

**SAN JUAN REGIONAL PLANNING COMMISSION**  
**AGENDA**  
**January 21, 2025**  
**San Juan County Courthouse**

San Juan Regional Planning Commission meetings will be conducted in a hybrid virtual/in-person format. All persons including Board Members, Staff, Applicants and interested Public may meet in person or via zoom. The information necessary to connect to the public meeting is listed below.

**7:00 PM      Roll Call of Members and Minutes**

**Minutes of November 19, 2024, December 10, 2024, December 11, 2024,  
December 17, 2024 and January 7, 2025  
Planning Commission Board Appointments**

**7:20 PM      Improvement Permit Application:**

Holly Huebner dba Coffee Bear LLC. Walla Walla MS 18063, Improvement Permit Application and Variance to Section 5-102.1 Mobile Units for the Operation of a Food and Beverage Trailer To be located at the base of Silverton Mountain Ski Area.

**OTHER:**

**Times listed above are approximate.**

**Discussion of an agenda item may occur before or after the assigned time.**

**ADJOURN: Next Regular Meeting – 6:30 PM, Tuesday February 18, 2025**

Join Zoom Meeting

<https://zoom.us/j/92136473203>

Meeting ID: 921 3647 3203

One tap mobile

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+12532158782,,92136473203# US (Tacoma)

Dial by your location

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Meeting ID: 921 3647 3203

The San Juan Regional Planning Commission met virtually via zoom and in the Silverton Town Hall meeting room on November 19, 2024, at 6:00 PM with roll call showing the following attendance: For the Town of Silverton Land Use Code Work Session

|                   |        |                |   |
|-------------------|--------|----------------|---|
| Bev Rich          | X      | Ken Safranski  | X |
| Jim Weller        | X      | Melissa Childs | X |
| Lindsey Halvorson | Absent | Austin Lashley | X |
| Jim Harper        | X      |                |   |

Also present via Zoom were Bev Rich, Melissa Childs, Jim Harper and Melody Skinner, DeAnne Gallegos, and Gabby Hart from Clarion Associates. Present in the San Juan Meeting Room were William Tookey, County Administrator and Chris Tookey, Secretary, along with Jim Weller, Ken Safranski, Austin Lashley, Travis Mohrman and Lucy Mulvihill and Gloria Kaasch-Buerger.

After the Work Session ended the Planning Commission began at 7:50 PM

MINUTES: October 15, 2024

Ken Safranski made a motion to approve the minutes of October 15, 2024, with a second from Jim Weller. The motion passed unanimously with a show of hands.

**COUNTY IMPROVEMENT PERMIT APPLICATION FOR THE CONSTRUCTION OF AN 18' X 20' 360 FT ADDITION TO HER CABIN LOCATED 1325 CR4A ON A PORTION OF THE UNA MILL SITE, MS 10036B AND EMMA LODE MS 10036A.**

This is an amendment to a previous permit. The area is less than 5 acres on a non-conforming lot and has met all the other items. Public letters were sent out and there were no negative remarks to Nolan cabin and the proposed addition. Ken Safranski made a motion to recommend that the San Juan County Commissioners approve the addition with the seven conditions included. Mellissa Childs seconded and the motion was carried with a roll call vote.

A letter was sent to the San Juan County Commissioners.

**COUNTY IMPROVEMENT PERMIT APPLICATION FOR THE DEVELOPMENT OF A 20'X8' 160 SQ FT STORAGE SHED TOO BE LOCATED ON GW LODE MS 1132 AT THE OPUS HUT LOCATED NEAR OPHIR PASS AND ACCESSED FROM CR 8. VARIANCE REQUEST-SECTION 4-110.20 SQUARE FOOTAGE LIMITATIONS**

The present owner Travis Mohrman was present to answer any questions.

After presentations from William Tookey, Land Use Administrators and the applicant's information regarding the construction, and any public comment from anyone present.

There was none. The visual impact was not great. The Improvement Permit was approved previously, and it will be used for commercial usage and for the benefit of extra storage.

