187,978.55	1,600,000.00	1,412,021.45	11.8
10-31-320000	MARIJUANA SALES TAX	171.90	516.89	15,406.00	14,889.11	3.4
10-31-420000	CIGARETTE TAXES	135.66	802.53	2,056.00	1,253.47	39.0
10-31-460000		.00	1,482.85	3,000.00	1,517.15	49.4
10-31-810000	SEVERANCE TAX PAYMENT	.00	.00	2,250.00	2,250.00	.0
10-31-820000	FRANCHISE TAX	.00	9,208.59	29,353.00	20,144.41	31.4
10-31-900000	PENALTIES AND INTEREST	.00	.00	1,899.00	1,899.00	.0
	TOTAL TAXES	181,870.05	321,695.18	2,099,691.00	1,777,995.82	15.3
	LICENSES AND PERMITS					
10 22 110000	LIQUODLICENSES	4.250.00	1 825 00	4.750.00	2.025.00	20.4
10-32-110000	LIQUOR LICENSES PROFESSIONAL & OCCUP LICENSES	1,250.00	1,825.00	4,750.00	2,925.00	38.4
10-32-160000		1,450.00	9,425.00	23,000.00	13,575.00	41.0
10-32-170000	LODGING FEE	6,916.00	14,016.00	67,845.00	53,829.00	20.7
10-32-210000	BUILDING PERMITS - TOWN	10,143.75	12,193.75	50,000.00	37,806.25	24.4
10-32-260000	ANIMAL PERMITS	.00	.00	50.00	50.00	.0
10-32-270000	MISCELLANEOUS PERMITS	.00	.00	375.00	375.00	.0
	MARIJUANA LICENSE	.00	.00.	3,000.00	3,000.00	.0
10-32-320000	VACATION RENTAL FEES	600.00	21,800.00	17,725.00	(4,075.00)	123.0
	TOTAL LICENSES AND PERMITS	20,359.75	59,259.75	166,745.00	107,485.25	35.5
	INTERGOVERNMENTAL REVENUE					
10-33-410000	GRANT REVENUE	.00	.00	446,000.00	446,000.00	.0
10-33-410001	2023 SJDA DOLA REDI GRANT	.00	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
	2019 GOCO GRANT KMRA	.00	2,838.00	.00	(2,838.00)	
10-33-420000	DOLA EIAF CODE REWRITE GRNT	.00	10,003.20	.00	(10,003.20)	
10-33-540000	HIGHWAY USERS TAX	3,533.24	9,841.71	38,583.00	28,741.29	25.5
10-33-550000	MOTOR VEHICLE REGISTRATION	362.95	4,216.27	4,923.00	706.73	85.6
10-33-700000	LOCAL GOVERNMENT GRANTS	1,420.61	1,420.61	.00	(1,420.61)	
10-33-730000		1,871.74	1,924.89	5,430.00	3,505.11	35.5
	TOWN/COUNTY SHARED EXPENSES	.00	.00	(12,872.00)		
10-33-741000		.00	.00	31,886.00	31,886.00	.0
	SNOWMOBILE CLUB REIMBURSEMENT	3,000.00	3,000.00	8,740.00	5,740.00	34.3
. 5 00 . 00000						
	TOTAL INTERGOVERNMENTAL REVENUE	10,188.54	45,997.93	545,490.00	499,492.07	8.4

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	CHARGES FOR SERVICES					
10-34-130000	PLANNING REVIEW FEES - TOWN	12,916.75	16,872.75	3,000.00	(13,872.75)	562.4
10-34-140000	COPIES & FAXES	.00	.00	20.00	20.00	.0
10-34-741000	KMRA MERCHANDISE	.00	.00	300.00	300.00	.0
10-34-741100	KENDALL MTN SKI AREA CONCESS	.00	.00	100.00	100.00	.0
10-34-800000	EXPENSE REIMBURSEMENT	.00	(68.44)	3,000.00	3,068.44	(2.3)
10-34-810000	WORK/SERVICES PROVIDED	30.00	6,126.00	.00	(6,126.00)	.0
10-34-820000	ADMINISTRATIVE FEE	.00	.00	670,010.00	670,010.00	.0
	TOTAL CHARGES FOR SERVICES	12,946.75	22,930.31	676,430.00	653,499.69	3.4
	FINES AND FORFEITURES					
10-35-110000	COURT FINES	100.00	525.00	2,000.00	1,475.00	26.3
10-35-140000	PENALTY ASSESSMENT FEES	550.00	2,445.00	7,000.00	4,555.00	34.9
	TOTAL FINES AND FORFEITURES	650.00	2,970.00	9,000.00	6,030.00	33.0
	MISCELLANEOUS REVENUE					
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	9,387.50	10,007.50	20,000.00	9,992.50	50.0
10-36-305000	SKI LIFT TICKETS	629.35	32,245.37	40,000.00	7,754.63	80.6
10-36-320000	CELL TOWER LEASE	.00	.00	11,169.00	11,169.00	.0
10-36-370000	EQUIPMENT RENTAL	.00	520.00	5,000.00	4,480.00	10.4
10-36-500000	KMRA DONATIONS	.00	250.00	.00	(250.00)	.0
10-36-720000	SPECIAL EVENT REVENUE	.00	350.00	12,000.00	11,650.00	2.9
	TOTAL MISCELLANEOUS REVENUE	10,016.85	43,372.87	92,469.00	49,096.13	46.9
	OTHER REVENUES					
10-38-000000	OTHER REVENUES	3,614.71	7,635.86	35,000.00	27,364.14	21.8
	TOTAL OTHER REVENUES	3,614.71	7,635.86	35,000.00	27,364.14	21.8
	CONTRIBUTIONS AND TRANSFERS					
10-39-370000	PROCEEDS FROM CAPITAL LEASES	.00	41,250.00	.00	(41,250.00)	.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	.00	41,250.00	.00	(41,250.00)	.0
	TOTAL FUND REVENUE	239,646.65	545,111.90	3,624,825.00	3,079,713.10	15.0

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TOWN BOARD					
10-41110-110	REGULAR EMPLOYEES	3,166.98	7,389.63	27,447.00	20,057.37	26.9
10-41110-220	SOCIAL SECURITY CONTRIBUTIONS	242.28	565.32	2,607.00	2,041.68	21.7
10-41110-250	UNEMPLOYMENT INSURANCE	25.35	40.13	82.00	41.87	48.9
10-41110-341	TRAINING	900.00	900.00	3,000.00	2,100.00	30.0
10-41110-580	TRAVEL	.00	.00	500.00	500.00	.0
10-41110-590	ORGANIZATIONAL DUES	.00	1,156.00		(98.00)	109.3
10-41110-802	COMMUNITY CONTRIBUTIONS	24,000.00	24,000.00	58,000.00	34,000.00	41.4
	TOTAL TOWN BOARD	28,334.61	34,051.08	92,694.00	58,642.92	36.7
	MUNICIPAL JUDGE					
10-41210-110	REGULAR EMPLOYEES	1,035.84	2,416.96	8,977.00	6,560.04	26.9
10-41210-220	SOCIAL SECURITY CONTRIBUTIONS	79.26	184.94	615.00	430.06	30.1
10-41210-250	UNEMPLOYMENT INSURANCE	8.28	13.11	23.00	9.89	57.0
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
	TOTAL MUNICIPAL JUDGE	1,123.38	2,615.01	12,615.00	9,999.99	20.7
	TOWN ADMINISTRATOR					
10-41310-110	REGULAR EMPLOYEES	12,000.78	30,002.10	105,930.00	75,927.90	28.3
10-41310-211	HEALTH AND LIFE INSURANCE	1,423.68	3,300.92	10,662.00	7,361.08	31.0
10-41310-220	SOCIAL SECURITY CONTRIBUTIONS	912.84	2,217.13	10,033.00	7,815.87	22.1
10-41310-230	RETIREMENT CONTRIBUTIONS	360.03	960.07	3,169.00	2,208.93	30.3
10-41310-250	UNEMPLOYMENT INSURANCE	95.46	153.42	305.00	151.58	50.3
10-41310-260	WORKERS COMPENSATION	.00	.00	833.00	833.00	.0
10-41310-340	PROFESSIONAL SERVICES	.00	13,000.00	13,000.00	.00	100.0
10-41310-341	TRAINING	150.00	490.00	2,500.00	2,010.00	19.6
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
10-41310-610	OFFICE SUPPLIES	.00	61.44	.00	(61.44)	.0
	TOTAL TOWN ADMINISTRATOR	14,942.79	50,185.08	148,432.00	98,246.92	33.8
	PARTNER ORGANIZATIONS					
10-41330-800	PARTNERING	6,000.00	30,664.00	35,000.00	4,336.00	87.6
10-41330-803	SAN JUAN REGIONAL PLAN COMM	.00	.00	500.00	500.00	.0
10-41330-807		.00	.00	10,000.00	10,000.00	.0
10-41330-809	REGION 9 EDD	.00	.00	1,664.00	1,664.00	.0
	TOTAL PARTNER ORGANIZATIONS	6,000.00	30,664.00	47,164.00	16,500.00	65.0

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TOWN CLERK-TREASURER					
10-41350-110	REGULAR EMPLOYEES	12,183.33	28,389.27	62,000.00	33,610.73	45.8
10-41350-112	DEPUTY CLERK SALARY	.00	.00	44,720.00	44,720.00	.0
10-41350-130	OVERTIME/PAID COMP TIME	15.75	110.25	3,000.00	2,889.75	3.7
10-41350-211	HEALTH AND LIFE INSURANCE	3,117.69	7,227.61	23,544.00	16,316.39	30.7
10-41350-220	SOCIAL SECURITY CONTRIBUTIONS	933.24	2,180.23	9,938.00	7,757.77	21.9
10-41350-230	RETIREMENT CONTRIBUTIONS	214.62	572.32	3,138.00	2,565.68	18.2
10-41350-250	UNEMPLOYMENT INSURANCE	97.60	154.68	313.00	158.32	49.4
10-41350-260	WORKERS COMPENSATION	.00	.00	1,666.00	1,666.00	.0
10-41350-340	PROFESSIONAL SERVICES- CPA	3,112.50	13,182.50	40,000.00	26,817.50	33.0
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
10-41350-614	OPERATING SUPPLIES	.00	69.94	.00	(69.94)	.0
	TOTAL TOWN CLERK-TREASURER	19,674.73	51,886.80	191,019.00	139,132.20	27.2
	ELECTIONS					
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	980.05	1,751.00	770.95	56.0
10-41400-580	TRAVEL & MEALS	.00	.00	200.00	200.00	.0
	TOTAL ELECTIONS	.00	980.05	5,451.00	4,470.95	18.0
	FINANCIAL ADMINISTRATION					
						
10-41500-332	SUPPORT AGREEMENT	630.00	2,338.00	7,000.00	4,662.00	33.4
10-41500-340	BANK CHARGES	1,196.55	2,432.41	11,000.00	8,567.59	22.1
10-41500-800	CASH OVER/SHORT	.00	(.98)	.00	.98	.0
	TOTAL FINANCIAL ADMINISTRATION	1,826.55	4,769.43	18,000.00	13,230.57	26.5
	LEGAL SERVICES					
10-41530-340	CONTRACT SERVICES-LEGAL	3,838.00	9,500.00	40,000.00	30,500.00	23.8
	TOTAL LEGAL SERVICES	3,838.00	9,500.00	40,000.00	30,500.00	23.8

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COMMUNITY DEVELOPMENT					
	COMMUNITY DEVELOPMENT					
10-41915-110	REGULAR EMPLOYEES	7,200.00	16,800.00	64,240.00	47,440.00	26.2
10-41915-115	PART TIME EMPLOYEES	6,753.30	15,895.80	62,400.00	46,504.20	25.5
10-41915-130	OVERTIME	727.65	1,500.30	.00	(1,500.30)	.0
10-41915-211	HEALTH AND LIFE INSURANCE	3,122.25	6,744.87	23,544.00	16,799.13	28.7
10-41915-220	SOCIAL SECURITY CONTRIBUTIONS	1,123.09	2,616.00	11,894.00	9,278.00	22.0
10-41915-230	RETIREMENT CONTRIBUTIONS	216.00	576.00	3,739.00	3,163.00	15.4
10-41915-250	UNEMPLOYMENT INSURANCE	117.45	185.28	374.00	188.72	49.5
10-41915-260	WORKERS COMPENSATION - GEN GOV	.00	.00	1,666.00	1,666.00	.0
10-41915-330	PROFESSIONAL SERVICES	18,684.65	46,064.65	83,723.00	37,658.35	55.0
10-41915-341	TRAINING	.00	224.95	1,500.00	1,275.05	15.0
10-41915-531	POSTAGE	48.30	48.30	.00	(48.30)	.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	59.32	59.32	300.00	240.68	19.8
10-41915-640	BOOKS & PERIODICALS	.00	440.00	500.00	60.00	88.0
	TOTAL COMMUNITY DEVELOPMENT	38,052.01	91,155.47	257,480.00	166,324.53	35.4
	GENERAL GOVT OPERATIONS					
10-41940-310	TREASURERS FEES	2,252.10	2,336.85	6,236.00	3,899.15	37.5
10-41940-321	AUDIT SERVICES	.00	.00	9,800.00	9,800.00	.0
10-41940-330	ENGINEER SERVICES	(4,227.00)	1,937.65	15,000.00	13,062.35	12.9
10-41940-331	SOFTWARE	.00	148.99	.00	(148.99)	.0
10-41940-340	PROFESSIONAL SERVICES - IT & M	3,601.57	10,412.50	20,000.00	9,587.50	52.1
10-41940-442	COPIER LEASE	279.42	824.95	7,000.00	6,175.05	11.8
10-41940-443	INTERNET - TOWN HALL	1,289.48	3,868.44	11,553.00	7,684.56	33.5
10-41940-520	INSURANCE - WC, PROP & LIA	20,351.86	42,198.36	62,587.00	20,388.64	67.4
10-41940-521	INSURANCE-DEDUCTIBLE	.00	.00	1,000.00	1,000.00	.0
10-41940-531	POSTAGE	764.00	2,066.96	4,000.00	1,933.04	51.7
10-41940-532	TELEPHONE	878.34	4,223.08	7,359.00	3,135.92	57.4
10-41940-540	ADVERTISING	742.12	1,378.31	11,000.00	9,621.69	12.5
10-41940-610	OFFICE SUPPLIES	814.17	3,606.07	10,000.00	6,393.93	36.1
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	1,800.00	1,800.00	2,000.00	200.00	90.0
	TOTAL GENERAL GOVT OPERATIONS	28,546.06	74,802.16	171,535.00	96,732.84	43.6

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	VISTOR'S CENTER OPERATIONS					
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	749.95	812.48	4,500.00	3,687.52	18.1
10-41942-620	ELECTRICITY	270.00	819.00	3,000.00	2,181.00	27.3
10-41942-622	PROPANE	1,448.72	5,506.82	12,200.00	6,693.18	45.1
10-41942-801	CHAMBER CONTRACT	3,750.00	7,500.00	45,000.00	37,500.00	16.7
	TOTAL VISTOR'S CENTER OPERATIONS	6,218.67	14,638.30	77,290.00	62,651.70	18.9
	SENIOR CENTER					
10-41943-304	GRANT EXPENDITURES SR CTR	4,731.78	6,048.50	.00	(6,048.50)	.0
10-41943-443	INTERNET	50.00	150.00	.00	(150.00)	.0
10-41943-614	MODULAR OPERATING SUPPLIES	13,083.04	16,210.86	8,600.00	(7,610.86)	188.5
10-41943-620	MODULAR ELECTRICITY	98.83	277.78	1,500.00	1,222.22	18.5
10-41943-622	MODULAR PROPANE	445.73	1,555.60	2,800.00	1,244.40	55.6
	TOTAL SENIOR CENTER	18,409.38	24,242.74	12,900.00	(11,342.74)	187.9
	TOWN HALL OPERATIONS					
10-41944-345	TESTING & INSPECTIONS	.00	1,412.75	4,000.00	2,587.25	35.3
10-41944-420	CLEANING SERVICES	.00	.00	3,000.00	3,000.00	.0
10-41944-423	CUSTODIAL	1,540.00	4,445.00	6,500.00	2,055.00	68.4
10-41944-430	REPAIRS & MAINTENANCE	2,284.98	2,917.98	29,000.00	26,082.02	10.1
10-41944-614	OPERATING SUPPLIES	547.30	940.19	500.00	(440.19)	188.0
10-41944-620	ELECTRICITY	166.00	506.00	2,244.00	1,738.00	22.6
	PROPANE	2,512.43	7,457.32	14,800.00	7,342.68	50.4
10-41944-741	MACHINERY & EQUIPMENT	.00	702.19	1,000.00	297.81	70.2
10-41944-743	FURNITURE & FIXTURES	200.00	200.00	2,000.00	1,800.00	10.0
	TOTAL TOWN HALL OPERATIONS	7,250.71	18,581.43	63,044.00	44,462.57	29.5
	FEDERAL GRANT EXPENDITURES					
10-41945-100	GRANTS	(25,491.36)	1,200.00	544,800.00	543,600.00	.2
	TOTAL FEDERAL GRANT EXPENDITURES	(25,491.36)	1,200.00	544,800.00	543,600.00	.2

