

**SAN JUAN REGIONAL PLANNING COMMISSION
AGENDA
OCTOBER 15, 2024
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

7:05 PM Vacation Rental Application
Blake Campbell, 66 Mill Creek Dr.

7:20 PM Town of Silverton Land Use Code Work Session

OTHER:

ADJOURN: Next Regular Meeting – 6:30 PM, Tuesday November 19, 2024

Join Zoom Meeting
<https://zoom.us/j/92136473203>
Meeting ID: 921 3647 3203
One tap mobile
+16699006833,,92136473203# US (San Jose)
+12532158782,,92136473203# US (Tacoma)
Dial by your location
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
Meeting ID: 921 3647 3203

The San Juan Regional Planning Commission met virtually via zoom and in the San Juan Commission meeting room on September 17, 2024, at 7:05 PM with roll call showing the following attendance:

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

Also present via Zoom were Bev Rich, Melissa Childs, and Jim Harper and dgbreed, DeAnne Gallegos, Elizabeth Garvin 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, Lindsey Halvorson, Austin Lashley, Lisa Adair, Travis Mohrman and Lucy Mulvihill.

MINUTES: August 20, 2024

Austin Lashley made a motion to approve the minutes of August 20, 2024, with a second from Ken Safranski. The motion passed unanimously with a show of hands.

**COUNTY IMPROVEMENT PERMIT APPLICATION SKETCH PLAN
APPLICATION UTE CHIEF LODGE MS 18463. FOR DEVELOPMENT OF
SINGLE-FAMILY DWELLING AND ASSOCIATED UTILITY
IMPROVEMENTS LOCATED IN THE DEER PARK AREA ACCESSED FROM
CR 33A.**

The present owner David Breed (on Zoom) and Lisa Adair was present to answer questions as the proposed Breed cabin was prepared by Engineer Mountain, INC. After background of the project from William Tookey, Land Use Administrator as the property was previously approved for development in 2014. The development did not happen and was sold.

After discussion and background information of the project from William Tookey, Land Use Administrator, and the applicant with input from Lisa Adair. The Chairman asked for any input from any public. There was none. The Planning Commission then made a motion from Ken Safranski to recommend to the San Juan County Commissioners that they approve the County Improvement Permit Application Sketch Plan with the conditions as presented. Melissa Childs seconded the motion, and the motion passed unanimously with a roll call vote.

A letter was sent to the San Juan County Commissioners.

**COUNTY IMPROVEMENT PERMIT APPLICATION GW LODE MS 1132
SKETCH PLAN FOR THE CONSTRUCTION OF A 160 sq. ft. STORAGE SHED
AT THE OPUS HUT LOCATED NEAR OPHIR PASS AND ACCESSED FROM
CR 8.**

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 any one present. There was none. Mellissa Childs made a motion to recommend to the San Juan Commissioners that they approve the proposed County Improvement Permit Application Sketch Plan for the construction of a 160 sq. ft. storage shed at the Opus Hut location with the 11 proposed conditions of approval. John Harper seconded the motion, and it passed unanimously with a roll call vote. A letter was sent to the San Juan Commissioners.

TOWN OF SILVERTON LAND USE CODE UPDATE WORK SESSION

Gabby Hart and Elizabeth Garvin were present from the Clarion Association group who have been working for the Town of Silverton's Land Use Code. They gave the Planning Commission the update of the land Use Code Timeline.

The meeting was adjourned at 9:30 PM.

Respectfully Submitted,

Christine M. Tookey, Secretary

MEMORANDUM

October 15, 2024

TO: San Juan County Regional Planning Commission

FR: William A. Tookey

RE: Vacation Rental Application

Blake Campbell has submitted a Vacation Rental Application for 66 Mill Creek Dr. The property is currently owned by Diane Campbell, Lime Creek Properties LLC. Blake Campbell has received authorization from Lime Creek Properties LLC to operate a vacation rental at 66 Mill Creek Dr. The property is located in the Rural Residential Zone.

In addition to all other requirements of the San Juan County Zoning and Land Use Code the applicant must agree to the following conditions of approval:

1. Adequate emergency communications are provided.
2. That dedicated off-street parking is provided at all times to all guests.
3. The vacation rental is safely accessible year-round for the occupants and to emergency services as well.
4. The property shall have a valid Colorado Department of Revenue Sales Tax License for the collection of sales tax and lodging tax.
5. The operator of the vacation rental agrees to permit the County to inspect the premises to allow for verification that the operation is in compliance with all applicable County, State and Federal Regulations.
6. The operator of the vacation rental agrees to make available to the County access to records of all vacation rentals including registration information regarding guests and all financial records pertaining to the vacation rental for the purpose of allowing the County to verify the holder's compliance with these requirements.

Should the Planning Commission recommend approval of this Vacation Rental application they should do so with the conditions as listed above along 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 the applicant will 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.
3. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards.

4. The failure to comply with these conditions shall be grounds for the revocation of this Vacation Rental.
5. Any other conditions that the Planning Commission deems necessary.

VACATION RENTAL APPLICATION

SAN JUAN COUNTY, COLORADO

Vacation Rental Address: 66 Mill Creek Dr

Property Legal Description: SE 1/4 of NW 1/4 Section 7 ex. 1.71A @ NW corner

Name of Applicant: Blake Campbell

Address of Applicant: 66 Mill Creek Dr
Durango CO 81301

Telephone: 808-492-0008

Email: USABlake@gmail.com

If owner and applicant are different:

Name of Owner: Digne Campbell, Lime Creek Properties

Address of Owner: 96 S 800 W
Lindon UT 84042

Telephone: 801-628-2888

Email: USADigne@gmail.com

Provide the following information:

Proof of Ownership

Attached

Proof of Insurance

Proof of Adequate Emergency Communications

Proof of a Colorado Department of Revenue Sales Tax License for the Collection of Sales Tax and Lodging Tax

Location of Dedicated Off-Street Parking

Property Manager's Name, Address, Telephone, Email

Narrative of the vacation rental operation and procedures

Signature of Applicant *[Signature]*

Date 10/10/23

Application Fee: \$300

Additional Information

Proof of Ownership: Attached

Proof of Insurance: Attached

Proof of Adequate Emergency Communications: Cellular service is reliable for all carriers at the property, and a current Starlink statement is attached.

Proof of a Colorado Sales Tax License: Attached

Location of Dedicated Off-Street Parking: In front of home.

Property Manager's Name, Address, Telephone, Email:

Blake Campbell, on-site (66 Mill Creek Dr) 808-492-0008, usablake@gmail.com

Narrative of the vacation rental operation and procedures:

The host (Blake) has 6 years of AirBNB experience with many hundreds of guests safely and happily accommodated. Average rating is 4.99 over hundreds of stays.

