

SAN JUAN COUNTY, COLORADO
BOARD OF COMMISSIONERS MEETING AGENDA
October 8, 2025

CALL TO ORDER: 8:30 A.M.

OLD BUSINESS:

Consider Bills and Authorize Warrants
BOCC Regular Meeting Minutes for September 24, 2025

APPOINTMENTS:

8:40 A.M. - County Road Supervisor Rusty Melcher
10:00 A.M. - Public Hearing - Joy Global Underground Mining LLC
Improvement Permit Application for the Demolition of the Lead Carbonate Mill,
Lead Carbonate Mill Site USMS 20726
10:30 A.M. - Public Hearing - Cascade Meadows LLC Subdivision Application for the
Construction of up to 72 units on Tract A1 and B1 Cascade Village
11:00 A.M. - Lloyd and Ester Swartz
Public Hearing - Overland Estates Preliminary Subdivision Application

Lunch – Location to be determined

Site Visit Tailings Pond 1-3

CORRESPONDENCE:

NEW BUSINESS:

Treasure's Report
August Financial Report
Set Joint Town County Budget Meeting Mon, Oct 20th @5pm, Wed, Oct 22nd @5pm,
Tues, Oct 28th @5pm, Mon, Nov 3rd @5pm, or Tues, Nov 4th @5pm
Public Comment
Commissioner and Staff Reports

OTHER:

ADJOURN:

Times listed above are approximate.

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

Next Regular Meeting – 6:30 PM, Wednesday October 22, 2025

Join Zoom Meeting

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

By Telephone: Dial 1 669-900-6833 and enter the Webinar ID 92136473203 when prompted.

Meeting ID: 921 3647 3203

You Tube (live and recorded for later viewing, does not support public comment):

<https://www.youtube.com/@sanjuancountycolorado/streams>

SAN JUAN COUNTY BOARD OF COMMISSIONERS MET OCTOBER 8, 2025
AND THE FOLLOWING BILLS WERE APPROVED FOR PAYMENT,

ACH7	ALLIED BENEFIT SYS	MEDICAL INSURANCE	20964.77
26178	CITIZENS STATE BANK	AUGUST 25 FEDERAL TAXES WITHHEI	23692.28
26179	CITIZENS STATE BANK	AUGUST 25 STATE TAXES WITHHELD	3757.00
26180	GREAT WEST LIFE	JULY 25 GROUP RETIREMENT	6893.36
26181	VISA	COMMUNICATIONS BILL	1052.51
26182	SILVERTON ELECTRIC	HOSPITAL WORK	3258.40
26183	IDS	SEPT 25 TITLE-REG-CARDS	62.55
26184	CENTURY LINK	SHERIFFS BILL	353.21
26185	KEENEN'S PLUMBING	BOILER WORK	581.04
26186	KERI METZLER	REIMB BILLS (TRAINING)	462.38
26187	HUMANA INSURANCE	DENTAL-VISION-LIFE INSURANCE	1999.37
26188	CITIZENS STATE BANK	ANVIL PAYMENT	6770.33
26189	KATRINA TENNIS	DEEP CLEAN ANVIL APARTMENTS	656.25
26190	S & S LOCK SERVICE LLC	CHANGE HOSPITAL LOCKS	3450.00
DD	ABIGAIL H. ARMISTEAD	SHERIFF DEPUTY WAGES	3983.66
DD	ADAM D. CLIFTON	SHERIFF DEPUTY WAGES	4051.66
DD	AMIE R. GARDINER	SHERIFF-NURSE HELP WAGES	3127.25
DD	ANTHONY D. EDWARDS	COMMUNICATIONS WAGES	5140.81
DD	ARTHUR J. DONOVAN	EPD WAGES	4958.52
DD	AUSTIN LASHLEY	COMMISSIONERS WAGES	1750.57
DD	BRUCE T. CONRAD	SHERIFF WAGES	4350.99
DD	CHARLES A. LANIS	CLERK DEPUTY WAGES	3789.79
DD	DEANNA M. JARAMILLO	TREASURERS WAGES	3894.92
DD	GARY L. DAVIS	VETS OFFICER WAGES	1069.08
DD	JOHN A. JACOBS	SHERIFF DEPUTY WAGES	4070.85
DD	KERI METZLER	CORONER WAGES	1005.02
DD	KIMBERLY A. BUCK	ASSESSORS WAGES	3960.72
DD	KRISTINA L. RHOADES	SOCIAL SERVICE WAGES	3580.94
DD	LADONNAL. JARAMILLO	COUNTY CLERK WAGES	3978.01
DD	PETER C. MAISEL	COMMISSIONERS WAGES	2140.26
DD	REBECCA B. JOYCE	COUNTY NURSE WAGES	4125.95
DD	REBECCA J. RHOADES	CUSTODIAN WAGES	281.94
DD	SCOTT L. FETCHENHIER	COMMISSIONERS WAGES	21553.03
DD	STEPHEN W. LOWRANCE	UNDERSHERIFF WAGES	4458.67
DD	WILLIAM A. TOOKEY	ADMINISTRATOR WAGES	5890.63
26191	CITIZENS STATE BANK	SEPT FEDERAL TAXES WITHHELD	23738.04
26192	CITIZENS STATE BANK	SEPT STATE TAXES WITHHELD	3761.00
26193	GREAT WEST LIFE	AUGUST 25 GROUP RETIREMENT	6898.44
26194	CITIZENS STATE BANK	JULY H S A SAVINGS	3000.00
26195	GRAN FARNUM PRINTING	ELECTIONS BILL	876.00
26196	AFLAC	H S A PAYMENT	182.78
26197	TOWN OF SILVERTON	W/S THRU 08-31-25	4703.61
26198	VISA	BILLS	3773.77
26199	SAN MIGUEL POWER	BILLS	3914.31

26200 PETER C. MAISEL	REIMB SOC SEC -INSURANCE	1364.54
26201 LADONNAL. JARAMILLO	REIMB SOC SEC	348.96
26202 WILLIAM A. TOOKEY	REIMB SOC SEC	362.91
26203 SCOTT L. FETCHENHIER	REIMB SOC SEC	372.43
26204 VISA	SS -COMMUNICATIONS BILL	379.15
26205 IMAGE NET	SHERIFFS BILL	128.37
26206 BRUCE E. HARING MALPC	MENTAL HEALTH PROGRAM	5100.14
26207 LEE COPENGAHEN, MSW,LCSW	N THERAPY SESSON	200.00
26208 DAYNA KRANKER	NURSE ASSISTANT PAY	2560.00
26209 MARIAH REEVES APRICITY LTD	NURSE ASSISTANT PAY	1862.50
26210 MARIAH REEVES	REIMB MILEAGE & SUPPLIES	198.80
26211 CASSANDRA ROOF	SENIOR YOGA PAY	1820.00
26212 ROBERT ROOF, LPC	COMMUNITY COUNSELING PAY	900.00
26213 DENNIS R. GOLBRICHT	SEPT SERVICES	5525.00
26214 CENTURY LINK	SHERIFFS BILL	74.39
26215 CENTURY LINK	CUSTODIAN BILL ELEVATORS	104.06
26216 SILVERTON LP GAS	TANK FILL UP	3427.89
26217 ALSCO UNIFORMS	CUSTODIAN BILL	179.98
26218 JIM DONOVAN	REIMB TRAINING	289.86
26219 VERO	BILLS	972.14
26220 SILVERTON LEARNING CENTER	1 MONTH LODGING TAX	7500.00
26221 SILVERTON HARDWARE	SUPPLIES	197.42
26222 VERIZON	SHERIFFS BILL	113.01
26223 AMAZON CAPITAL SERVICES INC	ASSESSOR BILL	468.24
26224 SILVERTON FIRE AUTHORITY	TECHNICAL SERVICES	3946.50
26225 KEENAN'S PLUMBING	BOILER WORK	286.04
26226 SILVERTON AMBULANCE	MONTHLY PAYMENT	49133.33
26227 SILVERTON FIRE AUTHORITY	4TH QUARTER PAYMENT	14437.50
26228 MILOMEDIA	ACCESSIBILITY AUDIT & REPORT	4375.00
26229 CAPITAL BUSINESS SYSTEMS	BILL	51.50
26230 GARY L. DAVIS	REIMB MILEAGE	109.20
26231 DEANNE GALLEGOS	MARCH-JULT 25 BILLS	7866.00
26232 LA PLATA COUNTY DETENTION	JULY 25 JAIL BILL	312.00
26233 BLAIR AND ASSOCIATES PC	2024 AUDIT	15000.00
TOTAL GENERAL		345931.53

ROAD

7709	CITIZENS STAT BANK	AUG 25 FEDERAL TAXES WITHHELD	5726.24
7710	CITIZENS STAT BANK	AUG 25 STATE TAXES WITHHELD	886.00
7711	GREAT-WEST LIFE	AUG 25 GROUP RETIREMENT	805.74
7712	HUMANA INSURANCE CO	DENTAL-VISION-LIFE INSURANCE	328.73
7713	KOMATSU FINANCISL	BILL	41122.29
DD	DANIEL W. BECHTEL	ROAD OPERATOR WAGES	3805.39
DD	MICHAEL W. KRISNOW	ROAD FORMAN WAGES	3763.54
DD	RUSTY D. MELCHER	ROAD OVERSEER WAGES	4991.19
DD	WILLIAM T. MACDOUGALL	ROAD OPERATOR WAGES	2786.55
7714	JOHN DEERE FINANCIAL	JD GRDR PAYMENT	6848.38
7715	CITIZENS STAT BANK	SEPT 25 FEDERAL TAXES WITHHELD	5247.06
7716	CITIZENS STAT BANK	SEPT 25 STATE TAXES WITHHELD	801.00
7717	GREAT-WEST LIFE	SEPT 25 GROUP RETIREMENT	805.74
7718	CITIZENS STAT BANK	SEPT 25 H S A SAVINGS	500.00
ACH7	ALLIED BENEFIT SYS	MEDICAL INSURANCE	4675.97
7719	TOWN OF SILVERTON	W/S THRU 8-31-25	529.49
7720	VISA	BILL	1565.84
7721	POWER MOTIVE	BILL	128.26
7722	FOUR CORNERS WELDING	KOX-MAC BILL	139.50
7723	SILVERTON HARDWARE	SUPPLIES	165.94
7724	ALSCO	BILL	80.00
7725	SAN MIGUEL POWER	BILLS	201.28
	TOTAL ROAD		85904.13

TOURISM BOARD

1097	SANJUAN CO TOURISM BD	LODGING TAX	25000.00
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GENERAL	345931.53
ROAD	85622.85
TOURISM	25000.00

TOTAL ALL FUNDS

WERE ALLOWED SETTLEMENT IN FULL BY ORDER OF SAN JUAN COUNTY COMMISSIONERS.

AUSTIN LASHLEY, CHAIRMAN

SCOTT L. FETCHENHIER, COMMISSIONER

PETER C. MAISEL, COMMISSIONER

LADONNA L. JARAMILLO, CLERK

SAN JUAN COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING WEDNESDAY, SEPTEMBER 24, 2025
AT 6:30 P.M.

Call to Order: The meeting was called to order by Commissioner Lashley. Present were Commissioner Fetchenhier, Commissioner Pete Maisel and Administrator William Tookey. County Attorney Dennis Golbicht was present via Zoom.

Commissioner Maisel moved to approve the minutes of September 10, 2025, as presented. Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

The Public Hearing for the Improvement Permit Sketch Plan Application from Joel Stalo for a driveway extension located at 1301 County Road 2 was reconvened from September 10, 2025, meeting. Upon completion of the public hearing Commissioner Fetchenhier moved to approve a licensing agreement between San Juan County and Mr. Stalo for a period of 5 years at a fee of \$400/year. The agreement may be renewed annually after the initial 5-year term. The motion was conditional upon the County Attorney Dennis Golbicht modifying the language of the draft agreement. Commissioner Lashley seconded the motion. The motion passed with Commissioners Lashley and Fetchenhier voting yes and Commissioner Maisel abstaining.

Commissioner Fetchenhier moved to approve the consolidated Sketch, Preliminary and Final Plan of the Joel Stalo Improvement Permit Application with the conditions listed below. Commissioner Lashley seconded the motion. The motion passed with Commissioners Lashley and Fetchenhier voting yes and Commissioner Maisel abstaining.

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Genoa Lode Lot 1 and the MB Mill Site 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.
3. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.
4. That any improvements are not constructed on the identified wetlands. If construction of the wetlands are negatively impacted the applicant will be responsible for their restoration.
5. That a geotechnical study be performed on the MB Mill Site and that the driveway extension comply with the recommendations of that report.
6. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.

7. That the proposed improvements are identified on the surveyed plat of the property and staked on site by a Colorado Licensed Surveyor.
8. That the Land Use Administrator visits the site after the proposed improvements have been identified and staked on site and prior to the submittal of the Preliminary/Final Application.
9. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.
10. That the applicant indemnifies the County concerning any use of the driveway extension on the MB Mill Site.
11. That the construction of the driveway is in compliance with environmental health and safety standards.

Road and Bridge Supervisor Rusty Melcher was present to provide an update to the Commissioners.

San Juan Development Association Director Sarah Moore was present to provide an update to the Commissioners. SJDA has received more than \$25,000 in donations for the entryway signs to match the \$25,000 the County donated for the project. She also requested that the County fund \$1200 for the Arts Through the Season program. Commissioner Fetchenhier moved to approve \$1200 for the Arts Through the Season request. Commissioner Maisel seconded the motion. The motion passed unanimously.

The San Juan County Financial Statements and Independent Auditor's Report December 31, 2024 was presented to the Commissioners for their review. Commissioner Fetchenhier moved to accept the 2024 Audit as presented. Commissioner Maisel seconded the motion. The motion passed unanimously.

HD2 OPCO Inc. dba Silverton Mountain submitted a Retail Liquor License Renewal Application. Commissioner Fetchenhier moved to approve the application as submitted. Commissioner Maisel seconded the motion. The motion passed unanimously.

Columbine Roadhouse LLC submitted a Retail Liquor License Renewal Application. Commissioner Fetchenhier moved to approve the application as submitted. Commissioner Maisel seconded the motion. The motion passed unanimously.

A proposal for The Payroll Department to provide payroll processing was presented to the Commissioners. It was the recommendation of the County Clerk's Office to approve the proposal as submitted. Commissioner Maisel moved to approve The Payroll Department proposal. Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

The Sales Tax Report for September was presented to the Commissioners for their review.

The Treasurer's Report for August was presented to the Commissioners for their review.

It was the consensus of the Commissioners to designate Commissioner Lashley to the CCI Legislative Committee with Commissioner Maisel as the alternate.

Having no further business, the meeting was adjourned at 843 P.M.

Austin Lashley, Chairman

Ladonna L. Jaramillo, County Clerk

MEMORANDUM

October 8, 2025

TO: San Juan County Commissioners

FR: William A. Tookey

RE: Lead Carbonate Mill Claim USMS 20726

Joy Global Underground Mining LLC f/k/a Joy Manufacturing Company has submitted an Improvement Permit application for the demolition of the Lead Carbonate Mill structure. The property is located in Gladstone and will be accessed by Country Road 110.

The applicant plans to demolish the structure due to liability concerns.

Section 2 – 102 APPLICABILITY states that the demolition or dismantling of any structure requires a Use Permit or Improvement permit.

San Juan County Master Plan, Chapter 9 Vision states that:

Heritage. Thanks to the continued efforts to conserve historic sites, structures, and resources in town, the county, and in the backcountry, San Juan County and Silverton are national role models for preserving historic structures, landscapes, archives and icons. Goal HA-3 Support and promote the efforts of the San Juan County Historical Society and other entities and individuals to preserve historic/cultural resources

The property is currently owned by Joy Global Underground Mining, and the taxes are current.

The application fees have been paid.

The adjacent landowners have been notified via US Mail of the proposed Improvement Permit application. The list of adjacent property owners and copy of the letter are included.

The property is located in the **Mountain Zoning District and Historic Preservation Overlay District**. requires a minimum parcel or lot area of 5 acres with a setback of 20 feet from public lands and 30 feet from private property lines. The property is 9.43 acres. It appears that the improvements exceed the setback requirements.

The applicant has substantially met the requirements for application submittals as required by 3-102 Requirements for Uses and Improvements.

The proposed improvements should have minimal impact on the adjoining properties. Adjoining property owners have been notified and at this time I have not received any comments from them.

As reflected in the Master Plan, San Juan County has strongly supported the preservation of historic structures and our mining heritage. Recognizing that the remains of the building is in poor condition, it still provides a glimpse into the past.

While it may not be practical for the applicant to preserve the structure, they could explore strategies with the San Juan Historical Society for the stabilization and preservation of the structure. This could include grant funding and possibly donation of property to an organization that would be capable of preserving the structure.

The applicant could also preserve the history of the structure by contracting with a firm to provide a archaeological study and report on the site.

Additionally, the applicant could install signage with pictures and history of the Lead Carbonate.

Without historic restoration the structure will continue to deteriorate from natural weathering and vandalism that will probably result in a pile of rubble. It may be preferable to have the site cleaned up and the history documented.