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STATE GRANTS EXPENDITURES					
10-41946-200	DOLA EIAF CODE REWRITE GRNT	25,388.60	25,388.60	.00	(25,388.60)	.0
10-41946-201	2021 DOLA IHOI GRANT	.00	516.28	.00	(516.28)	.0
10-41946-206	2019 GOCO KMRA GRANT	4,227.00	4,227.00	.00	(4,227.00)	.0
10-41946-210	2023 SJDA DOLA REDI GRANT	3,500.50	3,500.50	.00	(3,500.50)	.0
10-41946-211	2023 COSIPA GRANT	4,574.00	4,574.00	.00	(4,574.00)	.0
	TOTAL STATE GRANTS EXPENDITURES	37,690.10	38,206.38	.00	(38,206.38)	.0
	LAW ENFORCEMENT					
10-42100-340	CONTRACT SERVICES	.00	.00	309,271.00	309,271.00	.0
	TOTAL LAW ENFORCEMENT	.00.		309,271.00	309,271.00	.0
	FIRE DEPARTMENT					
10-42200-340	CONTRACT SERVICES	.00	13,687.50	54,750.00	41,062.50	25.0
	TOTAL FIRE DEPARTMENT	.00.	13,687.50	54,750.00	41,062.50	25.0
	CARRIAGE HOUSE					
10-42300-330	OTHER PROFESSIONAL-PHYSICIAN	.00	.00	400.00	400.00	.0
10-42300-330	TESTING & INSPECTIONS	.00	.00	350.00	350.00	.0
10-42300-430	REPAIRS & MAINTENANCE	37.97	1,530.67	3,000.00	1,469.33	51.0
10-42300-615	MAINTENANCE SUPPLIES	.00	.00	1,000.00	1,000.00	.0
10-42300-620	ELECTRICITY	989.00	2,936.00	3,300.00	364.00	89.0
10-42300-622	PROPANE	1,188.48	3,796.93	8,200.00	4,403.07	46.3
	TOTAL CARRIAGE HOUSE	2,215.45	8,263.60	16,250.00	7,986.40	50.9

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	BUILDING AND CODE OFFICER					
10-42400-110	REGULAR EMPLOYEES	7,238.40	16,889.60	84,331.00	67,441.40	20.0
10-42400-115	PART-TIME/SEASONAL EMPLOYEES	245.00	665.00	.00	(665.00)	.0
10-42400-211	HEALTH AND LIFE INSURANCE	1,577.07	3,656.33	11,772.00	8,115.67	31.1
10-42400-220	SOCIAL SECURITY CONTRIBUTIONS	572.47	1,342.91	7,536.00	6,193.09	17.8
10-42400-230	RETIREMENT CONTRIBUTIONS	217.14	579.04	1,929.00	1,349.96	30.0
10-42400-250	UNEMPLOYMENT INSURANCE	59.86	95.33	238.00	142.67	40.1
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
10-42400-610	OFFICE SUPPLIES	41.99	151.98	.00	(151.98)	.0
10-42400-640	BOOKS & PERIODICALS	.00	.00	500.00	500.00	.0
	TOTAL BUILDING AND CODE OFFICER	9,951.93	23,380.19	111,139.00	87,758.81	21.0
	PUBLIC WORKS PERSONNEL					
10-43100-110	REGULAR EMPLOYEES	50,265.28	114,971.09	452,456.00	337,484.91	25.4
10-43100-130	OVERTIME	2,281.96	7,814.33	20,000.00	12,185.67	39.1
10-43100-211	HEALTH LIFE & DENTAL INSURANCE	7,065.84	16,381.96	78,456.00	62,074.04	20.9
10-43100-220	SOCIAL SECURITY CONTRIBUTIONS	4,011.50	9,373.56	44,408.00	35,034.44	21.1
10-43100-230	RETIREMENT	1,189.45	3,260.38	13,573.00	10,312.62	24.0
10-43100-250	UNEMPLOYMENT INSURANCE	419.50	792.63	1,357.00	564.37	58.4
10-43100-580	TRAVEL	.00	.00	500.00	500.00	.0
	TOTAL PUBLIC WORKS PERSONNEL	65,233.53	152,593.95	610,750.00	458,156.05	25.0

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STREET MAINTENANCE					
10-43120-320	PROFESSIONAL	.00	.00	2,000.00	2,000.00	.0
10-43120-320	OTHER PROFESSIONAL	50.00	50.00	20,000.00	19,950.00	.3
10-43120-341		149.00	149.00	500.00	351.00	29.8
	TESTING & INSPECTIONS	3,750.00	3,906.00	1,200.00	(2,706.00)	325.5
10-43120-420		.00	.00	3,800.00	3,800.00	.0
	REPAIRS & MAINTENANCE	1,270.28	17,974.25	76,500.00	58,525.75	23.5
	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
	TRAVEL & MEALS	.00	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		.00	16,488.00	40,000.00	23,512.00	41.2
10-43120-613		169.16	169.16	10,000.00	9,830.84	1.7
10-43120-614		579.64	7,790.10	26,000.00	18,209.90	30.0
	CLOTHING ALLOWANCE	.00	746.08	1,250.00	503.92	59.7
	ELECTRICITY	936.00	2,808.00	13,506.00	10,698.00	20.8
10-43120-626		8,444.34	20,898.12	31,000.00	10,101.88	67.4
10-43120-741	MACHINERY & EQUIPMENT	.00	20,000.00	40,000.00	20,000.00	50.0
	TOTAL STREET MAINTENANCE	15,348.42	90,993.29	329,956.00	238,962.71	27.6
	FACILITIES AND PARK ADMIN					
10-45110-110	REGULAR EMPLOYEES	16,603.52	40,065.55	200,740.00	160,674.45	20.0
10-45110-115	PART-TIME/SEASONAL EMPLOYEES	4,734.31	15,846.32	37,000.00	21,153.68	42.8
10-45110-130	OVERTIME	435.80	2,664.57	4,000.00	1,335.43	66.6
10-45110-211	HEALTH AND LIFE INSURANCE	4,500.72	12,292.78	47,088.00	34,795.22	26.1
10-45110-220	SOCIAL SECURITY CONTRIBUTIONS	1,641.21	4,419.53	22,977.00	18,557.47	19.2
10-45110-230	RETIREMENT CONTRIBUTIONS	275.79	760.91	4,966.00	4,205.09	15.3
10-45110-250	UNEMPLOYMENT INSURANCE	171.63	295.61	726.00	430.39	40.7
10-45110-341	TRAINING	.00	.00	3,200.00	3,200.00	.0
10-45110-614	OPERATING SUPPLIES	.00	100.04	.00	(100.04)	.0
10-45110-801	RECREATION PROGRAMS	69.90	140.32	.00	(140.32)	.0
	TOTAL FACILITIES AND PARK ADMIN	28,432.88	76,585.63	320,697.00	244,111.37	23.9
	PARK MAINTENANCE					
10-45120-430	REPAIRS & MAINTENANCE	219.65	219.65	11,000.00	10,780.35	2.0
10-45120-614	OPERATING SUPPLIES	684.15	1,606.27	15,000.00	13,393.73	10.7
10-45120-616	SUPPLIES JULY 4TH CAMPGROUND	.00	.00	16,700.00	16,700.00	.0
	ELECTRICITY	26.00	76.00	10,000.00	9,924.00	.8
10-45120-626		.00	171.72	14,000.00	13,828.28	1.2
	COLUMBINE PARK	1,191.07	6,815.73	10,000.00	3,184.27	68.2
	TOTAL PARK MAINTENANCE	2,120.87	8,889.37	76,700.00	67,810.63	11.6

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	KENDALL MOUNTAIN PARK					
	RENDALL MOONTAIN PARK					
10-45121-330	TECHNICAL SERVICES	399.05	2,120.30	6,500.00	4,379.70	32.6
10-45121-340	SNOW GROOMING	320.70	689.71	9,000.00	8,310.29	7.7
10-45121-345	TESTING & INSPECTIONS	.00	557.60	5,000.00	4,442.40	11.2
10-45121-423	CUSTODIAL	.00	.00	5,780.00	5,780.00	.0
10-45121-430	REPAIRS & MAINTENANCE	3,108.18	5,133.70	12,000.00	6,866.30	42.8
10-45121-442	RENTALS	.00	.00	2,500.00	2,500.00	.0
10-45121-614	OPERATING SUPPLIES	.00	1,376.98	18,000.00	16,623.02	7.7
10-45121-620	ELECTRICITY	542.36	990.41	11,600.00	10,609.59	8.5
10-45121-622	PROPANE	1,299.00	4,219.60	11,000.00	6,780.40	38.4
10-45121-730	IMPROVEMENTS OTHER THAN BLDGS	.00	670.00	175,000.00	174,330.00	.4
	TOTAL KENDALL MOUNTAIN PARK	5,669.29	15,758.30	256,380.00	240,621.70	6.2
	COMMUNICATIONS & EVENTS					
10-46100-110	REGULAR EMPLOYEES	6,155.99	15,502.13	71,245.00	55,742.87	21.8
10-46100-211	HEALTH & LIFE INSURANCE	.00	2,070.26	11,772.00	9,701.74	17.6
10-46100-220	SOCIAL SECURITY CONTRIBUTIONS	470.93	1,185.92	6,767.00	5,581.08	17.5
10-46100-230	RETIREMENT	.00	311.55	1,620.00	1,308.45	19.2
10-46100-250	UNEMPLOYMENT INSURANCE	49.25	80.40	169.00	88.60	47.6
10-46100-340	PROFESSIONAL SERVICES	901.39	930.39	1,000.00	69.61	93.0
10-46100-341	TRAINING	.00	.00	2,000.00	2,000.00	.0
10-46100-347	ENTERTAINMENT/PERFORMERS	.00	10,000.00	11,600.00	1,600.00	86.2
10-46100-423	CUSTODIAL	.00	.00	7,000.00	7,000.00	.0
10-46100-541	MARKETING	3,857.41	5,213.43	12,500.00	7,286.57	41.7
10-46100-580	TRAVEL	.00	60.46	1,000.00	939.54	6.1
10-46100-614	OPERATING SUPPLIES	55.99	2,250.91	7,000.00	4,749.09	32.2
10-46100-621	REPLACEABLE FURNITURE	.00	.00	1,200.00	1,200.00	.0
10-46100-801	FIREWORKS	.00	4,650.00	9,000.00	4,350.00	51.7
	TOTAL COMMUNICATIONS & EVENTS	11,490.96	42,255.45	143,873.00	101,617.55	29.4
	CONTRIB TO FUTURE CAP OUTLAY					
10-46500-850	CONTRIB TO FUTURE CAP OUTLAY	.00	.00	25.000.00	25.000.00	.0
10-40300-030	CONTRIB TO FOTORE CAP OUTLAT	.00		23,000.00		
	TOTAL CONTRIB TO FUTURE CAP OUTLAY	.00	.00	25,000.00	25,000.00	.0

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LONG TERM DEBT PAYMENTS					
10-47110-746	CATERPILLAR LEASES	1,085.59	3,256.77	90,229.00	86,972.23	3.6
10-47110-747	GENIE BOOM LIFT LEASE	.00	.00	13,027.00	13,027.00	.0
10-47110-751	PRINOTH SNOW GROOMER	950.00	2,850.00	11,400.00	8,550.00	25.0
10-47110-754	COLUMBINE PARK LEASE	.00	.00	95,622.00	95,622.00	.0
10-47110-755	2006 DUMP TRUCK	.00	35,412.50	.00	(35,412.50)	.0
	TOTAL LONG TERM DEBT PAYMENTS	2,035.59	41,519.27	210,278.00	168,758.73	19.7
	OPERATING TRANSFERS OUT					
10-49110-960	TRANSFER TO REFUSE FUND	26,525.00	26,525.00	106,100.00	79,575.00	25.0
10-49110-980	TRANSFER TO LIBRARY FUND	32,500.00	32,500.00	130,000.00	97,500.00	25.0
	TOTAL OPERATING TRANSFERS OUT	59,025.00	59,025.00	236,100.00	177,075.00	25.0
	TOTAL FUND EXPENDITURES	387,939.55	980,429.48	4,383,568.00	3,403,138.52	22.4
	NET REVENUE OVER EXPENDITURES	(148,292.90)	(435,317.58)	(758,743.00)	(323,425.42)	(57.4)

LIBRARY FUND

	ASSETS				
11-10100000	CASH-POOLED		_	11,321.18	
	TOTAL ASSETS			_	11,321.18
	LIABILITIES AND EQUITY				
	LIABILITIES				
11-20200000	ACCOUNTS PAYABLE		_	2,066.32	
	TOTAL LIABILITIES				2,066.32
	FUND EQUITY				
	FUND BAL RESERVED - LIBRARY COMMITTED TO FUTURE CAP OUTLAY			7,753.00 1,500.00	
11-27900000	UNAPPROPRIATED FUND BALANCE: FUND BALANCE UNRESERVED REVENUE OVER EXPENDITURES - YTD	(3,091.34 3,089.48)		
	BALANCE - CURRENT DATE		_	1.86	
	TOTAL FUND EQUITY				9,254.86
	TOTAL LIABILITIES AND EQUITY				11,321.18

LIBRARY FUND

		PERIOD ACTUAL	Y	TD ACTUAL	BUDGET	UNEARNED	PCNT
	INTERGOVERNMENTAL REVENUES						
11-33-132100	FEDERAL GRANT - USAC (UNIVRSL	.00		.00	7,018.00	7,018.00	.0
11-33-410010	GRANT REVENUE-2024 SCHOOL GRAN	.00		5,000.00	.00	(5,000.00)	.0
11-33-493000	STATE GRANTS-LIBRARY	.00	(3,000.00)	9,000.00	12,000.00	(33.3)
	TOTAL INTERGOVERNMENTAL REVENUES	.00		2,000.00	16,018.00	14,018.00	12.5
	MISCELLANEOUS REVENUE						
11-36-500000	CONTRIBUTIONS	.00		.00	500.00	500.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00		.00	500.00	500.00	.0
	TRANSFERS						
11-39-110000	TRANSFERS IN - GENERAL FUND	32,500.00		32,500.00	130,000.00	97,500.00	25.0
	TOTAL TRANSFERS	32,500.00		32,500.00	130,000.00	97,500.00	25.0
	TOTAL FUND REVENUE	32,500.00		34,500.00	146,518.00	112,018.00	23.6

LIBRARY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LIBRARY					
11-45500-110	REGULAR EMPLOYEES	8,107.00	19,555.00	64,480.00	44,925.00	30.3
11-45500-115	PART-TIME/SEASONAL EMPLOYEES	2,242.48	4,586.08	22,776.00	18,189.92	20.1
11-45500-211	HEALTH AND LIFE INSURANCE	202.80	473.20	1,500.00	1,026.80	31.6
11-45500-220	SOCIAL SECURITY CONTRIBUTIONS	791.73	1,846.77	8,090.00	6,243.23	22.8
11-45500-230	RETIREMENT CONTRIBUTIONS	223.20	595.20	1,888.00	1,292.80	31.5
11-45500-250	UNEMPLOYMENT INSURANCE	82.80	131.64	255.00	123.36	51.6
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	.00	1,887.71	2,000.00	112.29	94.4
11-45500-423	CUSTODIAL	.00	.00	2,000.00	2,000.00	.0
11-45500-430	REPAIRS & MAINTENANCE	100.54	100.54	3,000.00	2,899.46	3.4
11-45500-441	PO BOX RENTAL	.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	454.37	1,370.70	2,900.00	1,529.30	47.3
11-45500-531	POSTAGE	.00	.00	100.00	100.00	.0
11-45500-532	TELEPHONE	.00	366.98	1,200.00	833.02	30.6
11-45500-540	ADVERTISING	439.57	451.57	2,000.00	1,548.43	22.6
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	535.00	1,018.81	5,000.00	3,981.19	20.4
11-45500-614	PROGRAMS	89.22	428.73	3,000.00	2,571.27	14.3
11-45500-620	ELECTRICITY	137.00	399.00	1,500.00	1,101.00	26.6
11-45500-624	HEATING OIL	947.23	2,701.20	8,000.00	5,298.80	33.8
11-45500-641	COLLECTION	404.17	1,412.35	8,000.00	6,587.65	17.7
	TOTAL LIBRARY	14,757.11	37,589.48	146,424.00	108,834.52	25.7
	TOTAL FUND EXPENDITURES	14,757.11	37,589.48	146,424.00	108,834.52	25.7
	NET REVENUE OVER EXPENDITURES	17,742.89	(3,089.48)	94.00	3,183.48	(3286.

