

TOWN OF SILVER CLIFF
BOARD OF TRUSTEES REGULAR MEETING
TUESDAY – January 2, 2025, AT 5:00 P.M.
SILVER CLIFF TOWN HALL
612 E. MAIN ST. SILVER CLIFF, CO 81252

[Google Meet joining info](#)

[Video call link: https://meet.google.com/gcv-irgg-ibw](https://meet.google.com/gcv-irgg-ibw)

[Or dial: \(US\) +1 318-702-0077 PIN: 351 500 903#](tel:+13187020077)

[More phone numbers: https://tel.meet/gcv-irgg-ibw?pin=5672163381091](https://tel.meet/gcv-irgg-ibw?pin=5672163381091)

AGENDA

Call Meeting to Order

Please turn off or silence your cell phone

Pledge of Allegiance

Invocation

Roll Call

Guests Introduction

Amendments to Agenda: **adding item d and f**

Consent Agenda:

Note: All items listed under the Consent Agenda are considered routine and will be approved with one motion. There will be no separate discussion of these items unless a Board Member or citizen so requests, in which case the item may be removed from the Consent Agenda and considered separately, at the discretion of the Board of Trustees.

- a. Approval of minutes for December 3, 2024
- b. Treasurer's Report as of December 2024
- c. Approval of Bills

New Business:

- a. Consideration to approve the recommendation to appoint Chris McKellip as the Building and Zoning Official
- b. Consideration of approval the recommendation to appoint Jerry Peterson to the Planning Commission open seat
- c. Custer County Workforce Committee update – Barry Keene and Commissioner Epp
- d. Public Hearing for Street and Alley Vacation Application for the Scott and Lisa Nolan**
- e. Consideration of approve the Street and Alley Vacation Application for the Scott and Lisa Nolan
- f. Public Hearing for Street and Alley Vacation Application for IRA Real Estate LLC**
- g. Consideration to approve the Street and Alley Vacation Application for IRA Real Estate LLC
- h. Public Hearing for Special Use Permit Application for Cloudbreak – Silver Cliff Solar Project
- i. Consideration to approve the Special Use Permit Application for Cloudbreak – Silver Cliff Solar Project
- j. First reading of Ordinance 01-2025 Tiny Homes
- k. Discussion and approval of funds for Environmental Analysis for the Town Plaza

Old Business:

Staff Report:

Committee Reports:

Public Comments (3-minute time limit): Town of Silver Cliff's citizens or business owners to address the Board of Trustees and request to be on a future agenda.

Board of Trustees Open Discussion:

Adjourn:

TOWN OF SILVER CLIFF REGULAR BOARD MEETING MINUTES FOR DECEMBER 3, 2024

Mayor H.A. Buck Wenzel called the meeting to order. The Board of Trustees of the Town of Silver Cliff, Colorado held their regular meeting at the Town Hall at 5:00 PM.

PLEDGE OF ALLEGIANCE AND INVOCATION

PRESENT: Mayor H.A. Buck Wenzel, Trustee Lisa Nolan, Trustee Jordan Benson, Trustee Troy Bomgardner, Trustee JoAnn Schlabach, Kris Schmidt

ABSENT: Mayor Pro Tem Jake Shy

STAFF PRESENT: Town Clerk Ileen Squire, Building and Zoning Official Isaac Selden, Deputy Clerk Wendy Stroup, Attorney Dan Slater.

ATTENDEE INTRODUCTIONS: Eric Seifert, Jerry Petterson

AMENDMENTS TO AGENDA: h. Nolan's and IRA Real Estate Vacation Applications

CONSENT AGENDA:

- a. APPROVAL OF OCTOBER 1, 2024, MINUTES
- b. TREASURER'S REPORT
- c. FINANCIAL REPORT
- d. BALANCES AS OF October 2024

General Fund	\$181,621.53
Museum	\$ 34,584.84
Conservation Trust Fund	\$ 31,440.99
Total:	\$247,647.36
12-month CD	\$ 46,535.54
18-month CD	\$ 46,409.04
Total:	\$ 92,944.58
ARPA Funds	\$167,850.29
Total Funds:	\$508,442.23

- e. PAYMENT OF THE BILLS

Motion by Trustee Jordan Benson to approve the consent agenda and second by Trustee Lisa Nolan. Motion carried.

NEW BUSINESS:

a. Seifert Enterprises – Silver Cliff Pit Contract discussion – Eric Seifert
Seifert Enterprises are good with all changes made by the Town Attorney.

- b. Consideration of approval of Resolution 09–2024 Authorizing the Entry into a New Lease Agreement with Seifert Enterprises for Surface Extraction of Sand and Gravel at the Silver Cliff Pit

Motion by Trustee Jordan Benson, seconded by Trustee Lisa Nolan. Discussion:

Troy – Is this normal to do a five-year review? Dan – We will revisit the royalty payments and go off the margin that Seifert is getting. If there is a dramatic increase then our payment would increase as well. Motion carries.

TOWN OF SILVER CLIFF REGULAR BOARD MEETING MINUTES FOR DECEMBER 3, 2024

- c. Public Hearing for Ord 04 2024 to Amend Sec. 8-1-40 of the Silver Cliff Municipal Code with Respect to Parking Fines

5:06 Open
5:07 Closed

- d. Consideration of approval of Ord 04 2024 to Amend Sec. 8-1-40 of the Silver Cliff Municipal Code with Respect to Parking Fines

Lisa - Are we accomplishing what we want with the fire lane as well as the handicap?
Motion by Trustee Jordan Benson with corrections in 1 a 2 handicap and fire lane added, seconded by Kris Schmidt. Motion carries.

- e. Consideration of approval of Resolution 08-2024 Board and Commission Exempt from Workman's Compensation

Motion by Trustee Kris Schmidt, seconded by Trustee Jordan Benson. Motion carries.

- f. Consideration of Resolution 10 2024 setting posting places

Motion by Trustee Lisa Nolan, seconded by Trustee Jordan Benson. Motion carries.

- g. Consideration of approval of the 2025 meetings and holiday schedule

Change Christmas dates on list.

Motion by Trustee Lisa Nolan approve with change, seconded by Trustee Jordan Benson. Motion carries.

- h. Set Public Hearing for the alley and street vacation request for Scott and Lisa Nolan and IRA Real Estate LLC – January 7, 2024

Dan – These must be done at the same time because one interferes with the other as far as access.

The Street and Alley Vacation process is not a process that is in our code, and it should be. Lisa abstained from discussion; she is owner of the property in the application.

OLD BUSINESS:
STAFF REPORT
COMMITTEE REPORT
PUBLIC COMMENTS

BOARD OF TRUSTEES OPEN COMMENT
Applications 4-5 interview team Jake, Troy, Lisa.
Silver Cliff Celebration January 10, 5:00

ADJOURN: Motion by Trustee JB to adjourn, seconded by Trustee JB. Motion carried.

H. A. BUCK WENZEL, MAYOR

Attest:

Ileen Squire, TOWN CLERK

TREASURER'S REPORT

ACCOUNT BALANCES DECEMBER 2024:

GENERAL FUND:		\$181,621.53
MUSEUM:		\$34,043.48
CONSERVATION TRUST:		\$ 31,440.99
TOTAL:		\$247,106.00

	renewal	
CD: 23003	3 month	\$0.00
CD: 23004	12 month	\$47,004.72
CD: 23005	18 month	\$46,783.36

TOTAL:		\$93,788.08
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ARPA FUNDS		\$167,850.29
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Grand Total		\$508,744.37
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LOANS

WATER TRUCK	\$ 29,879.92	payment due in Nov
GRADER	\$ 20,617.43	payment due Sept

Town of Silver Cliff
Profit & Loss - Treasurer's Report
December 2024

	Dec 24
Ordinary Income/Expense	
Income	
357-00 Cigarette Tax	49.88
361-00 Donations	2,500.00
362-00 Merchandise	145.00
380-00 Licenses Sales Tax	700.00
386 Building and Zoning	
386-00 Building Permits	2,615.00
386-01 Plan Review	3,279.00
386-07 Property Vacation Fee	1,100.00
386 Building and Zoning - Other	3,190.00
Total 386 Building and Zoning	10,184.00
395-00 S&A Highway Users Tax	4,783.24
408-00 Sales Tax	27,363.78
408-01 1% Sales Tax Increase	13,681.88
408-02 Motor Vehicle Use Tax	2,324.00
Total Income	61,731.78
Gross Profit	61,731.78
Expense	
Building & Zoning	
613-00 Bldg/Zoning Inspect.	4,550.00
613-00 BZ Operating	308.19
618-00 Insurance	1,040.80
Total Building & Zoning	5,898.99
Capital Outlay	
904-00 Park Capital Outlay	11,475.00
905-00 GG Town Hall Improvement	53.99
Total Capital Outlay	11,528.99
General Government	
501-02 Town Events	175.81
504-00 Admin Assistant	1,900.00
505-00 Admin/Clerk Salary	11,960.33
508-00 Dues and Fees	628.00
524-02 Health Insurance - Clerk	1,040.80
537-00 GG Office Supplies	872.79
540-00 Payroll Expenses	3,079.03
543-00 Attorney's Fees	1,309.00
561-00 Town Operating	1,469.98
565-00 Utilities (Town Hall)	611.07
570-00 GG T.H Building Mainten	1,068.50
571-00 Museum Payroll	1,600.00
580-00 Turner Ore Mill Utilities	31.00
Total General Government	25,746.31
Parks, Public Land & Code Enfor	
840-00 PPL Director-Code Enforc	4,162.42
842-00 Park Operating	62.87
842-00 PPL/CE Health Insurance	1,040.80
848-00 Park Maintenance	217.65
852-00 Park Utilities	322.11
Total Parks, Public Land & Code Enfor	5,805.85
Public Safety	
642-00 Street Lights (748-00)	396.75
Total Public Safety	396.75
Public Works	
740-00 S&A M/C Equip Maint.	297.09

Town of Silver Cliff
Profit & Loss - Treasurer's Report
December 2024

	<u>Dec 24</u>
742-00 Shop Operating	465.38
743-01 Health Insurance	1,040.80
745-00 S&A P. W Superintendent	5,508.33
746-00 S&A Shop Utilities	303.66
772-00 S&A S/R Fuel	653.75
Total Public Works	<u>8,269.01</u>
Public Works 1% Sales Tax	
742-00 1% Shop Operating	192.12
Total Public Works 1% Sales Tax	<u>192.12</u>
Total Expense	<u>57,838.02</u>
Net Ordinary Income	<u>3,893.76</u>
Net Income	<u><u>3,893.76</u></u>