Jim Harper made a motion to recommend to the San Juan Commissioners that they approve the variance request. Melissa Childs seconded the motion, and it passed unanimously with a roll call vote.

A letter was sent to the San Juan Commissioners.

San Juan Regional Planning Commission  
November 19, 2024

The meeting was adjourned at 9:30 PM.

Respectfully Submitted,

Christine M. Tookey, Secretary

The San Juan Regional Planning Commission had scheduled to meet virtually via zoom for a Public Hearing regarding the adoption of the Last Use Code and in the San Juan Commission meeting room on December 10, 2024, at 7:00 PM.

At 5 PM there was an electrical outage in Town. At 7:12 the following attendance showed with flashlights:

|                   |        |                |   |
|-------------------|--------|----------------|---|
| Bev Rich          | Absent | Ken Safranski  | X |
| Jim Weller        | X      | Melissa Childs | X |
| Lindsey Halvorson | X      | Austin Lashley | X |
| Jim Harper        | X      |                |   |

With Lucy Mulvihill, Gloria Kaasch-Buerger, Town Administrator, William Tookey, County Administrator and Chris Tookey, Secretary.

The members, realizing that they would be unable to hold a public hearing, discussed continuing the meeting to a later date. Jim Harper moved to table the meeting to the next night December 11, 2024, when everyone would be available. Lindsey Halvorson seconded the motion, and the motion passed unanimously with the members present.

There was another agenda item for an Improvement Permit Application from Charles V. and Bruce A. Hoch. Gladstone Girl MS 17271 for a Preliminary/Final Plan for the development of a single-family dwelling, shed, driveway and associated utility improvements in Minnehaha area adjacent to CR 51. Since they had traveled to the meeting not realizing that there was an electrical outage, the members present decided to go ahead and discuss Preliminary/Final Plan. After discussion and background of the project questions and presentations from Wiliam Tookey, Land Use Administrator, and the applicants, Melissa Childs made a motion to recommend to the San Juan County Commissioners that they approve the proposed the County Improvement Permit Application and Preliminary/Final Plan with the 12 proposed conditions of approval. Jim Harper seconded, and the motion passed unanimously.  
Adjourn 8:12 pm

A letter was sent to the San Juan County commissioners.

San Juan Regional Planning Commission  
December 11, 2024

On Wednesday, December 11, 2024, at 7:04, the members of the Planning Commission, Jim Weller, Ken Safranski, Melissa Childs, Jim Harper and Lynsey Halverson met at the Commissioners Room. Bev Rich was recuperating from health problems and Austin Lashley was out of Town. With Lucy Mulvihill, William Tookey, County Administrator and Chris Tookey, Secretary.

Today they were told that a major line had been cut in the South area of the County and the Town had no Internet or Phone Services. The members present talked about the closeness of the Holidays and Melissa Childs made a motion to table the Public Hearing for the Adoption of the Land Use Code to the next week, Tuesday December 17, 2024. Ken Safranski seconded the motion, and it passed with a roll call of 4-1 with Jim Weller casting the nay vote.

The members adjourned at 7:12 pm.

San Juan Regional Planning Commission  
December 17, 2024

The San Juan Regional Planning Commission had re-scheduled to meet virtually via zoom and in the San Juan Commissioners meeting room for a Public Hearing regarding the Adoption of the Last Use Code on December 17, 2024, at 7:05 PM after two initial tables of meeting dates because of problems with electricity and loss of Internet and Phone capabilities. The roll call showing the following attendance:

|                   |        |                |   |
|-------------------|--------|----------------|---|
| Bev Rich          | X      | Ken Safranski  | X |
| Jim Weller        | Absent | Melissa Childs | X |
| Lindsey Halvorson | X      | Austin Lashley | X |
| Jim Harper        | X      |                |   |

Also present via Zoom were Bev Rich, Lynsey Halvorson, Austin Lashley and, DeAnne Gallegos, Elizabeth Garvin and Gabby Hart from Clarion Associates, Samantha Wright, Lisa Adair, Victor Hunsicker, Brendan Hodge, Jim & Amy Lokey.