The Planning Commission reviewed this application during their regular meeting of September 16, 2025, and it is their recommendation that the application be approved with the conditions listed below.

The Commissioners have the option to approve the application as submitted, approve with conditions, deny the application or to table the decision until additional information is provided.

Should the Commissioners choose to approve the application they should do so with the conditions as listed by the San Juan Regional Planning Commission:

1. All work on the Lead Carbonate Mill Sites 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.
2. That the applicant consults with the San Juan County Historical Society concerning possible alternatives to demolition.
3. That the applicant contract with an archeologist to provide and report to preserve the history of the structure.
4. That an archeologist is on site during the demolition and that any historic artifacts discovered during the demolition be donated to the Historical Society.
5. That the applicant installs an informational sign about the history of the Lead Carbonate Mill that is reviewed and approved by the Historical Society.

6. Any other conditions that the County Commissioners deem necessary.

Should the Commissioners deny the application they should do so on the grounds that it is located in the Historic Overlay District and that it is contrary to the San Juan County Master Plan.

PUBLIC HEARING

Notice is hereby given to the members of the general public that the San Juan County Colorado Board of County Commissioners will hold a Public Hearing at the San Juan County Courthouse, 1557 Greene St., Silverton, CO, at 10:00 AM on Wednesday, October 8, 2025 in person and via Zoom to receive public comments on a County Improvement Permit Application submitted by Joy Global Underground Mining LLC f/k/a Joy Manufacturing Company for the demolition of the Lead Carbonate Mill structure. The property is located in Gladstone and is accessed by Country Road 110 and CR 51. The Application can be reviewed at https://sanjuancounty.colorado.gov/proposed_additions_applications.

NOTICE is further given that all persons may present oral/written testimony regarding this Application prior to/during the Public Hearing. Comments may be sent by email to admin@sanjuancolorado.us, by mail to San Juan County, PO Box 466, Silverton CO 81433, or hand-delivered to the County Courthouse. Interested persons may contact the Land Use Administrator at 970-387-5766 with any questions or comments about the Application.

Join Zoom Meeting

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

by Phone - 1 669 900 6833

Meeting ID: 921 3647 3203

Published in the Silverton Standard & Miner: September 25, 2025

**San Juan Regional
Planning Commission**
SAN JUAN COUNTY TOWN OF SILVERTON
Silverton, Colorado 81433
P.O. Box 223

October 6, 2025

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: County Improvement Permit Application
 For the Demolition of the Lead Carbonate
 Mill Site, USMS 20726. The property is
 located in Gladstone and will be accessed by
 CR 110.

At the regular meeting of the San Juan Regional Planning Commission on September 16, 2025, members of that Commission held a meeting to discuss the Proposed County Improvement Permit Application for the demolition of the Lead Carbonate Mill Site, USMS 20726. The applicant plans to demolish the structure due to liability concerns and public safety. Mr. Robert Fargo, the representative from Joy Global Underground Mining LLC was present on Zoom.

The Commissioners discussed the historic appreciation of the site and possibility of using an historic sign as a marker to recognize the significant of the mill site. The Commission made a motion to recommend that you approve the Application for demolition. A roll call vote was called. The motion passed.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

San Juan County Historical Society

P.O. Box 154

Silverton, Colorado 81433

TO: San Juan County Commissioners

FROM: San Juan County Historical Society

Ben

RE: Demolition of the Lead Carbonate Mill

The Board of Directors of the San Juan County Historical Society would like to oppose the complete demolition of the Lead Carbonate Mill. The Society has a strong argument against permit approval as submitted since it wasn't contacted, making the Historical Impact Review section incomplete. On page four point #8 of the demolition permit that they have submitted they did not address the historical significance of the site.

Board member Ken Balleweg went out to Gladstone to review the site and made these recommendations: "The lower portion of the mill is just a junk pile and could actually be improved by removal (Figure 1). The middle portion is in bad shape with unsupported walls and steel I-beams that are precarious that would probably be best razed (Figure 2). It appears to have minimal historical significance. The ore bin at the upper east end however is in relatively good condition and should be saved in my opinion (Figures 3 and 4). It is the last remaining historic structure of the entire Gladstone town site and American Tunnel area and relevant. I recommend that the Society take a position of opposing demolition of this portion of the mill. The society has a strong argument against permit approval as submitted since it wasn't contacted, making the Historical Impact Review section incomplete." Ken also included photos of the site, which are attached.

The Board of Directors voted to oppose the complete demolition of the mill at our meeting on September 30th. We have accepted Ken Balleweg's suggestions. We would also suggest that the Commissioners require the conditions 2 through 5 that were recommended by the memorandum from the county Administrator which are attached.

Scott Fetchenhier abstained from this discussion and vote.

Thank you for your consideration.

Preserving the History of San Juan County, Colorado



Lead Carbonate Mill Overview



Figure 1. Overview of Lead Carbonate mill structure slated for demolition. Junk with no historical significance in foreground, dilapidated middle structure probably not worth saving, intact ore bin at far end.



Figure 2. Dilapidated hazardous middle portion of the mill building, probably not worth saving except for concrete foundation.



Figure 3. Lead Carbonate ore bin in relatively good condition and worth saving from demolition. View to north of south side.



Figure 4. Lead Carbonate ore bin, north side, view to south.

Lead Carbonate Mill Overview



Figure 1. Overview of Lead Carbonate mill structure slated for demolition. Junk with no historical significance in foreground, dilapidated middle structure probably not worth saving, intact ore bin at far end.



Figure 2. Dilapidated hazardous middle portion of the mill building, probably not worth saving except for concrete foundation.

**GEO RESOURCE GROUP**

- Consulting in environmental and geological sciences

October 7, 2025

San Juan County Administrator
1557 Greene Street
Silverton, CO 81433

Attention: Mr. William Tookey
RE: REVIEW OF SAN JUAN COUNTY HISTORICAL SOCIETY
LCM MILL DEMOLITION APPLICATION
OPPOSITION MEMORANDUM

Dear Mr. Tookey:

On behalf of Joy Global Underground Mining LLC (Joy Global), we are hereby submitting the following comments to the San Juan County Historical Society memorandum opposing the permit application for demolition of the former Lead Carbonate Mill.

1) With regard to lack of contact with the Historical Society

Joy Global was in contact with San Juan County officials throughout the development of the Improvement Permit application. Joy Global provided the County with 14 hard copies of the permit application package. It was the understanding of Joy Global, based on conversations with County officials, that submission of the Improvement Permit application constituted formal notification to the County of the proposed project and that the application would be shared with the Historical Society/Historical Review Committee for input. The fact that the Historical Society is providing comments to the application is evidence that the process is working as intended. However, Joy Global apologizes if it should have contacted the Historical Society/Historical Review Committee before submitting its Improvement Permit application. Joy Global's goal is to abate a very serious public safety hazard (and an eyesore) – which hopefully will be a good outcome for all concerned parties.

2) With regard to not addressing the historical significance of the site

Prior to the application being evaluated by the San Juan Regional Planning Commission and the Board of County Commissioners, the County Administrator determined that, "The applicant has substantially met the requirements for application submittals as required by 3-102 Requirements for Uses and Improvements." Further, at the September 16, 2025 meeting of the Regional Planning Commission, the application package was described by members of the Commission as detailed and thorough.

3) With regard to the condition of the remaining mill structure as described by Mr. Ken Balleweg

Mr. Balleweg states, "The lower portion of the mill is just a junk pile and could actually be improved by removal (Figure 1). The middle portion is in bad shape with unsupported walls and steel I-beams that are precarious that would probably be best razed (Figure 2). It appears to have minimal historical



GEO RESOURCE GROUP

- Consulting in environmental and geological sciences

significance. The ore bin at the upper east end however is in relatively good condition and should be saved in my opinion (Figures 3 and 4).” Joy Global appreciates Mr. Balleweg’s making a trip to the LCM Mill Site and evaluating the decaying structure in person. However, the attached pictures show that the ore bin also is in very precarious condition and poses a serious public safety hazard.

Further, it is most likely that removal of the debris pile and the mid portion of the structure will further compromise the integrity of the remaining, ore bin section.

Removing the current debris pile and razing the mid portion of the structure will not accomplish the primary project goals of addressing a serious public safety condition and eliminating a significant liability. Leaving the ore bin section, as proposed by Mr. Balleweg, would leave standing the highest, and potentially most dangerous, section of the structure that would be subject to future, uncontrolled collapse and would still be highly accessible to passersby.

- 4) *It is the last remaining structure of the entire Gladstone town site and American Tunnel area and relevant.”*

The proposed project would leave in-place concrete footers and support structures, as remnants of the former mill. This is consistent with other structures at Gladstone (e.g., large concrete remains on the hillside along the north edge of County Road 110, northwest of the water treatment facility.) As one of the conditions of the permit listed by the Planning Commission, Joy Global would work with the County, including the Historical Society, to have a commemorative sign erected at the site, thereby preserving the heritage of the area.

- 5) *“The society has a strong argument against permit approval as submitted since it wasn’t contacted, making the Historical Impact Review section incomplete.”*

See previous responses to #1 and #2 on the topics of notification and application completeness.

- 6) *“The Board of Directors voted to oppose the complete demolition of the mill at our meeting on September 30th.”*

“Scott Fetchenhier abstained from this discussion and vote.”

At the September 16 meeting of the San Juan County Regional Planning Commission, all members of the Commission were unanimous in their assessment of the site and the proposed project. This included a Commissioner who is also the Director of the Historical Society. The members used terms like “eyesore”, “dangerous”, and “a mess” in describing the site and all were in very clear agreement that the proposed project was the proper course of action and that the Commission should recommend that the County Commissioners approve the permit application. The Commission voted unanimously in that regard, with one abstaining member, who indicated that she may be involved in working with Joy Global on the signage requirements and, therefore, didn’t feel comfortable participating in the vote.



GEO RESOURCE GROUP

- Consulting in environmental and geological sciences

- 7) *"We would also suggest that the Commissioners require the conditions 2 through 5 that were recommended by the memorandum from the county Administrator..."*

Joy Global has already begun investigating compliance with the stated conditions and would plan to coordinate these efforts with the Historical Society, if the application is approved as submitted and in accordance with the Planning Commission recommended approval.

ADDITIONAL

As described in the permit application, the LCM Mill site poses a very real and significant public safety risk, owing to its high level of accessibility. That is, its location is at the end of and immediately adjacent to a well-maintained County road, accessible to ordinary auto traffic, and not along a remote, back country 4x4 trail. The site is accessed year-round. For the owner, the site represents an unacceptable safety hazard and an untenable potential liability.

The County and the Historical Society, in particular, are not responsible for safety conditions at the LCM Mill Site, and are unlikely to be sued if there is an accident at the site. Joy Global, as the site owner, is responsible for site safety and also has potential liability in the event there is an accident at the site. Joy Global is willing to undertake the significant expense of demolishing the structure as it believes this is the right thing to do.

In that regard, this permit application is a somewhat unusual opportunity, in that the vast majority of abandoned and potentially dangerous mining relics have no entity remaining with the resources to address the condition, or who even care about the inherent safety risk and liability. Joy Global is proposed project represents a win-win solution for this particular situation.

Thank you for your time and consideration of this matter. We look forward to continuing to work with County staff on this project.

Respectfully submitted,

Robert L. Fargo, PG, CPG



SAN JUAN COUNTY COLORADO

1557 GREENE STREET

P.O. BOX 466

SILVERTON, COLORADO 81433

PHONE/FAX 970-387-5766 admin@sanjuancolorado.us

September 6, 2025

To Whom It May Concern:

This letter is to inform you that Joy Global Underground Mining LLC has submitted an Improvement Permit Application for the demolition of the remains of the Lead Carbonate Mill located on the Lead Carbonate Mill Claim, USMS 20726. Access is from CR 110.

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 September 16, 2025.

It is further anticipated that a Public Hearing for this application will be held by the County Commissioners to receive public comment during their regular meeting of October 15, 2025. Both meetings can be attended in person or via Zoom. The login information for connecting to Zoom is:

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

By Telephone: Dial 1 669-900-6833 and enter the Webinar ID 92136473203 when prompted.

Meeting ID: 921 3647 3203

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

October 8, 2025

To: San Juan County Commissioners

Fr: William A. Tookey, Land Use Administrator

Re: Cascade Meadows Subdivision Sketch Plan

Cascade Meadows LLC, 665 Glacier Drive, Unit 5, Durango, CO 81301 has submitted a Subdivision Sketch Plan Application for the development of the Cascade Meadow Subdivision located on Tract A1 and B1.

Tract A1 is owned by Cascade Meadows LLC and Tract B1 is owned by Cascade Hospitality, LLC.

The applicant plans to construct up to 72 units on Tract A1 and B1 of Cascade Village Subdivision. The Master Plan approval allowed for 170 units to be constructed in Tract A1. There was no development approved for Tract B1 in part because it is primarily a wetland. The applicant has provided a Wetlands Report from SME they are working with the Army Corps of Engineers for permitting. They will likely use a wetlands bank to replace any disturbed wetlands.

The proposed units will be three-story town homes similar to the units being constructed across from Purgatory. They will be approximately 2000 sq. ft. with a garage and driveway.

They plan to use colors and textures so that the units blend with the current units at Cascade Village. They are developing them to be in compliance with the new Wildfire Resilience Code that the State has adopted.

Trautner Geotech LL C has provided a Geologic Hazards Assessment for the property. There is the potential for rockfall and debris flow off the hillside behind the units and they plan on constructing a rock fence.

The Durango Fire Protection District has reviewed the plans and has provided comments to the applicant. The applicant will be required to comply with the comments of the DFPD.

Access to the site will be from US Highway 550 using the current access to Cascade Village and developing a secondary access from the southern end of Cascade Village. A State Highway Access Permit Application has been submitted.

When the Master Plan was approved it was determined that the School District would be paid a fee rather than dedicating 10% of the land for public purpose. The applicant has recognized that they will need to enter into an agreement with the School District to include a per unit fee.

The Subdivision Regulations require that a Residential Subdivision designate 10% of the housing units constructed to be permanently affordable to and occupied by low and moderate income households. For purposes of this Section, a low to moderate income is defined as a household with an income not exceeding eighty percent (80%) of the San Juan County median income,

adjusted by family size. Affordable housing units are required to be located within the approved subdivision unless approved by the County.

In lieu of providing the affordable housing on site the applicant, with County approval, may meet these requirements with a housing assistance fee sufficient to defray the cost of providing permanent low and moderate income housing off site. For a 72 unit subdivision the applicant would be required to develop 7 affordable units. The applicant has stated that they would prefer to pay a fee in lieu of. Based upon or most recent subdivision that would require a fee of 10% of the sale price for each Town home sold. The fee would be paid to the County at closing and would be earmarked to be used only for workforce and affordable housing.

An Improvement Permit for Road and Utility extensions has been previously submitted to the Planner as part of the original Master Plan approval.

The Planning Commission may recommend to the Board of County Commissioners that the application be approved as submitted, approved with conditions, delayed for additional information or denied. If the Planning Commission chooses to recommend approval they should do so with the following conditions:

1. All improvements to the Cascade Meadows Subdivision 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 and all permits issued.
2. All improvements to the Cascade Meadows Subdivision shall fully and completely comply with and strictly conform to all applicable State and Federal rules and regulations including wetlands.
3. That the applicant receives a Colorado Department of Transportation Access Permit.
4. That any disturbance to wetlands be properly permitted and adequately remedied.
5. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.
6. That the subdivision is in compliance with Section 7-120 Air Quality as it pertains to wood burning devices. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.

7. That the applicant negotiate a per unit fee with the Silverton Public School District.
8. That the applicant enter into an agreement with San Juan County for a Fee in Lieu of for Affordable Housing

PUBLIC HEARING

Notice is hereby given to the members of the general public that the San Juan County Colorado Board of County Commissioners will hold a Public Hearing at the San Juan County Courthouse, 1557 Greene St., Silverton, CO, at 10:30 AM on Wednesday, October 8, 2025 in person and via Zoom to receive public comments on a Subdivision Sketch Plan Application submitted by Cascade Meadows LLC, for the development of up to 72 Townhome Units located on Tract A1 and B1 of the proposed Cascade Meadow Subdivision. The proposed Subdivision is Located at Cascade Village and will be accessed from US Highway 550. The Application can be reviewed at https://sanjuancounty.colorado.gov/proposed_additions_applications.

NOTICE is further given that all persons may present oral/written testimony regarding this Application prior to/during the Public Hearing. Comments may be sent by email to admin@sanjuancolorado.us, by mail to San Juan County, PO Box 466, Silverton CO 81433, or hand-delivered to the County Courthouse. Interested persons may contact the Land Use Administrator at 970-387-5766 with any questions or comments about the Application.