Town of Silver Cliff
Balance Sheet - Treasurer's Report 2
As of December 31, 2024

	Dec 31, 24
ASSETS	
Current Assets	
Checking/Savings	
101-00 General Fund Checking	344,387.62
Total Checking/Savings	344,387.62
Other Current Assets	
100-00 Petty Cash	50.00
104-01 KPB CD 23003	-1,539.24
104-02 KPB CD 23004	44,792.31
104-03 KPB CD 23005	44,865.33
113-00 Property Tax Receivable	29,271.00
Total Other Current Assets	117,439.40
Total Current Assets	461,827.02
TOTAL ASSETS	461,827.02
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
210-00 Payroll Liabilities	9,602.74
220-00 Deferred Property Tax	29,071.00
Direct Deposit Liabilities	2,935.00
Total Other Current Liabilities	41,608.74
Total Current Liabilities	41,608.74
Total Liabilities	41,608.74
Equity	
301-00 Retained Earnings	298,574.20
Net Income	121,644.08
Total Equity	420,218.28
TOTAL LIABILITIES & EQUITY	461,827.02

Conservation Trust Fund
Balance Sheet -Treasurer's Report 2
As of December 31, 2024

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
101-00 CTF Checking	31,440.99
Total Checking/Savings	<u>31,440.99</u>
Total Current Assets	<u>31,440.99</u>
TOTAL ASSETS	<u>31,440.99</u>
LIABILITIES & EQUITY	
Equity	
303-00 Retained Earnings	28,125.58
Net Income	<u>3,315.41</u>
Total Equity	<u>31,440.99</u>
TOTAL LIABILITIES & EQUITY	<u>31,440.99</u>

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01/06/25

Accrual Basis

Museum Fund
Profit & Loss - Treasurer's Report 1
December 2024

	<u>Dec 24</u>
Income	0.00
Expense	
General Government	
534-00 Miscellaneous	254.75
554-00 Utilities	<u>256.61</u>
Total General Government	<u>511.36</u>
Total Expense	<u>511.36</u>
Net Income	<u><u>-511.36</u></u>

Museum Fund
Balance Sheet - Treasurer's Report 2
As of December 31, 2024

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
101-00 MF Checking	34,043.48
Total Checking/Savings	<u>34,043.48</u>
Accounts Receivable	
118-01 Other A/R	104,143.45
Total Accounts Receivable	<u>104,143.45</u>
Total Current Assets	<u>138,186.93</u>
TOTAL ASSETS	<u><u>138,186.93</u></u>
LIABILITIES & EQUITY	
Equity	
302-00 Operating Transfers	25,000.00
360-00 Retained Earnings	94,777.20
Net Income	18,409.73
Total Equity	<u>138,186.93</u>
TOTAL LIABILITIES & EQUITY	<u><u>138,186.93</u></u>

Town of Silver Cliff - Financial Report
Profit & Loss Budget vs. Actual
 January through December 2024

1:31 PM
 01/06/25
 Accrual Basis

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
355-00 Cemetery Revenue	3,400.00	2,000.00	1,400.00	170.0%
357-00 Cigarette Tax	756.82	500.00	256.82	151.4%
358-00 S&A Contingency	0.00	1,000.00	-1,000.00	0.0%
360-00 Dog Licenses & Fines	100.00	100.00	0.00	100.0%
361-00 Donations	2,500.00	1,000.00	1,500.00	250.0%
362-00 Merchandise	165.00	0.00	165.00	100.0%
363-00 Plastic Pollution Act	972.60	5,000.00	-4,027.40	19.5%
365-00 Franchise Tax	24,771.95	24,000.00	771.95	103.2%
370-00 Grants-	10,293.03	0.00	10,293.03	100.0%
376-00 Interest Income	89.44	100.00	-10.56	89.4%
377-00 Commemorative Bench & PI	0.00	0.00	0.00	0.0%
378-00 Commemorative Income	0.00	0.00	0.00	0.0%
380-00 Licenses Sales Tax	1,500.00	800.00	700.00	187.5%
380-01 Public Dance & Live Musi	300.00	300.00	0.00	100.0%
380-02 Liquor License	750.00	1,250.00	-500.00	60.0%
381-00 Fees	0.00	500.00	-500.00	0.0%
382-00 Fines	4,000.00	0.00	4,000.00	100.0%
383-00 Excavation Permit	0.00	0.00	0.00	0.0%
384-00 Miscellaneous	1,408.82	2,000.00	-591.18	70.4%
385-00 Park Donations				
Fundraiser donations	2,674.32			
385-00 Park Donations - Other	6,850.00	5,000.00	1,850.00	137.0%
Total 385-00 Park Donations	9,524.32	5,000.00	4,524.32	190.5%
386 Building and Zoning				
386-00 Building Permits	76,105.90	70,000.00	6,105.90	108.7%
386-01 Plan Review	12,734.00	10,000.00	2,734.00	127.3%
386-02 After hours inspection	0.00	500.00	-500.00	0.0%
386-03 Driveway Permits	200.00	500.00	-300.00	40.0%
386-04 Fence Permit	700.00	1,000.00	-300.00	70.0%
386-05 Building Fine	0.00	0.00	0.00	0.0%
386-06 Excavation Permit	2,600.00	1,500.00	1,100.00	173.3%
386-07 Property Vacation Fee	1,650.00	0.00	1,650.00	100.0%
386-10 Short Term Rental Fee	1,600.00			
390-00 Building - Use Tax	0.00	0.00	0.00	0.0%
386 Building and Zoning - Other	3,190.00			
Total 386 Building and Zoning	98,779.90	83,500.00	15,279.90	118.3%
387-00 Special Use Permit				
387-00 Special Use Permit	1,000.00	0.00	1,000.00	100.0%
388-00 Property Tax				
388-00 Property Tax	37,231.44	30,000.00	7,231.44	124.1%
389-00 Specific Own Tax				
389-00 Specific Own Tax	5,550.51	4,000.00	1,550.51	138.8%
391-00 Sale of Property				
391-00 Sale of Property	15,000.00	500.00	14,500.00	3,000.0%
395-00 S&A Highway Users Tax				
395-00 S&A Highway Users Tax	56,685.33	50,000.00	6,685.33	113.4%
397-00 S&A Misc./Equipmt Sales				
397-00 S&A Misc./Equipmt Sales	0.00	0.00	0.00	0.0%

**Town of Silver Cliff - Financial Report
Profit & Loss Budget vs. Actual
January through December 2024**

1:31 PM
01/06/25
Accrual Basis

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
399-00 Capital Lease Proceeds	0.00	0.00	0.00	0.0%
400-00 S&A Property Tax Reg Fee	0.00	2,500.00	-2,500.00	0.0%
401-00 Silver Cliff Pit Royalty	49,707.03	52,000.00	-2,292.97	95.6%
401-01 Right to Enter	13,000.00	13,000.00	0.00	100.0%
401-02 Viscout Exploration	20,000.00	20,000.00	0.00	100.0%
402-00 S&A Road & Bridge Tax	24,901.29	30,000.00	-5,098.71	83.0%
404-00 State Sources	46.00	500.00	-454.00	9.2%
406-00 Federal Sources	0.00	0.00	0.00	0.0%
408-00 Sales Tax	323,872.57	275,000.00	48,872.57	117.8%
408-01 1% Sales Tax Increase	161,934.78	150,000.00	11,934.78	108.0%
408-02 Motor Vehicle Use Tax	45,344.26	42,000.00	3,344.26	108.0%
500-00 Turner Ore Mill	-62.00	0.00	-62.00	100.0%
American Rescue Plan	0.00	0.00	0.00	0.0%
IRS	0.00	0.00	0.00	0.0%
MU400-00 Transfers In	0.00	0.00	0.00	0.0%
Total Income	913,523.09	796,550.00	116,973.09	114.7%
Gross Profit	913,523.09	796,550.00	116,973.09	114.7%
Expense				
302-20 Transfer to CTF	0.00	0.00	0.00	0.0%
349-00 American Rescue Plan Exp	0.00	0.00	0.00	0.0%
500-00 Kirkpatrick Bank	0.00	0.00	0.00	0.0%
517-00 EV Charging Stations	1,800.00	0.00	0.00	0.0%
954-00 CD pay back street light	0.00	0.00	0.00	0.0%
955-00 Tractor purchase	0.00	0.00	0.00	0.0%
Building & Zoning				
613-00 Bldg/Zoning Inspect.	55,753.89	55,600.00	153.89	100.3%
613-00 BZ Operating	737.82	0.00	0.00	0.0%
614-00 Bldg/Zoning Inspec. PT	0.00	0.00	0.00	0.0%
615 -00 Education	925.19	3,000.00	-2,074.81	30.8%
617-00 Fuel	517.76	2,000.00	-1,482.24	25.9%
618-00 Insurance	11,765.70	12,000.00	-234.30	98.0%
619-00 Rezoning Committee	0.00	500.00	-500.00	0.0%
Total Building & Zoning	69,700.36	73,100.00	-3,399.64	95.3%
Capital Outlay				
900-00 Capital Outlay	99,700.00	20,000.00	79,700.00	498.5%
901-00 Equipmt Purchase Grader	0.00	21,500.00	-21,500.00	0.0%
901-02 S&A Water Truck	15,693.02	25,000.00	-9,306.98	62.8%
901-03 S&A Kubota	0.00	0.00	0.00	0.0%
902-00 Safe Routes to School	0.00	0.00	0.00	0.0%
903-00 Fiber Broadband	0.00	0.00	0.00	0.0%
904-00 Park Capital Outlay	12,775.00	5,000.00	7,775.00	255.5%
905-00 GG Town Hall Improvement	553.99	0.00	553.99	100.0%

Town of Silver Cliff - Financial Report
Profit & Loss Budget vs. Actual
January through December 2024