Present in the San Juan Meeting Room were Pete Maisel, Cody Braford and his son Blaze, Mike Geryak, John Wright, Elizabeth Garvin, Mark Revis, Melody Skinner, William Tookey, County Administrator and Chris Tookey, Secretary, along with Ken Safranski, Melissa Childs, Jim Harper, Gloria Kaasch-Buerger and Lucy Mulvihill.

Gabby Hart from Clarion Associates gave everyone a Town synopsis regarding the Proposed Land Use Code overview presentation.

After the overview presentation, Vice-Chairperson Ken Safranski took over the agenda since the Chairperson. Jim Weller was not available. Ken Safranski explained the protocol and he opened the Public Hearing to those who were in the Commissioners Room for their comments and if there was anyone on Zoom who had comments. After the comments from those present, the Planning Commissioners took their time and each spoke their comments and concerns and asked questions to Gabby Hart from Clarion Associates.

After further discussions and comments, the Planning Commissioners felt they still had a need to continue to have questions answered. They left questions and concerns to the Town and decided to continue to January 7, 2025, to have these questions answered. Melissa Childs made a motion for a continuance to January 7, 2025, to answer concerns and questions. Jim Harper seconded the motion, and the roll call was unanimous.

The meeting was adjourned at 9:30 PM.

Respectfully Submitted,

Christine M. Tookey, Secretary

The San Juan Regional Planning Commission had a regularly scheduled meeting for a Continuance-Town of Silverton Land Use Code via zoom and in the San Juan Commission meeting room on January 7, 2025, at 7:05 PM with roll call showing the following attendance:

|                   |        |                |   |
|-------------------|--------|----------------|---|
| Bev Rich          | Absent | Ken Safranski  | X |
| Jim Weller        | X      | Melissa Childs | X |
| Lindsey Halvorson | X      | Austin Lashley | X |
| Jim Harper        | X      |                |   |

Also present on Zoom was Austin Lashley at 7:45 after coming in from a semi accident on the highway. Present in the Commissioners Meeting Room were Lucy Mulvihill, Gloria Kaasch-Buerger, Town Administrator, Cody Braford, Samantha and John Wright, William Tookey, County Administrator and Chris Tookey, Secretary.

### **Continuance – Town of Silverton Land Use Code**

Chapter 15- Annexation, Chapter 16- Zoning and Chapter 17- Subdivision of the Silverton Municipal Code, enacting a new Chapter 15 of the Silverton of the Silverton Municipal Code, and adoption of the 2024 Land Use Code and Zoning Map.

After final discussion and the project questions from Lucy Mulvihill. Town Hall Staff contact. Melissa Childs moved to recommend approval of Ordinance No. 2025-01, an ordinance of the Town of Silverton repealing and readopting the Land Use Code and amending the official zoning map. and incorporating the proposed revisions in Attachment B – Addendum to the Adoption Draft with the following conditions: 1. Allow single-unit attached dwellings with three or more units. triplex or four-plex dwellings, and multiunit dwellings in the C-1 district to be built to a height of 35 feet. 2. Allow individual owners to operate multiple vacation rentals in the MU-1 district only and prohibit vacation rental owners in MU-1 from maintaining a vacation rental in any other district. 3. Change duplex dwelling from a “use-by-right” to require a “conditional use-by-right permit” in the R-1 district. 4. Remove maximum disturbance provisions from Slope Hazard Area Development. 5. Do not require a Special Use Permit for development on slopes 30 percent or greater. 6. Replace the Avalanche Hazard Map reference from a specific study to the language: “identified in the Town’s most recently updated avalanche mapping study.” 7. Exempt all construction in the MU-1 (current B-P) from the small lot bulk plane limitations. 8. Amend Section 15-8-10(a) of the Land Use Code to specify that the San Juan Regional Planning Commission shall consist of two members from the Board of Trustees, one member from the Board of County Commissioners, and four at-large members appointed by the Planning Commission. 9. Add a new Section 15-8-20(8) that allows for the Town Administrator to refer any administrative decision to the Planning Commission. 10. Remove the maximum building footprint restriction for duplexes in R-1.

