

SAN JUAN COUNTY, COLORADO
BOARD OF COMMISSIONERS MEETING AGENDA
February 14, 2024

CALL TO ORDER: 8:30 A.M.

OLD BUSINESS:

Consider Bills and Authorize Warrants
BOCC Regular Meeting Minutes for January 24, 2024

APPOINTMENTS:

- 8:40 A.M. - Becky Joyce, Public Health
- 9:00 A.M. - Terry Morris CAG
- 9:30 A.M. - Martha Johnson, Social Services Director
- 10:00 A.M. - Public Hearing: Charles and Bruce Hoch-Improvement Permit Sketch Plan for a Single-Family Dwelling on the Gladstone Girl MS 17271
- 10:30 A.M. - Public Hearing: Adam and Spencer Rex dba Kendall Mountain House LLC-Improvement Permit Sketch Plan for a Single-Family Dwelling and Vacation Rental on the Forst Lode MS 18463
- 11:00 A.M. - Public Hearing: Richard Smiley dba Silverton Glamping LLC-Improvement Permit Sketch Plan for Glamping Resort on Eastern Star Placer MS 17680 and Animas Mill Site MS 1566B
- 11:30 A.M. - Anne Chase SJDA Housing Update

CORRESPONDENCE:

Jeremy Fox San Miguel Power
Rachel Bauske Frasure Volunteers of America

NEW BUSINESS:

Resolution 2024-01 Rename County Road Bypass
2024 Amended Law Enforcement Agreement
2023 Financial Report
Sale Tax Update
Treasurer's Report
Ouray County Special Use Permit - Red Mountain Alpine Lodge
Commissioner and Staff Reports

OTHER:

Times listed above are approximate.

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

Next Regular Meeting – 8:30 A.M. February 28, 2024

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 FEBRUARY 14, 2024
 AND THE FOLLOWING BILLS WERE APPROVED FOR PAYMENT.

24919	PEI	INSPECTION-CERTIFICATE FEE	260.00
24920	CO COUNTY ATTORNEY ASSOC	2024 MEMBERSHIP DUES	200.00
24921	ANTHEM BLUE CROSS	MEDICAL INSURANCE	20867.22
24922	ANGELES CONSTRUCTION	12-23 SNOW REMOVAL	1052.50
24923	CITIZENS STATE BANK	FIRE HOUSE PAYMENT	4428.91
24924	CITIZENS STATE BANK	ANVIL APARTMENTS PAYMENT	5558.98
DD	ABIGAIL H. ARMISTEAD	SHERIFF DEPUTY WAGES	3796.72
DD	ADAM D. CLIFTON	SHERIFF DEPUTY WAGES	4011.07
DD	AMIE R. GARDINER	SHERIFF DEPUTY-NURSE WAGES	3481.44
DD	ANTHONY D. EDWARDS	COMMUNICATION WAGES	4582.96
DD	ARTHUR J. DONOVAN	EPD WAGES	4725.49
DD	AUSTIN P. LASHLEY	COMMISSIONERS WAGES	2289.99
DD	BRUCE T. CONRAD	SHERIFF WAGES	4331.98
DD	DEANNA M. JARAMILLO	TREASURERS WAGES	3685.79
DD	JOHN A. JACOBS	SHERIFF DEPUTY WAGES	1489.12
DD	KERI METZLER	CORONER WAGES	1002.03
DD	KIMBERLY A. BUCK	ASSESSORS WAGES	4254.99
DD	KRISTINA L. RHOADES	SOCIAL SERVICE WAGES	2830.84
DD	LADONNA L. JARAMILLO	COUNTY CLERK WAGES	3756.59
DD	LINSLEY SWEET	DEPUTY CLERK WAGES	1872.02
DD	PETER C. MAISEL	COMMISSIONERS WAGES	2192.03
DD	REBECCA B. JOYCE	COUNTY NURSE WAGES	5150.99
DD	REBECCA J. RHOADES	CUSTODIAN WAGES	1782.07
DD	ROBERT W. GARDINER	NURSE ASSISTANT WAGES	988.15
DD	STEPHEN W. LOWRANCE	UNDERSHERIFF WAGES	4263.01
24925	SCOTT L. FETCHENHIER	COMMISSIONERS WAGES	2149.03
24926	TOMMY WIPF	VETS OFFICER WAGES	375.27
24927	WILLIAM A. TOOKEY	ADMINISTRATOR WAGES	5610.54
24928	CITIZENS STATE BANK	JAN 24 FEDERAL TAXES WITHHELD	22432.36
24929	CITIZENS STATE BANK	JAN 24 STATE TAXES WITHHELD	3584.00
24930	GREAT WEST LIFE	GROUP RETIREMENT	6182.00
24931	CITIZENS STATE BANK	JAN 24 H S A SAVINGS	1950.00
24932	KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	884.74
24933	AMWINS GROUP BENEFITS	VISION INSURANCE	170.97
24934	AFLAC	INDIVIDUAL INSURANCE	295.14
24935	CIC	ASSESSOR & TREASURERS BILLS	17850.00
24936	SILVERTON ELECTRIC	MATERIALS & LABOR	1400.92
24937	MAISEL EXCAVATION	HOSPITAL COAL & DELIVERY	1238.50
24938	IMAGE NET CONSULTIN	SHERIFFS BILL	120.97
24939	TOWN OF SILVERTON	W/S THRU 12-31-23	4114.73
24940	VISA	BILLS	2874.81
24941	SAN MIGUEL POWER	BILLS	4222.97
24942	SILVERTON STANDARD	LEGALS	44.16
24943	COLO CO CLERKS ASSOCIATION	CLERK 2024 DUES	876.65

24944 MASTER'S TOUCH	TAX STATEMENT MAILING SERVICE	1647.21
24945 CENTURY LINK	SHERIFFS BILL	72.22
24946 CENTURY LINK	SHERIFFS BILL	362.10
24947 WEX BANK	SHERIFFS FUEL	1359.63
24948 IMAGE NET CONSULTING	SHERIFFS BILL	120.97
24949 CENTURY LINK	ELEVATOR ROOM (CUSTODIAN)	91.67
24950 SILVERTON SCHOOL	REIMB COLIN TROWER (50%)	7448.83
24951 JOEL BERDIE	NURSE FAMILY COUNSELING	1200.00
24952 CASSANDRA ROOF	YOGA-SENIOR FITNESS & MEALS	774.00
24953 ROBERT ROOF, LPC	COMMUNITY COUNSELING	300.00
24954 BRUCE E. HARING, M.A., LPC	PSYCHOTHERAPY PAY	4942.00
24955 DAYNA KRANKER	NURSE ASSISTANT PAY	2090.00
24956 DAYNA KRANKER	REIMB BILLS	44.14
24957 SILVERTON CLINIC	REIMB RATHEY	1090.65
24958 DENNIS R. GOLBRICHT	JAN 24 SERVICES	1072.50
24959 KERI METZLER	REIMB 2023 TRAINING	461.63
24960 TECHNOLOGYWEST	2024 ELECTION PROGRAMING ETAL	285.00
24961 JUST CLICK PRINTING	PRIMARY BALLOTS	437.59
24962 GRAN FARNUM PRINTING	PRIMARY ELECTION ENVELOPES	423.00
24963 SILVERTON AMBULANCE	MONTHLY PAYMENT	49133.33
24964 VOID		
24965 SILVERTON FILM OFFICE	3 FILM PERMITS	750.00
24966 DR JOEL, INC	2 BATTERY BACK UPS-WORK	1059.18
24967 SILVERTON HARDWARE	SUPPLIES	264.68
24968 SILVERTON LP GAS	COURTHOUSE-FIRE HOUSE FILL UPS	9457.82
24969 CIC	ASSESSOR-TREAS PROGRAMS	17850.00
24970 NACO	2024 COUNTY DUES	450.00
24971 CCI	2024 DUES	6580.00
24972 CCI PUBLIC LANDS	2024 PUBLIC LAND DUES	150.00
24973 KENNY SCHAAF	2023 SURVEYORS PAY	2500.00
24974 SANI SERV, LLC	TOILET ON RED MOUNTAIN	181.00
24975 SILVERTON LP GAS	NURSE TANK RENT	50.00
24976 VERIZON	SHERIFFS BILL	122.04
24977 SILVERTON FIRE DEPARTMENT	SOLD 2016 CHEVROLET SUBURBAN	15000.00
24978 SILVERTON FIRE AUTHORITY	1ST QTR PAYMENT	13687.50
24979 CENTURY LINK	SHERIFFS BILL	88.22
24980 CENTURY LINK	SHERIFFS BILL	363.65
24981 VISA	SOC SER-COMMUNICATIONS BILLS	1344.65
24982 LA PLAT DETENTION	JANUARAY 24 JAIL BILL	130.00
24983 REGION 9 EDD	2024 REGION 9 DUES	933.00
TOTAL GENERAL		313550.86

ROAD

7283	ANTHEM BLUE CROSS	MEDICAL INSURANCE	4353.75
DD	LOUIS K. GIRODO	ROAD OVERSEER WAGES	4838.69
DD	MATHEW J. ZIMMERMAN	ROAD OPERATOR WAGES	3742.99
DD	RUSTY D. MELCHER	ROAD FOREMAN WAGES	3871.85
2784	CITIZENS STATE BANK	JAN 24 FEDERAL TAXES WITHHELD	4465.40
2785	CITIZENS STATE BANK	JAN 24 STATE TAXES WITHHELD	680.00
2786	GREAT WEST LIFE & ANNUITY	GROUP RETIREMENT	719.76
2787	CITIZENS STATE BANK	H S A SAVINGS	375.00
2788	KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	136.12
2489	AMWINS GROUP BENEFITS	VISION INSURANCE	36.88
7290	JOHN DEERE FINANCIAL	JD GRDR OAYMENT	6589.95
7291	TOWN OF SILVERTON	W/S THRU 12-31-23	738.38
7292	VISA	SUPPLIES	213.78
7293	SAN MIGUEL POWER	BILLS	323.56
7294	WHISTLESTOP	FUEL	2980.57
7295	SILVERTON HARDWARE	BLUE DEF	719.60
7296	SILVERTON LP GAS	TANK FILL UPS	1234.86
7297	WAGNER	PARTS	285.60
7298	4RIVERS EQUIPMENT	SUPPLIES	1421.75
7299	FOUR CORNERS WELDING	KOX-MAC/ BILL	338.87
7300	ALSCO	BILLS	80.00
7301	CENTURY LINK	BILL	155.00
7302	CATERPILLAR FINANCIAL	D6TVP/WES00376 PAYMENT	5274.36
7303	GJ BISHOP LIFTING	LADDER TIRE CHAINS	1250.00
7304	WHISTLESTOP	JAN 24 FUEL	2860.43
TOTAL ROAD			47687.15

GENERAL	313550.86
ROAD	47687.15
TOTAL ALL FUNDS	361238.01

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, JANUARY 24, 2024
AT 6:30 P.M.

Call to Order: The meeting was called to order by Chair Pro Tem Scott Fetchenhier. Austin Lashley. Present were Commissioners Pete Maisel and Austin Lashley (via Zoom) and Administrator William Tookey.

Commissioner Maisel moved to approve the January 10, 2024 minutes as presented. Commissioner Lashley seconded the motion. The motion passed unanimously.

The Boards and Offices for 2024 was presented to the Commissioners for their consideration. Commissioner Maisel moved to approve the Boards and Officers as presented. Commissioner Lashley seconded the motion. The motion passed unanimously.

The Commissioners discussed renaming the CR 110 Bypass to the Kuhlman 110 Bypass. It was the consensus of the Commissioners to rename the Bypass. A Resolution will be presented at the next meeting.

The County received three quotes for the purchase of a Skid Steer as follows:

Bobcat	\$51,910.43
Caterpillar	\$62,031.86
John Deere	\$92,600.93

Commissioner Maisel moved to approve the purchase of the Bobcat not to exceed \$53,000.00. Commissioner Lashley seconded the motion. The motion passed unanimously.

The 2023 Financial Report was presented to the Commissioners. It was the consensus of the Commissioners to review the report at the next meeting after some corrections were made.

Anthony Edwards was present to discuss the Annexation of Anvil Mountain. Commissioner Maisel moved to designate the Chairman to sign the petition as the County landowner to initiate the Annexation. Commissioner Lashley seconded the motion. The motion passed unanimously.

Commissioner Maisel moved to send Joy Jenkins of the EPA the draft letter as presented to the Commissioners concerning the issues raised by Peter Butler. Commissioner Lashley seconded the motion. The motion passed unanimously.

The Treasurer's monthly report was presented to the Commissioners for their review.

The Treasurer's Semi-Annual Report was presented to the Commissioners for their consideration. Commissioner Lashley moved to approve the Semi-Annual Report as presented. Commissioner Maisel seconded the motion. The motion passed unanimously.

It was the consensus of the Commissioners to send a letter to the Town of Silverton to encourage better communications and meetings between the two boards.

Having no further business, the meeting was adjourned at 8:09 P.M.

Austin Lashley, Chairman

Ladonna L. Jaramillo, County Clerk

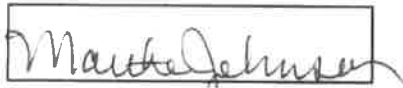


Department of Social Services
Phone 970-387-5631 * Fax 970-387-5326
Martha Johnson, Director
11/30/2023

Date 12/21/2023
Transmittal No. 11


Vendor	Date	Num	Amount
La Plata County	11/30/2023	11665	\$ 3,761.09
Kristina Rhoades	11/30/2023	11666	\$ 78.60
San Juan County	11/30/2023	11667	\$ 4,911.13
TOTAL			\$ 8,750.82

I, MARTHA JOHNSON, Director of Social Services of San Juan County of Colorado, hereby certify that the payments listed above are available for inspection and have been paid to the payees listed.


MARTHA JOHNSON

12-11-2023

I, Austin Lashley, Chairman of the San Juan County Board of Commissioners, hereby certify that the payments as set forth above have this date been approved and warrants in payment thereof issued upon the Social Services Fund.


Austin Lashley

San Juan County Social Services
Profit & Loss Budget vs. Actual
January through November 2023

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	TOTAL	Budget
Ordinary Income/Expense													
Income													
400.001 REVENUE-State Alloc	5,837.77	5,834.67	6,106.68	9,634.17	6,266.52	29,456.34	6,504.17	5,915.59	7,161.76	7,277.02	6,824.03	98,618.73	140,272.00
400.010 Property Tax Current	0.00	1,589.26	3,112.96	1,535.25	3,683.72	1,722.33	1,858.47	844.50	445.42	195.05	451.51	15,438.47	15,100.00
400.020 Specific Ownership tax	102.95	88.02	77.69	81.20	76.62	167.36	207.70	126.13	112.28	135.88	84.82	1,261.66	1,505.00
400.040 Penalties/Int on Tax	0.00	0.00	0.00	0.16	0.47	4.24	8.83	24.61	17.27	9.29	24.17	87.04	72.00
400.145 REVENUE-CSGB Grant	899.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	898.11	1,000.00
400.180 REVENUE-EOC	37.50	0.00	0.00	37.50	0.00	0.00	37.50	0.00	150.00	375.00	0.00	637.50	480.00
400.220 REVENUE-Program Refunds	200.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	100.00	1,100.00	0.00
Total Income	7,177.33	7,812.95	9,597.34	11,288.28	10,027.33	31,350.27	8,614.87	6,910.83	7,886.73	8,192.25	7,484.53	116,342.51	158,428.00
Expense													
500.100 EXPENSE-Administration	4,868.71	5,049.60	5,891.11	5,948.51	6,036.35	6,602.58	6,783.37	5,386.52	6,877.51	6,350.52	5,828.38	65,723.16	71,000.00
500.110 EXPENSE-Adult Protectio	0.00	0.00	0.00	0.00	0.00	105.46	0.00	0.00	0.00	883.90	464.12	1,283.48	1,440.00
500.120 EXPENSE-Child Care	26.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107.41	0.00	134.02	600.00
500.130 EXPENSE-Child Support	74.19	41.28	34.53	0.00	34.53	0.00	50.29	34.53	34.38	66.08	66.21	436.00	324.00
500.140 EXPENSE-Child Welfare	0.00	0.00	0.00	0.00	0.00	180.88	0.00	60.33	390.01	0.00	0.00	631.32	1,000.00
500.145 EXPENSE-CSGB Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
500.160 EXPENSE-Corolrado Works	0.00	0.00	0.00	0.00	0.00	19,461.32	0.00	0.00	63.01	46.94	116.72	19,687.98	87,000.00
500.160 EXPENSE-Core Services	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	22,000.00	24,000.00
500.200 EXPENSE-LEAP	564.44	297.85	218.88	3,424.46	0.00	41.48	0.00	0.00	0.00	78.58	275.39	4,801.10	1,200.00
500.210 EXPENSE-OAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.00
Total Expense	7,533.95	7,388.73	8,144.53	11,372.97	8,070.88	28,391.83	8,833.66	7,481.38	9,464.89	9,343.43	8,750.82	114,777.07	167,588.00
Net Income	-356.62	424.22	1,452.81	-84.69	1,956.45	2,958.44	-218.99	-570.55	-1,578.16	-1,151.18	-1,266.29	1,565.44	-9,159.00



Department of Social Services
 Phone 970-387-5631 * Fax 970-387-5326
 Martha Johnson, Director
 12/31/2023

Date 1/29/2024
 Transmittal No. 12

Vendor	Date	Num	Amount
La Plata County	12/31/2023	11672	\$ 483.00
La Plata County	12/31/2023	11670	\$ 4,110.22
San Juan County	12/31/2023	11671	\$ 5,291.31
Silverton Schools	12/31/2023	11669	\$ 12,500.00
Silverton Family Learning	12/31/2023	11668	\$ 4,252.80
TOTAL			<u>\$ 26,637.33</u>

I, MARTHA JOHNSON, Director of Social Services of San Juan County of Colorado, hereby certify that the payments listed above are available for inspection and have been paid to the payees listed.

Martha Johnson
 MARTHA JOHNSON

1-26-2024

I, Austin Lashley, Chairman of the San Juan County Board of Commissioners, hereby certify that the payments as set forth above have this date been approved and warrants in payment thereof issued upon the Social Services Fund.

Austin Lashley

**San Juan County Social Services
Profit & Loss Budget vs. Actual
January through December 2023**

Ordinary Income/Expense	TOTAL													
	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	Jan - Dec 23	Budget
Income														
400.001 REVENUE-States Alloc	5,837.77	5,834.67	6,108.69	9,634.17	6,266.52	29,456.34	6,504.17	5,915.59	7,161.76	7,277.02	6,824.03	24,097.34	120,916.07	140,272.00
400.010 Property Tax Current	0.00	1,589.28	3,112.96	1,535.25	3,683.72	1,722.33	1,858.47	844.50	445.42	195.05	451.51	180.15	15,618.62	15,100.00
400.020 Specific Ownership tax	102.95	89.02	77.69	81.20	76.62	167.36	207.70	126.13	112.28	135.89	84.82	129.19	1,390.85	1,505.00
400.040 Penalties/Int on Tax	0.00	0.00	0.00	0.16	0.47	4.24	6.83	24.61	17.27	9.29	24.17	12.39	99.43	72.00
400.145 REVENUE-CSGB Grant	999.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	477.31	1,476.42	1,000.00
400.180 REVENUE-EOC	37.50	0.00	0.00	37.50	0.00	0.00	37.50	0.00	150.00	375.00	0.00	0.00	637.50	480.00
400.220 REVENUE-Program Refunds	200.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	100.00	100.00	1,200.00	0.00
Total Income	7,177.33	7,812.95	9,597.34	11,288.28	10,027.33	31,350.27	8,614.67	6,910.83	7,886.73	8,192.25	7,484.53	24,996.38	141,338.89	158,429.00
Expense														
500.100 EXPENSE-Administration	4,868.71	5,049.60	5,891.11	5,948.51	6,036.35	6,602.58	6,783.37	5,386.52	6,977.51	6,350.52	5,828.38	6,474.39	72,197.55	71,000.00
500.110 EXPENSE-Adult Protectio	0.00	0.00	0.00	0.00	0.00	105.46	0.00	0.00	0.00	693.90	464.12	0.00	1,263.48	1,440.00
500.120 EXPENSE-Child Care	28.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107.41	0.00	103.43	237.45	600.00
500.130 EXPENSE-Child Support	74.19	41.28	34.53	0.00	34.53	0.00	50.29	34.53	34.36	66.08	66.21	95.43	531.43	324.00
500.140 EXPENSE-Child Welfare	0.00	0.00	0.00	0.00	0.00	180.98	0.00	60.33	390.01	0.00	0.00	483.00	1,114.32	1,000.00
500.145 EXPENSE-CSGB Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
500.150 EXPENSE-Coloredo Works	0.00	0.00	0.00	0.00	0.00	19,461.32	0.00	0.00	63.01	46.94	116.72	17,024.93	38,712.92	67,000.00
500.160 EXPENSE-Core Services	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00	24,000.00
500.200 EXPENSE-LEAP	564.44	297.85	218.89	3,424.46	0.00	41.49	0.00	0.00	0.00	78.58	275.39	458.15	5,357.25	1,200.00
500.210 EXPENSE-OAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.00
Total Expense	7,533.95	7,388.73	8,144.53	11,372.97	8,070.88	28,391.83	8,833.66	7,481.38	9,464.89	9,343.43	8,750.82	26,637.33	141,414.40	167,588.00
Net Income	-356.62	424.22	1,452.81	-84.69	1,956.45	2,958.44	-218.99	-570.55	-1,578.16	-1,151.18	-1,266.29	-1,640.95	-75.51	-9,158.00

San Juan County
CDHS Allocation and Expenditures report
For State Fiscal Year 2023-24
12/31/2023

FIPS

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Program	Allocation	Expenditures	Remaining	% Remaining	% of Fiscal Year Remaining
CDHS County Admin	88,433	10,075	78,358	88.61%	50.00%
CDHS ARPA (F302.4013)			0	#DIV/0!	50.00%
HCPF Regular	23,299	5,557	17,741	76.15%	50.00%
HCPF Enhanced	45,271	687	44,584	98.48%	50.00%
APS Admin	30,000	2,771	27,229	90.76%	50.00%
APS Client	2,000	0	2,000	100.00%	50.00%
Child Care	7,610	3,992	3,618	47.54%	50.00%
CARE CRSSA Funding	1,043	470	573	54.98%	50.00%
CARE CRSSA Funding Expan	1,386	574	812	58.59%	50.00%
Colorado Works	44,697	20,772	23,925	53.53%	50.00%
Colorado Works HB 22-1259 ARPA	3,624	551	3,073	84.79%	50.00%
Child Welfare 80/20	26,664	16,982	9,683	36.31%	50.00%
Child Welfare 100%	2,225	156	2,069	93.01%	50.00%
CORE 80/20	8,724	4,000	4,724	54.15%	50.00%
CORE 100%	15,902	8,000	7,902	49.69%	50.00%
SEAP	374	0	374	100.00%	50.00%
LEAP L300.5200	530	810	-280	-52.85%	75.00%
LEAP L305.5200	20,000	0	20,000	100.00%	75.00%
Locked-in PHE Enhanc (M215.5400)	576	0	576	100.00%	50.00%
Locked-in PHE Enhanc (M216.5405)	2,570	0	2,570	100.00%	50.00%
Total	324,927	75,397	249,530		

CONTRACT AMENDMENT #3

SIGNATURE AND COVER PAGE

State Agency Department of Health Care Policy and Financing	Original Contract Number 2021CMIP057
Contractor San Juan County	Amendment Contract Number 2021CMIP057A3
Current Contract Maximum Amount Initial Term	Contract Performance Beginning Date July 1, 2020
State Fiscal Year 2021 \$6,072.29	Current Contract Expiration Date June 30, 2024
Extension Terms State Fiscal Year 2022 \$6,072.29	
State Fiscal Year 2023 \$8,011.30	
State Fiscal Year 2024 \$7,392.10	
Total for All State Fiscal Years \$27,547.98	

THE PARTIES HERETO HAVE EXECUTED THIS AMENDMENT

Each person signing this Amendment represents and warrants that he or she is duly authorized to execute this Amendment and to bind the Party authorizing his or her signature.

CONTRACTOR San Juan County	STATE OF COLORADO Jared S. Polis, Governor Department of Health Care Policy and Financing
By: _____ Date: _____	By: _____ Date: _____
In accordance with §24-30-202 C.R.S., this Amendment is not valid until signed and dated below by the State Controller or an authorized delegate.	
STATE CONTROLLER Robert Jaros, CPA, MBA, JD	
By: _____ Amendment Effective Date: _____	

1. PARTIES

This Amendment (the “Amendment”) to the Original Contract shown on the Signature and Cover Page for this Amendment (the “Contract”) is entered into by and between the Contractor and the State.

2. TERMINOLOGY

Except as specifically modified by this Amendment, all terms used in this Amendment that are defined in the Contract shall be construed and interpreted in accordance with the Contract.

3. AMENDMENT EFFECTIVE DATE AND TERM

A. Amendment Effective Date

This Amendment shall not be valid or enforceable until the Amendment Effective Date shown on the Signature and Cover Page for this Amendment. The State shall not be bound by any provision of this Amendment before that Amendment Effective Date, and shall have no obligation to pay Contractor for any Work performed or expense incurred under this Amendment either before or after of the Amendment term shown in §B of this Amendment.

B. Amendment Term

The Parties’ respective performances under this Amendment and the changes to the Contract contained herein shall commence on the Amendment Effective Date shown on the Signature and Cover Page for this Amendment and shall terminate on the termination of the Contract or June 30, 2024.

4. PURPOSE

The purpose of this Amendment is to create and revise performance-based benchmarks and deliverables for county departments of human/social services to achieve certain performance standards related to County Administration, Medical Assistance Eligibility and cooperation with other Medical Assistance-related entities. This Amendment includes one new Performance Incentive and the removal of two other Performance Incentives.

5. MODIFICATIONS

The Contract and all prior amendments thereto, if any, are modified as follows:

- A. The Contract Initial Contract Expiration Date on the Contract’s Signature and Cover Page is hereby deleted and replaced with the Current Contract Expiration Date shown on the Signature and Cover Page for this Amendment.
- B. The Contract Maximum Amount table on the Contract’s Signature and Cover Page is hereby deleted and replaced with the Current Contract Maximum Amount table shown on the Signature and Cover Page for this Amendment.
- C. Exhibit A-1 STATEMENT OF WORK, is hereby deleted in its entirety and replaced with Exhibit A-2, STATEMENT OF WORK, attached below. All references to Exhibit A and A-1 shall now reference Exhibit A-2.
- D. Exhibit B-1, RATES, is hereby deleted in its entirety and replaced with Exhibit B-2, RATES, attached below. All references to Exhibit B and B-1 shall now reference Exhibit B-2.

- E. Exhibit D, Review Sample Size Exemption Process Flow, is hereby deleted in its entirety and replaced with Exhibit D-1, Review Sample Size Exemption Process Flow, attached below. All references to Exhibit D shall now reference Exhibit D-1.

6. LIMITS OF EFFECT AND ORDER OF PRECEDENCE

This Amendment is incorporated by reference into the Contract, and the Contract and all prior amendments or other modifications to the Contract, if any, remain in full force and effect except as specifically modified in this Amendment. Except for the Special Provisions contained in the Contract, in the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment and any of the provisions of the Contract or any prior modification to the Contract, the provisions of this Amendment shall in all respects supersede, govern, and control. The provisions of this Amendment shall only supersede, govern, and control over the Special Provisions contained in the Contract to the extent that this Amendment specifically modifies those Special Provisions.

EXHIBIT A-2, STATEMENT OF WORK

1. TERMINOLOGY

- 1.1. The following list is provided to assist the reader in understanding acronyms, abbreviations and terminology used throughout this document.
 - 1.1.1. Applicant - An individual for whom the Contractor is performing a Medical Assistance Eligibility Determination.
 - 1.1.2. Average Speed to Answer (ASA) - A key Call Center metric measuring the average amount of time it takes to answer a phone call from a customer, from the point of call connection to being connected to a live agent, including the time waiting in queue. ASA does not include calls that can be answered through automated means and do not require a live agent.
 - 1.1.3. Benchmark - degrees of performance between undesired current performance and target performance (example: current timeliness 90%, benchmark for next month = 93% until we reach 95%)
 - 1.1.4. Business Day - any day in which the State is open and conducting business, but shall not include Saturday, Sunday, or any day which the State of Colorado observes one of the holidays listed in C.R.S. §24-11-101(1).
 - 1.1.5. Call Center - A Call Center is defined as having one dedicated line for contacting the Contractor; when members and individuals call in, they are automatically assigned to the next available Contractor agent. This dedicated line should also have technology in place to provide data, at a minimum, on the number of calls received, the average wait time and the number of abandoned calls. Call Centers can be as small as 2 Contractor staff and as large as 100 or more Contractor staff answering calls.
 - 1.1.6. Child Health Plan *Plus* (CHP+) - public low-cost health insurance for certain children and pregnant women. It is for people who earn too much to qualify for Health First Colorado (Colorado's Medicaid program), but not enough to pay for private health insurance.
 - 1.1.7. Compliance Measures - Performance measures tied to contracts to ensure Colorado does not fall below expected federal or state performance standards.
 - 1.1.8. COGNOS/Decision Support System 01 (DSS01) - the Department's data reporting systems that use information from the Colorado Benefits Management System (CBMS).
 - 1.1.9. Colorado Benefits Management System (CBMS) - the State's eligibility determination system.
 - 1.1.10. Colorado interChange (interChange) - the State's claims payment system and related subsystems that utilize eligibility information from CBMS to pay providers for medical and/or other claims. The system and related subsystems also collect and analyzes data related to those payments.
 - 1.1.11. Corrective Action Plan (CAP) - A formal plan submitted by the County and in collaboration with the Department who will provide technical assistance to address non-compliance and/or performance in accordance with 10 CCR 2505-5 1.020.11.
 - 1.1.12. County Administration website - the Department's public-facing website where contract documentation is kept for the County Incentives Program (<http://www.colorado.gov/hcpf/county-admin>).

- 1.1.13. County Financial Management System (CFMS) - the accounting system utilized by the Contractor to record expenditures against county administration funding for Colorado's Medical Assistance Program. The system is also used to issue Performance Incentive Payments to eligible Contractors.
- 1.1.14. County Incentives Program - program that provides specific funding to county departments of human/social services for meeting Medicaid-related Performance Incentive Standards in their counties. Also referenced as Performance Incentive Standard Program throughout this Agreement.
- 1.1.15. Determination - The act of using CBMS to determine if an Applicant is eligible for the Colorado Medical Assistance Program based on information submitted on a new application, a redetermination or a change in member circumstance.
- 1.1.16. Disenroll or Disenrollment - The act of processing a change in circumstance that affects a member's eligibility and makes them ineligible for coverage within Health First Colorado or Child Health Plan *Plus*.
- 1.1.17. Eligibility Quality Assurance (EQA) Program - EQA conducts monthly case reviews to monitor the accuracy and timeliness of eligibility determinations for Medical Assistance made by the Contractor, with cases pulled monthly for quality review. Results of the EQA reviews are displayed on the MAP Accuracy Dashboard.
- 1.1.18. HCPF Memo Series - The Department's policy, operational and informational communications that are utilized to provide contract clarifications, provide data and operational guidance and share information pertaining to the County Incentives Program (<https://hcpf.colorado.gov/memo-series>).
- 1.1.19. Health First Colorado – the member-facing name for Colorado's Medical Assistance Program, which includes all programs that use the Modified Adjusted Gross Income (MAGI) and Non-MAGI Methodology.
- 1.1.20. Home and Community-Based Services (HCBS) - HCBS waiver programs provide additional benefits and services to eligible populations in addition to the standard benefit package offered to all members.
- 1.1.21. Improvement Action Plan (IAP) - An informal plan submitted by the County to address non-compliance and/or performance in accordance with 10 CCR 2505-5 1.020.11.
- 1.1.22. Key Performance Indicator – KPI, a specific, measurable and quantifiable measure of performance metrics used to track progress over time toward a specific objective or goal. Call Center KPIs definitions and terminology were shared with Tier 1 counties in FY 2022-23 and will be issued as an attachment in Operational Memo.
- 1.1.23. Long Term Care (LTC) - Long-Term Care is a Medical Assistance program that provides nursing-home care, home-health care, personal or adult day care for individuals of any age with a chronic or disabling condition.
- 1.1.24. Management Decision Letter (MDL) -A formal notification issued by the Department, through a letter that details areas and findings of noncompliance by the Contractor. An MDL can be issued for not meeting performance targets on the MAP Dashboard.
- 1.1.25. MCC – Health First Colorado Member Contact Center

- 1.1.26. Member – An individual who is eligible for the Colorado Medical Assistance Program. Also known as a Client.
- 1.1.27. Medical Assistance Performance (MAP) Dashboards - a graphic representation of essential information regarding performance measures, targets and benchmarks and the county's actual performance. The MAP Dashboards highlights each county's performance and quality.
- 1.1.28. Performance Measure - A quantification that provides objective evidence of the degree to which a performance result (goal) is occurring over time.
- 1.1.29. Program for the All-Inclusive Care for the Elderly (PACE) – Program provides comprehensive medical and social support services to certain frail individuals 55 years of age and over. The goal of PACE is to keep individuals in their homes and communities through comprehensive care coordination.
- 1.1.30. PuMP - Performance Measurement Process developed by Stacey Barr.
- 1.1.31. Reporting Period - The period of time for each performance standard used to measure whether the Contractor is meeting the requirements of each specific Performance Incentive Standard, including performance targets and/or deliverables.
 - 1.1.31.1. The First Reporting Period for a SFY shall begin on July 1 of that SFY and end on December 31 of that SFY.
 - 1.1.31.2. The Second Reporting Period for a SFY shall begin on January 1 of that SFY and end on June 30 of that SFY.
- 1.1.32. Redetermination - A Determination as defined under 10 C.C.R. 2505-10 8.100.3.P.
- 1.1.33. State Fiscal Year (SFY) - The period beginning July 1 of each calendar year and ending on June 30 of the following calendar year. Also referred to as fiscal year in this Exhibit.
- 1.1.34. Status Report - a communication to the Contractor those details which Performance Incentive Standards were met for each Reporting Period.
- 1.1.35. Tableau – is an interactive data visualization software focused on business intelligence; provides a graphic representation of essential information regarding performance measures, targets and benchmarks and the county's actual performance.
- 1.1.36. Timely Determination - Any initial Determination that is completed within the timeliness requirements set forth in 10 C.C.R. 2505-10 8.100.3.D.
- 1.1.37. Timely Disenrollment - Processing a change in a member's circumstance resulting in disenrollment within fifteen (15) calendar days.
- 1.1.38. Timely Redetermination - Any Redetermination completed by the last day of the month prior to the month in which the member's new annual enrollment period begins.
- 1.1.39. Target - Degree of performance we are continuously striving to achieve (i.e., 95% Timeliness)
- 1.1.40. Untimely Determination – Any initial Determination that is not completed within the timeliness requirements set forth in 10 C.C.R. 2505-10 8.100.3.D.
- 1.1.41. Untimely Redetermination – Any Redetermination that is not completed by the last day of the month prior to the month in which the member's new annual enrollment period begins. This is based on the CBMS RRR Due Date.

- 1.1.42. Voice of the Customer - Voice of the Customer (VoC) is a series of different methods that is used to collect customer feedback. A VoC program can help the Contractor capture how customers feel about the experience of accessing services at the Contractor and can produce insights that can help the Contractor create a stronger customer experience.

2. COUNTY DETERMINATIONS

- 2.1. The Contractor shall perform all Medicaid eligibility-related work within the Contractor's County, required under C.R.S. §25.5-1-101 *et seq.* The Department and the Contractor share the costs of this work performed by the Contractor as defined in those statutes and this Contract shall not impact the allocated amount of that cost sharing.

3. SYSTEMS USED TO DETERMINE COMPLIANCE WITH PERFORMANCE INCENTIVES STANDARDS

3.1. Systems Utilized to Determine Compliance

- 3.1.1. To determine whether the Contractor met any or all the Performance Incentives Standards when completing determinations and redeterminations within the Contractor's County, the Department will utilize the COGNOS/DSS01 and MAP Dashboard systems to pull data tracking and reports that track the Contractor's compliance with certain Performance Incentive Standards. This data will be visualized on each county's MAP Dashboards.
- 3.1.2. To determine whether the Contractor met any or all the Performance Incentives Standards when working with Medicaid populations within the Contractor's County, the Department may utilize data from the Colorado interChange system.
- 3.1.3. The above list of systems is not all-inclusive, and the Department will, at its discretion, utilize additional data and reports from the COGNOS/DSS01, interChange, and/or other systems to determine whether the Contractor met any or all the Performance Incentives Standards.
- 3.1.4. The date the data or reports will be pulled from the COGNOS/DSS01, interChange, and/or other systems published on the MAP Dashboard will be defined in each applicable Performance Incentive Standard and/or the PuMP template for those performance measures.
- 3.1.5. The Contractor shall utilize policy, operational and informational guidance provided in this Exhibit and through the HCPF Memo Series for each Performance Incentives Standard to assist with implementing the Performance Incentives Standard and pulling applicable data and reports to determine the Contractor's compliance with any or all the Performance Incentives Standards.
- 3.1.6. To determine whether the Contractor met any or all the Call Center Performance Standards, the Department will review county call center systems data for tracking and reports that track the Contractor's compliance with Customer Service Incentive Performance standard.

3.2. Communications Utilized to Determine Compliance

- 3.2.1. The Contractor shall utilize and comply with guidance issued through the HCPF Memo Series and shall fulfill the requirements in Exhibit A Statement of Work thereby enabling Contractor to earn a Performance Incentive Payment.
- 3.2.2. The Contractor shall utilize the HCPF Memo Series to find any forms, templates, program contacts or additional information needed to operationalize the Performance Incentives Standard Program referenced throughout this Agreement.

3.2.3. If additional guidance or contract clarification is needed, the Department shall release additional guidance to the Contractor through the HCPF Memo Series.

3.2.4. The Department reserves the right to request written documentation from the County to include but not limited to the following: (1) any and all documentation generated by various software and/or systems; (2) written policies and procedures; (3) standard operating procedures; (4) Internal directives and/or communications to staff related to processing or performance guidelines.

3.2.4.1 If the Department requests any documentation outlined in 3.2.4, the County shall respond within five calendar days from the date of the request. If, for reasons outside of the County's control, the County is unable to respond within the five calendar days, the County will notify the Department immediately and request an extension. The request for an extension must be received by the Department within the five-calendar day timeframe as outlined above. The County must provide a reason for the extension. If the request for the delay is not received within the five-calendar day timeline, the request will be denied.

3.2.4.2 The Department reserves the right to extend the deadline or to deny the request for an extension.

4. PERFORMANCE INCENTIVES STANDARD PROGRAM

4.1. The Contractor has the ability to earn Performance Incentive Payments to reimburse a portion of cost sharing as described in Section 2 by meeting targets, benchmarks and/or deliverables as outlined in each Performance Incentive Standard.

4.2. Accuracy Performance Incentive Standard

4.2.1. The Contractor may earn the Accuracy Performance Incentive Payment by meeting the Accuracy targets at the end of the Second Reporting Period. To earn the entire Accuracy Performance Incentive Payment, the Contractor must meet both targets as specified in section 4.2.1.1, which includes (1) Target for Inaccurate Eligibility Determination Rate, and (2) Target for Errors That Do Not Impact Eligibility. If the Contractor only meets one target, the Accuracy Performance Incentive Payment will be 50% of the total amount for this Performance Incentive.

4.2.1.1. Accuracy Targets

4.2.1.1.1. Accuracy targets are set based on the county size of the Contractor. There are two tiers.

4.2.1.1.2. Tier 1 target percentage (%): Contractors with twenty (20) or more cumulative quality assurance case reviews conducted over a twelve-month period. This is the target reported on the MAP Accuracy Dashboard.

4.2.1.1.3. Tier 2 target percentage (%): Contractors with fewer than twenty (20) cumulative quality assurance case reviews conducted over a twelve-month period. This is not reported on the MAP Accuracy Dashboard and used for County Incentives purposes only.

4.2.1.1.4. Based on EQA sampling, large Contractors will exceed twenty cumulative quality assurance reviews over the twelve-month period, resulting in no Tier 2 target for large counties

4.2.1.2. The Inaccurate Eligibility Determination Rate target is used to determine how many individuals in the sample had an incorrect determination.

4.2.1.2.1. The Inaccurate Eligibility Determination Rate is calculated as the number of individuals that were incorrectly approved, denied, or terminated divided by the total number of individuals in the sample (%), monthly (includes applications, redeterminations, and case changes).

4.2.1.2.2. Target Percentages for Incorrect Eligibility Determination Rate

County Size	Tier 1 Target %	Tier 2 Target %
Large	5.5%	N/A
Medium	6.6%	13.2%
Small	7.3%	14.6%

4.2.1.3. The Errors That Did Not Impact Eligibility target is used to determine how many individuals in the sample had a correct determination with errors that did not impact eligibility (procedural errors).

4.2.1.3.1. The Errors That Did Not Impact Eligibility is calculated as the number of individuals with error(s) that did not impact eligibility divided by number of individuals in the sample, monthly (includes applications, redeterminations, and case changes).

4.2.1.3.2. Target Percentages for the Errors That Did Not Impact Eligibility Rate

County Size	Tier 1 Target %	Tier 2 Target %
Large	17.9%	N/A
Medium	16.9%	20.9%
Small	23.2%	27.2%

4.2.1.4. HCPF Eligibility Quality Assurance (EQA) Program and Medical Assistance Performance (MAP) Accuracy Dashboard

4.2.1.4.1. The Contractor shall comply with the HCPF Eligibility Quality Assurance Program, per 10 CCR 2505-5 1.020.10.2 and HCPF Operational Memo (OM) 21-057, or whichever later Operational Memo supersedes OM 21-057, which specifies the Contractor's role in the state quality assurance (QA) case review process.

4.2.1.4.1.1. The EQA case review process is to monitor the accuracy and quality of eligibility determinations for Medical Assistance made by the Contractor, and EQA case reviews occur monthly.

4.2.1.4.1.2. The Contractor must respond to documentation requests and error findings within ten (10) business days of the request to ensure EQA case reviews are completed timely.

- 4.2.1.4.1.3. The Contractor must respond to the Department's EQA case review error findings by using the two options, 1) Agree/Concur or 2) Disagree/Rebut within ten (10) business days.
- 4.2.1.4.1.4. If additional or revised guidance relative to the HCPF EQA process is issued through the HCPF Memo Series, the Contractor shall disregard the previous guidance and comply with the new guidance offered through the HCPF Memo Series.
- 4.2.1.4.1.5. The Department shall utilize the Medical Assistance Performance (MAP) Accuracy Dashboard to publish the results of the quality assurance case review findings each month and sends the results to the County Directors and Board of County Commissioners.
- 4.2.1.5. Determining Compliance with the Accuracy Performance Incentives Standards
 - 4.2.1.5.1. The MAP Accuracy Dashboard will be available monthly to the Contractor to determine the Contractor's performance over the fiscal year. To determine compliance with the Accuracy Performance Incentive, the Department shall utilize the most recent twelve (12) consecutive months of cumulative MAP Accuracy Dashboard data, to determine whether the Contractor met or exceeded the specified Accuracy target.
 - 4.2.1.5.2. The Department shall use the Contractor's final actual performance on the MAP Accuracy Dashboard in comparison to the Contractor's Accuracy targets at the end of the fiscal year to determine if the Contractor's actual performance has met and/or exceeded the Accuracy targets to earn an Accuracy Performance Incentive Payment. The percentage calculation has one (1) decimal place and will not be rounded.
- 4.2.1.6. Review Sample Size Exemptions
 - 4.2.1.6.1. If the Contractor has a review sample size, as defined in section 4.2.1.6.2, performed by HCPF EQA, the Contractor may be eligible for the Review Sample Size Exemption.
 - 4.2.1.6.2. Definition of Review Sample Size
 - 4.2.1.6.3. The Contractor with twenty (20) or fewer quality assurance case reviews per fiscal year would qualify for a Review Sample Size Exemption. The Contractor with a review sample size that does not meet one, or both, of the Accuracy Incentive targets as defined in section 4.2.1.1 may be eligible for the Review Sample Size Exemption:
 - i. Inaccurate Eligibility Rate and/or,
 - ii. Errors That Did Not Impact Eligibility.
 - 4.2.1.6.4. Determining Targets percentage (%) for Potential Review Sample Size Exemptions
 - 4.2.1.6.5. HCPF shall have two separate tiers with different target percentages for the Accuracy Targets:
 - 4.2.1.6.5.1. Tier 1 target percentage (%): The Contractor with twenty (20) or more quality assurance case reviews completed within the 12-month rolling average.
 - 4.2.1.6.5.2. Tier 2 target percentage (%): The Contractor with fewer than twenty (20) quality assurance case reviews completed within the 12-month rolling average.

4.2.1.6.6. Review Sample Size Exemption Process

4.2.1.6.6.1. The Department shall follow Exhibit D-1 for the Review Sample Size Exemption Process.

4.2.1.6.6.2. Definition of Similar Error(s)

4.2.1.6.6.3. The MAP Accuracy Dashboard identifies the accuracy rates for each Contractor; HCPF EQA provides the Contractor with those errors caused by the Contractor that impact accuracy rates. This allows the Contractor to address the root cause of errors to prevent similar errors going forward. If errors are not addressed by the Contractor and the same errors repeat in future months, the errors will be considered similar errors.

4.2.1.6.6.4. If the Contractor meets only one target with less than twenty (20) reviews, the Review Sample Size Exemption Process will be applied only to the one target not met by the Contractor.

4.2.1.6.6.5. The Contractor that does not meet both targets with less than twenty (20) reviews, exemption will be applied to both targets.

4.2.1.6.6.6. Notification of Review Sample Size Exemption

4.2.1.6.6.7. If the Contractor does not meet the Accuracy Incentive Targets per sections 4.2.1.2.2 and 4.2.1.3.2, the Contractor will be notified through the Status Report of the Second Reporting Period.

4.2.1.6.6.8. The Contractor that does not meet the Accuracy Incentive Targets but qualifies for the exemption process per section 4.2.1.6, the Contractor will be notified through the Status Report of the Second Reporting Period.

4.2.1.6.6.9. If the Contractor qualifies for the Review Sample Size Exemption Process, the Department shall review previously submitted documentation from the Contractor based on their MAP Accuracy Dashboard and may request additional documentation as specified in section 4.2.1.6.7.

4.2.1.6.6.10. The Contractor shall submit any additional documentation requested for the exemption process to the County Relations webform (<https://hcpfdev.secure.force.com/HCPFCountyRelations>) within ten (10) business days from the day of notification (Ticket Type = County Incentives).

4.2.1.6.7. Review Sample Size Exemption Process and Accuracy Performance Incentive Payment

4.2.1.6.7.1. The Contractor shall earn the entire Accuracy Performance Incentive Payment if both Accuracy Targets defined at sections 4.2.1.2.2 and 4.2.1.3.2 are met after eligible exemption(s) are applied. If only one target is met, 50% of the Accuracy Performance Incentive Payment will be earned. If both targets are not met, no Accuracy Performance Incentive Payment is earned.

4.2.2. BENCHMARKS: Contractor-size specific accuracy targets for Inaccurate Eligibility Determinations and Errors That Did Not impact Eligibility as detailed in 4.2.1.2.2 and 4.2.1.3.2

4.3. Performance Compliance Performance Incentive Standard

- 4.3.1. The Contractor may earn a Performance Compliance Performance Incentive Payment in Reporting Period 2 when the Contractor meets at least three (3) out of the four (4) following benchmarks:
 - Application Timeliness of Determinations, 45 Days
 - Application Timeliness of Determinations, 90 Days
 - Pending Exceeding Processing Guidelines (EPG) 45 Determinations (EPG 45)
 - Pending Exceeding Processing Guidelines (EPG) 90 Determinations (EPG 90)
- 4.3.2. Department Monitoring of MAP Dashboards
 - 4.3.2.1. HCPF updates the MAP Dashboards monthly, which are accessible to the Contractor through the MAP Dashboard Tableau site; copies of these Dashboards are also emailed monthly to Contractor directors, secondary directors and Board of County Commissioners.
 - 4.3.2.2. If HCPF determines that the Contractor has not met specified performance benchmarks, a Management Decision Letter (MDL) will be issued. The MDL will require the Contractor to create an Improvement Action Plan (IAP) or Corrective Action Plan (CAP) that will improve the Contractor's performance.
 - 4.3.2.2.1. The Contractor shall refer to HCPF OM 21-078 for guidance on MDLs, IAPs and CAPs, or whichever later Operational Memo supersedes HCPF OM 21-078.
 - 4.3.2.3. The MDL and associated IAP or CAP shall address the root causes of not meeting performance benchmarks and will support the Contractor in achieving future performance compliance.
- 4.3.3. Contractor Monitoring of MAP Dashboards
 - 4.3.3.1. The Contractor shall monitor the monthly published MAP Dashboards to ensure targets are met.
 - 4.3.3.2. The Contractor shall designate Contractor staff to be MAP Dashboard performance owners. Performance owners will have access to the MAP Dashboards and follow the Standard Operating Procedure (SOP) or HCPF Memo Series guidance. The Contractor shall use the MAP Dashboard to ensure targets are met and to take the necessary action(s) to mitigate ongoing errors when necessary.
 - 4.3.3.3. The Contractor shall review and investigate the root causes for not achieving the target(s) and, if issued an MDL, shall submit the requested IAP or CAP by the required due date listed on the notice.
 - 4.3.3.3.1. If additional guidance or clarification pertaining to MDLs, IAPs and CAPs is issued by the HCPF, the Contractor shall comply with the most current guidance, issued through the HCPF Memo Series.
- 4.3.4. Determining Compliance with Performance Compliance Performance Incentives Standard
 - 4.3.4.1. Timeliness of Determinations
 - 4.3.4.1.1. The Contractor shall complete at least ninety-five percent (95%) of Application Timeliness of Determinations, 45 Days as Timely Determinations. Application Timeliness of Determinations, 90 Days shall be calculated separately (see 4.3.4.2).

4.3.4.1.2. The Department will total all Timely Determinations the Contractor completed within the Reporting Period and divide that by the total number of Determinations the Contractor completed during that Reporting Period to determine the timeliness percent. The Department will round these calculated percentages to two (2) decimal places.

4.3.4.1.2.1. The Department will utilize the MAP Applications Dashboard to determine compliance with timeliness benchmark.

4.3.4.1.2.2. The MAP Applications Dashboard data will be pulled the 20th of each month and after the end of each Reporting Period to determine the Contractor’s performance over the entire six-month Reporting Period.

4.3.4.2. Application Timeliness of Determinations, 90 Days

4.3.4.2.1. The Contractor shall complete at least ninety-five percent (95%) of all Application Timeliness of Determinations, 90 Days as Timely Determinations.

4.3.4.2.1.1. The Department will total all Timely Determinations for Application Timeliness of Determinations, 90 Days the Contractor completed within the Reporting Period and divide that by the total number of Application Timeliness of Determinations, 90 Days completed during that Reporting Period to determine the timeliness percent. The Department will round these calculated percentages to two (2) decimal places.

4.3.4.2.2. Determining Compliance with the Application Timeliness of Determinations, 90 Days

4.3.4.2.2. The Department will utilize the MAP Applications Dashboard to determine compliance with the timeliness benchmarks.

4.3.4.2.2. The MAP Applications Dashboard will be pulled the pulled the 20th of each month and after the end of each Reporting Period.

4.3.4.3. Pending Exceeding Processing Guidelines (EPG) Determinations

4.3.4.3.1. The Contractor’s Pending EPG Determinations average at the end of each Reporting Period 2 shall be at or below the targets described in the following table:

4.3.4.3.2. Contractor Targets Pending EPG Table

County Size	Pending EPG 45	Pending EPG 90
Large	≤ 25	≤ 10
Medium	≤ 5	≤ 3
Small	≤ 3	≤ 1

4.3.4.3.3. To determine the Pending EPG Determinations average, the Department will total the Pending EPG Determinations of each month of the Reporting Period and divide by the number of months in the Reporting Period.

4.3.4.3.3.1. The MAP Applications Dashboard, Pending EPG 45 and 90 measure, will be used to determine the Contractor’s amount of Pending EPG 45 and 90 Determinations for each month of each Reporting Period.

- 4.3.4.3.3.2. The MAP Applications Dashboard data will be pulled on the 20th of each month, or the next business day thereafter.
- 4.3.4.3.3.3. The Department will round the Pending EPG 45 and 90 Determinations average to the nearest whole number.
- 4.3.5. Small County and Sample Size Exceptions
- 4.3.5.1.1. If the Contractor processes a total of one hundred (100) or fewer Application Timeliness of Determinations, 45 Days per month, the Contractor shall be deemed to have met the timeliness percentage benchmark so long as they had ten (10) or fewer Untimely Determinations during that Reporting Period.
- 4.3.5.1.2. If the Contractor processes a total of ten (10) or fewer Application Timeliness of Determinations, 90 Days per Reporting Period, the Contractor shall be deemed to have met the Application Timeliness of Determinations, 90 Days percentage benchmark so long as they had four (4) or fewer Application Timeliness of Determinations, 90 Days during that Reporting Period.
- 4.3.5.1.3. There are no Small County or Sample Size Exceptions for either Pending EPG 45 or EPG 90 Determinations.
- 4.3.6. Exemptions for Unusual Circumstances
- 4.3.6.1. The Contractor may request an exemption for unusual circumstances for failure to meet the Timeliness of Determinations benchmark as described in section 4.3.4.1 and 4.3.4.2, failure to meet Pending EPG Determinations benchmark as described in section 4.3.4.3.
- 4.3.6.2. The exemption process for unusual circumstances is described in section 6, Exemptions.
- 4.3.7. BENCHMARK: Three (3) out of the following four (4) benchmarks are met:
- $\geq 95.00\%$ timeliness average over each Reporting Period for Application Timeliness of Determinations, 45 Days as described in section 4.3.4.1
 - $\geq 95.00\%$ timeliness average over each Reporting Period for Application Timeliness of Determinations, 90 Days as described in section 4.3.4.2
 - \leq Pending EPG 45 Determinations average over Reporting Period 2 at or below target based on Contractor size as described in section 4.3.4.3
 - \leq Pending EPG 90 Determinations average over each Reporting Period below limit based on Contractor size as described in section 4.3.4.3
- 4.3.8. Customer Service Performance Incentive Standard
- 4.3.8.1. The Contractor may earn one Customer Service Performance Incentive Payment at the end of the Second Reporting Period in which the Contractor submits the required deliverable(s) as outlined for each Contractor Customer Service Tier relating to improving customer service through the monitoring of metrics and the development of improvement plans that demonstrate the Contractor is actively implementing the rule 10 CCR 2505-5 1.020.3.4, which requires the county director to have a documented policy/process outlining the administrative internal controls that ensure the Contractor provides timely, respectful and culturally-appropriate customer service to Medical Assistance applicants and members.