1:31 PM
01/06/25
Accrual Basis

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Total Capital Outlay	128,722.01	71,500.00	57,222.01	180.0%
COM101 COMMEMORATIVE				
COM534-00 Miscellaneous Expense	0.00	0.00	0.00	0.0%
General Government	274.50	0.00	274.50	100.0%
501-00 Adv/Economic Develop.	6,175.49	7,000.00	-824.51	88.2%
501-02 Town Events	4,259.70	4,000.00	259.70	106.5%
504-00 Admin Assistant	32,789.33	33,280.00	-490.67	98.5%
505-00 Admin/Clerk Salary	79,647.84	67,500.00	12,147.84	118.0%
506-00 Clerk Education	3,103.05	4,000.00	-896.95	77.6%
507-00 Contingency Res. Tabor	0.00	1,000.00	-1,000.00	0.0%
508-00 Dues and Fees	2,644.26	5,000.00	-2,355.74	52.9%
509-00 Plastic Pollution Act	0.00	0.00	0.00	0.0%
511-00 Elections				
511-01 Election Education	0.00	0.00	0.00	0.0%
511-00 Elections - Other	40.28	1,500.00	-1,459.72	2.7%
Total 511-00 Elections	40.28	1,500.00	-1,459.72	2.7%
515-00 Grant Expenses	10,992.09	0.00	10,992.09	100.0%
515-01 SRTS Cash carry over	0.00	0.00	0.00	0.0%
515-02 Fiber Broadband Infrass.	0.00	0.00	0.00	0.0%
516-00 Commemorative	0.00	0.00	0.00	0.0%
524-00 Insurance Work. Comp	4,079.34	5,000.00	-920.66	81.6%
524-01 Property & Casualty	9,628.90	8,000.00	1,628.90	120.4%
524-02 Health Insurance - Clerk	12,090.40	12,000.00	90.40	100.8%
524-03 Addit. Coverages CIRSA	370.54	500.00	-129.46	74.1%
530-00 Legal Publications	839.13	1,000.00	-160.87	83.9%
533-00 Meetings/Conventions	1,356.48	4,000.00	-2,643.52	33.9%
534-00 Miscellaneous Expense	-39,283.62	200.00	-39,483.62	-19,641.8%
537-00 GG Office Supplies	7,054.45	5,000.00	2,054.45	141.1%
540-00 Payroll Expenses	34,070.05	42,000.00	-7,929.95	81.1%
542-00 Postage	28.33	600.00	-571.67	4.7%
543-00 Attorney's Fees	7,581.60	10,000.00	-2,418.40	75.8%
543-01 Auditor Fees	4,000.00	7,500.00	-3,500.00	53.3%
543-02 Surveyor fees	2,392.00	5,000.00	-2,608.00	47.8%
560-00 Treasurer's Fees	1,088.76	1,000.00	88.76	108.9%
561-00 Town Operating	25,288.86	10,000.00	15,288.86	252.9%
565-00 Utilities (Town Hall)	7,340.58	10,000.00	-2,659.42	73.4%
570-00 GG T.H Building Mainten	4,896.33	5,000.00	-103.67	97.9%
571-00 Museum Payroll	17,775.00	20,000.00	-2,225.00	88.9%
571-01 Museum Salary Reimb.	0.00	400.00	-400.00	0.0%
580-00 Turner Ore Mill Utilities	308.30			
581-00 EV Stations	1,802.57			
Total General Government	242,360.04	270,480.00	-28,119.96	89.6%
Parks, Public Land & Code Enforc				
840-00 PPL Director-Code Enforc	34,604.80	45,000.00	-10,395.20	76.9%

Town of Silver Cliff - Financial Report
Profit & Loss Budget vs. Actual
January through December 2024

1:31 PM
 01/06/25
 Accrual Basis

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
841-00 Park/Public Land Assist.	3,043.00	10,000.00	-6,957.00	30.4%
842-00 Park Operating	62.87			
842-00 PPL/CE Health Insurance	7,486.40	10,000.00	-2,513.60	74.9%
848-00 Park Maintenance	8,182.09	12,000.00	-3,817.91	68.2%
852-00 Park Utilities	14,889.20	12,000.00	2,889.20	124.1%
853-00 Trail Maintenance	1,454.08	2,000.00	-545.92	72.7%
854-00 Commemorative Expense	1,992.02	3,000.00	-1,007.98	66.4%
855-00 Cemetery	929.49	0.00	929.49	100.0%
856-00 Equipment Maintenance	2,372.25	1,500.00	872.25	158.2%
Total Parks, Public Land & Code Enfor	75,016.20	95,500.00	-20,483.80	78.6%
Public Safety				
640-00 S&A Traffic Enforcement	26,257.00	26,275.00	-18.00	99.9%
641-00 Town Judge	0.00	0.00	0.00	0.0%
642-00 Street Lights (748-00)	6,712.07	7,000.00	-287.93	95.9%
642-01 Add. Street Lights	399.76	0.00	399.76	100.0%
648-00 Code Enforcement	0.00	0.00	0.00	0.0%
Total Public Safety	33,368.83	33,275.00	93.83	100.3%
Public Works				
714-00 Cemetery Expenses	0.00	0.00	0.00	0.0%
740-00 S&A M/C Equip Maint.	18,890.97	10,000.00	8,890.97	188.9%
741-00 S&A M/C Fuel	4,373.01	7,000.00	-2,626.99	62.5%
742-00 Shop Operating	3,556.58	10,000.00	-6,443.42	35.6%
743-00 S&A M/C Insurance	3,842.26	5,000.00	-1,157.74	76.8%
743-01 Health Insurance	12,090.40	12,000.00	90.40	100.8%
744-00 Shop Building Maintenance	2,041.07	5,000.00	-2,958.93	40.8%
745-00 S&A P. W Superintendent	69,139.38	67,100.00	2,039.38	103.0%
745-01 S&W PW Ass. was 844-01	1,774.55	0.00	1,774.55	100.0%
745-02 COVID 19 PAYROLL EXPEN...	0.00	0.00	0.00	0.0%
746-00 S&A Shop Utilities	7,478.81	10,000.00	-2,521.19	74.8%
747-00 Education	0.00	1,000.00	-1,000.00	0.0%
749-00 S&A M/C Street Materials	20,242.00	20,000.00	242.00	101.2%
749-01 S&A Street Maint.	438.14	0.00	438.14	100.0%
750-00 S&A N/C Asphalt	0.00	0.00	0.00	0.0%
751-00 S&A N/C Prep	0.00	0.00	0.00	0.0%
752-00 S&A N/C Prep Materials	0.00	0.00	0.00	0.0%
770-00 S&A S/R Salary	0.00	0.00	0.00	0.0%
771-00 S&A S/R Contract Labor	0.00	2,500.00	-2,500.00	0.0%
772-00 S&A S/R Fuel	2,366.53	2,000.00	366.53	118.3%
773-00 S&A S/R Materials	0.00	0.00	0.00	0.0%
775-00 S&A TS Str Sign	0.00	0.00	0.00	0.0%
776-00 S&A TS Str Sign Material	410.19	1,000.00	-589.81	41.0%
Total Public Works	146,643.89	152,600.00	-5,956.11	96.1%
Public Works 1% Sales Tax				

Town of Silver Cliff - Financial Report
Profit & Loss Budget vs. Actual
January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
740-00 1% S&A Equipment Mainten	17,976.07	12,000.00	5,976.07	149.8%
741-01 1% Fuel	1,675.27	4,000.00	-2,324.73	41.9%
742-00 1% Shop Operating	6,054.22	4,000.00	2,054.22	151.4%
749-01 1% S&A Street Mat - Town	18,537.22	30,000.00	-11,462.78	61.8%
749-02 1% S&A Street Mat. SCR	3,024.66	20,000.00	-16,975.34	15.1%
750-01 1% S&A Paving	25,000.00	25,000.00	0.00	100.0%
751-01 1% S&A Paving Prep Labor	0.00	0.00	0.00	0.0%
752-01 1% S&A Prep Material	0.00	0.00	0.00	0.0%
901-00 S&A Equipment Pur Grader	21,270.11	21,500.00	-229.89	98.9%
Total Public Works 1% Sales Tax	93,537.55	116,500.00	-22,962.45	80.3%
S&A Snow Removal	455.63			
Total Expense	791,879.01	812,955.00	-21,075.99	97.4%
Net Ordinary Income	121,644.08	-16,405.00	138,049.08	-741.5%
Net Income	121,644.08	-16,405.00	138,049.08	-741.5%

Conservation Trust Fund

Profit & Loss Budget vs. Actual - FINANCIAL REPORT

January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Income				
361-00 Donations - Cash	0.00	0.00	0.00	0.0%
362-00 Donations - In Kind	0.00	0.00	0.00	0.0%
363-00 Borad of County Commissi	9,000.00	7,000.00	2,000.00	128.6%
376-00 Interest Income	0.00	0.00	0.00	0.0%
384-00 Other Income	0.00	0.00	0.00	0.0%
390-00 WMBRL Sign Revenue	0.00	0.00	0.00	0.0%
415-00 Grant Match	0.00	0.00	0.00	0.0%
420-00 CDOT Grant Income	0.00	0.00	0.00	0.0%
425-00 DOLA Grant Income	0.00	0.00	0.00	0.0%
440-00 State Lottery Proceeds	6,315.41	8,500.00	-2,184.59	74.3%
Total Income	15,315.41	15,500.00	-184.59	98.8%
Expense				
820-00 WMBRL Park Sign Outlay	0.00	0.00	0.00	0.0%
850-00 Park Maintenance	0.00	0.00	0.00	0.0%
860-00 Park Improvements	5,000.00	2,000.00	3,000.00	250.0%
900-00 Gen. Capital Outlay	0.00	0.00	0.00	0.0%
901-00 Museum Improvements	5,000.00	3,000.00	2,000.00	166.7%
902-00 CDOT Grant	0.00	0.00	0.00	0.0%
903-00 CDOT Match	0.00	0.00	0.00	0.0%
904-00 TRAIL	2,000.00	2,000.00	0.00	100.0%
Total Expense	12,000.00	7,000.00	5,000.00	171.4%
Net Income	3,315.41	8,500.00	-5,184.59	39.0%

Museum Fund - Financial Report
Profit & Loss Budget vs. Actual
January through December 2024