Join Zoom Meeting

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

by Phone - 1 669 900 6833

Meeting ID: 921 3647 3203

Published in the Silverton Standard & Miner: September 25, 2025



SAN JUAN COUNTY COLORADO

1557 GREENE STREET

P.O. BOX 466

SILVERTON, COLORADO 81433

PHONE/FAX 970-387-5766 admin@sanjuancolorado.us

September 6, 2025

To Whom It May Concern:

This letter is to inform you that Cascade Meadows LLC has submitted an Improvement Permit and Subdivision Application for the development of a maximum of 72 Dwelling Units along Meadow View Road located on Tract A1 and Tract B1 on the southern end of the Cascade Village Masterplan. The proposed units will be three-story town homes of approximately 2000 sq. ft. with a garage and driveway. Access will be from US Highway 550. The development will be similar in scale, color and material palette to the rest of the development in this part of the Highway 550 corridor.

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 September 16, 2025.

It is further anticipated that a Public Hearing for this application will be held by the County Commissioners to receive public comment during their regular meeting of October 15, 2025. Both meetings can be attended in person or via Zoom. The login information for connecting to Zoom is:

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By Telephone: Dial 1 669-900-6833 and enter the Webinar ID 92136473203 when prompted.

Meeting ID: 921 3647 3203

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

**San Juan Regional
Planning Commission**
SAN JUAN COUNTY TOWN OF SILVERTON
Silverton, Colorado 81433
P.O. Box 223

October 16, 2025

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: Cascade Meadows Subdivision Sketch Plan
Cascade Meadows LLC, 665 Glacier Drive,
Unit 5, Durango, CO 81301 has submitted a
Subdivision Sketch Plan Application for the
development of the Cascade Meadow
located on Tract A1 and B1

At the regular meeting of the San Juan Regional Planning Commission on September 16, 2025, members of that Commission held a meeting to discuss the Proposed County Cascade Meadows Subdivision Sketch Plan Application for the development of the Cascade Meadows Subdivision. The applicant plans to construct up to 72 units on Tract A1 and B1 of Cascade Village Subdivision. The proposed units will be three-story town homes similar to the units being constructed across from Purgatory. They will be approximately 2000 sq. ft. with a garage and driveway. Lauren Davis, the representative of the project was present on Zoom to answer questions.

After presentations from William Tookey, Land Use Administrator, and the background of the project for the Commission members, they discussed the project. The Commission then made a motion to recommend to the San Juan County Commissioners that the application for the Subdivision Sketch Plan be approved as submitted with the eight conditions. A roll call vote was called. The motion passed unanimously.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
James Weller, Chairman



Willy Tookey <admin@sanjuancolorado.us>

Cascade Meadows

Dan Tobin <dtobin2318@gmail.com>

Mon, Oct 6, 2025 at 12:16 PM

To: Willy Tookey <admin@sanjuancolorado.us>



Mr. Tookey,

I have attached a photo to go with my previous comment about the view corridor being affected by possible development. Removal of trees from this aspen grove and/or construction of townhomes in this location would seriously affect the view corridor.

Also another comment. I recently spoke with a representative for La Plata County about the Grayrock development that is currently going through the approval process. This development is located from the county line south to the forest service road and also contains the Excel pipeline and Hoody's trail which is located in the pipeline right of way. I was informed that in the development plan the pipeline right of way and Hoody's trail would remain as they currently exist and are included in the development plan as such. I was also informed that Excel wants no development or construction of any form to take place in the pipeline right of way including no dirt work, excavation or heavy equipment of any kind above the pipeline. I'm not sure if Cascade Meadows has spoken with Excel but according to their plan it appears that they want to build a road directly on the pipeline right of way for the length of the parcel. This seems like an issue that needs to be addressed.

Thank You
Dan Tobin

On Wed, Sep 17, 2025, 10:15 AM Willy Tookey <admin@sanjuancolorado.us> wrote:

[Quoted text hidden]



Willy Tookey <admin@sanjuancolorado.us>

Questions regarding possible development of 72 townhomes just south of Cascade Village by Cascade Meadows

1 message

John Behrs <behrs@voicedata.com>

Tue, Oct 7, 2025 at 10:33 AM

To: admin@sanjuancolorado.us

County Commissioners of San Juan County,

I would like to voice the following questions at the upcoming public hearing regarding the possible development of 72 townhomes just south of Cascade Village by Cascade Meadows LLC (CM). I am the owner of Cascade Village unit 59 and I am not certain I will be able to attend the meeting in person.

1. CM is relying on a high density master plan that was approved 30 years ago and has never been updated nor even been published in any of San Juan's zoning documents available to the public. The current zoning is Rural Residential. According to the San Juan County Zoning and Land Use Regulation (2017) 1-106.2, "The intent of the Rural Residential Zoning District is to allow single-family residential use on larger tracts of rural land with individual on-site sewer and water services and good roadway access.

How is San Juan County able to reconcile the density of the proposed development with the rural residential zoning of the area?

2. CM is relying on the ability to access the early state of development through the single entrance to Cascade Village. However, I am not aware of any published easement document that would allow CM to access its property through this entrance.

Can you request CM to provide a signed easement document that provides for access and shared responsibilities, such as maintenance, repair, snow plowing, time of use, etc?

3. Presently, San Juan County provides no local services to this area. All services must be accessed through Silverton. If the area is to be used for high density, San Juan county should plan for services in this area, such as a local sheriff's office.

What are San Juan County's plans for local services in the area?

4. The development area is a wetlands and is a repository of water from the surrounding area.

Where will the new wetlands be created and where will the water that flows into that property be moved to?

-- John Behrs
Cascade Village 59

MEMORANDUM

October 8, 2025

To: San Juan County Commissioners

Fr: William A. Tookey, Land Use Administrator

Re: Overland Estates Subdivision Preliminary Plan

Lloyd and Ester Swartz, Camino Real Estate Holdings, LLC, 9910 Indian School Road, NE, Albuquerque, NM 87112 has submitted a preliminary plan application for the subdivision of the proposed Overland Estates. The proposed subdivision would create 11 developable lots for single-family residential, 1 parcel for environmental repository and remediation, and the consolidation of 8 claims totaling more than 70 acres for public access green space. The applicant is proposing the construction of new roads and improvements to existing roads along with the installation of a bridge to cross Cement Creek and tree removal as necessary.

Members of the Planning Commission and Board of County Commissioners visited the site with the applicant on May 20, 2025.

The Board of County Commissioners conditionally approved the proposed Overland Estates Subdivision Sketch Plan during their regular meeting of March 12, 2025.

The Planning Commission received the Preliminary Application for review during their regular meeting of June 17, 2025. Upon completion of their review the moved to table a recommendation until the applicant addressed several outstanding issues. The Planning Commission received an addendum to his application for review during their regular meeting on September 16, 2025

The Preliminary Application along with the Addendum and other additional information has been combined into one packet.

The applicant has titled his submittal as "Preliminary Final Overland Estates Subdivision Proposal. The application is in fact only the Preliminary.

The Overland Estates Subdivision consists of 148 acres that include the following: Mineral Survey No. 16687 Anglo-Saxon #1, Anglo Saxon #2, Anglo Saxon #3, Anglo Saxon #5, Anglo Saxon #7, Mineral Survey No. 884 Monarch Lode, Mineral Survey No. 17255 Freya, Midnight Sun, Ruby, and Transvaal Lodes. The

Anglo Saxon #4 is listed as part of the subdivision but would not be included. Any development on the Anglo Saxon #4 will be subject to the full Improvement Permit Application process.

The applicant has provided proof of ownership and a title report.

All property taxes levied against the property have been paid and there are no unredeemed Certificates of Purchase associated with the property at this time.

Access to the proposed subdivision will be from CR 110 and CR 61.

The following in black font was provided to the applicant in a letter dated March 13, 2025, the red font is the staff review and response to the Preliminary Plan Application and Addendum:

Please be advised that the San Juan County Commissioners conditionally approved your Sketch Plan Application for the proposed Overland Estates Subdivision during their regular meeting of March 12, 2025.

The conditions of approval are as follows:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all. **Standard condition to be completed upon final approval.**
2. All improvements to the Overland Estates Subdivision 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 and all permits issued with the exception of the subdivision regulations waived or amended as listed below: **Exemptions agreed to by BOCC.**
 - A. Section 7-112.3 Lots (a), state the no lot shall be divided by a road - waived.
 - B. Section 7-112.3 Lots (c) Side lot lines should be at substantially right angles - waived.
 - C. Section 7-115 BUILDING STANDARDS .4 Minimum setback: 50 feet from property - amended to allow for 20 foot setbacks adjoining public lands and 30 foot setbacks adjoining private lands.

D. Section 7 – 113 MOUNTAIN SUBDIVISIONS.1(a) Roads .1 (d) At least two points of access and egress shall be available - waived for Lots 2 and 3 but require a Hammerhead.

3. All improvements to the Overland Estates Subdivision shall fully and completely comply with, and strictly conform to all applicable State and Federal rules and regulations including wetlands. **Standard condition to be completed upon final approval.**
4. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits. **Standard condition to be completed upon final approval.**
5. That the subdivision is in compliance with Section 7-120 Air Quality as it pertains to wood burning devices. **Standard condition to be completed upon final approval.**
6. The applicant shall utilize an Environmental Professional as described in 40 CFR § 312.10. to ensure that the property development on these claims takes due care to protect site workers as well as the residents. **SME Environmental, Inc has prepared a Phase I Environmental Site Assessment. SME identified 4 recognized environmental conditions on the property as well as environmental conditions on adjoining properties. The applicant will need to provide a 24" x 36" plat, prepared by a Licensed Colorado Surveyor of the subdivision with the Recognized Environmental Conditions as identified on SME Figure 2a overlayed onto the subdivision. Any site work that occurs on a "recognized environmental condition" either identified in the SME report or discovered during construction on site shall require that best practices available be used to protect any site workers from environmental hazards.**
7. That CDPHE and EPA shall be provided with permanent access to Lots 1, 3, 7 and 8 of the Subdivision to monitor the Porcupine Mine adit discharge and the existing borehole above the defined Greenspace that encompasses the Anglo Saxon collapsed portal and remedial features. **Notes on the Preliminary Plan state that "The Environmental Protection Agency and the**

Colorado Department of Public Health and Environment and their authorized representatives are granted in perpetuity access through Lots 1, 3, 7 and 8 of this subdivision in monitor the Porcupine Mine adit and discharge as well as the borehole above the Green Space that defines the Anglo Saxon Collapsed Portal and Remedial Features. This access is restricted to the existing roads and disturbance areas.

8. The applicant will need to have a professional Flood Plain consultant or hydrologist inspect the Building Envelope for Lot 11 and have a Colorado Licensed Surveyor shoot the elevations to determine if the site is safe for construction. Wright Water Engineers, Inc. has provided a review of Lot 11 and have concluded that most, but not all of the building envelope of Lot 11 is outside of the floodplain. They conclude that “This letter and map do **not** demonstrate that no floodplain risk exists within the proposed building envelope; rather, this map shows limited encroachment of the effective floodplain on the proposed building envelope, which will nevertheless require further floodplain analysis prior to development. Note that flood risks beyond those considered here, such as debris flows, post-fire flows, and/or tributary flows from unmapped floodplains, may also be worthy of further evaluation.” Also provided is a map of Lot 11 with the elevations listed on it. It was prepared by Dirk Hatter of Southwest Land Surveying LLC. A plat note will need to be included on the Final Plat that states that additional floodplain analysis will be required on Lot 11 prior to development.
9. The Flood Plain Overlay Map needs to be titled and completed by a Colorado Licensed Surveyor. County Road 61 is incorrectly identified as CR 31 on the current flood plain map. The floodplain map for Lot 11 was provided but a floodplain overlay map for the entire subdivision will need to be provided for the Final Plan Application.
10. The applicant will have the building envelopes staked out by a Colorado Licensed Surveyor and then erect a 35-foot story pole at each location to better assess the visual impact. The applicant has provided photographs of the proposed lots with identification of where the story poles were located on each site.

11. The applicant will provide to the County, clear evidence that all streets and lots within the subdivision will have year-round access to the state highway system by wheeled vehicles. The property owners will be responsible for the snow removal and maintenance of the streets to provide year-round access. A note on the Final Plat shall state that the Property Owners will be assessed by the Homeowners Association or other entity approved by San Juan County for the maintenance and snow removal of all roads within the Overland Estates Subdivision including Happy Trails, Quaking Aspen Lane and CR 61. San Juan County will be under no obligation to provide any maintenance or snow removal to any of the roads listed above including CR 61.
12. That the Plat identify a 15 foot utility easement as required by 7 – 112 FINAL PLAT DESIGN STANDARDS. Completed.
13. Provide an easement for CR 61 through the Monarch Claim to provide developable access to the adjoining Porcupine Claim if necessary. A Plat Note was added to provide the access easement.
14. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts. Standard condition.
15. That an affordable housing agreement be negotiated as required by 7-112.8A of the Zoning and Land Use Regulations. The applicant has agreed to the recommendation of the San Juan Regional Planning Commission that a fee in lieu of in the amount of 10% of the sale price of each lot be submitted to the County to be reserved for affordable and workforce housing. The payment would take place at the time of closing.
16. The applicant shall provide a professional report concerning the potability and quantity of the proposed water sources. The applicant had a well drilled on Lot 11. A report was provided by Green Analytical Laboratories on the quality of the water. Hardness as CaCO₃, Iron, Sulfate, and Total Dissolved Solids all exceeded the Recommended Limit. Alfred Shaw of Green

Analytical Laboratories stated that: "These are not harmful to human health but can cause aesthetic problems like staining of sinks, bad taste as well as issues with plumbing." Everything else was under the Maximum Concentration Limits as set by EPA. The applicant has provided information for the treatment of the water.

The applicant also had the water in the ponds on the Porcupine and Anglo Saxon Placer sampled and tested by Green Analytical Laboratories. Both the Porcupine and Anglo Saxon Placer exceeded the recommended limit for Iron. The Saxon Placer exceeded the EPA Maximum Contaminant Level (0.015mg/L) for Lead at 0.0327mg/L. The applicant will need to provide additional information on how the pond from the Saxon Placer can provide safe drinking water or needs to be eliminated as a potable water source.

The applicant does not plan on developing a water system but is making this water available for individual lots to use if necessary. The water rights for the property are conditional. They included the drilling of 2 wells for 140 dwelling units and the construction of a 20 acre-feet reservoir. The applicant has provided an opinion from a water attorney that the water rights can be made absolute for the currently proposed use. The applicant will need to provide for the Final legal documentation on how these water rights will be provided to the Homeowners Association or to the individual lot owners.

Additionally, the applicant has identified 2 ponds as fire source water.

17. The applicant shall provide a professional report concerning the solar energy requirements, costs, and appearance for the average home. The applicant has provided a report from Flatrock Solar of Durango, CO. He has concluded that "off-grid solar systems are a feasible and sustainable solution for the Overland Estate Subdivision". He estimates that a basic system (5KW Solar and 10 KW Battery) will cost between \$28,600 and \$34,800 per lot or \$314,600 to \$382,800 for the buildout of 11 lots. I do not have an estimate of what it would cost to provide on-grid electricity.

The report also states that some lots will require tree removal for solar. The applicant will need to identify those lots and number of trees to determine if that will create a visual impact. This will need to be addressed in the Final Plat.

Should the Planning Commission recommends and the Commissioners choose to waive the electrical requirement, I strongly recommend that a detailed reimbursement procedure be required if anyone were to connect to the grid and any additional property owners take advantage of it.

Additionally, the applicant previously provided a report concerning solar energy requirements that contained a lot of useful information. A portion of the report was provided by a New Mexico Licensed Electrician and from the applicant's personal experience

18. The failure to comply with these conditions shall be grounds for the revocation of this approval and for any future Improvement Permits. **Standard Condition**
- 19.0 – 109 VESTED PROPERTY RIGHTS Approval of a zoning or rezoning application, a permitted use, or an Improvement Permit will not establish a vested property right unless and until final approval thereof has been granted by the Board of County Commissioners or by the designated official allowed to grant such permit under the terms of this Code, or, if applicable, a final plat is approved by the Board of County Commissioners under the subdivision, zoning or other regulations of the County. **Standard Condition**

In addition to the conditions listed above you will need to address the following issues identified during the Sketch Plan Review.