CONSERVATION TRUST (PARKS)

	ASSETS			
20-10310000	CTF INVESTMENTS - BSJ	_	74,750.98	
	TOTAL ASSETS		_	74,750.98
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
20-27900000	FUND BALANCE UNRESERVED REVENUE OVER EXPENDITURES - YTD	72,270.98 2,480.00		
	NEVENOE OVER EXI ENDITORIES - 11D			
	BALANCE - CURRENT DATE	_	74,750.98	
	TOTAL FUND EQUITY			74,750.98
	TOTAL LIABILITIES AND EQUITY			74,750.98

CONSERVATION TRUST (PARKS)

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
20-33-780000	INTERGOVERNMENTAL REVENUE LOTTERY FUNDS	2,480.00	2,480.00	7,156.00	4,676.00	34.7
	TOTAL INTERGOVERNMENTAL REVENUE	2,480.00	2,480.00	7,156.00	4,676.00	34.7
20-36-100000	MISCELLANEOUS REVENUE INTEREST REVENUE	.00	.00	21.00	21.00	.0
20-30-100000	TOTAL MISCELLANEOUS REVENUE	.00	.00	21.00	21.00	.0
	TOTAL FUND REVENUE	2,480.00	2,480.00	7,177.00	4,697.00	34.6

CONSERVATION TRUST (PARKS)

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS ADMINISTRATION & MTCE					
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	2,480.00	2,480.00	(22,490.00)	(24,970.00)	11.0

MOLAS LAKE PARK FUND

	ASSETS			
21-10100000	CASH - POOLED	_	390,900.11	
	TOTAL ASSETS		=	390,900.11
	LIABILITIES AND EQUITY			
	LIABILITIES			
21-20200000	ACCOUNTS PAYABLE	_	356.00	
	TOTAL LIABILITIES			356.00
	FUND EQUITY			
21-27500000	COMMITTED TO FUTURE CAP OUTLAY		30,000.00	
21-27900000	UNAPPROPRIATED FUND BALANCE: FUND BALANCE UNRESERVED REVENUE OVER EXPENDITURES - YTD	284,077.37 76,466.74		
	BALANCE - CURRENT DATE	-	360,544.11	
	TOTAL FUND EQUITY		_	390,544.11
	TOTAL LIABILITIES AND EQUITY			390,900.11

MOLAS LAKE PARK FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	USER FEES					
21-34-741100	CAMPGROUND RESERVATIONS ONLINE	14,852.88	84,394.78	200,000.00	115,605.22	42.2
21-34-743000	DOG SLED TOURS	.00	.00	500.00	500.00	.0
	TOTAL USER FEES	14,852.88	84,394.78	200,500.00	116,105.22	42.1
	TOTAL FUND REVENUE	14,852.88	84,394.78	200,500.00	116,105.22	42.1

MOLAS LAKE PARK FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	MOLAS LAKE PARK					
21-45220-330	OTHER PROFESSIONAL SERVICES	2,010.50	6,168.80	6,181.00	12.20	99.8
21-45220-340	MANAGEMENT SERVICES	.00	.00	53,250.00	53,250.00	.0
21-45220-341	CREDIT CARD FEES	78.25	236.24	700.00	463.76	33.8
21-45220-350	ADMINISTRATIVE FEE	.00	.00	72,531.00	72,531.00	.0
21-45220-410	OPERATING EXPENSES	120.00	550.00	45,000.00	44,450.00	1.2
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	368.00	973.00	1,000.00	27.00	97.3
	TOTAL MOLAS LAKE PARK	2,576.75	7,928.04	199,503.00	191,574.96	4.0
	TOTAL FUND EXPENDITURES	2,576.75	7,928.04	199,503.00	191,574.96	4.0
	NET REVENUE OVER EXPENDITURES	12,276.13	76,466.74	997.00	(75,469.74)	7669.7

CEMETERY FUND

	ASSETS			
22-10100000	CASH - POOLED	-	54,609.44	
	TOTAL ASSETS		_	54,609.44
	LIABILITIES AND EQUITY			
	FUND EQUITY			
22-27900000	UNAPPROPRIATED FUND BALANCE: FUND BALANCE UNRESERVED REVENUE OVER EXPENDITURES - YTD	54,609.44		
	BALANCE - CURRENT DATE	_	54,609.44	
	TOTAL FUND EQUITY			54,609.44
	TOTAL LIABILITIES AND EQUITY			54,609.44

CEMETERY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUE					
22-36-510000	CEMETERY SITE FEES	.00	.00	5,000.00	5,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	5,000.00	5,000.00	.0
	TOTAL FUND REVENUE	.00	.00	5,000.00	5,000.00	.0

CEMETERY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	HILLSIDE CEMETERY					
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

	ASSETS				
51-10100000	CASH - POOLED			151,909.83	
51-11500000	ACCOUNTS RECEIVABLE			80,042.61	
51-14100000	INVENTORIES - MATERIAL & SUPPL			112,855.18	
51-16200000	BUILDINGS			222,775.00	
51-16300000	IMPROVEMENTS OTHER THAN BLDGS			2,167,227.21	
51-16310000	ACCUMULATED DEPRECIATION-OTHER		(1,381,912.43)	
51-16400000	MACHINERY & EQUIPMENT			253,060.99	
51-16410000	ACCUMULATED DEPRECIATION-MACH		(152,854.00)	
	TOTAL ASSETS				1,453,104.39
	TOTAL ASSETS			=	1,455,104.59
	LIABILITIES AND EQUITY				
	LIABILITIES				
51-20200000	ACCOUNTS PAYABLE			6,410.63	
51-22550000	CWRPDA #18F390 LOAN PAYABLLE			212,189.95	
	TOTAL LIABILITIES				218,600.58
	FUND EQUITY				
51-27500000	COMMITTED TO FUTURE CAP OUTLAY			323,276.33	
	UNAPPROPRIATED FUND BALANCE:				
51-27900000	RETAINED EARNINGS	864,352.91			
	REVENUE OVER EXPENDITURES - YTD	46,874.57			
	BALANCE - CURRENT DATE			911,227.48	
	TOTAL FUND EQUITY			_	1,234,503.81
	TOTAL LIABILITIES AND EQUITY				1,453,104.39

		PERIOD	ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	GRANT REVENUES						
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
	CHARGES FOR SERVICES						
51-34-410000	WATER FEES	(9.55)	54,704.95	339,753.00	285,048.05	16.1
51-34-411000	WATER TAP CONNECTION FEES	`	.00	.00	34,672.00	34,672.00	.0
51-34-412000	PLANT INVESTMENT FEES		.00	90.00	51,161.00	51,071.00	.2
51-34-413000	OPERATING ASSESSMENT	(3.02)	17,488.69	107,487.00	89,998.31	16.3
	TOTAL CHARGES FOR SERVICES	(12.57)	72,283.64	533,073.00	460,789.36	13.6
	OTHER REVENUES						
51-38-000000	OTHER REVENUES		.00	40.00	200.00	160.00	20.0
51-38-100000	WATER DISPENSER REVENUE		.00	.00	3,000.00	3,000.00	.0
	TOTAL OTHER REVENUES		.00	40.00	3,200.00	3,160.00	1.3
	TOTAL FUND REVENUE	(12.57)	72,323.64	648,273.00	575,949.36	11.2

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIRE HYDRANT REPAIR SERVICES					
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
	DISTRIBUTION (INCL TANK)					
51-43310-340	TECHNICAL	.00	.00	2,500.00	2,500.00	.0
51-43310-340	REPAIRS & MAINTENANCE	3,260.74	9,840.04	2,300.00	10,159.96	.0 49.2
51-43310-430		.00	2,977.00	7,000.00	4,023.00	42.5
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)	3,260.74	12,817.04	158,500.00	145,682.96	8.1
	TREATMENT					
51-43320-345	TESTING & INSPECTIONS	225.00	755.00	5,714.00	4,959.00	13.2
51-43320-346	PERMITS	.00	.00	4,431.00	4,431.00	.0
51-43320-430	REPAIRS & MAINTENANCE	908.38	908.38	10,000.00	9,091.62	9.1
	OPERATING SUPPLIES	2,103.29	4,245.42	10,000.00	5,754.58	42.5
51-43320-620	ELECTRICITY	59.00	1,258.00	4,500.00	3,242.00	28.0
51-43320-622	PROPANE	1,038.68	2,463.66	7,770.00	5,306.34	31.7
	TOTAL TREATMENT	4,334.35	9,630.46	42,415.00	32,784.54	22.7
	SOURCE/SUPPLY & TRANSMISSION					
51-43330-430	REPAIRS & MAINTENANCE	.00	.00	10,000.00	10,000.00	.0
51-43330-730	IMPROVEMENTS OTHER THAN BLDGS	.00		15,000.00	15,000.00	.0
	TOTAL SOURCE/SUPPLY & TRANSMISSION	.00	.00	25,000.00	25,000.00	.0
	GRANT EXPENDITURES					
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
	· - · ·			.,		

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
51-43340-340	TECHNICAL	183.07	513.51	7,500.00	6,986.49	6.9
51-43340-341	TRAINING	.00	640.00	2,000.00	1,360.00	32.0
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	1,287.09	1,287.09	1,000.00	(287.09)	128.7
51-43340-590	ORGANIZATIONAL DUES	200.00	500.00	325.00	(175.00)	153.9
51-43340-626	FUEL	60.97	60.97	6,500.00	6,439.03	.9
	TOTAL ADMINISTRATION	1,731.13	3,001.57	375,691.00	372,689.43	.8
	DEBT INTEREST					
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
	GLTD LEASE					
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	9,326.22	25,449.07	745,669.00	720,219.93	3.4
	NET REVENUE OVER EXPENDITURES	(9,338.79)	46,874.57	(97,396.00)	(144,270.57)	48.1

SEWER FUND

	ASSETS				
52-10100000	CASH - POOLED		(27,240.29)	
	ACCOUNTS RECEIVABLE		`	58,490.87	
	INVENTORIES - MATERIAL & SUPPL			6,985.20	
52-16100000	LAND			670.10	
52-16300000	IMPROVEMENTS OTHER THAN BLDGS			1,114,534.66	
52-16310000	ACCUMULATED DEPRECIATION-OTHER		(836,799.00)	
52-16400000	MACHINERY & EQUIPMENT		`	224,294.00	
52-16410000	ACCUMULATED DEPRECIATION-MACH		(120,386.00)	
	TOTAL ASSETS			=	420,549.54
	LIABILITIES AND EQUITY				
	LIABILITIES				
52-20200000	ACCOUNTS PAYABLE			4,727.00	
	TOTAL LIABILITIES				4,727.00
	FUND EQUITY				
52-27500000	COMMITTED TO FUTURE CAP OUTLAY			66,343.41	
	UNAPPROPRIATED FUND BALANCE:				
52-27900000	RETAINED EARNINGS	318,219.86			
	REVENUE OVER EXPENDITURES - YTD	31,259.27			
	BALANCE - CURRENT DATE			349,479.13	
	TOTAL FUND EQUITY			_	415,822.54
	TOTAL LIABILITIES AND EQUITY				420,549.54

SEWER FUND

		PERIOD	ACTUAL -	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	GRANT REVENUE						
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
	CHARGES FOR SERVICES						
52-34-420000	SEWER FEES	(7.56)	43,733.88	265,531.00	221,797.12	16.5
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	(.59)	3,408.98	20,779.00	17,370.02	16.4
	TOTAL CHARGES FOR SERVICES	(8.15)	47,142.86	345,570.00	298,427.14	13.6
	TOTAL FUND REVENUE	(8.15)	47,142.86	420,570.00	373,427.14	11.2

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GRANT EXPENDITURES					
52-43200-750	GRANTSTREATMENT PLANT	.00	.00	70,000.00	70,000.00	.0
	TOTAL GRANT EXPENDITURES	.00	.00	70,000.00	70,000.00	.0
	SANITARY SEWER MAINTENANCE					
52-43252-430 52-43252-612	REPAIRS & MAINTENANCE	.00 .00	.00 3,435.00	9,596.00 7,120.00	9,596.00 3,685.00	.0 48.2
32-43232-012	GRAVEL		3,435.00	7,120.00	3,065.00	40.2
	TOTAL SANITARY SEWER MAINTENANCE	.00	3,435.00	16,716.00	13,281.00	20.6
	TREATMENT PLANT					
52-43256-330	ENGINEERING	289.50	E20.7E	12 000 00	12 260 25	2.0
	TESTING & INSPECTIONS	269.50 816.20	530.75 3,020.20	13,900.00 5,000.00	13,369.25 1,979.80	3.8 60.4
52-43256-346		.00	.00	1,593.00	1,593.00	.0
52-43256-430	REPAIRS & MAINTENANCE	.00	23.51	8,900.00	8,876.49	.3
	OPERATING SUPPLIES	.00	.00	6,399.00	6,399.00	.0
52-43256-620	ELECTRICITY	2,697.00	8,449.00	45,000.00	36,551.00	18.8
52-43256-622	PROPANE	.00	40.00	1,500.00	1,460.00	2.7
	TOTAL TREATMENT PLANT	3,802.70	12,063.46	82,292.00	70,228.54	14.7
	SEWER ADMINISTRATION					
50 10057 010		407.00	225.42			40.0
52-43257-340 52-43257-341	TECHNICAL TRAINING	137.30 .00	385.13 .00	2,000.00 1,000.00	1,614.87 1,000.00	19.3 .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	137.30	385.13	221,203.00	220,817.87	.2
	TOTAL FUND EXPENDITURES	3,940.00	15,883.59	390,211.00	374,327.41	4.1
	NET REVENUE OVER EXPENDITURES	(3,948.15)	31,259.27	30,359.00	(900.27)	103.0

REFUSE FUND

	ASSETS						
	CASH - POOLED ACCOUNTS RECEIVABLE			(65,178.02)		
53-11500000					47,603.33		
				,	17,638.00		
53-16410000	ACCUMULATED DEPR - MACH/EQUIP				17,638.00)		
	TOTAL ASSETS					(17,574.69)
	LIABILITIES AND EQUITY						
	FUND EQUITY						
	UNAPPROPRIATED FUND BALANCE:						
53-27900000	RETAINED EARNINGS	(32,499.27)				
00 2700000	REVENUE OVER EXPENDITURES - YTD	(14,924.58				
	NEVEROL OVER EXPENDITORES - 11B		14,324.30				
	BALANCE - CURRENT DATE			(17,574.69)		
	TOTAL FUND EQUITY					(17,574.69)
	TOTAL LIABILITIES AND EQUITY					(17,574.69)

REFUSE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	CHARGES FOR SERVICES					
53-34-430000	REFUSE FEES	.00	35,496.81	210,979.00	175,482.19	16.8
	TOTAL CHARGES FOR SERVICES	.00	35,496.81	210,979.00	175,482.19	16.8
	OTHER REVENUES					
53-38-000000	BEAR AWARE DONATIONS	.00	15.00	6,000.00	5,985.00	.3
	TOTAL OTHER REVENUES	.00	15.00	6,000.00	5,985.00	.3
	CONTRIBUTIONS AND TRANSFERS					
53-39-110000	TRANSFERS IN FROM GENERAL FUND	26,525.00	26,525.00	106,000.00	79,475.00	25.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	26,525.00	26,525.00	106,000.00	79,475.00	25.0
	TOTAL FUND REVENUE	26,525.00	62,036.81	322,979.00	260,942.19	19.2

TOWN OF SILVERTON EXPENDITURES WITH COMPARISON TO BUDGET FOR THE 3 MONTHS ENDING MARCH 31, 2024

REFUSE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SANITATION					
53-43200-330	PROF SERVICES	137.28	1,085.10	2,000.00	914.90	54.3
53-43200-340	CONTRACT SERVICES	16,956.33	46,027.13	275,643.00	229,615.87	16.7
53-43200-350	ADMINISTRATIVE FEE	.00	.00	23,678.00	23,678.00	.0
						
	TOTAL SANITATION	17,093.61	47,112.23	301,321.00	254,208.77	15.6
	TOTAL FUND EXPENDITURES	17,093.61	47,112.23	301,321.00	254,208.77	15.6
	NET REVENUE OVER EXPENDITURES	0.421.20	14 024 59	21 659 00	6 722 42	68.9
	NET REVENUE OVER EXPENDITURES	9,431.39	14,924.58	21,658.00	6,733.42	08.9

May 28, 2024

6. Staff Reports

Staff submits a department report to the Trustees that covers projects updates, meetings, grants, and items for immediate consideration. If a Trustee desires to know more about the report, the Staff is typically available to answer their question, or the Town Administrator will research the question and report back to the Board of Trustees. Staff submits a report once a month and are currently able to pick which meeting depending on their workload.