Jim Harper seconded the motion, and the motion passed unanimously with a roll call vote.

San Juan Regional Planning Commission  
January 7, 2025

Ken Safranski moved that the Planning Commission recommend to the Town Board prioritize the following four items regarding future work outside of the Land Use Code.

1. Consider annexation of unincorporated Town-owned land and associated mapping boundary fixes.
2. Explore the creation of a new Townwide avalanche hazard map.
3. Reevaluation of the Land Use Code within one year of adoption
4. Direct staff and Planning Commission to develop design standards after adoption and to pursue creating a subarea plan for the gateway area after adoption.

Jim Weller seconded the motion. The motion passed unanimously with a roll call vote.

Adjourn 8:45 pm





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On Thu, Jan 2, 2025 at 8:14 AM Melissa Childs <melissachilds@sjcrpc.us> wrote

Hi Bob,

Thank you for the letter of interest regarding the proposed development. I have read the 2020-24 Act and the 2020-24 Act. I will be happy to provide you with more information regarding the project.

Best regards,  
Melissa Childs

Melissa Childs - Owner Broker - Stellar Properties



4159824133  
melissachilds@sjcrpc.us  
www.stellarproperties.com  
PO Box 1000000000000000



Reply

Forward

## MEMORANDUM

January 21, 2025

TO: San Juan County Regional Planning Commission

FR: William A. Tookey

RE: Improvement Permit and Variance Request to 5-102.1 Mobile Units, Coffee Bear LLC, Walla Walla MS 18063

Coffee Bear LLC has submitted an Improvement Permit Application and Variance for the operation of a food and beverage trailer. To be located at the base of Silverton Mountain Ski Area. Section 5-102.1 Mobile Units states that: No mobile home, trailer, house trailer, mobile unit, bus, railroad car or shipping container used for commercial, industrial, residential or storage purposes may be placed anywhere within the boundaries of unincorporated San Juan County. As such I have determined that the food and beverage trailer would not be allowed to operate without a variance to Section 5-102.1 before an improvement permit could be issued. Section 13-104 allows for variances to be granted by the Board of County Commissioners after completion of review by the Planning Commission and County Commissioners.

The application has proposed to locate a self-contained food and beverage trailer located at the base area of Silverton Mountain Ski Area. The applicant would only operate during the winter season and provide concessions to the clients of Silverton Mountain. The applicant has received permission from an agent of Silverton Mountain to locate the trailer on their property. The adjoining property owners were notified about the application.

Silverton Mountain would provide electrical power to operate the trailer, but the applicant has also requested the option of using a generator if additional power is necessary. Water would be hauled to the site from the current business location in Silverton.

The applicant would need to meet all requirements and inspections imposed by La Plata Public Health Department and the State of Colorado. A hand washing station for the customers should be located on site.

Solid waste from the operation will be transported back to the dumpster as the Silverton Coffee Bear location.

The applicant will need a separate Department of Revenue sales tax license for the Silverton Mountain location.

The Planning Commission may recommend approval of the Variance to Section 5-102.1 Mobile Units, approval of the Variance with conditions, denial of the Variance or table the application pending additional information.

If the Planning Commission chooses to recommend approval of the Variance to Section 5-102.1 Mobile units, they should do so with the condition that the variance would only be approved if the Improvement Permit for the food and beverage trailer is approved.

The Planning Commission will also need to make a recommendation on the Improvement Permit Application. The Planning Commission may recommend approval of the Improvement Permit, approval of the Improvement Permit with conditions, denial of the Improvement Permit or table the application pending additional information.

Should the Planning Commission choose to approve the Improvement Permit Application it should do so with the following conditions:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. That all requirements in Section 4-110 of the San Juan County Zoning and Land Use Regulations pertaining to the development of individual building sites shall be met.
3. That the applicant shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
4. That the food and beverage trailer is properly inspected, licensed and in compliance with the State and Local Public Health Departments.
5. That adequate trash receptacles are provided, and the site is regularly policed to prevent the accumulation of litter.
6. That the trailer be kept in good repair.
7. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.
8. Any additional conditions the Planning Commission deems necessary.