1. Correct the spelling of the claims listed on the cover of the binder. **Completed**
2. Correct the references for County Road 21 to the correct reference of County Road 61 in the project narrative. **Corrected**
3. The General Location Map has Porcupine Gulch labeled in the wrong location. This needs to be corrected. The General Location Map should be provided by a Colorado Licensed Surveyor. **Corrected**
4. Identify the two sites with potable water for domestic use on the plat. Provide a report that defines the quality and quantity of the water, proves that you have adequate water rights for that water and provide engineered plans on how the water will be distributed and treated. Explain how the water system will be operated and maintained. **The two ponds were identified and labeled on the plat.**
5. Correct the Application to note there is a "Consent for Access" letter that allows EPA and designees to enter the site under permission of the owner and that no "Waiver of Liability" has been provided. **Completed**

6. That the Plat notes reflect that CDPHE and EPA shall be provided with permanent access to Lots 1, 3, 7 and 8 of the Subdivision to monitor the Porcupine Mine adit discharge and the existing borehole above the defined Greenspace that encompasses the Anglo Saxon collapsed portal and remedial features. **Completed**
7. That the Plat notes state that the developed road surface will be a minimum of 24'. **Completed. The applicant has provided his proposed Road Construction standards.**
8. Determine the grade of County Road 61. **Grade of County Road 61 was not provided.**
9. Identify on the plat the approximate location of “hammerheads” **The hammerheads with dimensions were located on the plat.**
10. Provide a name for the access road and label it as such on the plat. **The southernly and northerly access roads have been named Happy Trails. The road accessing Lots 2 and 4 has been named Quaking Aspen Lane.**

The Preliminary Plan submittal will be subject to the conditions and requirements listed above as well as those defined in 7 – 104 PROCEDURES FOR SUBMISSION AND REVIEW OF PRELIMINARY PLAN and 7 – 110 PRELIMINARY PLAN REQUIREMENTS of Chapter 7 of the San Juan County Zoning and Land Use Regulations. (see attached)

Additional Areas of Concern that need to be addressed:

1. The ground water table as witnessed in the geotechnical pits provide development issues for the roads, foundations and septic systems.
 - A. The existing access road as well as the proposed Happy Trails Road needs to be designed by a qualified engineer to ensure that a proper subbase is constructed and an adequate road surface is applied. A profile of the road improvements using best industry standards will need to be submitted. **The applicant has entered into an agreement with Trautner Geotech to provide an engineering study for the proposed roadways. The Roads should be required to have a minimum of 4” of Class 6 Gravel cap and need to be designed and constructed to support 75,000 lbs. Durango Fire Protection District requires this as a minimum to support fire equipment.**
 - B. A structural engineer or other qualified professional will need to provide a report providing assurances that residential units can be constructed.

The applicant will need to provide a report assuring that the sites with shallow groundwater can be developed.

- C. Dudley Ashwood P.E. in his initial report stated that “Suitable site and soil conditions appear available for planning on-site wastewater treatment systems on all planned properties in the area of planned building construction”. He needs to confirm that even with high ground water, on-site waste-water systems are feasible. Dudley Ashwood has provided an additional statement that OWTS can be constructed on property with shallow groundwater.
2. The lots accessed from County Road 61. The steep grade and narrow area of CR 61 provides safety issues, particularly during the winter months and excludes emergency services from providing services. I don’t know that there is an easy solution to the problem but the applicant should contract with a qualified engineer to explore the possibility of safety improvements. No response to address CR 61.
 3. I do not find a conclusion from the Trautner Geotech Report for the proposed bridge that the site is adequate. This should be addressed in a professionally engineered road report. The applicant has submitted a letter from the provider of the bridge EH Manufacturing. The applicant will still need to provide documentation from Trautner Geotech, or other Colorado Licensed Structural Engineer stating that the proposed site for the bridge is adequate.
 4. Building envelopes. The applicant states under the View Shed portion of his narrative that “While we have generally located, safe, approvable building envelopes outside of hazards and view shed conflicts with access. These are merely suggestions and are subject to final approval by San Juan County upon submission of a building permit request by a parcel owner and may be adjusted for appropriateness at that time.” In fact the building envelopes are not mere suggestions but will be located on the final plat and development will be limited specifically to those identified sites. If a property owner wishes to change the location of the building envelope they will need to do so by requesting an amendment to the final plat and would be subject to review and approval from the Planning Commission and County Commissioners. Corrected.

The San Juan County Commissioners have the option to approve this application as submitted; approve this application with conditions; deny the application; or table a decision to a later date to receive additional information.

Upon completion of their review on September 16, 2025, the San Juan Regional Planning Commission recommends the County Commissioners approve the Preliminary Plan Application for the Overland Estates Subdivision with the conditions as listed below.

If the Board of County Commissioners choose to approve of the proposed Overland Estates Subdivision Preliminary Plan they should do so with the following conditions as recommended by the Planning Commission:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Overland Estates Subdivision 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 and all permits issued with the exception of the subdivision regulations waived or amended as listed below:
 - A. Section 7-112.3 Lots (a), state the no lot shall be divided by a road - waived.
 - B. Section 7-112.3 Lots (c) Side lot lines should be at substantially right angles - waived.
 - C. Section 7-115 BUILDING STANDARDS .4 Minimum setback: 50 feet from property - amended to allow for 20-foot setbacks adjoining public lands and 30-foot setbacks adjoining private lands.
 - D. Section 7 – 113 MOUNTAIN SUBDIVISIONS.1(a) Roads .1 (d) At least two points of access and egress shall be available - waived for Lots 2 and 3 but require a Hammerhead.
 - E. Section 7 – 114 UTILITIES AND IMPROVEMENTS.1 (g) Electrical service to each lot.
3. All improvements to the Overland Estates Subdivision shall fully and completely comply with and strictly conform to all applicable State and Federal rules and regulations including wetlands.
4. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.

5. That the subdivision is in compliance with Section 7-120 Air Quality as it pertains to wood burning devices. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
6. The applicant shall utilize an Environmental Professional as described in 40 CFR § 312.10. as necessary to ensure that construction and property development in this subdivision takes due care to protect site workers as well as the residents.
7. The applicant will provide a 24" x 36" plat, prepared by a Licensed Colorado Surveyor of the subdivision with the Recognized Environmental Conditions as identified on SME Figure 2a overlayed onto the subdivision.
8. That a Note will be included on the Final Plat that requires further floodplain analysis for Lot 11 prior to development.
9. The FEMA Flood Plain Map needs to be overlayed onto the subdivision by a Colorado Licensed Surveyor.
10. The applicant will provide a Plat Note on the Final Plat stating that the Property Owners will be assessed by the Homeowners Association or other entity approved by San Juan County for the maintenance and snow removal of all roads within the Overland Estates Subdivision including Happy Trails, Quaking Aspen Lane and CR 61. San Juan County will be under no obligation to provide any maintenance or snow removal to any of the roads listed above including CR 61.
11. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.
12. The applicant will execute an agreement for a fee in lieu of in the amount of 10% of the sale price of each lot be submitted to the County to be reserved for affordable and workforce housing. The payment would take place at the time of closing.
13. The applicant shall provide documentation from an attorney experienced in water law for the transfer of water rights from the applicant to the Homeowners Association or to the individual lot owners.

14. That an engineer qualified in designing mountain roads provide an engineered plan for all roads in the subdivision including a profile of the road material required for the construction and improvements of the road; identifying the location and size of the “hammerheads” and verifying the location and installation of the bridge. A professional engineer shall certify the location of the abutments, the geotechnical design and how to address scour potential. The road should be capped with 4” of Class 6 gravel and will need to be designed to support 75,000 pounds.
15. The applicant will provide a report prepared by a structural engineer or other qualified professional to provide assurances that residential units can be constructed on the lots with shallow groundwater.
16. The applicant shall provide legal documentation that clearly defines the open space, how it will be preserved and that it will remain open to the general public for recreational purposes.
17. The applicant will provide a detailed reimbursement plan for the fair and equitable reimbursement of electrical or water utilities from an individual lot owner that may be tapped into or extended from by other individual lot owners. The Homeowners Association or other entity approved by San Juan County will be responsible for the collection and disbursement of reimbursement funds.
18. The failure to comply with these conditions shall be grounds for the revocation of this approval and for any future Improvement Permits.
19. 0 – 109 VESTED PROPERTY RIGHTS Approval of a zoning or rezoning application, a permitted use, or an Improvement Permit will not establish a vested property right unless and until final approval thereof has been granted by the Board of County Commissioners or by the designated official allowed to grant such permit under the terms of this Code, or, if applicable, a final plat is approved by the Board of County Commissioners under the subdivision, zoning or other regulations of the County.

If the County Commissioners wish to table making a decision on the Preliminary Plan Application should do so by specifying the items that were listed in the Sketch Plan conditional approval that were not adequately addressed plus any other outstanding issues be satisfactorily provided.

If the County Commissioners choose to the Preliminary Plan Application they should do so by listing the items that were part of the conditions of approval for the Sketch Plan that were not adequately provided.

PUBLIC HEARING

Notice is hereby given to the members of the general public that the San Juan County Colorado Board of County Commissioners will hold a Public Hearing at the San Juan County Courthouse, 1557 Greene St., Silverton, CO, at 11:00 AM on Wednesday, October 8, 2025 in person and via Zoom to receive public comments on a Subdivision Preliminary Plan Application submitted by Lloyd and Ester Swartz for the proposed Overland Estates Subdivision. The proposed subdivision would create 11 developable lots for single-family residential, 1 parcel for environmental repository and remediation, and the consolidation of 8 claims totaling more than 70 acres for public access green space. The applicant is proposing the construction of new roads and improvements to existing roads along with the installation of a bridge to cross Cement Creek and tree removal as necessary.

The Application can be reviewed at:

https://sanjuancounty.colorado.gov/proposed_additions_applications.

NOTICE is further given that all persons may present oral/written testimony regarding this Application prior to/during the Public Hearing. Comments may be sent by email to admin@sanjuancolorado.us, by mail to San Juan County, PO Box 466, Silverton CO 81433, or hand-delivered to the County Courthouse. Interested persons may contact the Land Use Administrator at 970-387-5766 with any questions or comments about the Application.

Join Zoom Meeting

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

by Phone - 1 669 900 6833

Meeting ID: 921 3647 3203

Published in the Silverton Standard & Miner: September 25, 2025

**San Juan Regional
Planning Commission**
SAN JUAN COUNTY TOWN OF SILVERTON
Silverton, Colorado 81433
P.O. Box 223

September 16, 2025

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: County 11 lot Residential Subdivision
Permit Application Preliminary Plan
For Proposed Overland Subdivision for
Anglo Saxon Placer, consisting of 6 claims,
and 4 additional claims approximately 2.5
miles from Silverton, San Juan County on
County Road 110.

At the regular meeting of the San Juan Regional Planning Commission on September 16, 2025, members of that Commission held a meeting to discuss the Proposed Overland Estates Preliminary Subdivision Application for the creation of 11 developable lots for single-family residenceals. Located on County Road 110 near Silverton. The current owner, Lloyd Swartz was present in the meeting room.

After discussion and background of the project, and presentations from William Tookey, Land use Administrator, and then the applicant read from a paper some of his counter points regarding conditions listed for discussion. After discussion the Planning Commission members voted to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application and Preliminary Plan for the Overland Subdivision with the proposed nineteen conditions as attached. The motion passed with five yes votes and one no vote.

Thank you for considering these recommendations.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

Fund Status Report

San Juan County

Report Selection Criteria:	Selected Fund Type: ALL	Fiscal Year: 2025	From Date: 9/1/2025
	Include Encumbrances? NO	From Period: 9	Thru Date: 9/30/2025
	Include Pri Yr Liabilities? NO	To Period: 9	Option: Period
	Printed in Alpha by Fund Name? NO	Exclude Transfers Breakdown? NO	
	Exclude Additional Cash? NO		
	Include Pending Cash? NO		

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
General Fund (01)					
010 - COUNTY GENERAL FUND	\$1,678,729.50	\$418,675.19	(\$458,547.47)	\$0.00	\$1,638,857.22
020 - COUNTY ROAD & BRIDGE	\$257,520.19	\$9,805.84	(\$16,201.85)	\$0.00	\$251,124.18
030 - CONTINGENT FUND	\$54,554.94	\$0.00	\$0.00	\$0.00	\$54,554.94
035 - AMENDMENT 1-EMERGENCY FUN	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00
040 - SOCIAL SERVICE FUND	\$85,117.93	\$8,774.37	(\$78.00)	\$0.00	\$93,814.30
045 - AFFORDABLE HOUSING FUND	\$441,841.72	\$14,222.79	\$0.00	\$0.00	\$456,064.51
050 - CONSERVATION TRUST	\$15,861.79	\$279.44	\$0.00	\$0.00	\$16,141.23
051 - LODGING TAX FUND	\$401,881.52	\$2,364.41	(\$20,000.00)	\$0.00	\$384,245.93
052 - TOURISM BOARD FUND	\$22,591.06	\$25,000.04	(\$22,438.88)	\$0.00	\$25,152.22
055 - NOXIOUS WEED FUND	\$11,896.78	\$0.00	\$0.00	\$0.00	\$11,896.78
060 - TOWN OF SILVERTON	\$0.00	\$20,276.40	(\$19,990.56)	\$0.00	\$285.84
070 - DURANGO FIRE PROTECTION DIS	\$0.00	\$866.48	(\$866.48)	\$0.00	\$0.00
080 - SOUTHWEST WATER CONSERVAT	\$0.00	\$1,067.54	(\$1,067.54)	\$0.00	\$0.00
090 - ADVERTISING FEES	\$12,468.40	\$0.00	\$0.00	\$0.00	\$12,468.40
100 - REDEMPTION	\$380.08	\$837.19	(\$837.19)	\$0.00	\$380.08
110 - SCHOOL GENERAL	\$0.00	\$42,416.09	(\$42,416.09)	\$0.00	\$0.00
116 - SCHOOL BOND	\$0.00	\$3,473.31	(\$3,473.31)	\$0.00	\$0.00
200 - SPECIAL ASSESSMENTS	\$4,240.20	\$0.00	\$0.00	\$0.00	\$4,240.20
210 - 911 AUTHORITY	\$103,365.61	\$4,459.35	(\$3,304.66)	\$0.00	\$104,520.30
220 - TREASURER'S FEES	\$23,758.05	\$0.00	\$0.00	\$0.00	\$23,758.05
230 - ASSESSOR'S PENALTY	\$5,548.41	\$0.00	\$0.00	\$0.00	\$5,548.41
240 - TREASURER'S DEEDS/FORECLOS	\$13,761.98	\$0.00	\$0.00	\$0.00	\$13,761.98
250 - CLERK TECHNOLOGY FEES	\$6,193.40	\$66.00	\$0.00	\$0.00	\$6,259.40
260 - ADMIN FEE	\$2,698.42	\$0.00	\$0.00	\$0.00	\$2,698.42
270 - PEAK INVESTMENTS	\$66,193.41	\$3,164.10	\$0.00	\$0.00	\$69,357.51
280 - ABATEMENTS	(\$2,333.91)	\$0.00	\$0.00	\$0.00	(\$2,333.91)

Operator: djaramillo

10/7/2025 2:04:38 PM

Page 1 of 3

Report ID: GLLT85a

Fund Status Report

San Juan County

Report Selection Criteria:	Selected Fund Type: ALL	Fiscal Year: 2025	From Date: 9/1/2025
	Include Encumbrances? NO	From Period: 9	Thru Date: 9/30/2025
	Include Pri Yr Liabilities? NO	To Period: 9	Option: Period
	Printed in Alpha by Fund Name? NO	Exclude Transfers Breakdown? NO	
	Exclude Additional Cash? NO		
	Include Pending Cash? NO		

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
300 - ESCROW-AMBULANCE	\$105,899.11	\$97.27	\$0.00	\$0.00	\$105,996.38
350 - ESCROW-COMPUTER EQUIP	\$4,810.71	\$19.54	\$0.00	\$0.00	\$4,830.25
360 - ASSESSOR/TREASURER ESCROW	\$4,173.31	\$27.54	\$0.00	\$0.00	\$4,200.85
400 - ESCROW-GRAVEL	\$151,147.99	\$43.97	\$0.00	\$0.00	\$151,191.96
410 - COUNTY BARN ESCROW	\$66,086.56	\$203.86	\$0.00	\$0.00	\$66,290.42
420 - ROAD EQUIP PURCHASE ESCROW	\$13,678.76	\$218.08	\$0.00	\$0.00	\$13,896.84
430 - LOST 4-WHEELERS ESCROW	\$4,438.66	\$14.66	\$0.00	\$0.00	\$4,453.32
440 - SEARCH & RESCUE ESCROW	\$27,023.91	\$63.22	\$0.00	\$0.00	\$27,087.13
450 - COURTHOUSE ESCROW	\$163,792.26	\$1,947.52	\$0.00	\$0.00	\$165,739.78
460 - MSI ESCROW	\$40,168.22	\$0.00	\$0.00	\$0.00	\$40,168.22
470 - EMERGENCY PREPAREDNESS	\$3,395.75	\$31.53	\$0.00	\$0.00	\$3,427.28
500 - HISTORICAL ARCHIVES ESCROW	\$694.13	\$9.33	\$0.00	\$0.00	\$703.46
550 - ASPHALT ESCROW	\$107,789.63	\$324.23	\$0.00	\$0.00	\$108,113.86
570 - FOREST RESERVE ESCROW	\$139,258.39	\$0.00	\$0.00	\$0.00	\$139,258.39
590 - EMERGENCY SERVICES SALES TA	\$2,388,178.03	\$198,708.66	\$0.00	\$0.00	\$2,586,886.69
600 - FIRE TRUCK FUND	\$111,019.73	\$280.26	\$0.00	\$0.00	\$111,299.99
650 - LAND USE ESCROW	\$84,548.02	\$122.58	\$0.00	\$0.00	\$84,670.60
700 - WORKFORCE HOUSING ESCROW	\$122,537.92	\$67.95	\$0.00	\$0.00	\$122,605.87
750 - ESCROW-SHERIFF VEHICLE	\$40,768.73	\$31.98	\$0.00	\$0.00	\$40,800.71
800 - PUBLIC TRUSTEE	\$150.00	\$90.00	(\$150.00)	\$0.00	\$90.00
810 - SPECIFIC OWNERSHIP TAX	\$18,737.39	\$24,192.39	(\$18,737.40)	\$0.00	\$24,192.38
820 - TAX HOLDING FUND	\$121,646.04	\$39,389.54	(\$103,376.26)	\$0.00	\$57,659.32
900 - ADVANCED COLLECTIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
950 - WEST SIDE SPECIAL IMP. DISTRIC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
960 - HOSPITAL GRANT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
* Fund Type Total *	\$6,956,212.73	\$821,632.65	(\$711,485.69)	\$0.00	\$7,066,359.69