Town of Silverton Staff Report

Department: Administration

Head of Department: Gloria Kaasch-Buerger **Date of Trustee Meeting:** May 28, 2024

For immediate Trustee consideration:

I will be out of the office until June 3rd.

Regular Meetings & Communication:

5.11 Infrastructure Reimbursement with Jeff Diener

5.14 SJDA Grant Coordinator 5.14 Fading West Housing

5.14 DOLA monthly managers call

Top on the TO DO list:

2023 Audit

Assist with WWTP and Water Funding USDA Grant/Loan Administration Code Rewrite Grant Reporting Code rewrite grant review Infrastructure Reimbursement

Finance Organization- Starting with SOPs for GL Codes

Rate Study Assistance

Energizing Rural Communities Prize Administration

Affordable Housing Projects New Trustee Budget Meetings

Train new Facilities and Events Coordinator

SJDA director recruitment

Grants (applications, updates, awards):

Awarded and currently in progress:

Please see attached spreadsheet

Applied/Awaiting Award:

T-Mobile Grant for Kendall Lift (should know by May

31st)

Upcoming:

Team GOLD Energize Rural Communities Phase II

COSIPA Water Leak Detection Grant

Upcoming Issues:

Onboard new Deputy Clerk 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

Notable completed tasks:

Staff Retreat on 5/16

Learning/ Professional Development:

Town of Silverton Staff Report

Department: Community Development / Planning

Head of Department: Lucy Mulvihill Date of Trustee meeting: 05.28.2024

For immediate Trustee consideration:

- 24-10 OVR Blk 76 Lot 13-14 Review of an Architectural Review Overlay District Permit and Use Subject to Review application for A New Single-Family Residential and accessory fence located Structure within the Avalanche Hazard District Blue Zone located at Block 76 Lot 13-14 (TBD Greene Street)
- 24-11 OVR Blk 76 Lot 13-14 Review of an Avalanche Hazard Development Permit and Use Subject to Review application for A New Single-Family Residential and accessory fence located Structure within the Avalanche Hazard District Blue Zone located at Block 76 Lot 13-14 (TBD Greene Street)
- 24-12 PUD Block 7-8 Animas Overlook— A review of the Outline Development Plan for a proposed PUD located at Block 7 and 8 Blagues Addition.
- 24-14 PUD Anvil Mountain Subdivision Consideration of an initial Zoning request to Multiple Family Residential District R-2 Limited (R-2-L) for the Anvil Mountain Subdivision annexation, located north of US Highway 50 and south of Shrine Road

Regular Meetings & Communication:
5.22 Land Use Code Stakeholder Meeting
5.21 San Juan Regional Planning
Commission Meeting
5.16 Bonita Peak Mining District /
Community Advisory Group joint Meeting
5.14 Historic Review Committee Meeting
5.9 Meeting with Attorney General
regarding Natural Resource Damaged
Funds
Biweekly Meeting with Ramboll
Biweekly Meeting with Clarion
Weekly Meeting with Community Planning
Strategies

Top on the TO DO list:

Application Processing

- 4 under review
- 3 in pre-app process
- 4 inquiries

Eligibility Paperwork for Brownfields Sites Coordinate EPA and Ramboll on site assessment on Lackawanna and Box Car Apt sites.

Land Use Code Update

Prep for Community Kick-off Meeting discussing Brownfields (Save the Date- June 17th 6pm!!)

Create a Federal Drawdown Standard Operating procedure to follow. Coordinate with the Building Dept and Public Works Dept to develop a Standard Operating Procedure on overlapping processes and Procedures

Grants (applications, updates, awards): **Brownfields**- Eligibility Forms in process. Coordinating with Ramboll and EPA on

Upcoming Issues:

Land Use Code Update – Hazard Zones

Community Kick-off Matting on June 17th 6 pm at Kendal! Coordinating site assessments for Box Car Apt and Lackawanna

Applications 24-15, 24-XX, 24-XX NRDs proposal Brownfields Community Kick-off Meeting 6/17 Updated Town Boundaries map

Notable completed tasks:

- 5.21 San Juan Regional Planning Commission Meeting
- 5.14 Historic Review Committee Meeting 5.9 Meeting with the Attorney General regarding.

Facilitated review of 24-10, 24-11. 24-12, 24-14

Approve Ramboll Activities Submit eligibility forms to EPA for assessment activities Ongoing Project Update

Annexation- Zoning of Anvil in process. **Brownfields** –Eligibility Forms in process. Coordinating with Ramboll and EPA on Community Kick off Matting June 17th 6pm at Kendal!

Build Out Analysis- in process, no time estimate of date of completion

Code Update- Interim Draft 1 and Interim Draft 2 are out. Stakeholder meetings, Historic preservation Stakeholder Meetings, and two Community meetings were completed the week of May 20. A full draft is expected in early summer.

CLG- is being addressed in the Land Use Code update.

Housing – Zanoni: Conceptual Plans in process. Phase I is updating through the Environmental Protection Agency (EPA) Targeted Brownfields Assessment program. Once complete the land will be conveyed to Silverton Housing Authority who will apply for Clean up through CDPHE. Anvil: Assisting the Housing Director with

Anvil: Assisting the Housing Director with zoning regulations for site plan approval for the anticipated multi-unit housing.

Boxcar Apartment Site: Coordinating with the County regarding land conveyance, that will be necessary for clean-up activities paid for through EPA Brownfields Grant. Coordination with EPA and contractors for the site assessment and clean-up activities. Coordinating with the Housing Director to align clean-up activities with predevelopment work.

Electric Vehicle Chargers- Helios Charging was awarded the DCFC Plazas Program grant to install EV chargers in Silverton. Waiting on Helios Charging to begin coordinating the project.

GIS- Town boundaries are being adjusted following the annexation of Anvil.

Prop 123- Committed.

	Bonita Peak Mining District Planning Group-Met with AG to discuss NRDs funds and potential projects. Received an Update EPA, Bureau of Land Management, Division of Recommendation, Mining and Safety, and Forest Service on summer activities and road closures in the County. Please attend the open house May 30th, 6pm at Kendal for more information. Natural Resource Damages funds — Coordinating with Town departments, County, and BLM to establish a project proposal related to the 2007 Animas River Corridor Plan for NRDs funding.		
Applications in Process: 24-10 24-11 24-12 24-14 Pre-App 24-15 24-XX 24-XX	Professional Development:		

Town of Silverton

Department: Facilities, Parks & Recreation

Head of Department: Sarah Friden Meeting Date: May 28th, 2024

For immediate Trustee consideration:

Review of the two bid options to repair the electrical system of the Kendall Mountain Lift and advise

on how to proceed. (see memo)

Regular Meetings & Communication:

FPR Regular Staff Meeting – daily staff meeting to discuss progress on ongoing tasks & projects

First FPR Committee Meeting (4.26.24)

BLM – Walk through of the proposed trail system from Animas Trailworks @ Kendall Mountain Ski Area (5.23.24)

Silverton Business Summit - attended/presented – FPR overview & Kendall Mountain growth statistics (5.1.24)

Rocky Mountain Lift Association Conference – attended educational courses targeting general ski area operations, lift schematics, and participated in Small Ski Area Roundtable Meeting (5.6.24-5.9.24)

Engineer Mountain Inc., – ongoing - Physical walk-through of the proposed trail system; building strategy on utilizing funds allocated from GOCO grant by the end of the year.

SJDA – Sarah Moore – ongoing, applying for Outdoor Equity Grant to assist with ice structure construction, lighting and/or snowmaking for Kendall Mountain. Still awaiting T-Mobile grant status.

Iron Horse Committee Meeting – discussed continued logistics and operational streamlining of the event with all relevant parties.

Hard Rock 100 – Continued planning and logistics discussion.

Top on the TO DO list:

Repairing the Kendall Mountain Lift

Finishing the installation of the showers @ Anesi

Boiler maintenance and repair @ Town Hall, Visitor Center and Kendall Mountain Rec Center

Sprinkler turn on & programming – Memorial/Anesi – scheduled for June 12th.

Visitor Center basement cleanout, window caulking

Board Member Facilities Tour

Silverton Chamber –reoccurring meeting. The Chamber continues to advocate for FPR's participation in board meetings, conferences, and regular high-level communication.

Silverton Creative District – reoccurring meeting. Planning additional music event @ Anesi in fall. Provided storage solution for equipment currently being stored @ the Highlander.

Grady Ham – on site meeting - discussed lift repair strategy, costs, and timeline.

9318 Contracting – Bill Sileky and Brian Anderson – construction site presence to ensure we are meeting phase completion timelines.

Ouray Parks & Recreation/Facilities – met with new Facilities Manager to discuss partnership, provided two reliable contractors to help with upkeep of facilities.

Grants (applications, updates, awards):

Awaiting results of the T-Mobile Hometown Grant (end of May)

Applying for the Outdoor Equity Grant (due mid-June). Working with Sarah Moore to complete the letter of interest by the required deadline.

Notable completed tasks:

Kendall Deck Phase I (pier replacement) - completed, Phase II in process. Phase II estimated completion date July 10th 2025.

Keyless entry installation and improved security features @ Anesi, Kendall Mountain and Visitor Center.

Addition of eight dog waste stations: Anesi Park, Shrine Road entry and lookout point, RV entrance near the Animas River Trail, 12 & Cement Trailhead, Cemetery entry, midpoint and near the end of the loop, Visitor

Upcoming Issues:

Complete electrical replacement of the lift.

Boiler maintenance and repair @ Town Hall, Kendall Mountain, and Visitor Center. Town Hall has several leaks (indoor and outdoor) that need to be addressed before the winter. A few repairs are also needed at Kendall Mountain & the Visitors Center.

Ongoing Project Update:

Kendall Mountain Lift Repair

Repairs and maintenance across all facilities.

Visitor Center Basement Cleanout

Anesi Park – hardware needed to finish the showers arrived mid-April. Still awaiting the contractor bidded for this project to complete work.

Updated fee increases to facilities.

Center/ballfield. (town resources were available, only two stations were purchased new)

Town Hall Improvements/Spring Cleaning—blind installation, large furniture removal, new fire alarm management system was installed, created new meeting room, upgraded breakroom, replaced light bulbs in the board room, created lobby waiting area space and improved visitor experience near the elevator/bathrooms.

Visitor Center Spring Cleaning - (1st floor completed) – Improved experience (remodeled lobby), large furniture removal, basement cleanout scheduled for May 29th – June 10th. Picnic tables and dog station were added to the ballfield. Water station system activated ahead of schedule. Added two dumpsters to accommodate highway trash overflow.

Kendall Mountain Spring Cleaning & Repairs – general area walls were repaired and re-painted, entry rugs replaced, dusting, lights bulbs replaced, several additional small repairs (doors jam issue, loose light fixtures, etc)

Carriage House – all of the ambulance bay garage doors have been repaired. Ongoing electrical issue was fixed.

Recreational equipment (tennis nets, soccer goals, bike racks, etc.) set up for public use ahead of normal schedule (mid-April.)

Trash receptacles were out for public use ahead of schedule.

Anesi Wall (face) completed and capped.

Library Cleaning – deep cleaning of the facility as requested by the management.

Contracted information center staffing @ Anesi with the Chamber.

Two applications received for paid events @ Anesi (Shakespeare in the Park, local wedding)

Collected \$380 in equipment rental revenue

(manlift rental for YouTube Show filming Iron Horse) Received 7 emails from community members asking us to address small fixes. 6 have been completed.	
Learning/ Professional Development: RMLA Conference	Other: The City of Fountain's Parks & Rec Department
Small Ski Area Roundtable – met with several ski areas to discuss processes, best practices, and general education of safety procedures, lift operations and challenges.	reached out for information on Anesi Park Bathrooms – they were impressed with our design and wanted to construct their lock system for their new facility similarly.
Workshop: Crested Butte Parks & Recreation Open Space and Trail Development. (Rescheduled for June 12 th)	

Town of Silverton

Department: Facilities and Events Coordinator Head of Department: Facilities, Parks, and Recreations Director Meeting Date: May 28 th , 2024					
For immediate Trustee consideration:	For immediate Trustee consideration:				
Regular Meetings & Communication: Ongoing staff meetings and communication May weekly IHBC meetings Email/phone communication with facility rentals and events	Top on the TO DO list: Iron Horse Bike Race 4 th of July Events New/annual events Upcoming Weddings				
Grants (applications, updates, awards):	Upcoming Issues:				
Notable completed tasks: • Event applications for Iron Horse, Hardrock 100, Summer Sounds, and Friday Art Walks	Ongoing Project Update: • Reviewing and updating Facility rental agreements • Checking for all documents needed for upcoming rentals and events.				
Learning/ Professional Development: • Learning the process for Special Event applications	Other:				

Town of Silverton Staff Report

Department: Town Clerk/ Treasurer Head of Department: Melina Marks Lanis Date of Trustee Meeting: May 28 th , 2024						
For Immediate Trustee Consideration: None						
Regular Meetings & Communication: - Weekly Staff Meetings - Bi-weekly Regular Trustee Meetings - Housing Authority Meetings - Monthly Finance Committee Meetings - HRC Meetings when necessary. - Consistent communication with the rest of staff daily - Consistent communication with the town accountant	Top on the TO DO List: - Continue 2024 Audit duties. - Conduct an in-house audit of our retirement accounts. - Write Clerk Dept. SOPs for new Deputy Clerk. - Address ADP issues/ explore different payroll options. - Successfully implement EQR rate adjustments in Caselle. - Support Steve Mead in utility management duties. - Explore new Retirement policy/ update employee handbook. - Manage operations while Gloria is out of town. - Address cemetery inquires.					
Grants (applications, updates, awards):	Upcoming Items: - Welcome/ train new Deputy Clerk. - Complete CIRSA PC & WC Renewal Applications by June 11 th . - Continue to help manage the bump-out program. - Attending CML Conference. - Sign up for Caselle Summit in Utah. - Cross-train in other positions to ensure redundancy. - Re-establish the Cemetery Committee.					
Notable Completed Tasks: - Began Audit	Ongoing Project Updates: - Manage lodging fee increases and exemptions for the 2024 season.					

- Notified businesses of lodging fee exemptions and EQR rate implementation
- Added Credit Card coding to Accounts
 Payable for transparency purposes.
- Hired a new Deputy Clerk will begin work on June 3rd.
- Re-opened communication with Montrose Sign for Anesi Park/ Info Center.
- Staff Retreat.
- (Personal Mile-Stone) Closing on our new house on the 31st! ©

- Stabilize payroll.
- Master Caselle
- Communicate with the accountant.
- Support staff and administration.
- Pursue more grant funding.
- SOP Construction
- Google Drive updates.
- Streamline the Clerk's Office function.

Learning/Professional Development:

- CML Attendance
- Caselle Summit Attendance in October.
- Accounting support and education from our accounting firm.

COVID Related: None

Town of Silverton

Department: Public Works Head of Department: John Sites Meeting Date: 5/21/24	
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 addressing needs for LOC Cybersecurity planing Lead and Copper rule revision compliance prep Snow melt Pad research Blair St sidewalk project Meter comprehension GIS/GPS comprehension SIPA grant research for Leak detection system
Grants (applications, updates, awards):	Upcoming Issues: Compliance with LOC for wastewater collections

Other:

Ongoing Project Update:

Notable completed tasks:

well as wastewater.

Learning/ Professional Development: Water/Wastewater training: completed

MRT courses for water and distribution as

May 28, 2024 7. Committee Reports

Trustees will report on their respective committees if they have met.

May 28, 2024

8. Trustee Reports

This is an opportunity for Trustees to have a moment to speak on behalf of their constituents, highlight happenings in the community, call out for action, or give thanks. This has also been used as a place where Trustees can request agenda items for the next meeting.

May 28, 2024

9. Continued Business

The board has discussed these items in previous meetings or Work Sessions. There is typically a Board Packet Agenda Memo with the item, but not always.

Per Silverton Municipal Code 2-2-110 (5):

Old business. The Board of Trustees shall consider any business that has been previously considered and which is still unfinished.

SUBJECT: Ordinance 20 ACB in the aggregate pr

AGENDA MEMO

SUBJECT: Ordinance 2024-07 An ordinance approving an interim loan from CoBank, ACB in the aggregate principal amount not to exceed \$2,500,000; authorizing the form and execution of the interim loan agreement and promissory note to evidence such loan; authorizing the construction of a project; and prescribing other details in connection therewith

STAFF CONTACT: Gloria Kaasch-Buerger, John Sites

MEETING DATE: May 28, 2024

Overview:

At the May 13th Regular Meeting the Board of Trustees approved the first reading of Ordinance 2024-07. The ordinance was published in the Silverton Standard with the Public Hearing set for tonight's final passage of the ordinance.