# SAN JUAN COUNTY COLORADO

1557 GREENE STREET  
P.O. BOX 466  
SILVERTON, COLORADO 81433  
PHONE/FAX 970-387-5766 admin@sanjuancolorado.us

January 8, 2025

To Whom It May Concern:

This letter is to inform you that the Coffee Bear LLC has submitted an Improvement Permit Application to park a 9.5' self-contained trailer at the base of Silverton to serve coffee and other beverages to the skiers at Silverton Mountain at 6226 County Road 110, Silverton, Co 81433 (Walla Walla USMS 18063). The applicant is also requesting a variance to 5-102.1 of the San Juan County Zoning and Land Use Regulations which states: **No mobile home, trailer, house trailer, mobile unit, bus, railroad car or shipping container used for commercial, industrial, residential or storage purposes may be placed anywhere within the boundaries of unincorporated San Juan County.**

San Juan County Zoning and Land Use Regulations require that property owners within 1500 feet be notified of the application. A copy of the application can be reviewed in the office of the County Clerk, located at 1557 Greene St. Silverton, Colorado or via San Juan County's web page at <https://sanjuancounty.colorado.gov/planning-docs>. Copies of the application can also be reviewed upon request via the email listed above.


It is anticipated that this application will be reviewed by the Planning Commission during their meeting of January 21, 2025.

It is further anticipated that the application will be reviewed by the County Commissioners during their regular meeting of February 12, 2024.

If you have any comments or questions about the application, you may contact me by phone, mail or email listed above. You may also provide written or oral comments to the Planning Commission and to the County Commissioners.

If you have any questions or comments, please contact me at your earliest convenience.

Sincerely,

  
William A. Tookey  
Land Use Administrator

HD2 Silverton Mountain LLC  
465 N. Mill St. Ste 15-108  
Aspen Co 81611-1501

Anthony and Janice Farrington  
441 Graceland Dr. SE  
Albuquerque, NM 87108-2704