Fund Status Report

San Juan County

Report Selection Criteria:
Selected Fund Type: ALL
Include Encumbrances? NO
Include Pri Yr Liabilities? NO
Printed in Alpha by Fund Name? NO
Exclude Additional Cash? NO
Include Pending Cash? NO
Fiscal Year: 2025
From Date: 9/1/2025
From Period: 9
Thru Date: 9/30/2025
To Period: 9
Option: Period
Exclude Transfers Breakdown? NO

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
* Report Total *	\$6,956,212.73	\$821,632.65	(\$711,485.69)	\$0.00	\$7,066,359.69

San Juan County

Composition of Cash Balances and Investments

As Of: 9/30/2025 Including Account Details

	Net Bank Balance	Investments	Cash on Hand/ In Transit	Total
<i>Cash and Cash Items</i>				
CASH ON HAND				
Cash on Hand	\$0.00	\$0.00	\$200.00	\$200.00
CASH ON HAND:	\$0.00	\$0.00	\$200.00	\$200.00
<i>Demand and Time Deposits</i>				
ALPINE BANK				
FEE COLLECTION ACCOUNT Checking	\$14,629.64	\$0.00	\$0.00	\$14,629.64
BILL PAY ACCOUNT Checking	\$0.00	\$0.00	\$0.00	\$0.00
ALPINE BANK:	\$14,629.64	\$0.00	\$0.00	\$14,629.64
CITIZENS STATE BANK				
Tourism Fund Checking	\$25,274.61	\$0.00	\$0.00	\$25,274.61
Affordable Housing Checking	\$474,680.94	\$0.00	\$0.00	\$474,680.94
911 Authority Checking Checking	\$104,864.37	\$0.00	\$0.00	\$104,864.37
General Checking Checking	\$3,764,212.89	\$0.00	\$0.00	\$3,764,212.89
CITIZENS STATE BANK:	\$4,369,032.81	\$0.00	\$0.00	\$4,369,032.81

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

SUMMARY OF ALL FUNDS	Beginning Balance	Revenue	Expenditures	Ending Balance
Total General Operation	1,592,845.87	2,381,266.34	1,832,038.69	2,142,073.52
Road & Bridge Operation	97,085.79	720,794.75	539,833.01	278,047.53
Contingency	54,554.98	0	0	54,554.98
TABOR Emergency	30,000.00	0	0	30,000.00
Social Services	68,955.42	171,463.49	155,289.64	85,129.27
Conservation Trust	15,062.15	799.64	0	15,861.79
County Lodging Tax	370,281.32	81,600.20	50,000.00	401,881.52
Emergency Services Fund	1,897,398.52	535,779.51	599,643.68	1,833,534.35
Affordable Housing Fund	317,009.80	124,831.92	126,992.52	314,849.20
Noxious Weed Management	11,896.78	0	0	11,896.78
Escrow Accounts (Below)	1,169,421.14	28,003.34	-	1,197,424.48
TOTAL	5,624,511.77	4,044,539.19	3,303,797.54	6,365,253.42

ESCROW ACCOUNTS

Ambulance	105,131.76	767.24	-	105,899.00
Assessor/Treasurer	3,956.06	217.25	-	4,173.31
Clerk's Technology Fund	5,774.40	419.00	-	6,193.40
Computer Equipment	4,656.53	153.68	-	4,810.21
County Barn	64,478.26	1,608.30	-	66,086.56
Courthouse	148,480.19	15,312.07	-	163,792.26
CR 2 and 110 Asphalt Maintenance	105,231.79	2,557.84	-	107,789.63
Emergency Preparedness	3,146.97	248.78	-	3,395.75
Fire Department	108,808.79	2,210.84	-	111,019.63
Gravel	150,801.11	346.88	-	151,147.99
Historical Archives	620.55	73.58	-	694.13
Land Use Fund	83,580.94	967.08	-	84,548.02
LOST 4-Wheelers	4,323.04	115.62	-	4,438.66
Road Equipment	11,958.34	1,720.42	-	13,678.76
Search and Rescue	26,527.54	496.37	-	27,023.91
Secure Rural Schools	139,258.39	-	-	139,258.39
Sheriff's Vehicle	40,516.45	252.28	-	40,768.73
Visitor Enhancement (Lodging Fund)	40,168.22	-	-	40,168.22
Workforce Housing (Lodging Fund)	122,001.81	536.11	-	122,537.92
	1,169,421.14	28,003.34	-	1,197,424.48

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

REVENUE ALL FUNDS

67% of Year

	Budget	August	Year to Date	% of Budget
General Operation	2,951,182.00	254,871.35	2,182,721.10	0.74
General Operation Grants	142,500.00	3,200.00	198,545.24	1.39
General Operation Total	3,093,682.00	258,071.35	2,381,266.34	0.77
Road & Bridge Operation	713,600.00	9,645.06	720,794.75	1.01
Emergency Services Fund	1,100,000.00	133,878.52	535,779.51	0.49
Contingency	-	-	-	-
County Lodging Tax	170,000.00	25,436.99	81,600.20	0.48
Conservation Trust	1,200.00	33.06	799.64	0.67
TABOR Emergency	-	-	-	-
Noxious Weed Management	-	-	-	-
Social Services	173,499.00	17,459.18	171,463.49	0.99
Anvil Mountain Workforce Housing	200,000.00	21,552.19	124,831.92	0.62
Escrow Accounts (Below)	501,000.00	3,555.72	28,003.34	0.06
TOTAL	5,952,981.00	469,632.07	4,044,539.19	0.68

Escrow Accounts

Ambulance	10,000.00	97.10	767.24	0.08
Assessor/Treasurer	200.00	27.49	217.25	1.09
Clerk's Technology Fund	400.00	60.00	419.00	1.05
Computer Equipment	200.00	19.51	153.68	0.77
County Barn	10,000.00	203.51	1,608.30	0.16
Courthouse	150,000.00	1,942.49	15,312.07	0.10
CR 2 and 110 Asphalt Maintenance	5,000.00	323.67	2,557.84	0.51
Emergency Preparedness	300.00	31.48	248.78	0.83
Fire Department	20,000.00	279.77	2,210.84	0.11
Gravel	25,000.00	43.89	346.88	0.01
Historical Archives	100.00	9.31	73.58	0.74
Land Use Fund	5,000.00	122.37	967.08	0.19
LOST 4-Wheelers	100.00	14.63	115.62	1.16
Road Equipment	163,000.00	217.70	1,720.42	0.01
Search and Rescue	5,000.00	63.04	496.37	0.10
Secure Rural Schools	-	-	-	-
Sheriff's Vehicle	10,000.00	31.92	252.28	0.03
Visitor Enhancement (Lodging Fund)	32,000.00	-	-	-
Workforce Housing (Lodging Fund)	64,700.00	67.84	536.11	0.01
TOTAL	501,000.00	3,555.72	28,003.34	0.06

SAN JUAN COUNTY

REVENUES	JANUARY 2025 FINANCIAL REPORT			67% of Year
GENERAL FUND	Budget	August	Year to Date	% of Budget
Property Tax	1,393,897.00	71,697.82	1,252,888.44	0.90
Delinquent Tax + Interest	4,000.00	2,110.69	2,657.64	0.66
Treasurer's Fees	25,000.00	3,446.81	16,179.24	0.65
S.O. Tax A, B, C, F	95,000.00	7,877.02	66,040.12	0.70
Miscellaneous Revenue	10,000.00	4,202.04	17,004.46	1.70
Cigarette Tax	425.00	30.07	234.40	0.55
Courthouse Rent	-	-	-	-
Hospital Building Rent	8,400.00	700.00	1,400.00	0.17
Preschool Rent	5,000.00	-	3,000.00	0.60
Veterans	14,000.00	-	8,394.78	0.60
Town Contract - Sheriff	378,189.00	94,547.25	216,852.33	0.57
Clerk's Fees	55,000.00	7,879.03	32,383.94	0.59
Sales Tax	225,000.00	17,996.58	150,984.51	0.67
Excise Tax	2,200.00	279.60	1,071.50	0.49
Health Dept. Grants & Fees	390,700.00	30,675.73	291,097.73	0.75
Liquor Licenses	1,150.00	-	75.00	0.07
Investment Income	65,000.00	5,222.55	41,190.40	0.63
Copies - Maps - etc.	100.00	-	-	-
Building Permits / Fees	-	-	-	-
Subdivision Fees	-	-	-	-
Land Use Fees	7,500.00	1,980.00	17,042.14	2.27
Alpine Ranger	-	-	-	-
Social Services	75,621.00	6,060.16	46,255.51	0.61
Mineral Lease Severence	-	-	-	-
USFS Contract - Sheriff	7,500.00	-	3,996.84	0.53
BLM Contract - Sheriff	10,000.00	-	-	-
Sheriff's Fees/Fines	5,000.00	-	-	-
Advertise/Overbids	5,000.00	166.00	341.00	0.07
Road & Bridge Administration	-	-	-	-
IGA with Town of Silverton	20,000.00	-	-	-
Election Riemburse	6,000.00	-	13,631.12	2.27
Emergency Services Insurance	20,000.00	-	-	-
Emergency Services Admin .01%	11,500.00	-	-	-
Lodging Tax Admin. .03%	5,000.00	-	-	-
Anvil Mountain Admin. .03%	5,000.00	-	-	-
Escrow Transfer In	100,000.00	-	-	-
Transfer In ES Sales Tax & Anvil	-	-	-	-
Sub-Total	2,951,182.00	254,871.35	2,182,721.10	0.74

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

REVENUES				67% of Year
ROAD AND BRIDGE FUND	Budget	August	Year to Date	% of Budget
Property Tax	18,000.00	918.76	16,245.47	0.90
Delinquent Tax and Interest	100.00	38.87	48.95	0.49
Highway Users Tax	336,000.00	-	236,597.76	0.70
S.O. Tax A, B, C, F	1,500.00	145.10	1,216.53	0.81
P.I.L.T.	125,000.00	-	113,586.00	0.91
Forest Reserve	50,000.00	-	12,355.13	0.25
Sales Tax	100,000.00	8,333.33	66,666.64	-
CORE Mountain Fee	7,000.00	-	-	-
Refunds	1,000.00	-	-	-
Transportation Permit Fee	10,000.00	-	185,616.69	-
EPA COOP Agreement	60,000.00	-	72,051.90	-
Title II SRS	-	-	-	-
LATCF	-	-	-	-
Miscellaneous	5,000.00	209.00	16,409.68	3.28
Sub-Total	713,600.00	9,645.06	720,794.75	1.01
Escrow Transfer In	-	-	-	-
TOTAL	713,600.00	9,645.06	720,794.75	1.01

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES ALL FUNDS

	Budget	August	Year to Date	67% of Year % of Budget
General Operation Total	3,406,182.00	196,210.57	1,832,038.69	0.54
General Operation	2,706,361.00	196,210.57	1,830,818.69	0.68
General Operation Grants	330,649.00	-	1,220.00	0.00
Road & Bridge Operation	597,736.00	62,452.52	539,833.01	0.90
Emergency Services Fund	941,728.00	49,744.00	599,643.68	0.64
Contingency	10,000.00	-	-	-
County Lodging Tax	203,717.00	-	50,000.00	0.25
Conservation Trust	6,000.00	-	-	-
Noxious Weed Management	1,988.00	-	-	-
TABOR Emergency	-	-	-	-
Social Services	161,264.00	47,883.00	155,289.64	0.96
Anvil Mountain Workforce Housing	145,000.00	8,125.04	126,992.52	0.88
		-	-	-
Escrow Accounts (Below)	646,000.00	-	-	-
		-	-	-
TOTAL	6,119,615.00	420,423.17	3,586,079.70	0.59

Escrow Accounts

Ambulance	-	-	-	
Assessor/Treasurer	-	-	-	
Clerk's Technology Fund	-	-	-	
Computer Equipment	-	-	-	
County Barn	21,000.00	-	-	
Courthouse	110,000.00	-	-	
CR 2 and 110 Asphalt Maintenance	-	-	-	
Emergency Preparedness	-	-	-	
Fire Department	25,000.00	-	-	
Gravel	50,000.00	-	-	
Historical Archives	-	-	-	
Land Use Fund	10,000.00	-	-	
LOST 4-Wheelers	-	-	-	
Road Equipment	215,000.00	-	-	
Secure Rural School	-	-	-	
Sheriff's Vehicle	40,000.00	-	-	
Visitor Enhancement	50,000.00	-	-	
Workforce Housing	125,000.00	-	-	
TOTAL	646,000.00	-	-	-

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES GENERAL FUND

	67% of Year			
	April	August	Year to Date	% of Budget
Administrator	9,938.37	10,153.96	81,814.19	0.55
Assessor	12,406.72	12,220.54	104,919.79	0.62
Clerk & Recorder	12,983.86	13,070.72	118,208.35	0.59
Commissioners	13,915.01	13,938.89	113,444.81	0.63
Communications Liaison	8,219.38	7,688.90	65,653.04	#DIV/0!
Coroner	1,377.14	1,339.79	16,256.70	0.52
County Attorney	3,275.00	5,850.00	32,000.00	0.58
Custodian	10,321.02	7,632.06	106,116.94	0.53
District Attorney	23,022.43	-	33,921.04	0.89
Elections	3,217.64	335.00	5,070.34	0.34
Health Dept.	29,374.70	28,250.26	244,231.08	0.59
Intergovernment	7,737.54	6,613.58	80,556.47	0.26
Jail	5,148.00	78.00	8,892.00	0.59
Office of Emergency Preparedness	9,693.58	10,527.84	89,008.54	0.94
Sheriff	41,984.21	35,794.27	333,485.18	0.51
Surveyor	-	-	-	-
Treasurer	8,254.75	8,144.78	72,876.73	0.43
Veterans Officer	1,464.04	1,487.12	14,312.53	0.81
Miscellaneous	26,143.94	33,084.86	309,039.91	4.12
Sub-Total	228,477.33	196,210.57	1,829,807.64	0.65
Grants	-	-	610.00	0.02
Sub-Total	228,477.33	196,210.57	1,830,417.64	0.65
Treasurer's Fees	-	-	1,011.05	0.03
Transfer to Escrow	-	-	-	-
Escrow Expenditures	-	-	-	-
Sub-Total	-	-	1,011.05	0.00
General Operations Total	228,477.33	196,210.57	1,830,818.69	0.66
Emergency Services Expenditures	63,439.34	49,744.00	599,643.68	0.77
Anvil Mountain Expenditures	8,891.37	8,125.04	126,992.52	0.88
TOTAL	300,808.04	254,079.61	2,558,064.89	0.59

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES				67% of Year
ADMINISTRATOR	Budget	August	Year to Date	% of Budget
Personnel	125,681.00	9,423.62	79,508.69	0.63
Supplies	750.00	16.55	149.34	0.20
Telephone/Internet	1,000.00	84.61	668.67	0.67
Postage	100.00	-	73.00	0.73
Travel	2,000.00	141.68	760.92	0.38
Training	1,000.00	-	-	0.00
Electronic Equipment	-	-	-	0.00
Equipment Repair/Maint.	-	487.50	487.50	0.00
Subscription - Dues	250.00	-	104.00	0.42
Planning	10,000.00	-	-	0.00
Miscellaneous	1,000.00	-	62.07	0.06
TOTAL	141,781.00	10,153.96	81,814.19	0.58

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES		67% of Year		
ASSESSOR	Budget	August	Year to Date	% of Budget
Personnel	103,305.00	8,311.05	68,252.48	0.66
Supplies	8,000.00	34.49	3,766.60	0.47
Telephone	-	-	-	-
Postage	1,500.00	-	73.00	0.05
Printing	100.00	-	-	-
Travel	3,800.00	-	-	-
Dues	2,000.00	-	-	-
Computer Lease	50,177.00	-	19,630.39	0.39
Mapping	12,000.00	3,875.00	7,750.00	0.65
Master Touch	-	-	2,521.44	-
Equipment	2,000.00	-	-	-
Consulting	5,000.00	-	2,925.88	0.59
Miscellaneous	1,000.00	-	-	-
TOTAL	188,882.00	12,220.54	104,919.79	0.56