01/06/25

Accrual Basis

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Income				
350-00 Grant Matching Funds	0.00	0.00	0.00	0.0%
361-00 Donations	1,564.70	2,500.00	-935.30	62.6%
361-01 BOCC	5,000.00	5,000.00	0.00	100.0%
365-00 Fees	350.00	0.00	350.00	100.0%
376-00 Interest Income	0.00	0.00	0.00	0.0%
377-00 Merchandise	536.00	500.00	36.00	107.2%
378-00 Other Income	0.00	0.00	0.00	0.0%
418-00 El Pomar Grant	0.00	0.00	0.00	0.0%
419-00 WMVC	1,393.00	2,500.00	-1,107.00	55.7%
State Revenue Source				
421-00 CDOT Grant	53,046.60	0.00	53,046.60	100.0%
422-00 DOLA Grant	15,858.14	0.00	15,858.14	100.0%
Total State Revenue Source	68,904.74	0.00	68,904.74	100.0%
399 - 399-00 Loan Proceeds	0.00	0.00	0.00	0.0%
Total Income	77,748.44	10,500.00	67,248.44	740.5%
Expense				
909-00 WMVC Found.	0.00	0.00	0.00	0.0%
950-00 LOC Principal	48,139.99	0.00	48,139.99	100.0%
951-00 LOC Interest	0.00	0.00	0.00	0.0%
Capital Outlay				
900-00 Gen. Capital Outlay	0.00	5,500.00	-5,500.00	0.0%
902-00 CDOT Grant Outlay	0.00	0.00	0.00	0.0%
903-00 CDOT Town Match	0.00	0.00	0.00	0.0%
904-00 DOLA Grant Outlay	0.00	0.00	0.00	0.0%
905-00 DOLA Town Match	0.00	0.00	0.00	0.0%
906-00 El Pomar Grant Outlay	0.00	0.00	0.00	0.0%
907-00 El Pomar Town Match	0.00	0.00	0.00	0.0%
Total Capital Outlay	0.00	5,500.00	-5,500.00	0.0%
General Government				
510-00 Advertising/Marketing	525.00	500.00	25.00	105.0%
530-00 Merchandise	-110.00	1,500.00	-1,610.00	-7.3%
534-00 Miscellaneous	254.75	0.00	254.75	100.0%
537-00 Office Supplies	878.92	200.00	678.92	439.5%
545-00 Salary	0.00	0.00	0.00	0.0%
554-00 Utilities	4,729.97	2,500.00	2,229.97	189.2%
570-00 Building Maintenance	4,411.64	1,000.00	3,411.64	441.2%
908-00 Fundraiser Expenses	508.44			
Total General Government	11,198.72	5,700.00	5,498.72	196.5%
Total Expense	59,338.71	11,200.00	48,138.71	529.8%
Net Income	18,409.73	-700.00	19,109.73	-2,630.0%

**The following is a list of December 2024 bills to be paid
by the Board of Trustees of the Town of Silver Cliff, Colorado
at their regular meeting on January 07, 2025**

<i>Item</i>	<i>Description</i>	<i>Amount</i>	<i>PMT Method/Check #</i>
GENERAL FUND			
Amazon	operating	\$53.99	DC
AT&T	phone	\$198.05	EFT
Lumen/CenturyLink	phone	\$198.08	EFT
Family Dollar	operating	\$9.71	DC
Amazon	operating	\$26.65	DC
Family Dollar	operating	\$49.25	DC
IRS	payroll	\$4,806.42	EFT
Walmart	operating	\$57.20	DC
Amazon	operating	\$73.22	DC
Google	operating	\$410.40	EFT
Family Dollar	operating	\$3.50	DC
Sams Club	operating	\$56.15	DC
USPS	operating	\$232.32	DC
Notary Services	operating	\$454.30	DC
Black Hills	operating	\$1,083.80	EFT
Country Store	operating	\$40.02	DC
Country Store	operating	\$21.00	DC
Amazon	operating	\$50.47	DC
Geyser Car Wash	operating	\$6.91	DC
Amazon	operating	\$38.13	DC
Country Store	operating	\$70.00	DC
CEBT	operating	\$4,163.20	EFT
Amazon	operating	\$67.99	DC
Hilltop Broadban	operating	\$267.35	EFT
Amazon	operating	\$642.98	DC
Country Store	operating	\$67.14	DC
Xerox	operating	\$177.90	EFT
Precision Hydraulics	operating	\$137.65	DC
RMWSD	operating	\$31.00	EFT
RMWSD	operating	\$67.50	EFT
RMWSD	operating	\$71.00	EFT
RMWSD	operating	\$140.90	EFT
Quickbooks	payroll	\$15,449.74	EFT
Lumen/CenturyLink	operating	\$198.08	EFT
Empower	operating	\$1,185.74	EFT
Empower	operating	\$1,582.18	EFT
IRS	payroll	\$1,700.18	EFT
CC Clerk & Recorder	operating	\$13.00	14488
True Value Hardware	operating	\$6,500.00	14489
Road & Bridge	operating	\$577.75	14490
Rusler Implement	operating	\$152.53	14491
Valley Ace Hardware	operating	\$95.49	14492
Napa	operating	\$192.12	14493
C Bar C Construction	operating	\$310.00	14494
Agrigas	operating	\$240.00	14495
Payroll	4-employees	\$8,093.31	14496-14499
Yvonne Squire	cleaning	\$110.00	14500
Westcliffe Concrete	operating	\$4,975.00	14501
Napa	operating	\$415.98	14502
Wet Mountain Tribune	operating	\$197.78	14503
Dan Slater	attorney	\$1,650.00	14504

Sangre de Cristo Sentinel	operating	\$240.00	14505
Westcliffe Petroleum	operating	\$39.20	14506
CBS	operating	\$76.71	14507
Valley Ace Hardware	operating	\$99.46	14508
TOTAL		\$57,868.43	

MUSEUM			
RMWSD	water/sewer	\$67.50	EFT
CenturyLink	phone	\$68.78	EFT
Black Hills	electric	\$120.33	EFT
Advanced Alarm	operating	\$95.70	EFT
Valley Ace Hardware	operating	\$21.96	2352
TOTAL		\$374.27	

CTF		\$0.00	

CHRIS MCKELLIP

Silver Cliff, Colorado 81252
5076968818 - chrismac730@gmail.com

PROFESSIONAL SUMMARY

Adept at troubleshooting and preventative maintenance, I significantly enhanced equipment lifespan and efficiency at the Federal Bureau of Prisons. My expertise in electrical repairs and blueprint interpretation, coupled with a talent for mentoring, fosters a safe and productive workplace. Achievements include supervising critical boiler construction projects, ensuring compliance with all regulations.

Diligent with solid background in supervising construction projects. Managed teams to complete projects on time and within budget, ensuring compliance with safety regulations. Demonstrated leadership in coordinating multiple tasks and resolving on-site issues effectively.

Focused Foreman considered expert in planning, assigning and directing work tasks. Dedicated team player committed to maintaining safe, clean job sites. Pursuing role where hard work and dedication will be highly valued.

SKILLS

- Power tool operation
- Electrical repairs
- Mechanical skills
- Problem-solving
- Construction
- Building Automation (Energy Management System)
- Workplace safety
- Blueprint interpretation
- Safety requirements
- Time management
- Computer skills

WORK HISTORY

11/2000 to Current

Utility Systems Repairer Operator Supervisor

Federal Bureau Of Prisons – Florence, CO

- Troubleshoot complex issues effectively using diagnostic tools, manuals, schematics, or other resources available to find appropriate solutions quickly.
- Performed preventative maintenance on various equipment models to minimize future breakdowns and extend their lifespan significantly.
- Provided mentoring and training support for junior technicians, enhancing their skills and fostering teamwork within the department.
- Prevented potential safety hazards by adhering to strict guidelines for proper tool usage and maintenance procedures.
- Kept up-to-date with industry advancements through continuous learning

- opportunities, such as workshops and online courses.
- Utilized variety of tools and diagnostic equipment to complete repairs.
- Followed established procedures for inspection of belts, drives and motors, performing needed maintenance.
- Supervised boiler construction project, ensuring that blueprints are followed.
- Ensured that local, state and federal codes are adhered to.

EDUCATION

06/2024	Certificate: Nudura ICF Basic Installation Course Nudura - Westcliffe
06/2024	Certificate: Aerial Work Platforms Bureau Learning Institute - On Line
09/2016	Certificate: Competency-Communicating With Professionalism And Bureau Learning Institute - On Line
06/2013	Certificate: Electrical, Lockout/Tagout Bureau Learning University - On Line
06/2013	Certificate: Confined Space Entry Bureau Learning University - On Line
05/2012	Certificate: Utilities, Boiler Operator Safety Bureau Learning University - On Line
05/2012	Certificate: Utilities, Chiller Operations Bureau Learning University - On Line
01/2009	Certificate: Contracting, Contract Officer Tech. Representative Bureau Learning University - On Line
11/2008	Certificate: CDEV-Occupational Safety And Env. Health Bureau Learning University - On Line
09/2000	Police Academy (POST Certification). : Law Enforcement University of Southern Colorado - Pueblo, CO

Town of Silver Cliff Application for Employment: Attachment

B. Has any license, permit or privilege ever been suspended or revoked? Yes

In 1997 I received a Driving While Alcohol Impaired (DWAI) in Fort Collins, Colorado. No accidents or injuries involved. My drivers license was suspended for 90 days.

830 4th Street
Silver Cliff, CO 81252-8795
December 2, 2024

Town of Silver Cliff Planning Commission
612 Main Street
Silver Cliff, CO 81249

ATTN: Ileen Squire, Town Clerk, et al.

RE: Letter of Intent for Service with the Planning Commission

This is a letter of intent to offer my service to the Town of Silver Cliff Planning Commission to fill a current vacancy.

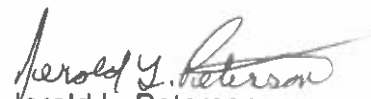
My experience includes one decade of Land Surveying field experience, and two decades of management experience, including five years of high-level management. Additionally, I have also managed senior staff at various levels of management/professions. This included contact with and serving the public while representing or interfacing with federal, state, and local agencies, including town boards, zoning boards and planning commissions. Locally, I have chaired the Rezoning Committee, an ad hoc committee that serves this Planning Commission, since its inception in 2015.

As a member of this Planning Commission, my intent will be to support the commission leadership to competently apply the codes and ordinances of Custer County and the Town of Silver Cliff to land use and building permit requests in making recommendations to the Board of Trustees. It is not my intent to be in a leadership role.

My intent is to participate in every meeting. However, I do spend much time traveling out-of-state, and occasionally out of the country. I will make efforts to plan travel around the meetings, or attend via teleconference. This travel should be taken into account in considering me for this position. For succession planning, I will encourage my replacement by a competent candidate who is younger, and can participate fully in every meeting.

I appreciate your consideration. I am available for any discussion on this matter.

Sincerely,



Jerold L. Peterson
(916) 749-2776

STREET, ALLEY AND LOT LINE VACATION PLAT

ACCEPTANCE BY SILVER CLIFF BOARD OF PLANNING COMMISSION

THIS MAP AMENDMENT WAS ACCEPTED BY THE SILVER CLIFF BOARD OF PLANNING COMMISSION ON THE _____ DAY OF _____, 202 , AD.