Rental will be available year round. Roads, walkways, porches, and decks will be maintained clear of snow and ice.

Safety and sanitation are crucial to a high guest experience and subsequent rating.

A listing with thorough description and accurate pictures will be made for AirBNB. Any deficiencies which may negatively affect expectations or satisfaction are clearly outlined.

Guests will book and pay through that platform. Prior to booking, any prospective guests can ask questions and get clarification.

Guests with confirmed reservations are messaged through the AirBNB app or by text with instructions on finding the location and invited to ask questions about the place or the area.

Final instructions and how to access the property are sent within 24 hours of the reservation check-in times.

Guests are welcome to contact the host at any time, and will have instructions on how to contact the host for urgent matters between the hours of 10pm and 8am.

Check-out instructions are sent to guests the night before their check-out day. These usually are just a clarification that the guests are not expected to do anything, and that *the cleaning crew* will take care of stripping the beds, doing laundry, sweeping/ vacuuming, and doing dishes.

After the guest leaves, the cleaning crew (usually Blake or family) turn over the unit for the next guests. We have a very high standard for our AirBNBs. For example, the toilets must be spotless, and there should not be any hairs or fingerprints left anywhere. Standard procedures include; changing all bed linens, changing all towels and rags, cleaning microwave and fridge, emptying trash, sweeping, vacuuming, cleaning or replacing any rugs, dishes cleaned and dried, making sure the bathroom is spotless (including shower and drain, sink, toilet, mirrors, rugs, floors, etc.), and restocking any supplies.

QUIT CLAIM DEED

RECORDER'S STAMP

THIS DEED, Made this day of June 14, 2001
between CFA Family Limited Partnership
66 Millcreek Drive

STATE DOCUMENTARY FEE
DATE 6/14/01
\$ none

of the County of San Juan and State of
Colorado, of the first part, and Limecreek Properties LLC

whose legal address is 66 Millcreek Drive, Durango Co 81301
of the County of San Juan and State of Colorado, of the second part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of
ten dollars and other good and valuable consideration

to the said part(ies) of the first part in hand paid by the said part(ies) of the second part, the receipt whereof is here-
by confessed and acknowledged, has raised, released, sold conveyed and QUIT CLAIMED, and by these presents do(es) remise,
release, sell, convey and QUIT CLAIM unto the said part(ies) of the second part, (their) heirs, successors and assigns,
forever, all the right, title, interest, claim and demand which is said part(ies) of the first part ha(c) in and to the
following described lot or parcel of land situate, lying and being in the County of San Juan
and State of Colorado, to wit:

SE 1/4 of NW 1/4 section 7 CX. 1.71 ACRES AT NW
CORNER TO MILL CREEK PROP. TRACT 38 TOWNSHIP 39
North, Range 8 West N.M.P.M.

also known as street and number 66 Millcreek Drive, Durango Co 81301

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or
in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part(ies)
of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part(ies) of the second
part, (their) heirs and assigns forever.

IN WITNESS WHEREOF, The said part(ies) of the first part ha(c) hereunto set their hand and seal the day and
year first above written.

Signed, Sealed and Delivered in the Presence of

Beverly Holmer

Diane L. Campbell (SEAL)

General Partner (SEAL)

San Juan
STATE OF COLORADO
County of

my commission Expires 5/18/04

The foregoing instrument was acknowledged before me this day of 14th of June, 2001



QUIT CLAIM DEED

THIS DEED, Made this 25th day of September, 19 90
between GIDEON MURRAY, as Partner in MILL CREEK
PROPERTIES, a Colorado Partnership

of ~~the~~ Loveland County of LARIMER and State of
Colorado, grantor(s), and C.F.A. FAMILY LIMITED PARTNERSHIP

whose legal address is 4665 East Cactus Road

of the Phoenix County of MARICOPA ARIZONA
and State of ~~Colorado~~, grantee(s).

WITNESSETH, That the grantor(s), for and in consideration of the sum of
TEN and 00/100ths ----- DOLLARS
the receipt and sufficiency of which is hereby acknowledged, ha s remised, released, sold, conveyed and QUIT CLAIMED, and by
these presents do es remise, release, sell, convey and QUIT CLAIM unto the grantee(s), their heirs, successors and assigns,
forever, all the right, title, interest, claim and demand which the grantor(s) ha s in and to the real property, together with
improvements, if any, situate, lying and being in the County of San Juan and State of
Colorado, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Notary Seal
DATE Nov 13, 1990
[Signature]

as specifically set forth on Exhibit "A"
TOGETHER WITH ALL MINERAL RIGHTS (IF ANY), WATER RIGHTS, RIGHTS OF WAY
AND ACCESS RIGHTS APPURTENANT THEREOF.

~~RECORDING INFORMATION~~

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in
anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to
the only proper use, benefit and behoof of the grantee(s), their heirs and assigns forever.

IN WITNESS WHEREOF, The grantor(s) ha s executed this deed on the date set forth above.

Gideon Murray
Gideon Murray, as Partner in Mill Creek
Properties, a Colorado Partnership

STATE OF ~~colorado~~ REPUBLIC OF FRANCE, CITY OF PARIS
EMBASSY OF THE UNITED STATES OF AMERICA | SS
County of

The foregoing instrument was acknowledged before me this 3rd day of October, 1990,
by Gideon MURRAY —

My commission expires . 19 . Witness my hand and official seal.

[Signature]
Notary Public
Hope Gottlieb
Vice Consul
[Seal]

*If in Denver, insert "City and."

Diane Campbell

66 Mill Creek Dr
Durango, CO 81301
(801)-628-2888
usadiane@gmail.com

2th Oct, 2024

San Juan County

1360 Greene Street
P.O. Box 250
Silverton, CO 81433

Dear San Juan County,

Blake Campbell has my full permission and cooperation to operate a short term rental on my property at 66 Mill Creek Dr, Durango, CO. I own the 38.27 acres in a trust and through Limecreek Properties, LLC. They will keep me informed of the process and I am available to confirm and clarify this permission.