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES				67% of Year
CLERK	Budget	August	Year to Date	% of Budget
Personnel	139,759.00	12,754.12	108,188.46	0.77
Supplies	2,500.00	91.01	2,688.96	1.08
Telephone/Internet	-	-	-	-
Postage	1,500.00	62.54	226.69	0.15
Printing	750.00	87.59	457.43	0.61
Travel - Training	1,000.00	-	1,841.73	1.84
Dues - Meetings	800.00	75.46	245.08	0.31
Recording Service and Maintenance	8,400.00	-	4,560.00	0.54
Recorder's Equipment Replacement	-	-	-	-
Document Historic Plat Maps	22,407.00	-	-	-
Miscellaneous	791.00	-	-	-
TOTAL	177,907.00	13,070.72	118,208.35	0.66

EXPENDITURES				67% of Year
Elections	Budget		Year to Date	% of Budget
Personnel	-	-	-	
Supplies Etc.	-	335.00	5,070.34	
Total	45,000	335.00	5,070.34	0.11

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES				67% of Year
COMMISSIONERS	Budget	August	Year to Date	% of Budget
Personnel	169,012.00	13,748.60	111,682.68	0.66
Supplies	1,000.00	148.05	1,078.45	1.08
Telephone	-	-	-	-
Postage	50.00	-	-	-
Printing	2,000.00	42.24	330.56	0.17
Travel	2,000.00	-	353.12	0.18
Miscellaneous	578.00	-	-	-
TOTAL	174,640.00	13,938.89	113,444.81	0.65

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES	67% of Year			
CUSTODIAN	Budget	August	Year to Date	% of Budget
<u>COURTHOUSE</u>				
Personnel	37,000.00	2,453.71	35,299.05	0.95
Supplies	2,300.00	86.41	1,391.29	0.60
Maintenance	2,000.00	329.00	1,864.00	0.93
Repairs	5,000.00	2,546.92	12,016.52	2.40
Utilities	12,000.00	548.00	9,900.88	0.83
Propane/Coal	36,000.00		19,641.27	0.55
Vehicle Maintenance	500.00		-	-
Miscellaneous	500.00		900.00	1.80
Sub-Total	95,300.00	5,964.04	81,013.01	0.85
<u>HOSPITAL</u>				
Personnel	24,800.00	1,208.55	17,386.10	0.70
Supplies	900.00	86.41	1,180.08	1.31
Maintenance	3,500.00	240.00	1,713.75	0.49
Repairs	3,500.00	-	387.94	0.11
Utilities	7,000.00	133.06	4,436.06	0.63
Coal	15,500.00	-	-	-
Miscellaneous	500.00	-	-	-
Sub-Total	55,700.00	1,668.02	25,103.93	0.45
TOTAL	151,000.00	7,632.06	106,116.94	0.70

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES				67% of Year
PUBLIC HEALTH DEPARTMENT	Budget	August	Year to Date	% of Budget
Personnel by General Fund	29,133.00	-	-	-
Supplies	1,000.00	191.80	5,391.12	5.39
Postage	100.00	-	109.45	1.09
Telephone	200.00	-	-	-
Travel - Training	500.00	-	-	-
Dues - Meetings	500.00	156.95	214.20	0.43
Licenses & Certifications	270.00	-	-	-
Vaccines	-	-	384.43	-
Miscellaneous	500.00	-	100.00	0.20
Total Operations	32,203.00	348.75	6,199.20	0.19
Personnel by Grant	348,598.00	17,042.38	140,555.01	0.40
Emergency Planning PHEP	22,060.00	-	-	-
CHAPS/PHIP	16,615.00	-	2,200.00	0.13
ARPA	48,643.00	-	-	-
STEPP	24,172.00	-	80.64	0.00
IMM3	38,744.00	-	9,992.94	0.26
IMM4	40,738.00	-	-	-
Miscellaneous Grants	-	-	2,000.00	-
Senior Grant	5,000.00	1,816.67	10,606.70	2.12
ELC an dELC Enhanced	54,877.00	2,882.32	19,687.97	0.36
CDC	45,000.00	5,100.14	40,801.12	0.91
CORE Services	22,569.00	1,060.00	12,107.50	0.54
Total Grants	667,016.00	27,901.51	238,031.88	0.36
TOTAL	699,219.00	28,250.26	244,231.08	0.35

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES				67% of Year
INTERGOVERNMENT	Budget	August	Year to Date	% of Budget
La Plata Public Health	10,000.00		-	-
Planning Commission	400.00		-	-
Area Agency on Aging	6,000.00		-	-
Club 20	300.00		-	-
NACO	450.00		450.00	1.00
Volunteers of America	300.00		-	-
Region 9 E.D. District	933.00		-	-
Cemetery Donation	250.00		-	-
Fire Dept. Donations	100.00		-	-
San Juan Development Assoc.	6,000.00		-	-
Social Services	70,308.00	6,613.58	57,258.40	0.81
Social Services Misc.			1,223.42	
Colorado SBDC	211.00		-	-
Town Shared Services	31,885.00		-	-
School - Subdivision Fees	4,400.00		-	-
Annual Audit	15,000.00		-	-
Liability Insurance (CTSI)	120,000.00		-	-
Workers Comp. Insurance (CTSI)	4,500.00		-	-
Transportation Dues	450.00		-	-
Housing Solutions Grant	500.00		-	-
AXIS Mental Health	500.00		-	-
CCI Dues	6,730.00		6,829.00	1.01
Preschool Loan	6,000.00		6,000.00	1.00
MSI	1,000.00		-	-
Fireworks Donation	250.00		-	-
Silverton Clinic	26,000.00		8,795.65	0.34
Silverton Youth Center	500.00		-	-
Sub-Total	312,967.00	6,613.58	80,556.47	0.26
 GRANTS				
SHF Courthouse	30,000.00		610.00	0.02
Housing Solutions CDBG	150,000.00		-	-
EPA Cooperative Agreement	50,000.00		-	-
Other Grants	10,000.00		-	-
Sub-Total	240,000.00	-	610.00	0.00
 TOTAL	552,967.00	6,613.58	81,166.47	0.15

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES				67% of Year
INTERGOVERNMENT	Budget	August	Year to Date	% of Budget
<u>MISC</u>				
Snow Shovelling			13,787.00	
Eye Insurance			378.56	
Silverton Film			-	
Porta Johns			718.00	
Social Services			-	
VERO		966.86	7,749.28	
Treasury			4,498.00	
IT Maintenance			-	
Bobcat			-	
Alpine Water Grant			22,337.00	
E 470 Toll			11.50	
Copier		103.00	11,079.37	
Notary			-	
Personnel Policy			-	
Great West Life			23,735.94	
Community Potluck			-	
Phoenix Data			-	
Kri Metzler AAA			-	
Cascade Village			-	
Skid Steer Chains			1,300.00	
Silverton Snowmobile Club			-	
Silverton Single Track			-	
CPW Grant Refund			-	
SFLC Radon Remediation			-	
S and S Lock Service			9,237.50	
250-150 Donation			1,000.00	
Courthouse Restoration			10,450.00	
Portable Heating System			12,500.00	
Affordable Housing Lodging Tax			13,000.00	
Statewide Internet Portal			1,016.40	
Silverton Family Learning Center		15,000.00	30,000.00	
Hardware			25.98	
Creative Crackerjack - Andrews			1,589.17	
IT - ADA			4,375.00	
Microfiche Replacement		390.00	5,565.50	
Preschool Boiler		9,325.00	9,325.00	
Hospital Building Heat System		7,300.00	125,360.71	
Total	50,000.00	33,084.86	309,039.91	

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

MISCELLANEOUS OFFICES

August

EXPENDITURES			67% of Year	
COMMUNICATIONS LIAISON	Budget		Year to Date	% of Budget
Personnel	90,649.00	7,688.90	64,086.82	0.71
Miscellaneous	26,000.00		1,566.22	0.06
TOTAL	116,649.00	7,688.90	65,653.04	0.56

EXPENDITURES				
CORONER	Budget		Year to Date	% of Budget
Personnel	16,526.00	1,339.79	10,979.70	0.66
Miscellaneous	15,000.00		5,277.00	0.35
TOTAL	31,526.00	1,339.79	16,256.70	0.52

EXPENDITURES				
COUNTY ATTORNEY	Budget		Year to Date	% of Budget
Personnel	45,000.00	5,850.00	31,800.00	0.71
Miscellaneous	500.00	-	200.00	0.40
TOTAL	45,500.00	5,850.00	32,000.00	0.70

EXPENDITURES				
DISTRICT ATTORNEY				
Operations	-		31,220.35	#DIV/0!
La Plata Courthouse Remodel	-		2,700.69	#DIV/0!
TOTAL	-	-	33,921.04	#DIV/0!

EXPENDITURES				
EMERGENCY PREPAREDNESS				
Personnel	52,333.00	8,574.68	71,621.58	1.37
PIO	8,664.00		3,420.00	0.39
Miscellaneous	15,000.00	1,953.16	13,966.96	0.93
TOTAL	75,997.00	10,527.84	89,008.54	1.17

EXPENDITURES				
SURVEYOR	Budget		Year to Date	% of Budget
Personnel	1,659.00	-	-	-
Miscellaneous	841.00	-	-	-
TOTAL	2,500.00	-	-	-

EXPENDITURES				
VETERANS OFFICER				
Personnel	5,597.00	1,377.92	11,460.00	2.05
Miscellaneous	-	109.20	2,852.53	
TOTAL	5,597.00	1,487.12	14,312.53	2.56

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES				67% of Year
SHERIFF	Budget	August	Year to Date	% of Budget
Personnel	500,462.00	33,135.98	269,841.12	0.54
Workers Comp Ins.	11,000.00	-	-	-
Supplies	18,000.00	598.36	10,889.29	0.60
Telephone/Internet	8,200.00	187.34	4,638.64	0.57
Postage	500.00	-	266.00	0.53
Printing	250.00	-	-	-
Training	2,500.00	-	2,648.15	1.06
Dues - Meetings	2,500.00	-	2,125.27	0.85
Ads - Legal Notices	300.00	-	-	-
Bonds	-	-	-	-
Vehicle Maintenance	8,000.00	-	14,825.39	1.85
Gasoline	17,500.00	1,208.59	13,809.66	0.79
Transient Persons	500.00	-	-	-
Dispatch Services	24,000.00	-	-	-
Vehicle Insurance	6,000.00	-	-	-
Insurance	8,000.00	-	-	-
Matching Grant Funds	-	-	-	-
Rescues	150.00	-	-	-
Communications Towers	7,400.00	586.00	5,758.00	0.78
Special Events (4th of July)	1,000.00	-	-	-
Miscellaneous	1,000.00	-	1,819.66	1.82
Escrow	-	-	-	-
Sub-Total	617,262.00	35,716.27	326,621.18	0.53
JAIL	10,000.00	78.00	8,892.00	0.89
TOTAL	627,262.00	35,794.27	335,513.18	0.53

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES				67% of Year
TREASURER	Budget	August	Year to Date	% of Budget
Personnel	100,112.00	8,044.78	66,190.91	0.66
Supplies	900.00	100.00	152.44	0.17
Telephone/Internet	-		-	-
Postage	1,000.00		57.39	0.06
Printing	4,000.00		2,111.23	0.53
Travel	1,500.00		-	-
Dues - Meetings	1,000.00		1,609.44	1.61
Computer Lease	12,000.00		2,214.45	0.18
Electronic Equipment	-		-	-
Maps	-		-	-
Miscellaneous	538.00		540.87	1.01
TOTAL	121,050.00	8,144.78	72,876.73	0.60

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES				67% of Year
AMBULANCE ACCOCATION	Budget	August	Year to Date	% of Budget
Ambulance Association	589,600.00	49,133.00	393,066.31	0.67
Escrow	10,000.00	-	10,000.00	1.00
Insurance		-		
SUBTOTAL	599,600.00	49,133.00	403,066.31	0.67

EXPENDITURES				100% of Year
FIRE AUTHORITY	Budget		Year to Date	% of Budget
Fire Authority	54,750.00	-	43,312.50	0.79
Building Operation and Maintenance	15,000.00	611.00	11,897.86	0.79
Insurance	16,000.00	-	-	-
Building Lease Purchase	25,678.00	-	12,838.70	0.50
Truck Lease Purchase	20,000.00	-	-	-
Fireman's Pension	30,000.00	-	30,000.00	1.00
Escrow	20,000.00	-	20,000.00	1.00
SUBTOTAL	181,428.00	611.00	118,049.06	0.65

Emergency Services Other	125,000.00	-	138,528.31	1.11
Transfer to Escrow	15,000.00	-	5,000.00	0.33
Tax Refund	10,000.00	-	-	-
Emergency Fire Fund	700.00	-	-	-
Insurance	20,000.00	-	-	-
Administration 1%	10,000.00	-	-	-
Other		-	-	-
SUBTOTAL	180,700.00	-	143,528.31	0.79

TOTAL	961,728.00	49,744.00	664,643.68	1.32
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EXPENDITURES				
Anvil Mountian				
Payments		6,770.33	54,162.64	
Utilities		1,283.46	30,767.83	
Other		71.25	42,062.05	
TOTAL	145,000.00	8,125.04	126,992.52	0.88

SAN JUAN COUNTY
JANUARY 2025 FINANCIAL REPORT

EXPENDITURES				67% of Year
ROAD AND BRIDGE	Budget	August	Year to Date	% of Budget
Personnel	366,605.00	22,769.33	235,921.09	0.64
Administration	-	-	-	-
Liability Insurance (CTSI)	42,000.00	-	-	-
Workers Comp. Insurance (CTSI)	12,000.00	-	-	-
Travel	300.00	-	58.21	0.19
Utilities	9,500.00	393.41	8,420.73	0.89
Supplies	17,000.00	535.40	11,917.89	0.70
Coal/Propane	8,000.00	-	5,187.30	0.65
Building Maintenance	1,500.00	-	-	-
Safety - Signs	3,000.00	-	-	-
Fuel	55,000.00	3,937.60	30,769.94	0.56
Oil - Antifreeze	2,500.00	-	-	-
Tires	6,000.00	1,309.58	1,309.58	0.22
Equipment Repair	50,000.00	-	58,027.36	1.16
Magnesium Chloride	-	18,620.00	18,620.00	-
Avalanche Control	3,000.00	-	-	-
Rock Work - Blasting	-	-	-	-
Culverts	2,500.00	-	2,061.60	0.82
Gravel - Permit	331.00	-	-	-
Snow Removal	8,500.00	-	7,250.00	0.85
Bridge Maintenance	2,000.00	-	-	-
Equipment Payment	-	7,963.94	7,963.94	-
CDL Physicals/License	200.00	-	160.00	0.80
Clothing Allowance	600.00	200.00	400.00	0.67
Asphalt Materials & Striping	1,000.00	-	-	-
Miscellaneous	1,000.00	-	6,250.00	6.25
Sub-Total	592,536.00	55,729.26	394,317.64	0.67
Treasurer's Fees	5,200.00	133.31	4,258.37	0.82
Transfer to Escrows	-	-	-	-
Transfer to School	-	-	-	-
Sub-Total	597,736.00	55,862.57	398,576.01	0.67
Escrow Expenditures	11,864.31	6,589.95	141,257.00	-
TOTAL	609,600.31	62,452.52	539,833.01	0.89

The president's domestic policy law created complex new work requirements for Medicaid and food stamps, but left the states to administer them. Colorado pushes that burden to its counties.

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By David W. Chen Photographs by Ruth Fremson

David W. Chen and Ruth Fremson visited former mining towns in southwestern Colorado, ski towns in the Rocky Mountains and fast-growing suburbs north of Denver to talk to county officials and residents bracing for the changes to Medicaid and food stamps.

Sept. 30, 2025

For more than a decade, residents of the sparsely populated San Juan Mountains of southwestern Colorado have applied for government assistance by dealing with the San Juan County Department of Social Services' staff of one: Krissy Rhoades.

In the coming months, because of President Trump's new domestic policy law, Ms. Rhoades's responsibilities will take on considerably more weight. It will fall to her to ensure Medicaid and food stamps applicants comply with the law's complex new eligibility rules, which require adults to work in order to receive benefits, unless they have children under 13.

"It's just me up here," Ms. Rhoades said in her office inside the historical county courthouse in tiny Silverton, Colo. "It's a little stressful."