- 4.3.8.2. Contractor Customer Service Tier
- 4.3.8.3. The Department assigned the Contractor to a Customer Service Tier during Fiscal Year 2022-23. The Customer Service Tier determines which customer service metrics, benchmarks and deliverables the Contractor must meet and/or submit to earn a Customer Service Performance Incentive Payment.
- 4.3.8.4. Customer Service Tier Reclassification
 - 4.3.8.4.1. The Department may, in consultation with the Contractor, amend its initial classification and reclassify the Contractor to a different Customer Service Tier.
 - 4.3.8.4.2. Any reclassification approved by the Department, in consultation with the Contractor, shall take effect the following Reporting Period.
 - 4.3.8.4.3. Contractor reclassifications from either Tier 2 option to Tier 1 are allowable.
- 4.3.9. Customer Service Tier 1
 - 4.3.9.1. If the Contractor is assigned to the Customer Service Tier 1 category, the Department shall classify the Contractor as Tier 1 to determine what the Contractor's required metrics, benchmarks and deliverables are.
 - 4.3.9.1.1. Customer Service Tier 1
 - 4.3.9.1.1.1. If the Contractor is classified as Tier 1, the Contractor is understood to have an active call center operation, which can be as small as two Contractor staff or as large as 100 or more Contractor staff members answering calls, with a dedicated line which has the technology in place to provide data, at a minimum, on the number of calls received, the average wait time and the number of abandoned calls.
 - 4.3.9.1.1.2. If the Contractor is classified as Tier 1, the Contractor shall complete the each of the following benchmarks and deliverables to earn a Customer Service Performance Incentive Payment:
 - 4.3.9.1.1.3. Submit to the Department monthly Call Center reporting from the Contractor's available data that complies with the Call Center data reporting requirements determined by Department.
 - 4.3.9.1.1.4. Monthly reporting will be due on the 10th of each month and sent electronically to the County Relations webform (<https://hcpfdev.secure.force.com/HCPFCountyRelations>).
 - 4.3.9.1.1.5. To meet fiscal year end requirements, monthly reporting for June 2024 data is due by July 3, 2024.
 - 4.3.9.1.1.6. Data elements required to be submitted by the Contractor shall be issued via HCPF Memo Series.
 - 4.3.9.1.1.7. Meet and/or exceed a service-level performance target for the Contractor's Call Center Average Speed to Answer (ASA) by the Second Semi-Annual Due Date, July 5, 2024.
 - 4.3.9.1.1.8. The service-level performance target for the Contractor's ASA was jointly determined by HCPF and the Contractor at the end of FY 2022-23. This occurred during the second technical assistance meeting in June 2023 as required during

that fiscal year. ASA targets shall be average for the six-month period of January to June 2024. Targets shall be issued via HCPF Memo Series.

- 4.3.9.1.1.9. Attend, at a minimum two, half-hour technical assistance (a learning and support session) with the Department's MCC Operations staff before June 14, 2024.
- 4.3.9.1.1.10. At a minimum, one technical assistance will occur during each of the reporting periods.
- 4.3.9.1.1.11. The Contractor can request additional support, beyond the required session detailed 4.3.9.1.1.9, from the MCC Operations staff to improve its ASA performance by contacting the County Relations webform.
- 4.3.9.1.1.12. The Department can require additional technical assistance in addition to the two required technical assistance meetings if the Contractor's data indicates additional support is necessary to meet the ASA benchmark.
- 4.3.9.1.1.13. The Contractor assigned to Customer Service Tier 1 must comply with the provisions in sections 4.3.9.1.1 to earn a Customer Service Performance Incentive Payment.

4.3.10. Customer Service Tier 2

- 4.3.10.1. If the Contractor is assigned to the Customer Service Tier 2 category, the Department shall classify the Contractor as Tier 2A or Tier 2B to determine what the Contractor's required metrics, benchmarks and deliverables are.
- 4.3.10.2. If the Contractor is classified as Tier 2A or 2B, the Contractor is understood to be small enough in operations and workload where a call center (defined as at least two or more staff members answering a dedicated line and to not have the technology in place, at a minimum, on the number of calls received, the average wait time and the number of abandoned calls) is cost-prohibitive or not supportable under existing funding or staffing allocations.
- 4.3.10.3. If the Contractor is classified as Tier 2A, the Contractor shall complete each of the following benchmarks and deliverables to earn a Customer Service Performance Incentive Payment:
 - 4.3.10.3.1. Implement the Customer Service Survey Outreach Plan submitted at the end of FY 2022-23 and submit a report in Reporting Period 2 updating the Department on the implementation of the Customer Service Survey Outreach Plan. A template will be provided to Tier 2A Contractors by the Department
 - 4.3.10.3.1.1. If the Contractor classified as Tier 2A did not submit a Customer Service Survey Outreach Plan in FY 2022-23, the Contractor is required to submit a Customer Service Survey Outreach Plan in FY 2023-24 and to meet all other Tier 2A benchmarks and deliverables to earn the Customer Service Incentive.
 - 4.3.10.3.1.2. The Customer Service Survey is managed by HCPF and does not require any action from the Contractor. The Customer Service Survey is sent by HCPF to all members who have an email address on file in PEAK each calendar quarter.
 - 4.3.10.3.1.3. The Contractor's baseline was determined at the end of FY 2022-23 and is used to determine what percentage of survey participation rate must be increased during FY 2023-24.

- 4.3.10.3.1.4. The Customer Service Survey Outreach Plan shall include the Contractor's methodologies and strategies for increasing applicant and member participation in the Department's Customer Service Survey in the following contract cycle.
- 4.3.10.3.1.5. The Customer Service Outreach Plan will include, at minimum, the following:
- 4.3.10.3.1.6. Who is responsible for the Contractor's Outreach Plan
- 4.3.10.3.1.7. What communications, methodologies and strategies will be used to engage with applicants and members to increase participation in the survey
- 4.3.10.3.1.8. How the Contractor will ensure that negative action is not taken against applicants and members who decline to participate in the Customer Service Survey
- 4.3.10.3.1.9. How the Contractor tracks and monitors its participation rate based on Department-provided data
- 4.3.10.3.1.10. No template is provided to the Contractor for the Customer Outreach Plan; the Contractor's Outreach Plan shall be detailed on the Contractor's letterhead.
- 4.3.10.4. If the Contractor is classified as Tier 2B, the Contractor shall complete each of the following benchmarks and deliverables to earn a Customer Service Performance Incentive Payment:
 - 4.3.10.4.1. Implement the Customer Service Improvement Plan (CSIP) submitted at the end of FY 2022-23 and submit a report in Reporting Period 2 updating the Department of implementation of the Customer Service Survey Outreach Plan. A template for the report will be provided to Tier 2B Contractors by the Department.
 - 4.3.10.4.1.1. If the Contractor classified as Tier 2B did not submit a Customer Service Improvement Plan (CSIP) in FY 2022-23, the Contractor is required to submit a Customer Service Improvement Plan (CSIP) and to meet all other Tier 2B benchmarks and deliverables to earn the Customer Service Incentive
 - 4.3.10.4.1.2. The Customer Service Survey is managed by HCPF and does not require any action from the Contractor. The Customer Service Survey is sent by HCPF to all members who have an email address on file in PEAK each calendar quarter.
 - 4.3.10.4.1.3. The Contractor's baseline was determined at the end of FY 2022-23 and is used to determine what percentage of survey participation rate must be increased during FY 2023-24.
 - 4.3.10.4.1.4. The Customer Service Improvement Plan (CSIP) shall:
 - 4.3.10.4.1.5. Does not require a standardized template, but must be written on the Contractor's formal letterhead, approved by the Contractor's director and include each of the required elements: Voice of the Customer, Complaints and Negative Feedback, and Data Collection.
 - 4.3.10.4.1.6. Voice of the Customer
 - 4.3.10.4.1.7. Address how the Contractor hears from customers on a regular basis through regular and ongoing data and information collection. If the Contractor does not have active processes in place to integrate the Voice of the Customer, the CSIP must include how the Contractor is rectifying the lack of information on customer satisfaction.

- 4.3.10.4.1.8. Address how the Contractor is or isn't using data to determine customer satisfaction
- 4.3.10.4.1.9. Include how the Contractor is actively implementing processes that integrate the Voice of the Customer.
- 4.3.10.4.1.10. Include how the Contractor, through its customer service processes, provides supports to underserved and/or at-risk populations and communities.
- 4.3.10.4.1.11. Complaints and Negative Feedback
- 4.3.10.4.1.12. Detail how the Contractor works to ensure timely responses and requests for support from the customer, to avoid complaints where possible.
- 4.3.10.4.1.13. If a complaint is submitted, the CSIP shall include how the Contractor addresses positive and negative feedback received through process improvement, training and coaching, positive reinforcement with staff or other methods.
- 4.3.10.4.1.14. Prescribe how the Contractor's processes integrate or align with the Department's centralized complaint process as issued in HCPF Memo Series.
- 4.3.10.4.1.15. Data Collection
- 4.3.10.4.1.16. Detail what data is collected, how the data is collected ongoing and what tracking mechanisms are in place.
- 4.3.10.4.1.17. Include what steps the Contractor takes when actionable data on customer service satisfaction is collected.
- 4.3.10.4.1.18. Describe what tools the Contractor uses, if any, to collect its data and inform its process improvements.
- 4.3.11. Customer Service Performance Incentive Standard Exemptions for Unusual Circumstances
 - 4.3.11.1. The Contractor may request an exemption for unusual circumstances for failure to meet the service-level performance targets as detailed in section 4.3.9.1.1.8, if the Contractor was classified by the Department as Customer Service Tier 1A or 1B.
 - 4.3.11.2. No exemptions for unusual circumstances are allowed for deliverables for each Tier for Contractors classified as Customer Service Tier 1, Tier 2A or 2B. Deliverables include any required plans, reports, data, and technical assistance.
 - 4.3.11.3. The exemption process for unusual circumstances is described in section 6, Exemptions; only Contractor exemption requests that follow the process and meet the requirements as outlined in section 6 will be considered by the Department.
- 4.3.12. PERFORMANCE BENCHMARK:
 - 4.3.12.1. Tier 1: Meet or exceed customized Average Speed to Answer by end of Second Reporting Period and complete required participation in technical assistance sessions with MCC. Submit call center reporting data as detailed in 4.3.9.1.1.4 and 4.3.9.1.1.5.
 - 4.3.12.2. Tier 2A and Tier 2B: Submit a report on implementation of each tiers identified customer service plan (report template to be provided by the Department). Customer Service survey response rates to increase as averaged over the course of the fiscal year when compared to the initial survey sent May 2023 which established a baseline. Deliverable is measured by increase in number of responses to be released in HCPF Memo Series. If Contractor

did not submit a Customer Service Outreach Plan or Customer Service Improvement Plan (CSIP) in FY 2022-23, the Contractor shall be required to submit one in FY 2023-24 to earn the Customer Service Incentive in addition to all other Tier 2 benchmarks and deliverables.

5. SEMI-ANNUAL REPORTING

5.1. The Contractor shall submit documentation to the Department to verify the Contractor's compliance with each Performance Incentive Standard and will submit such documentation on a semi-annual basis as required. The Contractor must submit documentation to the County Relations webform (<https://hcpfdev.secure.force.com/HCPFCountyRelations>) or email HCPF CountyRelations@state.co.us, unless otherwise specified through the HCPF Memo Series.

5.1.1. For the Second Reporting Period, the Contractor shall submit the following documentation:

5.1.1.1. Any Accuracy Performance Incentive Standard Review Sample Size Exemption Process documentation for the fiscal year if the Contractor failed to meet specified target(s). The Contractor shall only submit documentation upon the Department's request after the release of the Report Period 2 Status Report.

5.1.1.1.1. Any Customer Service Performance Incentive Standard Plans, reports or other documents listed as deliverables under this agreement or specified through the HCPF Memo Series. A due date for any plans not submitted in FY 2022-23 will be provided in HCPF Operational Memo.

5.1.1.1.1.1. DUE DATE: June 14, 2024

6. EXEMPTIONS

6.1. The Contractor may request an exemption for unusual circumstances for specific Performance Incentive Standards by following the process as outlined in section 6.

6.1.1. Based on the Department's review of the Contractor's request, partial payment of the Performance Incentive Standard Payments may be made at the Department's discretion, which is not subject to exemption request or dispute. The Department's decision on partial payment is final in addition to any Performance Incentive Payments made based on the Department's determination.

6.2. Definition of Unusual Circumstances

6.2.1. Unusual circumstances are defined as uncommon, rare or sudden events such as ransomware or other types of cybersecurity attacks, natural disasters, etc. The circumstance must have been out of the Contractor's direct control, and which directly result in the failure to act in accordance with or meet the requirements of the specific Performance Incentive Standard.

6.2.2. Unusual circumstances for which the Contractor can request exemption include the anticipated end of the federal COVID-19 Public Health Emergency or other circumstances that cause a large, sustained increase in workload.

6.2.3. Unusual circumstances do not include circumstances for which the Contractor had direct knowledge or control over, including the Contractor's clear and demonstrated failure to act in accordance with or meet the requirements of the specific Performance Incentive Standard is evident.

- 6.2.4. The Department's determination of whether the Contractor's request for exemption meets the definition of unusual circumstances is final.
- 6.3. Process for Unusual Circumstances Exemption Requests
 - 6.3.1. The process for the Contractor to submit an exemption request shall be communicated via the HCPF Memo Series for each Performance Incentive Standard.
 - 6.3.2. Unusual circumstances exemption requests must include thorough supporting documentation from the Contractor clearing outlining what unusual circumstance occurred and what occurred as a result of the unusual circumstance. The Contractor shall be responsible for timely submission of any additional documentation requested by the Department for the exemption process determination.
 - 6.3.3. General questions on unusual circumstances exemption requests should be submitted to the County Relations webform (<https://hcpfdev.secure.force.com/HCPFCountyRelations>) or email HCPF_CountyRelations@state.co.us.
- 6.4. Department Review and Approval of Exemption Requests
 - 6.4.1. Based on the Contractor's unusual circumstances exemption request and supporting documentation, the Department will provide the Contractor with an approval or denial of the request on the Final Status Report.
 - 6.4.2. If the Department approves the unusual circumstances exemption request, partial payment will be made to the Contractor. Partial payment will align with the Performance Incentive Standard exemption request the Department ultimately approved.
 - 6.4.2.1. The Department has the sole authority to determine the amount of partial payment, which is not subject to dispute by the Contractor.
 - 6.4.2.2. If partial payment is made based on the Contractor's unusual circumstances exemption request, the Department will provide the actual amount of the partial payment on the Final Status Report.
 - 6.4.3. If the Department denies the unusual circumstances exemption request submitted by the Contractor, the Performance Incentives Payments issued are final and are not subject to further dispute or appeal.
 - 6.4.4. The Department has the sole discretion to approve or reject any request for unusual circumstances exemptions and may limit the total number of approved exemptions for all Performance Incentive Standards.
 - 6.4.5. Non-Allowable Exemption Reasons
 - 6.4.5.1. The Department will deny unusual circumstances exemption requests that are (1) determined to be the fault of the Contractor; (2) unusual circumstances that did not exist; (3) and/or any exemption requests based on the following but not limited to the following:
 - 6.4.5.1.1. The Contractor failed to meet contractually specified requirements relating to the content of submission of deliverables and the timely submission of deliverables.
 - 6.4.5.1.2. The Contractor failed to meet contractually specified requirements relating to performance benchmarks of any Performance Incentive Standards eligible for exemption requests.

- 6.4.5.1.3. The Contractor's failure to review and utilize County Administration regulations at 10 CCR 2505-5 1.020 and County Incentives Program documentation, including policy, informational, and operational guidance issued through the HCPF Memo Series, that resulted in the Contractor failing to meet performance benchmarks and deliverables relating to any Performance Incentive Standard.
- 6.4.5.1.4. The Department's final determination of the Contractor's exemption request(s) for the Accuracy Performance Incentive Standard.
- 6.4.5.1.5. The Contractor's failure to use the MAP Dashboards for the purposes of fulfilling Exhibit A, Statement of Work.
- 6.4.5.1.6. The Contractor's failure to use EQA case review results for the purposes of fulfilling Exhibit A, Statement of Work. The reasons for denial of an exemption as stated in section 6 are not all-inclusive and the Department reserves the right to deny any exemption for reasons not stated in section 6.
- 6.4.6. Prior to denying an exemption for reasons beyond those stated in section 6, the Department may, at its discretion, request further documentation from the Contractor to determine whether the request for exemption meets the exemption standards as stated in Section 6, Exemptions.
- 6.5. Performance Incentive Standards Eligibility for Unusual Circumstances Exemption Requests.
 - 6.5.1. Unusual circumstances exemption requests will be considered for any Performance Incentive Standard listed under section 6.5.1.
 - 6.5.1.1. Customer Service Performance Incentive Standard
 - 6.5.1.2. Accuracy Performance Incentive Standard
 - 6.5.1.3. Performance Compliance Performance Incentive Standard

7. NOTIFICATIONS

- 7.1. After each Reporting Period, the Contractor will be provided a Status Report that outlines Performance Incentive Standards that were met.
 - 7.1.1. The Contractor's Reporting Period Status Report will only detail which Performance Incentive Standards were met for the Reporting Period in question. Funding amounts will not be provided until the conclusion of the fiscal year.
 - 7.1.2. If the Contractor has more than one Reporting Period in the fiscal year to meet any Performance Incentive Standards, the Reporting Period Status Report will not include the Contractor's performance in those Performance Incentive Standards.
- 7.2. After the conclusion of the fiscal year, the Department will provide the Contractor a final Status Report that details which Performance Incentive Standards were not met and met and how much Performance Incentive Payments were earned by the Contractor.
 - 7.2.1. The final Status Report cannot be disputed; if the Contractor disagreed with the Department's determination of compliance with any Performance Incentive Standard, the Contractor must have disputed that result based on the Reporting Period Status Report.
- 7.3. Each Reporting Period Status Report and the final Status Report will be sent to the county human/social services director and will act as the official notification of the Contractor's compliance with the Performance Incentives Standards.

- 7.4. Status Reports for each Reporting Period will be sent within ten (10) calendar days after the Semi-Annual Reporting due date for each Reporting Period as found in Section 5, Semi-Annual Reporting. The date on which the Status Report for each Reporting Period is sent to the Contractor will be considered the Status Report Date.
- 7.4.1. If the Department experiences unusual circumstances resulting in a delay with sending the Contractor's Reporting Period or final Status Reports, the Department will inform the Contractor of the delay and an anticipated date of resolution during the ten (10) calendar days after the Semi-Annual Reporting due date for each Reporting Period and provide an updated timeline for sending the Contractor's Reporting Period or final Status Reports.
- 7.5. The final Status Report will be sent upon the Department's determination of final Performance Incentive Payment amounts.
- 7.6. The Contractor will have the opportunity to dispute the Status Report results as defined in Section 8, Dispute Resolution.

8. DISPUTE RESOLUTION

- 8.1. Opportunity and Timeframe for Dispute Resolution
 - 8.1.1. In the event the Contractor disagrees with the findings of the official notification as found in section 7, Notifications, the Contractor will have the opportunity to dispute the Reporting Period Status Report for the Reporting Period in question.
 - 8.1.1.1. The final Status Report cannot be disputed per section 7.2.1.
 - 8.1.1.1.1. The Contractor will have seven (7) calendar days from the Status Report Date to review each Reporting Period Status Report and dispute the results.
 - 8.1.1.1.1.1. If the Contractor fails to dispute the Reporting Period Status Report within seven (7) calendar days from the Status Report Date, the Status Report results will be deemed final. No further disputes will be allowed, and compensation will be made per section 9 based on the results of the non-disputed Status Report.
- 8.2. Allowable Disputes
 - 8.2.1. The Contractor will be allowed to dispute the results of the Status Report based on the following reasons:
 - 8.2.1.1. If the Department states supporting documentation was omitted in its entirety or if the Department states the documentation was submitted outside of the time frames outlined in the Contract and the Contractor refutes the claim, the Contractor must submit proof of submission. The Contractor must show the documentation was in fact submitted in a timely manner and in accordance with the contractually required due date. The Contractor requests a re-review of the Contractor's submitted documentation that was used to determine compliance with any Performance Incentive Standard.
 - 8.2.1.2. The Contractor has available data, such as systems reports or other tracking methodologies, that conflicts with the Department's available data that will be utilized to determine compliance with a Performance Incentive Standard.
 - 8.2.1.2.1. The Contractor will be responsible for providing all necessary and relevant data to the Department for the purposes of determining if the Contractor's data in fact conflicts with the Department's data.

- 8.2.1.2.2. The Department will make the final determination when a conflict of data occurs and will make Performance Incentive Standard Payments based on its final determination.
- 8.2.1.2.3. Any and all supporting documentation allowed under this sub-section must be submitted to the Department within (3) three calendar days of said documentation being determined relevant by the Department. If the documentation is not received by the Department by the timeframe outlined, it will no longer be considered in the Dispute Resolution process.
- 8.2.2. The Department reserves the right to add additional allowable dispute reasons on a case-by-case basis based on new and relevant information made available to the Department from the Contractor. The Department's determination of additional allowable dispute reasons are final and not subject to the Dispute Resolution process as outlined in section 8.
- 8.3. Nonallowable Disputes
 - 8.3.1. The Contractor will not be allowed to dispute the results of the Status Report based on the following reasons:
 - 8.3.1.1. The Contractor failed to meet contractually specified requirements relating to the content of submission of deliverables and the timely submission of deliverables.
 - 8.3.1.2. The Contractor failed to meet contractually specified requirements relating to performance benchmarks of any Performance Incentive Standard.
 - 8.3.1.3. The Contractor's failure to review and utilize County Incentives Program documentation, including policy, informational, and operational guidance issued through the HCPF Memo Series, that resulted in the Contractor failing to meet performance benchmarks and deliverables relating to any Performance Incentive Standard.
 - 8.3.1.4. The Department's final determination of the Contractor's exemption request(s) for the Accuracy Performance Incentive Standard.
 - 8.3.2. The Department reserves the right to deny a Contractor's dispute based on any reason not included under section 8.3.1. The Department's determination is final and is not subject to dispute or appeal.

9. COMPENSATION

9.1. Compensation

9.1.1. Performance Incentive Payment

- 9.1.1.1. The Department shall pay the Contractor, after the end of the state fiscal year in which the work was performed, in addition to Performance Incentive Payments for each Performance Incentive Standard met during the applicable Reporting Period as follows:
 - 9.1.1.1.1. The Department shall pay the Contractor an Accuracy Performance Incentive Payment, if applicable, as shown in Exhibit B-2 at the conclusion of the Second Reporting Period if the Contractor meets the requirements for that Performance Incentive Standard. (To earn the entire Accuracy Performance Incentive Payment, the Contractor must meet both targets as specified in section 4.2.1.1, which includes (1) Target for Inaccurate Eligibility Determination Rate and (2) Target for Errors That Do Not Impact Eligibility. If the Contractor only meets one target, the Accuracy Performance Incentive Payment will be 50% of the total amount for this Performance Incentive.)

- 9.1.1.1.2. The Department shall pay the Contractor a Performance Compliance Performance Incentive Payment as shown in Exhibit B-2 at the conclusion of the Second Reporting Period if the Contractor meets the requirements for that Performance Incentive Standard during the second Reporting Period.
 - 9.1.1.1.3. The Department shall pay the Contractor a Customer Service Performance Incentive Payment as shown in Exhibit B-2 at the conclusion of the Second Reporting Period if the Contractor meets the requirements for that Performance Incentive Standard.
 - 9.1.2. Remaining Funds Incentive Pool Payment
 - 9.1.2.1. The Department will create a Remaining Funds Incentive Pool each SFY.
 - 9.1.2.1.1. The Remaining Funds Incentive Pool shall include the following:
 - 9.1.2.1.1.1. The total amount of all base Performance Incentive Payments allocated to any Contractor that opted out of participation in the Performance Incentive Standards Program for that SFY.
 - 9.1.2.1.1.2. Each of the Performance Incentive Payments the Accuracy Performance Incentive Standard, Performance Compliance Performance Incentive Standard, the Customer Service Performance Incentive Standard and the Continuous Coverage Performance Incentive Standard that were not earned by the Contractor during a Reporting Period in that SFY.
 - 9.1.2.1.1. The Contractor shall be eligible for Remaining Funds Incentive Pool payments.
 - 9.1.2.1.2. If the Remaining Funds Incentive Pool is zero dollars (\$0.00) for any SFY, the Contractor shall not receive a Remaining Funds Incentive Pool Payment for that SFY.
 - 9.1.2.2. The Remaining Funds Incentive Pool will be paid as follows:
 - 9.1.2.2.1. The Contractor shall be eligible for payment from the Remaining Funds Incentive Pool based on the dollar amount of Incentives met during that SFY.
 - 9.1.2.2.2. Based on the proportion of total Incentive funds that the Contractor is eligible to be paid in each SFY, the Contractor shall receive the same proportion of funds from the Remaining Funds Incentive Pool.
 - 9.1.2.2.3. The Contractor's payment of funds from the Remaining Funds Incentive Pool shall never exceed the county's share of Medicaid expenditure, as specified in Section 2, County Determinations.
- 9.2. Payment Procedures
 - 9.2.1. The Contractor shall receive Performance Incentive Payments at the end of the Second Reporting Period within ninety days (90) days following the end of the fiscal year in which the Performance Incentive Standards were met. This allocation will reflect the maximum the Contractor can earn for each Performance Incentive Standard per Reporting Period.
 - 9.2.1.1. If the Contractor's County administration line item is over-expended during the county administration closeout process, Settlement Accounting and the Department may utilize the Contractor's earned Performance Incentive Payments during the closeout process.
 - 9.2.2. Actual Performance Incentive Payment maximums are dependent on the Contractor's share of Medicaid County administration expenditure. In no event shall the Contractor be paid more

than the Contractor's County share of Medicaid County administration expenditure in any Reporting Period or fiscal year.

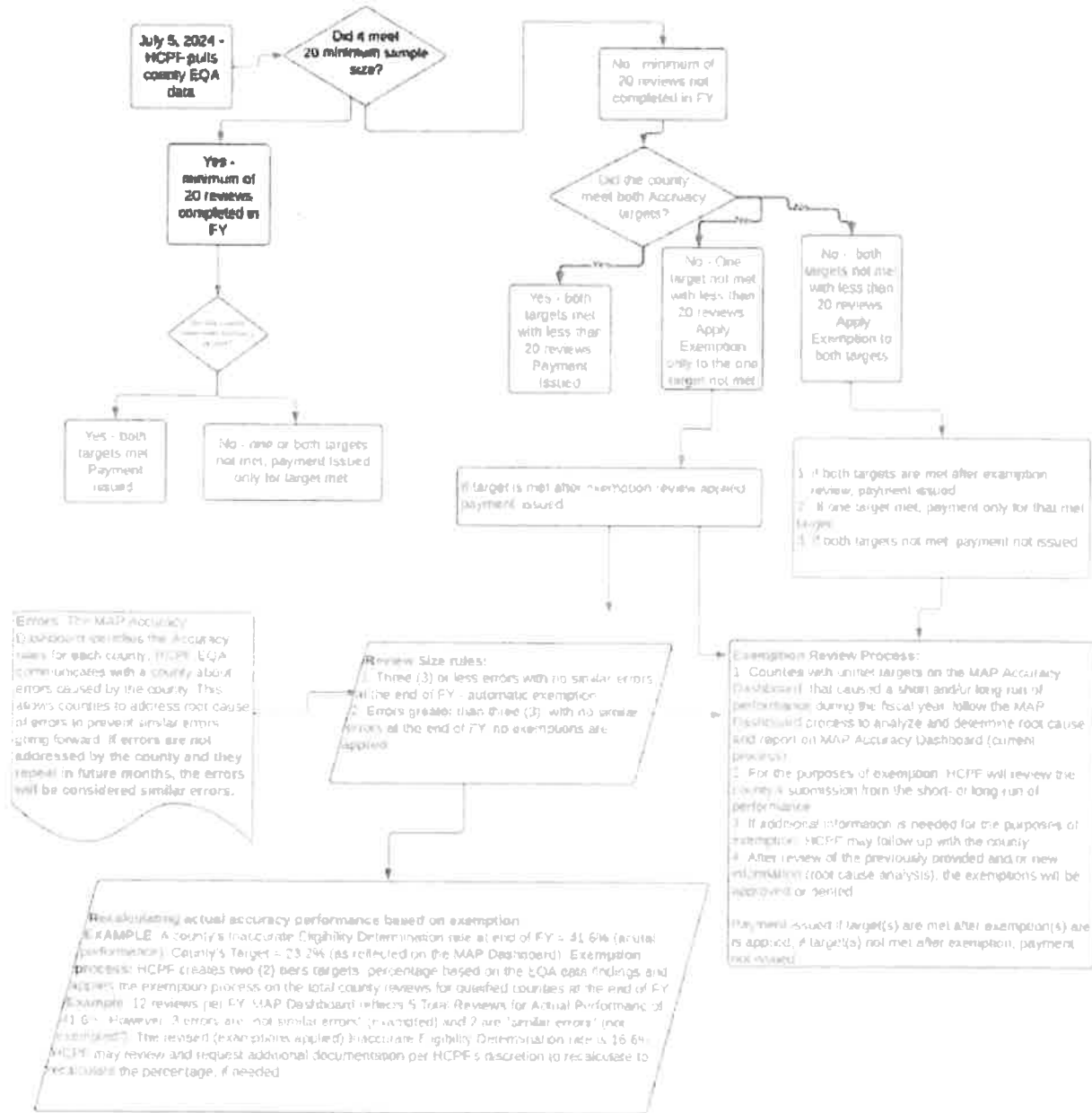
- 9.2.3. The Department may add any unearned funds from the First Reporting Period into the Second Reporting Period allocation for any SFY.
- 9.2.4. The Contractor shall be paid the Performance Incentive Payment through the County Financial Management System (CFMS).
- 9.2.5. The Department may use any unearned Second Reporting Period Performance Incentive Payments during the county administration close out process.
- 9.2.5.1. The Incentive Payment earned is unrestricted, and the Contractor may utilize the fund per the Contractors discretion.

EXHIBIT B-2, RATES**SFY 2023-24 Incentives Payment Table**

To earn the entire Accuracy Performance Incentive Payment, the Contractor must meet both targets as specified in section 4.2.1.1, which includes (1) Target for Inaccurate Eligibility Determination Rate and (2) Target for Errors That Do Not Impact Eligibility. If the Contractor only meets one target, the Accuracy Performance Incentive Payment will be 50% of the total amount for this Performance Incentive.

Incentive Payment Name	% Of Funding	Payment Amount
Accuracy Performance Incentive Payment	40%	\$2,956.84
Performance Compliance Performance Incentive Payment	30%	\$2,217.63
Customer Service Incentive Payment	30%	\$2,217.63
Total		\$7,392.10

Exhibit D-1: Review Sample Size Exemption Process Flow



MEMORANDUM

February 14, 2024

TO: San Juan County Commissioners

FR: William A. Tookey

RE: Gladstone Girl

Charles and Bruce Hoch have submitted an Improvement Permit application for the development of a 1000 Sq. Ft. cabin, storage shed, driveway and associated utility improvements on the Gladstone Girl MS 17271. The property is located near Gladstone and will be accessed by Country Road 51.

The property is currently owned by Charles V. Hoch and Bruce A. Hoch. They also own the adjoining Golden Eagle.

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.

Mountain Zoning 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 Gladstone Girl is specified by the applicant to be 4.82 acres. The Gladstone Girl survey specifies that the acreage is 3.59 neither meets the minimum lot area.

The proposed cabin would exceed the setback requirements.

The proposed development is above 11,000 feet in elevation and will need to meet the limitations of floor area of 1000 sq. ft. for the cabin and 200 sq. ft for the shed.

The proposed development is located within the Historic Preservation Zone.

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

All applications for review will be examined initially to determine whether the proposal is consistent with the County's Master Plan.

Master Plan Strategy LU-2.1 Encourages future development in the economic corridors which include the upper Animas Valley from Silverton to Eureka, Cement Creek from Silverton to Gladstone and the South County Line to just above the Mill Creek Subdivision. And Strategy LU-2.2 Identify

areas in the growth corridors that are suitable for residential use considering natural hazards, habitat resources, scenic impacts and sensitivity to residential land uses. The proposed development is not located in the identified growth corridors. However, the Master Plan notes that private property rights are respected in San Juan County. The Plan also states that residential development on mining claims are to be built in low-visibility places outside of environmentally sensitive areas, leaving visible ridgelines and other scenic resources undeveloped and minimizing the impacts on the environment. I believe this application is attempting to meet the intent of the Master Plan.

- a. Adequate potable water is available or can be developed to safely support the proposed use.

The applicant has obtained conditional approval for surface water rights from Minnehaha Creek. The applicant would divert water to a holding pond. The applicant would demonstrate use and file for absolute water rights. If for some reason the applicant is unable to secure absolute water rights they would install a storage tank and haul water to the property.

- b. Adequate sewage disposal can be provided to support the proposed use.

The applicant will install an engineered and permitted septic system on the site. The applicant will need to submit a permit application to La Plata County Public Health.

- c. Will the proposed use have any adverse impact on public or private property in the vicinity of the development?

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.

- d. Will the proposed use have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife, erosion or other geological conditions?

- 1. **The applicant has included a scenic quality report. It appears that the cabin has been located to minimize the visual impact. The applicant should construct a story pole on the cabin site equal to the maximum height of the cabin to better determine what the potential visual impact may be. The driveway may create a visual impact on the area as well.**

- 2. **I do not believe that the site has any historic significance, but I have not may a visit to the site. If it appears that there is any potential that the site has any historical significance or historic artifacts on site, the Historic**

Review Committee would need to visit the site for review and recommendation prior to the issuance of the permit. If any artifacts are discovered during construction the project would be shut down until the Historic Review Committee has the opportunity to review the site.

3. The improvements should create minimal adverse impacts upon wildlife. All solid waste, garbage and refuse must be kept within the building, in a separate secure enclosed area or in wildlife/bear-resistant containers until it is properly disposed of at the Transfer station.

e. Adequate road access exists or can be developed to ensure access appropriate to the use.

The applicant will access the property via CR 51. An Easement has been granted to the applicant to allow for access via the Gold Bar No. 3 Lode.

f. The design and development of the site shall preserve, insofar as possible, the natural terrain and drainage of the land, the existing topsoil and existing vegetation. Disturbed areas shall be revegetated with native plant species certified weed free as soon as possible after disturbance in order to prevent the establishment and dominance of non-native invasive species.

The proposed improvement will preserve, insofar as possible, the natural terrain and drainage of the land. All disturbances will be revegetated with native plant species certified to be weed free.

g. Sites subject to hazardous conditions, for example avalanche, flood, land slide, rock fall, mud flow, open mine shaft, corrosive water, etc., shall be identified and shall not be built upon or used until satisfactory plans have been approved by the County for eliminating or appropriately mitigating such hazards. The provisions of Chapters 8, 9, 10 and 11 shall govern the evaluation of those natural hazards covered by such provisions.

It appears that the property is not located within an avalanche zone.

It appears that the proposed development is identified on the Geologic Hazard Map as csa-Accelerated colluvial slopes. Accelerated colluvial slopes are the most continuously active of the colluvial slopes. The soil experiences continuous creep or episodic surface erosion from gulying during summer thunderstorms and remains thin over all but the base area of the slope. It is recommended that a geotechnical study be completed to determine adequate foundation and construction.

The Wildfire Hazard requires that the applicant be in compliance with 4-110.13 and 4-110.15. of the Zoning and Land Use Regulations.

- h. The applicant shall permit continued public access to any historic public trails that cross the property.

It appears that a historic public trail is located on the property. The trail will need to be identified and added to the certified survey plat.

- i. Individual building sites shall be placed on the Town of Silverton's utility billing system for water and refuse when water is hauled to the site., Any applicant who shows that it is obtaining water from an approved permitted well or is purchasing water from an acceptable source of potable water other than the Town of Silverton may be permitted to be placed on the Town of Silverton's billing system for refuse only.

The applicant will be required to be placed on the Town's utility billing system for refuse. Should the applicant haul water to the site they will then be required to be placed on the Town's utility billing system for water.

The applicant has also requested a Variance or an Exemption to the minimum 5 acre requirement. The County has previously approved such variances for properties that are slightly less than the minimum 5 acre requirement. Section 1-111.5 of the Zoning and Land Use Regulations allows that "Nonconforming lots, pursuant to pre-existing subdivision plats of record at the time of passage of this resolution, may be built upon providing that all other relevant district requirements are met." While the property in question is not part of a pre-existing subdivision the purpose of the regulation has been used to justify allowing development on a parcel that is slightly smaller than required. However, 3.59 acres is considerably smaller than previously approved parcels.

The applicant also owns the adjoining Golden Eagle property. To meet the minimum lot area, it is staff's recommendation that the applicant consolidate the Gladstone Girl and Golden Eagle MS #17271 into one parcel. This would bring the application into compliance with the minimum lot area it would also help to minimize impacts to the area. Also, Section 1-107.1 requires if an applicant has an existing residential property in the Mountain Zone, any land use application cannot be processed as a use subject to review but must be reviewed using the criteria of the subdivision regulations in Chapter 7. As long as both properties are under current ownership it could be extremely difficult to develop the Golden Eagle.

The Planning Commission has reviewed the Sketch Plan Application and recommends that the County Commissioners approve the improvement permit to allow for the construction of a single-family dwelling with the conditions as listed below. The Planning Commission recommends that the request for a variance or exemption concerning the minimum land area be denied.

The County Commissioners have the option to approve as submitted, deny, or approve with condition.

Should the County Commissioners choose to approve of the Sketch Plan to construct a single-family dwelling on the Gladstone Girl, they should do so with the following conditions prior to the issuance of an Improvement Permit:

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 Gladstone Girl 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. That an On-Site Wastewater Treatment Permit application be submitted to the La Plata County Public Health Department.
4. The Land Use Administrator visits the site prior to the Preliminary/Final review.
5. That the Gladstone Girl and Golden Eagle properties be consolidated into one property.
6. That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.
7. The driveway will need to be staked by a Colorado Licensed Surveyor. Grade and width specification concerning the driveway be provided and that the visual impact of the driveway be considered.
8. The public trail will need to be identified and added to the certified survey plat.
9. A Cumulative Impact Report will need to be completed prior to Preliminary/Final Plan Appearance.
10. That a geotechnical study be completed to determine adequate foundation and construction prior to the issuance of a building permit.
11. That the applicant be placed on the Town of Silverton's Utility billing system for refuse.
12. The failure to comply with these conditions shall be grounds for the revocation of this Land Use Permit.
13. Any other conditions that the County Commissioners deems necessary.

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

January 16, 2024

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: Improvement Permit Application:
Charles and Bruce Hoch owners
RE: Gladstone Girl MS 17271
Sketch Plan for the Development of a
Single-Family Dwelling and Associated
Utility Improvements Located
Near Gladstone Adjacent to CR 51

At a regular meeting of the San Juan Regional Planning Commission on January 16, 2004, members of that Commission discussed the Sketch Plan Application for Gladstone Girl MS 17271. They also own the adjoining Golden Eagle.

After discussion the members made a motion to recommend that the San Juan County Commissioners approve the Sketch Plan Application for the development of a single-family dwelling and associated utility improvements located near Gladstone adjacent to CR51 with the conditions as presented by staff with an additional condition for access of the historic trail. The motion passed with a show of hands.

The Planning Commission also recommended that the request for a variance to the minimum land area be denied.

Thank you for considering this recommendation.

Sincerely,
Jim Weller, Chairman
and the Planning Commission Members



**SAN JUAN COUNTY
COLORADO
1557 GREENE STREET
P.O. BOX 466
SILVERTON, COLORADO 81433
PHONE 970-387-5766 admin@sanjuancolorado.us**

January 5, 2024

To Whom It May Concern:

This letter is to inform you that Charles V. Hoch and Bruce A. Hoch have submitted an Improvement Permit application to allow for the construction of a 1000 sq. ft. cabin, a 200 sq. ft. storage shed, a driveway and associated utilities improvements on the Gladstone Girl Lode M.S. No. 17271.

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/> Copies of the application can also be reviewed upon request via the email listed above.


It is anticipated that this application will be reviewed by the Planning Commission during their meeting of January 16, 2024.

It is further anticipated that the application will be reviewed by the County Commissioners during their regular meeting of February 14, 2024.

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

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

Sincerely,


William A. Tookey
Land Use Administrator

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, February 14, 2024 in person and via Zoom to receive public comments on a County Improvement Permit Application for a proposed cabin on the Gladstone Girl MS 17271, County Road 51, Minnehaha area. The Applicant is Charles V. and Bruce A. Hoch. The purpose of the Application is to request approval of the proposed residential use of a mining claim. 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: January 25, 2024

December 13th, 2023

**San Juan County Planning Commission
ATTN: Willy Tookey, County Administrator
1557 Greene St
PO Box 466, Silverton, CO 81433**

Subject: Application for Improvement Permit – Sketch Plan Review

Proposed Hoch Cabin located at Gladstone Girl Lode Mining Claim, Mineral Survey No. 17271, Eureka Mining District, San Juan County, Colorado.

Dear Willy and Commissioners,

This submittal has been prepared to describe the proposed improvements at Gladstone Girl Lode and Golden Eagle Lode sharing the same MS# 17271, both claims owned by brothers Charles V. Hoch and Bruce A. Hoch.

The attached documents have been prepared for a San Juan County Application for Improvement Permit as a "Sketch Plan Review". The Applicant requests review of this project by the Planning Commission at their meeting on December 19, 2023, and to consider approval to begin the development of a driveway which would allow us to dig test pits for necessary geotechnical reports and septic design.

The proposed improvements consist of a 921 SF cabin, 158 SF attached uncovered deck, 200 SF accessory building, and associated utility improvements, all of which can be accessed by a new driveway off County Road 51.

Additionally, attached in this submittal is a request in writing for a variance or exemption of the 5 acre minimum for improvement, or a boundary adjustment to join the Gladstone Girl and Golden Eagle into 1 mining claim.

Thank you for your consideration of this application for improvements. Please contact Charles Hoch if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Hoch', written in a cursive style.

Charles V Hoch
970-759-5960

To whom it may concern,

Allow us to introduce ourselves and provide some insight into our aspirations for enhancing the Gladstone Girl Lode located in Minnehaha Gulch. We, Charlie and Bruce Hoch, grew up in Pagosa Springs but have since settled in Durango, CO. Our spouses, Olivia and Rachel, complement our lives; Olivia, a former nurse in the neonatal ICU at Mercy Hospital in Durango, and Rachel, an active contributor to non-profit organizations. Together with Olivia, Charlie is a proud father to two daughters, Lillian and Emily. Professionally, Bruce and I have been in product development for over ten years, using our creativity to invent new products across countless industries.



Our connection to Colorado runs deep, having spent the majority of our lives here. Our journey with Silverton began in 2004, where I, Charlie, will never forget my first day at 13,000ft watching the sunrise while I strapped into my snowboard in the backcountry for my first time. The course of my life was forever changed after that morning. For over 15 years, we've been drawn to Silverton for its skiing and snowboarding opportunities and Charlie spent three epic years living on Greene Street in Silverton from 2007 to 2010. The aspiration to own a cabin in the San Juans has always been a cherished goal of ours. During summer, we're often found hiking and riding dirt bikes across the San Juans, while winter sees us indulging in our greatest passion: snowboarding and snowmobiling. We take the risks associated with remote recreation seriously, continually enhancing our skills in avalanche safety and first aid.

Our quest for a mountain property began in 2016. After several attempts on other mining claims, the opportunity to acquire the Gladstone Girl Lode presented itself, and we seized it, recognizing its potential for fulfilling county and district building requirements. In November 2022, following thoughtful deliberation and savings, we decided to move forward with the purchase due to its ideal location and natural surroundings. Then in October 2023, we were lucky enough to acquire the neighboring claim, Golden Eagle Lode. Both initially purchased under our personal names, we plan to transfer ownership to our LLC, ensuring this property remains a family legacy for generations.

As outdoor enthusiasts, we deeply value and strive to protect nature. Our planning process is mindful of preserving the natural environment and scenic beauty of Minnehaha Gulch. While the cabin will be a new addition, we aim for minimal impact, integrating it seamlessly into the landscape.

This place is more than just a vacation spot to us; it's where we intend to spend considerable time with our family and friends, embracing the area's epicness year round. We are active in the San Juan community and even own property in Silverton's economic district, hinting at our future business endeavors in the town.

We eagerly await your feedback and look forward to collaborating in this building venture. Thank you for considering our application.

Sincerely, The Hoch Family

Application for Improvement Permit

Sketch Plan Submittal

The Hoch Cabin

TBD CR 51 Gladstone Girl MS #17271
San Juan County, CO



Applicants:

Charles V Hoch
26 Boulder View Dr
Durango, CO 81301
970-759-5960

&

Bruce A Hoch
42 Boulder View Dr
Durango, CO 81301
970-769-2117

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San Juan County Application for Improvement Permit

San Juan County, Colorado
Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	Charles V Hoch & Bruce A Hoch			
	Address	26 Boulder View Dr Durango, CO 81301			
	Phone	970-750-5960			
Owner	Name	Same as applicant			
	Address	Same as applicant			
	Phone				
Contractor	Name	TBD			
	Address				
	Phone				
Legal Description of Property:		Road System Relationship			
Gladstone Girl Lode Mining Claim, Mineral Survey No. 17271		Zoning Compatibility			
		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
Township 42 N, Range 7W, Section 21		Mineral Resource Impact			
Nature of Improvement Planned:		Wildlife Impact			
Proposed single-family cabin and shed structure, with associated utility and access improvements		Historic Site Impact			
		Watershed Gearance			
		County Building Inspector			
		Building Permit			
Land Use Zone: Mountain Zone		State Electrical Inspector			
Applicant Signature		Electrical Permit			
		San Juan Basin Health Unit			
		Sewage Disposal: Test			
		Design			
Date Application Requested		Central Sewage Collection			
Date Submitted for Permit		State Division of Water Resources			
Date Permit Issued		Adequate Water Source			
Date Permit Denied		Well Permit			
Reason for Denial		Central Water Distribution			
		U.S. Forest Service/BLM			
		Access Approval			
		State Division of Highways			
Receipt	FEE PAYMENT	Amount	Date	Driveway Permit	
	Application				
	Building Permit				
	Subdivision PUD			Subdivision Variance	
	Hearing Notice			Subdivision Approval	
				PUD Approval	

Warranty Deeds

Gladstone Girl Lode, Deed

154645
Page 1 of 2
SAN JUAN COUNTY, COLORADO
LADONNA L. JARAMILLO, RECORDER
11-02-2022 03:52 PM Recording Fee \$18.00

State Documentary Fee
\$8.50 11-02-2022

State Documentary Fee

SPECIAL WARRANTY DEED

Date: November 2, 2022

THIS DEED, Made this 2nd Day of November, 2022

\$ 8.50

Between ROBERT I. WILLIAMS, WILLIAM A. KAELIN, JEANNETTE J. KAELIN and JOSEPH J. KAELIN

of the County of Alameda and State of California, grantor

and CHARLES V. HOCH and BRUCE A. HOCH

whose legal address is 26 Boulder View Dr
Durango, CO 81301

of the County of La Plata and State of Colorado, grantee

WITNESSETH, That the grantor for and in consideration of the sum of
-----TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION-----
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents
does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, not in tenancy in common but in
joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of San Juan and
State of Colorado described as follows:

The GLADSTONE GIRL Lode Mining Claim, Mineral Survey No. 17271, Eureka Mining District, San
Juan County, Colorado.

LESS AND EXCEPT any portion of the above named mining claim, within overlapping senior mining
claims whether excepted or not in the patent for the above described Gladstone Girl Lode Mining
Claim.

As known by street and number as: TBD CR 51 Gladstone Girl
Silverton, CO 81433

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining,
and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right,
title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained
premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
grantee, their heirs and assigns forever. The grantor, for himself, his heirs, personal representatives, successors does covenant,
and agree that the grantor shall and well WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and
peaceable possession of the grantee, their heirs and assigns, against all and every person or persons lawfully claiming the whole
or any part thereof, by, through or under the grantor, except 2022 taxes due and payable in the year 2023.
Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all
genders.



WA 000008

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Robert I. Williams
ROBERT I. WILLIAMS

William A. Kaelin by Robert I. Will as Attorney-in-Fact
WILLIAM A. Kaelin BY ROBERT I. WILLIAMS AS ATTORNEY IN FACT

Jeannette J. Kaelin by Robert I. Williams as Attorney-in-Fact
JEANNETTE J. Kaelin BY ROBERT I. WILLIAMS AS ATTORNEY IN FACT

Joseph J. Kaelin by Robert I. Williams as Attorney in Fact
JOSEPH J. Kaelin BY ROBERT I. WILLIAMS AS ATTORNEY IN FACT

STATE OF COLORADO
COUNTY OF LA PLATA

The foregoing instrument was acknowledged before me this 22ND Day of September, 2022.

By: ROBERT I. WILLIAMS INDIVIDUALLY AND AS ATTORNEY IN FACT FOR WILLIAM A. Kaelin,
JEANNETTE J. Kaelin and JOSEPH J. Kaelin

My commission expires: July 21, 2025

Witness my hand and official seal
Renee Judy
Notary Public

RENEE JO FRIEDENBERG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174030807
MY COMMISSION EXPIRES 07/21/2025

Golden Eagle Lode, Deed

RECORDED DATE 11/16/23
COUNTY San Juan
REC. NO. 155741
State Documentary Fee
Date November 15, 2023
\$ 3.50

WARRANTY DEED

THIS DEED, Made this 14th Day of November, 2023
Between **MARY SUE PAGE and NINA PAGE AKA NINA FAYE PAGE**
of the County of San Juan and State of New Mexico, grantor
and **CHARLES V HOCH and BRUCE A HOCH**
whose legal address is 26 Boulder View Drive
Silverton, CO 81301
of the County of La Plata and State of Colorado, grantee

WITNESSETH, That the grantor for and in consideration of the sum of
..... **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents
does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together
with improvements, if any, situate, lying and being in the County of San Juan and State of Colorado described as follows:

The **GOLDEN EAGLE LODGE**, Mineral Survey No. 17271, Eureka Mining District, San Juan County
Colorado.

LESS AND EXCEPT any portion of the above named mining claim, within overlapping senior mining
claims whether excepted or not in the patent for the above described Lodes Mining Claims.

As known by street and number as: **TBD CR 51 GOLDEN EAGLE**
Silverton, CO 81433

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining,
and the reversions and reversion, remainder and remainders, rents, issues and profits thereof, and all the estate, right,
title, interest, claim and demand whatsoever of the grantor either in law or equity, of, in and to the above bargained premises,
with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
grantee, their heirs and assigns forever. The grantor, himself, his heirs and personal representative(s), does covenant, grant,
bargain, and agree to and with the grantee, their heirs and assigns, that at the time of the executing and delivery of these
presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of
inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same
in manner and form as aforesaid, and that the same are free and clear from all taxes and other grants, burdens, liens, taxes,
taxes, assessments, encumbrances and restrictions of whatever kind or nature so ever, except: 2023 taxes due and
payable in the year 2024. Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable
possession of the grantee, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any
part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable
to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Mary Sue Page
MARY SUE PAGE
Nina Page
NINA PAGE AKA NINA FAYE PAGE



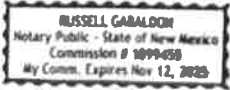
STATE OF NEW MEXICO
COUNTY OF SAN JUAN

The foregoing instrument was acknowledged before me this 13th Day of November, 2023

By: **MARY SUE PAGE and NINA PAGE AKA NINA FAYE PAGE**

My commission expires Nov. 12, 2025

Witness my hand and official seal



[Signature]
Notary Public

WARRANTY DEED

Project Narrative

Applicant Name

Charles V Hoch & Bruce A Hoch of Durango, CO

Project Location

The Golden Eagle & Gladstone Girl Lode Mining Claims, Mineral Survey No. 17271, Eureka Mining District, San Juan County, Colorado. As known by street and number as: TBD CR 51 Gladstone Girl Silverton, CO 81433

Proposed Development

Driveway and Single Family Residential Cabin with Garage and Separate Storage Shed and associated utility improvements.

Zoning

Mountain Zoning District

Acerage

4.82 acres (8.552 effective acres when combined with Golden Eagle)

Water Service

The applicant has obtained conditional approval for an increment of the Animas Service Area in surface water right to use surface water and the Minnehaha Creek as their primary water source for their cabin. The applicant plans to divert water and construct a water holding pond located approximately 150-200 feet east of the proposed cabin, which is shown on the plans included with this application. Documentation for conditional approval is included with this application for reference.

Once the applicant has put the water to beneficial use and collected data, they will go through the process of obtaining a decree from the Division 7 Water Court. If for whatever reason the surface water right cannot be adjudicated as absolute by the Division 7 Water Court, the applicant will install a water storage tank and haul water to the property.