Patricia Conaway Mudge  
2021 Old York Rd.  
Burlington, NJ 08016-9738

Mildred and Carl Wheeler  
1969 Marshall Ave.  
Richland WA 99354-2468

Kenneth R. Peters  
17489 County Rd. 2  
Rush CO 80833-8916

Richard Suggs  
1705 Huldy St.  
Houston, TX 77019-5722

Salem Minerals Inc.  
15100 Foothill Rd.  
Golden CO 80401-2064

Ken Safranski  
PO Box 186  
Silverton, CO 81433

Greenfield Environmental Trust  
PO 1189  
Helena MT. 59624-1189

### Application for Improvement Permit

|  |                  | APPROVAL CHECKLIST   |                      | Initial                           | Date |  |
|--|------------------|--|----------------------|-----------------------------------|------|--|
| Applicant  | Name             | Coffee Bear LLC 1309 Greene  |                      |                                   |      |  |
|  | Address          | St Silverton CO  |                      |                                   |      |  |
| Owner  | Phone            | Ownership of Surface   |                      |                                   |      |  |
|  | Name             | Holly Huebner  |                      |                                   |      |  |
| Contractor   | Address          | Ownership of Minerals  |                      |                                   |      |  |
|  | Phone            | Vicinity Map   |                      | attached                          |      |  |
| Contractor   | Name             | Certified Survey Plat  |                      |                                   |      |  |
|  | Address          | Monumentation  |                      |                                   |      |  |
| Contractor   | Phone            | Basic Plan Map   |                      |                                   |      |  |
|  | Name             | Plans and Drawings   |                      |                                   |      |  |
| Legal Description of Property:   |                  | Road System Relationship   |                      |                                   |      |  |
| Private property belonging to Silverton Mountain.<br><br>Walla Walla #47750200050144<br><br>Township N, Range W, Section |                  | Zoning Compatibility   |                      |                                   |      |  |
|  |                  | State Mining Permit  |                      |                                   |      |  |
|  |                  | Owner Notification   |                      | See attached letter               |      |  |
|  |                  | Avalanche Hazard   |                      |                                   |      |  |
|  |                  | Geologic Hazard  |                      |                                   |      |  |
|  |                  | Floodplain Hazard  |                      |                                   |      |  |
|  |                  | Wildfire Hazard  |                      |                                   |      |  |
|  |                  | Mineral Resource Impact  |                      |                                   |      |  |
|  |                  | Nature of Improvement Planned:   | Wildlife Impact      |                                   |      |  |
|  |                  | We would like to park a 9.5ft trailer at the base area of Silverton Mountain. The trailer is insulated, there will be water/grey water jugs that will be filled and drained off-site. The trailer will operate on 220V electricity provided by Silverton Mountain. | Historic Site Impact |                                   |      |  |
| Watershed Gearance   |                  |  |                      |                                   |      |  |
| County Building Inspector  |                  |  |                      |                                   |      |  |
| Building Permit  |                  |  |                      |                                   |      |  |
| State Electrical Inspector   |                  |  |                      |                                   |      |  |
| Electrical Permit  |                  |  |                      |                                   |      |  |
| San Juan Basin Health Unit   |                  |  | Application pending  |                                   |      |  |
| Sewage Disposal: Test  |                  |  | porta potty          |                                   |      |  |
| Design   |                  |  |                      |                                   |      |  |
| Central Sewage Collection  |                  |  |                      |                                   |      |  |
| Date Application Requested   |                  | State Division of Water Resources  |                      |                                   |      |  |
| Date Submitted for Permit  |                  | Adequate Water Source  |                      | Filled at brick & mortar location |      |  |
| Date Permit Issued   |                  | Well Permit  |                      |                                   |      |  |
| Date Permit Denied   |                  | Central Water Distribution   |                      |                                   |      |  |
| Reason for Denial  |                  | U.S. Forest Service/BLM  |                      |                                   |      |  |
|  |                  | Access Approval  |                      |                                   |      |  |
|  |                  | State Division of Highways   |                      |                                   |      |  |
| Receipt  | FEE PAYMENT      | Driveway Permit  |                      |                                   |      |  |
|  | Amount           |  |                      |                                   |      |  |
|  | Date             |  |                      |                                   |      |  |
|  | Application      |  |                      |                                   |      |  |
|  | Building Permit  |  |                      |                                   |      |  |
|  | Subdivision/PL D | Subdivision Variance   |                      |                                   |      |  |
|  | Hearing Notice   | Subdivision Approval   |                      |                                   |      |  |
|  |                  | PLD Approval   |                      |                                   |      |  |

**SAN JUAN COUNTY**

**SUPPLEMENT TO APPLICATION FOR IMPROVEMENT AND LAND USE PERMITS**

(Attach additional sheets as necessary)

County Land Use Regulations, the County Master Plan and relevant forms may be found on the County website: <http://www.sanjuancountycolorado.us/planning>

**NOTE: THIS CHECK LIST HAS BEEN PREPARED TO MAKE IT EASIER FOR APPLICANTS FOR LAND USE PERMITS TO DETERMINE WHAT IS REQUIRED BY SAN JUAN COUNTY FOR LAND USE APPROVAL. IF YOU DON'T THINK YOU CAN COMPLETE IT, CONSIDER HIRING A PROFESSIONAL TO ASSIST YOU. SEVERAL PROFESSIONALS ARE AVAILABLE IN SILVERTON OR ELSEWHERE WHO ARE FAMILIAR WITH THE COUNTY LAND USE CODE AND MIGHT BE ABLE TO ASSIST YOU IN COMPLETING YOUR APPLICATION. THE COUNTY PLANNER CANNOT COMPLETE THIS CHECK LIST FOR YOU!**

**See Section 3-102 for a preliminary list of information required for all improvement and use permit applications.**

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**NOTE: NO LAND USE OR IMPROVEMENT PERMIT APPLICATION WILL BE REVIEWED BY THE SAN JUAN COUNTY PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS UNTIL THE LAND USE ADMINISTRATOR HAS CERTIFIED THAT THE APPLICATION IS COMPLETE AND CONTAINS ALL REQUIRED INFORMATION.**