CHAIR, BOARD OF PLANNING COMMISSION _____

ATTEST BY TOWN CLERK _____

THIS MAP AMENDMENT WAS ACCEPTED BY THE SILVER CLIFF TOWN BOARD ON THE _____ DAY OF _____, 202 , AD.

TOWN CLERK _____

ACCEPTANCE BY MAYOR OF SILVER CLIFF _____

THIS MAP AMENDMENT WAS ACCEPTED BY THE SILVER CLIFF MAYOR ON THE _____ DAY OF _____, 202 , AD.

MAYOR OF SILVER CLIFF _____

ACCEPTANCE BY SCOTT AND LISA NOLAN _____

THIS MAP AMENDMENT WAS ACCEPTED BY SCOTT AND LISA NOLAN _____ DAY OF _____, 202 , AD.

SCOTT NOLAN _____

LISA NOLAN _____

CLIFF STREET



SURVEYORS CERTIFICATION:
 AS DEFINED BY THE COLORADO DEPARTMENT OF REGULATORY AGENCIES.
 I HEREBY CERTIFY TO: SCOTT AND LISA NOLAN
 THIS PLAT HAS BEEN SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THE SURVEYING SERVICE ADDRESSED THEREIN AND HAS BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYORS RESPONSIBLE CHARGE. IS BASED UPON THE PROFESSIONAL LAND SURVEYORS KNOWLEDGE, INFORMATION AND BELIEF. IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

AREAS TO BE VACATED

STREET AND ALLEYS:
 ALL OF SUMMIT STREET LYING BETWEEN BLOCKS 68 AND 69.
 ALL OF THE ALLEY LYING BETWEEN LOTS 1-3 AND 14-16 BLOCKS 68.
 THE NORTH HALF OF THE ALLEY LYING BETWEEN LOTS 4-8 AND 9-13 BLOCKS 68.
 THAT PORTION OF WOOD STREET LYING BETWEEN BLOCKS 66 AND 68, NORTH OF THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY #96.

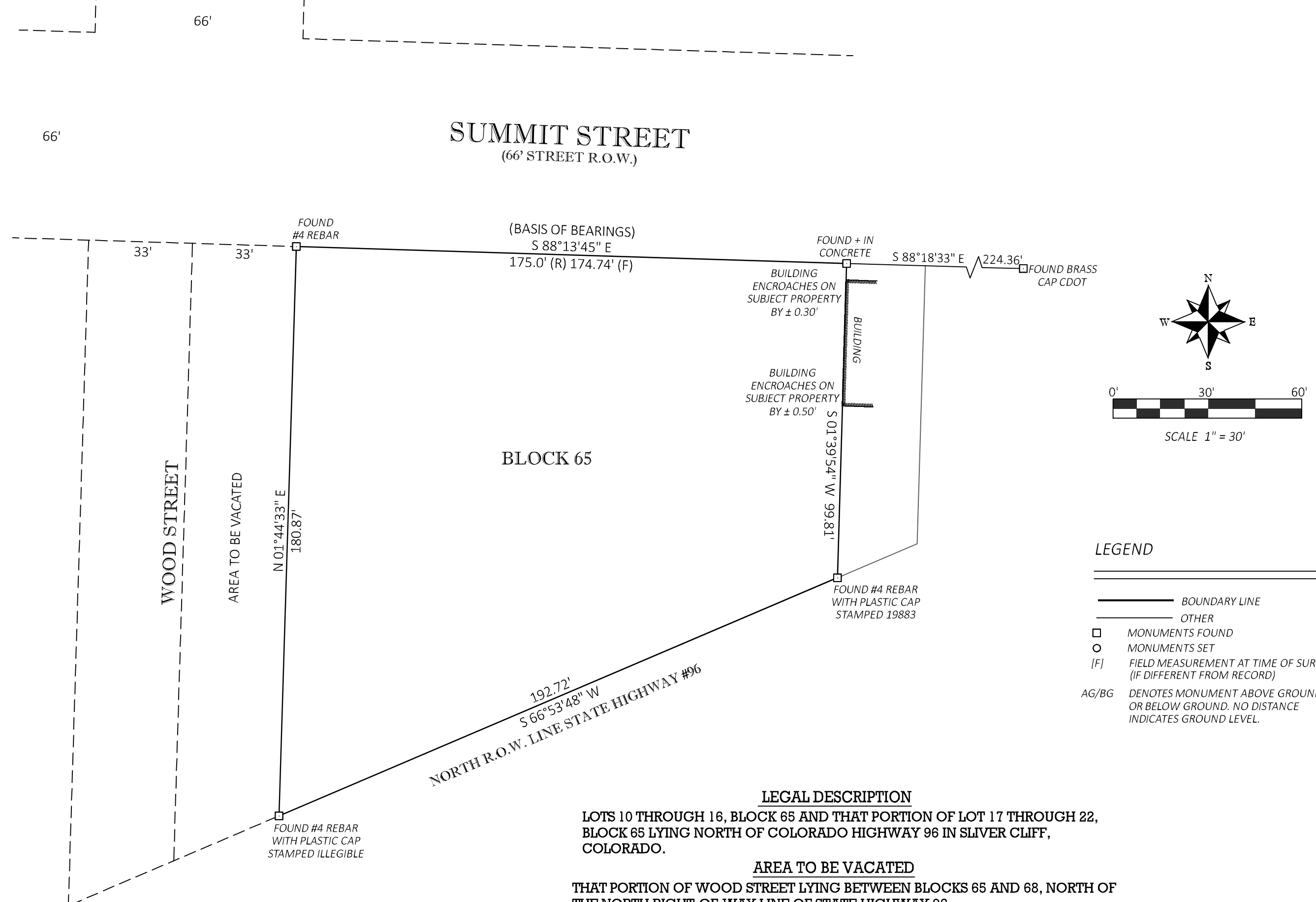
LOT LINES:
 LOTS 1-8 AND 14-16, BLOCK 68.
 TOWN OF SILVER CLIFF, COUNTY OF CUSTER, STATE OF COLORADO.

**Southern Colorado
 Surveying and Mapping**
 P.O. Box 19376
 Colorado City, Colorado 81019

Scale: 1" = 30'	(719) 676-3665	Surveyors: AA
Date: = 10/28/2022	pls31542@att.net	Drawn By: AA
Job No. W22091	southerncoloradosurveyors.com	Sheet 1/1

LAND SURVEY PLAT

LOTS 10-16, BLOCK 65 AND THAT PORTION OF LOT 17-22, BLOCK 65 LYING NORTH OF COLORADO HIGHWAY 96, SILVER CLIFF, COLORADO.



NOTES
 THIS LAND SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A PROVIDED TITLE REPORT. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY SOUTHERN COLORADO SURVEYING AND MAPPING, OR THE UNDERSIGNED.

AT THE REQUEST OF THE CLIENT AND IN ACCORDANCE WITH C.R.S. 38-51-106(1)(B)(11), RIGHTS-OF-WAY AND EASEMENTS ARE NOT SHOWN HEREON.

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF IRA REAL ESTATE, LLC NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON NOR ADDITIONAL PARTY WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PARTY.

CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLIED. (PER COLORADO STATE BOARD RULE NO. 6.2.2)

NO UTILITIES ARE SHOWN HEREON. NO RESEARCH HAS BEEN DONE CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH A DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

THIS SURVEY IS VALID ONLY IF THE PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

THE AREA OF THE SUBJECT PROPERTY IS 0.56 ACRES MORE OR LESS.

DATE OF FIELDWORK: OCTOBER 28, 2022.

BASIS OF BEARINGS: THE NORTH LINE OF BLOCK 65 BETWEEN FOUND MONUMENTS AS SHOWN HEREON. (S 88°13'45" E)

DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

RECORD DIMENSIONS ARE SHOWN HEREON.

LEGEND

- BOUNDARY LINE
- OTHER
- MONUMENTS FOUND
- MONUMENTS SET
- [F] FIELD MEASUREMENT AT TIME OF SURVEY (IF DIFFERENT FROM RECORD)
- AG/BG DENOTES MONUMENT ABOVE GROUND OR BELOW GROUND. NO DISTANCE INDICATES GROUND LEVEL.

LEGAL DESCRIPTION
 LOTS 10 THROUGH 16, BLOCK 65 AND THAT PORTION OF LOT 17 THROUGH 22, BLOCK 65 LYING NORTH OF COLORADO HIGHWAY 96 IN SILVER CLIFF, COLORADO.

AREA TO BE VACATED
 THAT PORTION OF WOOD STREET LYING BETWEEN BLOCKS 65 AND 68, NORTH OF THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 96.

ACCEPTANCE BY SILVER CLIFF BOARD OF PLANNING COMMISSION
 THIS MAP AMENDMENT WAS ACCEPTED BY THE SILVER CLIFF BOARD OF PLANNING COMMISSION ON THE _____ DAY OF _____, 2023, AD.

 CHAIR, BOARD OF PLANNING COMMISSION

ATTEST BY TOWN CLERK
 THIS MAP AMENDMENT WAS ACCEPTED BY THE SILVER CLIFF TOWN BOARD ON THE _____ DAY OF _____, 2023, AD.

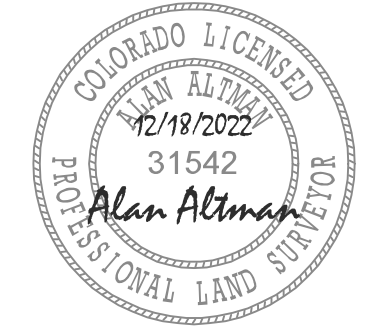
 TOWN CLERK

ACCEPTANCE BY MAYOR OF SILVER CLIFF
 THIS MAP AMENDMENT WAS ACCEPTED BY THE SILVER CLIFF MAYOR ON THE _____ DAY OF _____, 2023, AD.

 MAYOR OF SILVER CLIFF

ACCEPTANCE BY IRA REAL ESTATE, LLC
 THIS MAP AMENDMENT WAS ACCEPTED BY IRA REAL ESTATE, LLC ON THE _____ DAY OF _____, 2023, AD.