Sincerely,



Diane Campbell
Limecreek Properties LLC



State Farm Fire and Casualty Company

Homeowners Rate Quote



Prepared date: October 11, 2023

Prepared for

CAMPBELL, BLAKE B & DIANE
96 S 800 W
LINDON, UT 84042-1868

Phone: (801) 628-2888 (Home)

State Farm agent

Wendy Most

Wendy Most Insurance Agcy Inc
1854 Main Ave
Durango, CO 81301-5036
Phone: (970)259-2550

Property location

66 MILL CREEK RD
DURANGO, CO 81301-8711

Property details

Quote effective date: 12/10/2023
Year built: 1993
Subzone: 99
Territory Zone: 28
Construction: Masonry
Num Families: 1

Rate IV: 107%

Quote description: 100% Replacement Cost

Quote results	Limit	Premium
Coverages		
Dwelling (Coverage A)	540,000	1,604.00
Increased Dwelling - Option ID	108,000	
Dwelling Extension	54,000	
Personal Property (Coverage B)	405,000	
Personal Liability (Coverage L) each occurrence	300,000	
Medical Payments (Coverage M) each occurrence	5,000	9.00
Credit Card / Bank Card and Forgery	1,000	
Damage to Property of Others (Each Occurrence)	1,000	
Loss of Use (Actual Loss Sustained)		
Loss Settlement Provision		
Loss Settlement Option - Dwelling	A1 - Replacement Cost - Similar Construction	
Loss Settlement Option - Personal Property	B1 - Limited Replacement Cost	
Deductibles		
Policy deductible	1% 5,400	
Charges / Credits		
Claim Record		(144.00)
Seasonal dwelling		63.00

Quote results	Limit	Premium
CO Disaster Mitigation		2.00
Policy Options and Endorsements		
Jewelry and Furs	1,500 / 2,500 Option JF	10.00
Silver / Goldware Theft - Option SG	2,500 included	
Business Property - Option BP	1,500 included	
Building Ordinance or Law - Option OL (% of Coverage A)	10% 54,000	
Firearms - Option FA	2,500 included	
Back-Up Sewer/Drain - Dwelling/Contents, 10% of Dwelling	10% 54,000	23.00
Cyber Event, Identity Restoration, and Fraud Loss Coverage		25.00
Fire Department Service Charge Increased Limits	500 included	
Home Rental		64.00
Home Systems Protection	50,000	99.00
Service Line Coverage	10,000	66.00
Total annual premium		1,821.00
Monthly premium		151.75

This example of available coverages and limits is not a contract, binder, or recommendation of coverage. This quote assumes you insure for 100% of the estimated replacement cost of your home. Higher limits are available at a higher premium. Coverage is available in a lesser amount, subject to restrictions and limitations. If information used for rating changes or different rates are effective at the time of policy issuance, this rate quote may be revised. All coverages are subject to the terms and conditions contained in the policy and endorsements. You must choose your limits and coverages.



Declaration

Named Covered Individual(s):
 Diane Campbell
 Lime Creek Properties LLC
 96 S 800 W
 Lindon, UT 84042
 801-628-2888

LOCATION OF PROPERTY:
 66 Mill Creek Dr
 Durango, CO 81301
 San Juan County
Effective Dates:
 May 1, 2024 - April 30, 2025

Policy
 2023-1001-6-6807
Renewed
 April 30, 2024
Term
 12 Months

Coverage	Limits	Amount
Section 1 - Homeowners		
Dwelling - (Replacement Cost)	\$350,000	
Other Structures	\$50,000	
Personal Property - (Replacement Cost)	\$95,000	-----
Loss of Use	\$20,000	
Section 2 - Liability		
Personal Liability	\$250,000	<i>Policy Costs Redacted For Declaration Page</i>
Medical	\$20,000	
Section 3 - Additional Coverage		
- Short Term Rental/Vacation Rental Endorsements		
Dwelling and Property Loss From Rental Operations	\$500,000	-----
Loss of Rental Income	\$50,000	
Liability	Limited (See terms)	
		Total: -----

THIS COVERAGE IS SUBJECT TO TERMS AND CONDITIONS OUTLINED IN YOUR POLICY AGREEMENT.

STARLINK

Attn: Blake Campbell
Mill Creek Dr
San Juan County, CO 81301

Invoice

INV-USA-28989220-82739-98

Invoice Date: Sunday, September 15, 2024
Payment Due Date: Sunday, September 15, 2024
Customer Account: ACC-100260-38193-50

Product Description	Qty	Amount
Residential Starlink Subscription (Sunday, September 15, 2024 - Tuesday, October 15, 2024)	1	USD 120.00
Total Tax		USD 0.00
Total Charges		USD 120.00
Payment		USD 120.00
Total Due		USD 0.00

Please contact Customer Support if there are issues with your invoice.

If payment for services are not received by Wednesday, October 9, 2024, your service will be suspended until payment is made.

Space Exploration Technologies Corp.
1 Rocket Road
Hawthorne, California 90250

Starlink is a division of SpaceX. Visit us at [spacex.com](https://www.spacex.com)

Instructions: Please print this document for your records.

MyBizColorado

COLORADO DEPT OF REVENUE

Thank you for registering with the Colorado Department of Revenue!
Your electronic application has been received.
You will receive your Sales Tax License and/or Wage Withholding information in the mail in the next 10 business days.

You may use this receipt as a temporary Sales Tax License in the interim.

Filing Information

Your filing information is as follows

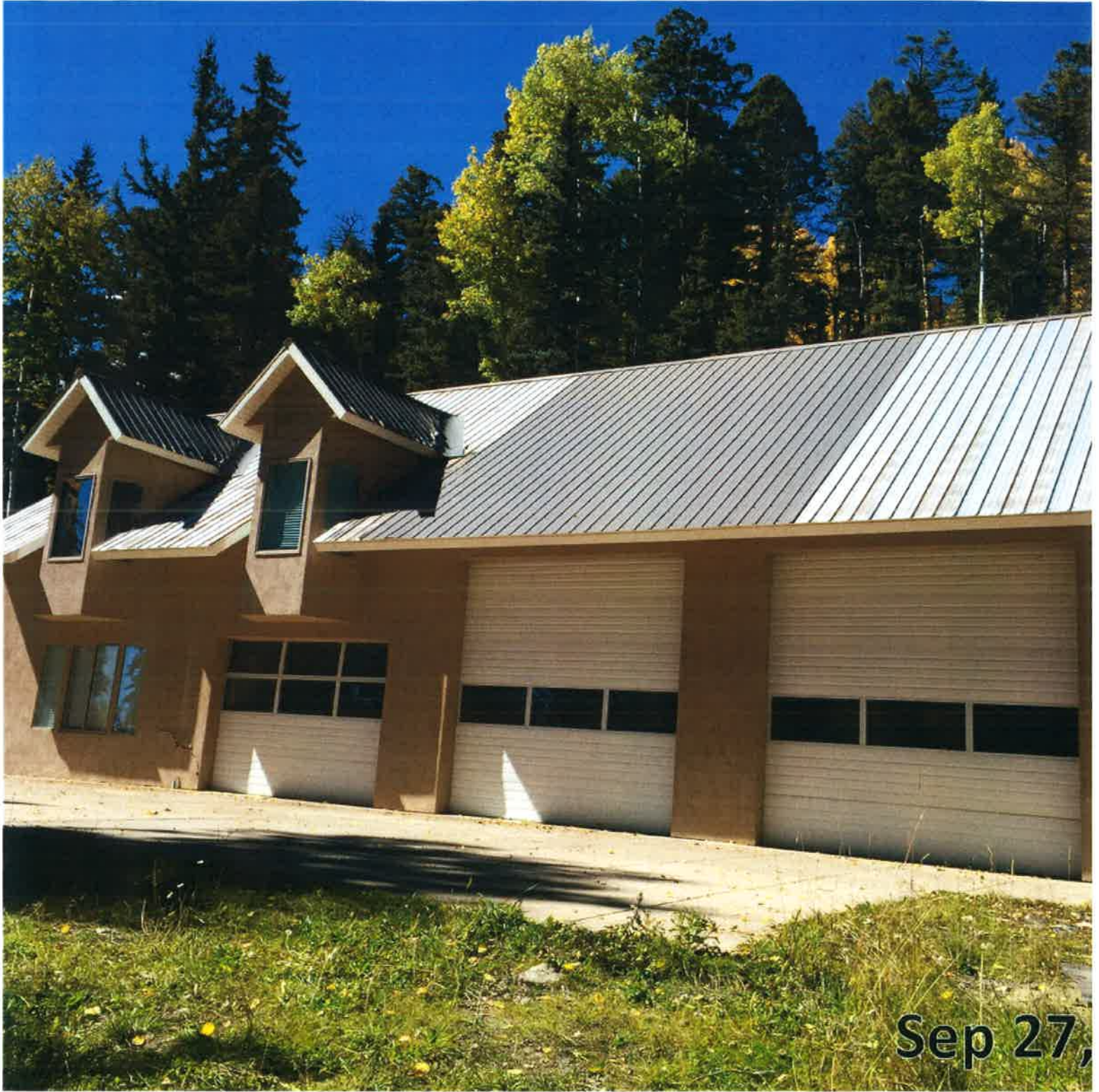
Date: 10/9/23
Name: Blake Campbell
Address: 66 Mill Creek Dr\nDurango, Colorado 81301