Sewer Service

The applicant has received conditional feasibility approval to implement an Onsite Wastewater Treatment System (OWTS) from Trautner Geotech. As noted in the feasibility study, access to the property is limited because of the absence of a road; however based on aerial photos and the known local topography and geology, Jason Deem notes he is confident that the soil should conform to Regulation #43. Jason continues to affirm if it is found the soil cannot conform to Regulation #43 after proper equipment can access the site, other acceptable methods can be implemented to create a conforming OWTS.

Applicants are looking for construction approval of the Driveway Permit (included with this Sketch Plan Submittal), this will allow for test pit and septic design work to be properly completed.

Power

The cabin will operate independently from the grid and rely on solar energy harnessed by panels, which will be situated on the roof for optimal sunlight absorption. Most appliances, including the water heater, are intended to run on electricity. The kitchen stove will run on propane. In case of power outages or solar panel malfunctions, the applicant plans to utilize a propane backup generator. The generator's location is indicated on the site plan accompanying the application, and the applicant will transport medium-sized propane tanks to the property as necessary to power the generator.

Phone

The applicant plans to have a portable remote Starlink satellite on site at all times for internet connectivity improving the safety and welfare of the applicant and users in the area.

Heating

Wood will be the primary source of heat for the proposed cabin. The applicant plans to use a wood burning stove as the primary source of heat for the cabin. Firewood will be hauled to the site.

Exterior Lighting

For safe egress, there will be exterior lighting however, it will be minimal to ensure the beautiful dark sky is not polluted. Exterior lighting will conform with the current requirements of San Juan County Dark Sky code.

Solid Waste Management

The applicant will be responsible for trash removal from the property. On-site trash will be contained within the building or within a wildlife/bear-resistant trash receptacle at all times until it is disposed of at the Transfer Station for the required fee.

Landscaping

Revegetation and landscaping screening can be provided by the applicant in accordance with the requirements of San Juan County to preserve the natural appearance of the area. Regardless of the fact the proposed cabin will not be visible from any county road or existing structures (and likely any future potential structures) it's the applicants' pride to keep the build site naturally safe and aesthetic. The applicant will create a defensible space around the proposed cabin by removal of combustible ground cover and thinning of trees and shrubs near the cabin, as recommended by the Colorado State Forest Service Firewise Practices.

Access

The property is accessed by County Road 51 via County Road 53 via County Road 110 (Cement Creek Road) approximately 6 miles north of the town of Silverton and approximately 1 mile north of the base of Silverton Mountain Ski Area. The proposed cabin will be accessed by a new driveway connected to the first switchback of County Road 51. The applicant has proposed 4 variations for connecting the Golden Eagle Lode to County Road 51; these options can be found in Section 4.G) Driveways of the Scenic Quality Report. The proposed driveway may utilize a recorded easement deed through Gold Bar No. 3 Lode USMS No. 15061A.

The applicant has submitted an application for a possible BLM Right of Way to connect County Road 51 and the new proposed access road driveway. The BLM Right of Way application and timeline of progress is included in this Sketch Plan.

The driveway will comply with all road requirements and all comments received by the County Department Supervisor pertaining to required culvert, turning radius, soil, gravel, setbacks and respected easements.

Surveying

For the purposes of this Sketch Plan, the applicant has utilized survey data by Southwest Land Surveying LLC. via County Record #147955. The applicant has also received and approved a proposal from Southwest Land Surveying LLC to conduct a certified survey of the Golden Eagle and Gladstone Girl Lodes to be completed in the spring of 2024.

Subsurface Conditions

Subsurface conditions will be tested and recorded by Trautner Geotech LLC once a Driveway Permit is issued, and the driveway is constructed to allow a site visit. The final design for the proposed cabin foundation will take into consideration the characteristics of the soils, slopes and potential geological hazards in a manner intended to protect the health, safety and welfare of the applicant and users in the area.

Foundation

The intended foundation for the proposed cabin will consist of a foundation with stem wall and strip footers, and potentially pier and spot footers, that will extend below frost depth and 12" minimum below native grade. The deck will include wood posts with concrete spot footings that will extend below frost depth.

Building Envelope:

The proposed cabin site and building envelope will be located Southeast of County Road 51 and South of the Minnehaha Creek. The creek is far removed and positioned lower in elevation in its closest proximity to the site, separated by a steep slope. The proposed site best utilizes the natural topography, with the cabin situated on a lesser sloped bench that contains less vegetation, which will require less disturbance at the building site. The cabin site also promotes a good balance of privacy, safe and feasible driveway access, and constructability.

County Geohazards Map

The applicant was unable to find a Geohazard Map on the San Juan County website or through other search methods that included the location of the Gladstone Girl Lode. This leads the applicant to the assumption that the mining claim is not located in a Geo-Hazardous area. The applicant did however find soil data maps which are included in the Proposed Site Plan within this application.

County Avalanche Map

Based on the information and maps found on the San Juan County website or through other search methods, the applicant has concluded that the proposed building site is not in an avalanche hazard zone. Key Map Reference [San Juan County Avalanche Atlas 1976.pdf](#)

Elevation at Structure

The floor elevation of the proposed cabin is approximately 11,070 feet. The San Juan County Land Use Code section 4.20 Square Footage Limitations requires a maximum floor area of 1,000 SF for residential development above 11,000 feet in elevation.

Structure Size

The proposed cabin design has a floor area of 921 SF with a 158 SF uncovered deck. Since the deck is uncovered and more than 30 inches above grade, the 158 SF is calculated at 50% of the actual area, so a total of 79 SF, making the combined floor area 1,000 SF.

Structure Height

The proposed cabin will have a height of 28'5".

Deck/Porch Information

The deck will be 158 SF and more than 30 inches above the front grade. It will include wood posts with concrete spot footings that will extend below the required 12" frost depth.

Construction Style

The simple a-frame form and wood siding material selection most reflect the classic mountain contemporary style, with a focus on the surrounding views to the South and Southeast by orienting the cabin and deck towards the views of Storm Peak and Velocity Basin.

Building Plans

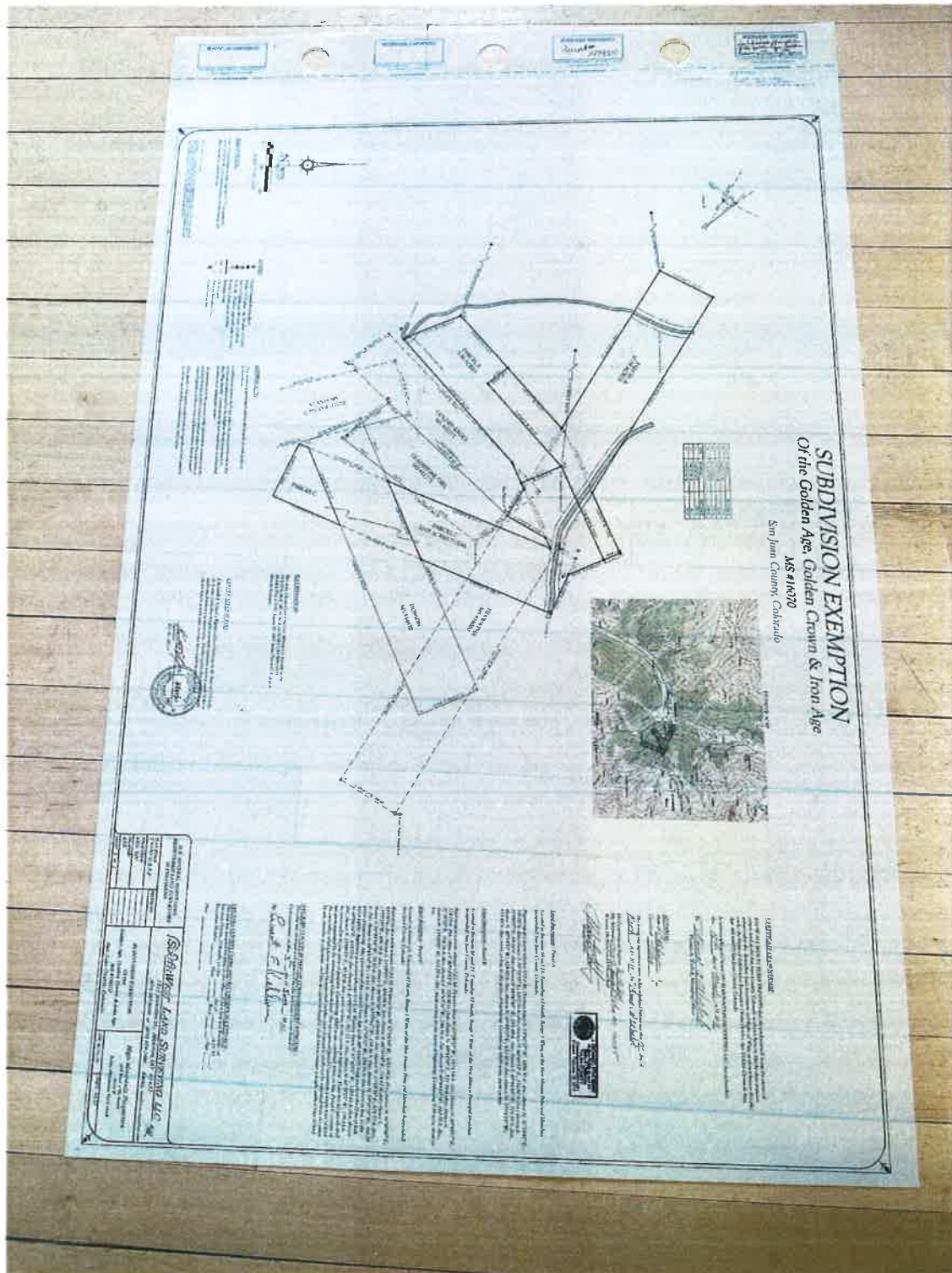
Preliminary building plans for the proposed cabin are included in the Proposed Site Plan section of this Sketch Plan application.

Building Materials

The applicant plans to use colors and materials that embody the local area and mining history. A colorized rendering of the cabin, which shows proposed building materials and design vernacular, is included in the Scenic Quality Report for your review. The proposed materials consist of the following:

- Wood for upper siding
- Dark colored metal roof with matching trim
- Dark colored window frames to match metal
- Metal posts and railing at deck
- Low-reflective glass
- Native rock for retaining walls

Survey Drawing by Southwest Land Surveying LLC
San Juan County Record #147955



Gladstone Girl Lode, Attributes

Legal Description: The Gladstone Girl Lode Mining Claim, Mineral Survey No. 17271, Eureka Mining District, San Juan County, Colorado.

As known by street and number as: TBD CR 51 Gladstone Girl Silverton, CO 81433

GISid	Schedule	Seq	PreviousSchedule	ClaimName	MineralSurvey
3590	47750210050012	1	n/a	GLADSTONE GIRL	17271

Patent
42937

Acres_Legal	Road_Distance	Elev_MIN	Elev_MAX	Elev_MEAN	Slope_MIN	Slope_MAX	Slope_MEAN
4.82	260	11000	11231	11099	3	66	30

TaxDistrict	EconomicArea	MiningDistrict	Twp	Rng	Sec	Aspect_MIN	Aspect_MAX	Aspect_MEAN	X_Coord	Y_Coord	Shape_Length	Shape_Area
101	at large	EUREKA MINING DISTRICT	42	7	21	0	358	263	2381512.782	1451563.931	2205.830969	209924.1377

ScheduleQty	ClaimsPerSurvey	AbstractCode	AbstractDescription	MineralEstate
1	2	5140	Patented Mining Claim	unsevered

Golden Eagle Lode, Attributes

Legal Description: The Gladstone Girl Lode Mining Claim, Mineral Survey No. 17271, Eureka Mining District, San Juan County, Colorado.

As known by street and number as: TBD CR 51 Gladstone Girl Silverton, CO 81433

GISid	Schedule	Seq	PreviousSchedule	ClaimName	MineralSurvey
3825	47750210050007	1	n/a	GOLDEN EAGLE	17271

Patent

42937

Acres_Legal	Road_Distance	Elev_MIN	Elev_MAX	Elev_MEAN	Slope_MIN	Slope_MAX	Slope_MEAN
5.82	47	10782	11240	10998	0	57	34

TaxDistrict	EconomicArea	MiningDistrict	Twp	Rng	Sec	Aspect_MIN	Aspect_MAX	Aspect_MEAN	X_Coord	Y_Coord	Shape_Length	Shape_Area
101	at large	EUREKA MINING DISTRICT	42	7	21	-1	351	241	2381273.677	1451666.039	2920.10	204501.1234

ScheduleQty	ClaimsPerSurvey	AbstractCode	AbstractDescription	MineralEstate
2	2	5140	Patented Mining Claim	unsevered

Combined Acres

Combined Acres_Legal	Combined Effective Acres
10.64	8.557



List of Adjacent Landowners within Approximately 1,500 ft Radius

- JOY MANUFACTURING CO C/O JOY GLOBAL INC, 135 S 84TH ST STE 300 - MILWAUKEE, WI 53214
- MARSHALL BERTRAND A LLC, PO BOX 856 - SILVERTON, CO 81433-0856
- CORE MOUNTAIN ENTERPRISES LLC, PO BOX 856 - SILVERTON, CO 81433-0856
- JAA MOUNTAIN LLC, PO BOX 856 - SILVERTON, CO 81433-0856
- WILLIAMSON LORENA J REV TRUST, 409 PASADENA DR - LAWRENCE, KS 66049-1993
- HIGH MOUNTAIN PROPERTIES LLC, 205 W 17TH ST APT E - TULSA, OK 74119-4645
- BEAVIS ROBERT K, 5605 COMETA PL NE - ALBUQUERQUE, NM 87111-1411
- BONANNO THOMAS & JACQUELINE, 250 E PARK AVE - DURANGO, CO 81301-5041
- BEHNKEN TRUST / BEHNKEN JAMES G & ANNALISA P, 1605 MONTE LARGO DR NE - ALBUQUERQUE, NM 87112-4892
- SPEAR FRANKLIN M, 5728 92ND ST - LUBBOCK, TX 79424-4537
- PFRCF REVOCABLE TRUST / GEORGE S & KAREN LEE PERCE, PO BOX 1264 - TUBAC, AZ 85646-1264
- AIKEN JAMES AND ROSEMARY, PO BOX 764 - IGNACIO, CO 81137-0764

- RENOUX, PO BOX 4922 - RIO RICO, AZ 85648-4922
- 3 PANDAS LLC, 6225 HOOD MESA TRL - FARMINGTON, NM 87401-2391
- MINNEHAHA ALPINE LLC, 5612 128TH ST SW - MUKILTEO, WA 98275-5538
- SEELY BRIAN DAVID / LOUGEE RYAN, PO BOX 8003 - ASPEN, CO 81612-8003
- KAISER JAMES D & NANCY, 68095 TUMBLEWEED RD - MONTROSE, CO 81403-8679
- SPORL JEFF & ABBIE, 157 FANTANGO RD - DURANGO, CO 81301-7022
- TINKLE REVOCABLE TRUST C/O GRETCHEN TINKLE, 7720 BAXTER DR - BELLEVILLE, IL 62223-2663

Proposed Site Plan

The applicant has identified a low impact building site on the Gladstone Girl Lode at Coordinates 37.88710° N, 107.64372° W, where the topography is somewhat level and there is a “bare patch” of down trees. Building in this location will have less impact on the beautiful terrain because the trees have naturally fallen creating the perfect secluded and hidden building site. This location is also very isolated from viewpoints and possible future neighboring improvements due to the 2 ravines to the North and South of the proposed building site.

This “bare patch” is easily identified on the County GIS map and Google Earth:



Here is an aerial photo of the proposed building area:



Vicinity Map



Site Location with County Avalanche Map

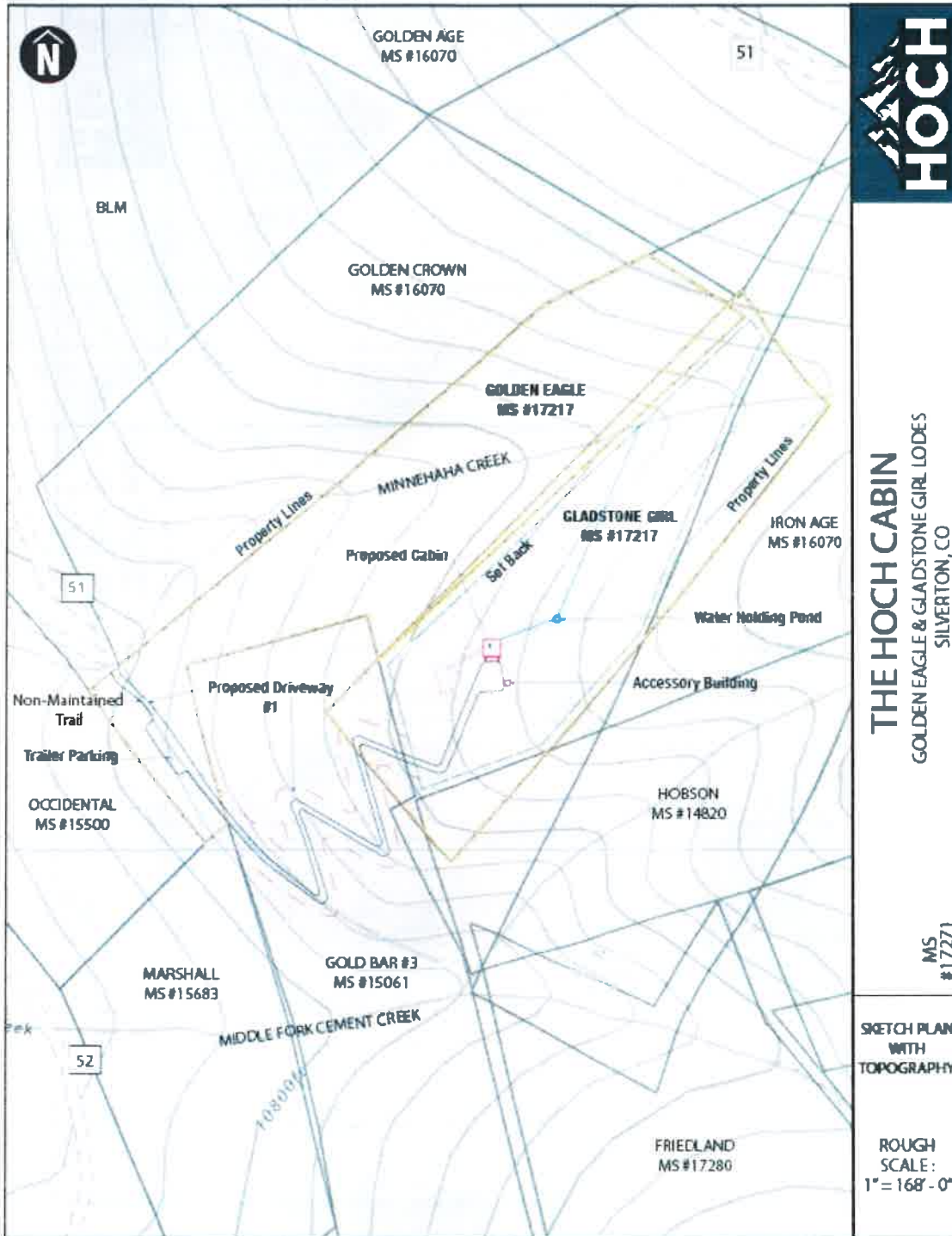
Map Reference

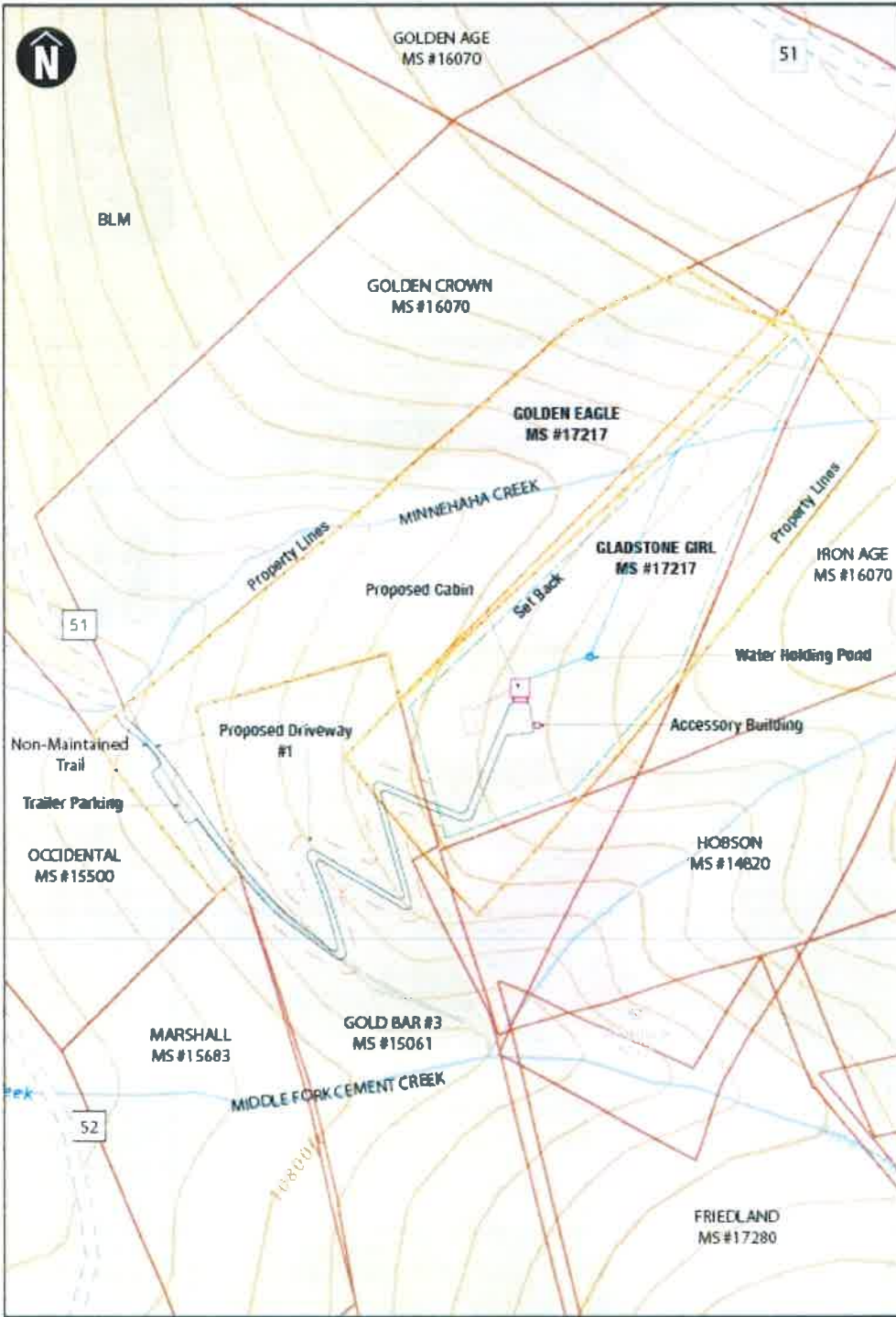
San Juan County Avalanche Atlas 1976.pdf





Sketch Plan with Topography





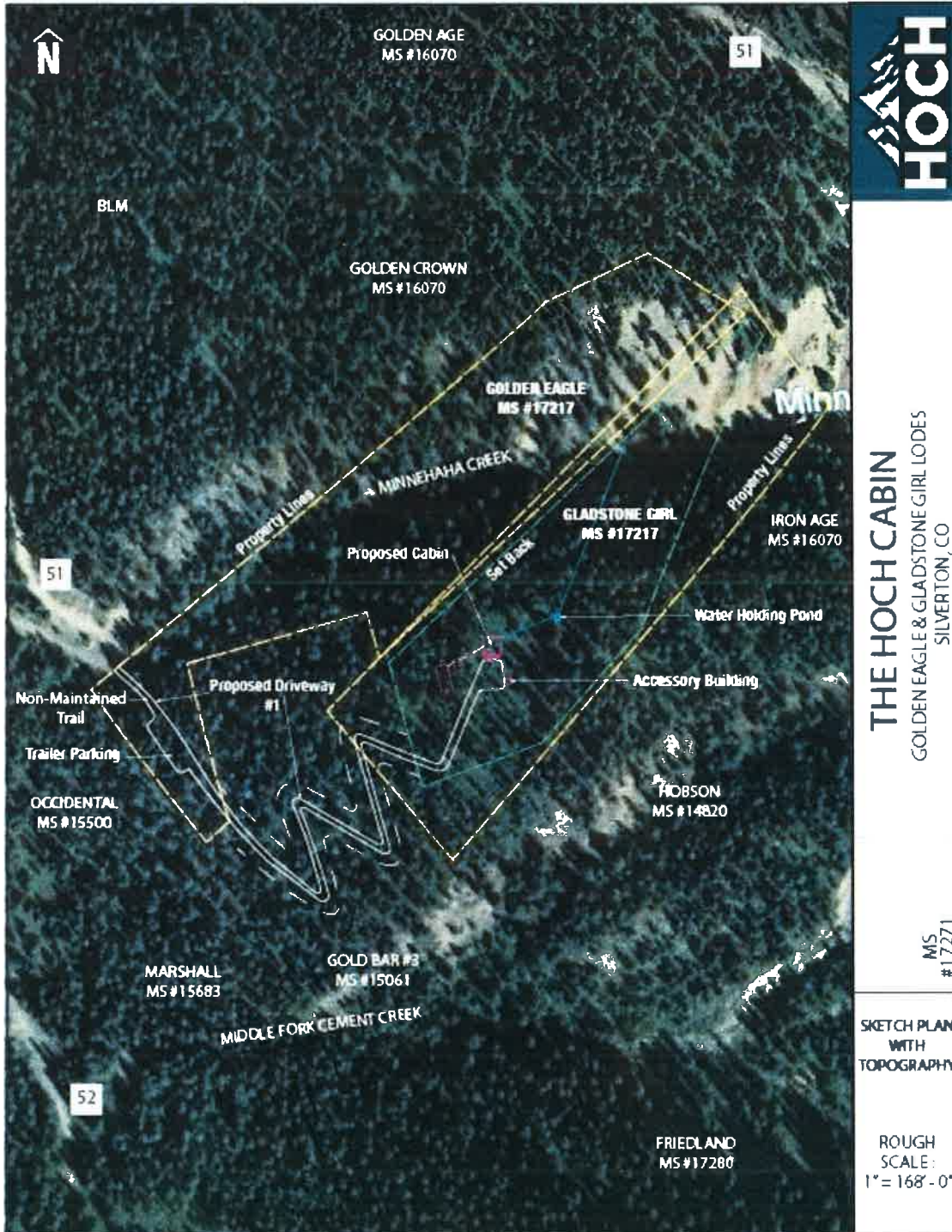
THE HOCH CABIN
 GOLDEN EAGLE & GLADSTONE GIRL LODES
 SILVERTON, CO

MS #17271

SKETCH PLAN WITH TOPOGRAPHY

ROUGH SCALE: 1" = 168' - 0"

Sketch Plan with Aerial Images

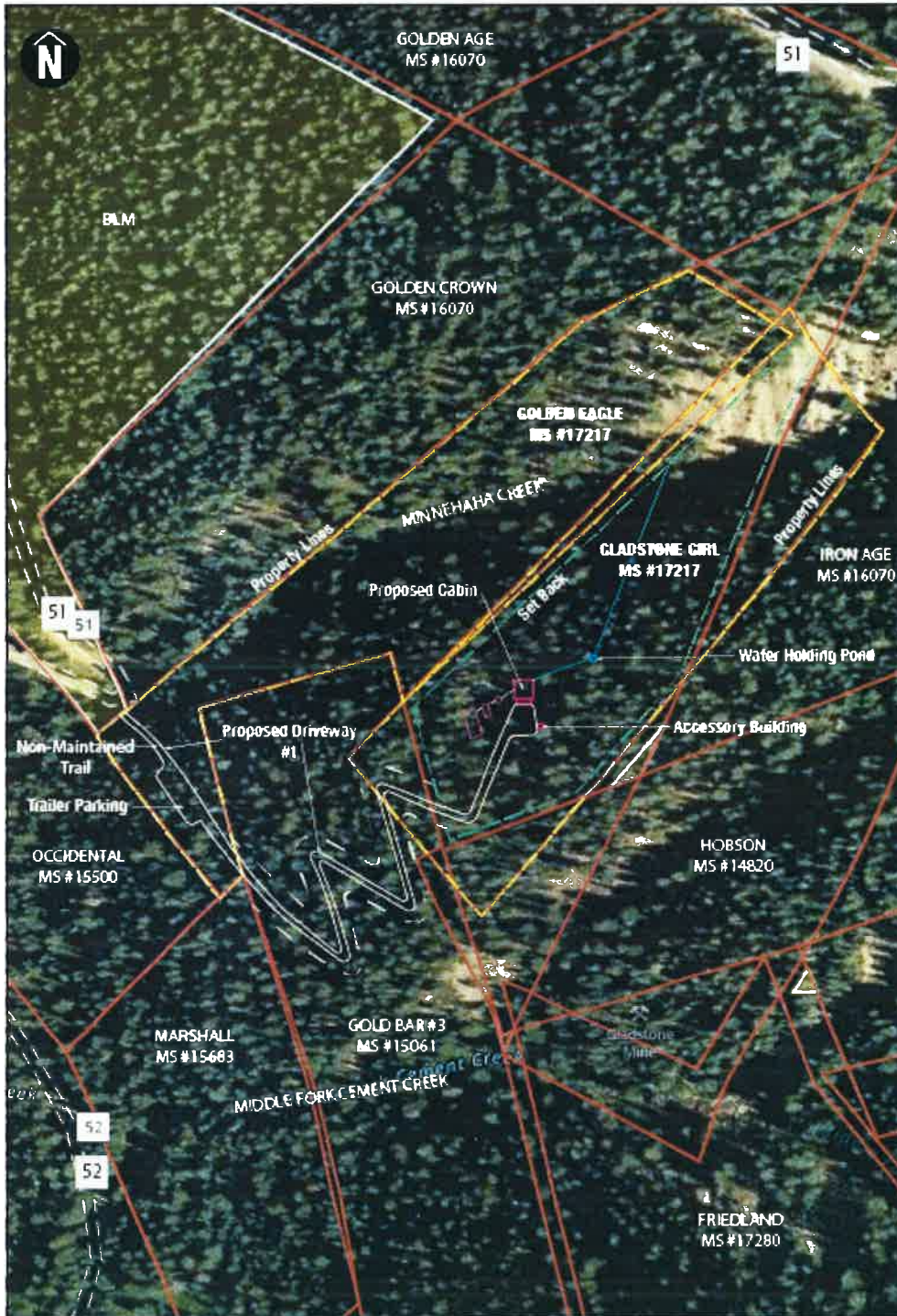


THE HOCH CABIN
 GOLDEN EAGLE & GLADSTONE GIRL LODGES
 SILVERTON, CO

MS #17271

SKETCH PLAN WITH TOPOGRAPHY

ROUGH SCALE: 1" = 168'-0"



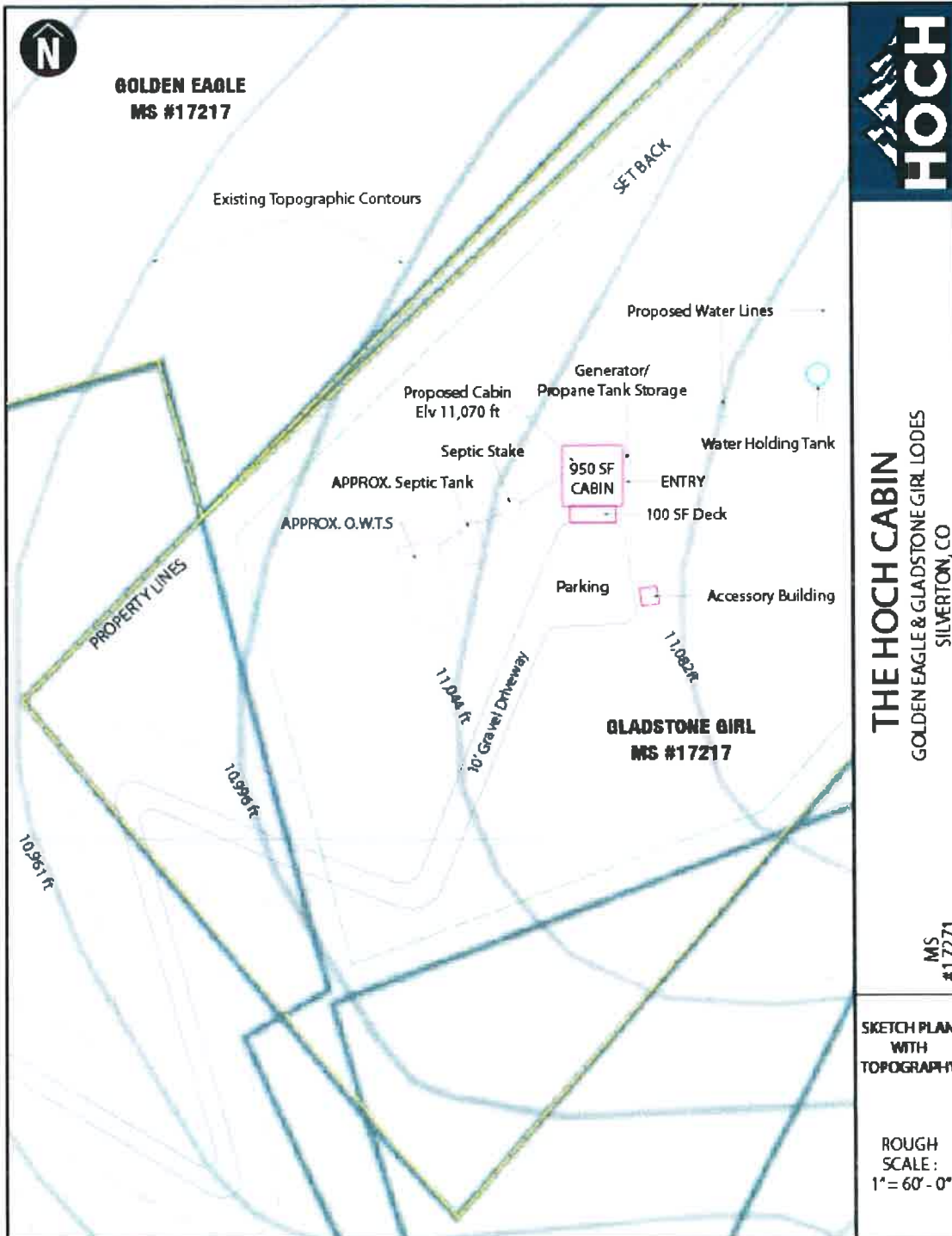
THE HOCH CABIN
 GOLDEN EAGLE & GLADSTONE GIRL LODES
 SILVERTON, CO

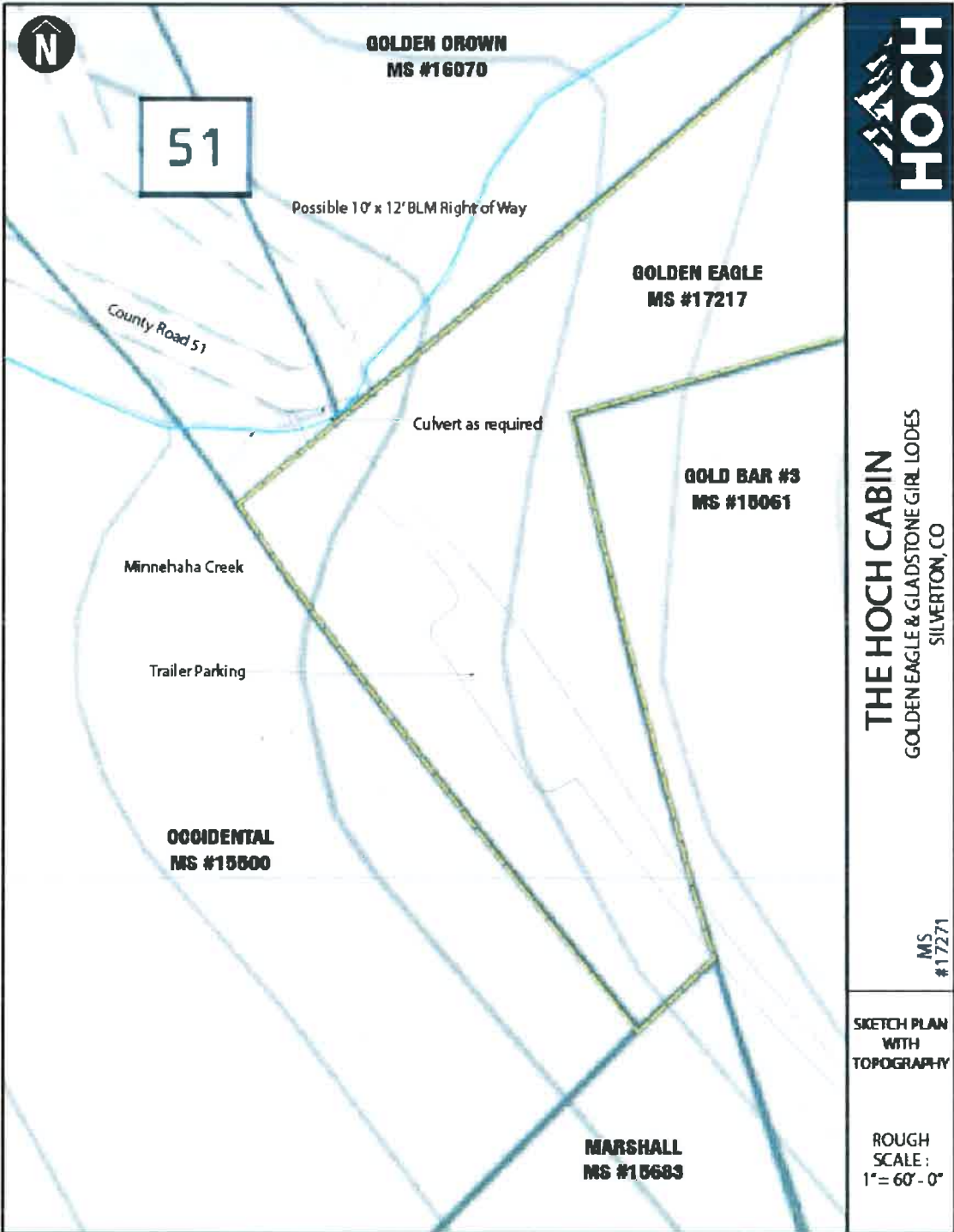
MS #17271

SKETCH PLAN WITH TOPOGRAPHY

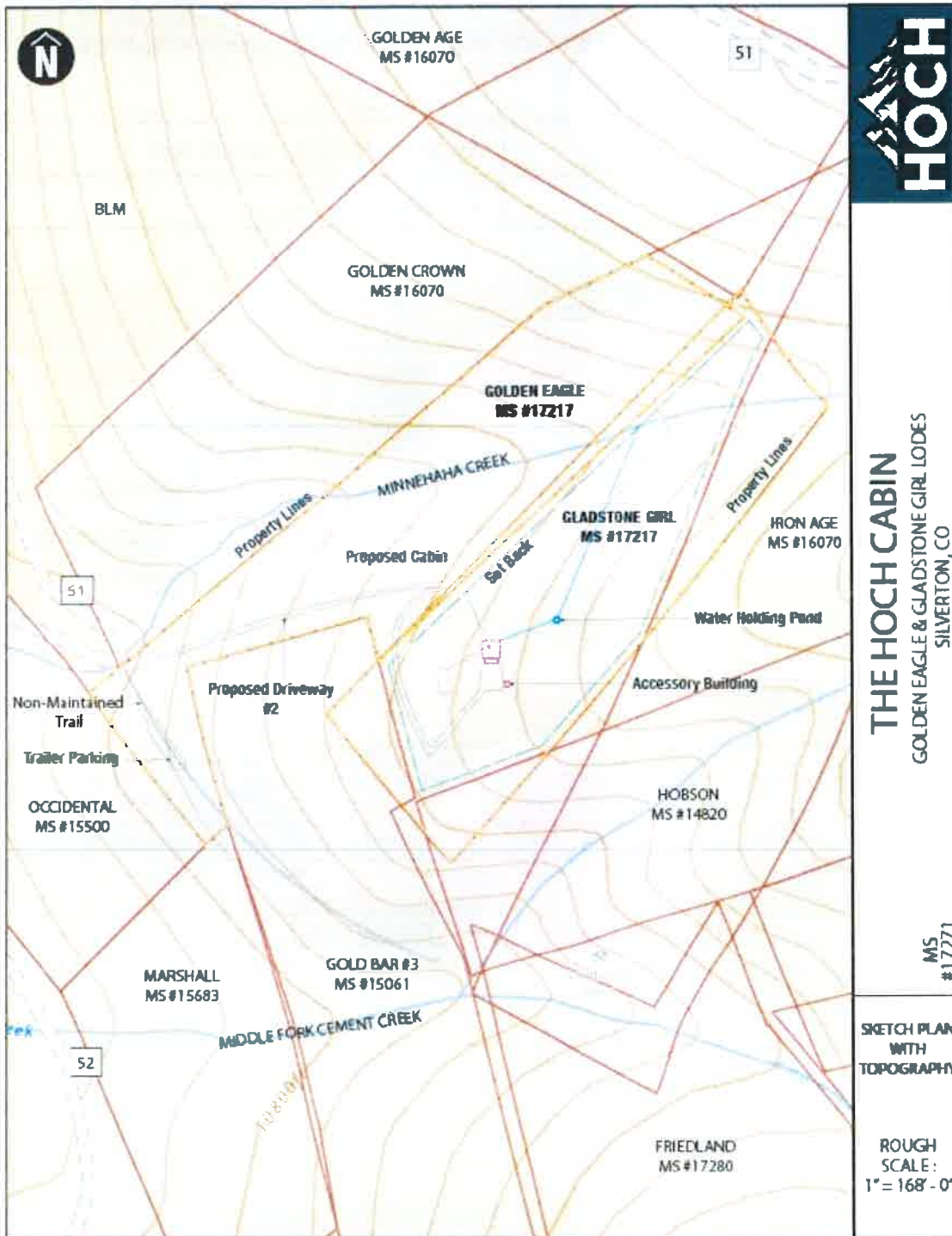
ROUGH SCALE: 1" = 168' - 0"

Enlarged Site Plan





Proposed Second Option Access Driveway



THE HOCH CABIN
 GOLDEN EAGLE & GLADSTONE GIRL LODES
 SILVERTON, CO

MS #17271

SKETCH PLAN WITH TOPOGRAPHY

ROUGH SCALE: 1" = 168' - 0"

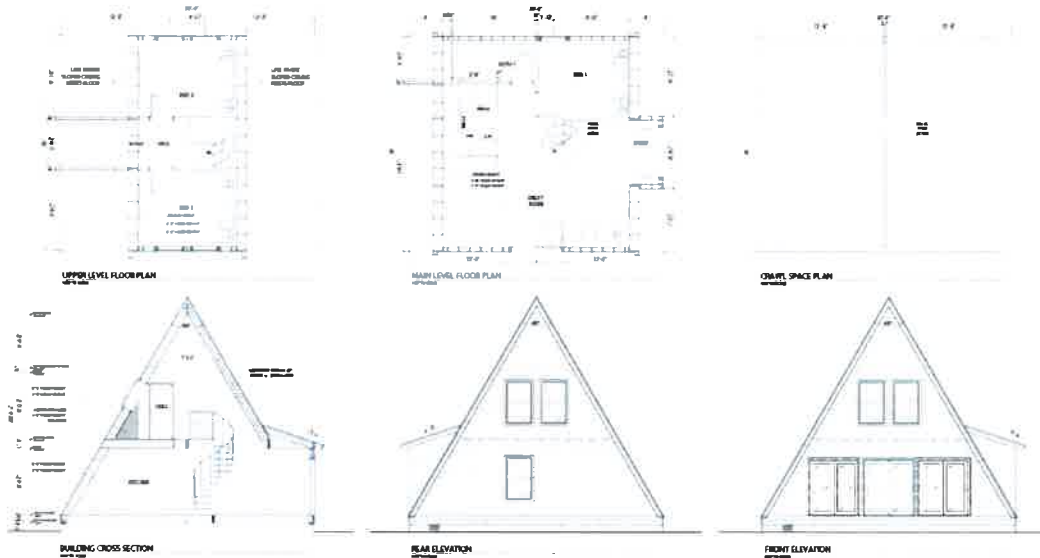
Floor Plans

The proposed cabin will be constructed with high grade materials and engineering, produced by Avrame USA. <https://www.avrameusa.com/>

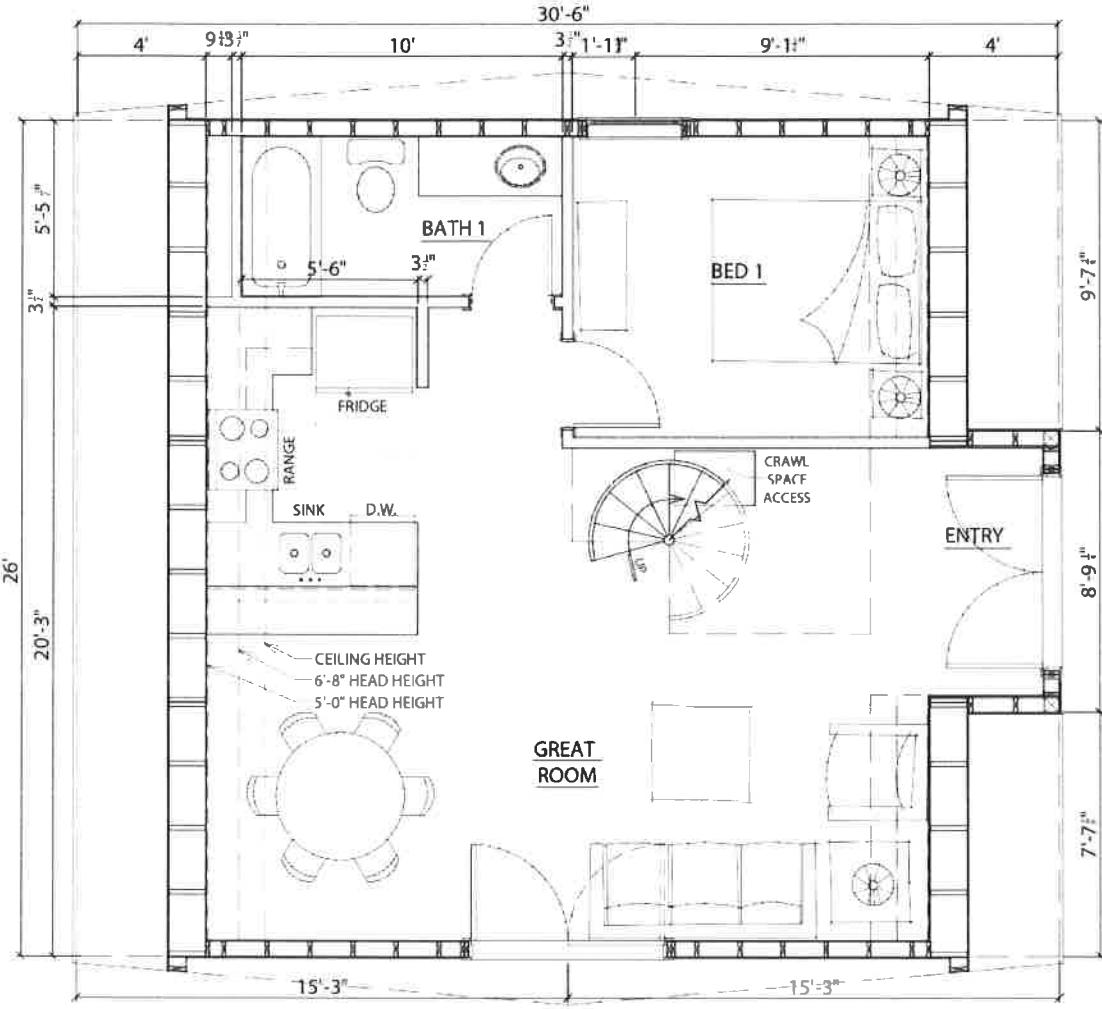
Snow Load Rating	150 lbs - 200 lbs per square foot
Wind Load Rating	120 miles per hour



TRIO 075

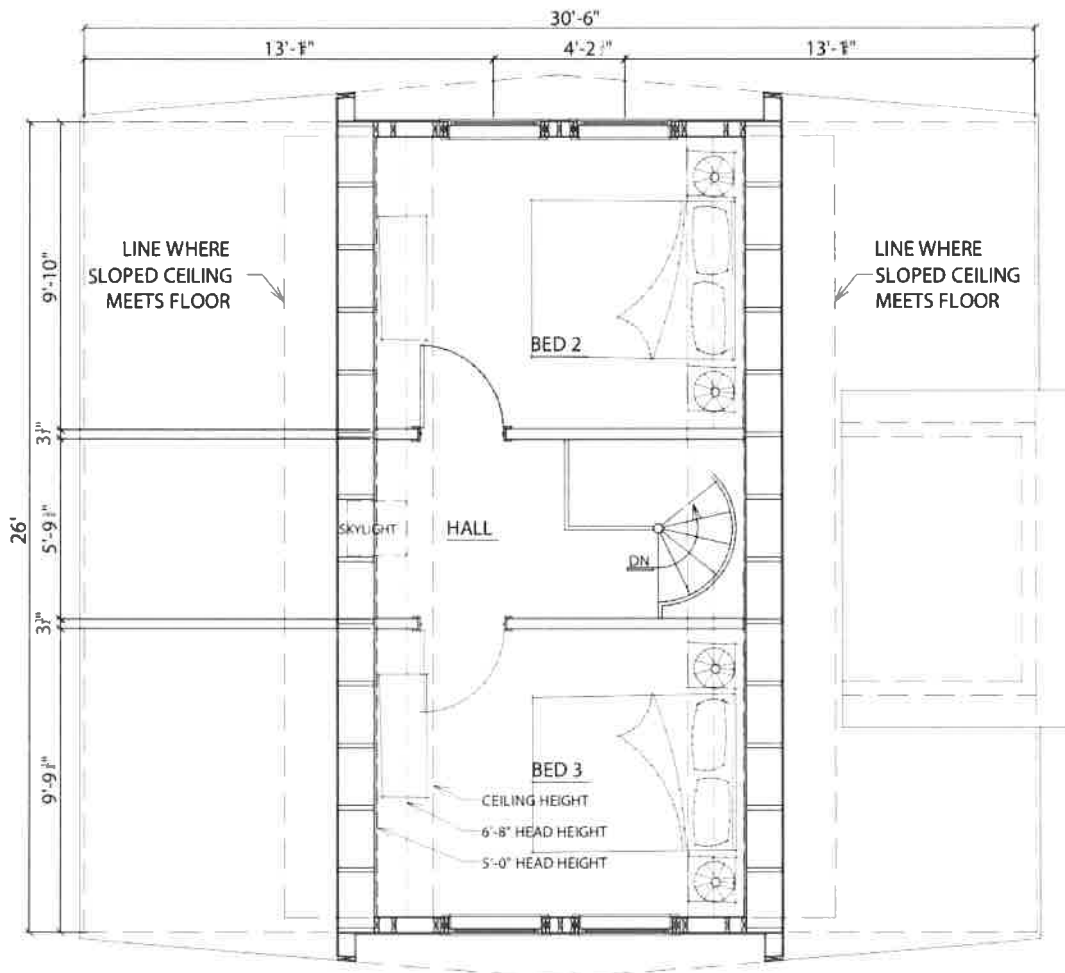


Main Level Floor Plan



MAIN LEVEL FLOOR PLAN
NOT TO SCALE

Upper Level Floor Plan



UPPER LEVEL FLOOR PLAN

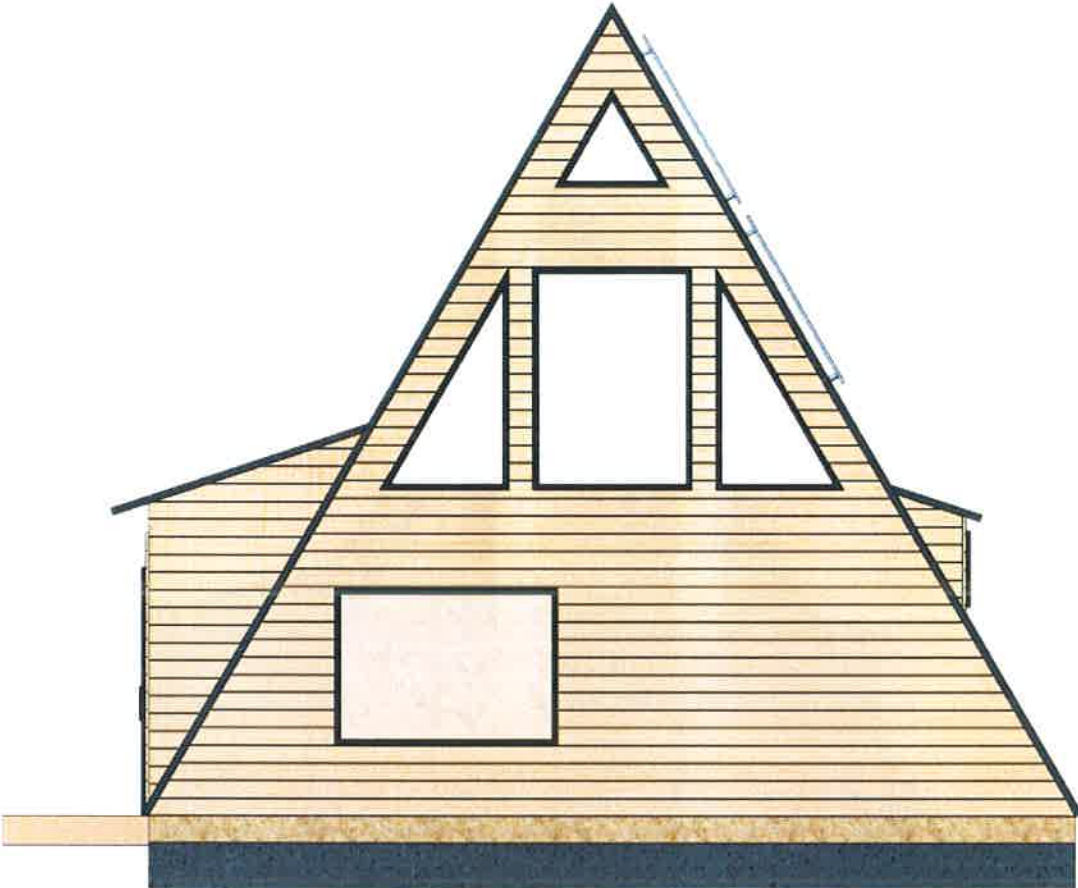
NOT TO SCALE

Building Elevations

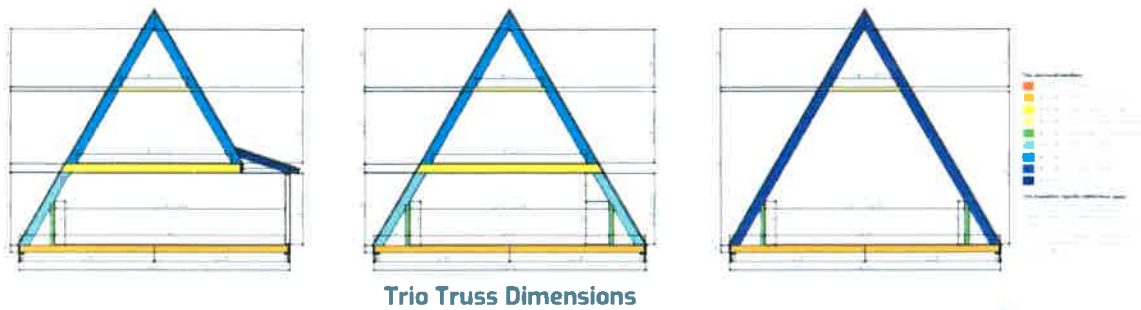
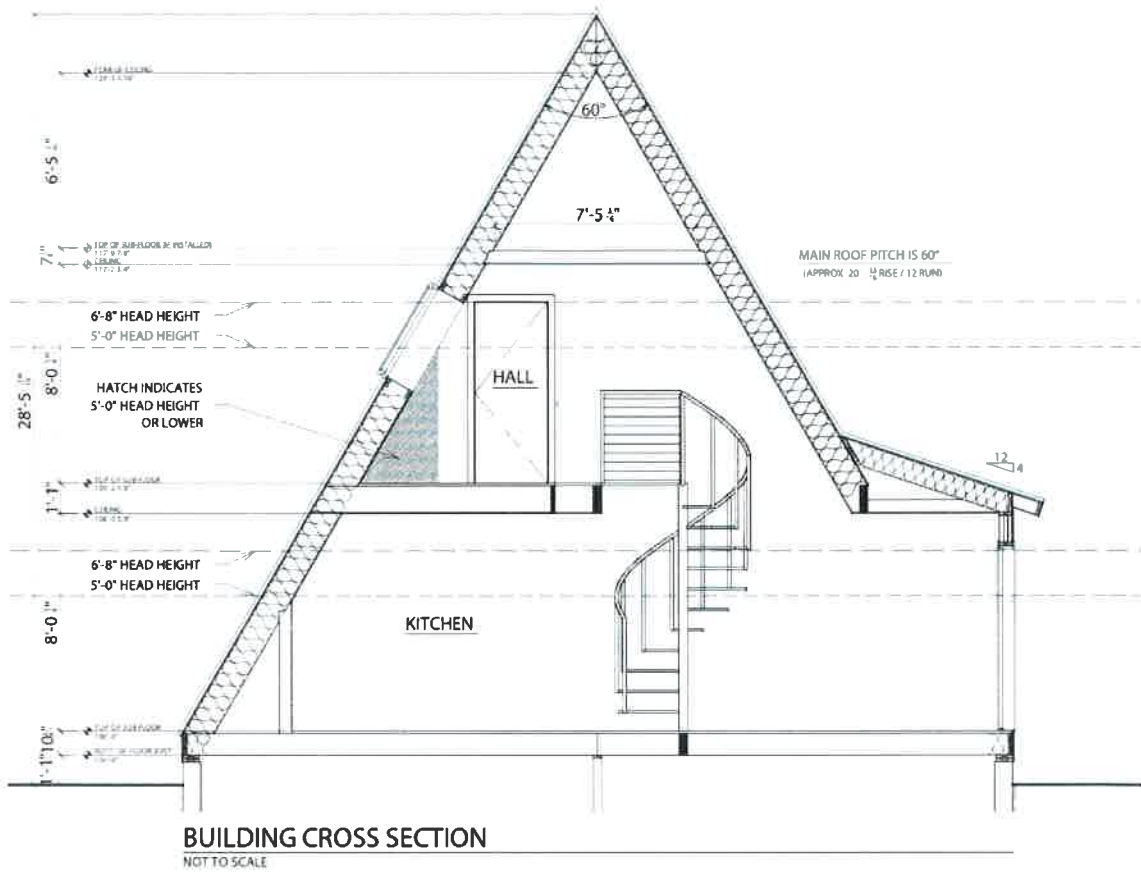
Front Elevation