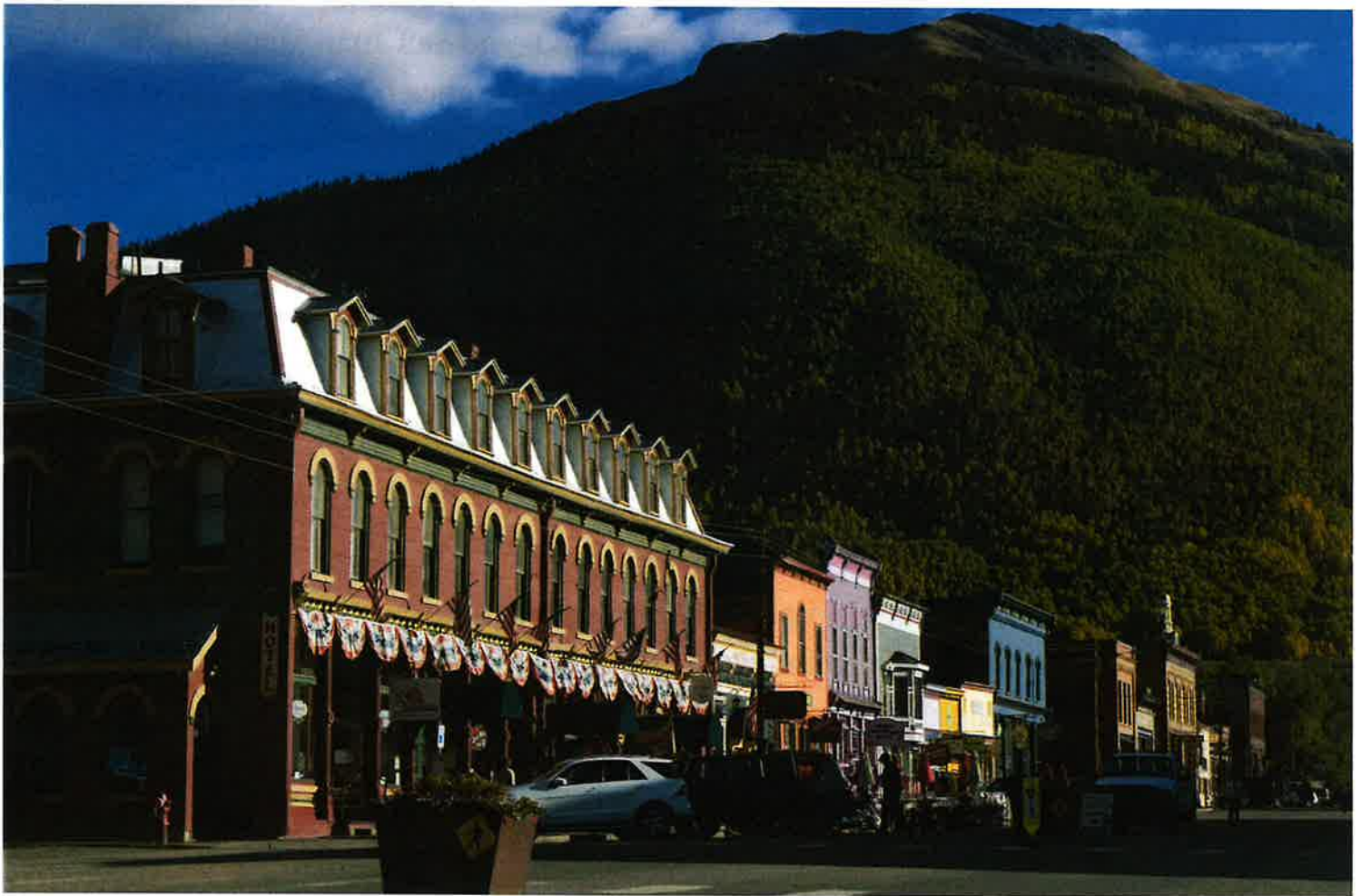
Because Medicaid and food stamps do not require annual appropriations from Congress, neither should be significantly affected by the looming government shutdown. Republicans say Mr. Trump's sprawling domestic policy bill doesn't cut benefits for Medicaid and food assistance at all: It simply makes sure that those who can work, do work.

But the restrictions and new requirements are designed to disqualify recipients and cut \$317 billion in anticipating spending on Medicaid over the next 10 years. Food assistance is expected to be reduced by \$69 billion. And with dozens of changes to dates, deadlines, document requirements and rules embedded in the new law, longer wait times and more confusion are all but assured.

When Congress passed its One Big Beautiful Bill Act this summer, it didn't just impose those requirements. It punted the implementation to states. And in a handful of states like Colorado, busy county governments already handle eligibility requirements, enrollment and renewals.

All told, those already-stretched counties could be on the hook for \$850 million in new administrative costs, according to the National Association of Counties, even as they cut residents' benefits.

"That's money that otherwise could have gone to people who needed health care," said Gov. Jared Polis of Colorado, a Democrat.



The tiny town of Silverton, Colo., is also the seat of San Juan County, which is responsible for checking the eligibility of residents on Medicaid and food stamps.



“It’s just me up here,” said Krissy Rhoades, a senior eligibility technician with the San Juan County Department of Social Services who will have to determine whether applicants can stay on Medicaid and food stamps.

Colorado and its 64 counties are doubly squeezed by a Taxpayer’s Bill of Rights, a voter-approved constitutional amendment limiting the amount of money local governments can raise, retain and spend. And because Colorado’s tax system is tied to the federal tax code, Mr. Trump’s tax cuts — weighted to benefit the well-to-do — left the state with an unanticipated \$750 million shortfall, which prompted the Democrat-controlled state government to cut just over \$100 million from health care and higher education and to freeze hiring.

Yet counties will inevitably need to hire and train new workers, as well as grapple with the software snags sure to come from all the upheaval, said Mr. Polis and Mark Ferrandino, the state’s budget director, in a joint interview.

Some Republicans also are worried about the looming costs. Curbing Medicaid spending and encouraging people to work are welcome “from an ideological standpoint,” said Scott K. James, a Republican county commissioner in Weld County, a fast-growing and conservative

region north of Denver. But implementing it is another question.

“I don’t know how the hell to pay for that,” he said.

Colorado spends \$13 billion each year on Medicaid, and more than 1.1 million children and adults, or about one-fifth of its population, are enrolled. About one in 9 residents receive \$120 million each month from the Supplemental Nutrition Assistance Program, or SNAP, which helps low-income families buy groceries.



More than 600,000 Coloradans rely on the Supplemental Nutrition Assistance Program, but requirements for eligibility will soon get more strict.

Mr. James said he wondered how counties would recruit and retain workers who typically need up to a year of training to learn the intricacies of the state’s glitch-prone technology system before they can work one-on-one with applicants seeking to enroll in programs like Medicaid. He is also concerned about morale for front-desk workers and case managers who bear the brunt of exasperated residents.

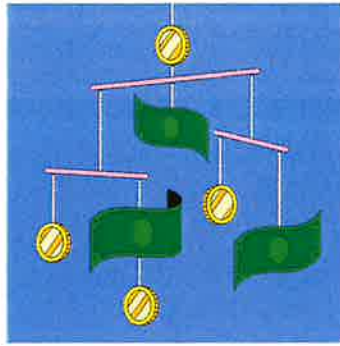
“I’m so sick and tired of Denver and D.C. saying, ‘you could be leaner,’” said Mr. James, a former local radio personality. “I’m a conservative, and I’m pretty damn proud of how we run things.”

In the counties flanking Weld, the same concerns surfaced repeatedly: The new federal requirements were being rolled out too quickly, with hardly any guidance.

More on the Domestic Policy Bill



Vance Tries to Sell the Benefits of Trump's Megabill but Ignores the Costs



How the \$1,000 'Trump Accounts' for Newborns Will Work



Trump Says Musk Is 'Off the Rails' With His Third-Party Effort

>

“There’s a tendency to pass laws that’s kind of a one-size-fits-all,” said John Kefalas, a commissioner in Larimer County, home to Colorado State University, and a former Democratic state representative and senator, in a joint interview with Heather O’Hayre, the county’s human services director.

At the Food Bank for Larimer County in Fort Collins, a steady stream of people filled their carts with fresh produce, frozen meats and other food donated by local organizations.

Jamie Amaya, 48, expressed gratitude that her family had Medicaid. Her husband, who is diabetic, relies on an insulin pump while working as a heavy machine operator. She said she had lupus and fibromyalgia. If they are deemed ineligible in the coming months and years, she is not sure what medications they would be able to afford.

“I get where Trump’s coming from, there’s some people that do use the system,” Ms. Amaya said. “But there’s people also like me and my husband — we still pay taxes, we pay for our insurance, we still pay our bills.”

With her was her 25-year-old daughter, Deja, who said she had struggled with mental health issues; she and her girlfriend, Kayla Bogs, had been living with their dogs, Teddy and Dusty, in a silver minivan with the rear seats removed to accommodate a mattress.



Even in the conservative counties of Weld and Morgan, concern about administering the rules for Medicaid and food stamps is growing.



Deja Amaya, left, and her partner, Kayla Bogs, with their dogs, Teddy and Dusty, in the van they are living in.



Renee Duran, a support specialist with the Department of Human Services, answering questions about benefit eligibility at her office in Fort Collins, Colo.

Deja said she had been unable to hold down a job because of her medical issues and was expecting the worst from the new work requirements.

“All I know is that we’re going to be getting kicked off,” she said.

Summit County, home to ski resorts like Breckenridge and Copper Mountain, has traditionally been one of the biggest generators of sales taxes in the state, but the cost of living is daunting, and most jobs are tied to seasonal tourism, said Tamara Pogue, a county commissioner, and Janet Wolfson, an economic security programs manager. The high rate of turnover already makes verification for federal benefits challenging.

Ms. Pogue also pointed to the stiff financial penalties that the new law imposes on state and local governments if they underpay or overpay benefits. Her biggest concern, she said, was “the amount of pressure that we are anticipating as counties to make our accuracy rates higher, with fewer resources and double the amount work.”



From left, a train for tourists in Durango, Colo.; Tamara Pogue and Janet Wolfson; looking out on Durango.

In southwestern Colorado, La Plata County was already bracing for tough fiscal sledding. Shriveling revenues from the natural gas industry have contributed to \$8 million in budget cuts in the last two years, and next year's proposed budget represents another 12 percent decrease, said Marsha Porter-Norton, a county commissioner.

The need for assistance, however, remains as pronounced as ever, as evidenced at a food pantry on the campus of Fort Lewis College in Durango, where more than a quarter of students are Native American.

"This is the big horrible bill," Ms. Porter-Norton, a Democrat, said. "People are going to go hungry."

She is supporting a local ballot measure to increase the sales tax and generate \$18 million more annually. If it doesn't pass, "everything is on the table," she said.



La Plata County, in Southwestern Colorado, was struggling with its budget shortfalls even before it was saddled with administering the new eligibility rules for Medicaid and SNAP.



“This is the big horrible bill,” said Marsha Porter-Norton, a La Plata county commissioner.



A food pantry for students and faculty members on the campus of Fort Lewis College in Durango, Colo.

Ms. Rhoades's title, senior eligibility technician, understates her role as the go-to person for government assistance in neighboring San Juan County. Fewer than 900 people live in the remote, mountainous county, and Ms. Rhoades lends a hand with everything, including helping people pay their utilities and finding them food.

"Normally they just start with questions like, 'I just lost my job. What do I do? How do I apply for this? What can I qualify for?'" said Ms. Rhoades, 43, a lifelong Silverton resident who also waitresses twice a week at a downtown restaurant.

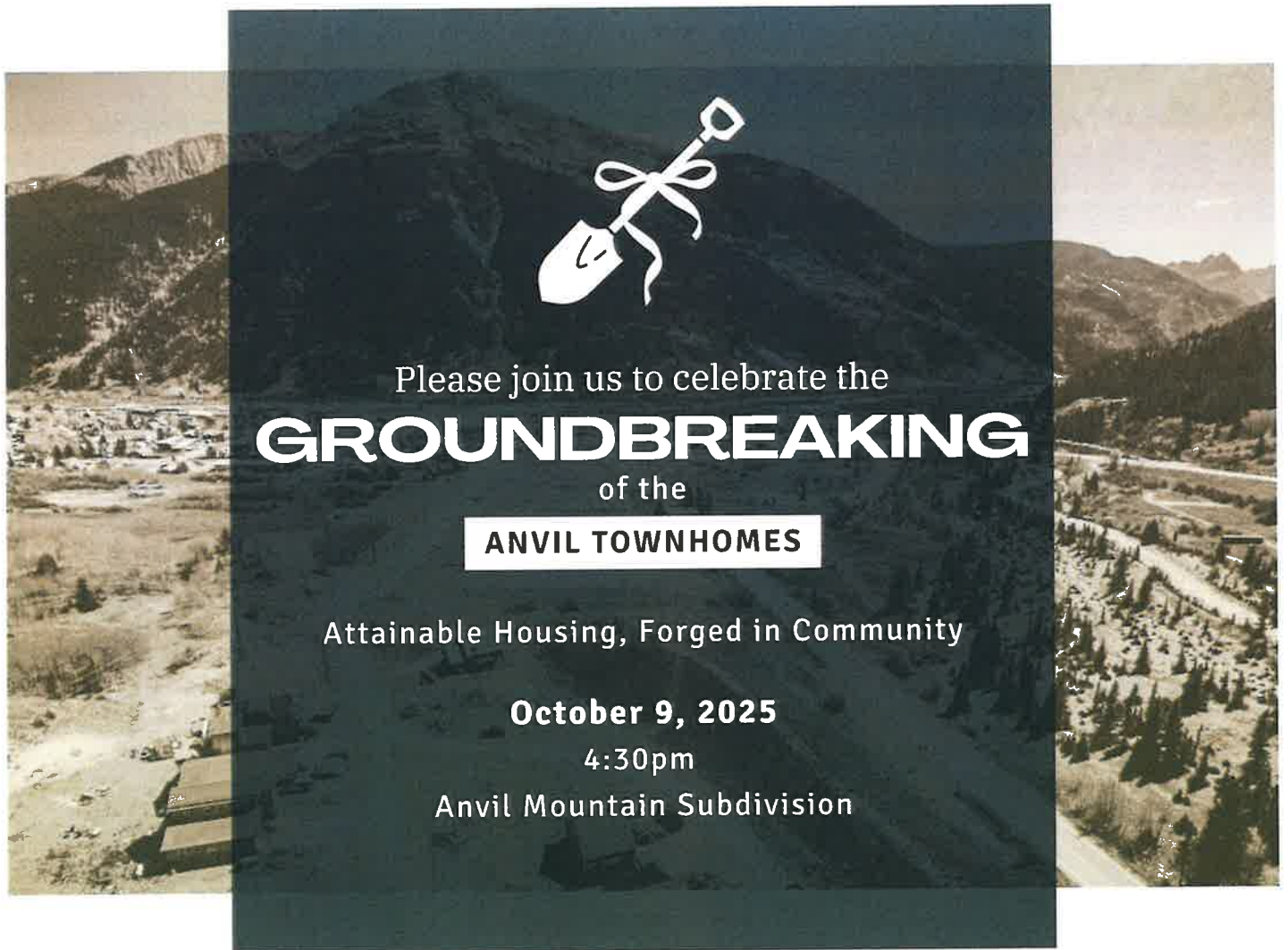
Some new SNAP rules are supposed to go into effect in November, when people are already struggling after summer jobs have ended but winter jobs haven't begun. In a place where politics have gotten personal in the past, she's preparing for the worst.

In her office, which decades ago served as the sheriff's department, she displays letters and holiday cards from residents, thanking her for helping them with their benefits.

Then there's a printout, sent by her sister, of a still from the horror movie "Child's Play." Chucky the doll is charred but standing, with the caption, "a little burned out but doing my best."

David W. Chen reports on state legislatures, state level policymaking and the political forces behind them.

Ruth Fremson is a Times photographer, based in Seattle, who covers stories nationally and internationally.



Coal Bank, Molas to close Friday as housing units are taken to Silverton

Prefabricated homes to provide more affordable housing in mountain town

By Scout Edmondson Herald Staff Writer
Monday, Oct 6, 2025 9:49 PM Updated Tuesday, Oct. 7, 2025 7:27 AM



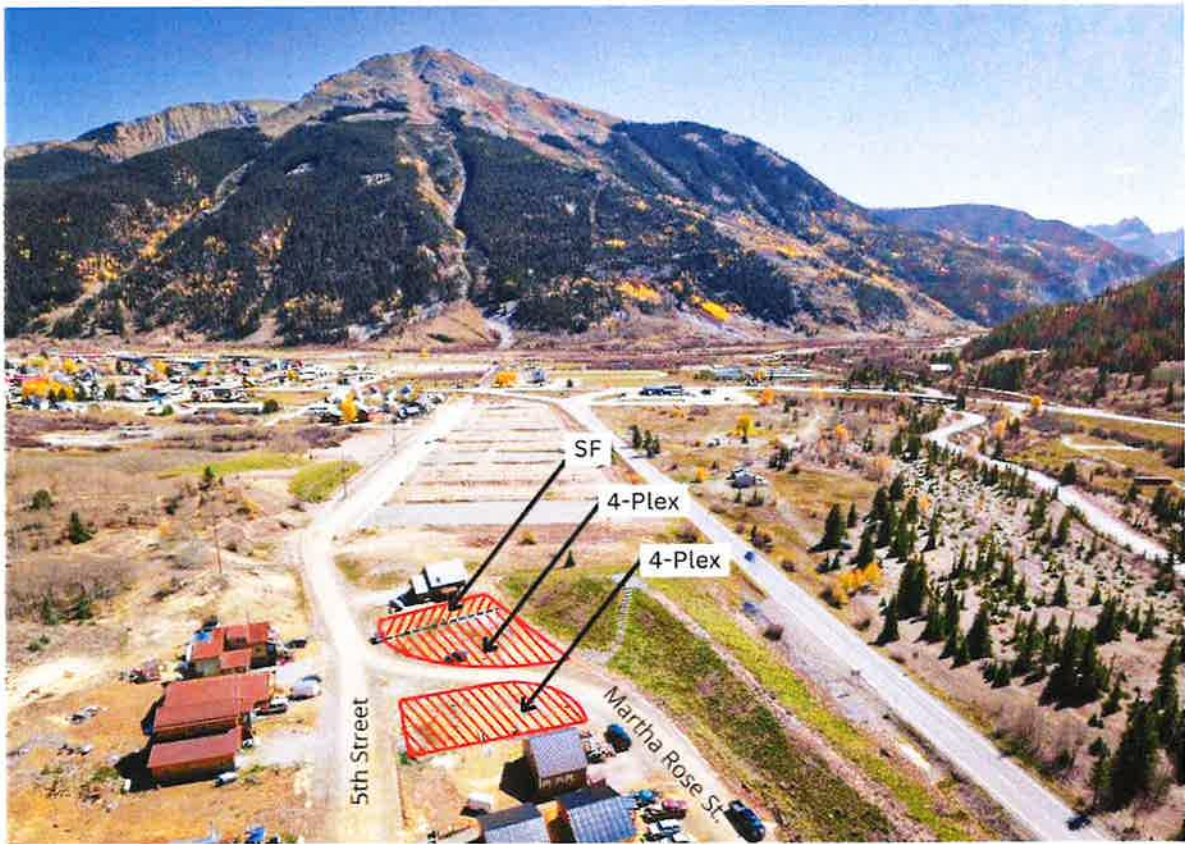
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Listen Now: Coal Bank, Molas to close Friday as housing units are taken to Silverton

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An aerial view of where the 18 housing units will be built in Silverton. (Courtesy of Silverton Housing Authority)

Coal Bank and Molas passes on U.S. Highway 550 north of Durango will close for two periods during the morning and the evening on Friday as 18 pre-built housing units are delivered to Silverton. The highway will close from 7 to 9 a.m. while nine prefabricated units are delivered. The remaining nine units, said Silverton Housing Authority Director Chase, will be delivered later in the day. The 18 units will provide residents in Silverton who make less than the area median income with efficient housing – something that is lacking in this high-elevation town. “The Housing Authority is developing nine new for sale units in the A neighborhood,” Chase said. “We are so excited that it’s coming together.”