History:

In December 2023 the Town of Silverton received a Grant and Loan from USDA to rehabilitate our sewer collection system (fix the sewer pipes). The December 2023 Letter of Conditions from USDA requires that the town secure interim financing for the \$2,165,000 loan. Interim financing is a way for USDA to protect themselves against liability and is required. The terms of the interim loan include:

- Payments will be made every six months only on the interest that accrued from the disbursements requested
- The interim loan interest will be included in the final loan through USDA (interest will be set at "closing date")
- Upon completion of the project, USDA will pay off the principal of the interim loan.

After researching banks that work with USDA for the interim financing, COBank was chosen because they were the preferred bank of USDA and has experience with this type of financing. According to Title 31, Article 35, Part 4, C.R.S. (the Sewer and Water Systems Act), the Financing Documents may be approved by the Board without an election.

Since CoBank is not going to finalize their credit approval until the Town goes out to bid in case the costs exceed what is in the Letter of Conditions, that we increased the parameters in the ordinance with a contingency of \$335,000 to give the Town some room in case the bids do come in above what is in the Letter of Conditions. This increase would cover the Town in the event the bids came in higher than expected, but we will still try and stay within the \$2,165,000 as awarded.

In the April 22nd meeting the Trustees approved a Resolution to open the required bank accounts for the Grant and Loan according to the Letter of Conditions. This meeting also includes a Resolution opening a final bank account to meet the Letter of Conditions.

Additional Context for New Trustees:

The Silverton Municipal Code defines the adoption of an ordinance in <u>Section 1-3-240</u>: "an ordinance shall be introduced and read at one regular meeting of the Board of Trustees. If the ordinance receives the required vote on its second reading, it shall be duly adopted and shall take effect as set forth in <u>Section 1-3-250</u> below."

The Ordinance Process:

Action	Date of Significance	Requirement
First Reading	5/13/24 Regular Meeting	<u>Section 1-3-240</u>
Publish in Newspaper	5/16/24 Silverton Standard	Section 1-3-250
Second Reading	5/28/24 Regular Meeting	<u>Section 1-3-240</u>
Enacted	6/28/24 "Loan Closing Date"	<u>Section 1-3-250</u>

Budget Impact:

The Town was awarded:

USDA Loan: \$2,165,000.00 with 2.375% interest

USDA Grant: 2,764,000.00

Total Project Cost: \$4,929,000.00

This project is specific to the Sewer Enterprise Fund which currently does not hold its own debt.

Staff Recommendation:

Staff recommends approval of the adoption of this ordinance.

Master Plan Priority:

Investing in Infrastructure STRATEGY A: Invest in Maintenance and Upgrades of Existing and New Utility Infrastructure

Attachments:

- Ordinance 2024-07
- Credit Agreement (part of the ordinance and does not need a separate motion)

Suggested Motion or Direction:

Motion to adopt Ordinance 2024-07 An ordinance approving an interim loan from CoBank, ACB in the aggregate principal amount not to exceed \$2,500,000; authorizing the form and execution of the interim loan agreement and promissory note to evidence such loan; authorizing the construction of a project; and prescribing other details in connection therewith



TOWN OF SILVERTON, COLORADO

ORDINANCE NO. 2024-07

AN ORDINANCE APPROVING AN INTERIM LOAN FROM COBANK, ACB IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$2,500,000; AUTHORIZING THE FORM AND EXECUTION OF THE INTERIM LOAN AGREEMENT AND PROMISSORY NOTE TO EVIDENCE SUCH LOAN; AUTHORIZING THE CONSTRUCTION OF A PROJECT; AND PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH.

WHEREAS, the Town of Silverton, San Juan County, Colorado (the "Town"), is a political subdivision of the State of Colorado (the "State"), duly organized and existing as a statutory municipality under the laws of the State, acting through its elected Board of Trustees (the "Board"); and

WHEREAS, the members of the Board have been duly elected and qualified; and WHEREAS, the Town has heretofore determined and undertaken to operate, and maintain its sewer facilities (the "System") as a government-owned business and accounts for the financial operations of the System in the Town's Sewer Fund; and

WHEREAS, the Town has determined that the System is an enterprise within the meaning of Article X, Section 20 of the Colorado Constitution and Title 37, Article 45.1, C.R.S. (the "Enterprise Act"); and

WHEREAS, the Board has determined that the interest of the Town and the public interest and necessity demand and require the acquisition, construction, and completion of improvements to the System, including the replacement of sewer lines and the construction of other improvements to rehabilitate the Town's wastewater collection system and any other costs incidental thereto (collectively, the "Project"); and

WHEREAS, the Board has applied for a loan (the "RUS Loan") from the United States Department of Agriculture, Rural Utility Service (the "RUS"), in order to finance the Project; and

WHEREAS, the RUS requires that the Town obtain interim financing to complete the construction of the Project, with such interim financing to be repaid from the proceeds of the RUS Loan after the completion of construction; and

WHEREAS, the Board has determined that in order to finance all or a portion of the costs of the Project, it is necessary and advisable and in the best interests of the Town (i) to enter into an interim loan agreement (the "Loan Agreement") with CoBank, ACB, a federally-chartered instrumentality of the United States ("CoBank"), pursuant to which CoBank shall loan the Town an amount not to exceed \$2,500,000 (the "Loan") for such purposes, and (ii) to issue one or more promissory notes (the "Note") to CoBank to evidence the Town's repayment obligations under the Loan Agreement; and

WHEREAS, the Board has determined that in order to obtain the Loan it shall covenant that the Note shall be repaid with the proceeds of the RUS Loan, if obtained, at or prior to the maturity of the Note; and

WHEREAS, TABOR requires an election to incur any multiple fiscal year financial obligation without adequate present cash reserves pledged irrevocably and held for payments in all future fiscal years, unless such obligation is incurred for an enterprise; and

WHEREAS, under TABOR, an enterprise is a government-owned business authorized to issue its own revenue bonds and receiving under 10% of its annual revenue in grants from all Colorado state and local governments combined; and

WHEREAS, the System is a government-owned business and the Town, acting by and through the Enterprise, is authorized to issue its own revenue bonds (the "Enterprise"); and

WHEREAS, in 2023, the Enterprise received grants from all Colorado state and local governments combined which were less than 10% of the annual revenue of the Enterprise; and

WHEREAS, the Board serves as the governing body of the Enterprise; and WHEREAS, there have been presented to the Board the forms of the Loan Agreement and the Note (collectively, the "Financing Documents"); and

WHEREAS, the Financing Documents shall constitute revenue obligations of the Enterprise, payable solely from the proceeds of the RUS Loan and the Net Revenues of the System (as defined in the Loan Agreement); and

WHEREAS, the Town has not pledged nor hypothecated the Net Revenues derived or to be derived from the operation of the System, or any part thereof, to the payment of any loan, bonds, notes or for any other purpose, with the result that the Net Revenues may now be pledged lawfully and irrevocably to the payment of the Note; and

WHEREAS, pursuant to Title 31, Article 35, Part 4, C.R.S. (the "Sewer and Water Systems Act"), the Enterprise Act, and TABOR, the Financing Documents may be approved by the Board without an election; and

WHEREAS, the forms of the Financing Documents are on file with the Town Clerk; and

WHEREAS, the Board desires to approve the form of the Financing Documents and other documents referenced therein, authorize the execution of the Loan Agreement, and authorize the execution and delivery of the Note.

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO, ORDAINS:

Section 1) <u>Recitals Incorporated</u>. The foregoing recitals are made a part of this Ordinance.

Section 2. <u>Determinations</u>. The Board hereby finds and determines that the Enterprise constitutes an enterprise under TABOR.

Section 3. Approvals, Authorizations, and Amendments. The forms of the Financing Documents presented at this meeting are incorporated herein by reference and are hereby approved. The Town shall enter into and perform its obligations under the Financing Documents in the forms of such documents presented at this meeting, with such changes as are not inconsistent herewith and as are hereafter approved by the Mayor of the Town (the "Mayor") or the Town Administrator of the Town (the "Town Administrator"). The Mayor, the Town Administrator and Town Clerk of the Town (the "Town Clerk") each are hereby individually authorized and directed to execute the Financing Documents and to affix the seal of the Town thereto, and further to execute and authenticate such other documents or certificates as are deemed

necessary or desirable in connection therewith. The Financing Documents shall be executed in substantially the forms approved at this meeting.

The execution of any instrument or certificate or other document in connection with the matters referred to herein by any one or more of the Mayor, the Town Administrator, the Town Clerk or by other appropriate officers of the Town, shall be conclusive evidence of the approval by the Town of such instrument.

Section 4. <u>Election to Apply the Supplemental Act</u>. Section 11-57-204 of the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, C.R.S. (the "Supplemental Act") provides that a public entity, including the Town, may elect in an act of issuance to apply all or any of the provisions of the Supplemental Act. The Town hereby elects to apply all of the provisions of the Supplemental Act to the Financing Documents.

Section 5. Delegation.

- (a) Pursuant to Section 11-57-205 of the Supplemental Act, the Town hereby delegates to the Mayor or the Town Administrator the independent authority to make any determination delegable pursuant to Section 11-57-205(1) of the Supplemental Act relating to and contained in the Financing Documents, including the following determinations, subject to the restrictions contained in paragraph (b) of this Section 5:
 - i) The interest rate on the Loan;
 - ii) The principal amount of the Loan;
- iii) The amount of principal of the Loan maturing in any given year and the final maturity of the Loan;
- iv) The dates on which the principal of and interest on the Loan are paid; and
 - v) The existence and amount of reserve funds for the Loan, if any.
- (b) The delegation in paragraph (a) of this Section 5 shall be subject to the following parameters and restrictions:
- i. The net effective interest rate on the Loan shall not exceed the maximum interest rate permitted under C.R.S. § 5-12-103;
 - ii. The principal amount of the Loan shall not exceed \$2,500,000; and
 - iii. The final maturity of the Loan shall not be later December 31, 2029.

Section 6. <u>Conclusive Recital.</u> Pursuant to Section 11-57-210 of the Supplemental Act, the Note and the Loan Agreement shall contain recitals that the Note is issued pursuant to certain provisions of the Supplemental Act. Such recital shall be conclusive evidence of the validity and the regularity of the issuance of the Note after its delivery for value. Pursuant to Section 31-35-413, C.R.S., the Note and the Loan Agreement shall contain recitals that the Note is issued pursuant to Title 31, Article 35, Part 4, C.R.S. Such recital shall conclusively impart full compliance with all the provisions of such statute, and the Note issued containing such recital shall be incontestable for any cause whatsoever after its delivery for value.

Section 7. <u>Ratification and Approval of Prior Actions</u>. All actions heretofore taken by the officers of the Town and members of the Board, not inconsistent with the provisions of this Ordinance, relating to the Project, the Financing Documents, or actions to be taken in respect thereof, are hereby ratified, approved, and confirmed.

Section 8. <u>Pledge of Revenues</u>. The Town hereby irrevocably pledges the Net Revenues derived or to be derived from the operation of the System, or any part thereof, to the payment of the Financing Documents. The creation, perfection, enforcement, and priority of the pledge of revenues to secure or pay the Financing Documents provided herein and therein shall be governed by Section 11-57-208 of the Supplemental Act and this Ordinance. The amounts pledged to the payment of the Financing Documents shall immediately be subject to the lien of such pledge without any physical delivery, filing, or further act. The lien of such pledge shall have the priority described in the Loan Agreement. The lien of such pledge shall be valid, binding, and enforceable as against all persons having claims of any kind in tort, contract, or otherwise against the Town irrespective of whether such persons have notice of such liens.

Section 9. <u>Limitation of Actions</u>. Pursuant to Section 11-57-212 of the Supplemental Act, no legal or equitable action brought with respect to any legislative acts or proceedings in connection with the Financing Documents shall be commenced more than thirty days after the authorization of the issuance of the Note.

No elected or appointed officers or agents of the Town shall be subject to any pecuniary liability in connection with any agreement, covenant, or undertaking by the Town, or by them, contained in any document executed in connection with the authorization, execution, and delivery of the Financing Documents or this Ordinance or with respect to any action taken or omitted to be taken in good faith with reference thereto.

Section 10. <u>Limited Obligation; Special Obligation</u>. The Financing Documents are payable solely from the Net Revenues, and the Financing Documents do not constitute a debt within the meaning of any constitutional or statutory limitation or provision.

Section 11. <u>Disposition and Investment of Loan Proceeds</u>. The proceeds of the Loan shall be drawn from time to time upon the prior approval of RUS as provided in, and subject to the conditions set forth in, the Financing Documents, and shall be applied to pay the costs and expenses of acquiring, constructing and equipping the Project, including costs related thereto and, to the extent permitted under federal tax laws, reimbursement to the Town for capital expenditures heretofore incurred and paid from Town funds in anticipation of the incurrence of long-term financing therefor, and all other costs and expenses incident thereto, including without limitation the costs of obtaining the Loan. Neither CoBank nor any subsequent owner(s) of the Note shall be responsible for the application or disposal by the Town or any of its officers of the funds derived from the Loan. In the event that all of the proceeds of the Loan are not required to pay such costs and expenses, any remaining amount shall be used for the purpose of paying the principal amount of the Loan and the interest thereon, as applicable.

Section 12. <u>Town Representative</u>. The Mayor, the Town Administrator and the Town Clerk are hereby designated as the authorized officers for the purpose of performing any act or executing any document relating to the Loan, the Town, or the Financing Documents. A copy of this Ordinance shall be furnished to CoBank as evidence of such designation.

Section 13. <u>Estimated Life of Improvements</u>. It is hereby determined that the estimated life of the Project to be financed with the proceeds of the Loan is not less than the final maturity of the Loan.

Section 14. <u>Direction to Take Authorizing Action</u>. The appropriate officers of the Town and members of the Board are hereby authorized and directed to take all other actions necessary or appropriate to effectuate the provisions of this Ordinance, including but not limited to executing such certificates and affidavits as may reasonably be required by CoBank.

Section 15. <u>Severability</u>. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 16. <u>Repealer</u>. All orders, resolutions, bylaws, ordinances or regulations of the Town, or parts thereof, inconsistent with this Ordinance are hereby repealed to the extent only of such inconsistency.

Section 17. Ordinance Irrepealable. After the Note is issued, this Ordinance shall constitute an irrevocable contract between the Town and CoBank, and shall be and remain irrepealable until the Note and the interest thereon, as applicable, shall have been fully paid, satisfied, and discharged. No provisions of any constitution, statute, charter, ordinance, resolution or other measure enacted after the issuance of the Note shall in any manner be construed as impairing the obligations of the Town to keep and perform the covenants contained in this Ordinance.

Section 18. <u>Recordation</u>. A true copy of this Ordinance, as adopted by the Board, shall be numbered and recorded on the official records of the Town and its adoption and publication shall be authenticated by the signatures of the Mayor and the Town Clerk, and by a certification of publication.

Section 19. <u>Publication and Effective Date</u>. This Ordinance after its passage and adoption shall be numbered, recorded, published and posted and the adoption, posting, and publication shall be authenticated by the signature of the Mayor and the Town Clerk. In accordance with Section 31-16-105, Colorado Revised Statutes, as amended, this Ordinance shall take effect 30 days after its passage and publication.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED THIS 13TH DAY OF MAY, 2024.

INTRODUCED, PASSED ON SECOND AND FINAL READING, AND ORDERED PUBLISHED THIS 28^{TH} DAY OF MAY, 2024.

	TOWN OF SILVERTON, COLORADO
(SEAL)	Mayor
ATTEST:	
Town Clerk	

STATE OF COLORADO)
)
COUNTY OF SAN JUAN) SS
)
TOWN OF SILVERTON)

- I, Melina Marks Lanis, the duly appointed, qualified and acting Town Clerk of the Town of Silverton, Colorado (the "Town") do hereby certify:
- 1. That the foregoing pages are a true, correct, and complete copy of an ordinance passed on first reading by the Board of Trustees of the Town (the "Board") at a regular meeting of the Board held on May 13, 2024, and adopted on second and final reading by the Board at a regular meeting of the Board held on May 28, 2024.
- 2. The ordinance was duly moved and seconded and was passed on first reading at the meeting held on May 13, 2024, by an affirmative vote of the Board as follows:

Name	"Yes"	"No"	Absent	Abstain
Dayna Kranker, Mayor				
Jim Harper, Mayor Pro-Tem				
Tyler George				
Carl Schnitker				
Ron Wakefield				
Amie Gardiner				
Lindsey Halvorson				

3. The ordinance was duly moved and seconded and was passed and adopted on second and final reading at the meeting held on May 28, 2024, by an affirmative vote of the Board as follows:

Name	"Yes"	"No"	Absent	Abstain
Dayna Kranker, Mayor				
Jim Harper, Mayor Pro-Tem				
Tyler George				
Carl Schnitker				

Ron Wakefield		
Amie Gardiner		
Lindsey Halvorson		

- 4. That notices of the regular meetings on May 13, 2024, and May 28, 2024, in the forms attached hereto as **Exhibit A**, were posted no less than twenty-four hours prior to the meeting as required by law.
- 5. That the ordinance was published in _______, a newspaper of general circulation in the Town, after its adoption, in accordance with the laws of the State. The affidavit of publication is attached hereto as **Exhibit B**.