Sales Tax Account Number: 95942204
Sales Tax Filing Frequency: Quarterly (Under \$300 in taxes/mor
Wage Withholding Account Number: N/A
Wage Withholding Filing Frequency: N/A

Websites

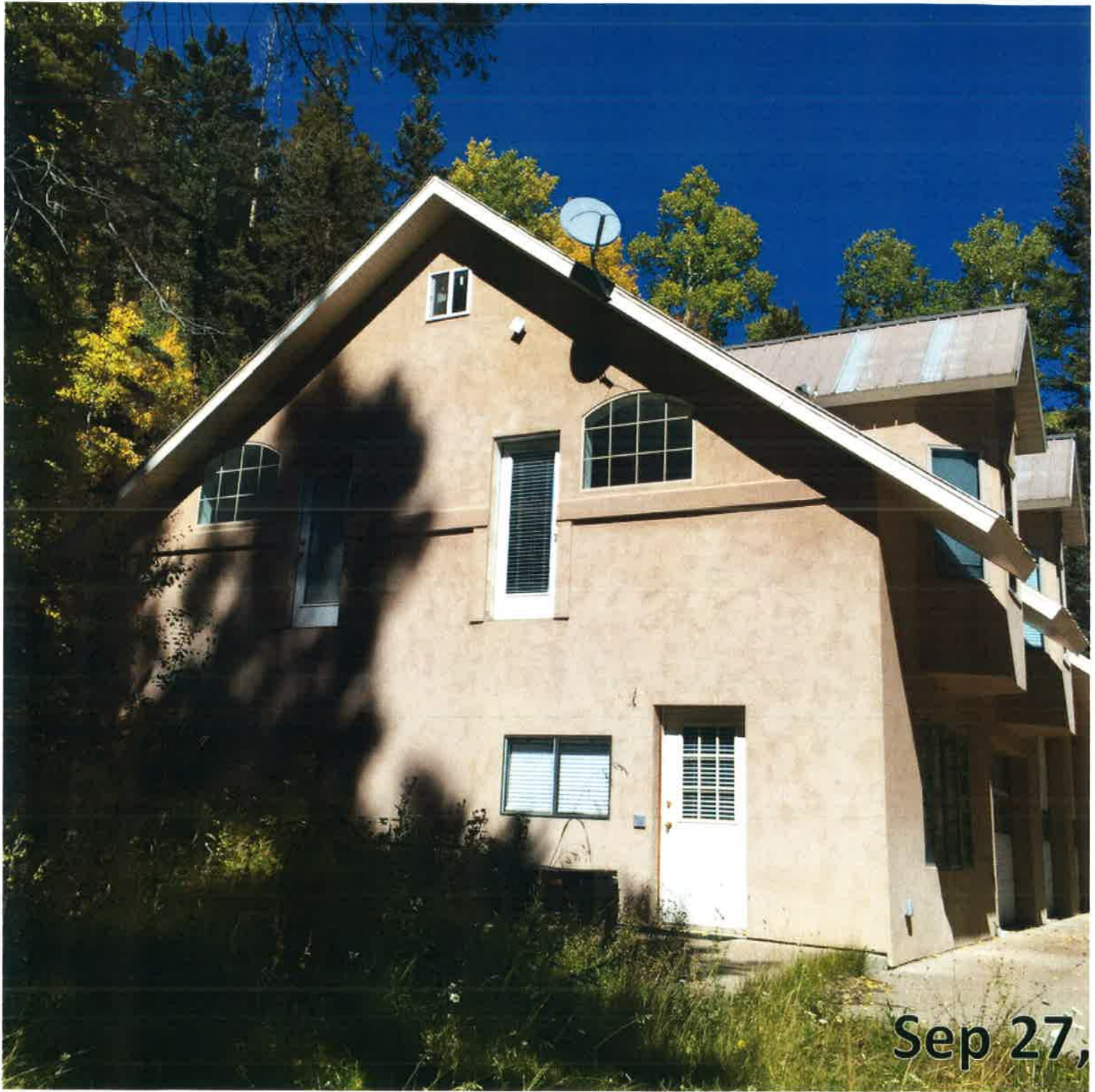
State of Colorado: www.colorado.gov
Colorado Department of Revenue: www.colorado.gov/revenue
Colorado Department of Revenue Online Customer Support Site:
revenuestateco.custhelp.com
File and pay your sales tax online: www.colorado.gov/RevenueOnline
Register to pay by EFT: www.colorado.gov/revenue/eft

Please wait 2-3 business days while we validate your registration before attempting to access your account in Revenue Online. You will receive your license(s) in the mail within 10 business days. If you do not already have access to Revenue Online, you may use information from that letter to sign-up.