 IRA REAL ESTATE, LLC



SURVEYORS CERTIFICATION:
 AS DEFINED BY THE COLORADO DEPARTMENT OF REGULATORY AGENCIES.
 I HEREBY CERTIFY TO: IRA REAL ESTATE, LLC
 THIS SURVEY HAS BEEN SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THE SURVEYING SERVICE ADDRESSED THEREIN AND HAS BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYORS RESPONSIBLE CHARGE. IS BASED UPON THE PROFESSIONAL LAND SURVEYORS KNOWLEDGE, INFORMATION AND BELIEF. IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

Southern Colorado Surveying and Mapping
 P.O. Box 19376
 Colorado City, Colorado 81019

Scale: 1" = 30'	(719) 676-3665	Surveyors: AA
Date: = 10/28/2022	pls31542@att.net	Drawn By: AA
Job No. W22091	southerncoloradosurveys.com	Sheet 1/1



CLOUDBREAK®

TOWN OF SILVER CLIFF

Community Solar Project

Silver Cliff Solar Project

November 20, 2024



About Me



Ally O'Neill

- From Manchester, New Hampshire
- Studied Environmental Policy at the University of Virginia
- Started my career in the agricultural industry before moving into solar development
 - Office of Agricultural Policy, U.S. Department of State
 - Boston Area Gleaners
 - 4.P. Foods
- Project Development Team with Cloudbreak Energy Partners





Who We Are

- Our team is made of farmers, ranchers, and experienced solar professionals.
- 40+ years of combined renewable energy development, project finance, and management experience.
- Founded in Sterling in 2020.
- More than 80% of our projects are located in Colorado.

Key Achievements

- We planted the largest pollinator habitat in the Rocky Mountain West in partnership with the Audubon Society.
- We hosted an economic development workshop in Greeley, CO in partnership with Energize Colorado, Startup Colorado, Upstate Colorado, & East Colorado SBDC.
- The projects in Colorado that we are working on right now would generate enough electricity to power about 120,000 Colorado homes.





CLOUDBREAK® X



What is a Community Solar Garden?

- Community Solar Gardens are centrally-located solar projects that allow Black Hills Energy customers to receive credit on their electricity bill for the power that has been produced from the solar array through subscription.

Benefits:

- Allows residents to receive the benefits of solar without having to build a system on their roof or pay any upfront costs.
- Increases the resiliency of the local energy grid.
- Delivers cheaper electricity for local residents who subscribe to the system.



Community Benefits



As a local Colorado company, it is important to us that our projects provide significant and direct benefits to the local community.

Local Impact:

Utilize local labor that will generate significant activity for local businesses during the construction of the systems.

Generate property tax revenue for the Town and County.

\$70,000 in Donations:

→ \$50,000 donation to the Wet Mountain Fire Protection District for new fire stations, fire trucks, and other capital projects.

→ \$10,000 to Custer County Search and Rescue for budget and future capital expenses
→ \$10,000 to Sustainable Ways for several initiatives, including High Country recycling, energy efficiency campaigns, etc.

Cheaper Electricity:

Subscribers will receive a discount on their electricity bill. **There are no fees to sign up or cancel.**

We can arrange subscription campaigns in the Town of Silver Cliff to give priority to its residents.



Cheaper and More Reliable Electricity



Discounts

- ➔ 75% of this project will be reserved for income-qualified residential customers. Those who sign-up will receive up to a 20% discount on their electricity bill.
- ➔ The remaining 25% of this project will be reserved for residential customers, who can expect ~10% discount on their electricity bills.

\$17,552 in anticipated total monthly savings*

\$210,626 in anticipated total annual savings*

These savings can be invested in the local economy instead of going to the utility.

Cloudbreak can market these subscriptions to as many Silver Cliff residents as possible, to ensure savings are kept in the community.

Reliable Electricity

- ➔ Cloudbreak will pay for the upgrade of existing electrical infrastructure in close proximity to the solar project.
- ➔ This project will act as a local electricity generator, thus reducing the community's reliance on external power sources and providing American-made electricity.
- ➔ Electrical infrastructure can be vulnerable to disruptions, such as weather events or wildlife interference. The further the power source, the more likely the flow of electricity will be interrupted by one of these factors.

*This calculation assumes an average monthly electrical consumption of 675 kWh.

Additional Benefits



We would like to explore other ways to give back to the Town of Silver Cliff.

Education:

Cloudbreak has previously hosted industry workshop nights, where residents of the community could come and learn more about the renewable energy industry and career opportunities.

Scholarship:

Cloudbreak has worked with local trade schools to provide scholarships to residents interested in pursuing a career in renewable energy.

For Logan and Weld County projects, Cloudbreak has provided scholarships for local students attending NJC for careers in the renewable energy industry. If interested, we could develop a similar relationship with Pueblo Community College.

Entrepreneurial Support:

Cloudbreak has organized workshops to assist local entrepreneurs. The aim of these workshops is to connect attendees with representatives from economic development organizations, who offer their expertise on subjects such as securing external funding and strategic business planning.

Donation:

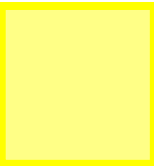
Cloudbreak would like to work with members of the Silver Cliff community to determine where and how additional donations may be invested.

Silver Cliff Community Solar Project



- Scale: The Silver Cliff Solar Project will be an approximately 22-acre community solar project located on the Petersons' land.
 - Classified as a “small-scale” system (COSSA, 2024)
 - Electricity Production: Will produce the equivalent of the annual electricity consumption of about 1,275 homes.
 - Land Maintenance: Will establish a native dryland pasture beneath the panels.
 - We will plant a native seed mixture underneath the solar array following construction.
 - We'll maintain a “fuel buffer” around the perimeter of the array's fence line, as requested by the Wet Mountain Fire Protection District. In this buffer, we'll keep vegetation to 6 inches or below.
-

Project Location

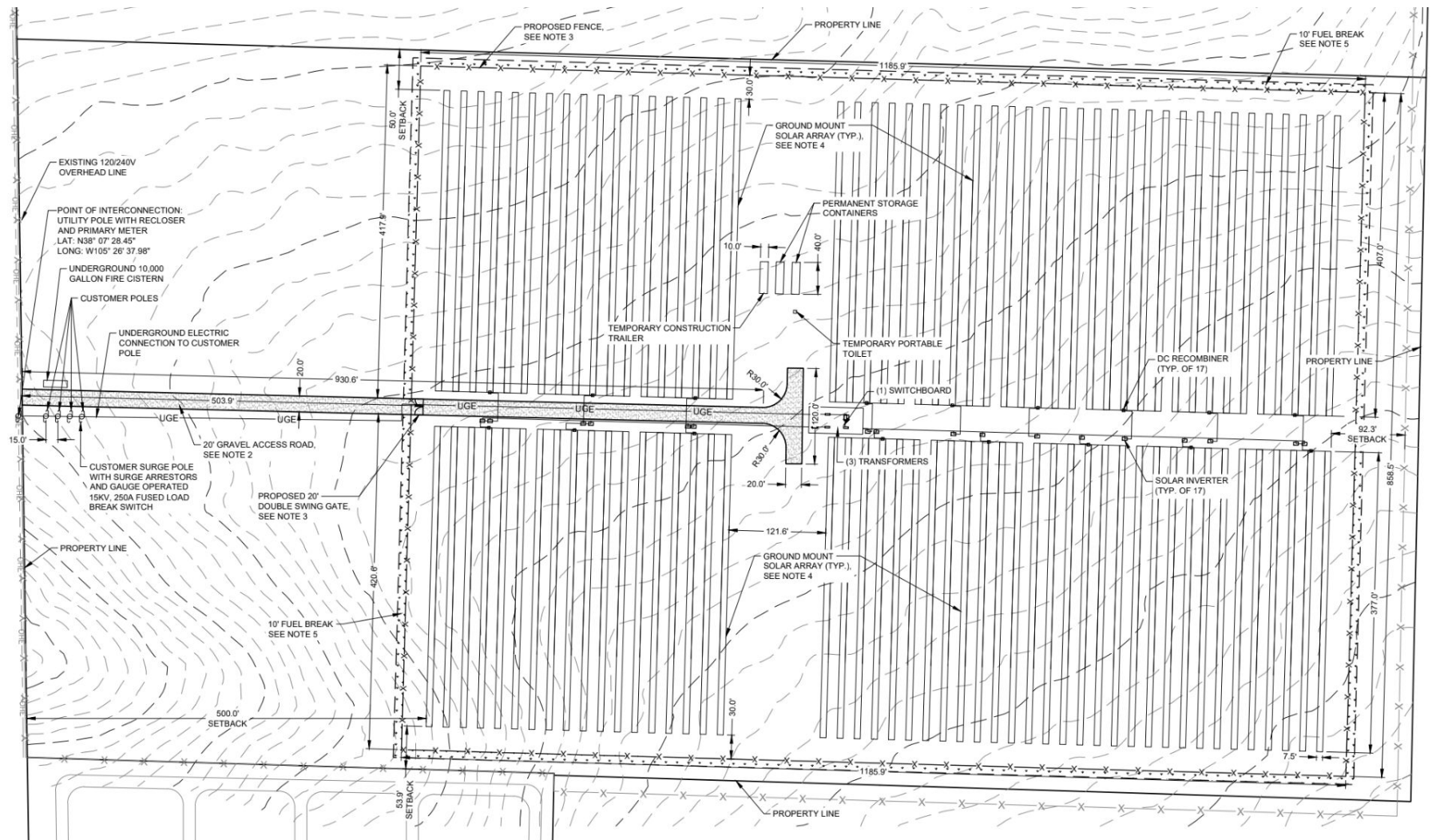


Project Location
~22 acres



Site Plan

Silver Cliff Solar Project



Example Photos



General Project Information



- 4-6 month construction timeline.
 - 20-35 year project lifetime.
 - The project will be decommissioned according to local guidelines, and will have a decommissioning bond in place to ensure there is always sufficient funding.
 - No permanent lighting will be used on the project.
 - At their maximum height, panels will be 11-feet. Throughout most of the day, panels will be lower than 10-feet.
 - The panels are recyclable.
 - The system will produce no emissions or odors.
 - The project, through module design and stow-angles, will not cast significant glare onto any neighboring home.
 - During construction, traffic will include about 15-20 pickups and 1-3 heavy vehicles per day.
 - Limited traffic following construction:
 - Land maintenance team visiting the property on an as-needed basis
 - Solar maintenance team visiting the property 1-2 times per quarter.
-

Location Analysis



How did we choose this location?