IN WITNESS WHEREOF, I h	have hereunto set my hand and affixed the seal of said
Town this 13th day of May, 2024.	
(SEAL)	Town Clerk
(SEAL)	

EXHIBIT A

(Attach Meeting Notice)

EXHIBIT B

(Attach Affidavit of Publication)

Agreement No.	[]

CREDIT AGREEMENT

THIS CREDIT AGREEMENT (this "Agreement"), dated as of [______, 2024], is entered into by and between **TOWN OF SILVERTON**, a statutory town duly existing under the Constitution and laws of the State of Colorado owning and operating an enterprise within the meaning of Article X, Section 20 of the Colorado Constitution ("**TABOR**") and Section 37-45.1-101, et seq., Colorado Revised Statutes (the "**Borrower**"), and **COBANK**, **ACB**, a federally-chartered instrumentality of the United States ("**Lender**").

RECITALS

In consideration of the agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Borrower and Lender agree as follows:

ARTICLE 1 Defined Terms; Accounting Principles. Certain capitalized terms used in this Agreement bear the definitions given to them in this Agreement. References to accounting standards are to United States generally accepted accounting principles, or those required of the regulatory agency having jurisdiction over the Borrower, including but not limited to the system of accounts established by the United States Department of Agriculture acting through Rural Development or the Rural Utilities Service or their predecessors ("RD/RUS"), if applicable, or such other commission or body as may be agreeable to Lender (the "Accounting Standards").

ARTICLE 2 The Facilities.

- 2.1 Promissory Note. In the event the Borrower desires to borrow from Lender and Lender is willing to lend to the Borrower, or in the event the parties desire to consolidate any existing loans hereunder, the parties will enter into a promissory note, a bond anticipation note, or other similar debt instrument (each, a "Promissory Note"). Each Promissory Note will set forth Lender's commitment to make a loan or loans to the Borrower, the amount of the loan(s), the purpose of the loan(s), the interest rate or rate options applicable to the loan(s), the repayment and prepayment terms of the loan(s), and any other terms and conditions applicable to the particular loan(s). Each Promissory Note will also contain the Borrower's promise to make payments of interest on the unpaid principal balance of the loan(s), and fees and premiums, if any, and to repay the principal balance of the loan(s). Each loan will be governed by the terms and conditions contained in this Agreement and in the Promissory Note relating to that loan.
- **2.2 Availability.** Loans will be made available on any day on which Lender and the Federal Reserve Banks are open for business (a "**Business Day**") upon the telephonic or written request of an authorized employee of the Borrower. Requests for loans must be received by 12:00 p.m. Denver, Colorado time on the date the loan is desired. Loans will be made available by wire transfer of immediately available funds. Wire transfers will be made to such account or accounts as may be authorized by the Borrower.

2.3 Security. The Borrower's obligations under this Agreement and each Promissory Note will be payable solely from the proceeds of the anticipated loan from RD/RUS (the "RUS Loan") and from the net revenues (consisting of the System's gross revenues after deducting operation and maintenance expenses) (the "Net Revenues") of the System (as defined below). The obligation of the Borrower to make payments under this Agreement and the Promissory Note is a special and limited obligation of the Borrower and is payable solely from the repayment source(s) described herein. The Promissory Note and the obligation of the Borrower to pay the loan repayments is secured by an irrevocable pledge and lien (but not necessarily an exclusive lien) upon (i) the proceeds of the RUS Loan, and (ii) the Net Revenues of the System.

"System" shall mean the property and facilities comprising the sewer system of the Borrower, including real and personal property and any easements, and also any and all additions and betterments thereto and improvements and extensions hereafter constructed or acquired by the Borrower and used in connection with the sewer facilities of the Borrower. The System shall include, (i) any facility, plant, works, system, building, structure, improvement, machinery, equipment, fixture or other real or personal property, relating to the collection, treatment, transmission and disposal of wastewater that is owned, operated or controlled by the Borrower, including, without limitation, the Project (ii) any renewal, replacement, addition, modification or improvement to (i) above, and (iii) all real or personal property and rights therein and appurtenances thereto necessary or useful or convenient for the effectiveness of the purposes of the Borrower in the collection, treatment, transmission and disposal of wastewater.

NONE OF THIS AGREEMENT, THE LOAN(S) REPRESENTED HEREBY, OR THE PROMISSORY NOTE CONSTITUTE A DEBT, AN INDEBTEDNESS OR A MULTIPLE FISCAL-YEAR FINANCIAL OBLIGATION OF THE BORROWER WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION OR PROVISION, AND THIS AGREEMENT, THE LOAN AND THE PROMISSORY NOTE SHALL NOT BE CONSIDERED OR HELD TO BE A GENERAL OBLIGATION OF THE BORROWER.

2.4 Payments Generally. The Borrower's obligation to repay each loan will be evidenced by a Promissory Note. Lender will maintain a record of all loans, the interest accrued thereon, and all payments made with respect thereto, and such record will, absent proof of manifest error, be conclusive evidence of the outstanding principal and interest on the loans. Payments under each Promissory Note will be made by wire transfer of immediately available funds, by check, or by automated clearing house (ACH) or other similar cash handling processes as specified by separate agreement between the Borrower and Lender. Notwithstanding the foregoing, payments under each Promissory Note will be made by automated clearing house (ACH), unless otherwise agreed in writing by Lender. Wire transfers will be made to ABA No. 307088754 for advice to and credit of "CoBANK" (or to such other account as Lender may direct by notice). The Borrower will give Lender telephonic notice no later than 12:00 p.m. Denver, Colorado time on the day the Borrower intends to pay by wire of such intent, and funds received after 3:00 p.m. Denver, Colorado time will be credited on the next Business Day. Checks will be mailed to CoBANK, Department 167, Denver, Colorado 80291-0167 (or to such other place as Lender may

direct by notice). Credit for payment by check will not be given until the later of the next Business Day after receipt of the check or the day on which Lender receives immediately available funds. If any installment of principal or interest is due on a date that is not a Business Day, then such installment will be due and payable on the next Business Day.

- **Broken Funding Surcharge.** Notwithstanding the terms of any Promissory Note giving the Borrower the right to repay any loan prior to the date it would otherwise be due and payable, the Borrower agrees to provide three Business Days' prior written notice for any prepayment of a fixed rate balance and to pay to Lender a broken funding surcharge in the amount set forth below in the event the Borrower: (a) repays any fixed rate balance prior to the last day of its fixed rate period (whether such payment is made voluntarily, as a result of an acceleration, or otherwise); (b) converts any fixed rate balance to another fixed rate or to a variable rate prior to the last day of the fixed rate period applicable to such balance; or (c) fails to borrow any fixed rate balance on the date scheduled therefor. The surcharge will be in an amount equal to the greater of (1) the sum of: (i) the present value of any funding losses imputed by Lender to have been incurred as a result of such payment, conversion or failure; plus (ii) a per annum yield of []% of the amount repaid, converted or not borrowed for the period such amount was scheduled to have been outstanding at such fixed rate, or (2) \$[]. Any surcharge will be determined and calculated in accordance with methodology established by Lender, a copy of which will be made available upon request. Notwithstanding the foregoing, in the event of a conflict between the provisions of this section and of the broken funding charge section of a forward fix agreement between Lender and the Borrower, the provisions of the forward fix agreement will control. This Section 2.5 shall not apply to the Promissory Note as originally issued on the date of this Agreement, and shall only apply to the Promissory Note in the event that it is amended or modified to bear interest at a fixed rate.
- 2.6 Taxes; Change in Law. Any payment by the Borrower to Lender will be made net of any taxes (other than income and similar taxes imposed on or measured by Lender's overall net income). If any change in any law, rule, regulation, code, ordinance, order or the like to which the Borrower is subject, including, without limitation, all laws relating to environmental protection, and taxes (collectively, "Laws"), increases the cost of making or maintaining any loan (or any associated commitment to lend), or reduces the amount received or receivable by Lender hereunder then, upon request, the Borrower will pay to Lender, solely from Net Revenues, such additional amount as will compensate Lender for such additional costs incurred or reduction suffered.
- 2.7 Supplemental Public Securities Act. Pursuant to the ordinance of the Borrower authorizing the issuance of the Promissory Note, the Borrower has elected to apply all of the provisions of the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2 of the Colorado Revised Statutes, as amended (the "Supplemental Public Securities Act") to the Promissory Note. Pursuant to Section 11-57-210 of the Supplemental Public Securities Act, the Promissory Note shall recite that it is issued under the authority of such ordinance and the Supplemental Public Securities Act and that it is the intention of the Borrower that such recital shall be conclusive evidence of the validity and the regularity of the issuance of the Promissory Note after its delivery for value. Pursuant to Section 11-57-208 of the Supplemental Public

Securities Act, the loan proceeds from RD/RUS and the Net Revenues of the System are hereby pledged for the payment of the Promissory Note, as received by or otherwise credited to the Borrower, and shall immediately be subject to the lien of such pledge without any physical delivery, filing or further act. The lien of such pledge shall be valid, binding and enforceable as against all persons having claims of any kind in tort, contract or otherwise against the Borrower irrespective of whether such persons have notice of such lien.

2.8 Limited Recourse. No recourse shall be had for the payment of the principal of or interest on the Promissory Note or for any claim based thereon or upon any obligation, covenant or agreement contained in this Agreement against any past, present or future officer, employee or agent of the Borrower, or of any successor public corporation, as such, either directly or through the Borrower or any successor public corporation, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise as long as such past, present or future officer, employee or agent acted in good faith, and all such liability of any such officer, employee or agent as such is hereby expressly waived and released as a condition of and consideration for the Borrower's execution of this Agreement and the issuance of the Promissory Note.

ARTICLE 3 Conditions Precedent.

- 3.1 Conditions to Initial Promissory Note. Lender's obligation to extend credit under the initial Promissory Note hereunder is subject to the condition precedent that Lender receive, in form and substance satisfactory to Lender, each of the following, except as otherwise provided in the Promissory Note or in a closing instruction letter signed by the parties (an "Instruction Letter"):
- (a) **This Agreement.** A duly executed copy of this Agreement and the other Loan Documents (as defined below) and all instruments and documents contemplated hereby and thereby.
- (b) **Banking Service Agreements.** A duly completed and executed copy of any banking service agreement, including any agreement relating to the provision by Lender of cash management services, required by Lender from time to time. Lender will be entitled to rely on (and will incur no liability to the Borrower in acting on) any request or direction furnished in accordance with the terms thereof.
- 3.2 Conditions to Each Promissory Note. Lender's obligations to extend credit under each Promissory Note hereunder, including the initial Promissory Note, is subject to the condition precedent that Lender receive, in form and substance satisfactory to Lender, each of the following, except as otherwise provided in the Promissory Note or in an Instruction Letter:
- (a) **Promissory Note.** A duly executed copy of the Promissory Note and all instruments and documents contemplated by the Promissory Note.

- (b) **Instruction Letter.** Any and all items or requirements detailed in an Instruction Letter.
- (c) Evidence of Pledge and Perfection. Such evidence as Lender may reasonably require that the Borrower has pledged to the Lender as security for the Promissory Note an irrevocable pledge and lien (but not necessarily an exclusive lien) upon (i) the proceeds of the RD/RUS Loan, and (ii) the Net Revenues of the System, that such proceeds and Net Revenues immediately are subject to the lien of such pledge without any physical delivery, filing or further act, and that the lien of such pledge shall be valid, binding and enforceable as against all persons having claims of any kind in tort, contract or otherwise against the Borrower irrespective of whether such persons have notice of such lien.
- (d) **Evidence of Authority.** Such certified board resolutions, ordinances, certificates of incumbency, and other evidence that Lender may require that the Promissory Note, all instruments and documents executed in connection therewith, and, in the case of the initial Promissory Note hereto, this Agreement, the other Loan Documents (as defined below) and all instruments and documents executed in connection herewith and therewith, including any security documents, have been duly authorized and executed.
- (e) **Fees and Other Charges.** Any fees or other charges provided for herein, in the Promissory Note or in any invoice provided by Lender (provided that the Bank's origination fee may be paid along with the first interest payment on the Loan as and to the extent provided in the Note and Instruction Letter).
- (f) **Insurance.** Such evidence as Lender may require that the Borrower is in compliance with Section 5.4 below.
- (g) **Consents and Approvals.** Evidence as Lender may require that all regulatory and other consents and approvals referred to in Section 4.6 below have been obtained and are in full force and effect.
- (h) **Opinion(s) of Counsel.** An opinion or opinions (or reliance letters thereon) of counsel to the Borrower (which counsel must be acceptable to Lender).
- 3.3 Conditions to Each Loan. Lender's obligation under each Promissory Note to make any loan to the Borrower thereunder is subject to the condition that no "Event of Default" (as defined in Section 8.1 below) or event that, with the giving of notice and/or the passage of time and/or the occurrence of any other condition, would ripen into an Event of Default (a "Potential Default") will have occurred and be continuing or would be caused by the making of such loan.
- **ARTICLE 4** Representations and Warranties. The execution by the Borrower of this Agreement and each Promissory Note hereunder, any request for an advance of funds or extension

of credit, or any renewal or extension by Lender of any Promissory Note hereunder, will constitute a representation and warranty by the Borrower that:

- **4.1 Instruction Letter; Loan Documents.** Each representation and warranty and all information set forth in any of the Loan Documents (as defined below) and/or any other document submitted in connection with, or to induce Lender to enter into, such Promissory Note is correct in all material respects as of the date of such Promissory Note.
- 4.2 Compliance; Legal Proceedings. Except as disclosed to the Lender in writing as part of the Loan Documents, the Borrower and all property owned or leased or proposed to be acquired with the proceeds of any Promissory Note hereunder by the Borrower and all of its operations are in compliance with all applicable Laws and the terms of the Loan Documents and no Event of Default or, to the best of Borrower's knowledge, no Potential Default exists or is continuing. In addition, there are no pending legal, arbitration, or governmental actions or proceedings to which the Borrower is a party or to which any of its property is subject which, if adversely determined, might have a material adverse effect on the financial condition, operations, properties, profits, or business of the Borrower, and to the best of the Borrower's knowledge, no such actions or proceedings are threatened or contemplated.
- 4.3 Organization; Good Standing. The Borrower (a) is a statutory town duly existing under the Constitution and Laws of the State of Colorado owning and operating its System as an enterprise within the meaning of TABOR and Section 37-45.1-101, et seq., Colorado Revised Statutes, (b) has the lawful power to own or lease its properties, to engage in the business it conducts or proposes to conduct, and to execute and deliver each of the Loan Documents and perform its obligations thereunder, and (c) is duly qualified in each jurisdiction where the property owned or leased by it or the nature of the business transacted by it makes such qualification necessary. The Borrower has no subsidiaries.
- 4.4 Binding Agreement. Assuming due authorization, execution and delivery by the other parities thereto, the Loan Documents constitute legal, valid, and binding obligations of the Borrower that are enforceable in accordance with their terms, except as enforcement may be limited by bankruptcy, reorganization, insolvency, moratorium, or other laws affecting the enforcement of rights of creditors generally and by general principles of equity (regardless of whether such enforcement is considered in a proceeding in equity or at law).
- 4.5 Conflicting Agreements. Neither this Agreement nor any Promissory Note, Instruction Letter, ordinance, resolution, or other instrument or document securing or otherwise relating hereto or to any Promissory Note (each a "Loan Document" and collectively, at any time, the "Loan Documents") conflicts with, or constitutes (with or without the giving of notice and/or the passage of time and/or the occurrence of any other condition) a default under, any other agreement to which the Borrower is a party or by which it or any of its property may be bound or affected, and does not conflict with any provision of its bylaws, articles of incorporation or other organizational documents.