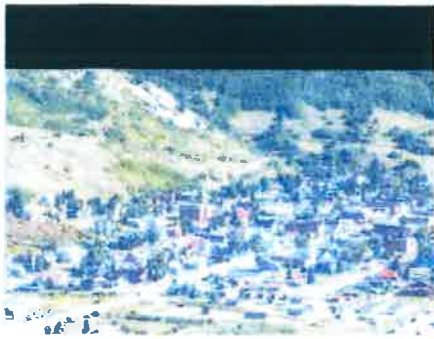




Sep 27,



Sep 27,



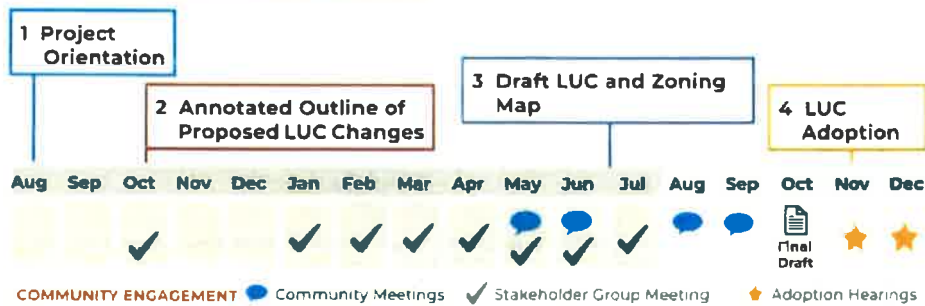
General Overview

The Town of Silvertown is updating its dated Land Use Code (LUC). The LUC is the set of regulations that guide how development should occur in the community. It is also one of the primary tools used to implement strategies and action items from the Compass Master Plan. The project is being managed by a team comprised of the Town Administrator, Town staff from the Planning Department and Community Planning Strategies (CPS), and support from the consultant team from Clarion Associates and Urban Rural Continuum (URC).

The key goals of the project are to:

- Update the Town's regulations to better reflect and align with the vision for the future of the Silvertown community established in the Compass Master Plan;
- Create more predictable development outcomes by simplifying and clarifying development standards and procedures;
- Consolidate multiple chapters of the Silvertown Municipal Code (Chapter 15, Annexation; Chapter 16, Zoning; and Chapter 17, Subdivision) to establish a more clear and consistent structure; and
- Make the LUC more user-friendly and easier to understand.

Project Timeline



? **What is zoning?** Zoning establishes the legal framework for what can be built, what types of buildings can be constructed, and what types of businesses and activities can happen on a property in Silvertown. Zoning promotes the responsible and sustainable development and redevelopment of the land within the Town in accordance with long-range planning efforts.

? **What is subdivision?** Subdivision is the division of land into two or more lots. Subdivision standards guide future growth and development in the town, ensure that the necessary services and facilities are available, and mitigate potential effects of natural hazards and other site conditions.

? **What kind of regulations are included in the LUC?** The Land Use Code includes regulations related to three general topics: zoning districts and uses, development standards, and administration and procedures. These topics are described in more detail on the back side of this page.



SILVERTON LAND USE CODE

Moving the Compass Plan into Action



How to Read the Land Use Code

Curious about...

Find it in..



The basic rules for how tall, how big, and how dense a development can be?

Article 2: Zoning Districts
Reference Summary of Zoning District Dimensional Standards in Section 15-2-50(a)



What uses are permitted on the property?

Article 3 Use Standards



The information about how a development should look?

Article 6 Development Standards
Article 7 Signs



Design of new subdivisions?

Article 4 Subdivision Design and Improvement



How the City protects environmentally sensitive areas?

Article 5 Environmentally Sensitive Lands



Standards required for exterior lighting to become a certified Dark Sky Community?

Section 15-6-40: Outdoor Lighting



The process or application required for specific development and if a public hearing is required?

Article 8: Administration and Procedures



FOR MORE INFORMATION:

Learn more at [www.silvertonlandusecode.com](#). Be sure to sign up to receive e-mail updates about the project.





LET'S TALK DESIGN

TOWNWIDE STANDARDS

What is the intent of the standards? These standards are intended to ensure that development throughout Town continues to provide a desirable and functional environment and is designed and constructed in a manner that is suitable to Silverton's climate.

Where will the standards apply? The proposed standards will apply to most new development and redevelopment throughout Town. Some standards, such as residential accessory storage, are not required for single-unit and duplex dwellings and other standards, such as on-site snow storage, are only required for Site Plan Review or Special Use Permit applications. Similarly, the small lot development bulk plane standards only apply to lots less than 5,000 square feet in area.



- **Roofs, Eaves, and Parapets:** Roofs, eaves, and parapets must be designed to withstand mountain climate using appropriate pitch, drainage, R-value, and materials.
- **Climactic Conditions:** Local climatic conditions shall be considered when designing the orientation of new buildings. Adequate solar access shall be considered when planning outdoor spaces, with shade and relief from glare provided by landscaping and overhead structures.
- **Reflective Materials:** No glare-producing material including, but not limited to, unpainted metal or reflective glass, shall be used on the exterior of structures.
- **Snow Storage and Shedding:** 10 percent of the impervious surface on the lot shall be provided for the removal, management, and storage of snow removed from pedestrian and vehicular ways. Adequate drainage shall be provided for the snow storage area to accommodate snowmelt and to ensure it does not drain onto adjacent property. Sites and structures shall be designed so that snow does not shed across the property line onto an adjacent property. Snow shall not be allowed to shed freely into building entrances and any roof that may shed snow onto walkways and entries shall include rooftop snow retention techniques including snow guards and/or snow fences.
- **Refuse Containers:** Dumpsters and refuse containers shall be animal resistant. Enclosures shall be located to minimize view and odors from public locations at the primary street frontage and neighboring properties.
- **Mechanical:** Underground utility connection is required unless otherwise provided by the Building Official. Risers, utility meters, panel boxes, or similar, are encouraged to be covered with the same or compatible material as the siding material where the connection meets the building.
- **Residential Accessory Storage:** Bulk storage areas for materials such as tools, bicycles, or ski equipment shall be provided and designed as an integral part of the project whether within the principal building or in a detached accessory structure.
- **Small Lot Development Bulk Plane:** The buildable area of the lot is limited by a bulk plane that extends up 12 feet from all four lot lines and angles in at forty-five-degree angles from the side lot lines until it reaches the maximum building height in the zoning district or intersects with the plane that is created by the lot line on the opposite side of the lot. This requirement is intended to limit the overall massing and scale of infill development on small lots.





LET'S TALK DESIGN

GREENE STREET STANDARDS

What is the intent of the standards? These standards are intended to replace the current Architectural Review Overlay District which requires all development within the boundary (see right) to be reviewed by the Historic Review Committee to preserve the historic character of Silverton and the Town's designation as a National Historic Landmark.