Rear Elevation



Building Cross Section



Building Concept Renders with Topography



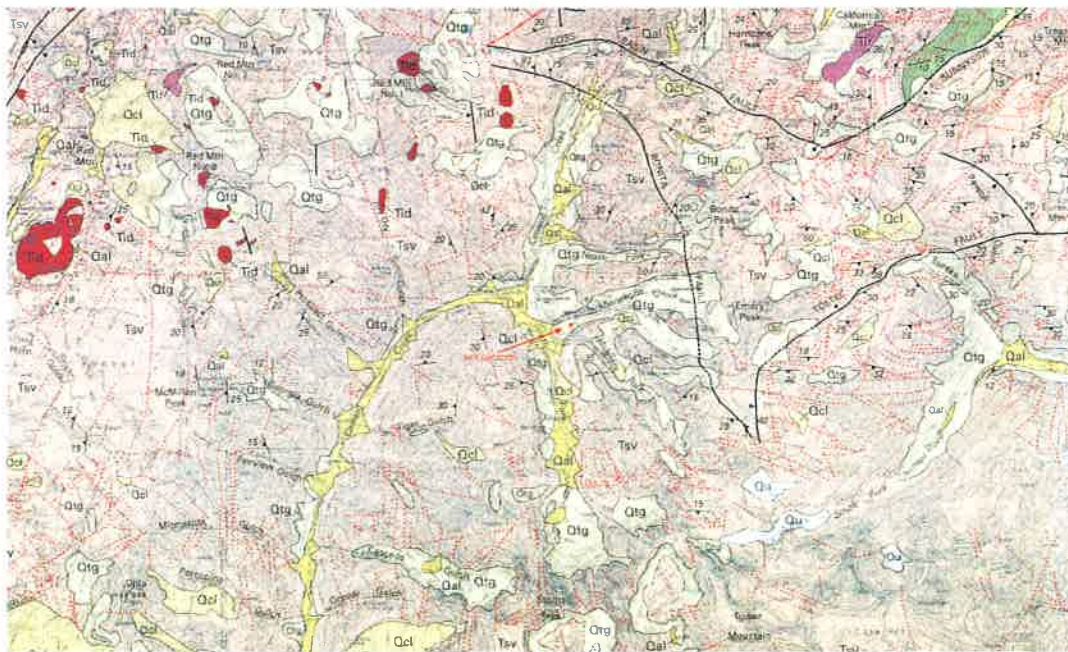
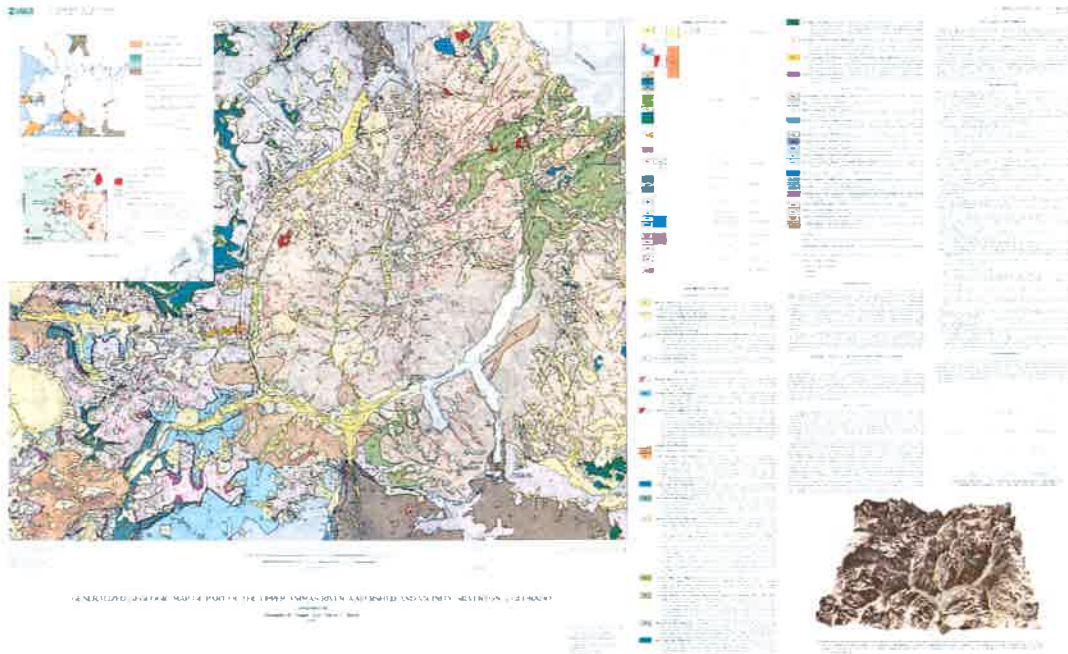




Soil Data

The applicant is requesting permit approval to build the access driveway to obtain detailed soil data. Without proper access the applicant has located the public data below.

[GENERALIZED GEOLOGIC MAP OF PART OF THE UPPER ANIMA'S RIVER WATERSHED AND VICINITY, SILVERTON, COLORADO](#)



San Juan Basin Public Health Septic Permit Application



281 Sawyer Drive, Ste. 300 | Durango, CO 81303
 502 South 8th Street | Pagosa Springs, CO 81447
 970-247-5702 | sjbpublichealth.org

On-Site Wastewater Treatment System (OWTS) Permit Application

Owner: Charles V Hoch & Bruce A Hoch Phone: 970-759-5960
 Project Address (street, town/city, zip): Gladstone Girl Lode MS#17271
 Assessor's Parcel #* 47750210050012 Subdivision: _____ Lot#: _____
 Lot Size: 4.82 (acres) # of Dwellings: 1 # of Bedrooms: 1 + loft Water Supply: Surface Water
 List Commercial Uses (e.g., office, factory, event venue): None
 Owner's Mailing Address: 26 Boulder View Dr Durango, CO 81301
 Owner's Email Address: chashoch@gmail.com

For detailed parcel information please visit your county assessor's website or see your property tax statement

On-site Wastewater Treatment System (OWTS) Permit Types

Choose the most applicable permit type from the list below and check the box in upper-left corner

<input checked="" type="checkbox"/> <p>New Construction - (\$1023.00) <i>For new OWTS and complete system replacement</i></p> <ul style="list-style-type: none"> Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions. A design must be submitted to SJBPH. SJBPH must have payment and application to review designs for permit issuance. 	<input type="checkbox"/> <p>Alteration - (\$973.00) <i>For changes/additions to existing permitted OWTS</i></p> <ul style="list-style-type: none"> Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions. A design must be submitted to SJBPH. SJBPH must have payment and application to review designs for permit issuance.
<input type="checkbox"/> <p>Change Of Use - (\$473.00) <i>For expanded use (e.g., bedroom count) of an existing permit without system modifications, OR new service connections (e.g., garages, shops) added to an existing permit</i></p> <ul style="list-style-type: none"> For expanded use, provide a certification report from a Professional Engineer (PE) or system designer. For new service connections, provide a proposed site plan and describe scope of work below. Change of Use does NOT allow for connection of new uses (e.g., second dwellings, ADUs) unless the system was originally designed for it – use Alteration instead 	<input type="checkbox"/> <p>Minor Repair - (\$373.00) <i>For replacement of OWTS components with no change to permitted use</i></p> <ul style="list-style-type: none"> Submit application with payment, transfer of title inspection report (if available) and a simple site plan showing location of repairs. List repairs/scope of work below (e.g. tank replacement, aerators, pipe repairs, etc.) A permit is NOT required for repair of components that do not provide treatment (e.g., fencing, tank lids, inspection ports)

Please describe in detail work to be completed: _____

Construction of new OWTS for a new 1,000 SF single-family in San Juan County, CO

March 31, 2023

Acknowledge: (1) This application does not guarantee that an On-site Wastewater Treatment System ("OWTS") can be installed or a building permit issued; (2) The issuance of the OWTS permit does not imply any warranty by San Juan Basin Public Health as to the operation of the OWTS; (3) The OWTS must be constructed in accordance with the San Juan Basin Public Health On-site Wastewater Treatment System Regulations and any Conditions of Approval set by SJBPH; and (4) The owner of the property assumes the responsibility and liability for the proper maintenance of the OWTS.

Owner's Signature: Date: March 31, 2023

Submit completed application to eh@sjbpublichealth.org or at one of our office locations.

**This is NOT a permit; this application does not authorize construction or repairs.
 All OWTS construction/repair work must be performed by an installer licensed by SJBPH.**

Trautner Geotech Wastewater Feasibility Letter

TRAUTNER GEOTECH
GEOTECHNICAL ENGINEERING MATERIAL TESTING
AND ENGINEERING GEOLOGY

April 26, 2023

Charlie Hoch
970.759.5960
chashoch@gmail.com

Project No. 57866WT

Subject: Onsite Wastewater Treatment System Feasibility Evaluation
Gladstone Girl Claim #17271
Silverton, San Juan County, Colorado

Dear Mr. Hoch

As requested, Trautner Geotech performed a limited Onsite Wastewater Treatment System (OWTS) feasibility assessment for the proposed residence at the subject property. The services were performed as a supplemental service in accordance with our proposal to you dated April 7, 2023, Proposal No. 23138P. Our observations and findings are discussed in greater detail below.

Project Site and Geomorphology

The approximate 4.8-acre project site is currently vacant. The project site is located off Picayune Gulch Road approximately 5 miles northeast of Silverton, Colorado. The project site location is shown below.



Figure 1: Project Site Location. Adapted from Google Earth (Image Date 9/11/2019).

649 TECH CENTER DR DURANGO, CO
970-259-5095

95 N HENRY ST, CORTEZ, CO
970-529-2020

We have not provided a site reconnaissance of the project area due to the current winter conditions; however, we are providing a limited discussion of the site conditions based on our review of publicly available information and our experience in the area. The project site consists of a somewhat rectangular parcel south of County Road 51 in the Minnehaha Basin. The project site is shown below.



Figure 2: Site Location Schematic. Adapted from San Juan County Public GIS Portal.

Based on our review of the USGS digital elevation model topography (apps.nationalmap.gov/3depdem/) the ground surface across the site is moderately to steeply sloping down to the east-northeast then steeply sloping down to the north and northwest into Minnehaha Creek. Vegetation consists of relatively dense coniferous trees except on the steeper slopes down into the creek.

OWTS Feasibility

We have not yet been able to access the site with excavation equipment to perform a subsurface exploration. Based on our review of photographs, aerial photographs and the Geologic Map of the Ironton Quadrangle, the site appears to lie within an area mapped as Quaternary aged talus deposits except in the Minnehaha Creek drainage where Burns Formation volcanics may be exposed (Burbank and Luedke, 1964). The talus deposits typically consist of relatively coarse colluvial material that is transported via weathering and erosion. The talus material is likely underlain by the Burns Formation identified in the drainage. The talus material likely contains greater than 35 percent rock sized material and is likely not suitable for effluent treatment per the CDPHE Regulation #43.

Although the soil may not be suitable per Regulation #43, we feel a conforming OWTS is likely feasible for the site given the relatively large size of the property. Design of the OWTS for the site may require a mounded sand filter or below grade unlined sand filter if a relatively flat area cannot be identified to accommodate a mound. Prior to design and final determination of the OWTS type, a full site reconnaissance and excavation of at least two exploratory test pits must be completed adjacent to the proposed soil treatment area (STA). A site and soil evaluation per the requirements of Regulation #43 will be necessary prior to completion of OWTS design documents.

Limitations

This limited feasibility assessment was completed in accordance with generally accepted principles and practices in this area at this time. We make no warranty either express or implied. The opinions outlined in this letter are based on limited data and do not include detailed field reconnaissance or subsurface exploration. A site and soil evaluation per the requirements of Regulation #43 will be required prior to preparation of the final OWTS Design.

If you have any questions or need additional information, please feel free to contact us.

Respectfully submitted,
TRAUTNER GEOTECH



Jason A. Deem, P.G.
Principal Engineering Geologist

Notice of Intent to Make Absolute

Notice of Intent to Make Absolute

N.O.I. # 49

(Assigned by SWCD)

The below identified applicant hereby notices its intent to make absolute an increment of the Animas Service Area conditional water right decreed in Case No. 06CW127 consistent with the terms and conditions decreed therein. Use additional pages as needed.

Applicant Information:

Name: Charles V Hoch and Bruce Hoch Telephone: 9707595960

Email Address: chashoch@gmail.com

Mailing Address: 26 Boulder View Dr Durango, CO 81301

(The approved NOI will be mailed to this address)

Prospective Water Right Increment Information:

Proposed Use of Water (e.g. domestic, irrigation, commercial):

Domestic use in 1 cabin, irrigation of 1 acre for lawns & gardening, fire protection

Proposed Source (groundwater, surface water):

Surface water & Minnehaha Creek

Proposed Place of Use (include parcel # if possible):

The Gladstone Girl Lode Mining Claim, Mineral Survey No. 17271. Parcel #47750210050012

Anticipated Amount of Depletions (number of acres irrigated, stock use, domestic surface area, and pond evaporation, etc. in the time periods per the 06CW127 decree):

Table 1 - Proposed NOI Depletions for Application
Applicant: Hoch
Depletion Rates (cfs)

Time Period	Domestic 1 home with individual sewer using surface water	Irrigation 1 acre of land at 8,100 feet and above using surface water	Total Depletion (cfs)
January 1 through January 31	0.000081	0.000000	0.000081
February 1 through February 28 (29)	0.000081	0.000000	0.000081
March 1 through March 31	0.000081	0.000000	0.000081
April 1 through April 14	0.000081	0.000202	0.000283
April 15 through April 30	0.000081	0.000202	0.000283
May 1 through May 31	0.000081	0.004032	0.004113
June 1 through June 14	0.000081	0.007124	0.007205
June 15 through June 30	0.000081	0.007124	0.007205
July 1 through July 14	0.000081	0.006650	0.006731
July 15 through July 31	0.000081	0.006650	0.006731
August 1 through August 31	0.000081	0.004975	0.005056
September 1 through September 30	0.000081	0.004015	0.004096
October 1 through October 31	0.000081	0.001203	0.001284
November 1 through November 30	0.000081	0.000000	0.000081
December 1 through December 31	0.000081	0.000000	0.000081

The applicant is advised and recognizes that the execution of this Notice of Intent to Make Absolute confers no right, title, or interest in water beyond the right to perfect an increment of the Animas Service Area conditional water right consistent with the decree in Case No. 06CW127.

Applicant is hereby given authority by Southwestern Water Conservation District and La Plata County to file an application to make the conditional water right absolute pursuant to the terms and conditions in Case No. 06CW127. The Southwestern Water Conservation District and La Plata County reserve the right to file opposition to such claim if deemed necessary.



Signed for the Applicant, (Title) 4/6/2023

(Date)

Charles V Hoch

Printed Name


Governmental Endorsements:


La Plata County 5-11-23

(Date)

Kevin Hall, Interim CD Director

Printed Name



SWCD 4/25/23

(Date)

STEVE WOLFF
Printed Name

Easement Deed Via Gold Bar No. 3 Lode

149648
Page 1 of 3
SAN JUAN COUNTY, COLORADO
LADONNA L. JARAMILLO, RECORDER
08-18-2014 01:20 PM Recording Fee \$21.00

EASEMENT DEED

For Ten Dollars (\$10.00) cash received, and other good and valuable consideration, **Leonard Beavis and Mary H. Beavis (together, "Grantor")**, of 4400 Avenida del Sol NE, Albuquerque, NM 87110, does hereby grant and convey to:

Joseph Kaelin, William A. & Jeannette J. Kaelin, and Robert I. Williams, c/o Robert I. Williams, 5400 Broadway Terrace #207, Oakland, CA 94618, and their successors and assigns (together, "Grantee"),

A permanent, perpetual and non-exclusive access and utility easement ("Easement") across the Gold Bar No. 3 Lode USMS No. 15061A, to the Gladstone Girl Lode USMS No. 17271.


Such non-exclusive Easement shall be located centered upon the centerline of the as-built location of the proposed road alignment crossing the Gold Bar No. 3 Lode, as generally shown on attached **Exhibit A**. Such Easement shall be the width permitted by the US Bureau of Land Management ("BLM") and/or San Juan County, and will permit construction of a primitive road over which 4-wheel drive pick-up trucks can safely operate. Wherever practicable, such Easement shall be no wider than twelve feet, although such width may be expanded up to fifty feet in places to allow for cutting and filling needed for construction of embankments for such primitive road, to maneuver around trees and for any passing turn-outs required by San Juan County. During construction, Grantee shall wherever practical minimize cutting of live trees to the minimum required for the Easement. After construction, the easement width shall be defined as the area between the top of the cut-bank slope, extending across the driveway centerline, to the toe of the embankment fill slope. Provided, the centerline length of the Easement as built shall not exceed 1100 feet.

Provided further, Grantee shall obtain any required advance US Bureau of Land Management written approval of the Easement and provide proof of the same to Grantor, before any construction or use of the Easement. (For example, the BLM may require a less steep or narrower easement.)

Provided further, the Easement shall not be constructed so as to unreasonably block or diminish the existing somewhat level Potential Cabin Site as shown on attached **Exhibit A** (though the Easement may provide access to such Site). Thus, the Easement will be constructed to pass through the southern edge of such Site.

Grantee's use of the Easement shall be further restricted as follows: Except for limited construction periods permitting Grantee to construct the road itself and then a cabin on Grantee's Gladstone Girl Lode, Grantee shall utilize no vehicle heavier than conventional pick-up trucks, automobiles and SUVs on the Easement, nor shall Grantee park any vehicle on the Easement except for short-term emergency purposes (eg, tire-changing). Grantee shall maintain the Easement from any serious erosion (e.g., large ruts) as a condition of further use.

The Easement shall be perpetual in effect such that it will continue even if ownership of any affected property changes.



Leonard Beavis



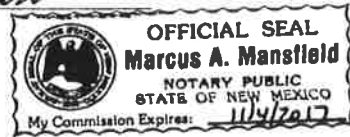
Mary H. Beavis

STATE OF NEW MEXICO)
County of Bernalillo)ss

The foregoing document was acknowledged before me this 11 day of August, 2014 by Leonard Beavis.

WITNESS my hand and official seal.
My commission expires: 11/4/2017

M. A. Mansfield
Notary Public



STATE OF NEW MEXICO)
County of Bernalillo)ss

The foregoing document was acknowledged before me this 11 day of August, 2014 by Mary H. Beavis.

WITNESS my hand and official seal.
My commission expires: 11/4/2017

M. A. Mansfield
Notary Public

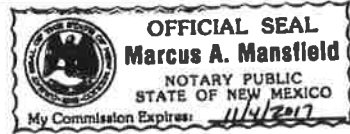
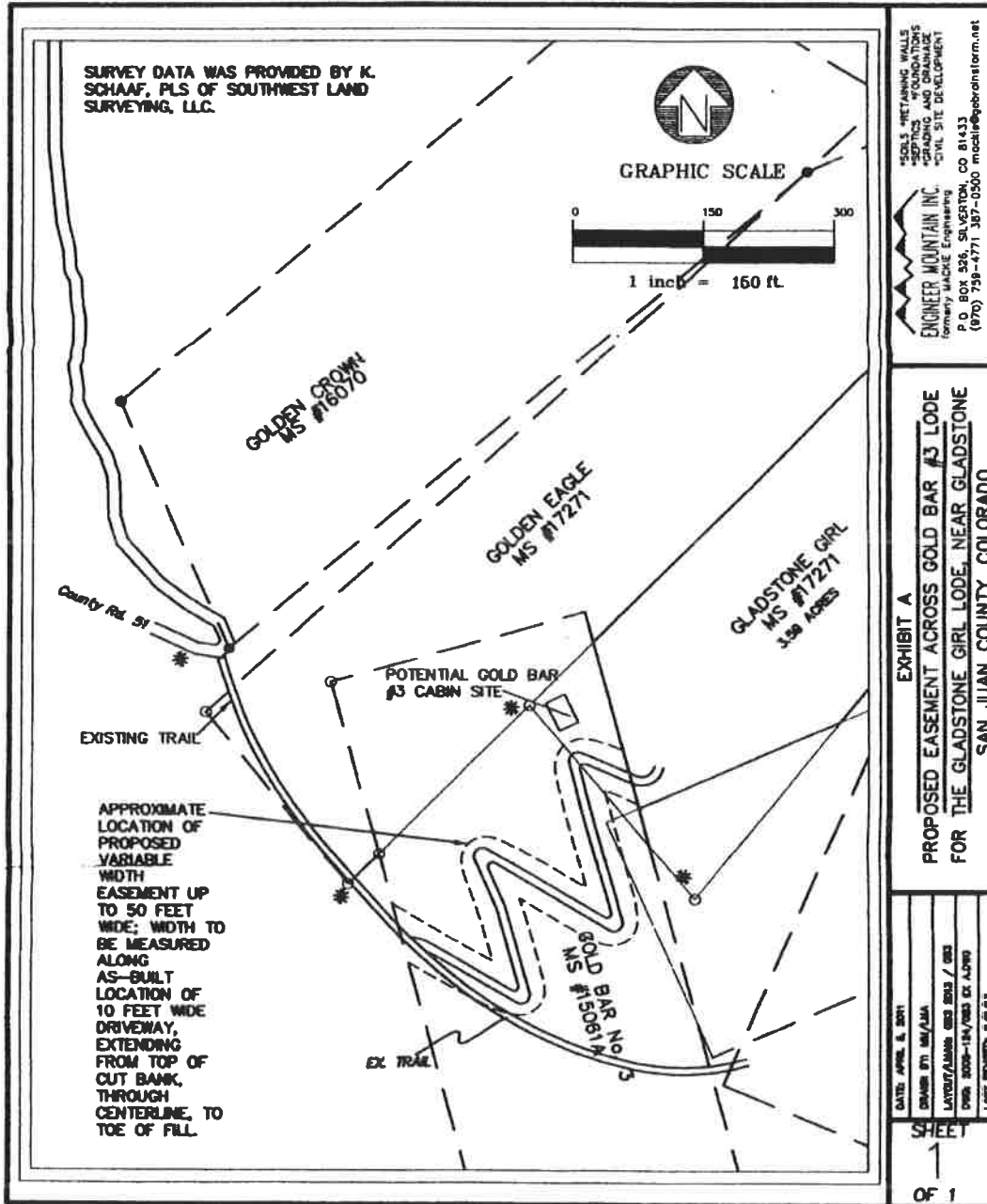


EXHIBIT A



San Juan County Driveway & Road Access Permit Form

SAN JUAN COUNTY, COLORADO
DRIVEWAY AND ROAD ACCESS PERMIT

Improvement
Permit No. _____

Applicant: Charles V Hoch & Bruce A Hoch
26 Boulder View Dr
Durango, CO 81301

Location of Proposed Driveway or Access on County Road No. 51 :
County Road 51 touches the property at the west corner of the Golden Eagle
Lode. The proposed driveway would start at the first switchback of CR 51
where it would cross the Mineehaha creek and head south on the old mining road
before turning east and switchbacking uphill.

Description of Proposed Driveway or Access, including materials to be used:
The proposed driveway will be approximately 10 feet wide and will consist of
native gravel and soil and be constructed with as minimal cut and fill as
possible. The driveway will have a culvert and/or other drainage
improvements deemed necessary.

Comment and Recommendations of County Road Supervisor:

Terms and Conditions of Issuance of Permit (or reason for denial):

Permit Approved _____ or Denied _____ . Date: _____
Land Use Administrator: _____

San Juan County Relationship to County Road & State Highway Systems Forms

BOARD OF COUNTY COMMISSIONERS San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671

RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

I, the undersigned, applicant engaged in the processing of Application for Improvement Permit No. _____, San Juan County, Colorado, do hereby acknowledge the following facts:

1. The real property' which is the subject of said application is on this date located approximately 1600 ft from County Road No. 110, the nearest designated and publicly maintained county road.
2. Said County Road No. 110 is on this date maintained on an year-round basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 7.5 miles from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 27 day of March, 2023
day month year



ATTEST:

Applicant

Position:

BOARD OF COUNTY COMMISSIONERS

San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671

RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

I, the undersigned, applicant engaged in the processing of Application for Improvement Permit No. _____, San Juan County, Colorado, do hereby acknowledge the following facts:

1. The real property' which is the subject of said application is on this date located approximately 600 ft from County Road No. 51, the nearest designated and publicly maintained county road.
2. Said County Road No. 51 is on this date maintained on an seasonal basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 7.5 miles from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 27 day of March, 2023.

day

month

year



ATTEST:

Applicant

Position:

BLM Right-of-Way

It is inconclusive to the applicant if a BLM Right-of-Way is required or not. Southwest Land Surveying LLC will conduct a certified survey of the Golden Eagle and Gladstone Girl Lodes to be completed in the spring of 2024.

However, to be thorough, the applicant has started the paperwork for requesting a right-of-way permit with the BLM. The application was first submitted on 10/5/2022. A historical timeline of progress is written below and the FORM 299 Application is attached. Based on conversations with BLM representatives working on the application the applicant expects the right-of-way to be issued in the spring of 2024.

Megan Mast of the BLM has offered to speak with the commissioners on the progress of our application and likelihood of approval. Her contact info is below:

- 970-387-9871
- mmast@blm.gov

History of Progress:

10/5/2022 - Mailed hard copy of STANDARD FORM 299 (REV. 3/2020) to the BLM Gunnison Field Office Attention Christopher Kittle.

3/24/2023 - Christopher Kittle confirmed by email his receipt of the hard copy of our STANDARD FORM 299 (REV. 3/2020).

~10/10/2023 - The applicant spoke with Christopher Kittle over the phone and he confirmed he would be sending an email to Megan Mast, Outdoor Recreation Planner for the BLM based in Silverton, CO to push our project request forward.

10/16/2023 - Megan Mast called the applicant and they spoke about the request and application for the BLM Right of Way.

11/28/2023 - The applicant was informed by Megan Mast that our FORM 299 Application was lost by the BLM. Megan requested a new application.

11/29/2023 - The applicant completed and submitted a new and updated FORM 299 Application. The application was sent to both Megan and Christopher. Speaking with Christopher and Megan they both confirmed and promised our seniority would be honored since Chris has a record of our communications. The updated FORM 299 Application is attached in this Sketch Plan Submittal.

12/13/23 - Case number assigned by Megan Mast : COCO106341399

Standard Form 299 - Case # COCO106341399

STANDARD FORM 299 (REV. 3/2020)		FORM APPROVED OMB Control Number: 0596-0249 Expiration Date: 2/28/2023
APPLICATION FOR TRANSPORTATION, UTILITY SYSTEMS, TELECOMMUNICATIONS AND FACILITIES ON FEDERAL LANDS AND PROPERTY		FOR AGENCY USE ONLY
<p>NOTE: Before completing and filing the application for an authorization (easement, right-of-way, lease, license or permit), the applicant should completely review this package, including instructions, and schedule a pre-application meeting with representatives of the agency responsible for processing the application. Each agency may have specific and unique requirements to be met in preparing and processing the application. Many times, with the help of the agency representative, the application can be completed at the pre application meeting.</p>		<p>Application Number</p> <hr/> <p>Date Filed</p> <hr/>
<p>1. Name and address of applicant</p> <p>Charles Hoch 26 Boulder View Dr Durango, CO 81301</p>	<p>2. Name and address of authorized agent if different from item 1</p>	<p>3. Applicant telephone number and email</p> <p>970-759-5960 chashoch@gmail.com</p> <p>Authorized agent telephone number and email</p>
<p>4. As applicant are you? (check one)</p> <p>a. <input checked="" type="checkbox"/> Individual</p> <p>b. <input type="checkbox"/> Corporation*</p> <p>c. <input type="checkbox"/> Partnership/Association*</p> <p>d. <input type="checkbox"/> State Government/State Agency</p> <p>e. <input type="checkbox"/> Local Government</p> <p>f. <input type="checkbox"/> Federal Agency</p> <p>* If checked, complete supplemental page</p>		<p>5. Specify what application is for (check one)</p> <p>a. <input checked="" type="checkbox"/> New authorization</p> <p>b. <input type="checkbox"/> Renewing existing authorization number</p> <p>c. <input type="checkbox"/> Amend existing authorization number</p> <p>d. <input type="checkbox"/> Assign existing authorization number</p> <p>e. <input type="checkbox"/> Existing use for which no authorization has been received *</p> <p>f. <input type="checkbox"/> Other*</p> <p>* If checked, provide details under item 7</p>
<p>6. If an individual or partnership, are you a citizen(s) of the United States? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		
<p>7. Project description (describe in detail): (a) Type of use or occupancy, (e.g., canal, pipeline, road, telecommunications); (b) related structures and facilities; (c) physical specifications (Length, width, grading, etc.); (d) term of days/years needed; (e) time of year of use or operation; (f) Volume or amount of product to be transported; (g) duration and timing of construction; and (h) temporary work areas needed for activity/construction (Attach additional sheets, if additional space is needed.)</p> <p>a) Gravel access road connecting County Road 51 and the Golden Eagle Lode Mining Claim for a proposed residential cabin in San Juan County to be built on the Gladstone Girl Lode Mining Claim. Gladstone Girl is accessed via Golden Eagle, both mining claims are owned by the applicant.</p> <p>b) n/a</p> <p>c) 10' long x 12' wide / 0% flat grade. Will comply with all road requirements and all comments received by the County Department Supervisor and BLM pertaining to required culvert, turning radius, soil, gravel, setbacks, and respected easements.</p> <p>d) Perpetual term</p> <p>e) Year round use. The road will be snowmobile access only in the winter months.</p> <p>f) Unsure. Minimal due to the small size of the right-of-way</p> <p>g) Ideally building in spring of 2024 and should be build in 72 hours or less.</p> <p>h) none</p>		
<p>8. Attach a map covering area and show location of project proposal.</p>		
<p>9. State or Local government approval <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Applied for <input type="checkbox"/> Not Required</p>		
<p>10. Nonrefundable application fee <input type="checkbox"/> Attached <input type="checkbox"/> Not required <input checked="" type="checkbox"/> To be determined by agency</p>		
<p>11. Does project cross international boundary or affect international waterways? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "yes," indicate on map)</p>		
<p>12. Give statement of your technical and financial capability to construct, operate, maintain, and terminate system for which authorization is being requested.</p> <p>Our family has already invested a significant amount of time and money into the land and preliminary work and is dedicated to completing construction and has full financial and technical capability to construct, operate, maintain the access road within the BLM right-of-way we are requesting.</p>		

13a Describe other alternative locations considered.

Our mining claims are landlocked and this is the shortest, easiest access point to both properties.

b Why were these alternatives not selected?

Alternative options would be far more costly, complicated, and have a much larger impact on the beautiful mountain terrain.

c Give explanation as to why it is necessary to use or occupy Federal assets (lands or buildings).

Without this access right-of-way we would be unable to access our property other than by foot.

14 List authorizations and pending applications filed for similar projects which may provide information to the authorizing agency. (Specify number, date, code, or name)

A Notice of Intent to Make Absolute for water rights was endorsed by government officials on 4/25/23 and 5/11/2023 for the Gladstone Girl Lode, Case No. 06CW127. We will also be submitting our Sketch Plan Application for Improvement Permit for the proposed residential cabin to the San Juan County planning commission in December of 2023.

15 Provide statement of need for project, including the economic feasibility and items such as: (a) cost of proposal (construction, operation, and maintenance); (b) estimated cost of next best alternative; and (c) expected public benefits

a) Estimated cost to construct the 10' x 12' road is \$4500. Estimated annual cost to maintain is \$225 or 5% of original cost.
b) Cost to construct next best alternative is unknown but estimated to be \$100,000+ and would require cooperation from other land owners. c) May also provide access to East parts of Gold Bar #3, Occidental, & Marshall Mining Claims for maintenance.

16 Describe probable effects on the population in the area, including the social and economic aspects, and the rural lifestyles

Road will provide feasibility for 1, 950 sq ft residential cabin that will sleep 4-6 people. No other impact on the social, economic, or rural lifestyles is predicted.

17 Describe key environmental effects that the proposed project will have on: (a) air quality; (b) visual impact; (c) surface and ground water quality and quantity; (d) the control or structural change on any stream or other body of water; (e) existing noise levels; and (f) the surface of the land, including vegetation, permafrost, soil, and soil stability; and, (g) historic or archaeological resources or properties

a) none b) none c) none d) a culvert will be required to cross the Minniehaha Creek within the 10' long right-of-way. This will not impact the control, structure, quality, or quantity of the creek. e) none f) the road will cover the surface of the land but will be designed to protect the natural resources. h) none

18 Describe the probable effects that the proposed project will have on: (a) populations of fish, plant life, wildlife, and marine life, including threatened and endangered species; and (b) marine mammals, including hunting, capturing, collecting, or killing these animals

a) none
b) none

19 State whether any hazardous material, as defined in this paragraph, would be used, produced, transported or stored on or in a federal building or federal lands or would be used in connection with the proposed use or occupancy. "Hazardous material" shall mean (a) any hazardous substance under section 101(14) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. § 9601(14); (b) any pollutant or contaminant under section 101(13) of CERCLA, 42 U.S.C. § 9601(13); (c) any petroleum product or its derivative, including fuel oil, and waste oils; and (d) any hazardous substance, extremely hazardous substance, toxic substance, hazardous waste, ignitable, reactive or corrosive materials, pollutant, contaminant, element, compound, mixture, solution or substance that may pose a present or potential hazard to human health or the environment under any applicable environmental laws. The holder shall not store any hazardous materials at the site without prior written approval from the authorized officer. This approval shall not be unreasonably withheld. If the authorized officer provides approval, this permit shall include (or in the case of approval provided after this permit is issued, shall be amended to include) specific terms addressing the storage of hazardous materials including the specific type of materials to be stored, the volume, the type of storage, and a spill plan. Such terms shall be proposed by the holder and are subject to approval by the authorized officer.

NONE

20 Name all the Federal Department(s)/Agency(ies) where this application is being filed.

Bureau of Land Management - Gunnison Field Office

I HEREBY CERTIFY That I am of legal age and authorized to do business in the State and that I have personally examined the information contained in the application and believe that the information submitted is correct to the best of my knowledge

Signature of Applicant



Date

11/29/2023

Title 18, U.S.C. Section 1031 makes it a crime for any person knowingly and willfully to make to any department or agency of the United States any false, fictitious, or fraudulent statements or representations as to any matter within its jurisdiction.

Scenic Quality Report

1. Introduction and Site Location

San Juan County regulations state the following:

All residential development shall be required to submit a Scenic Quality Report at the time of sketch plan submittal.

The following is a Scenic Quality Report for the proposed Hoch Cabin, located on Gladstone Girl Lode, MS #17271, near Minnehaha Creek, San Juan County, Colorado. This property is accessed off County Road 51 which is maintained seasonally and accessed via County Road 110 which is accessed year-round. County Road 110 is plowed where it intersects with Country Road 51. The applicant will be limited to seasonal vehicular access and snowmobile or hiking access during winter months.

A [Vicinity Map](#) showing the general project location is included in this application for reference.

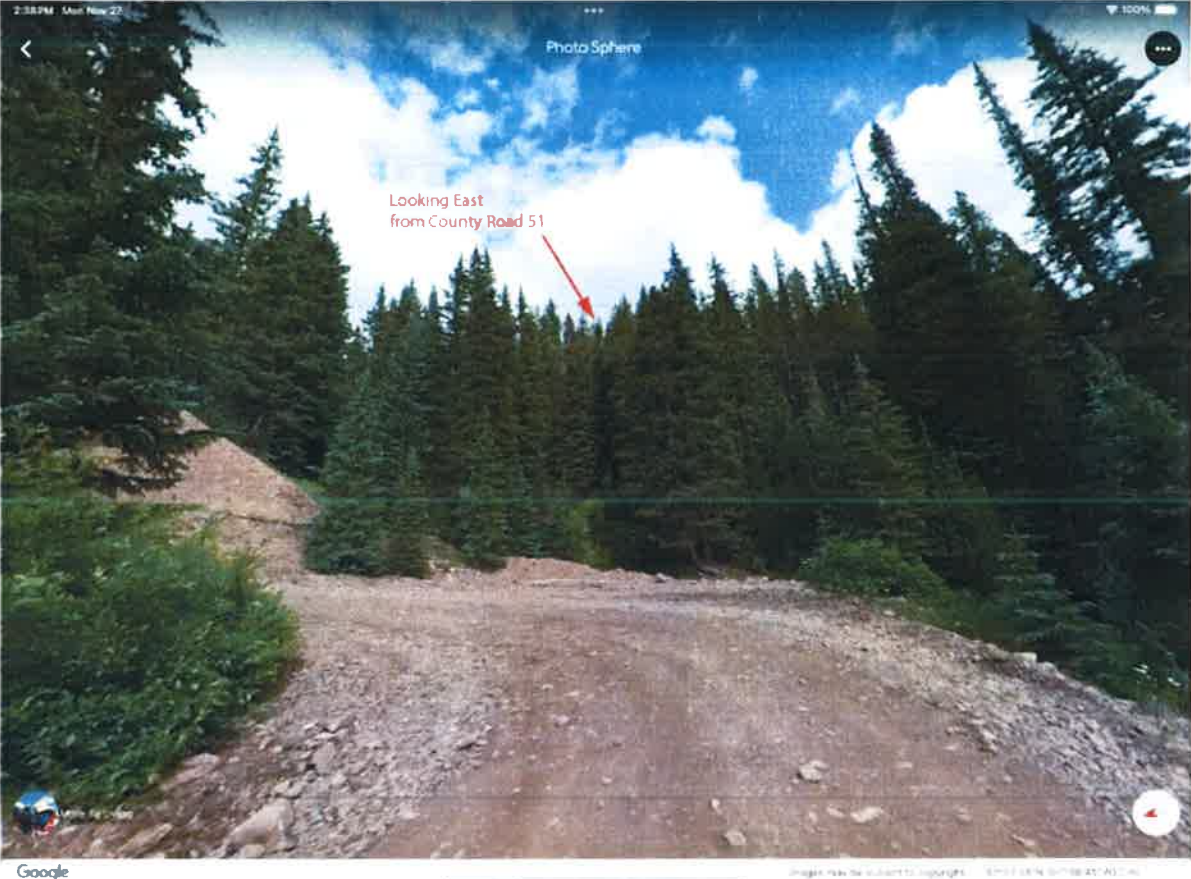
2. Project Site and Proposed Cabin Location

County regulations require that this Scenic Quality Report adhere to the following:

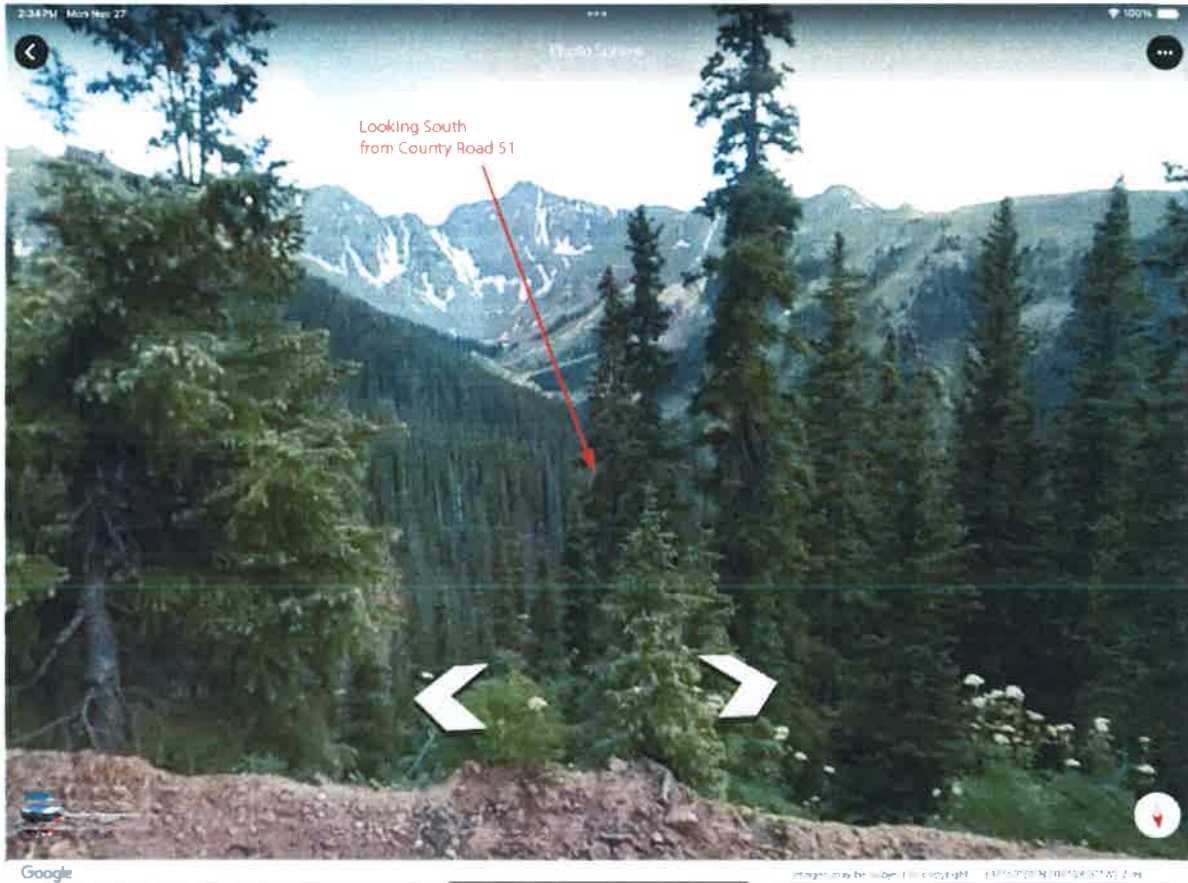
The designated view sheds shall include natural and historic features as seen from and toward the site. Provide written descriptions of these view sheds and how they will be preserved. Existing site photos and graphic depictions of the proposed development shall be submitted so that staff, the Planning Commission and the Board of County Commissioners can assess the visual impacts of the project on the view shed and the effectiveness of proposed mitigation measures.

Visibility of The Proposed Cabin From County Road 51

- Proposed cabin will not be visible from the first switchback of county road 51.



- It is possible you may see a roof peak across the ravine from County Road 51 if looking closely. Measures will be taken to preserve trees on the North side of the proposed cabin to reduce visual impact.



Visibility of The Proposed Cabin From County Road 110 (CEMENT CREEK)

- The top point of the roof of the proposed cabin may be slightly visible from County Road 110. Measures will be taken to preserve trees on the west side of the building envelope to reduce and hopefully eliminate visual impact.



Visibility of The Proposed Cabin From County Road 52 (VELOCITY BASIN)

- Proposed Cabin will not be visible from County Road 52 in any area.



Visibility of The Proposed Cabin From Silverton Ski Area

- The proposed cabin may be visible from the top of Silverton Ski Area. Measures will be taken to preserve trees on the west and south west side of the building envelope to reduce visual impact. Other known structures can be seen from the ski area and the applicant does not believe this view shed will impact the experience of skiers and snowboards at Silverton Ski Area.



Views From The Proposed Cabin Build Site

South



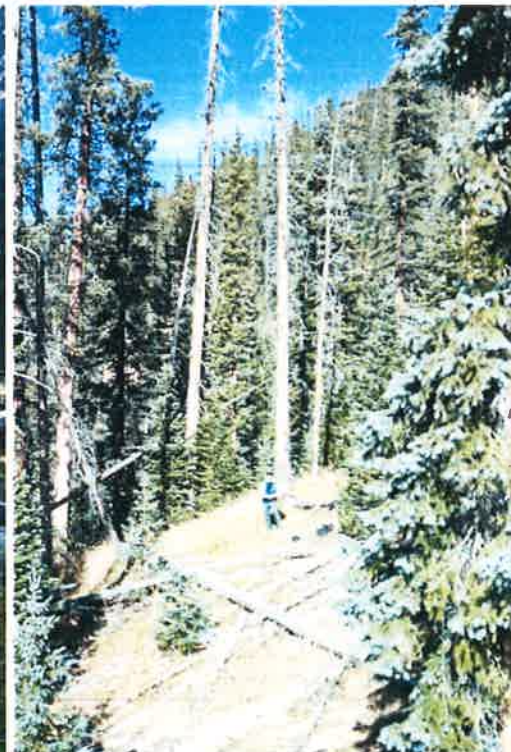
West



East



North



3. Location of Structure Minimizes Visibility from Public Lands & Existing Trails

The County Scenic Quality regulations require the following information:

Evidence shall be provided to show that the location of the structure is designed to minimize the visual impacts and that it does not detract from the scenic quality of adjacent public lands, existing trails or historic resources

Notable in the maps provided in the aerial sketch plans and in the above photos in [Section 2](#), evidence has been provided that the applicant has chosen a building site that will reduce the visual impacts from nearly all locations related to adjacent public lands, existing trails, and historic resources.

4. Building Design and The Natural Topography and Vegetation





County Road 51



Topsoil, Utilities, Lighting and Driveways

A. Topsoil

County regulations require that the project should include the following:

Plans to remove and save topsoil, prior to any grading or excavation, and how it will be replaced and reused for re-grading and re-vegetation purposes.

The topsoil removed at the cabin site during excavation will be reused as backfill and building pad for the cabin or used in the grading of the new driveway. Any additional removed topsoil will be used for vegetation and landscaping as desired by the applicant and/or required by the County.

B. Utilities

County regulations require that the project should include the following:

Location and installation of utilities in ways that will minimize impacts to the view shed and natural environment.

The above attached aerial drawings depict the location of the proposed water and O.W.T.S. sewer locations. The 3D drawings of the proposed cabin in this Scenic Quality Report show the installation of solar panels on the west side of the cabin roof for the purposes of off-grid electricity. The applicant will adhere to any and all guidelines provided by the County in regards to utilities on the property.

C. Septic

An on-site wastewater treatment system (OWTS) is proposed for the cabin and will be located west of the cabin as shown on the included site plan. The septic system will be engineered by a Colorado licensed professional engineer in accordance with San Juan Basin Public Health regulations.

Due to limited vehicular site access, and until conditional approval of the Driveway Permit (included with this Sketch Plan Submittal), the test pits and septic design have not been completed. However, the septic engineer has [provided a letter](#) of feasibility for the proposed OWTS on the property. The San Juan Basin Public Health permit application and feasibility letter are included with this application.

D. Water

The applicant has obtained conditional approval for an increment of the Animas Service Area in surface water right to use surface water AND the Minnehaha Creek as their primary water source for their cabin. The applicant plans to divert water and construct a water holding pond located approximately 150-200 feet east of the proposed cabin, which is shown on the plans included with this application. [Documentation](#) for conditional approval is included with this application for reference.

Once the applicant has put the water to beneficial use and collected data, they will go

through the process of obtaining a decree from the Division 7 Water Court. If for whatever reason the surface water right cannot be adjudicated as absolute by the Division 7 Water Court, the applicant will install a water storage tank and haul water to the property.

E. Power/Heating

The cabin will operate independently from the grid and rely on solar energy harnessed by panels, which will be situated on the roof for optimal sunlight absorption. Most all appliances, including the water heater, are intended to run on electricity. The kitchen stove will run on propane. In case of power outages or solar panel malfunctions, the applicant plans to utilize a propane backup generator. The generator's location is indicated on the site plan accompanying the application, and the applicant will transport medium-sized propane tanks to the property as necessary to power the generator.

Wood will be the primary source of heat for the proposed cabin. The applicant plans to use a wood burning stove as the primary source of heat for the cabin. Firewood will be hauled to the site.

F. Exterior Lighting

County regulations require that the project should include the following:

Exterior lighting shall preserve the Dark Sky environment and view of the stars. Provisions requiring shielding of exterior lighting to prevent direct visibility of light bulbs from off-site, directing of all exterior lighting toward either the ground or the surface of a building and prohibiting high intensity sodium vapor or similar lighting.

The proposed exterior lighting for the project will be incorporated in all locations necessary to safely access the cabin and uncovered deck. All exterior lighting will be fully shielded, will be compatible with the rural mountain character of the area, and will be in conformance with the San Juan County Dark Sky requirements.