- 4.6 Consents and Approvals. No consent, permission, authorization, order or license of any governmental authority or of any party to any agreement to which the Borrower is a party or by which it or any of its property may be bound or affected, is necessary in connection with the project, acquisition or other activity being financed by such Promissory Note, or the execution, delivery, performance or enforcement of any Loan Document, except as have been obtained and are in full force and effect (other than consents, permission, authorization, orders or licenses relating to the construction and acquisition of the Project which the Borrower expects to receive in the ordinary course of business).
- 4.7 Budgets; Full Disclosure. All budgets, projections, feasibility studies, and other documentation submitted by the Borrower to Lender in connection with, or to induce Lender to enter into, such Promissory Note are based upon assumptions that are reasonable and realistic, and as of the date of such Promissory Note, no fact has come to light, and no event has occurred, that would cause any assumption made therein to not be reasonable or realistic. The Loan Documents and other certificates, statements, agreements, and documents furnished to Lender in connection with this Agreement or any other Loan Document were true and accurate as of the date of such documents or statements. The Borrower is not aware of any potential Material Adverse Change that has not been disclosed in writing to the Lender. A "Material Adverse Change" means any material adverse change, as reasonably determined by Lender, in the condition, financial or otherwise, operations, business, liabilities (actual or contingent) or properties of the Borrower or in its ability to perform its obligations hereunder, under any security instrument or document, or under any other Loan Document.
- 4.8 Accurate Financial Information. Each submission of financial information or documents relating to the Borrower will constitute a representation and warranty by the Borrower that such information and documents were true and accurate in all material respects as of their dates.

4.9 ERISA. INTENTIONALLY OMITTED.

- 4.10 Margin Stock. Borrower is not engaged and does not intend to engage principally, or as one of its important activities, in the business of extending credit for the purpose, immediately, incidentally or ultimately, of purchasing or carrying margin stock (within the meaning of Regulation U, T or X as promulgated by the Board of Governors of the Federal Reserve System of the United States of America (the "Board of Governors")). No part of the proceeds of any loan made by Lender to the Borrower has been or will be used, immediately, incidentally or ultimately, to purchase or carry any margin stock or to extend credit to others for the purpose of purchasing or carrying any margin stock or in any way that is inconsistent with the provisions of the regulations of the Board of Governors. The Borrower does not hold or intend to hold margin stock in such amounts that more than 25% of the reasonable value of the assets of the Borrower that are or will be represented by margin stock.
- **4.11 System Condition.** The Borrower's System reasonably meets present demand in all material respects, is constructed in a good and professional manner, is in good working order and condition, and complies in all material respects with all applicable law.

- 4.12 Rate Matters. The Borrower's rates for the provision of sewer services have been approved, if applicable, by any and all necessary governmental regulatory authorities, including, without limitation, each public service commission or public utilities commission that may have jurisdiction over the operations and rates of the Borrower. Further, there is no pending, and to the Borrower's knowledge, no threatened proceeding before any governmental authority, the objective or result of which is or could be to materially reduce or otherwise materially adversely change any of the Borrower's rates for the provision of sewer services, or otherwise have a material adverse effect on the condition, financial or otherwise, operations, properties, or business of the Borrower's System.
- **ARTICLE 5 Affirmative Covenants.** Unless otherwise agreed to in writing by Lender, while this Agreement is in effect, the Borrower agrees to:
 - **5.1 Reports and Notices.** Furnish to Lender:
- (a) **Annual Financial Statements.** As soon as available, but in no event more than 180 days after the end of each fiscal year of the Borrower occurring during the term hereof, annual financial statements of the Borrower prepared in a manner acceptable to Lender. Such financial statements will be prepared in reasonable detail acceptable to Lender.
- (b) **Interim Financial Statements.** Such interim financial statements as Lender may request from time to time prepared in reasonable detail acceptable to Lender.
- (c) **Notice of Default.** Promptly after becoming aware thereof, notice of the occurrence of an Event of Default or a Potential Default, including, without limitation, any error in the Borrower's financial information previously provided to Lender and the occurrence of any breach, default, event of default or event that, with the giving of notice and/or the passage of time and/or the occurrence of any other condition, would become a breach, default or event of default under any loan agreement, indenture, mortgage, or other credit or security agreement or instrument to which the Borrower is a party or by which it or any of its property may be bound or affected.
- (d) **Notice of Litigation, Environmental Matters, Etc.** Promptly after becoming aware thereof, notice of: (1) the commencement of any action, suit or proceeding before any court, arbitrator or governmental department, commission, board, bureau, agency, or instrumentality having jurisdiction over the Borrower, that, if adversely decided, could result in a Material Adverse Change; (2) the receipt of any notice, indictment, pleading or other communication alleging a condition that may require the Borrower to undertake or to contribute to a clean-up or other response under any environmental Law, or that seeks penalties, damages, injunctive relief, criminal sanctions or other relief as a result of an alleged violation of any such Law, or that claims personal injury or property damage as a result of environmental factors or conditions; and (3) any matter that could cause a Material Adverse Change, including any decision of any regulatory authority or commission.
- (e) **Notice of Certain Events.** (1) Notice at least 30 days prior thereto, of any change in the Borrower's name or status as a statutory town under the Laws of the State; (2) notice at least

30 days prior thereto, of the adoption of any home rule charter; and (3) all other notices required to be provided under the other Loan Documents.

- **5.2 Instruction Letter**. Comply with any and all requirements detailed in an Instruction Letter.
- **5.3 Existence, Etc.** Preserve and keep in full force and effect its existence as a statutory town in the State of Colorado, and obtain and maintain all licenses, certificates, permits, authorizations, approvals, and the like that are material to the conduct of its business or required by any Law, including, without limitation, the operation of the System.
- 5.4 Insurance. Maintain insurance with reputable and financially sound insurance companies or associations, including self-insurance to the extent customary, acceptable to Lender in such amounts and covering such risks as are usually carried by companies engaged in the same or similar business and similarly situated, and make such increases in the type or amount of coverage as Lender may reasonably request. All such policies insuring any collateral for the Borrower's obligations to Lender will have additional insured, mortgagee and lender's loss payee clauses or endorsements, as applicable, in form and substance satisfactory to Lender. At Lender's request, the Borrower agrees to deliver to Lender such proof of compliance with this section as Lender may require. Nothing herein shall be deemed to preclude the Borrower from asserting against any party, other than the Lender, a defense that may be available to the Borrower, including, without limitation, a defense of governmental immunity.
- 5.5 Property Maintenance. Maintain in good repair, working order and condition (ordinary wear and tear excepted) in accordance with the general practice of other entities of similar character and size, all of those properties useful or necessary to the System, and make all alterations, replacements, and improvements thereto as may from time to time be necessary in order to ensure that its properties remain in good working order and condition. The Borrower agrees that at Lender's request, which request may not be made more than once a year, the Borrower will furnish to Lender a report on the condition of the Borrower's property prepared by a professional engineer satisfactory to Lender.
- 5.6 Inspection. Permit Lender or its agents, upon reasonable written notice and during normal business hours or at such other times as the parties may agree, to inspect and visit any of its properties, examine and make excerpts from its books and records, and to discuss its business affairs, finances and accounts with its officers, directors, employees, and independent certified public accountants and to conduct reviews of any collateral.
- **5.7 Books and Records.** Maintain and keep proper books and records of account in which full, true and correct entries of all its dealings, business and financial affairs will be made in accordance with the Accounting Standards.
- **5.8 Compliance With Laws.** Comply in all material respects with all Laws applicable to the Borrower. In addition, the Borrower agrees to cause all persons occupying or present on any of its properties to comply in all material respects with all Laws relating to such properties.

5.9 Further Assurances and Other Information. From time to time and at its expense (payable solely from Net Revenues), execute and deliver such documents and do such other acts and things as Lender in its reasonable discretion may deem necessary or advisable from time to time in order to more fully carry out the provisions and purpose of the Loan Documents, including delivery of such other information regarding the condition or operations, financial or otherwise, of the Borrower as Lender may from time to time reasonably request, including, but not limited to, copies of all pleadings, notices and communications referred to in Section 5.1(d) above.

5.10 Capital. INTENTIONALLY OMITTED.

- **5.11 Delivery of Original Loan Documents.** If copies of any executed Loan Documents are delivered to Lender to facilitate the closing as provided in Article 3 above, immediately deliver to Lender the original executed versions of such Loan Documents promptly following closing.
- **Indemnity for Taxes.** At all times, to the extent allowed by law and solely from 5.12 Net Revenues, indemnify and hold and save Lender harmless from and against any and all actions or causes of action, claims, demands, liabilities, loss, damage or expense of whatsoever kind and nature incurred by Lender as a result of the non-payment of any documentary stamp tax, intangible tax, interest or penalties associated therewith or any other local, state or federal assessment required to be paid, but not paid in conjunction with the indebtedness evidenced by the Loan Documents. The Borrower agrees to pay, solely from Net Revenues, to Lender, its successors and assigns, all sums of money requested by Lender hereunder within ten days of such request, which Lender will or may advance, pay or cause to be paid, or become liable to pay, on account of or in connection with failure to pay as required by the regulations of the governmental authority so imposing said payment. Lender will be entitled to charge for any and all disbursements made by it in good faith, under the reasonable belief that it or the Borrower is or was liable for the amount so assessed. Any default by the Borrower in making any payments required under this covenant will constitute a payment Event of Default under the Loan Documents and Lender may, at its option, declare the entire amount of principal plus accrued interest thereon due and payable without notice or demand. Nothing herein shall require the Borrower to expend funds other than the loan proceeds from RD/RUS and the Net Revenues of the System.

5.13 ERISA. INTENTIONALLY OMITTED.

5.14 Water Rights and/or Supplies. Maintain or procure water rights and/or supplies with such amounts, priorities and qualities as are necessary to service adequately the Borrower's customers and members. The Borrower will continue to control, own or have access to all such water rights and/or supplies free and clear of the interest of any third party, will not suffer or permit any transfer or encumbrance of such water rights and/or supplies, will not abandon such water rights and/or supplies, or any of them, and will not do any act or thing that would impair or cause the loss of any such water rights and/or supplies as are necessary to service adequately the Borrower's customers and members.

ARTICLE 6 Negative Covenants. Unless otherwise agreed to in writing by Lender, while this Agreement is in effect, the Borrower will not:

- 6.1 Other System Indebtedness. With respect to the System, create, incur, assume or allow to exist, directly or indirectly, any indebtedness or liability for borrowed money (including trade or bankers' acceptances), letters of credit, or for the deferred purchase price of property or services (including leases that should be capitalized on the books of the lessee in accordance with the Accounting Standards), except for:
 - (a) debt to Lender.
 - (b) accounts payable to trade creditors incurred in the ordinary course of business.
- (c) current operating liabilities (other than for borrowed money) incurred in the ordinary course of business.
- (d) debt of the Borrower to the Colorado Water Resources and Power Development Authority (hereinafter "CWRPDA").
 - (e) debt of the Borrower to RD/RUS.
- (f) purchase money security indebtedness, provided that such indebtedness does not exceed the purchase price of the asset(s) being acquired.
- 6.2 Contingent Liabilities of the System. With respect to the System, assume, guarantee, become liable as a surety, endorse, contingently agree to purchase, or otherwise be or become liable, directly or indirectly (including, but not limited to, by means of a maintenance agreement, an asset or stock purchase agreement, or any other agreement designed to ensure any creditor against loss), for or on account of the obligation of any person or entity, except by the endorsement of negotiable instruments for deposit or collection or similar transactions in the ordinary course of operation of the Borrower's System.
- 6.3 System Liens. With respect to the System, create, incur, assume, or allow to exist any mortgage, deed of trust, pledge, lien (including the lien of an attachment, judgment, or execution), security interest, or other encumbrance of any kind upon any of its property, real or personal (collectively, "Liens"). The foregoing restrictions will not apply to:
 - (a) Liens in favor of Lender.
 - (b) Liens in favor of RD/RUS to secure indebtedness permitted hereunder.
 - (c) Liens in favor of CWRPDA to secure indebtedness permitted hereunder.
 - (d) Liens for taxes, assessments, or governmental charges that are not past due.

- (e) Pledges and deposits under workers' compensation, unemployment insurance, and social security Laws.
- (f) Pledges and deposits to secure the performance of bids, tenders, contracts (other than contracts for payment of money), and like obligations arising in the ordinary course of business as conducted on the date hereof.
- (g) Liens imposed by Law in favor of mechanics, material suppliers, warehouses, and like persons that secure obligations that are not past due.
- (h) Easements, rights-of-way, restrictions, and other similar encumbrances that, in the aggregate, do not materially interfere with the occupation, use, and enjoyment of the property or assets encumbered thereby in the normal course of business or materially impair the value of the property subject thereto.
 - (i) Purchase money Liens to secure indebtedness permitted hereunder.
 - 6.4 Transactions with Affiliates. INTENTIONALLY OMITTED.
- 6.5 Loans and Investments. Make any loan or advance to, or make any investment in, or make any capital contribution to, or purchase or make any commitment to purchase any stock, bonds, notes or other securities of any person or entity, except for:
- (a) securities or deposits issued, guaranteed or fully insured as to payment by the United States of America or any agency thereof.
- (b) other investments permitted by applicable Laws and the investment policy (if any) of the Borrower.
 - **6.6 Dividends and Distributions.** INTENTIONALLY OMITTED.
 - **Mergers, Acquisitions, Etc.** INTENTIONALLY OMITTED.
- **6.8** Transfer of System Assets. Sell, transfer, lease, or otherwise dispose of any of its System assets, except: (a) in the ordinary course of business; or (b) the sale, transfer or disposal of any obsolete or worn-out assets that are no longer necessary or required in the conduct of operation of the System.
 - **6.9** Change in Business. INTENTIONALLY OMITTED.
- 6.10 Use of Proceeds. Use the proceeds of any loan made by Lender to the Borrower, whether directly or indirectly, and whether immediately, incidentally or ultimately, to purchase or carry margin stock (within the meaning of Regulation U of the Board of Governors) or to extend credit to others for the purpose of purchasing or carrying margin stock or to refund indebtedness originally incurred for such purpose.

TOWN OF SILVERTON	
Agreement No. [1

ARTICLE 7 Financial Covenants. INTENTIONALLY OMITTED.

ARTICLE 8 Default.

- **8.1** Each of the following will constitute an "Event of Default" hereunder:
- (a) **Payment Default.** The Borrower should fail to make any payment to Lender when due.
- (b) **Representations and Warranties.** Any representation, warranty, certification or statement of fact made at any time by the Borrower, herein or in any other Loan Document, or in any certificate, other instrument or statement furnished to Lender by or on behalf of the Borrower, will have been false or inaccurate in any material respect as of the time it was made or furnished.
- (c) **Covenants.** The Borrower will default in the observance or performance of any covenant set forth in Article 5 (other than Sections 5.1(c), 5.1(d), 5.1(e)(1), and 5.1(e)(2) above), and such default continues for 30 days after written notice thereof will have been delivered to the Borrower by Lender.
- (d) Other Covenants and Agreements. The Borrower will default in the observance or performance of Sections 5.1(c), 5.1(d), 5.1(e)(1), and 5.1(e)(2) or any other covenant or agreement contained herein or in any other Loan Document or if Borrower uses the proceeds of any loan for any unauthorized purpose.
- (e) Cross Default. The Borrower should, after any applicable grace period, breach or be in default under the terms of any other Loan Document (including, without limitation, any security instrument or document) or any other agreement between the Borrower and Lender, or between the Borrower and any affiliate of Lender, including without limitation Farm Credit Leasing Services Corporation.
- (f) Other System Indebtedness. With respect to the System, the Borrower should fail to pay when due any indebtedness to any other person or entity for borrowed money or any long-term obligation for the deferred purchase price of property (including any capitalized lease), or any other event occurs that, under any agreement or instrument relating to such indebtedness or obligation, has the effect of accelerating or permitting the acceleration of such indebtedness or obligation, whether or not such indebtedness or obligation is actually accelerated or the right to accelerate is conditioned on the giving of notice, the passage of time, or otherwise.
- (g) **System Judgments.** A judgment, decree, or order for the payment of money will have been rendered against or relating to the Borrower's System and either: (1) enforcement proceedings will have been commenced; (2) a Lien prohibited by this Agreement, any security instrument, or any other Loan Document, will have been obtained; or (3) such judgment, decree, or order will continue unsatisfied and in effect for a period of 30 consecutive days without being vacated, discharged, satisfied, bonded, or stayed pending appeal.