Where will the standards apply? The proposed standards will apply to any new development or redevelopment on any lot adjacent to Greene Street outside of the Historic District. These standards are in addition to the Townwide standards.



- **Building Orientation:** Primary entrance must be visible and accessible from street
- **Building Mass and Form:** Building must include massing variation using multiple elements such as window variations, roof form variations, balconies, and overhangs.
- **Building Materials:** Building materials must preserve or complement exterior building materials characteristic of the Town's history
- **Roof Form:** Roofs should be similar in scale to those used historically on comparable buildings. For new residential structures or new nonresidential structures designed to appear like a residential structure, the minimum roof pitch is 8:12. Bowed or curved roof forms are prohibited
- **Parking:** If on-site parking is provided, parking should be located to the side or rear of the primary structure



WE WANT TO HEAR FROM YOU!

- **Are there certain areas of Town outside of the Historic District that should require stricter design standards?**
- **Should any of the Townwide standards be limited to only certain areas of Town or certain development types (e.g. nonresidential or multi-unit)?**
- **Are there any other design standards you would like to see applied to all or certain types of development?**

TAKE THE LAND USE CODE SURVEY!





LET'S TALK HOUSING

RESIDENTIAL USE ALLOWANCES

The updated Land Use Code proposes expanding residential use types across Town in order to implement the Compass Master Plan's goal to "expand housing choices, opportunities and affordability for our community."

Certain residential use types are required to meet additional standards regardless of whether a Special Use review is required. This includes limitations on number of units in the R-1 district, site layout and design requirements for cottage court dwellings and manufactured/tiny home parks, and building layout requirements for live/work dwellings

Use Table							
P = Permitted S = Special Use							
Current Zoning Districts	R-1, R-1-A	R-2	New	B-P	B-A	E-D	P
Proposed Zoning Districts	R-1	R-2	MU-1	MU-2	C-1	C-2	P
Residential							
Household Living							
Dwelling, Single-Unit Detached	P	P	P				
Dwelling, Single-Unit Attached (Townhome)	P	P	P				
Dwelling, Duplex	P	P	P	P			
Dwelling, Triplex or Fourplex		P	P	P			
Dwelling, Cottage Court		P	P				
Dwelling, Multiunit		P	P	P	P		
Dwelling, Live/Work			P		P	P	
Manufactured or Tiny Home Park		S	S				
Group Living							
Continuing Care Facility		S	P				
Group Home	P	P	P	S			
Accessory							
Accessory Dwelling Unit	P	P	P	P	P	P	

DIMENSIONAL REQUIREMENTS



Updates to the dimensional standards that provide more flexibility for a variety of housing types include reducing the minimum lot area required to build in the R-1 and R-2 districts, adding a maximum lot area in the R-1 district, reducing setbacks for small lot (also known as "single-lot") development, and a 5-foot increase in building height in all districts except R-1

Zoning Districts Dimensional Standards Summary							
Current Zoning Districts	R-1-A, R-1	R-2	New	B-P	B-A	E-D	P
Proposed Zoning Districts	R-1	R-2	MU-1	MU-2	C-1	C-2	P
Lot Area, Min. SF (1)	5,000	2,500					
Lot Area, Max. SF	10,000						
Lot Width, Min. FT	50	25	25	25	50	50	50
Setbacks, Min. FT							
Lots < 5,000 SF							
Front	N/A	5	5	10	5	5	5
Side (2)	N/A	5	5	10	5	5	5
Street Side	N/A	5	5	5	5	5	5
Rear	N/A	5	5	5	5	5	5
Lots > 5,000 SF							
Front	5	5	5	10	5	5	5
Side (2)	5	5	5	10	5	5	5
Street Side	5	5	5	5	5	5	5
Rear	5	5	5	5	5	5	5
Building Height, Max. FT	30	35	35	45	35	35	30 FT

Notes:
 (1) Lot area includes all lots.
 (2) Side setbacks apply to all lots.
 (3) Street side setbacks apply to all lots.
 (4) Rear setbacks apply to all lots.



LET'S TALK HOUSING

THE COMPASS MASTER PLAN SAYS...

The Town and most community members have expressed the desire to prevent large single-family homes (i.e., a maximum footprint and maximum lot size).

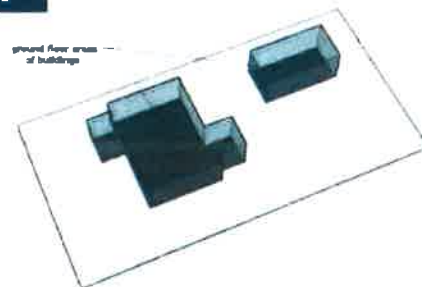


The project team has explored a variety of approaches to limiting the size of single-unit dwellings including total square footage limitations and maximum floor area ratio (included in the draft currently on the project website). Based on discussion with the staff, Stakeholder Group, and community members, the project team is moving away from floor area ratio and focusing on establishing a maximum building footprint limitation for single-unit dwellings and duplex structures.

MAXIMUM BUILDING FOOTPRINT

Building Footprint: The total gross area of the ground level footprint of a building measured to the exterior faces of the building, including any enclosed projection as well as porches, decks, and balconies (includes accessory structures).

The image below describes the existing building footprints of single-unit dwellings on an existing block in Silverton.



The project team is considering setting the maximum building footprint for single-unit detached and duplex dwellings in the R-1 district at 3,000 square feet. The photo on the right displays an existing example of a single-unit dwelling with a 3,000 square foot building footprint for reference.

? Is 3,000 square feet the appropriate maximum building footprint limitation for single-unit and duplex dwellings in the R-1 district?



LET'S TALK HOUSING

HOUSING TYPES

SINGLE-UNIT



DUPLEX



3 OR 4- PLEX



ATTACHED



MULTI-UNIT



LIVE-WORK



COTTAGE COURT



TINY HOME PARK



ADU



WE WANT TO HEAR FROM YOU!

- Is establishing a maximum lot size of 10,000 square feet in the R-1 district sufficient to achieving the Compass Master Plan goal to “prevent large single family homes”?
- What are your concerns, if any, with allowing duplexes in the R-1 (current R-1 and R-1A) district?
- What feedback do you have about the proposed residential use allowances throughout Town?

TAKE THE LAND USE CODE SURVEY!