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1. A. Names/Addresses/telephone numbers/email addresses of all Owners of any interest in Property and a description of their interest (fractional ownership, mineral interests, easements, etc.) Holly Huebner 1333 Reese St Silverton CO 413-241-4139 Owner 50%

Sophie Fearon 939 Empire St Silverton CO 425-802-5440 Owner 50%

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B. Property Description/location/size (3-102.3): Silverton Mountain Base Area

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• Proof of ownership or consent of all owners of any interest in the land (3-102.2)?  Y  N

• Proof of legal and adequate access for maximum use of proposed development and provision of emergency services consistent with the proposed use? (3-102.2, 3-102.12, 3-102.13, 4-103.3(f))  Y  N

federal access permit if access is across federal land (3-102.13, 4-103.3(f)(ii))

easement if access is across private property owned by others (4-103.3(f)(ii))

County driveway permit if access is from adjacent County road or if access requires new intersection with or change to any County road (3-102.12)

State driveway permit if access is from adjacent State highway (3-102.12)

Road Use and Maintenance Agreement if multiple properties accessed from a private road (3-1-2.13, 4-103.3(f)(ii))

How does the applicant propose to get to and from the state highway system?

C. What is the proposed improvement or use? We would like to sell coffee to skiers.

D. Name and contact info for any contractor who will be working on the project.

n/a

E. Are there any existing structures or other improvements on the Property?  Y  N  
If yes, describe them in detail including nature or type of improvement, location, etc. and provide photographs of all such improvements. \_\_\_\_\_

Silverton has several small structures in the area, see attached map.

F. Are there any historic structures, sites or artifacts known on the property?  Y  N  
If so, describe them in detail including nature or type, location, etc. and provide photographs of all such structures, sites and known artifacts. \_\_\_\_\_

G. Are all property taxes assessed against the property fully paid up (2-105.5, 3-102.18)  
 Y  N If the Answer is NO, the application cannot be processed until all taxes are fully paid.

2. Applicable Land Use Zone: \_\_\_\_\_ : elevation of property? 10,200ft

A. Is the proposed use consistent with the intent of the applicable zone as stated in the Code (see section 1-106.1 for statement of intent for each zone)?  Y  N

B. Is proposed development consistent with applicable zone regulations re density, minimum parcel size, setbacks (see 1-113)?  Y  N

C. If the proposed use is in the Mountain Zone (see 1-106.1):

- Does the proposed use adversely affect natural and scenic environment? If so, how? \_\_\_\_\_



- 
- Is the proposed use consistent with seasonal access? Y N
  - Is it within the alpine tundra ecosystem (see 1-107.1)? Y N Note: Residential development is prohibited within any alpine tundra ecosystem.
  - Is the applicant or any related person or entity the owner of any existing residence in the Mountain Zone? Y N If so, what existing property?
- 

Note: Under 1-107.1, if an applicant has an existing residential property in the Mountain Zone, any land use application cannot be processed as a use subject to review but must be reviewed using the criteria of the subdivision regulations in Chapter 7.

D. If the proposed development is at or above 11,000 feet elevation, does it meet the limitations on square footage (4-110.20)?

E. Is the proposed use a vacation rental? Y N If so, is it permitted under and consistent with the vacation rental regulations (4-110.21)?

F. Is the proposed development a subdivision? Y N If so, see Chapter 7 of the Code for additional requirements.

3. Are any Overlay Zones applicable? (check all applicable)

Scenic preservation – is property within 1500 ft of  SNGRR?  Hwy 550?  
 Alpine Loop? (1-107.4, 1-114)

Mineral (see 1-107.5) – is property located within Sections 10, 13, 14, 15, 16, 17, 22  
 25 of T 41 N, R 7 W? (1-116.1)

Watershed Protection? (1-107.6)

Town – County Mutual Interest (1-107.7) – is property ever likely to be connected to  
 Town services or annexed into Town? (1-107.7, 1-117)

Does the property likely cross a county line or is access from another County?