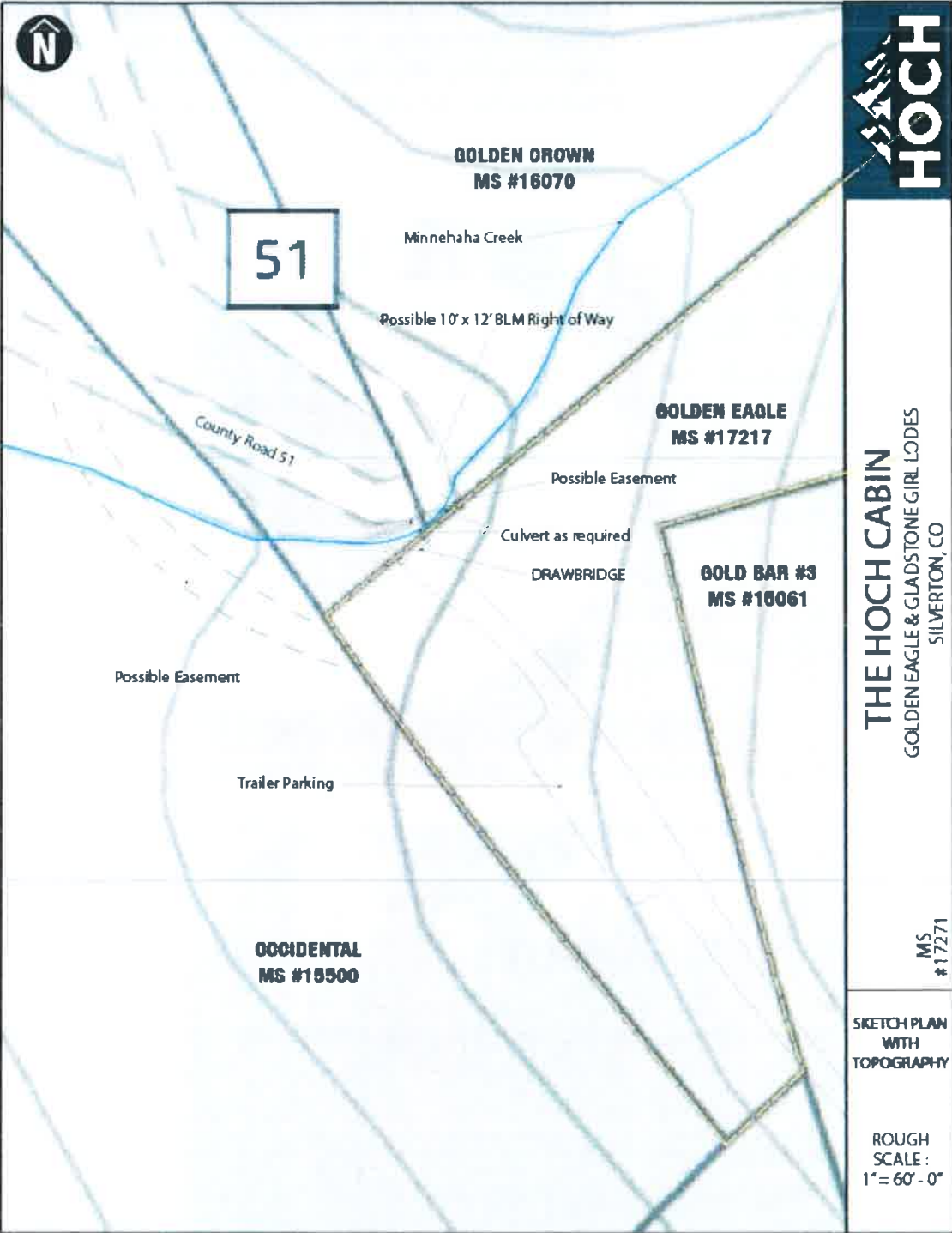
G. Driveways

County regulations require that the project should include the following:

Design and construction plans for roads and associated structures that bear a logical relationship to existing topography to minimize the need for cuts and fills.

The above attached aerial and topo drawings in the site plan depict the locations of 2 possible access driveways. The applicant, of course, only plans to build 1 access driveway and is continuing to explore the best route with the least impact on the land's natural topography. The applicant has consulted with Louie from the County Road Department and he has confirmed both driveways are within reason of being built and it would be up to the applicant to choose the preferred route. Once the applicant has received permit approval to build the access driveway, they will then consult with various road and excavation companies to quote and build the access road that bears a logical relationship to existing topography to minimize the need for cuts and fills and is the shortest length to reduce visual impact while building a road that is a reasonable grade.

While the applicant awaits eminent approval of their BLM Right-of-Way permit, the applicant is proposing the temporary construction of a drawbridge to cross the Minnehaha Creek between County Road 51 and the Golden Eagle property line. This section is roughly 10' long by 12' wide. The drawbridge would reside 100% on the applicants property and only touch the south edge of County Road 51 while in use. Once the applicant receives the BLM Right-of-Way permit or an easement from a neighboring mining claim, then the applicant will remove the drawbridge and finish their permanent road. The enlarged map below shows the 4 proposed options for connecting County Road 51 to the Golden Eagle Lode.



The applicant has used photoshop to create renders of what the proposed drawbridge may look like. It would be constructed to look like historic mining parts found around the area in order to blend in and not disrupt the scenic beauty of the area. The drawbridge allows the applicant to move forward with the construction of their access road without having to be held up by the time consuming BLM application process.

Down Position:



Up Position:



5. Building Materials

The applicant plans to use colors and materials that embody the local area and mining history. A colorized rendering of the cabin, which shows proposed building materials and design vernacular, is included in Section 4 of this Scenic Quality Report for your review. An example photo of the proposed cabin is attached below for reference. These are the colors and materials we intend on using:



Scenic Quality Report Conclusion

This project aims to conform to the County Scenic Quality and Building Regulations as shown in this report and is believed to do so as summarized below:

- The applicant has chosen a building site that will have less impact to the natural landscape and overall visibility while still having a buildable site and maintaining reasonable access from County Road 51.
- The cabin is built into the hillside which helps to minimize the overall and perceived height.
- All proposed utilities will be installed to minimize visual obstructions.
- The material palette allows the structure to blend and not compete with its natural surroundings.

Thank you for your review and consideration of the proposed Hoch Cabin located on the Gladstone Girl Lode near the Minnehaha Gulch. If you have any questions or need additional information, please contact Charlie Hoch at (970) 759-5960.

Request for Acre Variance or Exemption

December 13th, 2023

**San Juan County Planning Commission
ATTN: Willy Tookey, County Administrator
1557 Greene St
PO Box 466, Silverton, CO 81433**

Subject: Request for Variance or Exemption to the 5 Acreage Minimum

Dear Willy and Commissioners,

I am writing to request a variance or exemption to County Land Use Code 1-113 ZONING AND OVERLAY DISTRICT STANDARDS, .1 MOUNTAIN ZONING AND DISTRICT STANDARDS, (a) Size, Minimum parcel or lot area: five (5) acres, on behalf of our property.

Our property, the Gladstone Girl Lode, is just shy of the 5-acre minimum requirement, but we believe that it should be considered for an exemption due to its placement along the mountain and our ownership of the neighboring mining claim, the Golden Eagle Lode. We are confident that it is highly unlikely that anyone would build near us, given the nature of the land and the proposed improvement site location relevant to the adjacent landowners' access and the surrounding steep ravines created by the Minnehaha Creek and Middle Fork Cement Creek.

Furthermore, the code .5 NONCONFORMING LOTS is located within the same section of the San Juan County Land Use Code 1-113 ZONING AND OVERLAY DISTRICT STANDARDS, .1 MOUNTAIN ZONING AND DISTRICT STANDARDS, where the minimum parcel or lot area requirement is stated. Specifically, it is subsection (e) of the same section, which states:

".5 NONCONFORMING LOTS: Nonconforming lots, pursuant to pre-existing subdivision plats of record at the time of passage of this resolution, may be built upon providing that all other relevant district requirements are met."

This subsection provides an exception for nonconforming lots, which were created through pre-existing subdivision plats of record at the time of the passage of the resolution. If a mining claim was patented prior to the passage of this resolution, and the subdivision plat of record reflects the creation of your lot, then it may be considered a nonconforming lot and may be eligible for the exception. We believe that this code should apply to our property, given the fact that our claim was patented prior to the enforcement of the 5-acre minimum requirement as shown in the 1904 Survey Plat attached on page 15 of this Improvement Application.

Additionally, it is noted that there was an improvement granted to build a cabin on the below mining claim, Marshall NEY MS mineral survey #15683. The Marshall is 4.6 acres according to GIS parcel attributes. We believe the allowance of the Marshall cabin improvement is a similar variance request to ours.

We would like to explain the hardships we face in complying with the 5-acre minimum requirement. We have invested a considerable amount of money in acquiring the Gladstone Girl because the potential building site is not only ideal for our family but the site aligns with the other county and district requirements for cabin sites being that it is secluded and hidden in the trees. We have considered other options such as adjusting the borders to join the Golden Eagle and Gladstone Girl, which we are willing to apply for should the exemption not be granted, however this would impact our ability to resell the Golden Eagle in the future should we fall on hard times.

We are willing and able to comply with any other relevant county and district requirements and regulations in order to be granted this exemption or variance. We believe that our property is unique and deserves special consideration, given its location and history. We hope that you will give our request your full consideration and grant us the exemption or variance that we are requesting.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Hoch', with a long horizontal flourish extending to the right.

Charles V Hoch
970-759-5960

MEMORANDUM

February 14, 2024

TO: San Juan County Commissioners

FR: William A. Tookey

RE: Forst Lode MS 18463

Adam Rex had previously submitted an Improvement Permit application for the development of 2000 Sq. Ft. cabin, vacation rental and associated utility improvements on the Forst Lode MS 18463. The property is located on Kendall Mountain and will be accessed by Country Road 33. The Improvement Permit Application was approved with conditions and the Vacation Rental was denied.

An Improvement Permit Application has been submitted to amend the previously approved request. The amended request would include the construction of a 3-bedroom, 3 bath single family dwelling of up to 3900 sq. ft. The footprint of the house would remain the same as the original 2000 sq. foot cabin but would include a loft and a covered porch. The application also requests the use of the property during the summer months as a vacation rental and during the winter months to be used only by guests that are brought to the property by qualified guides.

The property ownership has changed and is currently owned by Adam Rex and Spencer Rex dba Kendal Mountain House LLC 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.

Mountain Zoning 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 Forst Lode is 10.36 acres. The proposed cabin would exceed the setback requirements.

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

All applications for review will be examined initially to determine whether the proposal is consistent with the County's Master Plan.

Master Plan Strategy LU-2.1 Encourages future development in the economic corridors which include the upper Animas Valley from Silverton to Eureka, Cement Creek from Silverton to Gladstone and the South County Line to just above the Mill Creek Subdivision. And Strategy LU-2.2 Identify areas in the growth corridors that are suitable for residential use considering natural hazards, habitat resources, scenic impacts and sensitivity to

residential land uses. The proposed development is not located in the identified growth corridors. However, the Master Plan notes that private property rights are respected in San Juan County. The Plan also states that residential development on mining claims are to be built in low-visibility places outside of environmentally sensitive areas, leaving visible ridgelines and other scenic resources undeveloped and minimizing the impacts on the environment. I believe this application is attempting to meet the intent of the Master Plan.

- a. Adequate potable water is available or can be developed to safely support the proposed use.

The applicant plans to collect water from a spring on the property and store it in a 1500 gallon cistern located in the basement of the house. The applicant has submitted a Notice of Intent to Make Absolute for water rights on the spring.

- b. Adequate sewage disposal can be provided to support the proposed use.

The applicant had previously submitted an On-Site Wastewater Treatment Permit Application to San Juan Basin Health. A new application will need to be submitted to the La Plata County Health Department.

- c. Will the proposed use have any adverse impact on public or private property in the vicinity of the development?

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.

- d. Will the proposed use have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife, erosion or other geological conditions?

1. The applicant has included a scenic quality report. It appears that the cabin has been located to minimize the visual impact. The applicant did construct a 30' story pole on the cabin site and was unable to see the pole from US 550. The applicant will need to have a Colorado licensed surveyor stake the property to identify the location of the cabin, porch, deck, parking, and other improvements. The applicant will also need to identify the trees that will be removed and what impact they may have on the scenic values.

2. I do not believe that the site has any historic significance, but an historical review of the site would be required prior to development of the property.

3. The improvements should create minimal adverse impacts upon wildlife. All solid waste, garbage and refuse must be kept within the building, in a separate secure enclosed area or in wildlife/bear-resistant containers until it is properly disposed of at the Transfer station.

- e. Adequate road access exists or can be developed to ensure access appropriate to the use.

The applicant will access the property via CR 33.

- f. The design and development of the site shall preserve, insofar as possible, the natural terrain and drainage of the land, the existing topsoil and existing vegetation. Disturbed areas shall be revegetated with native plant species certified weed free as soon as possible after disturbance in order to prevent the establishment and dominance of non-native invasive species.

The proposed improvement will preserve, insofar as possible, the natural terrain and drainage of the land. All disturbances will be revegetated with native plant species certified to be weed free.

- g. Sites subject to hazardous conditions, for example avalanche, flood, land slide, rock fall, mud flow, open mine shaft, corrosive water, etc., shall be identified and shall not be built upon or used until satisfactory plans have been approved by the County for eliminating or appropriately mitigating such hazards. The provisions of Chapters 8, 9, 10 and 11 shall govern the evaluation of those natural hazards covered by such provisions.

A portion of the property is located in an avalanche hazard area. However, the cabin would be constructed outside of the Avalanche Hazard. Access to the site would require crossing avalanche paths that could put the occupants and emergency responders at risk.

The County Geohazards Map identifies that the cabin will be built on a talus slope.

- h. The applicant shall permit continued public access to any historic public trails that cross the property.

The Deer Park Trail and CR 33 cross the property. They will need to be added to the certified survey plat.

- i. Individual building sites shall be placed on the Town of Silverton's utility billing system for water and refuse when water is hauled to the site., Any applicant who shows that it is obtaining water from an approved permitted well or is purchasing water from an acceptable source of potable water other than the Town of

Silverton may be permitted to be placed on the Town of Silverton's billing system for refuse only.

The applicant will be required to be placed on the Town's utility billing system for refuse.

VACATION RENTAL

The applicant has requested that the property be allowed for use as a vacation rental only during the summer season. During the winter season it would be used commercially by qualified backcountry guides. San Juan Expeditions has provided a letter of support. The County Zoning and Land Use Regulations require the following:

1. That adequate emergency communications and off-street dedicated parking are available at all times to guests.

The property does have cell phone access and will also have satellite internet. There will be two dedicated off-street parking spaces available on site during the summer and fall season. There are no dedicated off-street parking spaces available during the winter. The qualified guiding company would be responsible for the parking of vehicles.

2. The proposed rental is safely accessible year-round not only to occupants but to emergency services as well.

The applicant would mitigate the avalanche danger by requiring that guests be escorted to the property by a qualified backcountry guide.

The County Commissioners have two separate items to consider. The first is the amendment to the improvement permit to allow for the construction of a 3900 sq. ft. single-family dwelling. The second is the use of the property for a vacation rental/commercial use. The Planning Commission has the option to recommend approval as submitted, denial, or approval with condition.

Should the Planning Commission choose to recommend approval of the improvement permit to construct a single-family dwelling on the Forst Lode, they should do so with the following conditions prior to the issuance of an Improvement Permit:

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 Forst Lode 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. 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.
5. That the Deer Park Trail and CR 33 be identified on the certified survey site and signed by a Colorado Licensed Surveyor.
6. That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.
7. That the applicant be placed on the Town of Silverton's Utility billing system for refuse.
8. That the septic system be engineered and permitted.
9. That the on-site water be tested for potability and measured for volume.
10. Have a Colorado licensed surveyor stake the property to identify the location of the cabin, porch, deck, parking, and other improvements. The applicant will also need to identify the trees that will be removed and determine the impact they may have on the scenic values.
11. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.
12. Any other conditions that the Commissioners deems necessary.

Should the Commissioners choose to recommend approval of the improvement permit to allow for a vacation rental and commercial use they should do so with the following conditions prior to the issuance of an Improvement Permit:

1. That the vacation rental be allowed only between May 1st and October 31st.
2. That off-street parking be designated on the property.
3. That the commercial use of the property from November 1st and April 30th shall only be allowed if the guests are escorted to and from the property by a qualified backcountry guide that has adequate experience and training in avalanche safety.
4. That the applicant develops avalanche risk procedures that would include prohibiting access to the cabin or leaving the cabin during extreme avalanche danger, emergency evacuations, and adequate food, water and heat for unexpected extended stays.
5. That the applicant obtains a sales tax license from the Colorado Department of Revenue and collects sales tax and lodging tax as required.

6. That the applicant submits a renewal application annually providing the number and dates that the cabin was occupied for commercial purposes. Proof of insurance to operate a vacation rental. Qualifications of the guide(s) and proof of their insurance and licensing or permit as necessary.
7. That the applicant fully and completely understands and complies with these conditions. Failure to do so will result in the revocation of the use of the property as a vacation rental/commercial property.
8. Any other conditions that the Commissioners deems necessary.

The Commissioners could also consider approval for a summer seasonal vacation rental and denial of a winter commercial use.

Should the Commissioners choose to deny the vacation rental/commercial use they should do so for the following reasons:

1. Off-street dedicated parking spaces are not available at all times as required by Section 4-110.21(iii)(a).
2. The proposed vacation rental is not safely accessible for guests and emergency responders as required by Section 4-110.21(iii)(b).



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

January 5, 2024

To Whom It May Concern:

This letter is to inform you that Adam and Spencer Rex dba as Kendall Mountain LLC. has applied to amend their previously approved Improvement Permit to construct a 2000 sq. ft. single-family cabin with associated utility improvements on and vacation rental on the Forst Lode MS 18463 located on County Road 33 in Kendall Gulch. The application to amend their Improvement Permit would allow for the construction of a 3900 sq. ft. cabin and to allow the cabin to be used as a vacation rental during the summer months and to be used only by those that are accompanied by a qualified backcountry guide.

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/> Copies of the application can also be reviewed upon request via the email listed above.

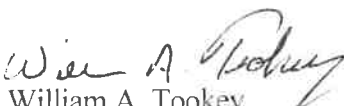
It is anticipated that this application will be reviewed by the Planning Commission during their meeting of January 16, 2024.

It is further anticipated that the application will be reviewed by the County Commissioners during their regular meeting of February 14, 2024.

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

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

Sincerely,


William A. Tookey
Land Use Administrator

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, February 14, 2024 in person and via Zoom to receive public comments on a County Improvement Permit Application for a proposed cabin on the Forst Lode MS 18463, County Road 33, Kendall Mountain. The Applicant is Adam and Spencer Rex dba Kendall Mountain House LLC. The purpose of the Application is to request approval of the proposed residential use of a mining claim. 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: January 25, 2024

San Juan County Colorado Application for Improvement Permit

Applicant: Adam Rex and Spencer Rex

Date: 1/1/2024

Property: Forst Lode Claim

Description of build: 3 bed, 3 bath house, up to 3900sqft

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Application for Improvement Permit

New York County, Colorado

Application for Improvement Permit

Name		APPROVAL CHECKLIST		Initial	Date
Name: Adam and Spencer Rex		Land Use Administration			
Address: PO Box 178		Easements			
Escalante UT 84726		Easements of Surface			
Phone: Same as above		Easements of Minerals			
Address: 801-618-1119		Variance Map			
Name: Adam Rex		Certified Survey Plat			
Address: PO Box 178		Measurements Log			
Escalante UT 84726		Block Plan Map			
Legal Description of Property:		Planned Easements			
Forst Lode, Mineral Survey #18463		Road System Relationship			
Township: S. Range: W. Section:		Zoning Compatibility			
Name of the owner of the land:		State Mining Permit			
- Up to 3900 sqft Cabin		Other Notifications			
- Septic System		Aesthetic Hazard			
- Propane heating system		Erosion Hazard			
- Driveway and parking area		Wildfire Hazard			
- Solar Panels and battery electrical system		Mineral Resource Impact			
- Water piping to cisterns to store water		Wildfire Impact			
Land Use Zone:		Historic Site Impact			
Applicant Signature: Spencer Rex		Watershed Protection			
Date Application Requested:		Other Building Inspection			
Date Submitted for Permit:		Building Permit			
Date Permit Issued:		State Historical Impairment			
Date Permit Denied:		Archaeological Impact			
Reason for Denial:		Historical Monument			
Receipt		Sanitary Sewer Health Code			
Application		Sanitary Sewer of Test Through			
Building Permit		Central Sewage Collection			
Subdivision P.L.D.		Right-of-Way of Water Resources			
Homeowner Survey		Adequate Water Supply			
		Well Permit			
		Control of Water Distribution			
		Easement Survey P.L.M.			
		Access Approval			
		State Division of Highways			
		Drainage Permit			
		Subdivision Variance			
		Subdivision Approval			
		P.L.D. Approval			

Background/Updates

Adam Rex previously obtained an improvement permit to build a 2000 square foot house on the Forst Lode Claim on September 14th 2022. During this process, permission to use the house as a vacation rental was proposed and denied by the county commissioners. Denial of our application was because our plan of access for guests during the winter wasn't deemed safe by the commission.

In this new application, we are asking for 3 changes to the approval already received. The first is to increase the square footage of the house to up to 3900 square feet. The increase is due to the addition of a loft and a covered porch, the footprint of the actual house hasn't changed. The second approval will be for home access for guests in the winter. The third is for vacation rental usage of the house in the summer. Additional details are in the project overview and commercial use sections.

Since obtaining the initial improvement permit, ownership of the Forst Lode was transferred from Adam Rex's name to Kendall Mountain House LLC, which is owned by Adam and Spencer Rex.

Project Overview

This application is to build up to a 3900 sqft, 3 bed, 3 bath house on Kendall Mountain, just off of County Rd 33. Adam is a licensed general contractor from Escalante Utah and will be building the house himself. Adam has over 20 years of experience building upscale homes in Lake Tahoe, California and in Escalante, Utah. Some examples of his work include the Escalante Cliff House and Birch Creek House in Escalante Utah (escalantecliffhouse.com & birchcreekhouse.com).

We're seeking permission to use the house as a normal vacation rental in the summer. In the winter, the house will only be used by guests who are guided to the property by a back country guiding company who is permitted to guide on Kendall Mountain, such as San Juan Expeditions. These are the standards to which similar back country lodges in the area operate.

The house will be invisible from county road 33 or highway 550. We put story poles up on the property that are higher than the house will be, and we couldn't see them from either road.

The cumulative impact of the house on the surrounding properties will be very small for the simple fact that most of the surrounding land is BLM land. Within 1500' of the property, there are only 2 other properties, the Manson Claim and the Lady Forst Claim and both of those claims have no improvements.

This house will be completely off the grid and will be built in such a way as to cause minimal disturbance to the beautiful mountain landscape surrounding it. Water will be drawn from a spring on the property that will be piped to the house and stored in a 1500-gallon cistern in the basement of the house. This water will be used for domestic uses as well as for firefighting if the need arise.

Wastewater will be treated on site using a waste water treatment system.

For electricity, solar panels will be installed on the roof with batteries in the basement. For house heat, water heaters, stove and oven we will use propane. The propane tank will be 500 gallons and will sit just to the side of the house.

The development will be in compliance with San Juan County Dark Skies Regulations and San Juan County Fire Regulations.

Commercial Use

Winter

During the winter, the property will operate as a back country lodge and only be accessible via snow machine or skis. The only paying customers that will access the house in the winter will be escorted by guides that are licensed to guide on Kendall Mountain. We have a commitment from San Juan Expeditions to provide this service for us.

Parking for guests in the winter will be coordinated by the company escorting the guests, which is a service they provide to all their guests. The company will be responsible for moving vehicles for snow plow operations.

Summer and Fall

The house will be accessible during the summer/fall by 4WD/OHV. We will ensure that there is parking for at least 2 vehicles at the house and make it a rule that guests aren't allowed to park on CR33. We will reserve the right to cancel bookings if the fire danger in the area becomes extreme so as to not endanger our guests or first responders.

Spring

We anticipate that there will be a mud season in the spring where getting to the house will be impossible. Depending on the year we think this'll be sometime in the April-June timeframe. The house will remain unoccupied during mud season so that we or our guests aren't tearing up the road or getting stuck going to and from the house.

Scenic Quality Report

Overview

In February 2023 we went to the Forst Lode claim to erect a 30' story pole with an orange hunting vest on the proposed build site. 30' was chosen as this will be the max height for the house. It was immediately obvious that the trees surrounding the house are much higher than 30'. After setting up the pole, we went to try and spot it from CR33 and highway 550. As the pictures below show, it was impossible to see the story pole from either CR33 or highway 550, at an spot along those roads. After completing this exercise, we're confident that the finished house will be invisible from view, even after clearing trees around the house to lessen the fire hazard.

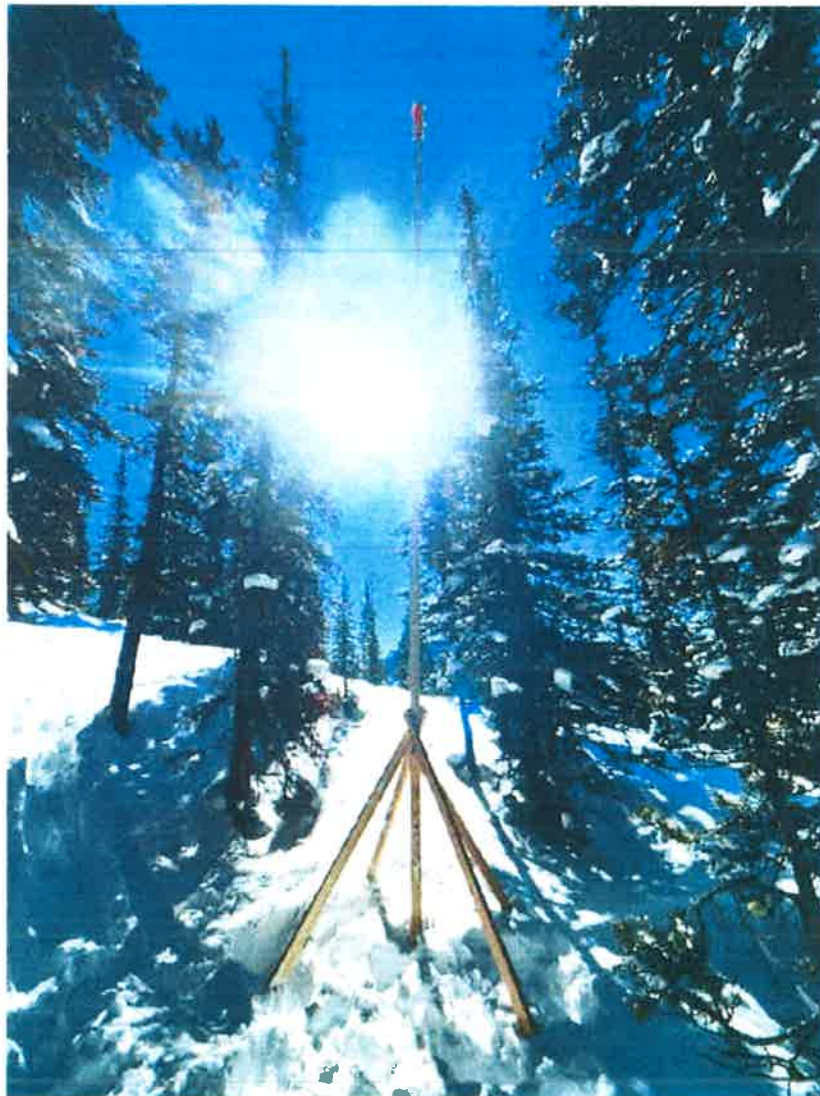


Figure 1. The location of the proposed building location, marked with the 30' story pole.



Figure 2. The location of the proposed building location, looking west.



Figure 3. The location of the proposed building location, looking west.



Figure 4. The location of the proposed building location, as seen from county road 33. There was no other location on the road from which one can see the building site. This is the closest spot to the build site.



Figure 5. Showing that the direction of the photo in figure 4 is looking SW towards the build site from county road 33.



Figure 6. A 10x zoom photograph taken from highway 550 looking NW across the Animas river. The red circle indicates the area where the story pole is. We were not able to visually locate the story pole from highway 550.

Cumulative Impact Report

Summary

The building of a house on the Forst Lode Claim will not have a large impact on surrounding land owners. This is mostly because there are only 2 claims within 1500ft of the ALO map produced for this project by Kim Buck. Those claims are the Lady Forst Claim and the Manson Claim. The details and description of the Claims are below. The data gathered for this report are the same as other cumulative impact reports that Lisa Adair has done in the past.

Manson Claim

This claim is owned by Adam Rex (49%) and Michael Steadman (51%). The land is accessible as CR33 passes through it. The claim is 8.99 acres and contains some avalanche zone and geologic hazard zone. The property is mostly wooded with some clearing and is all below 11000ft. This property has no improvements on it and is unlikely to be built on for the simple fact that I, Adam Rex, own half of it and I have no desire to develop it.

Lady Forst Claim

This claim is owned by William Rogers (100%). The land is accessible as CR33 passes through it. The claim is 8.25 acres and contains some avalanche zone and very little geologic hazard zone. The property is mostly wooded with some clearing and is before the Forst Lode claim as you drive from Silverton up CR33. This property has no improvements on it but could probably be built on some time in the future.

Building Permit Application



Building Permit Application

Address of Job Site: County Rd 33 TBD - Forst Lodge

Class of Work:

NEW ADDITION ALTERATIONS REPAIR MOVE OTHER

Property Owner: Adam and Spencer Rex Phone: 435-618-1119

Mailing Address: PO Box 178

City: Escalante State: UT Zip Code: 84726

Email Address: RexEvation@gmail.com

Contractor: Adam Rex

Phone: 435-618-1119

Legal Description:

LOT NO(S) 18463 BLOCK ZONE (If Applicable) ADDITION:

Hazard: NONE FLOOD AVALANCHE SLOPE

Structural Information:

Req. if NEW Structure: Survey Provided: YES NO Plot Plan Provided: YES NO

Designed By: LICENSE # SQFT < 3900 HEIGHT < 30' TOTAL UNITS TOTAL ROOMS 3

Describe All Work To Be Done:

Construction of a 3 bed, 3 bath, <3900sqft house with the associated water works and septic system.

Printed Name Spencer Rex

Signature Spencer Rex

Date: 12-27-23

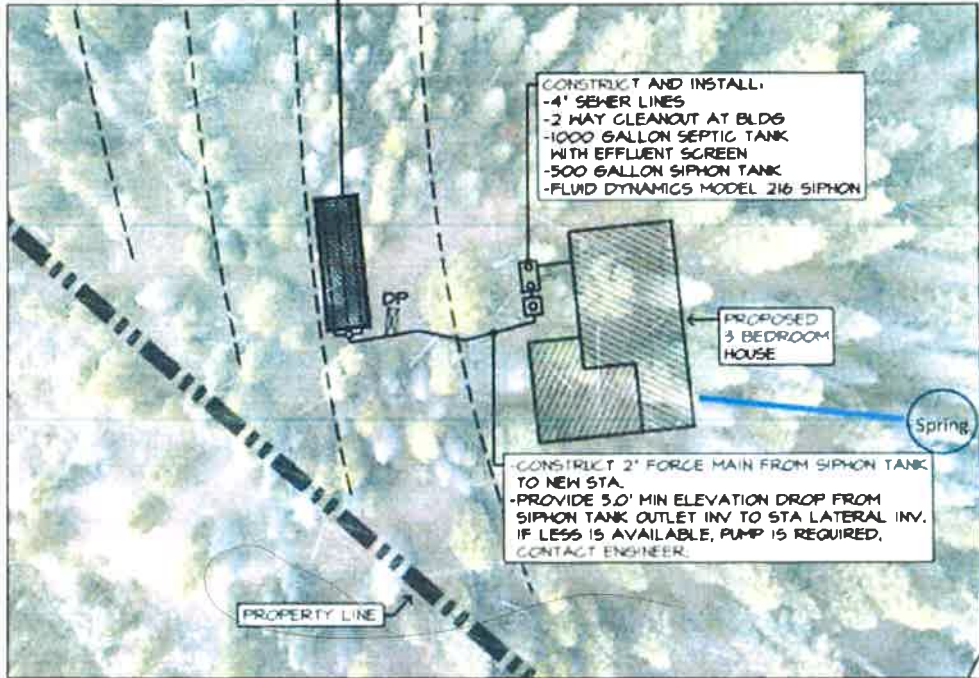
(Staff Use ONLY)

Total Estimated Valuation of Work: \$ (Including Labor and Materials)

Estimated Permit Fee: \$

Basic Plan Map

- CONSTRUCT NEW SOIL TREATMENT AREA (STA) (UNLINED SAND FILTER BED WITH PRESSURE DISTRIBUTION)
- EXCAVATE 12' X 38' BED INTO FRACTURED BEDROCK, MIN 60" DEEP
- THOROUGHLY FRACTURE BEDROCK BY MECHANICAL/BLASTING MEANS TO RESULT IN FREE DRAINING CONDITIONS BELOW BED
- FILL BED WITH 36" MIN OF "SAND FILTER TREATMENT MEDIA" (SEE SAND SPECIFICATIONS ELSEWHERE)
- PLACE 8" LIFT OF 3/4" WASHED CRUSHED OR SCREENED STONE
- CONSTRUCT PRESSURE DISTRIBUTION SYSTEM (SEE NOTES ELSEWHERE)
- PLACE 4" LIFT OF 3/4" WASHED CRUSHED OR SCREENED STONE COVER
- COVER BED WITH GEOTEXTILE FABRIC
- COVER WITH 12" MIN SANDY LOAM / TOPSOIL. GRADE SYSTEM AREA TO DRAIN, AND ESTABLISH FINAL VEGETATIVE COVER (ALPINE MIX)



ALL LOCATIONS MAY VARY

LOCATE WELL/CISTERN
MIN 50' FROM SEPTIC TANK
MIN 100' FROM STA

WATER SUPPLY: TO BE DETERMINED
EXISTING DATA FROM SAN JUAN COUNTY GIS
OR 8/27/22 AERIAL PHOTOGRAPHY
ALL LOCATIONS ARE APPROXIMATE ONLY



dudley ashwood, p.e.

civil engineer

1000 Broadway, Suite 100, Silverton, CO 81062
970.526.1111 | www.dudleyashwood.com

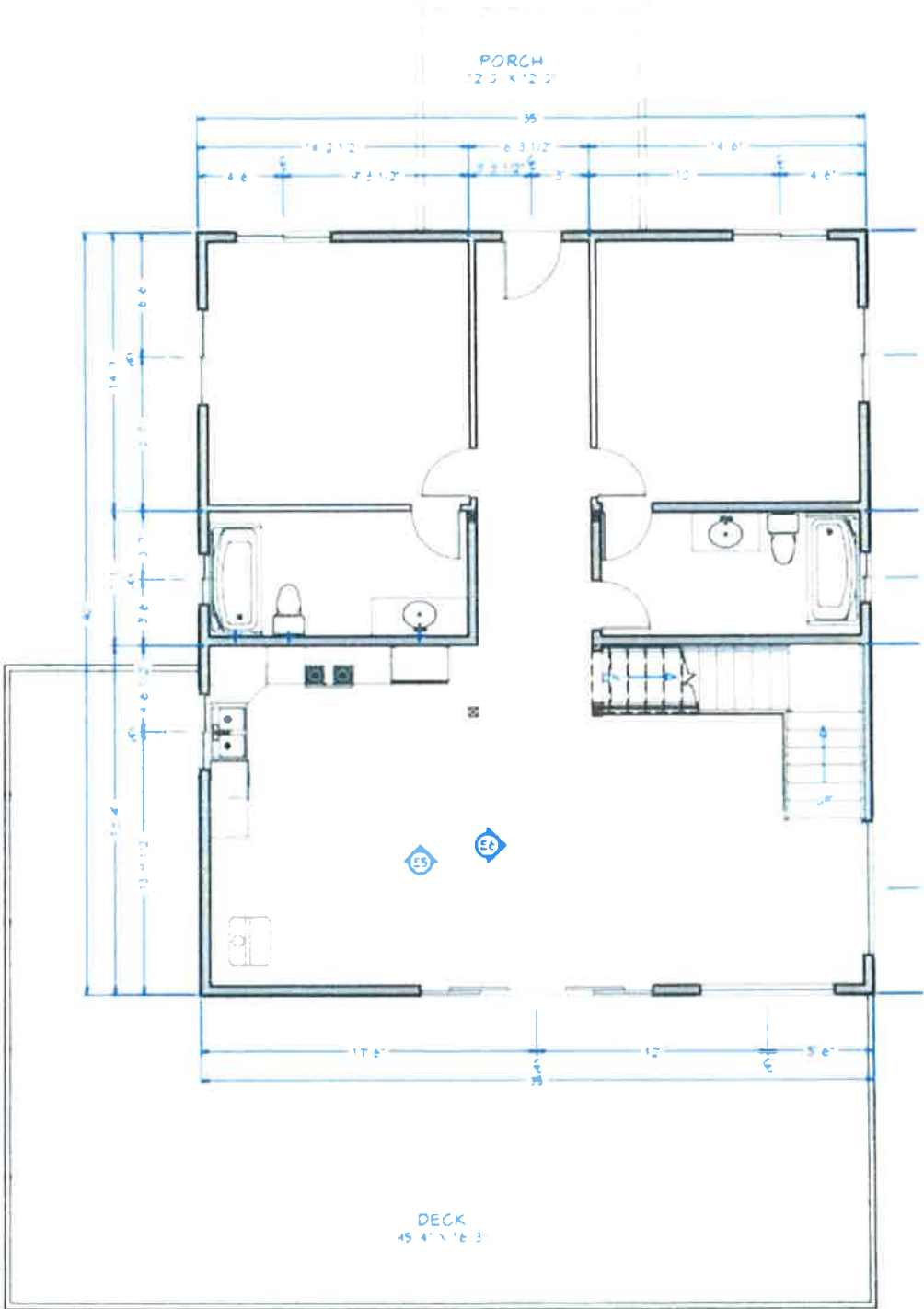
SITE PLAN

PROPERTY OF REX ADAM
CR 33 - MS 18463 - FORST
SILVERTON, CO

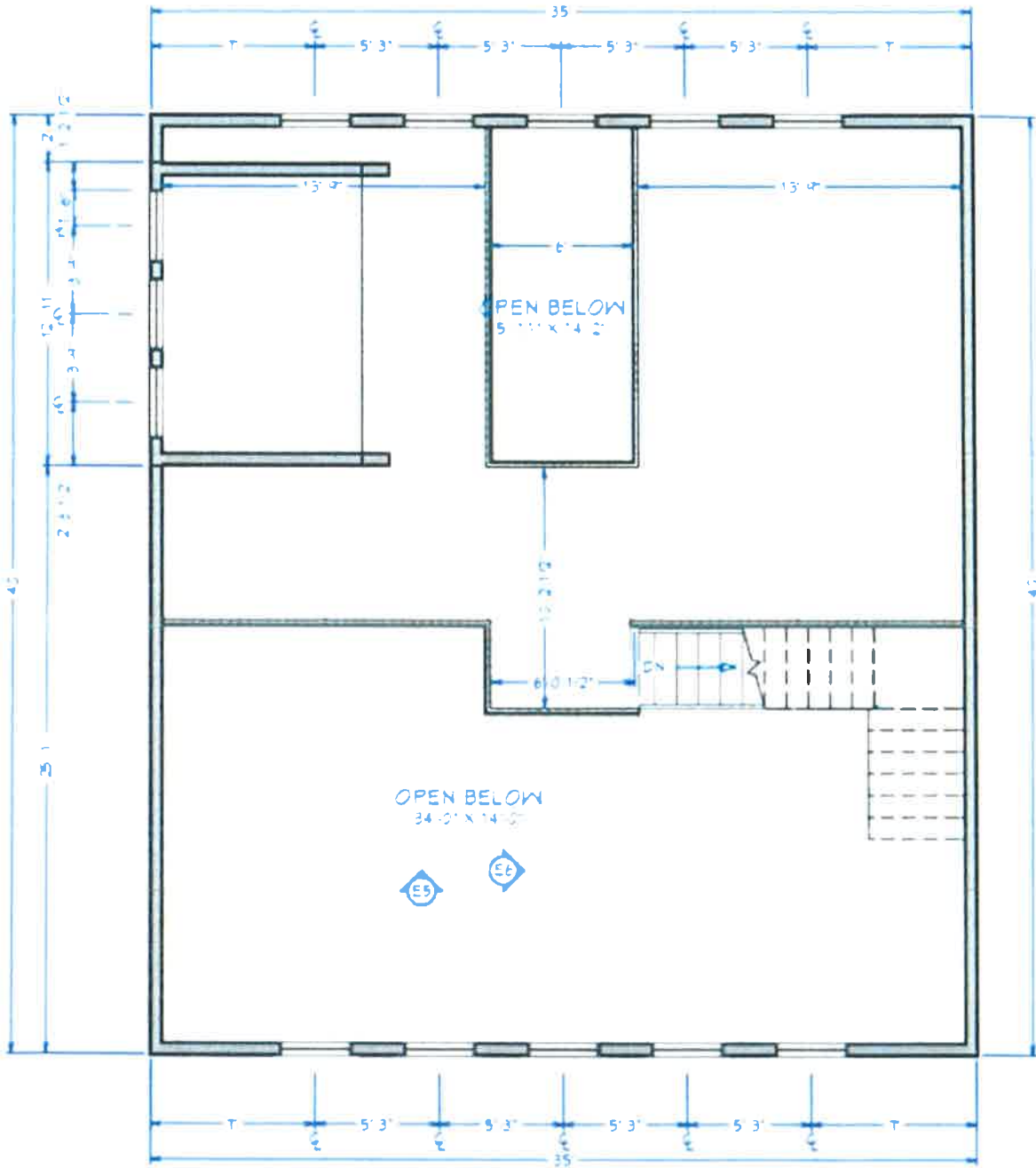
SEPTEMBER 12, 2023
SCALE 1" = 40'



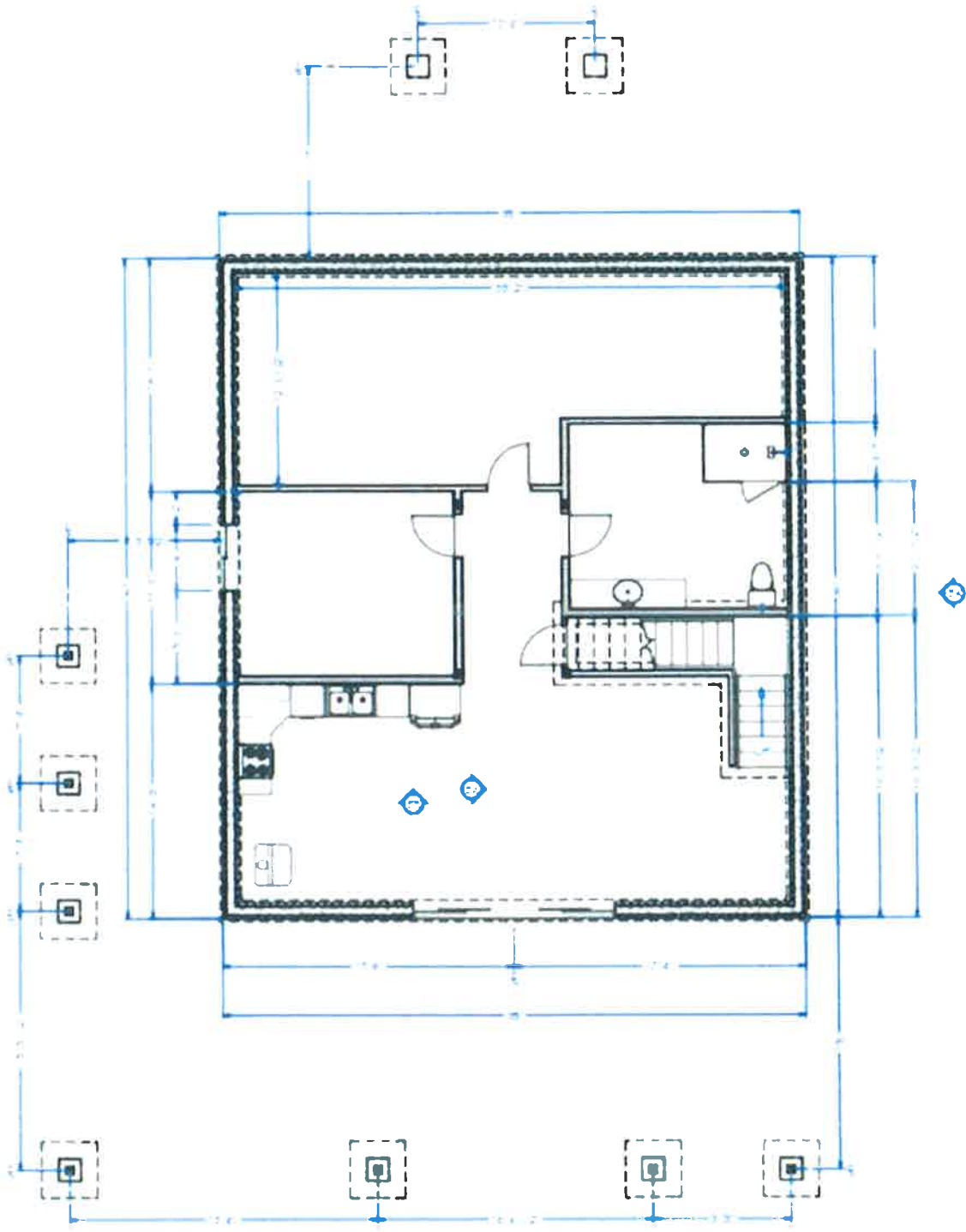
Plans and Drawings



1st Floor



LOR





The exterior colors of the house will match this building's exterior colors giving the house a "Mountain Modern" style.

Road System Relationship

BOARD OF COUNTY COMMISSIONERS San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671

APPLICATION FOR PAYMENT OF COUNTY ROAD AND STATE HIGHWAY IMPROVEMENTS

I, the undersigned, do hereby apply for the payment of the proposed
Application for Road Improvement located at _____ San Juan County,
Colorado, and hereby acknowledge the following facts:

1. The road property, which is the subject of the proposed improvement, is
the date of the approximately _____ Erwin County Road
No. _____, and is currently maintained by the
state.

2. The proposed improvement is a _____
_____.

3. The proposed improvement is a _____
_____.

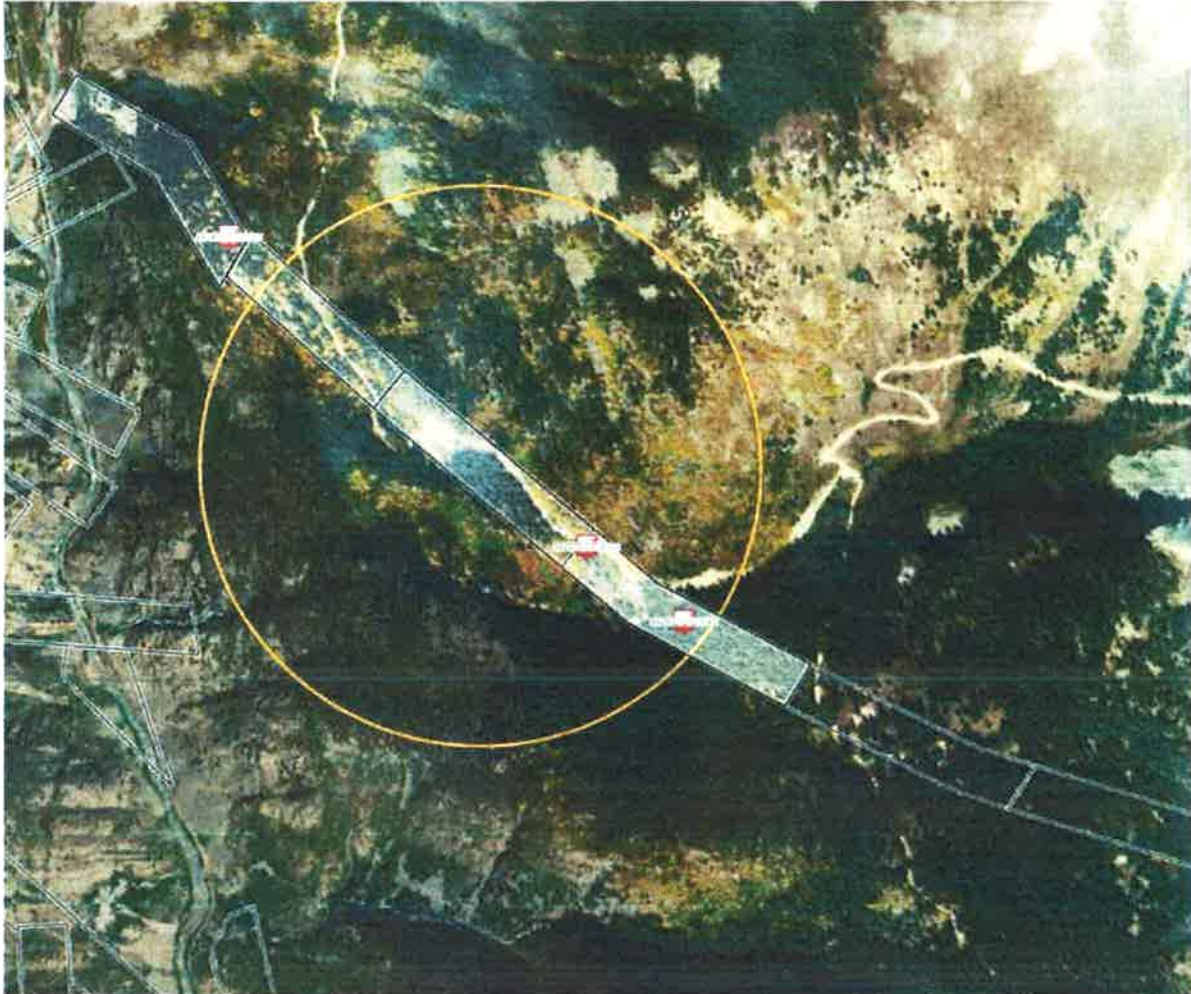
4. The proposed improvement is a _____
_____.

5. A driveway, if any, will be _____
_____.

Dated and signed this 6 day of March, 2023.



Owner Notification



These images and this list were provided to me by Kimberly Buck, San Juan County Assessor.



Account	Situs Address	Owner	MailingAddress	Legal Description	Website
N2159	TBD COUNTY ROAD 33, SILVERTON, CO 81433	KUGER WILLIAM	15 CARDINAL AVE - W SAND LAKE, NY 12196- 2100	LADY FORST - 18463, LIMESTONE - 18463	https://property.spatalest.com/co/sanjuan/#/property/48290000010037
N2165	TBD COUNTY ROAD 33, SILVERTON, CO 81433	STEADMAN MICHAEL N	PO BOX 1552 - BOULDER, UT 84716-1552	MANSON - 18463 UND 51% INT IN 8.99 ACRES	https://property.spatalest.com/co/sanjuan/#/property/48290000010045
N2210	TBD COUNTY ROAD 33, SILVERTON, CO 81433	REX ADAM	PO BOX 178 - ESCALANTE, UT 84726-0178	FORST - 18463, MANSON - 18463 UND 49% INT	https://property.spatalest.com/co/sanjuan/#/property/48290000010452

Sewage Disposal

dudley ashwood, p.e.
civil engineer

September 12, 2023

NEW ON-SITE WASTEWATER TREATMENT SYSTEM

PROPERTY OF REX ADAMS
 CR 33 MS 18463
 SILVERTON, CO

A new on-site wastewater treatment system (OWTS) is planned to serve a new 3 bedroom house on this property. The planned home site is in the north-central portion of the property. The OWTS will consist of a Septic Tank and a Soil Treatment Area (STA). The STA is planned to the west of the homesite, in a wooded area, in sloping terrain grading to the west where terrain grades are mild, in the 10 +/- % range.

Site soils within the planned STA are shallow, fractured bedrock, and require the use of a single pass sand filter for the STA. Bedrock must be excavated and thoroughly fractured by mechanical/blasting means to result in free draining conditions below the STA. The STA is planned to be constructed as a single pass sand filter, with siphon dosing.

This OWTS is designed in compliance with the requirements of the San Juan Basin Public Health (SJBPD) OWTS 2018 Regulations ⁽¹⁾

STA location:

- 37°46.983' N 107°39.513 W +/-
- elevation 10,400 feet
- USDA/NRCS soils are reported as Rock outcrop - Snowdon
- mean annual precipitation: 25 to 40 inches
 - parent material: rock
 - landform: mountain slope
 - slope: west 10 +/- %

Soils nearby the planned STA are shallow stony loam over fractured bedrock
[Soil Type R-0][Table 10-1A⁽²⁾]

Wastewater Flow: Table 6-1⁽²⁾: Residential, 3 bedrooms: $Q_D = 450$ gpd

Septic Tank: Table 9-1⁽²⁾: provide 1000 gallon septic tank with effluent screen

Siphon Tank: provide 500 gallon tank

Proposed STA: single pass sand filter with Drainrock Bed and Siphon Dosing Pressure

Distribution (provide 30-72" distal head)

Soil Type: from visual and tactile inspection: unweathered bedrock, Table 10-1A⁽²⁾: **Soil Type is R-0**

- STA: Single pass sand filter required, with "Preferred Sand": LTAR = 1.0 gpd/sf Table 10-1A⁽²⁾
- C&J (Durango) currently acceptable
- STA area required = 450 gpd / 1.00 gpd/sf = 450 sf
- STA Size Adjustment/Application: no size adjustments apply
- STA area required = 450 sf
- provide 12' bed width
- bed length = 450 sf / 12 = 37.5, provide bed length = 38'
- pressure distribution (see attached OSI worksheet)

dudley ashwood, p.e.

c i v i l e n g i n e e r

- provide minimum 5' grade elevation drop from siphon tank invert to STA manifold invert for distal head = 3' +/- (see attached OSI worksheet)
- dose volume = $5' \times 5' \times 17\frac{1}{2}' \times 7.48 = 265$ gallons
- design flow = 450 gpd
- dose frequency = $450 \text{ gpd} / 265 \text{ gal} = 1.7$ times per day
- dose length = $265 \text{ gal} / 43.6 \text{ gpm} = 6$ minutes
- **provide:**
 - provide 1000 gallon septic tank with effluent screen
 - 500 gallon siphon tank with siphon
 - **Soil Treatment Area:**
 - 12' x 38' single pass sand filter bed : STA A = 456 SF
 - siphon dosing pressurized effluent distribution
 - 3 - 1.5" sch 40 pvc laterals w/ 3/16" orifice @ 4' o.c.