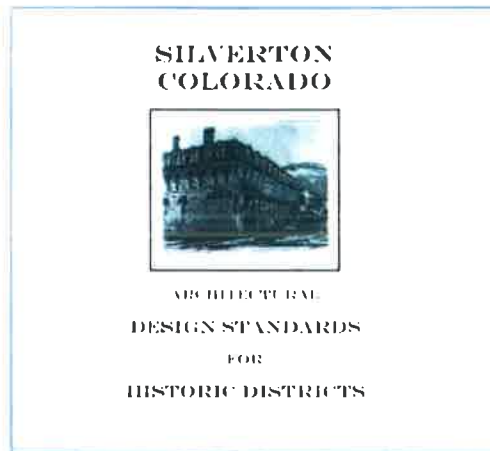
LET'S TALK HISTORIC PRESERVATION

CERTIFIED LOCAL GOVERNMENT PROGRAM

What is a Certified Local Government (CLG)? Certified Local Governments are counties or municipalities that have been endorsed by the State Historic Preservation Office (History Colorado) and the National Park Service to participate in the national preservation program while maintaining standards consistent with the National Historic Preservation Act and the Secretary of the Interior's Standards for Archaeology and Historic Preservation.

What are the benefits?

- Access to grant funds available only to CLGs
- Technical support from the State Historic Preservation Office (SHPO) and the National Park Service
- Access to training opportunities and informational resources
- Local designation qualifies property owners for the 20 percent State Historic Preservation Tax Credit and provides access to the State Historical Fund preservation grant program



How does the Land Use Code address historic preservation and CLG requirements?

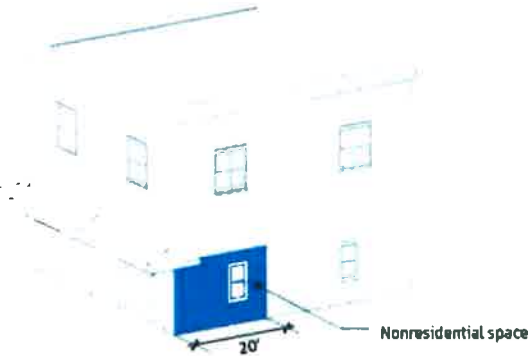
CURRENT CODE	PROPOSED CODE
Historic District Overlay	<ul style="list-style-type: none"> • Boundaries remain the same • New procedure to add/remove properties • Will be the Town's local historic register • Minor review = administrative decision • Major review = HRC decision
Architectural Overlay District	Removed and replaced with design standards for Greene Street, excluding the area within the Historic District Overlay
Historic Review Committee	Minor modifications for clarity and consistency
Builder's Handbook	Replaced with the Secretary of the Interior's Standards for the Treatment of Historic Properties
General	<ul style="list-style-type: none"> • Minor review = administrative decision • Major review = HRC decision



LET'S TALK HISTORIC PRESERVATION

HISTORIC DISTRICT OVERLAY STANDARDS

- **Compliance with Secretary of the Interior's Standards for Rehabilitation**
- **Preapplication Meeting with Building Official**
- **Mixed-Use Required**
 - Carried forward mixed-use requirement, but clarified that residential uses can be in the rear of the building and defined active principal nonresidential use: "land use that tends to have or encourage interaction between the use and pedestrians on a street, including entering and exiting the use, and viewing activity and/or merchandise inside the use from a street."
- **Build-to Line (Distance from Property Line)**
- **Façade Treatments**
 - Increased façade articulation requirement from 25 feet to 50 feet
- **Architectural Projections**
- **Blank Walls**
 - Changed blank wall prohibitions language from "where publicly viewable and compliant with adopted building codes" to "on any street frontage" for clarity
- **Architectural Elements**
 - Changed language related to architectural details from "elements that should be consistent" to "elements that may be reviewed to establish consistency"
- **Entries, Windows, and Screening**
 - Added requirement that entries be design to protect from falling snow
 - Added ability for Town Administrator or HRC to approve alternative design for first floor entry and window requirements



***See Sections 15-2-80(a), 15-8-40(d) and 15-8-40(e) of the Full Draft to read the full Historic District Overlay regulations and procedures.**

NEXT STEPS...

After the Town has successfully obtained the CLG certification, the Town will explore using funds available through the program to perform a Historic Resources Survey in which a trained profession systematically identifies, records, and evaluates historic properties to determine periods of significance and associated architectural styles.



SUMMARY OF KEY LUC UPDATES

ARTICLE 1: GENERAL PROVISIONS

- Clarifies the purpose and applicability of the Code
- Establishes how Code provisions relate to other state and federal laws and private agreements
- Establishes how prior approvals, violations, and pending applications are processed by the new Code

ARTICLE 2: ZONING DISTRICTS

- Carried forward P district
- Consolidated 2 districts (R-1 and R-1A) based on similar dimensional standards and use restrictions
- One new zoning district intended to be applied to zoning map to better support goals of Compass Master Plan
- Renamed other 4 districts to better reflect intent of district
- Decreased minimum lot area for current R-1, R-1A and R-2 and removed minimum lot area requirements for all other districts
- Decreased minimum front and side setbacks for lots less than 5,000 square feet
- Increased building height by 5 feet in all districts except the current R-1 and R-1A
- NOTE: the maximum floor area ratio proposed in the Full Draft will be replaced by a maximum building footprint in the Adoption Draft

ARTICLE 3: USE STANDARDS

- Organized all uses into one table
- Introduced and/or defined new residential uses: single-unit attached (townhome), duplex, triplex or fourplex, cottage court, live/work and manufactured or tiny home park
- Defined "Seasonal Recreational Vehicle Occupancy" and relocated standards from Chapter 7 of the Municipal Code that allow
 - Maintained qualified employee requirement (30 hours/week or 4 days a week)
 - Clarified recreational vehicles allowed on a vacant lot, but limited to three on one lot
- Consolidated similar use types: governmental and public facilities, community center, recreation and entertainment indoor/outdoor, and retail sales.
- Introduced new commercial and industrial uses: animal services, commercial greenhouse or nursery, artisan industrial, and recycling facilities.
- Introduced new accessory uses and associated standards: cottage industry, electric vehicle charging station, outdoor commercial/residential storage, propane tanks, and solar energy systems.
- Introduced temporary uses and associated standards: farmstand, farmers market, food truck, portable storage unit, portable waste trailers, temporary event or sales, and temporary outdoor dining



Use	1	2	3	4	5	6
Current Zoning Districts						
Proposed Zoning Districts						
Residential Living						
Commercial						
Industrial						
Community Center						
Recreation and Entertainment						
Retail Sales						
Animal Services						
Commercial Greenhouse or Nursery						
Artisan Industrial						
Recycling Facilities						
Cottage Industry						
Electric Vehicle Charging Station						
Outdoor Commercial/Residential Storage						
Propane Tanks						
Solar Energy Systems						
Farmstand						
Farmers Market						
Food Truck						
Portable Storage Unit						
Portable Waste Trailers						
Temporary Event or Sales						
Temporary Outdoor Dining						