- Proximity to high-quality Black Hills Energy distribution infrastructure that has the capacity for a project of this size
- Proximity to Black Hills Energy substations
- Outside of floodplains
- Relatively flat with no geotechnical constraints
- Landowner enthusiasm
- Avoids critical habitats with minimal to no impact on surrounding wildlife





CLOUDBREAK™



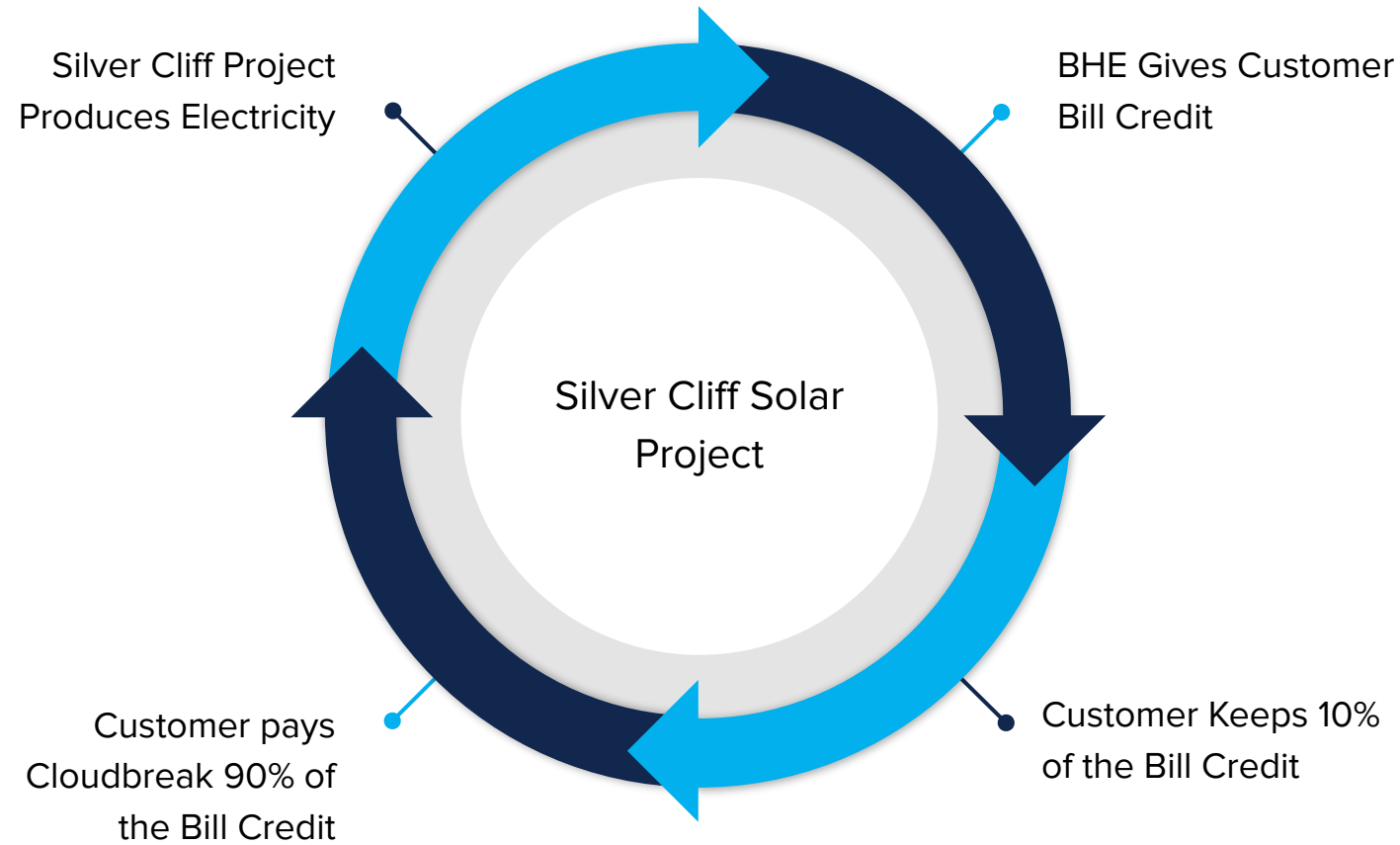
Residential Bill Credit Example



Average Monthly Electricity Usage (kWh)	675.00
BHE Residential Electricity Rate (\$/kWh)	\$0.15
Electricity Usage Cost without Solar	\$99.93

Solar Bill Credit Rate (\$/kWh)	\$0.11
Total Bill Credit from BHE	\$76.01
Bill Credit Retained by Customer (%)	10.00%
Average Bill Credit Retained By Customer (\$)	\$7.60
Electricity Usage Cost with Solar	\$92.33
Average Monthly Savings with Solar	\$7.60

Residential Bill Credit Flow of Funds



TOWN OF SILVER CLIFF

ORDINANCE NO. 01-2025

AN ORDINANCE TO AMEND THE SILVER CLIFF MUNICIPAL CODE WITH RESPECT TO TINY HOMES AND TINY HOUSES.

WHEREAS, the Silver Cliff Municipal Code provides regulations for the construction, erection, and use of various types of residential structures; and

WHEREAS, recent developments in the housing industry have caused an increase in the use of structures known as “tiny homes” and “tiny houses,” including within the Town of Silver Cliff; and

WHEREAS, the Board of Trustees has determined that the current Municipal Code does not clarify when and where such structures may be erected and inhabited, and

WHEREAS, the Board of Trustees desires to amend the Municipal Code to clarify the zoning and building regulations to allow for the use of tiny homes and tiny houses within the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVER CLIFF, COLORADO AS FOLLOWS:

Section 1: Sec. 16-2-30 of the Municipal Code is amended as follows (deletions are in ~~strike-through~~; additions are double-underlined):

Sec. 16-2-30. Definitions.

For the purposes of this Title, the following words and terms shall have the following meanings:

Accessory use means a use naturally and normally incidental and subordinate to the permitted use of the land or lot area.

Alley means a public, dedicated right-of-way used primarily as a service or secondary means of access and egress to the service side of abutting property.

Amendment means a change of zoning on a parcel of land.

Board of Trustees means the Board of Trustees of the Town of Silver Cliff.

Board of Zoning Adjustments means a five-member board appointed by the Board of Trustees, if operative; otherwise, the Board of Trustees.

Building means any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, chattels or property of any kind.

Building height means the vertical distance as measured from the average finished grade at the building setback to the ceiling of the uppermost story.

Building setback means an imaginary line extending across the full width or side of a lot, parallel with the street right-of-way or property line and outside of which no building or structure shall be constructed.

Commission: See *Planning Commission*.

County means Custer County, Colorado.

County Commissioners means the Board of County Commissioners of Custer County, Colorado.

Density means the quantity of number per unit, usually the number of persons per gross acre.

Dwelling means a building, including double-wide and modular homes designed to be used as a living place for one or more persons or families, but not including hotels, motels, clubs, boarding houses or any institution, such as an asylum, hospital or jail, where persons are housed by reason of illness or under legal restraint.

Dwelling unit means two or more rooms in any building other than a mobile home, designed for or occupied exclusively by one family and having not more than one kitchen.

Factory-built home means a home built to the 2021 International Code Council Standards (IRC, IECC, 2011 NEC). State of Colorado factory-built home primary certification insignia is silver in color and located in kitchen sink base cabinet of the home.

Family means one or more persons living together as a single housekeeping unit in a dwelling unit.

Home occupation means any nonresidential use conducted entirely within a dwelling unit or mobile home and carried on solely by the inhabitants thereof, which use clearly is incidental and secondary to the use of the dwelling unit or mobile home for dwelling or living purposes and does not occupy more than 25 percent of the total floor space of the dwelling unit or mobile home. A home occupation may be a professional office. A home occupation certificate is required before the use will be permitted.

- (1) *Professional office* means an office for professions, such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, realtors, accountants and others who, by training, are qualified to perform services of a professional nature and where limited storage or sale of merchandise exists and one employee may be hired.
- (2) The Board of Trustees shall issue a home occupation certificate only upon finding that the proposed home occupation is consistent with these provisions. Annual renewal of the home occupation certificate is required.

Hotel means a building designed for occupancy by short-term or part-time residents who are lodged with or without meals and in which no facilities are provided for cooking in individual rooms.

Lot means a parcel or portion of land separated from other parcels or portions by description and abutting upon one or more public streets or roads.

Lot area means the total number of horizontal square feet contained within the boundaries of the lot lines of the lot.

Lot line means an imaginary line separating a parcel or portions of land from another by legal description.

Manufactured home means any home built to HUD National Construction Standards (24 CFR part 3280). Manufactured homes are identified by the following in each home:

- (1) Metal HUD label attached to exterior home which identifies the inspection agency and the specific unit number.
- (2) Data (paper document) attached to the interior of the home, near the electrical panel or in a closet.
- (3) Serial number of the home is stamped in the foremost cross member of the under-floor frame. For the purposes of definitions, Appendix E of the 2006 International Residential Code is incorporated herein.

Mining means all aspects of minerals or other earth resources extraction and processing operations, including gold, gemstones, peat, and aggregate mining, and including the mining related uses herein.

Mining related uses include:

- a. Drilling and blasting; excavating, extracting, whether by hand or through the use of mechanized equipment.
- b. The grading, loading, hauling, or conveying, dumping, placing, storing, and otherwise moving and managing of earth materials and associated materials such as lime, cement, asphalt, process bacteria, beneficiation, and process chemicals.
- c. Crushing, grinding screening, blending; mineral beneficiation or processing, leaching, chemical extraction, heating, roasting, bacterial treatment.
- d. Maintenance of on-site equipment associated with mining and accessory operations such as those used in the preparation of concrete and asphalt.
- e. Construction and use of mining-related structures such as those used for testing, equipment and supply storage, byproduct, and product storage, drilling, and blasting supply storage, offices and laboratories, laydown areas, warehousing, recycling, loading, and transportation serving mining operations; concrete and asphalt batch plants.

Mobile home means a manufactured home that was built prior to 1976, except that such home was not built pursuant to any uniform national or state construction standards. ~~mobile facility with or without wheels, erected upon a foundation or parked upon its wheels, assembled at a place of manufacture in whole or in part, designed and contrived to permit occupancy as a residential unit for living and sleeping purposes.~~

Mobile office means a mobile facility with or without wheels, ~~erected upon a foundation or~~ parked upon its wheels, assembled at a place of manufacture in whole or in part, and designed and contrived for occupancy other than as a residential unit for living and sleeping purposes.

Modular home means a single-family dwelling unit which:

- (1) Is partially, or entirely, manufactured in a factory;
- (2) Is constructed of multiple self-contained or self-supporting units (modules);
- (3) Is built in conformance with the building code requirements contained or referenced within this Code with approval from the Colorado Division of Housing; and
- (4) Is installed on a permanent foundation.