- All OWTS work shall be inspected and certified by the design engineer





WATER SUPPLY: TO BE DETERMINED
 EXISTING DATA FROM SAN JUAN COUNTY GIS
 OR 8/27/22 AERIAL PHOTOGRAPHY
 ALL LOCATIONS ARE APPROXIMATE ONLY



dudley ashwood, p.e.
 civil engineer

LOCATION PLAN

PROPERTY OF REX ADAM
 CR 33 - MS 18463 - FORST
 SILVERTON, CO

SEPTEMBER 12, 2023
 SCALE 1" = 200'



ON-SITE WASTE WATER TREATMENT PERMIT

APPLICANT	PROPERTY OWNER	INSTALLER
ADAM REX PO BOX 178 ESCALANTE, UT 84726-0355 (435) 618-1119	ADAM REX PO BOX 178 ESCALANTE, UT 84726-0355 (435) 618-1119	

ADDRESS:	MINERAL SURVEY NUM 18463	PARCEL #: 48290000010452-S
PERMIT TYPE:	CONSTRUCTION	SUBDIVISION:
LOT #:		LOT SIZE (ACRES): 14.74
DWELLING UNITS: 1		BEDROOMS: 3
SITE EVAL LTAR: 1 0		LIMITING ZONE: Fractured Bedrock
DEPTH: 12'		WATER SUPPLY: Well

SEPTIC TANKS:	1000 gal + 500 gal
DESIGN FLOW:	450 GPD
DISTRIBUTION:	Pressure Siphon
SOIL TREATMENT:	2" force main 12" x 38" bed 36" minimum preferred sand layer at base of excavation 12" of 3/4" washed rock above sand layer Three 1.5" laterals embedded in rock layer 3/16" orifices every 48" at 6 O'clock Cover rock with geotextile Top with at least 12" of topsoil

WORK DESCRIPTION: New OWTS for 3 BDR on raw land

SPECIAL CONDITIONS

"Preferred sand media" as defined in Regulation 43.11.C.2.d.(2) must be used as sand filter material. A GRADATION OF MATERIAL IS REQUIRED PRIOR TO INSPECTION.

At least 6" of gravel, rock or other material must be placed below the pipe. The gravel, rock or other material must fill around the pipe and be at least 2" above the top of the distribution pipe.

The system must meet pressure dosing requirements as defined in Regulation 43.10.E.3, including a distal operating head of 30-72 inches. A wet test of the dosing system is required at the time of construction inspection.

AUTHORIZATION TO BEGIN CONSTRUCTION OR REPAIRS

The submitted design and above specifications are authorized for construction, subject to the above special conditions. All provisions of the SJBPH On-site Wastewater Treatment System regulations must be complied with whether specified herein or not. The granting of this permit does not give authority to violate or cancel any other state or local law or regulation governing construction or land use.

Jasmine Park
Authorized By

9.22.23
Date

FINAL INSPECTION

The above system has been inspected and found to comply with the requirements as described on the issued permit.

DUDLEY ASHWOOD
1961 THUNDERBIRD RD
HESPERUS, CO 81326

System Designed by (name, company, phone)

Finalized By

Date

Adequate Water Source

Notice of Intent to Make Absolute

N.O.I. # _____
(Assigned by SWCD)

The below identified applicant hereby notices its intent to make absolute an increment of the Animas Service Area conditional water right decreed in Case No. 06CW127 consistent with the terms and conditions decreed therein. Use additional pages as needed.

Applicant Information:

Name: Adam Rex Telephone: 435-618-1119

Email Address: rexexcavation@gmail.com

Mailing Address: PO Box 178 Escalante Utah 84726
(The approved NOI will be mailed to this address)

Prospective Water Right Increment Information:

Proposed Use of Water (e.g. domestic, irrigation, commercial):

Domestic

Proposed Source (groundwater, surface water):

Surface Water

Proposed Place of Use (include parcel # if possible):

48290000010452

Anticipated Amount of Depletions (number of acres irrigated, stock use, domestic surface area, and pond evaporation, etc. in the time periods per the 06CW127 decree). Please carry out to the 6th decimal place:

We want to use the water from a spring on my property for a 4 bedroom, 2 bathroom home on said property.

The applicant is advised and recognizes that the execution of this Notice of Intent to Make Absolute confers no right, title, or interest in water beyond the right to perfect an increment of the Animas Service Area conditional water right consistent with the decree in Case No. 06CW127.

Applicant is hereby given authority by Southwestern Water Conservation District and La Plata County to file an application to make the conditional water right absolute pursuant to the terms and conditions in Case No. 06CW127. The Southwestern Water Conservation District and La Plata County reserve the right to file opposition to such claim if deemed necessary.


Signed for the Applicant, (Title)

3-6-23
(Date)

Adam Rex

Printed Name

Governmental Endorsements:

La Plata County

(Date)

Printed Name

SWCD

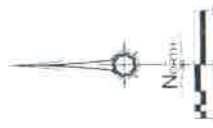
(Date)

Printed Name

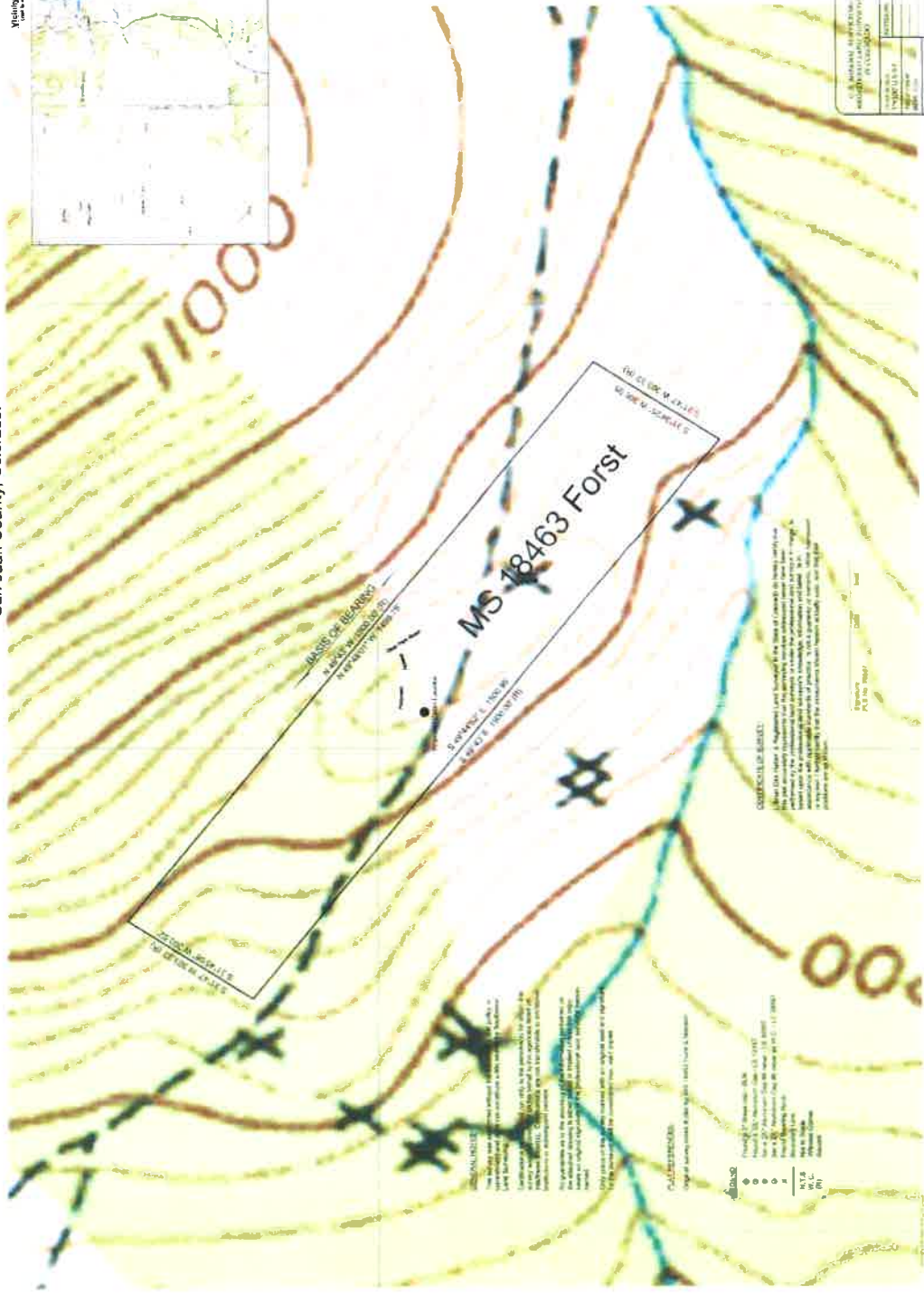
Survey, Geologic Hazard, Avalanche Hazard Maps

Results of Survey

of MS 18463 Forst patented lode mining claim,
located in suspended Township 41 North, Range 7 West, New Mexico Principal Meridian,
San Juan County, Colorado.



SCALE 1"=100' U.S. Survey Feet
This is a plat of a lode mining claim. The Forst lode is shown in black. All other bearings and distances are shown in red.



SURVEYING INFORMATION	
DATE	10/15/11
BY	W. L. GARDNER
FOR	FORST LODE MINING CLAIM
SECTION	36
TOWNSHIP	41 N
RANGE	7 W
COUNTY	SAN JUAN CO., CO.
STATE	COLO.

Result of Survey	
ACRES	1.00
ADJUTANT	W. L. GARDNER
DATE	10/15/11
BY	W. L. GARDNER

SOUTHWEST LAND SURVEYING, LLC
1000 N. 10th St., Suite 100, Durango, CO 81301
Phone: 970.247.1111
Fax: 970.247.1112
www.swlandsurveying.com

CONVEYANCE OF INTEREST
This plat is a conveyance of interest in the Forst lode mining claim, located in suspended Township 41 North, Range 7 West, New Mexico Principal Meridian, San Juan County, Colorado. The claim is shown in black on this plat. All other bearings and distances are shown in red. This plat is subject to the provisions of the Colorado Mining Code, Title 26, Article 10, Section 10-101, C.R.S.

LEGEND
 • Forst Lode Mining Claim
 • 20' Contour Line
 • 40' Contour Line
 • 60' Contour Line
 • 80' Contour Line
 • 100' Contour Line
 • 120' Contour Line
 • 140' Contour Line
 • 160' Contour Line
 • 180' Contour Line
 • 200' Contour Line
 • 220' Contour Line
 • 240' Contour Line
 • 260' Contour Line
 • 280' Contour Line
 • 300' Contour Line
 • 320' Contour Line
 • 340' Contour Line
 • 360' Contour Line
 • 380' Contour Line
 • 400' Contour Line
 • 420' Contour Line
 • 440' Contour Line
 • 460' Contour Line
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 • 780' Contour Line
 • 800' Contour Line
 • 820' Contour Line
 • 840' Contour Line
 • 860' Contour Line
 • 880' Contour Line
 • 900' Contour Line
 • 920' Contour Line
 • 940' Contour Line
 • 960' Contour Line
 • 980' Contour Line
 • 1000' Contour Line

CONVEYANCE
This plat is a conveyance of interest in the Forst lode mining claim, located in suspended Township 41 North, Range 7 West, New Mexico Principal Meridian, San Juan County, Colorado. The claim is shown in black on this plat. All other bearings and distances are shown in red. This plat is subject to the provisions of the Colorado Mining Code, Title 26, Article 10, Section 10-101, C.R.S.

San Juan Board of County Commissioners

Re: First Lode Backcountry Lodge

To the respected San Juan Board of County Commissioners,

San Juan Expeditions is the only year-round guide service headquartered in Silverton, uniquely qualified to share our world-class backyard with locals, visitors, and return clients. Offering programs to match any experience level, from novice to expert, SJE looks forward to having our AMGA educated & professionally certified guides foster an unforgettable experience for all clients in Silverton.

Our commitment extends beyond guiding adventures; we proudly support various local businesses, including local establishments like Avalanche Brewery, The Coffee Bear, Eureka Station, and numerous other year-round restaurants that contribute to the vibrancy of Silverton. In addition to fostering partnerships with local restaurants, we collaborate with and operate programs from various lodging locations, such as huts off of Red Mtn Pass, and maintain partnerships like the Avon Hotel, the Wyman Hotel, and the Silverton Lodge. This ongoing support is rooted in our dedication to sustaining the long-term viability of Silverton's year-round economy.

We anticipate supporting the build of the Forest Lode Property on Kendall Mountain. In collaboration with Adam and Spencer, we aim to guide guests to and from the lodge during winter months, weather and avalanche conditions permitting. With existing BLM and Forest Service permits, we can currently guide to and from the lodge.

During winter, our team of 14-18 guides, all equipped with Wilderness First Responder Certifications, AMGA Ski Guide Courses or AIARE certifications, and many with EMT certifications, play a vital role. Some guides also engage in Search and Rescue with Silverton Medical Rescue. Opening the opportunity to guide guests to the lodge not only benefits our business but also offers more terrain options for locals and visitors seeking guided experiences, creating unforgettable moments for all.

For client parking, we utilize the designated parking area next to our office at 1303 Greene St. Overnight parking is managed with adherence to our RED ALERT SYSTEMS. We kindly request the approval of the County Commissioners for the proposed use of the house as a backcountry lodge in winter, emphasizing guided access only in the winter. This approval would not only enhance our business and provide more employment for our local guides but also contribute positively to the entire community.

Sincerely,
Sarah Moore
San Juan Expeditions Manger
Office: 970.460.6065

MEMORANDUM

February 14, 2024

TO: San Juan County Commissioners

FR: William A. Tookey

RE: Eastern Star Placer MS #17680 and Animas Mill Site MS #1566B

Richard Smiley dba Silverton Glamping has submitted an Improvement Permit application for the development and operation of a Glamping Resort and associated utilities on the Animas MS-1566B and Eastern Star Placer 17680. The total acreage is 41.72 acres. The development will be divided into 4 units. The first location is a 1.6 acre tract identified as Riverside. The site would contain 8 units, a mixture of miner style tents and geodesic domes. One of the 8 units will serve as the check-in office. The septic system, water cistern and propane tank will be located on this site as well. The second location is a 7.37 acre tract identified as Kendall Mountain Meadow. This site would provide an additional 8 units, again a mixture of tents and domes. Also proposed for the site is a composting toilet or porta potty. The third location is identified as 1.37 acre tract identified as Aspen Grove. This site would provide an additional 8 units. The units would be smaller tents. The fourth location is a 3.23 acre tract identified as Sunset Vista Cliff. This site would provide a mixture of tents and domes for a total of 8 units. Additional improvements to the sites would include portable solar and outdoor fire pits. A total of 32 tent/dome units are being requested in the application as Phase I. The applicant plans to develop the property in two phases. This Improvement Permit Application is just for the requested Phase I improvements. The applicant has provided for information only his plans for Phase II. Phase II improvements will require an additional improvement permit application, review and approval.

The property is located just outside of the southeastern boundary of the Town of Silverton and will be accessed from 10th Street across the railroad tracks and continue along the road that has historically served the property. The property will also be accessed from 14th Street to Country Road 33 to the driveway that currently serves the property.

The property is currently owned by Jo Ann Vota Sandell et al. and the taxes are current. Mr. Smiley has the consent of the current ownership to submit an improvement permit application for the property.

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.

Mountain Zoning District. The property is located within the Mountain Zoning District. Any development located within the Mountain Zoning District is a Use Subject to Review and requires a minimum site of 5 acres. The property is 41.72 acres. The

applicant will need to confirm that all improvements meet the minimum setback of 30 ft. from private property and 20 ft. from public property. The property is also located within the Town/County Zone of Mutual Interest Overlay District and the Scenic Corridor Overlay District.

Town/County Zone of Mutual Interest Overlay District. The intent of this Mutual Interest Overlay is to provide a cooperative review process for proposed development and uses in the County which are adjacent to the Town of Silverton where it is anticipated that Town streets, water, sewer, and other public services might be extended; and/or may be subject to annexation by the Town at some point in the future. The Town of Silverton has been notified of this Improvement Permit Application and they have received a copy of it.

Scenic Preservation Overlay District. The Scenic Preservation Overlay District includes any site within 1,500 feet of the centerline of the track of the Durango and Silverton Narrow Gauge Railroad. The site must be designed in a manner that protects the environmental assets of the area and done in a manner which minimizes impacts upon scenic views or vistas and protects historical assets. Additional setbacks, landscaping, screening, or design requirements may be required by the County in order to preserve the natural, pristine appearance of the area and to minimize the visual impact to view sheds and view corridors.

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

All applications for review will be examined initially to determine whether the proposal is consistent with the County's Master Plan.

The Master Plan notes that private property rights are respected in San Juan County.

Master Plan Goal LU-2 Focus future development on mining claims into growth corridors that are environmentally suitable, where public services are available and that provide feasible opportunity for growing the community and the economy.

Master Plan Strategy LU-2.1 Encourages future development in the economic corridors which include the upper Animas Valley from Silverton to Eureka, Cement Creek from Silverton to Gladstone and the South County Line to just above the Mill Creek Subdivision. I believe this application is attempting to meet the intent of the Master Plan.

- a. Adequate potable water is available or can be developed to safely support the proposed use.

The applicant plans to haul Town of Silverton potable water to underground cistern with a capacity of 5000 to 5500 gallons. He estimates that the cistern

capacity will provide at least one week of water for the resort. The applicant will need to provide a will serve letter from the Town of Silverton.

- b. Adequate sewage disposal can be provided to support the proposed use.

The applicant plans on installing a septic system to service the Riverside Tract. For the other tracts he plans on using composting toilets or porta potties. The applicant will need to submit an On-Site Wastewater Treatment Application to the La Plata County Public Health.

- c. Will the proposed use have any adverse impact on public or private property in the vicinity of the development?

The proposed improvements should have minimal impact on the adjoining properties. Adjoining property owners have been notified and at this time I have received one comment in total support of the project several comments that have no objection to the project and one letter (attached) that is opposed to the project.

- d. Will the proposed use have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife, erosion or other geological conditions?

The applicant has included a scenic quality report. The planting of willows could provide some additional screening for the site. There would be no way to screen the project from Highway 550. However, when you look at the sight in context with neighboring RV Parks the tents and domes should have minimal impact. I do have concerns with the visual impact of portable toilets. I would recommend that composting toilets be used instead and that they are located in structures using earthtone building materials.

It does not appear that there are any historic structures on site. Development would need to be stopped and a historic review of the site would be required if any historic artifacts were discovered during construction.

The improvements should create minimal adverse impacts upon wildlife. All solid waste, garbage and refuse must be kept within wildlife/bear-resistant containers until it is properly disposed of at the Transfer station. The applicant should also provide wildlife/bear resistant food storage lockers.

- e. Adequate road access exists or can be developed to ensure access appropriate to the use.

The applicant will access the property via a private driveway off of CR 33 and from 10th Street. The access off of CR 33 does cross private property

and the applicant would need to demonstrate that he has an easement or other legal access to use the driveway. It appears that the driveway also crosses BLM and he will probably need to get an access permit from BLM.

- f. The design and development of the site shall preserve, insofar as possible, the natural terrain and drainage of the land, the existing topsoil and existing vegetation. Disturbed areas shall be revegetated with native plant species certified weed free as soon as possible after disturbance in order to prevent the establishment and dominance of non-native invasive species.

The proposed improvements are primarily temporary structures and will have minimal impact on the natural terrain and drainage of the land. All disturbances will be revegetated with native plant species certified to be weed free.

- g. Sites subject to hazardous conditions, for example avalanche, flood, land slide, rock fall, mud flow, open mine shaft, corrosive water, etc, shall be identified and shall not be built upon or used until satisfactory plans have been approved by the County for eliminating or appropriately mitigating such hazards. The provisions of Chapters 8, 9, 10 and 11 shall govern the evaluation of those natural hazards covered by such provisions.

This site is located in an avalanche hazard area. However, the operation is planned for seasonal use only and all structures with the avalanche hazard zone will be removed during the winter season.

It appears that all structures will be constructed outside of the FEMA identified flood zones.

- h. The applicant shall permit continued public access to any historic public trails that cross the property.

If any historic trails are identified they will need to be added to the certified survey plat.

- i. Individual building sites shall be placed on the Town of Silverton's utility billing system for water and refuse when water is hauled to the site., Any applicant who shows that it is obtaining water from an approved permitted well or is purchasing water from an acceptable source of potable water other than the Town of Silverton may be permitted to be placed on the Town of Silverton's billing system for refuse only.

The applicant will be required to be placed on the Town's utility billing system for water and refuse.

The applicant plans to use propane gas or wood fireplace/stoves for heating the units. For fire safety and air quality issues I would recommend that only propane heating systems be allowed.

If the applicant plans on having individual or communal fire pits or rings, they should also be fueled by propane gas.

The applicant will also need to provide a plan for fire prevention and fire protection for the site. His plans would need to be reviewed and approved by the Fire Chief and Sheriff.

The Planning Commission has reviewed this application, and they recommend that the Commissioners approve the Sketch Plan with the conditions listed below.

The County Commissioners have the option to approve as submitted, deny, or approve with conditions.

Should the Commissioners choose to approve, they should do so with the following conditions prior to the issuance of an improvement permit:

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 Eastern Star Placer MS #17680 and Animas Mill Site MS #1566B 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 the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.
5. That a cumulative impact report be completed prior to the Preliminary/Final review.
6. That the applicant be placed on the Town of Silverton's Utility billing system for water and refuse.
7. That the applicant demonstrates that he has legal access to his property via the driveway from CR 33.
8. That an On-Site Wastewater Treatment Permit application be submitted to the La Plata County Public Health Department.
9. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.

10. Any other conditions that the Commissioners deems necessary.

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

January 16, 2024

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: Improvement Permit Application:
Richard Smiley DBA Silverton Glamping
LLC. Eastern Star Placer MS 17680 and
Animas Mill Site MS 1566B
Sketch Plan for the Development of a
Glamping Resort located near the southern
boundary with the Town of Silverton.

At a regular meeting of the San Juan Regional Planning Commission on January 16, 2024, members of that Commission discussed the Sketch Plan Application for the Silverton Glamping Resort and associated utilities on the Animas MS 1566B and Eastern Star placer 17680 a total of 41.72 acres. The development will be divided into 4 units. Phase 1 will include a total of 32 tents/domes sites. During the winter they would be taken down since the sites are in an avalanche zone. Year One would include 8-12 sites.

After discussion regarding concerns about the units used especially the geodesic domes that most people are not accustomed to and the closeness to Town, the members made a motion to recommend that the San Juan County Commissioners approve the Sketch Plan with the seven proposed conditions as presented by staff and an extra condition to add access easement from the property owners of approval. The recommendation passed unanimously.

Thank you for considering this recommendation.

Sincerely,
Jim Weller, Chairman
and the Planning Commission Members



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

January 5, 2024

To Whom It May Concern:

This letter is to inform you that Richard Smiley dba as Silverton Glamping, LLC has submitted and Improvement Permit application to allow for the development and operation of a Glamping Resort including a total of 32 Miners style tent and geodesic dome units and associated utilities on the Animas MS-1566B and Eastern Star Placer 17680.

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/> Copies of the application can also be reviewed upon request via the email listed above.

It is anticipated that this application will be reviewed by the Planning Commission during their meeting of January 16, 2024.

It is further anticipated that the application will be reviewed by the County Commissioners during their regular meeting of February 14, 2024.

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

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

Sincerely,

William A. Tookey
Land Use Administrator

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, February 14, 2024 in person and via Zoom to receive public comments on a County Improvement Permit Application for a proposed Glamping Resort on the Eastern Star Placer MS 17680 and Animas MS 1566, Adjacent to the Southeastern Boundary of the Town of Silverton on Kendall Mountain. The Applicant is Richard Smiley dba Silverton Glamping LLC. The purpose of the Application is to request approval of the proposed seasonal commercial use of a mining claim. 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: January 25, 2024

17 January 2024

Mr. William A. Tookey
Land Use Administrator
San Juan County, Colorado

Dear Mr. Tookey,

Thank you for the letter advising me of the proposed Silverton Glamping development. I was not able to participate in the Planning Commission meeting yesterday evening, but by means of this letter please put me on the record as opposed to the Silverton Glamping LLC proposal for development immediately adjacent to the Animas River. I am the owner of the home/office and apartment at 707 Cement (Block 63), proximal to the proposed development.

- The placer mining claim proposed for development was created and originally existed for mining purposes along the Animas River. This claim was not created for non-mining or recreational uses. I am opposed to allowing the use of this claim for inappropriate purposes for which it was not intended.
- The proposal conflicts with the stated goals of the 2006 Animas River Corridor Revitalization Plan (I recognize that the plan is non-binding).
- The proposed development's proximity to the river makes it unsuitable for the intended use. The proposed setbacks of 40 feet from the river and 30 feet from fens violate generally accepted rules, and in many cases legal mandates (US Forest Service and National Park Service) that prohibit camping within 100 feet of a waterway.
- The proposed septic system setback of 50' from the Animas River, although perhaps compliant with Colorado regulations, would violate public health requirements in many states, which specify minimum setbacks of 100 feet measured horizontally from the high water line of the peak streamflow from a 10-year, 24-hour rainfall event.

I am a professional geologist and Geological Engineer. I conducted a risk assessment before buying my lot in Block 63 and concluded that the FEMA maps of the Animas River underestimate the flood risk. I believe I am likely to see flooding at my homesite in my lifetime (I elevated my building site as much as permissible) and no type of construction or septic system would be appropriate closer to the river.

Respectfully,



Matthew Gray
765 Dorotea Court
Rio Rico, AZ 85648

707 Cement Street
Silverton, CO 81433

matt.gray@resourcegeosciences.com

(520) 841-0555

Application for Improvement Permit
Sketch Plan Submittal - Silverton Glamping, LLC.



Location:

Eastern Star Placer 17680 & Animas MS-1566 Silverton, CO 81433

Applicant:

Silverton Glamping, LLC
Attn: Richard Smiley
PO Box 1492 Craig, CO 81626
970-366-8796

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Cover Letter and Introduction

Hello,

My name is Richard Smiley, and I am really excited to submit this application as a significant step towards realizing my lifelong dream of operating a glamping resort in the breathtaking San Juan Mountains. This area has always held a special place in my heart, and I am honored to have the opportunity to contribute to this region.

As a native of Colorado and a resident of the Steamboat/Craig area, I have developed an appreciation for the natural wonders that our state has to offer.

My personal passions align seamlessly with the vision I have for this resort. I am an avid lover of the great outdoors, spending my free time camping, snowboarding, hiking, and mountain biking. It is this connection to nature that has fueled my desire to create a glamping resort, allowing others to experience the magic of the San Juan Mountains in a comfortable and sustainable manner.

I am firmly committed to implementing sustainable business practices and being a responsible steward of the land. Our project will be characterized by its low environmental impact, environmentally friendly design, and dedication to preserving the natural beauty of the Silverton area. I am also committed to supporting the local community by employing local labor and sourcing supplies from the area when possible, which will not only create job opportunities but also boost the local economy.

I envision our guests as ambassadors of the region, exploring the town of Silverton, shopping in local stores, dining in local restaurants, and further spreading the word about how incredible Silverton is to visit. By doing so, our resort will serve as a catalyst for economic growth, generating tax revenue that can be reinvested into the community. In essence, our business aims to foster a relationship between nature, people, and the local economy.

Thank you for considering my application, and I look forward to the opportunity to discuss this project further.

Sincerely,

Richard Smiley

Application for Improvement Permit

San Juan County, Colorado
Application for Improvement Permit

		APPROVAL CHECKLIST	Initial	Date
Applicant	Name	Richard Smiley		
	Address	PO Box 1492, Craig, CO 81626 970-366-8796 Phone		
Owner	Name	Silverton Glamping, LLC		
	Address	2000 S. Colorado Blvd. tower 4 Suite 1000, Denver, CO 80222 Phone		
Contributor	Name			
	Address			
Legal Description of Property:				
Animas MS-1566, Eastern Star Placer 17680 Township 41N, Range 7W, Section 20		Road System Relationship		
		Zoning Compatibility		
		State Mining Permit		
		Owner Notification		
		Avalanche Hazard		
		Geologic Hazard		
		Floodplain Hazard		
		Wildfire Hazard		
		Mineral Resource Impact		
		Wildlife Impact		
Nature of Improvement Planned:				
A glamping resort consisting of 8 luxurious tents along the river.		Historic Site Impact		
		Watershed Geance		
		County Building Inspector		
		Building Permit		
		State Electrical Inspector		
		Electrical Permit		
		San Juan Basin Health Unit		
		Sewage Disposal: Test		
		Design		
		Central Sewage Collection		
Land Use Zone: Town-County Mutual				
Applicant Signature				
Richard Smiley		State Division of Water Resources		
		Adequate Water Source		
		Well Permit		
		Central Water Distribution		
		U.S. Forest Service/BLM		
Reason for Denial				
		Access Approval		
		State Division of Highways		
		Driveway Permit		
Receipt		FEE PAYMENT	Amount	Date
	Application			
	Building Permit			
	Subdivision/PLD			
	Hearing Notice			
		Subdivision Variance		
		Subdivision Approval		

Proof of Consent

OWNER AGREEMENT

This document provides Silverton Glamping, LLC. proof of binding, irrevocable consent to pursue all land use and improvement permits required to complete the Silverton Glamping project.

All owners of the Eastern Star Placer 17680 and Animas MS-1566 hereby agree to this binding and irrevocable consent.

Signed:

Jo Ann Vota Sandell 10/02/2023

Jo Ann Vota Sandell

William J Sandall 10/02/2023

William J Sandall

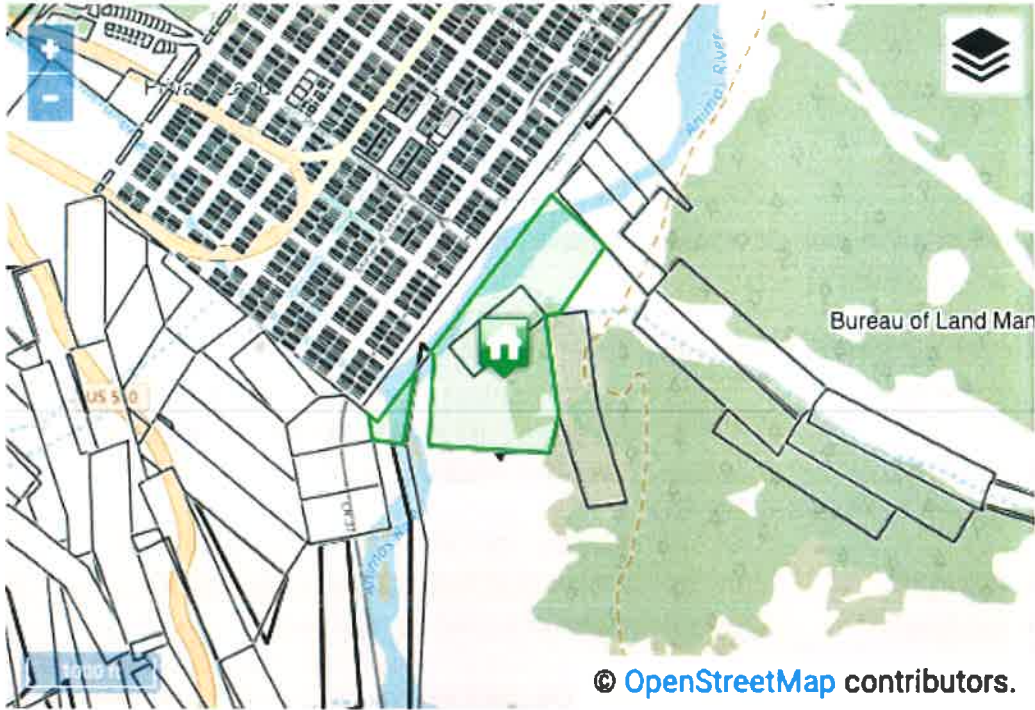
Michael Sandell 10/02/2023

Michael Sandell

Susan Sandall Takahashi 10/02/2023

Susan Sandall Takahashi

Map of Adjacent Landowners within 1500 ft.



List of Adjacent Landowners within 1500 ft.

This list was obtained from Kim Buck, the county assessor.

Address	Owner
SILVERTON, CO 81433	DURANGO & SILVERTON NARROW GAUGE RAILROAD; RICK SILVERMAN
SILVERTON, CO 81433	SAN MIGUEL POWER ASSOCIATION INC; FINANCE - LANCE LEHIGH
715 EMPIRE ST, SILVERTON, CO 81433	DAILEY ROBERT ET AL; ANDERSON LOIS ANNE
741 EMPIRE ST, SILVERTON, CO 81433-5060	YAMAGIWA KEVIN JR & JAMI
962 MINERAL ST, SILVERTON, CO 81433	LANTZ JAY G & SHARON L
SILVERTON, CO 81433	KNOX AMBER P ; POSTA DAVID A
SILVERTON, CO 81433	SANDELL JO ANN VOTA ET AL; WILLIAM J SUSAN L MICHAEL L
840 COUNTY ROAD 33, SILVERTON, CO 81433	BROWN GEORGE T & COLLEEN M RLT
SILVERTON, CO 81433	AGUA CUERVO LLC A COLO CORP
SILVERTON, CO 81433	PERKINS DAVID & SHANA
COUNTY ROAD 31, SILVERTON, CO 81433	SULTAN MOUNTAIN LLC
SILVERTON, CO 81433	DERAMO JASON & TAMMY
731 EMPIRE ST, SILVERTON, CO 81433-5060	FRIES WILLIAM D & KELLI
1028 CEMENT ST, SILVERTON, CO 81433-5032	LOVATO KAREN & GARY; LYLE AARYN
TBD CEMENT ST (between 10th & 11th Streets), SILVERTON, CO 81433	GIBSON ALISHA M
1003 CEMENT ST, SILVERTON, CO 81433	WILLIAMSON MARK T; TESCHER SARAH ELIZABETH
TBD MINERAL ST (between 10th & 11th Streets), SILVERTON, CO 81433	MILLIGAN SEAN & JESSICA; MACKLIN SUSAN & DONALD
1011 CEMENT ST, SILVERTON, CO 81433-5032	YANKO JEREMY T
1019 CEMENT ST, SILVERTON, CO 81433-5032	CANFIELD FREDERICK W
936 EMPIRE ST, SILVERTON, CO 81433-5056	PFOTENHAUER FAMILY TRUST; KRISTOPHER & STEPHANIE
924 EMPIRE ST, SILVERTON, CO 81433	FASCHING FRED; DAILEY PATTY
920 EMPIRE ST, SILVERTON, CO 81433-5056	CONRAD BRUCE T

902 EMPIRE ST, SILVERTON, CO 81433-5056	COOK CASEY C HERITAGE TRUST; c/oCASEY C COOK
911 MINERAL ST, SILVERTON, CO 81433-5092	FULTON KIRSTEN
921 MINERAL ST, SILVERTON, CO 81433	PERCE REVOCABLE LIVING TRUST; GEORGE S & KAREN LEE PERCE
939 MINERAL ST, SILVERTON, CO 81433	MALIN KELLY A; DOELGER SARAH E
957 MINERAL ST, SILVERTON, CO 81433	MC CLURE THELMA; c/oGAY MCCLURE LOVE
967 MINERAL ST, SILVERTON, CO 81433-5092	GALLEGOS NELLIE B
957 MINERAL ST, SILVERTON, CO 81433	LEMMONS KEVIN G & CRYSTAL K
962 MINERAL ST, SILVERTON, CO 81433	LANTZ JAY G & SHARON L
956 MINERAL ST, SILVERTON, CO 81433	MYERS TODD ET AL
944 MINERAL ST, SILVERTON, CO 81433	HJERMSTAD MARGARET L
TBD MINERAL ST (between 9th & 10th Streets), SILVERTON, CO 81433	PERCE REVOCABLE LIVING TRUST; GEORGE S & KAREN LEE PERCE
905 CEMENT ST, SILVERTON, CO 81433	SHERWOOD LIVING TRUST DTD 7-13-2020; c/oJERRY L & CYNTHIA A SHERWOOD TRUSTEES
907 CEMENT ST, SILVERTON, CO 81433	TEMPLE APRIL
939 CEMENT ST, SILVERTON, CO 81433	OTTO WILLIAM C & GAIL E
957 CEMENT ST, SILVERTON, CO 81433-5040	RENOWDEN RONALD & BARBARA
969 CEMENT ST, SILVERTON, CO 81433-5040	ROMERO DAVID C & MARGARET A
441 E 10TH ST, SILVERTON, CO 81433	GALENA MOUNTAIN CORP
TBD MINERAL ST (between 8th & 9th Streets), SILVERTON, CO 81433	DAILEY PATRICIA; FASCHING FRED
817 CEMENT ST, SILVERTON, CO 81433	SAN JUAN COUNTY HISTORICAL SOCIETY STILLWELL CHRISTOPHER J; STILLWELL BROOKE A
305 E 9TH ST, SILVERTON, CO 81433	WATSON MARK & DARLENE
852 MINERAL ST, SILVERTON, CO 81433	QUINTA RICHARD A TRUST
TBD MINERAL ST (between 8th & 9th Streets), SILVERTON, CO 81433	WEGERT JESS L
830 EMPIRE ST, SILVERTON, CO 81433-5061	BRANCH LINDA VEE
820 EMPIRE ST, SILVERTON, CO 81433-5061	LANIS THOMAS
804 EMPIRE ST, SILVERTON, CO 81433-5061	DAVENPORT CALVIN T & MEGAN E
821 MINERAL ST, SILVERTON, CO 81433-5091	DAVENPORT MEGAN & CALVIN
825 MINERAL ST, SILVERTON, CO	

81433-5091	
829 MINERAL ST, SILVERTON, CO 81433	GALLOWAY MAVIS I & SAM E
TBD MINERAL ST (between 8th & 9th Streets), SILVERTON, CO 81433	JAMISON STARR D
867 MINERAL ST, SILVERTON, CO 81433-5091	REITER ROBERT JOHN
852 EMPIRE ST, SILVERTON, CO 81433	SPRINGER MICHAEL W & MICHELLE L
848 GREENE ST, SILVERTON, CO 81433	GFS HOSPITALITY LLC
805 EMPIRE ST, SILVERTON, CO 81433	TIBBETTS DEE A
821 EMPIRE ST, SILVERTON, CO 81433-5061	CHARLES W & DIANE V PLEVICH LT DTD 3-14-2022
833 EMPIRE ST, SILVERTON, CO 81433-5061	EVANS THOMAS M & NELSON CAROLE
847 EMPIRE ST, SILVERTON, CO 81433-5061	SILVERTON ESTATE LLC
859 EMPIRE ST, SILVERTON, CO 81433	GREEN CAREY W JR & BARBARA K
869 EMPIRE ST, SILVERTON, CO 81433	HORN SONJA I & JONATHON C
824 GREENE ST, SILVERTON, CO 81433	MILLER MICHAEL
E 8TH ST, SILVERTON, CO 81433	PRICE MARTY JOE & KIMBERLY A
754 GREENE ST, SILVERTON, CO 81433-5070	COLEMAN THOMAS R & JAYNIE E CHAMBERS JERELD WILLIAM; CHAMBERS
740 GREENE ST, SILVERTON, CO 81433	DANA ANN
706 GREENE ST, SILVERTON, CO 81433	SAN MIGUEL POWER ASSOCIATION
755 EMPIRE ST, SILVERTON, CO 81433-5060	RHOADES TERRY S
705 EMPIRE ST, SILVERTON, CO 81433-5060	RHOADES REBECCA J
731 EMPIRE ST, SILVERTON, CO 81433-5060	JARAMILLO LADONNA L & AMOS D
715 EMPIRE ST, SILVERTON, CO 81433	RHOADES REBECCA J
741 EMPIRE ST, SILVERTON, CO 81433-5060	JARAMILLO LADONNA L & AMOS D
768 EMPIRE ST, SILVERTON, CO 81433-5060	KUHLMAN ERNEST F & JUDY R
742 EMPIRE ST, SILVERTON, CO 81433-5060	BREWER KARL AND KATIE
722 EMPIRE ST, SILVERTON, CO 81433	WILSON ROBERT D & MARYLENE F
765 MINERAL ST, SILVERTON, CO 81433	LANG RYAN ALLEN & VIRGINIA LEE
TBD EMPIRE ST (between 7th & 8th Streets), SILVERTON, CO 81433	SERBOUSEK KRIS & ROBYN
TBD EMPIRE ST (between 7th & 8th Streets), SILVERTON, CO 81433	TOWN OF SILVERTON

741 MINERAL ST, SILVERTON, CO 81433	KORDICH JACOB; KORDICH JAMES
743 MINERAL ST, SILVERTON, CO 81433-5090	NEIGHBORS AC
727 MINERAL ST, SILVERTON, CO 81433	BUERGER BRIAN; KAASCH-BUERGER GLORIA
733 MINERAL ST, SILVERTON, CO 81433-5090	CAVENDER PIANO STUDIOS INC
TBD MINERAL ST (between 7th & 8th Streets), SILVERTON, CO 81433	KETTERHAGEN BILL; MAST MEGAN
TBD MINERAL ST (between 7th & 8th Streets), SILVERTON, CO 81433	OSTLUND ANNE-BRITT; SCHENK MARKUS
764 MINERAL ST, SILVERTON, CO 81433	BRUNING BRYAN / KOCHENDERFER KATE
TBD MINERAL ST (between 7th & 8th Streets), SILVERTON, CO 81433	EQUITY TRUST CO CUSTODIAN; FBO DEAN LECKIE IRA
TBD MINERAL ST (between 7th & 8th Streets), SILVERTON, CO 81433	SUKI LLC
TBD MINERAL ST (between 7th & 8th Streets), SILVERTON, CO 81433	PATRICK DAWSON
710 MINERAL ST, SILVERTON, CO 81433	MAPLE MOUNTAIN BUILDERS LLC
707 CEMENT ST, SILVERTON, CO 81433	GRAY MATTHEW DEAN
TBD CEMENT ST (between 7th & 8th Streets), SILVERTON, CO 81433	WANATKA EMIL M & KRISTINA T
735 CEMENT ST, SILVERTON, CO 81433	BURTON MICHAEL J
TBD CEMENT ST (between 7th & 8th Streets), SILVERTON, CO 81433	HARTLE LOGAN
753 CEMENT ST, SILVERTON, CO 81433	RICHTER LINDSEY B; GRASSO FABIO A SHAPIRO STACEY INGEBRITSON; SHAPIRO SEBASTIAN
769 CEMENT ST, SILVERTON, CO 81433	SILVER SUMMIT INC; SILVER SUMMIT RV PARK
640 MINERAL ST, SILVERTON, CO 81433	
TBD MINERAL ST (between 6th & 7th Streets), SILVERTON, CO 81433	VAN BUREN DALE & DIANE TRUST
TBD MINERAL ST (between 6th & 7th Streets), SILVERTON, CO 81433	VAN BUREN DALE & DIANE TRUST
664 GREENE ST, SILVERTON, CO 81433-5074	LOKEY JIM AND AMY
TBD GREENE ST (between 5th & 6th Streets), SILVERTON, CO 81433	EATON PETER BRITTEN JR
TBD EMPIRE ST (between 5th & 6th Streets), SILVERTON, CO 81433	EATON PETER BRITTEN JR
418 GREENE ST, SILVERTON, CO 81433	TOWN OF SILVERTON
414 GREENE ST, SILVERTON, CO 81433-5072	TOWN OF SILVERTON
315 GREENE ST, SILVERTON, CO	WHISTLE STOP / DETOUR MANAGEMENT LLC;

81433-5064	WHISTLE STOP GAS STATION
TBD GREENE ST (between 3rd & 4th Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD EMPIRE ST (between 3rd & 4th Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD MINERAL ST (between 2nd & 3rd Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD EMPIRE ST (between 2nd & 3rd Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD GREENE ST (between 2nd & 3rd Streets), SILVERTON, CO 81433	FM4 LLC
TBD EMPIRE ST (between 2nd & 3rd Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD GREENE ST (between 1st & 2nd Streets), SILVERTON, CO 81433	SWANSON GERALD & NANCY R TRUST
TBD GREENE ST (between 1st & 2nd Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD MINERAL ST (between 1st & 2nd Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD CEMENT ST (between 1st & 2nd Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
542 MINERAL ST, SILVERTON, CO 81433 SILVERTON, CO 81433	LOKEY JIMMY LEE & AMY PACIFICORP; c/oPROPERTY TAX DEPT
TBD EMPIRE ST (between 4th & 5th Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
414 GREENE ST, SILVERTON, CO 81433-5072	TOWN OF SILVERTON
347 CEMENT ST, SILVERTON, CO 81433	TOWN OF SILVERTON

Project Narrative

Applicant Name and Address:

Silverton Glamping, LLC
Attn: Richard Smiley
2000 S. Colorado Blvd, Tower 1, Suite 10000, Denver, CO 80222, United States
970-366-8796

Project Location:

Eastern Star Placer 17680 & Animas MS-1566 Silverton, CO 81433

Legal Description:

ANIMAS M S - 1566 B, EASTERN STAR PLACER 17680, Township 41N Range 7W, Section 20

Proposed Development:

Phase one:

For the first phase of this project we propose a glamping resort with units spread out widely across 4 different sections of the Eastern Star Placer. Our goal is to provide as much space and privacy as possible per tent, while simultaneously offering premium glamping amenities. There will be some common gathering areas with outdoor fire rings, and games like corn hole, can jam, etc.

The first location for glamping units is along the northwest side (town side) of the Animas River. To reference this area of the development throughout this proposal, we named it Riverside. It is approximately 1.6 acres, which gives a density of .2 acres per unit. Riverside is located on the north side of the Eastern Star Placer. All the units in Riverside will be removed during the wintertime to accommodate avalanche safety and scenic corridor concerns. There will be a mixture of geodesic domes, and historic miner style tents (both pictured later in proposal.) These tents will be built on decks. For utilities, these will have a toilet and shower (connected to an engineered septic), propane stove, a propane grill, and a basic solar system to allow guests to turn on a light and charge electronics. This section of land will be the location of our check-in office/tent (included in the 8 unit count) and a portable shower house. The onsite manager will be located here. We chose this section of land to use first because it has the easiest access for guests and emergency vehicles, and is the best location for our check-in area. We believe guests on this side of the river will really enjoy watching the train go by, the riverfront scenery, and walking distance to town and the train.

Another ideal location for glamping is the opposite side of the river on the southeast section of the property. In this section there is a meadow that is out of sight from the town of Silverton, offering more privacy for guests, less light pollution, incredible starry nights, and amazing views. According to Google Earth, this meadow is approximately 7.37 acres. For referencing this area, we named it Kendall Mountain Meadow. As a part of phase one, we'd like to offer 8 additional

units in this location. That equates to .92 acres per unit. The existing road is rougher than the town side, but is still accessible for trucks, SUVs, or anything with a decent bit of ground clearance. We will use similar structures (domes and tents.) Utilities for these units will include a wood stove, a composting toilet or portapotty, an outdoor propane fire pit, and basic solar for charging electronics.

There is a beautiful aspen grove just above the meadow offering increased privacy, and a more wooded experience for guests with this preference. It measures approximately 1.37 acres. We named this section Aspen Grove. Tents in this location will be hidden by the trees from town and the scenic corridor, and guests will have a short hike to reach their tent. In the fall they will be surrounded by beautiful gold leaves. We would like to offer smaller tents in Aspen Grove with basic amenities. These tents will have nearby shared composting toilets, no showers, and no solar. Although the tents here are smaller with more basic amenities, guests will still be arriving to a tent that is already setup with a bed. We'd like to have up to 8 units here, which is a density of .17 acres per tent.

The last location we would like to have glamping is on the cliff directly adjacent to Aspen Grove. This cliff offers a great view of town, the mountains to the west, and the sunset. It measures 3.24 acres. We named it Sunset Vista Cliff. We'd like to place 8 units here, which is a density of .4 acres per tent. The structures will be either historic miner tents or geodesic domes. Utilities will include an enclosed composting toilet, basic solar for lights and charging electronics, a wood/propane stove for heating, and an outdoor fire pit.

We have designed the entire resort to be low impact to the natural environment, low density, and respectful to the maintaining the beauty and serenity of the area. Everything built in phase one can easily be removed to restore the land to its original condition.

Phase Two:

In order to be fully transparent I'd like to disclose our long term vision, and briefly discuss phase two of the project. After recouping some capital from our initial investment, we'd like to improve the existing road on the east side of the river. By doing so it will allow all vehicle types to access the Mountain Meadow section of the property. In this meadow, or on the cliff located directly above (named Sunset Vista Cliff), we would like to build a barndominium type structure that will serve as the central brain of the operation. The barndo will have a gathering space and check-in area in the bottom floor. It would also have a fully functional bathroom with a few toilets and showers for the guests. We'd like to have some fun amenities such as an indoor golf simulator, and pool tables. It will be connected to solar power, a well, and a septic system. Upstairs will be a living space for the camp host and/or workers. This will allow us to greatly reduce the amount of water we truck, and have a more permanent solution for storage in the winter time. We've already discussed avalanche concerns in person with Chris Wilbur, and we believe we have found a safe build location. We are not ready with full plans to include in this proposal, but we wanted to disclose long term visions for the property.

Zoning:

Town/County mutual zone.

Acreage:

41.72 acres.

Water Service:

Underground water storage tanks with hauled water to the property will be buried in close vicinity to the tents on Riverside. They will have the required setback from the septic components.

The tents located on Kendall Mountain Meadow, Sunset Vista Cliff, and Aspen Grove will be dry during phase one.

Sewer Service:

Phase One:

An onsite septic system is proposed for the resort and will be located on Riverside above the floodplain as shown on the included site plan. There will be RV style hookups so the tents can be easily disassembled in the winter time. We have spoken with Dudley Ashwood, P.E. about the feasibility of the septic system on the phone, and he will finish the design once the project is approved to proceed.

The units on the opposite side of the river will utilize high end composting toilets (Sunmar) or porta potties (option 2) supplied and serviced by a local vendor.

Phase 2:

As stated above, we'd like to build a barndominium and improve the road on the southeast side of the property in the future. This barndo will have a septic system, and a few bathrooms/showers for guests on this side of the river.

Power:

Most glamping units will have a basic solar setup for electricity. This solar setup will power lights and charging for phones and other devices. The solar setup will be screened from the scenic corridor of town and the railroad through fencing and natural landscaping.

Solar will be supplied from either Goal Zero or Jackery. We will buy complete solar kits that will have a 100-200 watt solar panel, and 500-2000 watt battery storage.

Heating:

Most glamping units will have a propane gas or wood fireplace/stove inside for heating purposes. The propane tanks will be buried, and serviced by Silverton LP Gas. Propane is the preferred heat source, but we will use wood stoves in the locations where propane is not feasible.

For the basic/smaller units, no heat will be provided.

Phone:

The entire property has excellent cell phone service.

Access from County Roads:

The west side of the land (Riverside) is accessed from town by taking 10th street across the railroad tracks, then following the road SW until arriving at the front gate of the property. The road is existing, in great condition, and easily accessible for all vehicle types and emergency services.

The east side of the land (Kendall Meadow and Aspen Grove) is accessed by taking County Road 33 .45 miles up Kendall Mountain, then turning onto an existing private road. This road is suitable for SUV's, trucks, and higher clearance vehicles in its current condition. For phase one we would like to use this road in its current condition to access the tents. For any guests who do not have a capable vehicle, or would prefer, we will offer a ride in one of our business vehicles to the tent.

As mentioned above, we would like to improve the road so it is passable to all vehicles in the future. For the momentl, however, we'd like to use it in its current condition.

Exterior Lighting

Exterior lighting will be incorporated near the glamping units, and along the pathway between units for safety purposes. Pathway lighting will be solared powered. All lighting will be in compliance with San Juan County Dark Sky requirements.

Solid Waste Management

Trash disposal services will be provided by Bruin Waste Management. On site trash will be contained within the provided dumpster until removal to the transfer station. Proper bear-smart protocols will be utilized and signage will be displayed to inform guests about said protocols.

Landscaping

Revegetation and landscaping will be provided in accordance with requirements of San Juan County to preserve the natural appearance of the scenic corridor and minimize impact of views. Due to the natural landscaping of the area, a defensible space is already in place with little to no combustible ground cover, and very few shrubs near the build sites.

Surveying:

A boundary survey for this lot was done by Brian Dirk Hatter of Southwest Land Surveying. A copy of this survey is included with this application. Mr. Hatter will also be surveying in the tent locations, and mapping the floodplains and geohazards.

Subsurface Conditions:

Due to the fact all structures are temporary tents/domes, we believe no subsurface tests will be required for the building. For the septic system, we will utilize Trautner Geotech LLC or whoever our septic engineer advises.

Building Envelope and Siting:

There are multiple proposed glamping unit build sites in this proposal. All building envelopes will be surveyed by Dirk Hatter.

The first site will be along the west side of the Animas river (Riverside) on the Eastern Star Placer, as shown on the included site plan.

The second build site will be on the southeast section of the Eastern Star Placer in the secluded meadow (Kendall Mountain Meadow) as shown in the included site plan.

The third build site will be on the southeast section of the Eastern Star Placer in the aspens (Aspen Grove) as shown in the included site plan.

The fourth build site will be on the southeast section of the Eastern Star Placer on the cliff (Sunset Vista Cliff) as shown in the included site plan.

All the siting takes into consideration the safest locations due to natural hazards, and best utilizes the natural topography and causes the least impact to vegetation.

County Avalanche Map:

Some of the build site of this phase of the proposal is within the Idaho Gulch slide path. We recognize the risk of avalanches, and for the safety of everyone, we will not do operations during times of avalanche risk. Our proposal is for a seasonal glamping operation, and no operations will be conducted when avalanche risk is present. All structures within avalanche risk zones will be taken down during the winter.