4. Master Plan Compliance (4-103.3):

A. What provisions of Master Plan apply to area or to proposed use/development?

**We are planning to operate within the Economic Development Corridor.**

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B. Is the proposed development consistent with applicable Master Plan provisions? List applicable sections and explain how proposed development/use is consistent with those provisions?

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5. Is County review of the application likely to cost the County more than the base review fee (see 2-104.1)? Y N If so, what additional services is the County likely to require in connection with its review of the application? \_\_\_\_\_

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6. How many properties/parcels/claims are located within a relevant area for determination of cumulative impacts under (4-103.1 and .2)? \_\_\_\_\_ Describe the area deemed to be relevant and the basis for that determination Our trailer will small, temporary, and self-contained, it should only impact the immediate claim it is parked on.

- A. How many other parcels are accessed via same road? \_\_\_\_\_
- B. How many other parcels are located within the same drainage basin or other relevant area and might be affected by drainage from the property? \_\_\_\_\_
- C. How many other parcels are located within the same air shed? \_\_\_\_\_
- D. Are any other parcels likely to obtain water from any underground source which is interconnected with any underground water source which is proposed to be tapped for water for use on the property? If so, how many? \_\_\_\_\_

7. Do any natural hazards pose a risk on the property or with regard to any access to the property? (check as applicable)

- Avalanche Hazard (Chapter 8)
- Geologic Hazard (Chapter 9)
- Floodplain Hazard (Chapter 10)
- Wildfire Hazard (Chapter 11)

Explain the nature of the natural hazards which may pose a risk in connection with the proposed development and how the applicant proposes to minimize or avoid such risks.

We will only operate the trailer within the county during the winter, if avalanche danger ever reached a concerning level the trailer could be driven to a safe location.

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8. Historic Impact Review (3-105) Might the proposed development have any impact on historic sites or assets located either on or off the property? (4-103.3(e)) If so, identify the historic sites

or assets which might be affected and explain how they might be affected and how the applicant proposes to avoid such effects. \_\_\_\_\_

9. Potential Health Impacts – Might the proposed use (when considered cumulatively with existing or potential development on all other properties within the relevant area – see number listed in 6 and in 6(a – d)above ) have any adverse impact on health of humans, wildlife or natural habitat or on environmental quality? (3-106, 4-103.3(a) and (e))

Y  N Wildlife

Y  N Dust, smoke, fumes, contaminants or air pollution

Y  N Noise

Y  N Water pollution

Y  N Adverse affect on quality of water for human consumption? (1-115.3)

Y  N Soil contamination, erosion, etc.

Y  N Hazardous materials/substances

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. We will be able to run some of our operation off of electric power provided by Silverton Mountain, however, we would also like the option to run a generator for additional power if need be.

10. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see number listed in 6(a) above) have any adverse impacts on County roads? (3-107)  Y  N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. \_\_\_\_\_

We intend to serve customers already parked at Silverton Mountain.

11. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on other property? (4-103.3(d))  Y  N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. I cannot think of an adverse impact.

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12. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on scenic values? (4-103.3(e))  Y  N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. \_\_\_\_\_

**The trailer is small, and will be parked adjacent to existing structures.**

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13. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on wildlife (habitat, food sources, migration, hunting, etc.)? (4-103.3(e))  Y  N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. \_\_\_\_\_

**Again, we will be parked next to existing development, not pristine habitat.**

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14. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on erosion or other natural condition? (4-103.3(e))  Y  N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. \_\_\_\_\_

**N/A**

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15. Are Skyline Regulations (3-102.7, 4-110.18) applicable?  Y  N If yes, has the Applicant demonstrated compliance with Skyline regulations?  Y  N

Photos of existing property conditions (3-102.7(a))

Representations of proposed development against skyline (3-102.7(b))



To: San Juan County Commissioners  
Nov 22, 2024

This is a letter granting permission to The Coffee Bear to own and operate a drink cart at the base of Silverton Mountain during our winter season. If you have any questions or concerns, please don't hesitate to reach out.

Emma Schaffrick  
Integrator and Director of Operations  
Silverton Mountain  
O: 970-387-5706  
C: 224-628-2651



Lift

aprox coffee club  
location

former patrol  
building