SUMMARY OF KEY LUC UPDATES

ARTICLE 4: SUBDIVISION DESIGN AND IMPROVEMENT

- Clarified that standards apply to all new subdivision of land and includes design standards for: lots and blocks, streets, and utility easements
 - Required improvements include:
 - Water and Sewer Service Extensions
 - Storm Drainage System
 - Sanitary Sewerage System
 - Potable Water System
 - Fire Hydrants, Utilities, Street Lights
 - Railroad Signals, Arterial Roads, Street Improvements
- Decreased maximum block length from 1,500 feet to 600 feet
- Clarified permit requirements from County and CDOT for certain road access
- Replaced 10% public land dedication requirement based on value of gross land with simpler provision of land

ARTICLE 5: ENVIRONMENTALLY SENSITIVE LANDS

- Replace overlay districts with sets of standards and criteria to be met when development is proposed within hazard areas
- Establish separate procedures and applications for development impacted by hazards
- Keep hazard maps available for general reference
- **Avalanche Hazard**
 - Updated approach based on peer communities and best practices
 - Carrying forward current maps based on February 1998 study
 - High Hazard Red Zone = no new permanent residential or nonresidential occupied structures
 - Moderate Hazard Blue Zone:
 - Minor Avalanche Development Permit- single-unit dwellings, ADUs, parks and open space, accessory buildings, minor utilities, seasonal development, outdoor recreation
 - Major Avalanche Development Permit – all other structures including avalanche control structures
- **Flood Hazard**
 - Reorganized standards for user-friendliness
 - Aligned requirements with best practices
 - Flood hazard area separated into: Floodway and Flood Fringe
 - Flood hazard development permit required (administrative decision)
- **Slope Hazard**
 - Expanded and improved current standards
 - Applies to any development/subdivision on lots with an average slope of 25% or greater
 - Slopes 25-30%: engineering study required, building location limitations, erosion/grading standards, and street standards
 - Slopes > 30%: no new lots/development
 - Slope hazard development permit required (administrative review)
- **Geologic Hazard**
 - Includes landslide areas, rockfall areas, unstable slopes, etc.
 - Two-tier review process
 - Evaluation letter to determine if hazards exist, then mitigation study
- **Wildfire Hazard**
 - Study required for all subdivision/development in High Intensity wildfire risk excluding applications for single-unit dwellings. Single-unit dwellings shall follow Firewise planting techniques and materials to the maximum extent practicable
 - Referred and reviewed by Colorado State Forest Service



SUMMARY OF KEY LUC UPDATES

ARTICLE 6: SITE DEVELOPMENT STANDARDS

- **Mobility, Connectivity, and Parking**
 - Established minimum sidewalk and pedestrian walkway system requirements
 - Introduced basic vehicle off-street parking design standards including size of spaces and surfacing requirements
 - New minimum bicycle parking requirements for multi-unit (5+ units) dwellings and short- and long-term bicycle parking design standards
- **Landscaping and Screening**
 - Introduced state-required language related to the prohibition of nonfunctional turf, artificial turf, or invasive plan species beginning in 2026
 - Incorporated roof-mounted mechanical and utility equipment screening requirement
 - Clarified the maximum fence height at six feet
- **Site and Building Design Standards**
 - Changed the approach to site and building design standards to follow a "tiered" standard
 - Townwide
 - Historic District
 - Greene Street (replacing AROD)
 - **Townwide Design Standards**
 - Design Intent: Addition of the Design Intent statement a result of discussions with the Historic Review Committee about balancing adding excessive regulations with recognizing that the whole Town is recognized as a Historic Landmark. It is intended to be guidance, not requirements.
 - Roofs, Eaves, and Parapets
 - Climatic Conditions
 - Reflective Materials Prohibited
 - On-Site Snow Shedding and Storage
 - Refuse Containers
 - Mechanical
 - Residential Accessory Storage
 - Small Lot Development: New bulk plane limitation for small lots (< 5,000 square feet) Limits the building envelope in order to prevent infill structures that are inconsistent with the neighboring properties
 - **Greene Street (former AROD)**
 - Applies to all lots adjacent to Greene Street outside of the Historic District
 - Building orientation - primary entrance must face street
 - Building mass and form
 - Building materials - complement historic character
 - Roof form - residential structures require 8:12 pitch
 - Staff would be responsible for reviewing the design standards, but Code includes an option for staff to refer applications to the Historic Review Committee





SUMMARY OF KEY LUC UPDATES

ARTICLE 6: SITE DEVELOPMENT STANDARDS

- **Outdoor Lighting**
 - Drafted to comply with the minimum requirements for designation by DarkSky International, not just to be dark sky friendly
 - Requires fully shielded fixtures, restricts light spill, limits the temperature of lights (Kelvin), and establishes a lumen per acre limit
 - Regulates specialized outdoor lighting and includes some exemptions
 - Requires compliance of ALL outdoor lighting within 10 years
 - Requires lighting plan submission by a professional so staff can review compliance

ARTICLE 7: SIGNS

- Updated to address federal requirements related to content-neutrality
- Clarified measurements for building frontage, sign area, and freestanding sign height
- Consolidated all temporary sign regulations
- In Mixed-Use, Commercial and Public Districts, total sign area simplified to be 1.25 square feet per lineal foot of building frontage (tenant space for multi-tenant buildings)

ARTICLE 8: ADMINISTRATION AND PROCEDURES

- Consolidated and completed information about review and decision-making bodies: San Juan Regional Planning Commission, Board of Adjustment, and Historic Review Committee
- Added a summary table of all procedures, pre-application meeting requirements, notice requirement, and final decision-making body
- Continues with common review procedures that streamline all application types
- Any exceptions to the common procedures are listed in the specific procedure
- Moved many procedures to be decided administratively to simplify the process for all with public hearings required for more complex procedures where public process is important like subdivisions, variances, and rezonings

ARTICLE 9: NONCONFORMITIES

New regulations applicable to all nonconformities:

- *Nonconforming status* – use, lot, structure, or site feature in existence and lawfully constructed/operating when Code standards changed or annexation
- *Authority to continue*
- *Ordinary repair and maintenance* – minor repairs that do not increase nonconformity allowed
- *Discontinuance, abandonment and destruction* – determines at what point a nonconformity must be brought into compliance with current Code

ARTICLE 10: ENFORCEMENT AND PENALTIES

- New Article to describe how the Town enforces Code regulations, what is considered a violation, and the penalties/remedies available for the violation
- Includes the Building and Property Appearance and Maintenance section that prohibits buildings in all districts from being boarded up with flexibility for temporary winter protection

ARTICLE 11: DEFINITIONS AND MEASUREMENTS

- Clarified measurements for building footprint, height, lot area, lot coverage, lot width, and clear vision triangle
- Confirmed all use terms have a clear definition
- Aligned terminology and definition with other Town documents and policies (e.g., public works and housing)