- (h) **Loan Document Unenforceable.** Any of the Loan Documents ceases to be a legal, valid, and binding agreement enforceable against the Borrower or is in any way terminated (except in accordance with its terms) or becomes or is declared ineffective or inoperative.
 - (i) **Revocation of Guaranty.** INTENTIONALLY OMITTED.
- (j) Insolvency, Etc. The Borrower will: (1) become insolvent or will generally not, or will be unable to, or will admit in writing its inability to, pay its debts as they become due; or (2) suspend its business operations or a material part thereof or make an assignment for the benefit of creditors; or (3) apply for, consent to, or acquiesce in the appointment of a trustee, receiver, or other custodian for it or any of its property; or (4) have commenced against it any action or proceeding for the appointment of a trustee, receiver, or other custodian and such action or proceeding is not dismissed within 30 days of the date thereof, or a trustee, receiver, or other custodian is appointed for all or any part of its property; or (5) receive notice from any regulatory or governmental authority to the effect that such authority intends to replace the management of the Borrower or assume control over the Borrower; or (6) commence or have commenced against it any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution, or liquidation law of any jurisdiction.
- (k) **Material Adverse Change.** Any Material Adverse Change occurs, as reasonably determined by Lender.
- (l) **Termination or Material Modification of RD/RUS Letter of Conditions.** The RD/RUS Letter of Conditions is terminated, or a breach or default thereof on the part of the Borrower is declared by RD/RUS, or the RD/RUS Letter of Conditions is modified without the written consent of Lender in a manner which is materially adverse to the Lender.
- **8.2 Remedies.** Upon the occurrence and during the continuance of an Event of Default or Potential Default, Lender will have no obligation to extend or continue to extend credit to the Borrower and may discontinue doing so at any time without prior notice or other limitation. In addition, upon the occurrence and during the continuance of any Event of Default, Lender may, upon notice to the Borrower:
- (a) **Termination and Acceleration.** Terminate any commitment and declare the unpaid principal balance of the loans, all accrued interest thereon, and all other amounts payable under this Agreement, each Promissory Note, and all other Loan Documents to be immediately due and payable. Upon such a declaration, the unpaid principal balance of the loans and all such other amounts will become immediately due and payable, without protest, presentment, demand, or further notice of any kind, all of which are hereby expressly waived by the Borrower.
- (b) **Enforcement.** Proceed to protect, exercise, and enforce such rights and remedies as may be provided by this Agreement, any security instrument or document, any other Loan Document, or under Law. Each and every one of such rights and remedies will be cumulative and may be exercised from time to time, and no failure on the part of Lender to exercise, and no delay in exercising, any right or remedy will operate as a waiver thereof, and no single or partial exercise

of any right or remedy will preclude any future or other exercise thereof, or the exercise of any other right. Without limiting the foregoing, Lender may hold and/or set off and apply against the Borrower's obligations to Lender the proceeds of any equity in Lender (if applicable), any cash collateral held by Lender, or any balances held by Lender for the Borrower's account (whether or not such balances are then due).

- (c) **Application of Funds.** Lender may apply all payments received by it to the Borrower's obligations to Lender in such order and manner as Lender may elect in its sole discretion.
- (d) **CONSENT TO SUIT.** TO THE EXTENT ALLOWED BY LAW, THE BORROWER CONSENTS TO THE REMEDIES PROVIDED HEREIN, INCLUDING WITHOUT LIMITATION, SUIT FOR ENFORCEMENT OF THE TERMS OF THIS AGREEMENT, EACH PROMISSORY NOTE, AND ALL OTHER LOAN DOCUMENTS, AND ALL APPROPRIATE REMEDIES AT LAW OR IN EQUITY, NOTWITHSTANDING PRINCIPLES OF SOVEREIGN IMMUNITY WHICH OTHERWISE MAY BE APPLICABLE.
- (e) Interest upon default. In addition to the rights and remedies set forth above and notwithstanding any Promissory Note: (1) upon the occurrence and during the continuance of an Event of Default, at Lender's option in each instance, the entire indebtedness outstanding hereunder and under each Promissory Note will bear interest from the date of such Event of Default until such Event of Default will have been waived or cured in a manner satisfactory to Lender at 4.00% per annum in excess of the rate(s) of interest that would otherwise be in effect on that loan under the terms of the applicable Promissory Note; and (2) after the maturity of any loan (whether as a result of acceleration or otherwise), the unpaid principal balance of such loan (including without limitation, principal, interest, fees and expenses) will automatically bear interest at 4.00% per annum in excess of the rate(s) of interest that would otherwise be in effect on that loan under the terms of the Promissory Note. All interest provided for herein will be payable on demand and will be calculated on the basis of a year consisting of 360 days and the actual days elapsed.

ARTICLE 9 Expenses; Indemnification; Damage Waiver.

- 9.1 Costs and Expenses. To the extent allowed by Law, the Borrower agrees to pay all reasonable out-of-pocket costs and expenses (including the fees and expenses of counsel retained or employed by Lender) incurred by Lender and any participants of Lender in connection with the origination, administration, collection and enforcement of this Agreement and the other Loan Documents, including, without limitation, all costs and expenses incurred in obtaining, perfecting, maintaining, determining the priority of, and releasing any security for the Borrower's obligations to Lender, and any stamp, intangible, transfer or like tax incurred in connection with this Agreement or any other Loan Document or the recording hereof or thereof; provided, however, that nothing herein shall require the Borrower to expend funds other than the loan proceeds from RD/RUS and the Net Revenues of the System.
- **9.2 Indemnification.** To the extent allowed by Law, the Borrower indemnifies Lender, its affiliates and its and their respective officers, directors, employees, agents and advisors (each

an "Indemnitee") against, and holds each Indemnitee harmless from, any and all losses, claims, damages, liabilities and related expenses (including fees and expenses of employed or retained counsel) incurred by any Indemnitee or asserted against any Indemnitee by any third party or by the Borrower arising out of or as a result of (a) the execution or delivery of any Loan Document, the performance or nonperformance by the Borrower of its obligations under any Loan Document or the consummation of the transactions contemplated thereby, including the use of the proceeds therefrom, (b) breach of representations, warranties or covenants of the Borrower under any Loan Document, or (c) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, including any such items or losses relating to or arising under environmental Laws or pertaining to environmental matters, regardless whether any Indemnitee is a party thereto; provided that such indemnity will not, as to an Indemnitee, be available to the extent that such losses, claims, damages, liabilities or related expenses are determined by a court of competent jurisdiction by a final and nonappealable judgment to have resulted from the gross negligence or willful misconduct of such Indemnitee; provided, however, that nothing herein shall require the Borrower to expend funds other than the loan proceeds from RD/RUS and the Net Revenues of the System.

9.3 Waiver of Consequential Damages. To the fullest extent permitted by applicable Law, the Borrower will not assert, and hereby waives, any claim against any Indemnitee, on any theory of liability, for special, indirect, consequential or punitive damages arising out of, in connection with, or as a result of, any Loan Document, the transactions contemplated thereby or the use of the proceeds thereof.

ARTICLE 10 Miscellaneous.

- 10.1 Amendments; Waivers; Etc. No amendment, modification, or waiver of any provision of this Agreement or the other Loan Documents, and no consent to any departure by the Borrower herefrom or therefrom, will be effective unless approved by Lender and contained in a writing signed by or on behalf of Lender, and then such waiver or consent will be effective only in the specific instance and for the specific purpose for which given. In the event this Agreement is amended or restated, each such amendment or restatement will be applicable to all Promissory Notes hereto.
- 10.2 Notices. All notices hereunder will be in writing and will be deemed to have been duly given when addressed to the party intended to receive the same at the address of such party set forth below (or such other address either party may specify by like notice), (a) upon delivery if personally delivered to a party at such address, (b) three days after the same is deposited in the United States mail as first class, certified mail, return receipt requested, postage paid, (c) one business day after the same has been deposited with Federal Express or another nationally recognized overnight courier service if designated for next-day delivery, and (d) upon delivery if sent by facsimile or electronic mail with confirmation of delivery of the same:

TOWN OF SILVERTON **Agreement No.** []

If to Lender, as follows: If to the Borrower, as follows:

For general correspondence purposes: Town of Silverton P.O. Box 5110 P.O. Box 250

Denver, Colorado 80217-5110 Silverton, Colorado 81433

For direct delivery purposes, when desired: Town of Silverton 6340 South Fiddlers Green Circle 1360 Greene Street

Greenwood Village, Colorado 80111-1914 Silverton, Colorado 81433

Attention: Credit Information Services Attention: Town Administrator

Fax No.: (303) 224-6101 Town Administrator Email: gkaasch-buerger@silverton.co.us

10.3 Survival. Notwithstanding anything to the contrary in this or any other Loan Document, Sections 5.12, 8.2, all of Article 9, and Section 10.7 will survive the termination of this Agreement, repayment of every Promissory Note, and the foreclosure, or any other enforcement action, of any and all security pledged pursuant to Section 2.3 above. The representations, warranties, acknowledgments, and agreements set forth herein will survive the date of this Agreement, but not its termination unless otherwise agreed.

10.4 Effectiveness and Severability. This Agreement will continue in effect until: (a) all indebtedness and obligations of the Borrower under this Agreement and the other Loan Documents have been paid or satisfied; (b) Lender has no commitment to extend credit to or for the account of the Borrower under any Promissory Note; and (c) either party sends written notice to the other party terminating this Agreement. Any provision of this Agreement or any other Loan Document that is prohibited or unenforceable in any jurisdiction will be ineffective to the extent of such prohibition or unenforceable without invalidating the remaining provisions hereof or thereof.

10.5 Successors and Assigns.

- (a) Successors and Assigns Generally. This Agreement and the other Loan Documents will be binding upon and inure to the benefit of the Borrower and Lender and their respective successors and assigns, except that the Borrower may not assign or transfer its rights or obligations under this Agreement or the other Loan Documents without the prior written consent of Lender.
- (b) **Participations, Etc.** From time to time, Lender may sell to one or more banks, financial institutions, or other lenders a participation in one or more of the loans or other extensions of credit made pursuant to this Agreement. However, no such participation will relieve Lender of any commitment made to the Borrower hereunder. In connection with the foregoing, Lender may disclose information concerning the Borrower to any participant or prospective participant, provided that such participant or prospective participant agrees to keep such information

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confidential. A sale of a participation interest may include certain voting rights of the participants regarding the loans hereunder (including without limitation the administration, servicing, and enforcement thereof). Lender agrees to give written notification to the Borrower of any sale of a participation interest.

10.6 Integration; Other Types of Credit; Counterparts; Electronic Signatures.

- (a) **Integration.** The Loan Documents are intended by the parties to be a complete and final expression of their agreement. Each Promissory Note will be deemed to incorporate all of the terms and conditions of this Agreement as if fully set forth therein. Without limiting the foregoing, any capitalized term utilized in any Promissory Note (or in any amendment to this Agreement or Promissory Note) and not otherwise defined in the Promissory Note (or amendment) will have the meaning set forth herein or, if applicable, in the Accounting Standards. In the event the Accounting Standards are changed after the date hereof, then all such changes will be applicable hereto, unless Lender otherwise specifies in writing.
- (b) **Other Types of Credit.** From time to time, Lender may issue letters of credit or extend other types of credit to or for the account of the Borrower. In the event the parties desire to do so under the terms of this Agreement, then the agreement of the parties with respect thereto may be set forth in a Promissory Note and this Agreement will be applicable thereto.
- Counterparts; Electronic Signatures. This Agreement, each Promissory Note and any other Loan Document may be executed in counterparts, each of which will constitute an original, but all of which when taken together will constitute a single contract. Delivery of an executed counterpart of a signature page of this Agreement, any Promissory Note or any other Loan Document by facsimile or other electronic means will be as effective as delivery of a manually executed counterpart of each such Agreement, Promissory Note or Loan Document. The parties agree that the electronic signature of a party to this Agreement, any Promissory Note or any other Loan Document shall be as valid as an original signature of such party and shall be effective to bind such party to this Agreement or such Loan Document. The parties agree that any electronically signed Loan Document (including this Agreement) shall be deemed (i) to be "written" or "in writing," (ii) to have been signed and (iii) to constitute a record established and maintained in the ordinary course of business and an original written record when printed from electronic files. The parties presently intend to authenticate any Loan Documents to which they are a party by either signing such Loan Document or attaching thereto or logically associating therewith an electronic sound, symbol or process as their respective electronic signature. The words "execution," "signed," "signature," and words of like import in any Loan Document shall be deemed to include electronic signatures or the keeping of records in electronic form, each of which shall be of the same legal effect, validity or enforceability as a manually executed signature or the use of a paper-based recordkeeping system, as the case may be, to the extent and as provided for in any applicable Law, including the Federal Electronic Signatures in Global and National Commerce Act, or any similar state Laws based on the Uniform Electronic Transactions Act.

10.7 Applicable Law; Submission to Jurisdiction; Service of Process; Waiver of Venue; Waiver of Jury Trial.

- (a) Applicable Law. Without giving effect to the principles of conflict of laws and except to the extent governed by federal law, the Laws of the State of Colorado, without reference to choice of law doctrine, will govern this Agreement, each Promissory Note and any other Loan Document for which Colorado is specified as the applicable law, and all disputes and matters between the parties to this Agreement, including all disputes and matters whatsoever arising under, in connection with or incident to the lending and/or leasing or other business relationship between the parties, and the rights and obligations of the parties to this Agreement or any other Loan Document by and between the parties for which Colorado is specified as the applicable law.
- (b) **Submission to Jurisdiction; Service of Process.** The Borrower hereby irrevocably consents to the nonexclusive jurisdiction of the state courts of the 6th judicial district located in Durango, Colorado, and consents that Lender may effect any service of process in the manner and at the Borrower's address set forth herein for providing notice or demand; provided that nothing contained in this Agreement will prevent Lender from bringing any action, enforcing any award or judgment or exercising any rights against the Borrower individually, against any collateral or against any property of the Borrower within any other county, state or other foreign or domestic jurisdiction.
- (c) Waiver of Venue. The Borrower acknowledges and agrees that the venue provided above is the most convenient forum for the Borrower and Lender. The Borrower waives any objection to venue and any objection based on a more convenient forum in any action instituted under this Agreement.
- (d) Waiver of Jury Trial. To the extent allowed by Law, the Borrower and Lender each hereby irrevocably waives any right it may have to a trial by jury in connection with any action directly or indirectly arising out of or relating to this Agreement or any other Loan Document. Each party hereto (1) certifies that no representative, administrative agent or attorney of any other person has represented, expressly or otherwise, that such other person would not, in the event of litigation, seek to enforce the foregoing waiver and (2) acknowledges that it and the other parties hereto have been induced to enter into this Agreement and other Loan Documents by, among other things, the mutual waivers and certifications in this section.
- 10.8 USA Patriot Act Notice. Lender hereby notifies the Borrower that pursuant to the requirements of the USA Patriot Act, it is required to obtain, verify, and record information that identifies the Borrower in accordance with the USA Patriot Act. The Borrower covenants and agrees it will not, at any time, directly or indirectly be (a) a person with whom Lender is restricted from doing business under any Anti-Terrorism Law, (b) engaged in any business involved in making or receiving any contribution of funds, goods or services to or for the benefit of such a person or in any transaction that evades or avoids, or has the purpose of evading or avoiding, the prohibitions set forth in any Anti-Terrorism Law, or (c) otherwise in violation of any Anti-Terrorism Law (the Borrower will provide to Lender any certifications or information that Lender requests to confirm compliance by the Borrower with any Anti-Terrorism Law). "Anti-Terrorism Law" means any Law relating to terrorism or money laundering, including Executive Order No. 13224, the USA Patriot Act, the Laws comprising or implementing the Bank Secrecy Act, and the

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Laws administered by the United States Treasury Department's Office of Foreign Asset Control, as any of the foregoing Laws may from time to time be amended, renewed, extended, or replaced.

SIGNATURE PAGE FOLLOWS

TOWN OF SILVERTON	
Agreement No. [1

SIGNATURE PAGE TO CREDIT AGREEMENT

IN WITNESS WHEREOF, the parties hereto, by their duly authorized officers, have executed this Agreement.

TOWN OF SILVERTON, COLORADO

	TOWN OF SILVERTON, COLORIDO	TO WIT OF SILVERTON, COLOREDO		
	By			
[SEAL]	Wayor			
Attest:				
ByTown Clerk				

TOWN OF SILVERTON	
Agreement No. [1

SIGNATURE PAGE TO CREDIT AGREEMENT

IN WITNESS WHEREOF, the parties hereto, by their duly authorized signatory(ies), have executed this Agreement.

COBANK, ACB

By:			
Name:			
Title:			

May 28, 2024

10. Public Comment

Public attendance and public comment in person and online is welcome and encouraged! Emailed public comment is only included in the board packet if the board or staff solicit the comment, such as a Public Hearing Notice in the Legal section of the Silverton Standard. Emails for public hearings must be submitted before noon on Wednesday before a meeting. If you would like to comment on an item that has not been solicited you may send it to the Trustees anytime. If you send the Administrator or Staff a public comment that does not relate to a public hearing, they will forward your email to the entire Board of Trustees and confirm receipt of your email. Your email will not be included in the published board packets if it does not relate to a public hearing.

Public comment at meetings are limited to 3 minutes and can be in person or through Zoom. Please state your name for the record and you will have three minutes to make your comment. There are two opportunities for public comment at the Regular Board Meetings: Opening Public Comment can be on any topic and Closing Public Comment, which must be related to an agenda item. Trustees may respond to public comment during the agenda item referenced or in Trustee Updates. The Board can also instruct staff to follow-up on the public comment.