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Eighteen prefabricated affordable housing units will be taken over Coal Bank and Molas passes to the Anvil Mountain subdivision in Silverton on Friday. U.S. Highway 550 over the mountain passes will close to all traffic for two hours in the morning and two hours in the afternoon. (Durango Herald file)



Chase said the houses will be open primarily to residents who make less than or equal to **Silverton's median income** of \$102,000 per four-person household per year. Chase said there are buyers interested in the houses that make anywhere between \$30,000 to \$110,000 per year. Three houses will be available at 80% of the area median income, five at 100% and one at 140%.

"The house at 140% AMI is above median income, and the price of that house is actually close to market rate, but it is helping subsidize the lower-income units," Chase said.

The houses were built by **Buena Vista-based modular home manufacturer Fading West**. The ones heading to Silverton will be fully built apart from the roof, and will be comprised of two to three bedrooms, Chase said. They will be extremely well-insulated to suit Silverton's cold climate, and will feature energy-efficient appliances.

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An artist rendering of the affordable housing units that will be delivered on Friday to Silverton. (Courtesy of Silverton Housing Authority)



The Silverton Housing Authority has been working with HomeFunds in Durango to provide buyer education classes, Chase said. Additionally, they have partnered with Purgatory Resort to stage the units in their parking lots so that all 18 can be moved in a day.

Silverton Chamber of Commerce Executive Director DeAnne Gallegos said the arrival of the houses will mark an important milestone in Silverton's history, akin to when the first automobile drove over Stoney Pass in 1910.

"The fact that we have modern technology to build units off site and then for us to be having them shipped over two mountain passes is something that will be a time stamp for history," Gallegos said.

Gallegos said Silverton has received praise for how it is working to become a more affordable mountain community. As more mountain towns in Colorado come to rely primarily on tourism to generate revenue, prices have gone up, pushing longtime locals out. Silverton's Compass Project Master Plan outlined a way to ensure it remains an affordable place, with the 18 housing units being the latest step in that process.

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A rendering of an affordable housing unit being delivered on Friday to Silverton. (Courtesy of Silverton Housing Authority)



“How do you protect and preserve working class young families with medium household incomes in these mountain communities where we’re seeing real estate prices skyrocket?” Gallegos said. “This is an actual, tangible solution.” The houses must be lived in for eight months out of the year as the owner’s primary residence, a measure meant to address the high level of vacant and secondary homes in Silverton, Chase said.

A groundbreaking ceremony will be held at 4:30 p.m. Thursday on Martha Rose Street in Silverton ahead of the arrival of the units. Gallegos said none of this would be possible without Chase’s hard work.

“Sometimes, it takes one special person in the community to make these things happen,” Gallegos said. “Anne Chase is that person.”

The Silverton Housing Authority is accepting applications for the waitlist until Nov. 3. For more information on who can apply, visit silvertonhousingauthority.colorado.gov.

sedmondson@durangoherald.com

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SW CDOT News | US 550 closures scheduled Fri., Oct. 10 between Silverton and Purgatory Ski Resort.

2 messages

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SW Colorado Regional Communications Specialist

October 7, 2025

970-903-4327 | adair.christensen@state.co.us

— Highway Closure Alert —
Silverton modular home delivery requires US
550 highway closures
Full two-hour closures scheduled for the morning and
afternoon of Friday, October 10



Colorado Department of Transportation map of a two closures scheduled for Friday, October 10 from 7 a.m. to 9 a.m. and 3:15 p.m. to 5:15 p.m., on US Highway 550, between Purgatory Ski Resort and Silverton (Mile Points 49 to 70).

Southwest Colorado — On Friday, October 10, motorists will encounter lengthy road closures on US Highway 550 between Purgatory Ski Resort and Silverton to allow for safe transport of modular housing units to the Town of Silverton. The transport operation will require two hour full closures from 7 a.m. to 9 a.m. and 3:15 p.m. to 5:15 p.m. Motorists will be stopped in both directions and are encouraged to schedule travel around the morning and afternoon closure periods.

Closure Schedule

Closures are scheduled to take place over a one-day period and may be rescheduled due to inclement weather.

- **Morning Closure:** 7 a.m. to 9 a.m.
- **Afternoon Closure:** 3:15 p.m. to 5:15 p.m.

Traffic Impacts

Motorists will encounter full traffic stops at the following locations:

- **Northbound Closure:** Motorists traveling northbound from Durango will be stopped between Purgatory Ski Resort and Cascade Village (Mile Points 49 to 50).
- **Southbound Closure:** Motorists traveling southbound from Silverton will encounter a closure just south of the WhistleStop Gas Station (MP 70)
- **Side Street Access:** Flaggers will be stationed at high traffic intersections along the closure route to stop motorists attempting to access US 550 during the scheduled closure times.

Silverton Housing Authority Project Information

For additional details about the road closure and Anvil Townhome Development:

- Visit the project website at: silvertonhousingauthority.colorado.gov
- Email the Silverton Housing Authority: achase@silverton.co.us
- Call the Silverton Housing Authority: 970-880-0278

Know Before You Go

Travelers are urged to “know before you go.” Gather information about weather forecasts and anticipated travel impacts and current road conditions prior to hitting the road. CDOT resources include:

- Road conditions and travel information: [COTrip.org](https://cotrip.org)
- Download the COTrip Planner app: bit.ly/COTripapp
- Sign up for project or travel alerts: bit.ly/COnewsalerts
- See scheduled construction lane closures: bit.ly/laneclosures
- Connect with @ColoradoDOT on social media: [Twitter](https://twitter.com/ColoradoDOT), [Facebook](https://facebook.com/ColoradoDOT), [Instagram](https://instagram.com/ColoradoDOT) and [YouTube](https://youtube.com/ColoradoDOT).

Remember: Slow For The Cone Zone

The following tips are to help you stay safe while traveling through maintenance and construction work zones.

- Do not speed in work zones. Obey the posted speed limits.
- Stay Alert! Expect the unexpected.
- Watch for workers. Drive with caution.
- Don't change lanes unnecessarily.
- Avoid using mobile devices such as phones while driving in work zones.
- Turn on headlights so that workers and other drivers can see you.
- Be especially alert at night while driving in work zones.
- Expect delays, especially during peak travel times.
- Allow ample space between you and the car in front of you.
- Anticipate lane shifts and merge when directed to do so.
- Be patient!

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About CDOT

The Colorado Department of Transportation's mission is to provide the best multi-modal transportation system that most effectively and safely moves people, goods and information. CDOT maintains more than 23,000 lane miles of highway, more than 3,400 bridges and 35 mountain passes. Our team of employees works tirelessly to reduce the rate and severity of crashes and improve the safety of all modes of transportation. CDOT leverages partnerships with a range of private and public organizations and operates Bustang, an interregional express bus service. Find more details at [codot.gov](https://www.codot.gov).



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Summer Accomplishments at the Bonita Peak Mining District Superfund Site

2 messages

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Region 8
Mountains and Plains

**Bonita Peak Mining District
Superfund Site**

October 1, 2025

Summer Accomplishments

October 2025



Monitoring well installation at the BPMD Site – Photo taken on September 25, 2025

This summer, the Environmental Protection Agency (EPA), Bureau of Land Management (BLM), Forest Service (USFS), and State agencies worked on several important cleanup and monitoring projects across the Bonita Peak Mining District Superfund Site (BPMD). In addition, agencies took part in a variety of community involvement activities. Together, we achieved the following:

Mine Cleanup Projects

- **Anglo Saxon Mine** – Stabilized the hillside and waste rock pile where the old crib wall collapsed and was removed. The disturbed area was seeded with a brown colored hydroseed to revegetate the area for future erosion control.



Stabilized hillside where old crib wall was located – Photo taken on September 24, 2025

- **Bandora Mine** – Installed monitoring well into the mine adit, reestablished drainage channels, and removed settling ponds that were used during the drilling.



Drill rig at the Bandora Mine – Photo taken on July 27, 2025

- **Brooklyn Mine** – The USFS removed two nuisance ponds and replaced them with a more natural channel. Consolidated mine waste into existing mine waste pile and amended with lime. Pile was seeded for revegetation.



Consolidated and seeded waste pile at Brooklyn Mine – Photo taken on September 2025

- **Columbus Mine** – Redirected mine impacted water flow to protect native plants.
- **Tom Moore Mine** – Replaced a degraded portal shed to prevent debris from backing up mine impacted water in the portal area.
- **Forest Queen Mine** – BLM drained the mine adit and reconstructed the piping system at the portal area to mitigate the risk of an unplanned release. Allowing BLM to access pipes for long-term site maintenance.



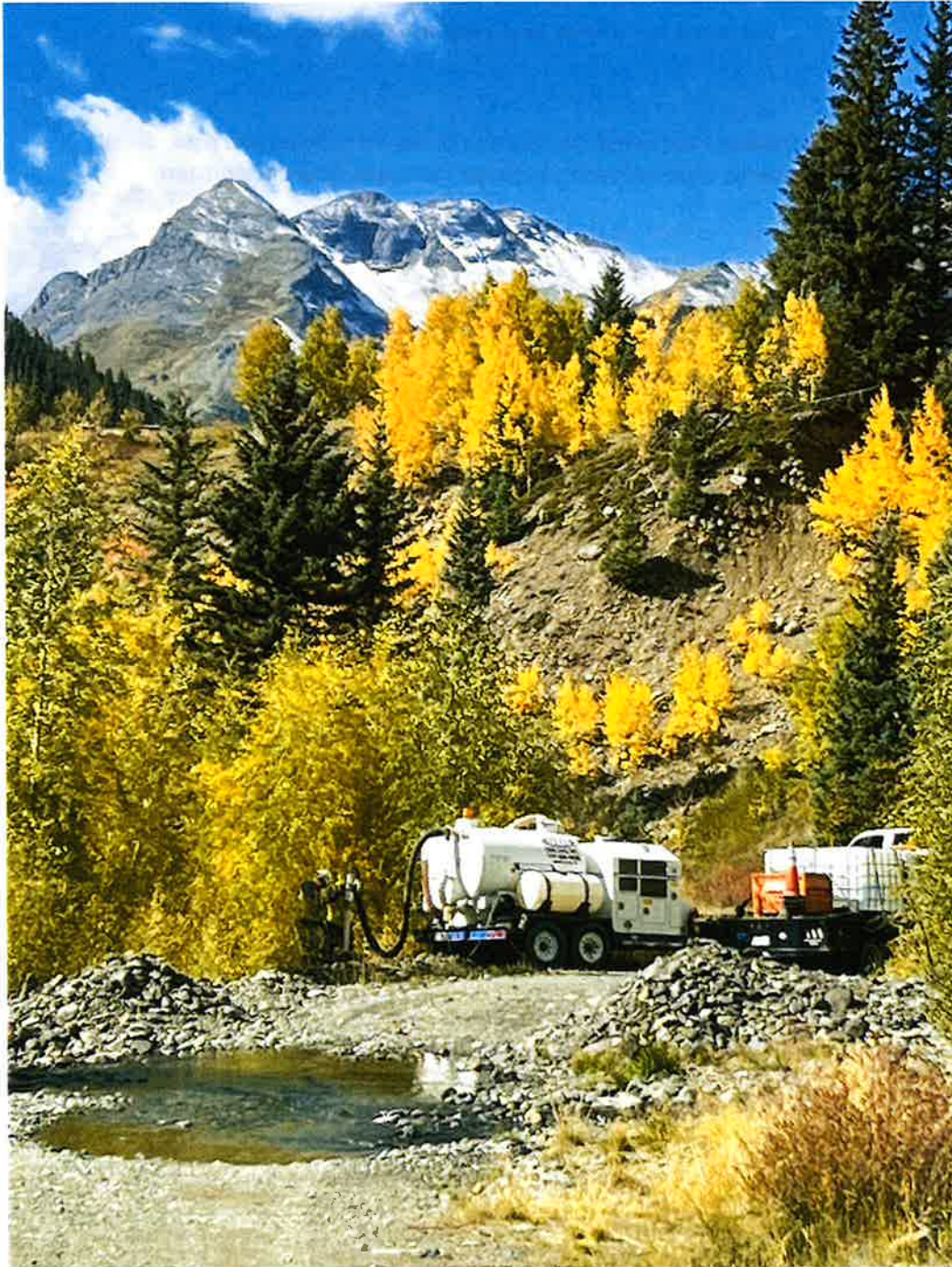


BLM cleanup work at Forest Queen portal area- Photo taken on June 11, 2025

- **Koehler Mine** – Inspected the concrete bulkhead to determine if additional reinforcements were needed to increase the longevity of the structure.
-

Additional Summer Activities

- EPA scientists in the Office of Research and Development began a field test at the Bandora Mine for an innovative protective coating on mine waste piles that could help prevent metals from entering surface water due to waste rock pile erosion.
- Installed monitoring wells to investigate groundwater contamination near the Mayflower Mill tailings impoundments (OU2).



Drilling groundwater wells – Photos taken on September 24, 2025

Bonita Peak Repository (BPR) Update

EPA expects to begin transporting treatment generated solids from the Gladstone interim water treatment plant to the repository this year. Clean fill and other supplies are expected to be trucked in quantities similar to previous years to finish covering and grading future

Cells 2 and 3. Activities on the repository will continue until the snow flies, likely in early-mid November. Construction work as well as operation of the repository will resume in 2026. Stay tuned, more updates will be shared as the project progresses.



View of repository at Tailings Impoundment 4 – Photo taken on September 25, 2025

Community Engagement

Silverton Open House - On June 26, 2025, more than 40 community members, federal agency staffers, state partners, and stakeholders gathered in Silverton, CO for a public open house to discuss ongoing Superfund work at the site. The event provided an important opportunity for the local community to connect directly with agency representatives, ask questions, and learn more about our cleanup work.





Silverton and EPA representative speaking at the Open House – Photo taken on June 26, 2025

Superfund Redevelopment Discussions - On June 26, 2025, San Juan County and the EPA Superfund Redevelopment Program held a reuse focused site visit and working session with key stakeholders. The purpose of the meeting was to discuss reuse options and considerations for San Juan County owned parcels near Mayflower Mill, which are part of Operable Unit 2 (OU2) of the BPMD site.

Community Advisory Group Tour - On Sept 16 and 18, 2025, the Bonita Peak CAG organized site tours. EPA project managers led the tour highlighting key site features and future cleanup priorities.



BPMD CAG tour – Photo taken on September 16, 2025

Congressional Outreach - On August 21, 2025, Senator Bennet met with representatives of Silverton, San Juan County, La Plata County, State of Colorado, EPA, the BPMD CAG and members of the former Animas River Stakeholders Group to reflect on the history of the BPMD site and path forward.

EPA Region 8 Upcoming Cleanup Work

- **Red and Bonita Mine** – EPA is preparing to do a long-term bulkhead valve closure to determine if it will reduce the amount of metals entering Cement Creek from this mine. [Website](#) | [Contact us](#)

- **Terry Tunnel** – BLM, EPA, and San Juan County will plant grass and other native plants to revegetate the covered waste pile – preventing erosion.

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More Information

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