County Geohazards Map:

The sketch plan for this project has been overlaid onto the county geohazards map, which is included in the application. Surveyor Dirk Hatter will do the official version of this map after the sketch plan meeting. According to the County Geohazards Map, a portion of the proposed build site appears to be in the "pf" area or physiographic floodplain defined as "an area experiencing frequent erosion and deposition from streamflow. Areas defined probably encompass most of the 100 year floodplain, but mapping is not based on stream discharge records." All the structures built outside of the 100 year floodplain should be safe from this hazard. For the tents marked on the edge of the 100 year floodplain, we plan to mitigate the risk by building on decks elevated a few feet off the ground, and having the onsite management closely watch weather. If flooding is a risk, we will alert our guests and evacuate to higher ground if necessary.

Foundation:

The proposed structures will be placed on wooden decks. The decks will be built with treated wood, and built to all necessary building codes.

Elevation:

The proposed sites sit at approximately 9255 ft. This elevation was obtained from GPS data from Google Earth.

Structure Size and Height:

We are proposing two different primary structures: a historic miner styled tent, and a geodesic dome.

Historic Miner Styled Tent: These will be 16'x25' and built on a 16'x32' deck. The total footprint of each tent is 512 sq ft. and the inner tent is 400 sq ft. The maximum height of the peak of the tent is 10'5", which is well beneath the county structure height of 35 feet. Pictures of the proposed materials and aesthetic are included in this proposal.

Geodesic Dome: The domes will be built on 16'x32' decks for an overall footprint of 512 sq ft. The actual dome structure will have a 16' diameter, or 189 sq ft. The dome peak height is 9.5 ft which is well beneath the county limit of 35 feet.

Other Tents: We would like permission to utilize other sizes and models of tents that are of similar colors and materials as the style proposed above. For example, there are smaller versions of the miner tents that may work better for individual travelers. In the aspen grove, we may need to utilize smaller tents to fit between trees. These smaller tents will only be used in the heavily treed areas, hidden from all scenic corridors.

Building Materials and Style:

The choice to utilize historic styled miner tents and geodesic domes reflect the culture and history of San Juan County. By showcasing historic canvas miner tents with themed art and decorations, we are paying homage to the mining heritage that built this county. The geodesic domes are a more luxurious option for travelers who wish to have a premium experience, and the large windows and skylights showcase the breathtaking beauty of the San Juan Mountains. We will use colors that blend in with the natural scenery, and integrate well with the requirements of the scenic corridor.

Renderings have been included for both unit types, which shows the proposed appearance and are included in the scenic quality report for review.

The proposed materials list includes:

- Forest Green colored canvas for geodesic domes
- Autumn Gold colored canvas for historic miner tents.

Historic Structures

There are no historic structures on the property.

Project Plan

Overall Vicinity Map

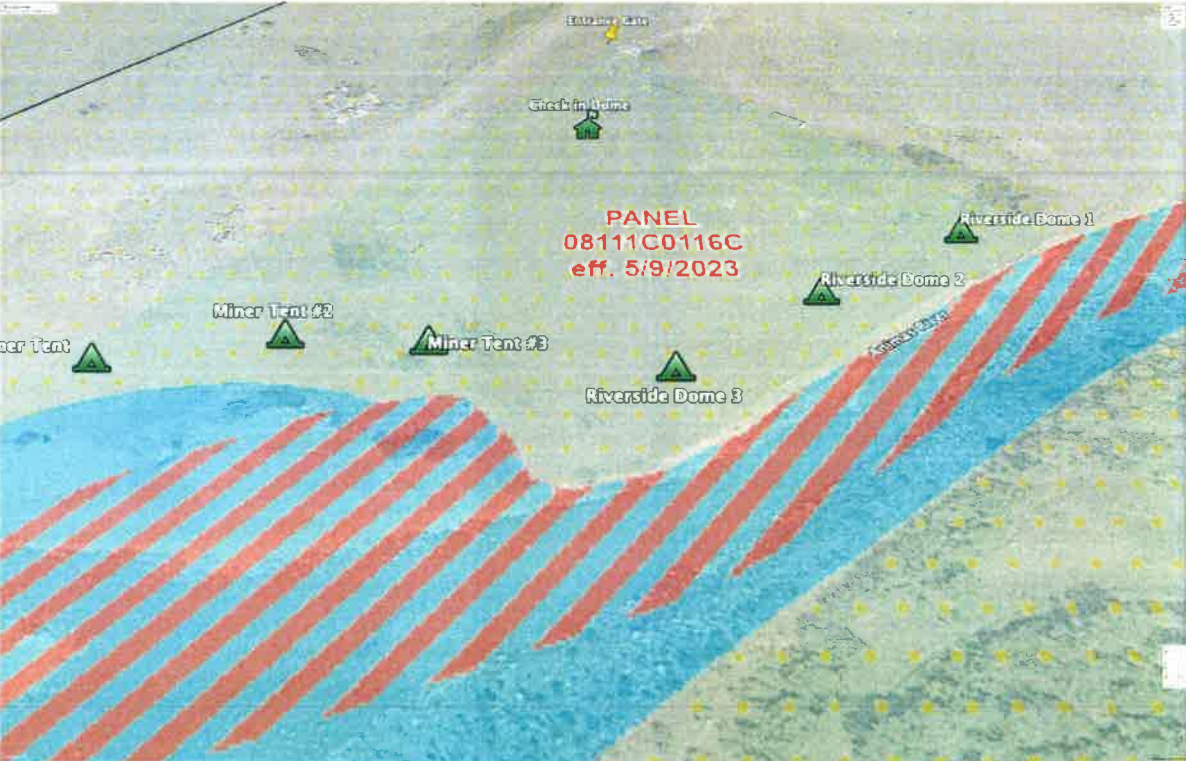


This is taken from the San Juan County GIS. We are proposing to develop the phase one glamp sites in the four areas highlighted on the map above.

Riverside Vicinity Map & FEMA Flood Overlay



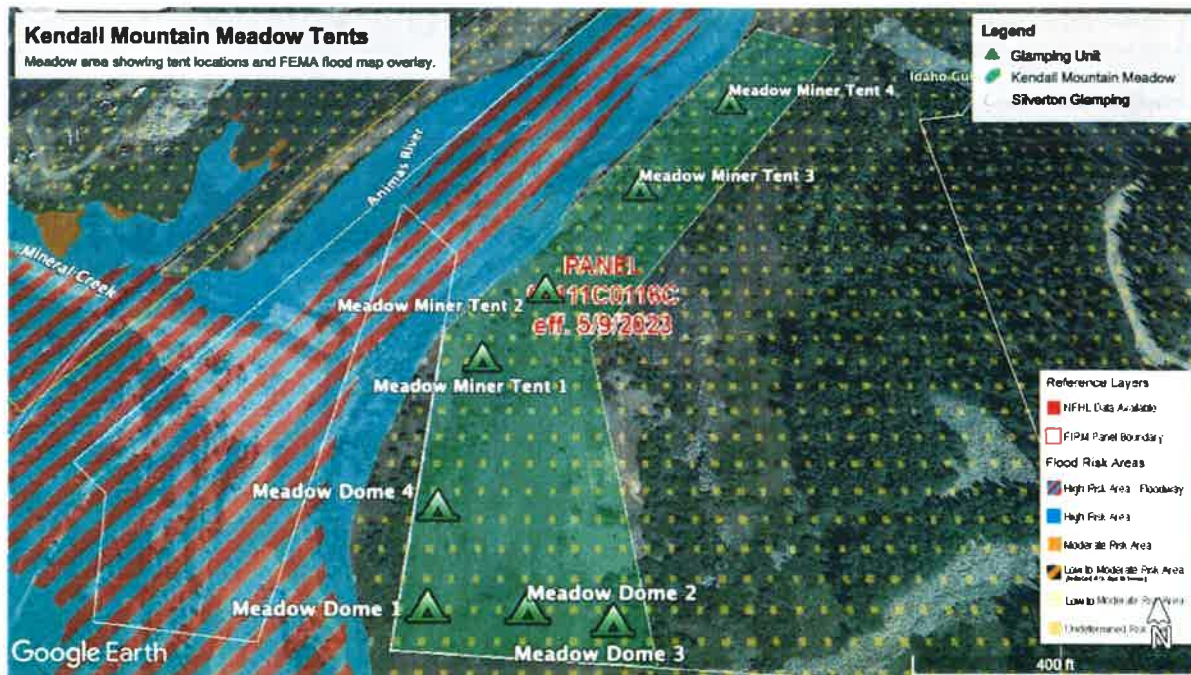
Above is a google earth image showcasing approximate tent locations, septic (brown), and cistern (blue.) Below is Riverside with the FEMA flood plain overlay.



Kendall Mountain Meadow Vicinity Map & FEMA Flood Overlay



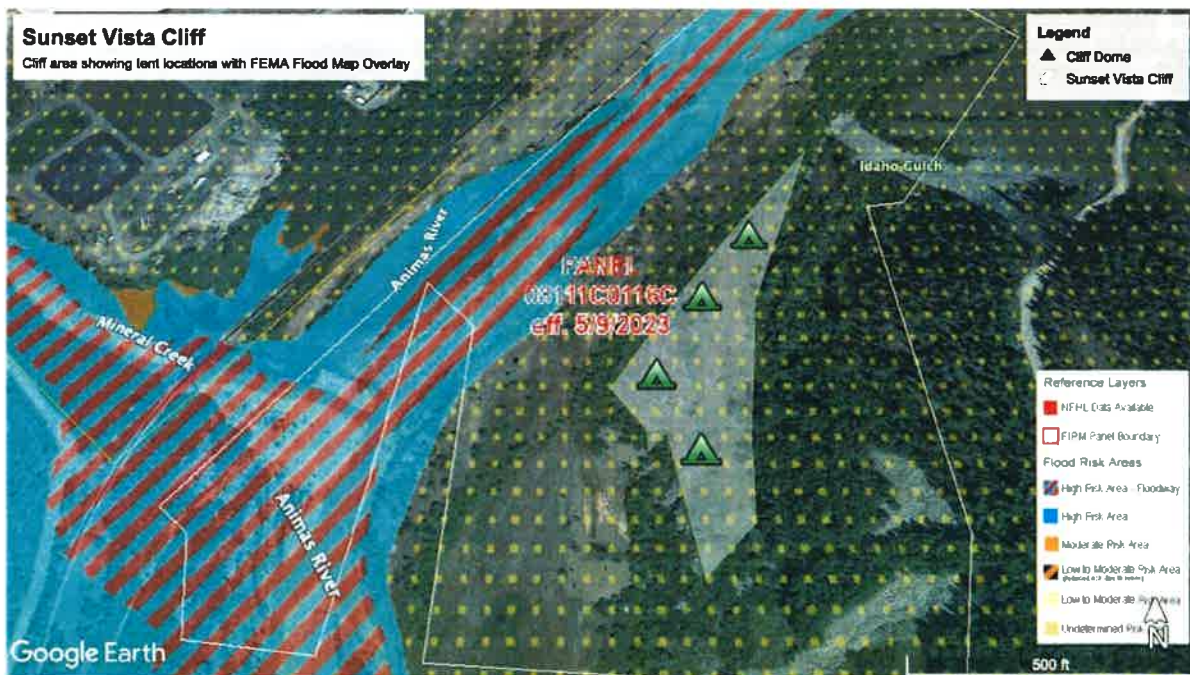
Pictured above is Kendall Mountain Meadow, and the approximate locations of our glamping units. Pictured below is the same graphic, with the FEMA flood zone overlay.



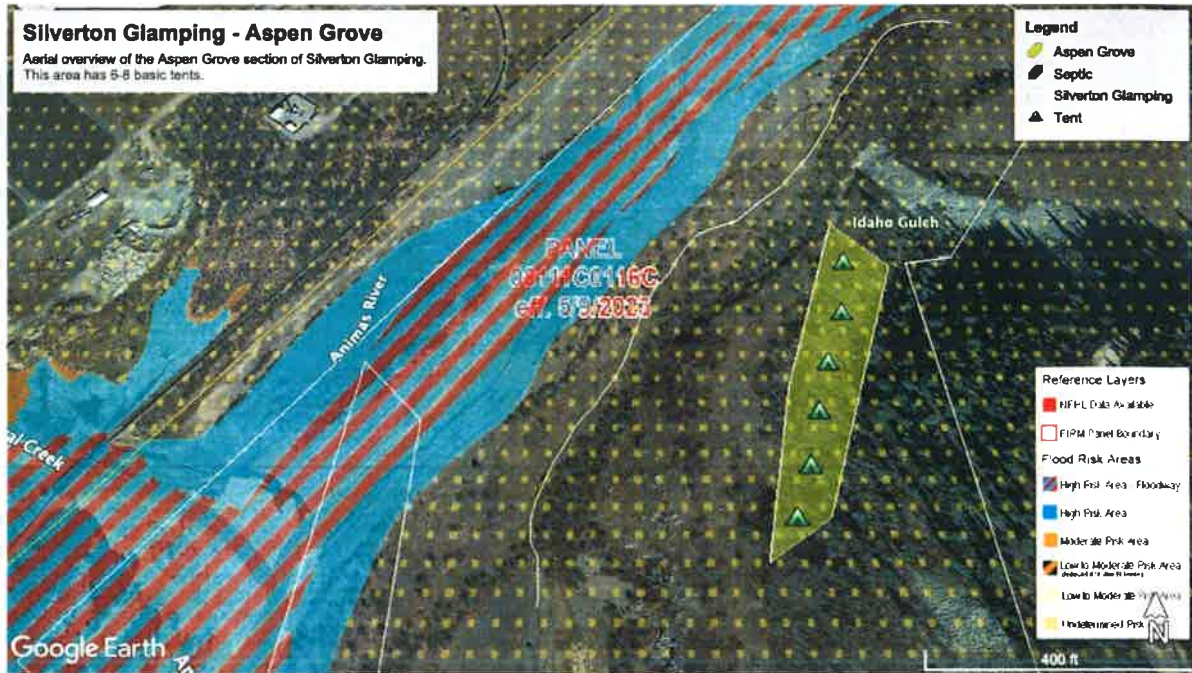
Sunset Vista Cliff Vicinity Map & FEMA Flood Overlay



Pictured above is Sunset Vista Cliff, and the approximate locations of our glamping units. Pictured below is the same graphic, with the FEMA flood zone overlay.



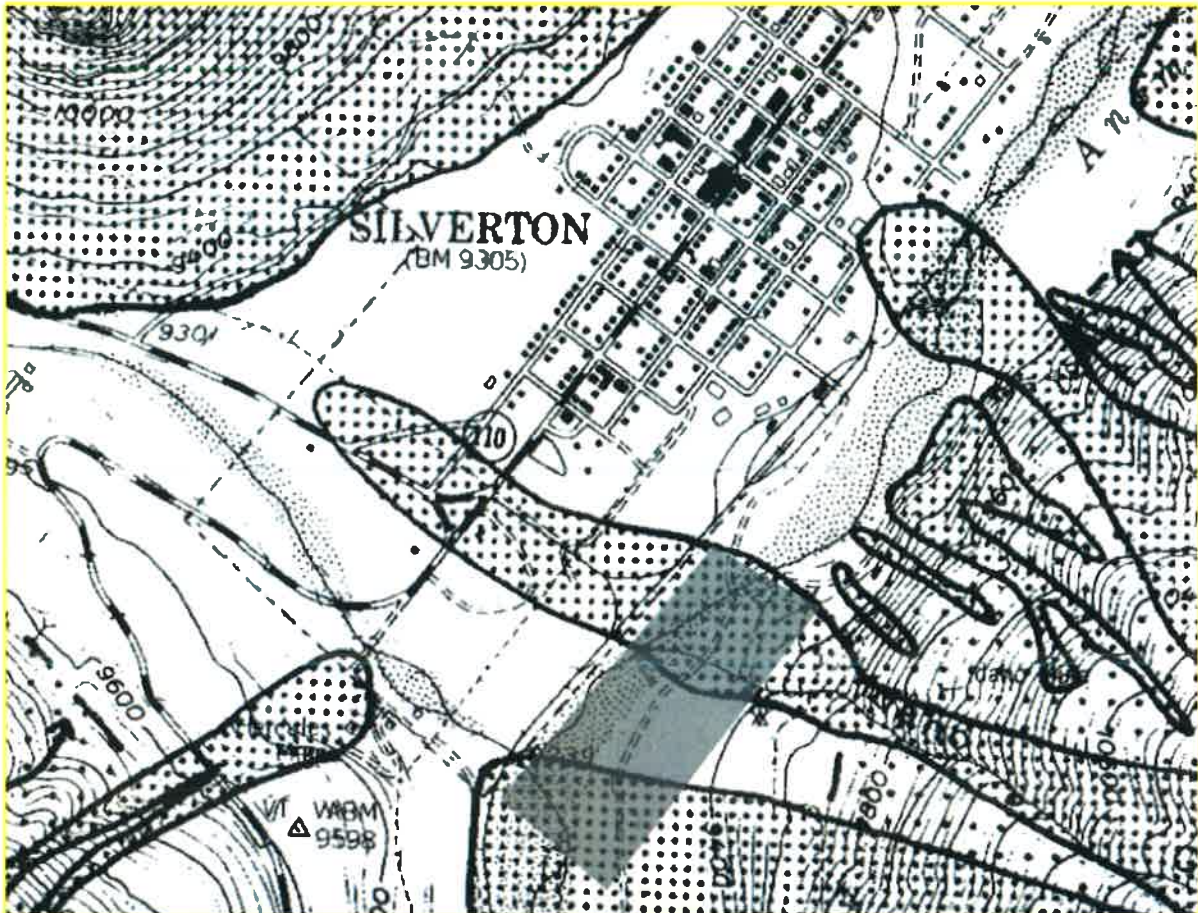
Aspen Grove Vicinity Map & FEMA Flood Overlay



The picture above is the Aspen Grove section with the flood zone overlay. It will have 6-8 basic tents. The picture below is the same aerial image without the flood overlay.

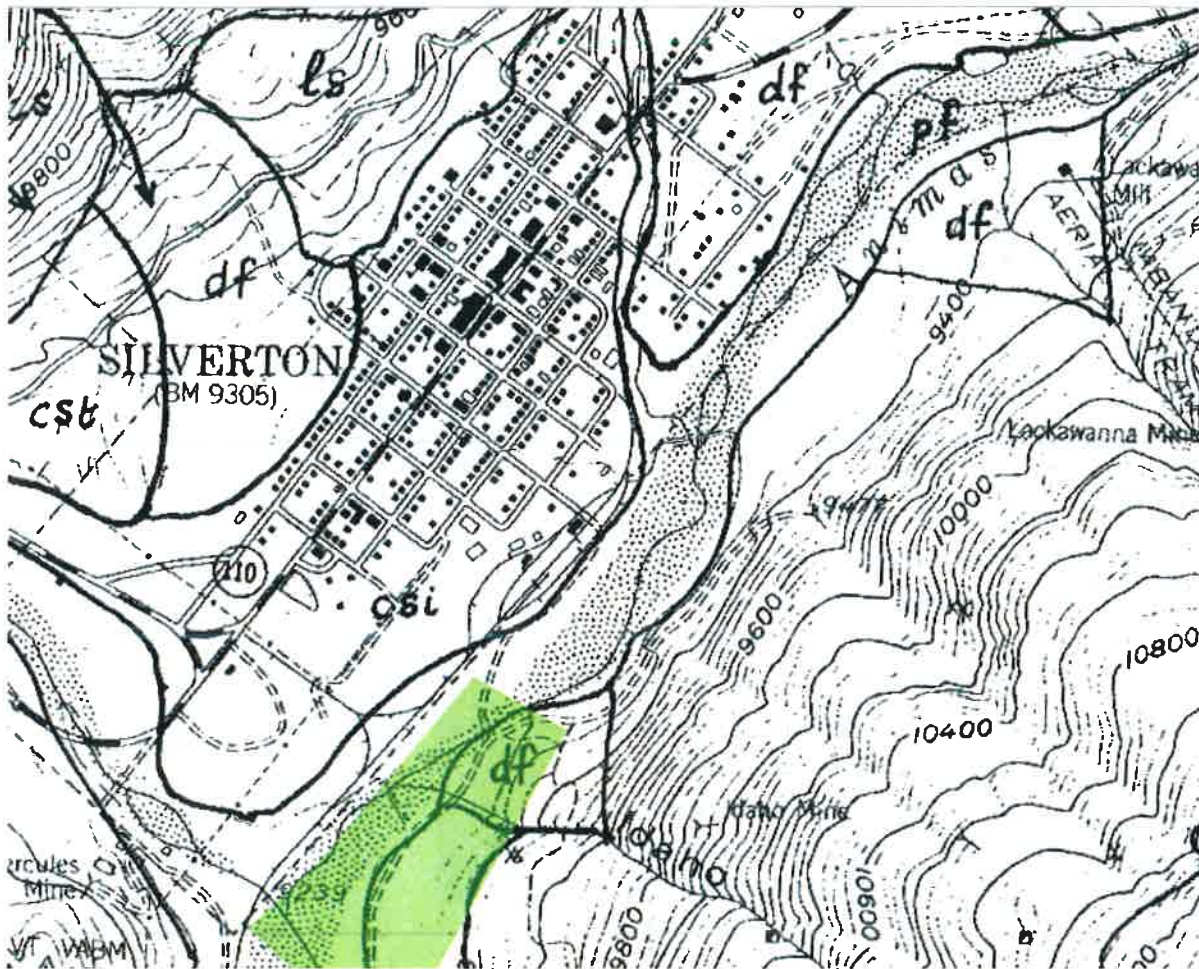


Sketch Plan with Avalanche Map and Mitigation



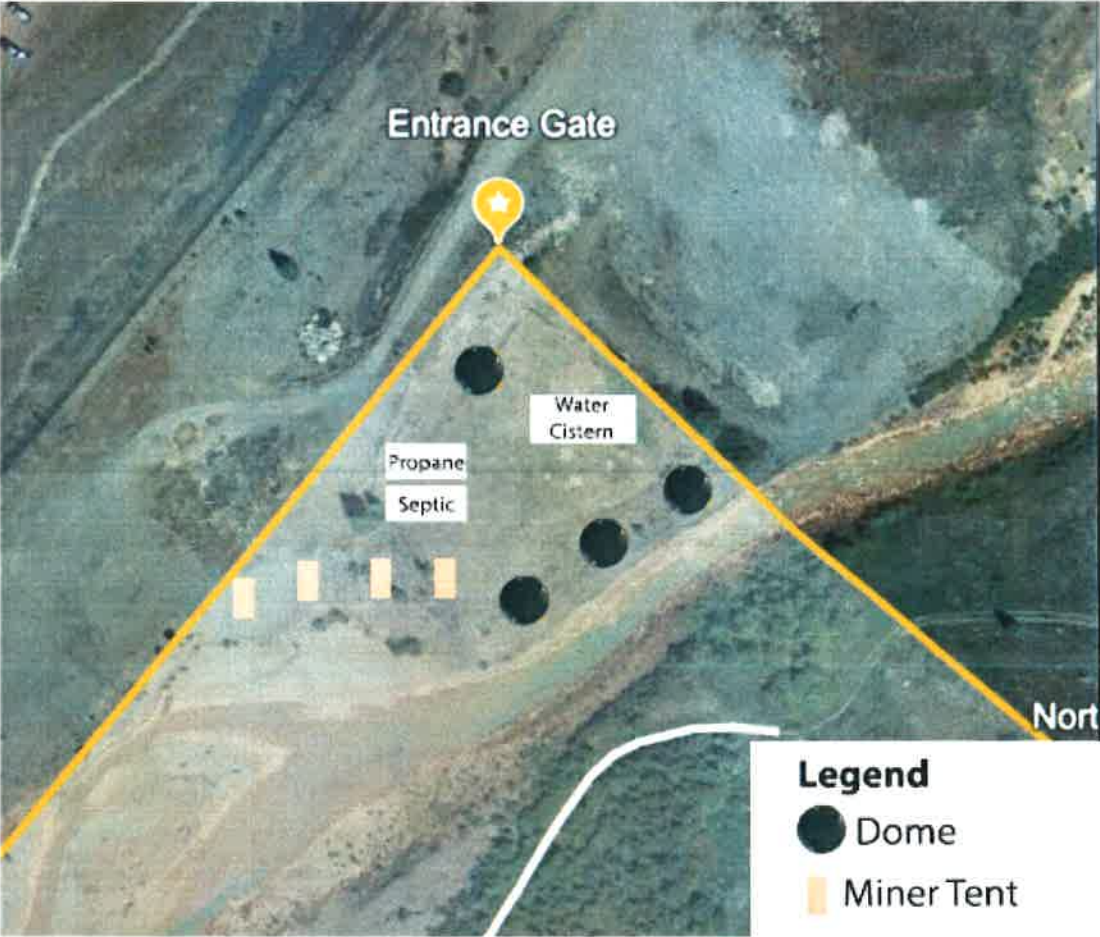
The highlighted area is the approximate boundaries of the Eastern Star Placer. As you can see, the build site is clearly within the avalanche path of the Idaho Gulch. As stated previously, we will avoid all avalanche danger by not operating during times of avalanche risk. During the winter months, all the glamping units will be taken down and put into storage.

Sketch Plan with County Geo Hazards Map



The highlighted area shows the approximate property boundary overlaid on the county geohazards map. Dirk Hatter will be doing the official survey overlay after the sketch plan meeting. According to the County Geohazards Map, a portion of the proposed build site appears to be in the "pf" area or physiographic floodplain defined as "an area experiencing frequent erosion and deposition from streamflow. Areas defined probably encompass most of the 100 year floodplain, but mapping is not based on stream discharge records." All the structures built outside of the 100 year floodplain should be safe from this hazard. For the tents marked on the edge of the 100 year floodplain, we plan to mitigate the risk by building on decks elevated a few feet off the ground, and having the onsite management closely watch weather. If 100 year flooding is a risk, we will alert our guests and evacuate to higher ground if necessary.

Enlarged Site Plan



Natural features such as riparian areas, wetlands, fens, tarns, springs, streams, rivers, ponds, lakes shall be protected from development with adequate setbacks for any building and other site improvements; minimum required setbacks are:

Rivers and Streams: 40 feet for residential development. Fens: 30 feet for all development.

Septic Rules

Each lot to be served by an on-site soil absorption sewage disposal system shall contain a minimum depth of 8 feet from the surface of the ground to impermeable bedrock, and a minimum depth of 8 feet from the surface of the ground to the surface of groundwater (based upon annual high water level). Each site must also be at least 100 feet from any supply well, at least 50 feet from any stream or water course, and at least 10 feet from any dwelling or property line. Septic must be 25 feet away from any cistern.

Septic System Design

An initial phone call consultation has been done with Dudley Atwood, PE. We plan to utilize him as our septic engineer. The application below for the San Juan Basin Public Health OWTS will be submitted once our plan is approved so that we do not incur a cost without the ability to build.

SAN JUAN BASIN
public health

281 Sewer Drive, Ste. 300 | Durango, CO 81301
507 South 8th Street | Pagosa Springs, CO 81447
970.247.5702 | sjbpublichealth.org

On-Site Wastewater Treatment System (OWTS) Permit Application

Owner: Silverton Glamping, LLC. ATTN Richard Smiley Phone: 970-366-8796
 Project Address (street, town/city, zip): Eastern Star Placer, Silverton CO 81433
 Assessor's Parcel #* 48290000010034 Subdivision: _____ Lot#: _____
 Lot Size: 41.72 (acres) # of Dwellings: 8 # of Bedrooms: 8 Water Supply: Cistern
 List Commercial Uses (e.g., office, factory, event venue): Glamping Resort with RV style septic hookups
 Owner's Mailing Address: PO BOX 1492, Craig CO 81626
 Owner's Email Address: glampingsilverton@gmail.com
 For detailed parcel information please visit your county assessor's website or see your property tax statement

On-site Wastewater Treatment System (OWTS) Permit Types

Choose the most applicable permit type from the list below and check the box in upper-left corner

<input checked="" type="checkbox"/> New Construction - (\$1023.00) <i>For new OWTS and complete system replacement</i> <ul style="list-style-type: none"> Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions. A design must be submitted to SJBPH. SJBPH must have payment and application to review designs for permit issuance. 	<input type="checkbox"/> Alteration - (\$973.00) <i>For changes/additions to existing permitted OWTS</i> <ul style="list-style-type: none"> Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions. A design must be submitted to SJBPH. SJBPH must have payment and application to review designs for permit issuance.
<input type="checkbox"/> Change Of Use - (\$473.00) <i>For expanded use (e.g., bedroom count) of an existing permit without system modifications, OR new service connections (e.g., garages, shops) added to an existing permit</i> <ul style="list-style-type: none"> For expanded use, provide a certification report from a Professional Engineer (PE) or system designer. For new service connections, provide a proposed site plan and describe scope of work below. Change of Use does NOT allow for connection of new uses (e.g., second dwellings, ADUs) unless the system was originally designed for it – use Alteration instead 	<input type="checkbox"/> Minor Repair - (\$373.00) <i>For replacement of OWTS components with no change to permitted use</i> <ul style="list-style-type: none"> Submit application with payment, transfer of title inspection report (if available) and a simple site plan showing location of repairs. List repairs/scope of work below (e.g. tank replacement, aerators, pipe repairs, etc.) A permit is NOT required for repair of components that do not provide treatment (e.g., fencing, tank lids, inspection ports)

Please describe in detail work to be completed: _____
 Construction of an OWTS for 8 glamping units. The units will have RV style septic hookups so they can easily be taken down in the winter months.

I acknowledge: (1) This application does not guarantee that an On-site Wastewater Treatment System ("OWTS") can be installed or a building permit issued; (2) The issuance of the OWTS permit does not imply any warranty by San Juan Basin Public Health as to the operation of the OWTS; (3) The OWTS must be constructed in accordance with the San Juan Basin Public Health On-site Wastewater Treatment System Regulations and any Conditions of Approval set by SJBPH; and (4) The owner of the property assumes the responsibility and liability for the proper maintenance of the OWTS.

Owner's Signature: _____ Date: _____
 Submit completed application to eh@sjbpublichealth.org or at one of our office locations.

This is NOT a permit; this application does not authorize construction or repairs.
All OWTS construction/repair work must be performed by an installer licensed by SJBPH.

Water Source

We plan to bury a 5000-5500 gallon underground cistern and haul water to the site. The cistern will be placed beyond the required setback from the septic components (25+ feet from septic 10+ feet from property lines.) The calculation for this size of cistern is:

Average shower 8 minutes

Low flow shower head is 1.5 gallons per minute

= 12 gallons per shower

12 gallons per shower * 48 showers per day = 576 gallons/day

576 gallons per day * 7 days = 4032 gallons per week.

A 5000 gallon cistern would supply us with more than enough water for the week including toilet flushes, etc. We will supply 5 gallon drinking jugs or bottled water for guests also. Not all tents will have the ability to

All plumbing will be run underground. During the winter all lines will be winterized, and capped. I have spoken to John Sites regarding a will-serve letter for the water from the town of Silverton. Please see the picture below.



John Sites

to me ▾

Hi Richard,

Yes, bulk **water** sales are possible to customers in the County. See attached.

You will coordinate with the Town to pick up **water**. We would probably fill a truck with a **water** tank from a hydrant.

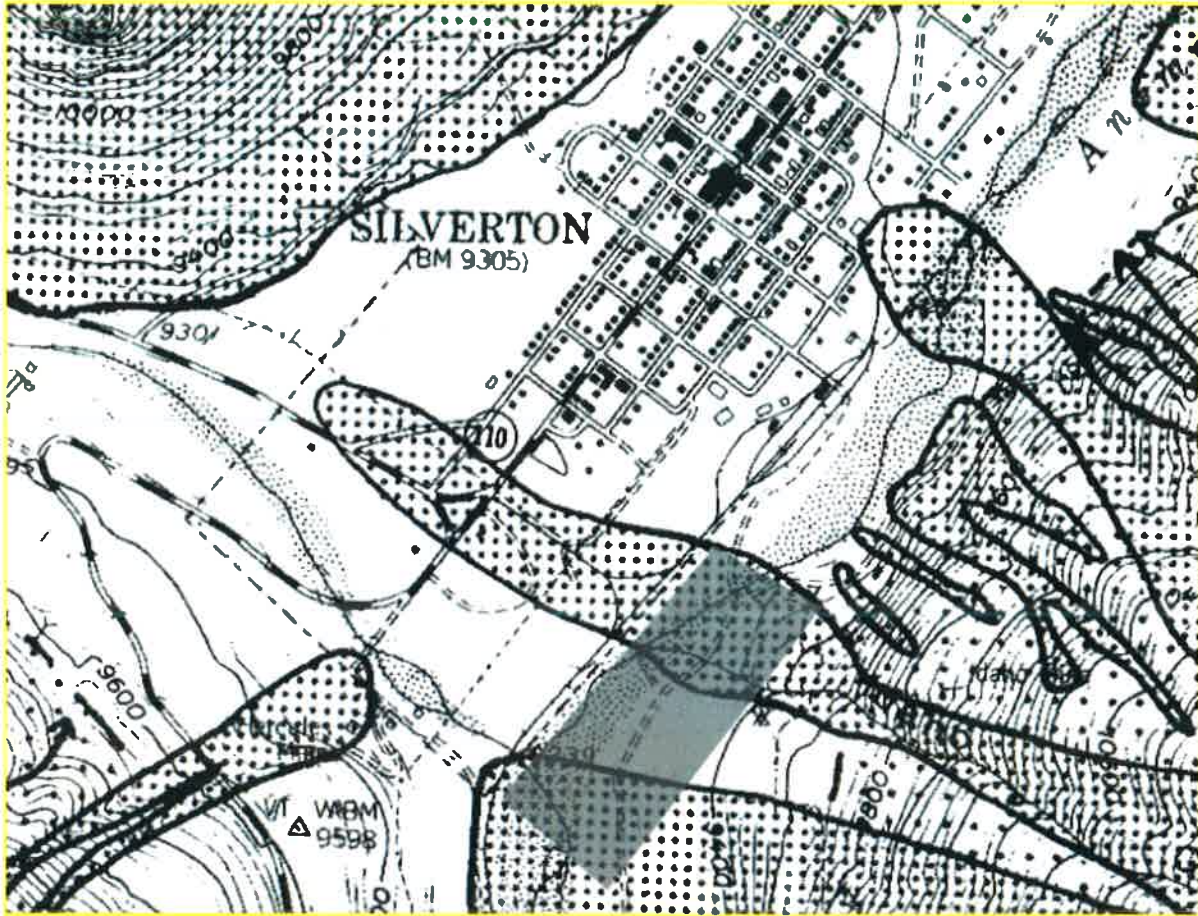
It is physically possible to pipe **water** to this location but I would start with getting a rough estimate on cost of construction and what the Train thinks about running **water** under their right of way. If you are still interested, we can continue the discussion. You, as the developer, would be responsible for all associated costs

Thanks,

John D. Sites, cwp
Director of Public Works. Town of Silverton
P.O. Box 250
1450 Greene Street
Silverton, CO 81433
970-946-6839

Wed, Oct 25, 1:30 PM ☆ ↶ ⋮

Avalanche Hazard Mitigation



As previously mentioned, the highlighted area is the approximate boundaries of the Eastern Star Placer. As you can see, the build site is clearly within the avalanche path of the Idaho Gulch. As stated previously, we will avoid all avalanche danger by not operating during times of avalanche risk. During the winter months, all the glamping units will be taken down and put into storage.

Scenic Quality Report

Introduction and Site Location

Silverton Glamping

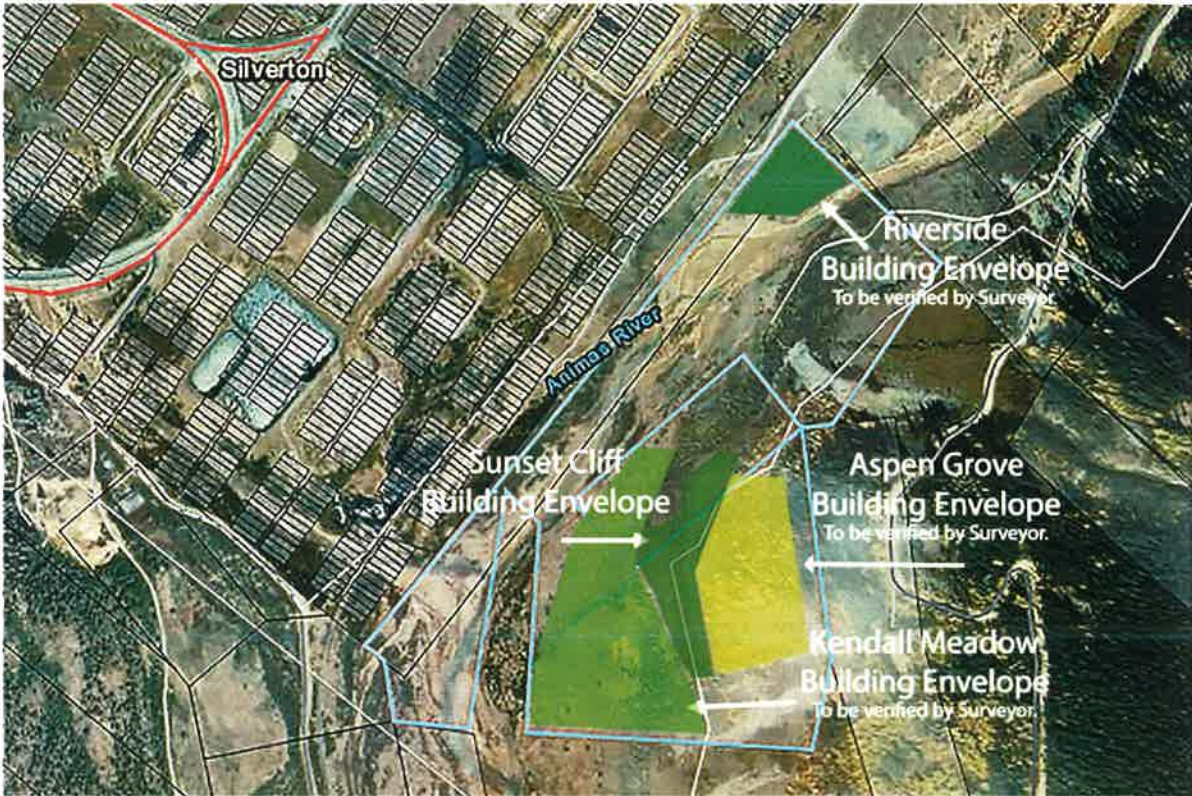
San Juan County regulations state the following:

“All developments shall be required to submit a scenic quality report at the time of sketch plan submission.”

The following is a scenic quality report for the proposed Silverton Glamping Depot, located on the Eastern Star Placer 17860, Silverton CO 81433.

The project is within the Town County Mutual Zone, and is easily accessible for all vehicle types and emergency response services from 10th street.

Project Site and Proposed Location



Build site current condition photos. See sections below for photos with superimposed structures.



Visibility of the Resort From Train and Town of Silverton



Left: Current View from Town/Train

The domes and historic miner themed tents will be visible from the train tracks and the town of Silverton. The Riverside area of the build has few trees or natural screening available. With the build site being adjacent to town, there is already much development in the area including an RV park on the other side of the train track. We plan to use colors that integrate beautifully with the environment, “forest green” for the domes and “autumn gold” for the miner tents. See photos in the sections below. Our goal is to build a top notch, beautiful glamping resort that provides significant value to San Juan County. We hope to showcase the breathtaking beauty of the area to our guests, from the high mountain peaks to the incredible starry nights. We aim to be excellent stewards of the land, both in our building choices and the way we conduct daily business. This resort will not be an eyesore or detract from the incredible beauty of the area.



Left: View from town with domes superimposed.

Visibility of the Resort from Highway 550

The photo below shows what the tents will look like from the Highway 550 overlook. The glamping structures will be visible, but due to their natural colors and building materials, they will not stand out or be an eyesore.



Left: Same photo as above, but zoomed in greatly so that structures can be seen.

Views from the Proposed Tents



Location of Structure Minimizes Visibility from Public Lands and Existing Trails

The county scenic quality regulations require the following information:

“Evidence shall be provided to show that the location of the structure is designed to minimize the visual impacts, and that it does not detract from the scenic quality of adjacent, public lands, existing trails, or historic resources.”

Due to the natural topography of this build site, it is impossible to completely minimize visual impact of any structure. However, we have chosen building materials and colors that blend in consciously with the natural environment to minimize the visual impact from the scenic corridor. Also, due to the close proximity to the town of Silverton, there are many existing businesses and structures within line of sight, including an RV park nearby. Silverton Glamping would be a low-impact, seasonal business. We would also be great stewards of the land, our immediate efforts would be to clean up large piles of cement left on the property, and large quantities of junk/trash that have been an eyesore previously. Between the cleanup of the property, and the landscaping investments we plan to make to make the glamping resort more beautiful, we would be improving the overall beauty of the land, while being careful to maintain the natural beauty.

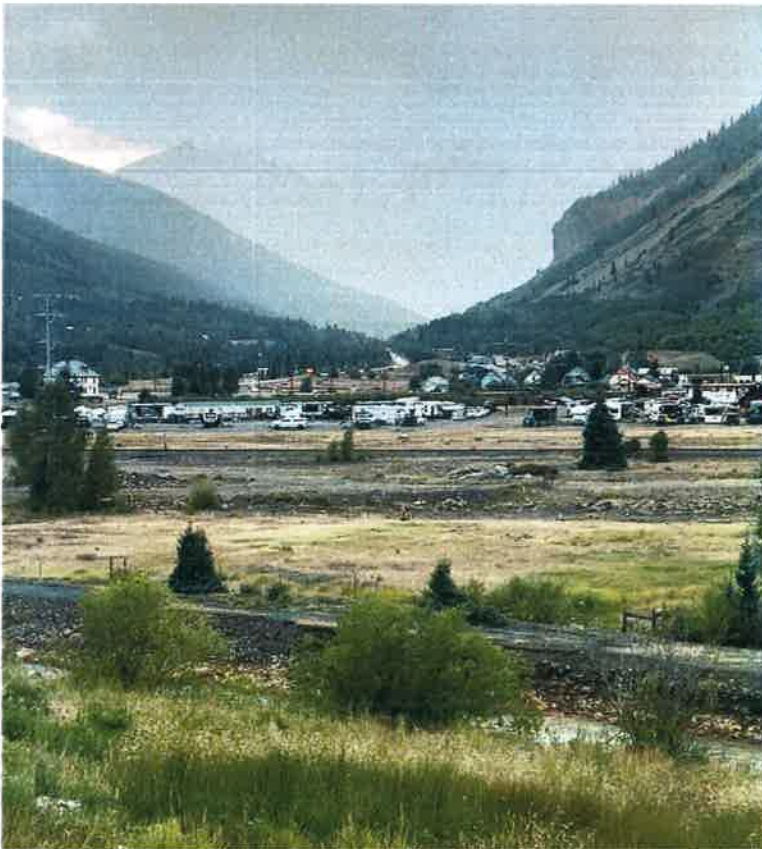
Building Design and Natural Topography and Vegetation

County regulations require that the scenic quality report includes information regarding the following:

“Evidence to demonstrate that the site improvements are designed and or oriented in ways that allow them to blend in with, and utilize the natural topography and vegetation. The report shall include, but not be limited to, site, photos, sketches, photo, simulations, and or three-dimensional models at an appropriate scale.”

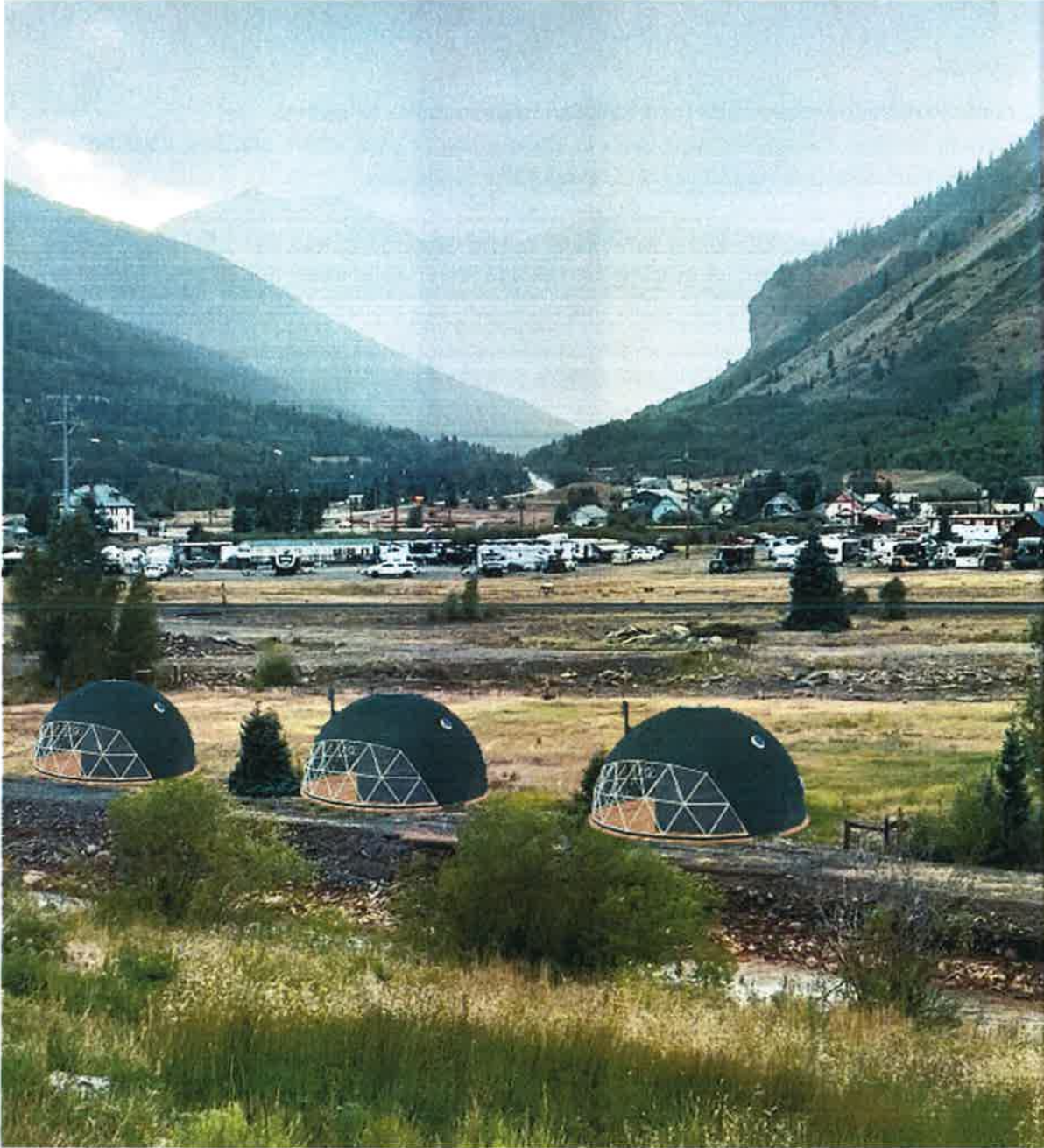
As stated above, due to the natural topography of this Riverside build site, it is impossible to completely minimize visual impact of any structure in this location. However, we have chosen building materials and colors that blend in consciously with the natural environment to minimize the visual impact from the scenic corridor. Also, due to the close proximity to the town of Silverton, there are many existing businesses and structures within line of sight, including an RV park nearby. Silverton Glamping would be a low-impact, seasonal business. We would also be great stewards of the land, our immediate efforts would be to clean up large piles of cement left on the property, and large quantities of junk/trash that have been an eyesore previously.

Between the cleanup of the property, and the landscaping investments we plan to make to make the glamping resort more beautiful, we would be improving the overall beauty of the land, while being careful to maintain the natural beauty.



Left: View of the build site. Many businesses are within the viewshed of the train's scenic corridor.

Below: Domes superimposed on the buildsite.



Topsoil, Utilities, Lighting and Driveways

Topsoil:

County regulations require that the project show include the following:

"Plans to remove and save topsoil, prior to any grading or excavation, and how it will be replaced and reused for regrading and revegetation purposes."

A portion of the topsoil dug during excavation will be used to regrade into a flat parking area. The remainder will be used for grading the sewage lines, water lines, and plants/vegetation.

Utilities:

County regulations require that the project show include the following:

Location and installation of utilities in ways that will minimize impacts to the viewshed and natural environment.

Small, portable solar systems will be installed at each tent to provide phone/device charging, and lighting inside the tent. Solar powered pathway lighting will be placed for safety. We plan to use Jackery or Goal Zero solar kits, with 100-200 watt panels and a 500 watt to 2000 watt battery depending on the glamping unit. (pictured below.) A 1000 Wh battery can run a lamp for 65 hours, and do 100 iphone charges. In extended periods without sunlight, the glampers simply wouldnt have the ability to charge their phone or turn on a light. As with all other aspects, we are designing this system to be highly portable and easily removable in winter months.



Glamping units will be heated by propane fireplace or stove, and will run off a large underground central propane tank. Propane will be supplied by Silverton LP Gas. Each unit will also have an exterior propane fire pit. During the winter all gas will be turned off, and connections will be marked, capped, and placed underground.

Water will be trucked in and stored in an underground cistern. A pump will be installed to get the water to the units. All piping will be underground. Each unit will have a propane hot water heater. During the winter all water systems will be winterized.

The Riverside tents will have connected to the septic system. The septic system will have RV style hookups. This will allow us to easily disconnect all the tents for storage in the winter. Other tents will have a Sunmar off grid composting toilet, or a portapotty serviced by a local provider.

Exterior Lighting:

County regulations require that the project show include the following:

“Exterior lighting shall preserve the dark sky environment and view of the stars. Provisions, regarding shielding of exterior lighting to prevent direct visibility of lightbulbs from offsite, directing of all exterior lighting toward either the ground, or the surface of a building and prohibiting high intensity, sodium vapor, or similar lighting.”

Silverton Glamping is a huge advocate of protecting the dark sky community in San Juan County. We plan to use milky way photographs to market the resort, and host photographers who love taking night images at the property. Our domes will have skylights above the beds so guests can admire the stars. With that said, we understand the importance of adhering to dark sky standards. No high intensity exterior lighting will be used. Solar powered pathway lighting that is dark sky compliant will be in place between the tents for safety purposes. Windows will have curtains, and guests will be asked to use the curtains during the nighttime.



Left: This photo was taken from the Eastern Star Placer in September 2023.

Driveway:

County regulations require that the project show include the following:

“Design and construction plans for roads and associated structures that bear a logical relationship to existing topography to minimize the need for cuts and fills.”

This section of the property has a very wide pre-existing driveway suitable for all cars and emergency vehicles. No work will need to be done for the driveway. See photo below.



Building Materials

Geodesic Domes:

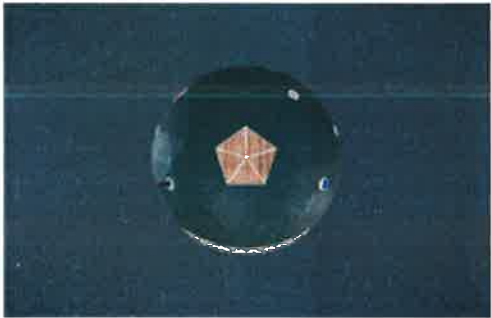
The domes will be forest green colored to blend in with the natural surroundings. The picture below is a 3d rendering of the dome structure. We've also included photos of similar domes in other glamping resorts.



Front



Inside



Top



Overview front



Rear



Side



These photos are of geodesic domes in other glamping sites across the world.

Historic Miner Tents

The photo below is the miner tent we plan to build. This picture is another resort, but the building materials and appearance will be similar.



The photo below shows what the tent will look like in the actual surroundings.



Below are a few historical photos showcasing the miner tents of the gold rush era. We hope to pay homage to Silverton's rich mining history using similar styled building structures.



Cumulative Impact Report

The county code requires we demonstrate how our project aligns with the County Master Plan, and how our development impacts our neighbors and community.

How does Silverton Glamping align with the County Master Plan?

"All applications for review under this Chapter will be examined initially to determine whether the proposal is consistent with the County's Master Plan."

Chapter 3: Economic Vitality

- 1) *Small businesses thrive. Small businesses fit with the character and spirit of the community and will remain the economic engines of the community, providing the basis for year-round prosperity and job growth.* We are a small business owned by two long-time Coloradans. We love Silverton for its incredible beauty, historic culture/buildings, the train, and its spirit of wild west adventure. We want to share this love of town with the guests of our resort, and help them experience all that it has to offer. Our resort will cater to adventurous types, and those just looking to get away and enjoy the mountains. Guests will shop in stores, eat at restaurants, drink at breweries, rent jeeps, and do other local activities. We will quickly become integrated with local business owners and recommend their products and services with our concierge. Overall we foresee a great benefit to the local economy and businesses.
- 2) *Fast math potential economic impact of Silverton Glamping:*
 - a) 50 people staying on property each day multiplied by
 - b) Breakfast \$12
 - c) Lunch \$12
 - d) Dinner \$15
 - e) 1 adult beverage or coffee \$6
 - f) Bike rental, jeep rental, shopping for souvenirs, or other activity \$50
 - g) \$95/day/person * 50 people
 - h) Total \$4750/day x 140 day operating season (memorial day to October 15).
 - i) Total \$665,000 additional dollars spent in the local economy.... Conservatively.
This is not considering the jobs created, taxes we will pay, etc.
- 3) *Tourism expands and diversifies. Tourism markets are continually expanded. Opportunities for mountain recreation, adventure, education and competition generate excitement and attract visitors and residents.* Our glamping resort perfectly aligns with Silverton's culture of mountain adventure and tourism.

If consistent with the Master Plan, all applications will be reviewed to determine whether, based upon the objective facts contained within the record before the reviewing body:

- (a) *The proposal will have any adverse impact on public health, safety, morals or welfare.*

Silverton Glamping resort should have no adverse impact on public health, safety, morals, or welfare. It is a very low impact development, with sustainable technologies such as solar and compost toilets.

(b) Adequate potable water is available or can be developed to safely support the proposed use, including fire control and suppression.

We will have a potable water cistern on the Riverside section of the land. Each dome not equipped with running water can have a 5 gallon water dispenser or bottles for drinking. Fire suppression will be handled by a fire extinguisher in each tent.