~~is partially or entirely manufactured in a factory, is constructed of multiple, self-contained or self-supporting units (modules), built in conformance with the building code requirements of this Code and is installed on a permanent foundation.~~

Motel means a group of attached or detached buildings containing living or sleeping units, designed for or used temporarily by tourists and transients, with a garage or parking space near each rental unit.

Nonconforming building means a building, or portion thereof, legally built prior to the effective date of the initial ordinance codified herein or any pertinent amendment thereto, which does not conform to the regulations for the district in which it is located.

Nonconforming use means land or a building lawfully occupied prior to the effective date of the initial ordinance codified herein or any pertinent amendment thereto by a use which does not conform to the regulations of the district in which it is located.

Outdoor storage means a use where goods are stored outside of a building.

Parking space means an off-street space designed and intended to be occupied by a parked automobile, with a minimum of 200 square feet in area exclusive of maneuvering and roadway space. Such space shall be surfaced with at least a four-inch gravel base.

Permit means a document issued by the Town granting permission to perform an act or service which is regulated by the Town.

Planning Commission means the Town Planning Commission, if created and operative; otherwise, the Board of Trustees.

Property line. See *Lot line.*

Prospecting or exploration means the following which are not to be used for production: sinking shafts, tunneling, drilling core and bore holes and digging pits or cuts, bulk sampling for metallurgical testing, and other works for the purpose of extracting samples prior to commencement of development or extraction operations, and the building of roads, access ways and other facilities related to such work: small scale surface excavation. No prospecting or exploration shall leave a permanent scar upon the land, and all prospecting or exploration, including its reclamation, shall be conducted in accordance with the provisions and requirements of C.R.S. § 34-32-113, C.R.S. § 34-32.5-113, and/or other applicable provisions of the C.R.S.

Public hearing means a public meeting held by the Planning Commission or Board of Trustees at which citizens' opinions may be voiced concerning the subject of the hearing.

Recreational vehicle means a traveling vehicle typically used for vacation and camping requiring vehicle licensing. The term includes travel trailers, motor homes, pop-up campers, truck campers and other camping vehicles. Recreational vehicles are neither designed nor intended for use as permanent year-round dwelling units. They have been designed for temporary living quarters for recreational purposes.

Right-of-way means the entire dedicated tract or strip of land that is to be used by the public for circulation and service.

Road. See *Street*.

Special use means a use that is not specifically enumerated under permitted uses of each district.

Street means a channel including the entire dedicated public right-of-way, providing for the pedestrian and vehicular movement of persons and goods.

Tiny home means a structure that:

- (1) Is constructed on a vehicle chassis.
- (2) Is designed for long-term residency.
- (3) Includes construction, electrical, mechanical, or plumbing services that are fabricated, formed or assembled at a location other than the site of the completed home.
- (4) Is not self-propelled.
- (5) Has a square footage between one hundred fifty (150) and five hundred (500) square feet.
- (6) Requires approval from the Colorado Division of Housing prior to construction.

Tiny house means a dwelling that is between one hundred fifty (150) and five hundred (500) 400 to 700 square feet in floor area excluding lofts, as more specifically defined in Appendix Q of the 2018 International Residential Code, and constructed in accordance with the standards outlined by the 2006 International Code Council.

Town means the Town of Silver Cliff, Colorado.

Variance means a change as applied to a parcel of land in a zoning district pertaining to a change in height restriction, setback requirements and/or signs.

Yard means that part of a lot which is unoccupied by a building and is open to the sky.

(Prior Code, § 10-9-4; Ord. No. 02-2022, § 1, 9-6-2022; Ord. No. 01-2021, § 1, 5-3-2021, Ord No. 01-2025)

Section 2: Sec. 16-4-20 (b) of the Municipal Code is amended as follows (deletions are in ~~strike-through~~; additions are double-underlined):

Sec. 16-4-20. R-3 Urban Residential District.

(b) *Permitted Uses:*

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- (3) Three- to six-family dwellings.
- (4) Churches.
- (5) Schools.
- (6) Public parks.
- (7) Home occupations.
- (8) Double-wide trailers, tiny homes, and modular homes.
- (9) Public buildings by special use permit.

(Prior Code, § 10-9-5; Ord No. 01-2025)

Section 3: Sec. 16-4-30 (b) of the Municipal Code is amended as follows (deletions are in ~~strike-through~~; additions are double-underlined):

Sec. 16-4-30. R-4 Manufactured Home and Factory-Built Residential District.

(b) *Permitted Uses:*

- (1) Single-family manufactured home built as a single wide up to 16 ~~14~~ feet wide.
- (2) Parks consisting of several single-family residential dwellings.

- (3) Buildings pertaining to the management and operation of a park.
- (4) Home occupations.
- (5) Single-family double wide manufactured homes if required space is available and setbacks are provided as required by this Title.
- (6) No home will be allowed if older than 15 years at the set-up date.
- (7) Single-family factory-built home.
- (8) Tiny home.

(Ord. No. 03-2015, 7-6-2015; Ord. No. 02-2022, § 2, 9-6-2022; Ord. No. 01-2025)

Section 4: Sec. 16-4-60 (b) of the Municipal Code is amended as follows (deletions are in ~~strike-through~~; additions are double-underlined):

Sec. 16-4-60. R-5 urban residential district with subsurface mining special use.

(b) *Permitted Uses:*

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- (3) Three- to six-family dwellings.
- (4) Golf courses.
- (5) Public parks.
- (6) Home occupations.
- (7) Double-wide trailers and modular homes.
- (8) Tiny homes.

(Ord. No. 03-2015, 7-6-2015; Ord. No. 02-2022, § 2, 9-6-2022; Ord. No. 01-2025)

Section 5: The title of Chapter 5, Title 16 of the Municipal Code is hereby changed to "CHAPTER 5. – MANUFACTURED, MODULAR, MOBILE HOME, TINY HOME, AND RECREATIONAL VEHICLE (RV) STANDARDS."

Section 6: Sec. 16-5-50 of the Municipal Code is amended as follows (deletions are in ~~strike-through~~; additions are double-underlined):

Sec. 16-5-50. Placement requirements for manufactured, modular and tiny mobile homes.

(a) No person shall locate, alter or replace a manufactured, modular or tiny mobile home in the Town without first obtaining a building permit from the Zoning Department.

(b) All manufactured, modular or tiny mobile homes being submitted for permit within the Town shall be certified as conforming to either the U.S. Department of Housing and Urban Development's (HUD) Mobile Home Standards or the Uniform Building Code. The owner is responsible to provide proof of such certification. HUD homes have a data plate affixed near the main electrical panel and UBC modular homes have a Colorado Division of Housing insignia affixed under the kitchen sink. Any manufactured, modular or tiny mobile home not having one of these certifications is prohibited.

(c) All manufactured, modular or tiny mobile homes shall be installed by a state certified installer or inspector and, upon completion, must have a Colorado Division of Housing Installation Certification Insignia affixed per the Colorado Division of Housing regulations. The insignia shall be affixed within 30 inches of the electric meter housing or the electric service entry.

(Prior Code, § 10-9-5; Ord. No. 01-2025)

Section 7: Sec. 16-5-60 of the Municipal Code is amended as follows (deletions are in ~~strike-through~~; additions are double-underlined):

Sec. 16-5-60. Manufactured, modular and tiny mobile home design standards and building requirements.

Every manufactured, modular and tiny mobile home installed or located within the Town after the effective date of the initial ordinance codified herein shall comply with the following standards and requirements:

- (1) The manufactured ~~or mobile~~ home sections or modular or tiny home modules must be partially or entirely manufactured in a factory.
- (2) The finished home dimensions must be not less than 24 feet in width and 36 feet in length, excluding porches, except that tiny homes shall not be subject to this restriction.
- (3) The manufactured, modular or tiny mobile home must be set on an excavated, backfilled foundation enclosed at the perimeter so that the top of the perimeter wall sits at least six inches above finished grade.

The foundation shall be similar in appearance and durability to a masonry foundation of a site-built dwelling. The foundation shall provide an anchoring system for the manufactured home that is totally concealed under the structure.

- (4) The finished home must have brick, wood or cosmetically equivalent exterior siding on all exterior walls which provides a consistent, continuous facade from the bottom of the soffit (top of wall section) downward to the top of the exposed perimeter foundation. The exterior siding of the finished home must have the same appearance as materials commonly used on residential dwellings.
- (5) The finished home must meet the snow load and wind load requirements as stated on the building permit application.
- ~~(6) The finished home must have a pitched roof with a pitch of at least a nominal four in 12 (4:12). The roof must be covered with shingles, shakes, tile or propanel metal. Eaves of the roof must extend at least one foot beyond the intersection of the roof and the exterior walls.~~
- (~~6~~7) The finished home must have windows that are wood, vinyl-coated or anodized aluminum framed.
- (~~7~~8) Factory components and the site-built components on the finished home shall have matching design and exterior finish.
- (~~8~~9) The transportation mechanisms, including the wheels, axles and hitch, must be removed.
- (~~9~~10) No finished home shall be occupied for dwelling purposes unless it is properly placed and connected to water, sewer, electric and gas utilities, as appropriate, in conformance with the Town's building codes.
- (~~10~~11) All manufactured homes shall be certified pursuant to the "National Manufactured Housing Construction and Safety Act of 1974," 42 U.S.C., § 5401, et seq., as amended, or shall be certified by the Colorado Division of Housing pursuant to Section 24-32-701 et seq., C.R.S.
- (~~11~~12) All finished homes shall have an enclosed crawl space underneath the finished home and shall not provide a harborage for rodents or create a fire hazard. No enclosed crawl space shall be used for storage unless the storage area is surfaced with concrete. Adequate access and ventilation shall be provided in accordance with the building codes set forth in Title 18 of this Code.

~~(1213)~~ Mobile homes that do not meet the requirements of this Chapter may be allowed in R-4 zoned mobile home parks and are governed by the provisions of Section 16-4-30 in this Title.

(Prior Code, § 10-9-5; Ord. No. 01-2025)

Section 8: The officials of the Town of Silver Cliff are authorized to take any and all actions to effectuate the enactment of these changes to the Municipal Code, including publishing in the official copies of the Municipal Code kept at Town Hall and published electronically online.

Considered by the Town's Planning and Zoning Commission, and recommended with approval to the Board of Trustees this 18th day of December, 2024.

Introduced as an Ordinance, assigned an Ordinance number and ordered published this 3RD day of January, 2025.

Adopted on Second Reading this ____ day of _____, 2025.

H.A. "Buck" Wenzel, Mayor

ATTEST:

Ileen Squire, Town Clerk

(SEAL)