(c) Adequate sewage disposal can be provided to support the proposed use.

In phase one we are planning to have a septic system on the Riverside section with flushing toilets. For the units without running water we will have Sunmar composting toilets (highly recommended by other luxury glamping resort owners.)

(d) The proposed use will have any adverse effect on public or private property in the vicinity of the development.

The resort is surrounded on 3 sides by business and private property. Our closest neighbor is a RV park. To the north is a vacant parking lot. On the east side of the land there is a cabin above. This cabin would be about 600 feet away from the nearest tent, up a very steep hill, and through a densely forested area. We aim to be good neighbors by enforcing quiet time hours, and keeping activities a respectable distance away from the property boundary on this side. The south side of the land is bordered by BLM.

(e) The proposed use will have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife (including habitat, food sources, migration routes, hunting, etc.), erosion or other geological conditions.

As discussed in the Scenic Quality Report, Silverton Glamping Resort will be seen from some viewsheds. We have been careful in choosing natural colors and building materials, and also selection structures that blend well with the natural scenery. There are no historic structures on the property. There should be no adverse effects on air or water quality. There should be no adverse effects on wildlife beyond any other normal campground.

(f) Adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services. "Adequate access" shall require proof that any access is either a public San Juan County road or state highway or else a

private road or other access which meets the following minimum standards:

The Riverside (closest to town) section of this property can be accessed easily via 10th street. It is easily accessible to all vehicle types. The other side of the river has an existing road that connects to CR33. It is a bit rougher than the other side, but can be easily traversed with trucks, SUVs, jeeps, or backcountry capable emergency vehicles.

(h) Adequate utilities are or can be made available for the proposed use, unless deemed unnecessary or not practical.

Silverton Glamping tents/domes will have utilities beyond normal campgrounds. Most of our units will have heat provided by either wood or propane stoves. Basic solar systems (Jackery or Goal Zero 500-2000 watt systems) will provide the ability to charge electronics and lights. If there is a prolonged period without sun, then the guests will not be able to charge their devices.

(i) Adequate emergency services exist to serve the proposed use, unless deemed unnecessary or not practical.

Silverton Glamping is a 5 minute or less drive from EMS and fire services.

(j) There are natural hazards which may adversely affect the site or the proposed use of the site, (see Chapters 8-11 of this Code).

As discussed above, there are natural hazards present in this location. The land is in the slide path of the Idaho Gulch, but we are mitigating this concern by not operating during avalanche season, and removing our structures. Being near the river, there are also flood concerns. We are mitigating flood concerns by not building any structures within the 100 year flood zone (1%) as designated by FEMA flood maps.

SUBJECT: SJDA Art Through the Seasons Funding Request

DATE: 11/2/2023

CONTACT: Anne Chase achase@sanjuandevlopment.com

History

San Juan Development Association's project, Art Through the Seasons, has supported eleven local artists, featuring 16 art pieces on windows of 6 different storefronts on Greene and Blair Streets. Since the project's installation, two more businesses have shown interest in participating in the program. Additionally, two more local artists have submitted artwork to be considered for the project. During the 11/2/2023 BOCC Meeting, County Commissioners granted San Juan Development's request of \$2,053.30 to support the project. Project installations began in January 2024.

Project Overview

Art Through the Seasons is a project through the San Juan Development Association as part of our participation in the Colorado Main Street Program. This project aims to maintain the visual vibrancy of our downtown core throughout the seasons by showcasing local art on vacant storefront windows. The art is removable and reusable throughout the years.

Budget Overview and Additional Funding Request

Round 1:

Category	Budget	Actual
Install Supplies	\$440	\$111.72
Printing	\$993.30	\$1,099.73
Artist Payment	\$1,100	\$1,100
<i>Total Costs</i>	<i>\$2,533.30</i>	<i>\$2,311.45</i>
<i>Funding</i>		
<i>Business Payment</i>	<i>\$480</i>	<i>\$360</i>
<i>SJC Funding</i>	<i>\$2,053.30</i>	<i>\$2,053.30</i>
Total Funding	\$2,533.30	\$ 2,413.30
Funds Remaining		\$360.45

Round 2:

Two more businesses: 5 windows. Two new program artists.

Category	Budget
Install Supplies	\$0 (Have extra supplies)
Printing	\$380
Artist Payment	\$200
Total	\$580
<i>Less Remaining Funds</i>	\$219.55

Funding Request: \$219.55



Willy Tookey <admin@sanjuancolorado.us>

Red Mountain Electrical Reliability and Broadband Improvement Project, 2024 Highway Impacts

1 message

Alex Shelley <alex@smpa.com>

Mon, Feb 12, 2024 at 4:48 PM

To: Alex Shelley <alex@smpa.com>

Cc: "clarkes@cityofouray.com" <clarkes@cityofouray.com>, "funke@cityofouray.com" <funke@cityofouray.com>, "smithj@cityofouray.com" <smithj@cityofouray.com>, "guldet@cityofouray.com" <guldet@cityofouray.com>, "lindseyp@cityofouray.com" <lindseyp@cityofouray.com>, "gboyd@ouraycountyco.gov" <gboyd@ouraycountyco.gov>, "martensenb@cityofouray.com" <martensenb@cityofouray.com>, "abailey@cityofouray.com" <abailey@cityofouray.com>, "gray@cityofouray.com" <gray@cityofouray.com>, "woodkj@cityofouray.com" <woodkj@cityofouray.com>, "colemanj@cityofouray.com" <colemanj@cityofouray.com>, "fire@cityofouray.com" <fire@cityofouray.com>, "mike@ouraynews.com" <mike@ouraynews.com>, "lpadgett@ourayco.gov" <lpadgett@ourayco.gov>, "jniece@ourayco.gov" <jniece@ourayco.gov>, "mnauer@ourayco.gov" <mnauer@ourayco.gov>, "chunt@ourayco.gov" <chunt@ourayco.gov>, "admin@sanjuancolorado.us" <admin@sanjuancolorado.us>, "oem@sanjuancolorado.us" <oem@sanjuancolorado.us>, "pio@sanjuancolorado.us" <pio@sanjuancolorado.us>, "jclark@town.ridgway.co.us" <jclark@town.ridgway.co.us>, "ruth@ouraymountainrescue.com" <ruth@ouraymountainrescue.com>, "jpeter@ouraycountyco.gov" <jpeter@ouraycountyco.gov>, "jperry@ouraycountyco.gov" <jperry@ouraycountyco.gov>, "administrator@sanjuancountycolorado.us" <administrator@sanjuancountycolorado.us>, "sheriff@sanjuancolorado.us" <sheriff@sanjuancolorado.us>, "pneill@town.ridgway.co.us" <pneill@town.ridgway.co.us>, "chamber@silvertoncolorado.com" <chamber@silvertoncolorado.com>, "sfuhrman@silverton.co.us" <sfuhrman@silverton.co.us>, "gkaasch-buerger@silverton.co.us" <gkaasch-buerger@silverton.co.us>, "editor@silvertonstandard.com" <editor@silvertonstandard.com>, "chris@fontier.net" <chris@fontier.net>, "kwhite@silvertonschool.org" <kwhite@silvertonschool.org>, Terry Rhoades <terry@smpa.com>, "ddean@tristategt.org" <ddean@tristategt.org>, "kimpag@gmail.com" <kimpag@gmail.com>, "kimmetdh@yahoo.com" <kimmetdh@yahoo.com>, "heidi@visitglenwood.com" <heidi@visitglenwood.com>, "mary.kusnir@usda.gov" <mary.kusnir@usda.gov>, "Lindsey.Binder@usda.gov" <Lindsey.Binder@usda.gov>, "rebecca.smith@usda.gov" <rebecca.smith@usda.gov>, "Kimberlee.Phillips@usda.gov" <Kimberlee.Phillips@usda.gov>, "lisa.schwantes@state.co.us" <lisa.schwantes@state.co.us>, "jennifer.allison@state.co.us" <jennifer.allison@state.co.us>, "shawkins@montrosecounty.net" <shawkins@montrosecounty.net>, "julie.constan@state.co.us" <julie.constan@state.co.us>, "pdamke@me.com" <pdamke@me.com>, "colin.mitchell@state.co.us" <colin.mitchell@state.co.us>, "telluridemountainclub@gmail.com" <telluridemountainclub@gmail.com>, "onsight1@me.com" <onsight1@me.com>, "adventure@ryderwalker.com" <adventure@ryderwalker.com>, "info@redmountainalpinelodge.com" <info@redmountainalpinelodge.com>, "director@ironhorsebicycleclassic.com" <director@ironhorsebicycleclassic.com>, Brad Zaporski <brad@smpa.com>, Wiley Freeman <wiley@smpa.coop>, Jeremy Fox <jeremy@smpa.com>, "apotts@thinkesc.com" <apotts@thinkesc.com>, "swilliams@thinkesc.com" <swilliams@thinkesc.com>

Dear Ouray or Silverton Stakeholder:

In an effort to keep you informed on our Red Mountain Electrical Reliability and Broadband Improvement Project, we'd like to offer the following update regarding travel impacts for the coming summer season.

In early June, our contractor is planning to begin work on the re-construction of 4.5 miles of 44kV transmission line between the Idarado and Red Mountain electrical substations. The work will include the replacement of existing line and structures. The travel impacts of this work are anticipated to be far lower than that of the Vegetation Management phase that was completed in 2021.

It's important to note that the good weather that enables construction in the mountains, is the same good weather that brings tourists. We are planning to operate between Memorial Day and Labor Day, and these holds are likely to affect visitors on their way into and out of the mountain communities. Fortunately, the holds should be less than 15 minutes

each and, since there's no scheduled work on the weekends, nor over the 4th of July holiday, the impact on economic activity should be minimal.

We want to invite you to communicate with us, during this planning stage, about any concerns you may have. Remember, this project is designed to enhance power reliability in an area prone to rockfalls, avalanches and other natural interruptions. It will also contribute to the overall expansion of fiber-optic cable, adding high-speed communications options throughout the region.

Silverton residents will also want to keep in mind that SMPA and Tri-state are currently refining the schedule for substation improvements that will take place in Silverton and San Juan County this summer. Details on the schedule for this work, which will require up to one 6-hour outage followed by one shorter outage 6-8 weeks later, will be forthcoming.

We appreciate the partnership of our member communities and we commit to open and proactive communication as we continually endeavor to improve service to all our members. Thank you.

Jeremy Fox

Chief Operating Officer,

San Miguel Power Association



P.O. Box 1150

Ridgway, CO 81432

Office: 970-626-5549 x212

Mobile: 970-209-5593

alex@smpa.com

www.smpa.com



It is the Mission of the San Miguel Power Association, Inc. to provide our members with safe, reliable, cost-effective, and environmentally responsible electrical service, while demonstrating both cooperative responsibility and support for the communities we serve.

SMPA is an equal opportunity provider and employer.

San Miguel Power Association is an equal opportunity provider and employer. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status,

San Juan County General Fund
PO Box 466
Silverton, CO 81433

January 26, 2024

Dear Friends,

The staff and residents of the Volunteers of America Colorado Southwest Safehouse and Durango Community Shelter wish to express our heartfelt gratitude to you for the generous contribution of \$300.00. Your support helps displaced children, women, and men in our community as they work to rebuild their lives. Our programs continue to be successful because of compassionate and caring community members like you.

Every day the Southwest Safehouse provides safe shelter, clothing, food, and life-skills counseling to children and adults in desperate need. In 2022, the Southwest Safehouse provided 3,915 nights of shelter to 96 survivors of domestic violence, including 42 children. The Durango Community Shelter provided 7,425 nights of shelter to 221 individuals, 47% of whom were women and children. The Southwest Safehouse and Durango Community Shelter continue to be the only options in this community for families and individuals fleeing domestic violence or experiencing homelessness.

It is heartening to know that we live in a community where so many give to and support the work we do. Literally hundreds of lives are changed each year through compassionate and supportive services provided at the Durango Community Shelter and Southwest Safehouse. Thank you again for making this work possible.

Sincerely,



Rachel Bauske Frasure
Senior Director
Volunteers of America Colorado
970-259-1021
rbauske@voacolorado.org

For IRS reporting purposes, we wish to state that you received no goods or services for this contribution.

RESOLUTION 2024-01

A RESOLUTION OF THE SAN JUAN COUNTY BOARD OF COMMISSIONERS TO
RENAME THE COUNTY ROAD 110 BYPASS TO THE KUHLMAN COUNTY ROAD 110
BYPASS

WHEREAS, Former Commissioner Ernest Kuhlman served as the District 3 San Juan County Commissioner for 32 years; and

WHEREAS, Former Commissioner Kuhlman served the County and the Citizens of San Juan County for those 32 years with dedication, integrity and leadership; and

WHEREAS, Former Commissioner Kuhlman's leadership has greatly contributed to the quality of life for the residents and visitors of San Juan County; and

WHEREAS, Former Commissioner Kuhlman has been an active participant of the Silverton and San Juan County community for many years; and

WHEREAS, the CR 110 Bypass benefited the Community by removing much of the ore truck traffic driving from Gladstone to the Mayflower Mill from having to drive into town; and

WHEREAS, Earnest Kuhlman drove those ore trucks and was responsible for much of the ore traffic from Gladstone to the Mayflower Mill; and

WHEREAS, Judy Kuhlman helped to organized the local community blood drive for numerous years; and

WHEREAS, Judy Kuhlman has worked diligently to keep Hardrockers Holidays as a viable special event; and

WHEREAS, Judy Kuhlman was responsible for keeping Former Commissioner Kuhlman on task.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of San Juan County, that the Commissioners would like to rename the County Road 110 Bypass to the Kuhlman County Road 110 Bypass.

READ, PASSED AND ADOPTED this 14th day of February 2024 by the Board of Commissioners of San Juan County, Colorado.

Scott Fetchenhier

Austin Lashley

Pete Maisel

Attest:

Ladonna L. Jaramillo
Clerk and Recorder

2024 TOWN-COUNTY LAW ENFORCEMENT CONTRACT

This Agreement, entered into this 12th day of February 2024, by and between the County of San Juan, Colorado, the San Juan County Sheriff, and the Town of Silverton, Colorado, shall cover the provision of law enforcement services by the San Juan County Sheriff in and for the Town of Silverton, Colorado as set forth in the terms and conditions herein.

WITNESSETH:

WHEREAS, consolidation of law enforcement services and personnel has proven beneficial to both the Town and the County in eliminating duplicated services, achieving maximum coordination of trained personnel, and providing efficient use of public funds and tax dollars; and

WHEREAS, it has been mutually agreed upon by the parties hereto that the percentage split of law enforcement expenses as between the Town and the County should occur on a 60:40 basis. However, it is mutually recognized that in any one year one of the entities may be facing a budgetary crisis that prevents their full financial participation. And it is mutually agreed that a modified split may be entered into for that contract year without effecting any change in the underlying agreement that law enforcement expenses; and

WHEREAS, Section 30-11-410 C.R.S. allows for the contracting of law enforcement services as between Colorado municipalities and counties;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable considerations, it is agreed by and between the County of San Juan, the San Juan County Sheriff, and the Town of Silverton, Colorado as follows:

1. This Agreement shall be for a period of twelve (12) consecutive months beginning January 1, 2024 and ending on December 31, 2024 unless otherwise modified or extended by mutual agreement of the parties hereto.
2. This Agreement shall be subject to cancellation by any party hereto upon giving ninety (90) days written notice prior to the date of termination.

The Town of Silverton shall pay to the County of San Juan the sum of three hundred thirty-three thousand ninety-four and no/100 dollars (\$333,094.00) for Fiscal Year 2024 for the services provided hereunder. The sum to be paid shall be rendered in twelve (12) equal monthly installments of twenty-seven thousand seven hundred fifty-seven and 83/100 dollars (\$27,757.83) each, beginning in January 2024. Any funds remaining in the budget at the end of the Fiscal Year, or any expense overruns, shall be divided between the Town of Silverton and San Juan County on a 60% - 40% basis such refund to be made by the refunding party no later than March 15, 2025.

3. Scope of Services

- a. The Sheriff's Department shall furnish such routine patrol, within the Town's corporate limits, for traffic and other matters as the Sheriff in his/her discretion shall determine necessary in order to carry out the terms of this Agreement.
- b. Except as provided in Section (g) below, the Sheriff's Department and the Town shall have concurrent jurisdiction to enforce all Town Code violations. At the request of the Town Board of Trustees or other Town Official designated by the Town Board, the Sheriff's Department shall aid the Town in the issuance of citations for any violations of the Town Code.
- c. The Sheriff's Department shall investigate all traffic accidents which occur within the Town's corporate limits.
- d. The Sheriff's Department shall be the Designated Emergency Response Authority and shall assist in all emergencies arising within the Town's corporate limits.
- e. The Sheriff's Department shall establish and keep a filing and records system for processing all data relative to the incidence of arrests, reports of crime and disposition of all cases.

- f. The Sheriff's Department shall provide investigative services for the Town of Silverton as the Sheriff in his/her discretion shall determine necessary in order to carry out the terms of this Agreement and as is consistent with good law enforcement practices and procedures.
 - g. The Sheriff's Department shall assume the responsibility for animal control and shall enforce all municipal ordinances governing animals-at-large within the corporate limits of the Town of Silverton.
 - h. The Sheriff's Department shall provide traffic control within the Town's corporate limits. Such traffic control measures may include the use of radar and related technology.
 - i. The Sheriff or his designated representative shall report to the Town Board of Trustees a minimum of once per quarter.
 - J. The Sheriff shall retain the authority and responsibility for the hiring, firing, and training of personnel in the Sheriffs Department as authorized by Section 30-10-506, CR.S. No Sheriffs Department personnel, including special deputies or volunteers, shall be considered Town employees by virtue of this Agreement.
 - k. The Sheriffs Department and/or County shall be responsible for payment of all wages to personnel used by the Sheriffs Department in implementing this Agreement, including payroll taxes, insurance, workers' compensation, etc.
 - l. San Juan County will provide the year to date expenditure report for the Sheriff's Department to the Town of Silverton on an annual basis in September.
 - m. San Juan County will notify the Town of Silverton of any known or anticipated budget increase in excess of 5% by no later than April 15th. The Town of Silverton will notify San Juan County of any increase in needs for services that would result in an anticipated increase in excess of a 5% of the budget. Should a known or anticipated increase in any fund listed in this Agreement that would result in an increased contribution of more than 5% for the following year's contribution occur after the April 15th notification deadline, the County shall notify the Town of their potential contribution increase within 30 days of receiving the information that would cause the County to anticipate a budget increase. The Town shall have the right to approve or disapprove any expenditures resulting in an increase of more than 5% of the budget at its sole discretion.
 - n. The Sheriff's Department shall conduct its required duties with the courtesy and professionalism consistent with the high standards of Colorado Law Enforcement agencies.
5. The foregoing constitutes the entire Agreement between the County of San Juan, the San Juan County Sheriff, and the Town of Silverton. This Agreement may be modified, as circumstances warrant, upon further agreement between the parties hereto. Any such modifications shall be reduced to writing and appended to this Agreement with the same formality as with which this instrument was executed.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this instrument on the day and date first written above.

COUNTY OF SAN JUAN

TOWN OF SILVERTON

Austin Lashley, Chairman
Board of County Commissioners



Shane Fuhrman, Mayor
Town Board of Trustees

Bruce Conrad
San Juan County Sheriff

A handwritten signature in black ink, appearing to be 'M. M. H.', written over a horizontal line.

ATTEST:
County Clerk and Recorder
SEAL

ATTEST:
Town Clerk/Treasurer
SEAL



2023 DECEMBER FINANCIAL REPORT
SAN JUAN COUNTY, COLORADO

	Beginning Balance	Revenue	Expenditures	Ending Balance
Total General Operation	1,191,454	3,270,235.05	2,950,361.96	1,511,328
Road & Bridge Operation	302,948	614,941.53	786,068.69	131,821
Contingency	54,555	0.00	0.00	54,555
TABOR Emergency	30,000	0.00	0.00	30,000
Social Services	74,379	149,430.69	134,933.56	88,876
Conservation Trust	11,839	1,628.70	0.00	13,467
County Lodging Tax	447,767	172,062.99	105,091.93	514,738
Emergency Services Fund	1,383,784	1,191,649.02	877,358.74	1,698,074
Anvil Mountain Housing	332,409	152,778.67	144,235.11	340,953
Noxious Weed Management	1,988	0.00	0.00	1,988
Escrow Accounts (Below)	847,957.02	266,919.16	291,092.73	823,783

TOTAL	4,679,081	5,819,645.81	5,289,142.72	5,209,584
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ESCROW ACCOUNTS	Balance	Revenue	Expenditures	Balance
Ambulance	82,632	10,108.65	0.00	92,741
Fire Department	86,606	20,313.05	0.00	106,919
Sheriff's Vehicle	43,695	10,035.72	9,000.00	44,730
Computer Equipment	4,154	21.83	0.00	4,176
Clerk's Computer Equipment	4,858	34.00	0.00	4,892
Courthouse	57,228	7,191.30	12,500.00	51,920
Assessor/Treasurer	3,248	30.76	0.00	3,279
Historical Archives	381	10.42	0.00	391
Workforce Housing	2,870	75.91	0.00	2,946
Land Use Fund	59,872	3,136.93	0.00	63,009
Emergency Preparedness	2,362	35.22	0.00	2,397
Search and Rescue	15,000	0.00	0.00	15,000
Secure Rural Schools	125,648	0.00	0.00	125,648
Gravel	144,671	49.12	0.00	144,720
County Barn	51,802	21,227.72	14,850.00	58,180
Road Equipment	72,085	189,000.00	254,742.73	78,928
LOST 4-Wheelers	3,946	16.37	0.00	51,818
CR 2 and 110 Asphalt Maintenance	86,899	5,632.16	0.00	92,531
CDOT Contract (110A & B)	0	0.00	0.00	0
TOTAL	847,957	266,919.16	291,092.73	823,783

**2023 DECEMBER FINANCIAL REPORT
SAN JUAN COUNTY, COLORADO**

	Budget	December	Year to Date	100% of Year % of Budget
General Operation	2,508,668	261,132.91	2,647,323.55	106%
General Operation Grants	754,032	14,359.52	622,911.50	83%
General Operation Total	3,262,700	275,492.43	3,270,235.05	100%
Road & Bridge Operation	729,485	372,079.81	614,941.53	84%
Emergency Services Fund	1,028,200	154,130.59	1,191,649.02	116%
Contingency	0	0.00	0.00	0%
County Lodging Tax	160,000	2,331.79	172,062.99	108%
Conservation Trust	740	393.50	1,628.70	220%
TABOR Emergency	0	0.00	0.00	0%
Noxious Weed Management	0	9,908.60	11,896.78	0%
Social Services	168,051	7,723.07	149,430.69	89%
Anvil Mountain Workforce Housing	259,000	19,163.67	152,778.67	59%
Escrow Accounts (Below)	268,542	328,104.77	397,601.89	148%
TOTAL	5,876,718	1,169,328.23	5,962,225.32	101%

Escrow Accounts	Budget	December	Year to Date	
Ambulance	10,000	10,108.65	11,171.16	112%
Fire Department	20,000	20,313.05	23,374.43	117%
Sheriff's Vehicle	10,000	10,035.72	10,385.05	104%
Search and Rescue	5,000	5,071.35	5,665.70	113%
Computer Equipment	5	21.83	235.30	4706%
Clerk's Technology Fund	500	34.00	431.00	86%
Courthouse	5,000	7,191.30	28,810.81	576%
Assessor/Treasurer	5	30.76	331.55	6631%
Historical Archives	5	10.42	112.30	2246%
Workforce Housing	10	75.91	818.22	8182%
Land Use Fund	3,000	3,136.93	4,475.98	149%
Emergency Preparedness	5	35.22	379.68	7594%
Gravel	10	49.12	529.43	5294%
Secure Rural Schools	0	0.00	0.00	0%
	53,540	56,114.26	86,720.61	162%
Road Equipment	189,000	189,000.00	191,625.73	101%
County Barn	21,000	21,227.72	23,454.61	112%
LOST 4-Wheelers	2	16.37	176.48	8824%
CR 2 and 110 Asphalt Maintenance	5,000	5,632.16	8,903.85	178%
CDOT Contract (110A & B)	0	0.00	0.00	0%
	215,002	215,876.25	224,160.67	104%
TOTAL	268,542	271,990.51	310,881.28	116%

**2023 DECEMBER FINANCIAL REPORT
SAN JUAN COUNTY, COLORADO**

	Budget	December	100% of Year Year to Date % of Budget
Property Tax	1,016,114	11,813.33	1,024,191.07 101%
Delinquent Tax + Interest	5,000	812.26	6,518.70 130%
Treasurer's Fees	55,000	2,986.90	30,924.17 56%
S.O. Tax A, B, C, F	82,000	8,471.71	91,203.89 111%
Miscellaneous Revenue	15,000	259.34	6,151.52 41%
Cigarette Tax	350	40.42	630.72 180%
Courthouse Rent	2,500	0.00	0.00 0%
Hospital Building Rent	10,000	700.00	4,481.00 45%
Preschool Rent	6,000	0.00	5,000.00 83%
Veterans	7,200	0.00	13,730.00 191%
Town Contract - Sheriff	305,880	99,640.00	298,920.00 98%
Clerk's Fees	70,000	2,756.91	59,792.90 85%
Sales Tax	290,000	20,441.43	352,334.38 121%
Excise Tax	2,500	296.90	2,985.20 119%
Health Dept. Grants & Fees	500,000	24,581.92	524,312.52 105%
Liquor Licenses	1,225	0.00	475.00 39%
Investment Income	9,000	5,880.99	63,356.35 704%
Copies - Maps - etc.	100	0.00	0.00 0%
Building Permits / Fees	0	0.00	0.00 0%
Subdivision Fees	0	0.00	0.00 0%
Land Use Fees	6,000	0.00	3,640.00 61%
Alpine Ranger	0	0.00	0.00 0%
Social Services	49,000	9,861.90	60,078.24 123%
Mineral Lease Severence	1,000	0.00	0.00 0%
USFS Contract - Sheriff	0	3,710.43	11,003.82 0%
BLM Contract - Sheriff	10,000	0.00	10,000.00 100%
Sheriff's Fees/Fines	0	0.00	199.20 0%
Advertise/Overbids	4,000	0.00	7,645.00 191%
Road & Bridge Administration	0	0.00	0.00 0%
IGA with Town of Silverton	14,699	7,713.00	7,713.00 52%
Election Riemburse	600	0.00	871.40 145%
Emergency Services Insurance	18,000	18,073.69	18,073.69 100%
Emergency Services Admin .01%	10,000	11,916.49	11,916.49 119%
Lodging Tax Admin. .03%	4,500	5,091.93	5,091.93 113%
Anvil Mountain Admin. .03%	3,000	4,583.36	4,583.36 153%
Escrow Transfer In	10,000	21,500.00	21,500.00 215%
Sub-Total	2,508,668	261,132.91	2,647,323.55 106%
Emergency Management	28,032	14,359.52	45,259.71 161%
Ambulance Grant	150,000	0.00	0.00 0%
SHF - Hospital Building	0	0.00	0.00 0%
SHF Courthouse	100,000	0.00	84,862.82 85%
DOLA Courthouse	40,000	0.00	0.00 0%
Courthouse Security Grant	25,000	0.00	4,412.25 18%
CDPHE Communication Liaison	65,000	0.00	74,000.00 114%
CDPHE Mapping	15,000	0.00	0.00 0%
GOCO Rcreation Grant	15,000	0.00	47,206.97 315%
EPA Cooperative Agreement	166,000	0.00	173,285.00 104%
LATCF	135,000	0.00	144,900.00 107%
Clerk ERTB Grant	0	0.00	12,015.00 0%
Other Grants	15,000	0.00	36,969.75 246%
Sub-Total	754,032	14,359.52	622,911.50 83%
TOTAL	3,262,700	275,492.43	3,270,235.05 100%

**2023 DECEMBER FINANCIAL REPORT
SAN JUAN COUNTY, COLORADO**

	Budget	December	Year to Date	100% of Year % of Budget
P.I.L.T.	95,000	0.00	98,747.00	104%
Forest Reserve	45,000	0.00	47,381.11	105%
Highway Users Tax	360,428	27,100.13	362,724.21	101%
S.O. Tax A, B, C, F	1,400	155.39	1,672.87	119%
OHV Donation	15,000	0.00	0.00	0%
Refunds	3,500	0.00	0.00	0%
Sale of Assets	0	0.00	1,000.00	0%
Magnesium Chloride (USFS)	0	0.00	0.00	0%
CORE Mountain Fee	7,000	0.00	0.00	0%
EPA COOP Agreement	111,000	0.00	0.00	0%
Title II SRS	0	0.00	0.00	0%
LATCF	75,000	0.00	75,000.00	100%
Miscellaneous	2,500	0.00	14,707.00	588%
Sub-Total	715,828	27,255.52	601,232.19	84%
Property Tax	13,557	216.67	13,589.81	100%
Delinquent Tax and Interest	100	14.89	119.53	120%
Escrow Transfer In	50,000	344,592.73	344,592.73	689%
TOTAL	729,485	372,079.81	614,941.53	84%

2023 DECEMBER FINANCIAL REPORT
SAN JUAN COUNTY, COLORADO

	Budget	December	Year to Date	100% of Year % of Budget
General Operation Total	3,124,832	215,470.91	2,950,361.96	94%
General Operation	2,658,832	190,057.04	2,564,429.28	96%
General Operation Grants	390,000	7,168.47	340,624.76	87%
Road & Bridge Operation	752,737	251,755.36	786,068.69	104%
Emergency Services Fund	938,378	91,009.74	877,358.74	93%
Contingency	10,000	0.00	0.00	0%
County Lodging Tax	196,000	0.00	105,091.93	54%
Conservation Trust	6,000	0.00	0.00	0%
Noxious Weed Management	1,988	0.00	0.00	0%
TABOR Emergency	0	0.00	0.00	0%
Social Services	169,968	9,464.89	134,933.56	79%
Anvil Mountain Workforce Housing	110,000	4,606.46	144,235.11	131%
Escrow Accounts (Below)	318,932	254,742.73	291,092.73	91%
TOTAL	5,628,835	827,050.09	5,289,142.72	94%

Escrow Accounts	Budget	December	Year to Date	
Ambulance	0	0.00	0.00	0%
Fire Department	0	0.00	0.00	0%
Sheriff's Vehicle	35,000	0.00	9,000.00	26%
Computer Equipment	0	0.00	0.00	0%
Clerk's Technology Fund	0	0.00	0.00	0%
Courthouse	10,000	0.00	12,500.00	125%
Assessor/Treasurer	0	0.00	0.00	0%
Historical Archives	0	0.00	0.00	0%
Workforce Housing	0	0.00	0.00	0%
Land Use Fund	5,000	0.00	0.00	0%
Emergency Preparedness	0	0.00	0.00	0%
Gravel	50,000	0.00	0.00	0%
Secure Rural School	0	0.00	0.00	0%
	100,000	0.00	21,500.00	22%
County Barn	21,000	0.00	14,850.00	71%
Road Equipment	189,000	254,742.73	254,742.73	135%
LOST 4-Wheelers	3,932	0.00	0.00	0%
CR 2 and 110 Asphalt Maintenance	5,000	0.00	0.00	0%
CDOT Contract (110A & B)	0	0.00	0.00	0%
	218,932	254,743	269,593	123%
TOTAL	318,932	254,742.73	291,092.73	91%

**2023 DECEMBER FINANCIAL REPORT
SAN JUAN COUNTY, COLORADO**

GENERAL FUND - EXPENDITURES

	Budget	December	Year to Date	100% of Year % of Budget
Administrator	144,229	14,715.41	115,247.82	80%
Ambulance	86,400	7,200.00	86,400.00	100%
Assessor	159,877	7,575.80	140,698.78	88%
Clerk & Recorder	149,591	15,631.74	141,050.41	94%
Commissioners	162,500	13,790.42	158,239.48	97%
Coroner	54,526	1,924.14	43,447.35	80%
County Attorney	40,000	1,969.50	37,298.75	93%
Custodian	114,500	13,364.51	148,847.48	130%
District Attorney	30,402	0.00	28,832.68	95%
Elections	11,000	287.40	38,830.61	353%
Fire Department	49,900	19,713.06	99,613.06	0%
Health Dept.	662,024	27,594.55	428,746.30	65%
Intergovernment	251,920	14,237.13	312,841.01	124%
Jail	20,000	65.00	260.00	1%
Office of Emergency Preparedness	65,211	8,231.09	120,907.15	185%
Sheriff	498,753	34,405.08	469,956.96	94%
Surveyor	2,500	0.00	0.00	0%
Treasurer	120,168	7,484.67	105,815.70	88%
Veterans Officer	5,331	445.00	5,320.80	100%
Miscellaneous	30,000	1,422.54	82,074.94	274%
Sub-Total	2,658,832	190,057.04	2,564,429.28	96%
Grants	390,000	7,168.47	340,624.76	87%
Sub-Total	3,048,832	197,225.51	2,905,054.04	95%
Treasurer's Fees	60,000	245.40	5,807.92	10%
Transfer to Escrow	8,000	18,000.00	18,000.00	225%
Escrow Expenditures	8000	0.00	21,500.00	
Sub-Total	3,124,832.00	215,470.91	2,950,361.96	94%
Emergency Fund Expenditures	938,378	91,009.74	877,358.74	93%
Anvil Mountain Expenditures	110,000	42,392.10	139,628.65	127%
TOTAL	4,173,210.00	348,872.75	3,967,349.35	95%

**2023 DECEMBER FINANCIAL REPORT
SAN JUAN COUNTY, COLORADO**

ADMINISTRATOR - EXPENDITURES

	Budget	December	Year to Date	100% of Year % of Budget
Personnel	104,501	14,504.16	111,314.91	107%
Supplies	500	0.00	916.34	183%
Telephone/Internet	1,400	80.11	1,139.34	81%
Postage	50	0.00	0.00	0%
Travel	2,500	31.14	1,137.23	45%
Training	1,000	0.00	0.00	0%
Electronic Equipment	0	0.00	0.00	0%
Equipment Repair/Maint.	0	0.00	0.00	0%
Subscription - Dues	250	100.00	100.00	0%
Planner	33,308	0.00	340.00	1%
Miscellaneous	720	0.00	300.00	42%
TOTAL	144,229	14,715.41	115,247.82	80%

**2023 DECEMBER FINANCIAL REPORT
SAN JUAN COUNTY, COLORADO**

AMBULANCE - EXPENDITURES

	Budget	December	Year to Date	100% of Year % of Budget
Ambulance Association	86,400.00	7,200.00	86,400.00	100%
TOTAL	86,400.00	7,200.00	86,400.00	100%
EMS Sales Tax	503,200.00	41,933.33	503,199.96	100%
Escrow	10,000.00	10,000.00	10,000.00	100%
Insurance	7,500.00	0.00	0.00	
	<u>607,100.00</u>	<u>59,133.33</u>	<u>599,599.96</u>	<u>99%</u>

FIRE - EXPENDITURES

	Budget	December	Year to Date	
Fire Authority	49,900.00	0.00	49,900.00	100%
Truck Payment	20,000.00	19,713.06	19,713.06	99%
Fireman's Pension	30,000.00		30,000.00	100%
TOTAL	99,900.00	19,713.06	99,613.06	100%
EMS Sales Tax				
Building Lease Purchase	25,678.00	0.00	25,677.40	100%
Building Maintenance & Operation	15,000.00	2,652.63	17,792.19	119%
Insurance	10,000.00	0.00	14,516.84	145%
Escrow	20,000.00	0.00	20,000.00	100%
	<u>170,578.00</u>	<u>22,365.69</u>	<u>177,599.49</u>	<u>104%</u>
Emergency Services Other	125,000.00	9,510.72	85,570.59	68%
Mezzanine	0.00			
Transfer to Escrow	15,000.00			
Emergency Fire Fund	700.00			
Administration .01%	10,000.00			
Other	10,000.00	0.00	14,588.70	146%
Total Emergency Service	938,378.00	91,009.74	877,358.74	93%

**2023 DECEMBER FINANCIAL REPORT
SAN JUAN COUNTY, COLORADO**

ASSESSOR - EXPENDITURES

	Budget	December	Year to Date	100% of Year % of Budget
Personnel	95,816	7,479.77	92,587.32	97%
Supplies	6,000	84.49	7,841.77	131%
Telephone	100	0.00	0.00	0%
Postage	300	0.00	136.92	46%
Printing	400	0.00	0.00	0%
Travel	2,500	11.54	3,746.70	150%
Dues	703	0.00	690.00	690%
Computer Lease	15,000	0.00	11,219.46	75%
Mapping	15,000	0.00	10,000.00	67%
Master Touch	2,500	0.00	3,255.16	130%
Equipment	1,000	0.00	0.00	0%
Consulting	20,000	0.00	10,964.07	55%
Miscellaneous	558	0.00	257.38	46%
TOTAL	159,877	7,575.80	140,698.78	88%

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SAN JUAN COUNTY, COLORADO**

CLERK & RECORDER - EXPENDITURES

	Budget	December	Year to Date	100% of Year % of Budget
Personnel	135,154	10,707.16	124,703.92	92%
Supplies	1,800	83.47	2,445.16	136%
Telephone/Internet	100	0.00	0.00	0%
Postage	1,500	213.71	1,852.89	124%
Printing	750	67.40	728.99	97%
Travel - Training	1,000	0.00	700.00	70%
Dues - Meetings	800	0.00	796.95	100%
Recording Service and Maintenance	8,250	4,560.00	8,670.00	105%
Recorder's Equipment Replacement	0	0.00	0.00	0%
Miscellaneous	237	0.00	1,152.50	486%
TOTAL	149,591	15,631.74	141,050.41	94%

ELECTIONS - EXPENDITURES

TOTAL	11,000	287.40	38,830.61	353%
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**2023 DECEMBER FINANCIAL REPORT
SAN JUAN COUNTY, COLORADO**

COMMISSIONERS - EXPENDITURES

	Budget	December	Year to Date	100% of Year % of Budget
Personnel	157,372	13,079.41	154,350.19	98%
Supplies	750	0.00	1,551.11	207%
Telephone	100	0.00	0.00	0%
Postage	50	0.00	0.00	0%
Printing	2,000	0.00	1,317.37	66%
Travel	2,000	0.00	0.00	0%
Miscellaneous	228	711.01	1,020.81	448%
TOTAL	162,500	13,790.42	158,239.48	97%

Travel

Maisel	0.00	0.00
Lashley	0.00	0.00
Fetchenhier	0.00	0.00
Total	0.00	0.00

**2023 DECEMBER FINANCIAL REPORT
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CUSTODIAN - EXPENDITURES

COURTHOUSE	Budget	December	Year to Date	100% of Year % of Budget
Personnel	34,500	2,012.69	32,283.94	94%
Supplies	800	31.98	2,014.03	252%
Maintenance	1,500	128.75	1,730.15	115%
Repairs	2,000	0.00	7,085.26	354%
Utilities	11,000	749.00	10,962.11	100%
Propane/Coal	26,000	4,670.80	40,790.54	157%
Vehicle Maintenance	500	0.00	0.00	0%
Miscellaneous	200	0.00	0.00	0%
Sub-Total	76,500	7,593.22	94,866.03	124%
HOSPITAL				
Personnel	17,500	991.33	20,756.03	119%
Supplies	500	0.00	737.47	147%
Maintenance	2,500	0.00	3,194.10	128%
Repairs	1,000	750.00	5,052.57	505%
Utilities	7,000	263.31	5,231.48	75%
Coal	9,000	3,766.65	18,823.05	209%
Miscellaneous	500	0.00	186.75	37%
Sub-Total	38,000	5,771.29	53,981.45	142%
TOTAL	114,500	13,364.51	148,847.48	130%

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HEALTH DEPARTMENT - EXPENDITURES

	Budget	December	Year to Date	100% of Year % of Budget
Personnel by General Fund	0	758.78	19,338.31	0%
Supplies	1,000	368.74	7,160.20	716%
Postage	100	0.00	0.00	0%
Telephone	200	0.00	0.00	0%
Travel - Training	100	92.00	488.00	488%
Dues - Meetings	500	0.00	592.19	118%
Licenses & Certifications	270	0.00	0.00	0%
Vaccines	0	0.00	0.00	0%
Miscellaneous	541	238.46	1,727.54	319%
Total Operations	2,711	1,457.98	29,306.24	1081%
Personnel by Grant	352,488	16,039.20	203,823.31	58%
Emergency Planning PHEP	30,000	132.00	1,839.80	6%
CHAPS/PHIP	8,996	0.00	0.00	0%
Health Care Program Grant MCH/HCI	89,807	0.00	0.00	0%
OPPI		0.00	14,428.36	
STEPP	20,985	1,045.00	1,045.00	5%
IMM3	44,903	58.87	58.87	0%
IMM4	50,782	0.00	0.00	0%
Miscellaneous Grants	10,000	823.50	6,344.24	63%
WINN	0	0.00	0.00	0%
ELC and ELC Enhanced	304,452	1,776.00	37,086.24	12%
CDC	88,758	6,262.00	110,531.57	125%
CORE IZ	10,630	0.00	24,282.67	228%
Total Grants	659,313	26,136.57	399,440.06	61%
TOTAL	662,024	27,594.55	428,746.30	65%

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SAN JUAN COUNTY, COLORADO

INTERGOVERNMENT - EXPENDITURES

	Budget	December	Year to Date	100% of Year % of Budget
San Juan Basin Health	10,164	0.00	10,347.00	102%
Planning Commission	400	0.00	400.00	100%
Area Agency on Aging	850	0.00	5,700.00	671%
Club 20	300	0.00	300.00	100%
NACO	450	0.00	450.00	100%
Volunteers of America	300	300.00	300.00	100%
Region 9 E.D. District	425	0.00	938.00	221%
Cemetery Donation	250	250.00	250.00	100%
Fire Dept. Donations	100	100.00	100.00	100%
San Juan Development Assoc.	5,000	5,000.00	7,053.30	141%
Social Services	59,354	6,126.13	63,939.46	108%
Colorado SBDC	211	211.00	211.00	100%
Town Shared Services	65,790	0.00	73,342.00	0%
School - Subdivision Fees	4,400	0.00	0.00	0%
Annual Audit	13,500	0.00	13,900.00	103%
Liability Insurance (CTSI)	38,000	0.00	117,534.25	309%
Workers Comp. Insurance (CTSI)	7,000	0.00	3,676.00	53%
Transportation Dues	450	0.00	0.00	0%
Housing Solutions Grant	500	0.00	0.00	0%
AXIS Mental Health	500	500.00	500.00	100%
CCI Dues	6,226	0.00	6,150.00	99%
Preschool Loan	6,000	0.00	6,000.00	100%
MSI	1,000	1,000.00	1,000.00	100%
SWCOG	4,000	0.00	0.00	0%
Fireworks Donation	250	250.00	250.00	100%
Silverton Clinic	26,000	0.00	0.00	0%
Cascade Village Fiber	0	0.00	0.00	0%
Silverton Youth Center	500	500.00	500.00	100%
Sub-Total	251,920	14,237.13	312,841.01	124%
GRANTS				
SHF - Hospital Building	0	0.00	0.00	0%
DOLA Fire Truck	0	0.00	0.00	0%
CDPHE Communications Liaison	60,000	7,168.47	78,525.38	131%
Emergency Management	0	0.00	0.00	0%
SHF Courthouse	130,000	0.00	62,788.56	48%
DOLA Courthouse	40,000	0.00	6,800.00	0%
Underfunded Courthouse Grant	0	0.00	0.00	0%
Housing Solutions CDBG	150,000	0.00	0.00	0%
Clerks Electronic Technology	0	0.00	0.00	0%
GOCO MSI SJMA	0	0.00	13,683.54	0%
REDI SJDA	0	0.00	1,003.28	0%
COVID Recovery Funds	0	0.00	0.00	0%
EPA Cooperative Agreement	0	0.00	173,285.00	0%
Other Grants	10,000	0.00	4,539.00	45%
Sub-Total	390,000	7,168.47	340,624.76	87%

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SAN JUAN COUNTY, COLORADO**

MISCELLANEOUS COUNTY OFFICES - EXPENDITURES

	Budget	December	Year to Date	100% of Year % of Budget
CORONER				
Personnel	16,526	1,377.14	16,525.47	100%
Miscellaneous	38,000	547.00	26,921.88	71%
	54,526	1,924.14	43,447.35	80%
Surveyor				
Personnel	1,659	0.00	0.00	0%
Miscellaneous	841	0.00	0.00	0%
	2,500	0.00	0.00	0%
COUNTY ATTORNEY				
Personnel	40,000	1,969.50	37,098.75	93%
Miscellaneous	0	0.00	200.00	0%
	40,000	1,969.50	37,298.75	93%
DISTRICT ATTORNEY				
	27701	0.00	26,131.99	94%
La Plata Courthouse Remodel	2,701	0.00	2,700.69	100%
	30,402	0	28,832.68	95%
VETERANS OFFICER				
Personnel	5,331	445.00	5,320.80	100%
Miscellaneous	0	0.00	0.00	0%
	5,331	445.00	5,320.80	100%
EMERGENCY PREPAREDNESS				
Personnel	48,547	8,026.10	97,910.92	202%
PIO	8,664	3,135.00	8,382.00	97%
Miscellaneous	8,000	204.99	14,614.23	183%
	65,211	8,231.09	120,907.15	185%

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SHERIFF - EXPENDITURES

	Budget	December	Year to Date	100% of Year % of Budget
Personnel	390,167	29,420.96	343,700.15	88%
Workers Comp Ins.	12,000	0.00	9,921.00	83%
Supplies	18,000	561.09	23,109.87	128%
Telephone/Internet	8,200	122.40	7,309.69	89%
Postage	350	0.00	624.05	178%
Printing	250	0.00	1,252.57	501%
Training	2,500	0.00	161.31	6%
Dues - Meetings	2,500	1,081.03	3,075.74	123%
Ads - Legal Notices	300	0.00	472.45	0%
Bonds	0	0.00	0.00	0%
Vehicle Maintenance	7,500	994.41	17,086.76	228%
Gasoline	16,000	928.19	19,262.12	120%
Transient Persons	500	0.00	0.00	0%
Dispatch Services	19,000	0.00	23,126.00	122%
Vehicle Insurance	4,000	0.00	0.00	0%
Insurance	7,500	0.00	11,961.75	159%
Matching Grant Funds	0	0.00	0.00	0%
Rescues	150	0.00	0.00	0%
Communications Towers	7,200	597.00	7,215.00	100%
Special Events (4th of July)	2,000	0.00	0.00	0%
Miscellaneous	636	700.00	1,678.50	264%
Sub-Total	498,753	34,405.08	469,956.96	94%
JAIL	20,000	65.00	260.00	1%
TOTAL	518,753	34,470.08	470,216.96	91%
Vehicle Purchase		0.00	9,000.00	
		0.00	479,216.96	

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TREASURER - EXPENDITURES

	Budget	December	Year to Date	100% of Year % of Budget
Personnel	95,816	7,427.88	89,738.85	94%
Supplies	750	6.79	731.70	98%
Telephone/Internet	100	0.00	0.00	0%
Postage	1,200	0.00	693.53	58%
Printing	4,500	0.00	3,082.17	68%
Travel	1,500	0.00	0.00	0%
Dues - Meetings	1,000	50.00	350.00	35%
Computer Lease	15,000	0.00	11,219.45	75%
Electronic Equipment	0	0.00	0.00	0%
Maps	0	0.00	0.00	0%
Miscellaneous	302	0.00	0.00	0%
TOTAL	120,168	7,484.67	105,815.70	88%

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ROAD & BRIDGE - EXPENDITURES

	Budget	December	Year to Date	100% of Year % of Budget
Personnel	332,310	21,400.46	309,601.04	93%
Administration	0	0.00	0.00	0%
Liability Insurance (CTSI)	17,000	0.00	40,411.00	238%
Workers Comp. Insurance (CTSI)	15,000	0.00	10,234.00	68%
Travel	300	0.00	0.00	0%
Utilities	9,000	443.25	9,054.63	101%
Supplies	12,000	910.15	18,587.10	155%
Coal/Propane	8,500	987.39	7,344.80	86%
Building Maintenance	1,000	0.00	1,150.00	115%
Safety - Signs	3,000	0.00	0.00	0%
Fuel	40,000	894.25	57,002.19	143%
Oil - Antifreeze	2,500	0.00	0.00	0%
Tires	4,500	6,523.42	11,199.34	249%
Equipment Repair	28,000	5,596.44	71,310.25	255%
Magnesium Chloride	40,000	0.00	0.00	0%
Avalanche Control	2,500	0.00	4,560.48	182%
Rock Work - Blasting	0	0.00	0.00	0%
Culverts	3,500	0.00	17,180.08	491%
Gravel - Permit	331	0.00	0.00	0%
Snow Removal	8,500	0.00	5,600.00	66%
Bridge Maintenance	2,000	0.00	0.00	0%
Equipment Payment	0	0.00	0.00	0%
CDL Physicals/License	200	0.00	0.00	0%
Clothing Allowance	800	0.00	200.00	25%
Asphalt Materials & Striping	1,000	0.00	0.00	0%
Miscellaneous	796	0.00	2,216.00	278%
Sub-Total	532,737	36,755.36	565,650.91	106%
Treasurer's Fees	5,000	0.00	5,417.78	108%
Transfer to Escrows	215,000	215,000.00	215,000.00	100%
Transfer to School	0	0.00	0.00	0%
Sub-Total	752,737	251,755.36	786,068.69	104%
Escrow Expenditures	215,000	12,122.74	262,002.41	122%
TOTAL	967,737	263,878.10	1,048,071.10	108%

County Sales Tax

	2019	2020	2021	2022	2023	2024 % Change	5yr. Average	
January	7,799.87	6,854.79	16,723.50	18,815.24	18,426.92	18,750.01	1.75%	15,914.09
February	12,885.86	22,860.78	19,987.28	25,634.49	29,745.98	32,738.05	10.06%	22,222.88
March	11,246.33	14,595.18	16,402.87	20,922.98	20,542.77		-1.85%	16,742.03
April	8,857.05	15,280.29	15,820.09	26,540.36	21,934.71		-21.00%	17,686.50
May	19,708.91	12,778.47	24,773.54	43,984.48	41,544.42		-5.87%	28,557.96
June	5,827.74	9,946.40	17,549.36	10,146.13	17,053.96		40.51%	12,104.72
July	6,206.92	17,737.22	13,668.65	21,647.93	14,730.22		-46.96%	14,798.19
August	13,486.95	10,921.79	32,028.49	26,943.45	25,208.63		-6.88%	21,717.86
September	22,429.05	21,745.79	30,048.75	29,774.28	61,264.92		51.40%	33,052.56
October	13,774.16	18,726.14	29,953.36	34,135.62	44,727.88		23.68%	28,263.43
November	15,070.58	17,785.19	29,182.27	30,541.07	32,071.57		4.77%	24,930.14
December	7,547.72	17,476.46	19,698.95	17,991.84	20,435.59		11.96%	16,630.11
Total	144,841.14	186,708.50	265,837.11	307,077.87	347,687.57	51,488.06	13.43%	250,430.44
Year to Date	20,685.73	29,715.57	36,710.78	44,449.73	48,172.90	51,488.06	6.88%	

Emergency Services Sales Tax

	2019	2020	2021	2022	2023	2024	% Change	5-Year Ave.
January	22,652.17	22,081.29	35,673.96	42,007.94	38,798.45	41,271.81	6.37%	35,966.69
February	20,193.73	38,888.47	40,698.37	51,602.55	49,470.71	52,821.73	6.77%	40,170.77
March	28,148.22	30,899.33	39,142.28	64,129.75	50,505.67		-26.98%	42,565.05
April	52,719.27	32,992.58	39,017.29	54,305.90	50,263.76		-8.04%	45,859.76
May	32,415.46	28,328.62	53,200.16	64,390.89	66,881.55		3.72%	49,043.34
June	17,201.80	20,323.77	38,209.24	36,187.24	70,348.73		48.56%	36,454.16
July	35,279.36	29,408.23	54,965.11	58,069.60	36,858.14		-57.55%	42,916.09
August	74,723.11	62,795.11	139,369.81	119,039.47	131,561.66		9.52%	105,497.83
September	126,269.99	120,650.92	164,773.79	154,524.58	198,918.58		22.32%	153,027.57
October	103,635.85	108,852.60	139,222.51	142,140.85	176,409.86		19.43%	134,052.33
November	101,380.60	107,416.93	136,598.38	133,850.03	167,528.30		20.10%	129,354.85
December	45,399.97	63,130.77	93,550.49	84,746.99	90,930.59		6.80%	75,551.76
Total	660,019.53	665,768.62	974,421.39	1,004,995.79	1,128,476.00	94,093.54	10.94%	757,424.56
Year to Date	42,845.90	60,969.76	76,372.33	93,610.49	88,269.16	94,093.54	6.60%	

	Town Sales Tax							
	2019	2020	2021	2022	2023	2024	% Change	5-Year Ave.
January	17,777.51	28,417.92	40,358.55	48,401.82	43,654.63	47,289.18	8.33%	41,624.42
February	26,379.98	39,259.76	45,122.36	56,934.96	49,412.31	51,782.22	4.80%	43,421.87
March	33,717.73	34,763.49	46,228.85	81,691.27	56,271.57		-45.17%	50,534.58
April	75,356.86	37,422.14	46,611.62	60,354.74	58,492.54		-3.18%	55,647.58
May	32,071.64	24,839.85	60,352.89	59,047.63	65,473.02		9.81%	48,357.01
June	21,650.46	22,518.84	43,589.40	41,669.35	95,511.31		56.37%	44,987.87
July	50,243.72	29,239.56	74,281.24	71,269.47	44,246.65		-61.07%	53,856.13
August	105,875.94	90,106.11	190,977.70	163,532.09	185,303.71		11.75%	147,159.11
September	179,274.96	170,982.30	233,606.46	217,481.13	257,025.50		15.39%	211,674.07
October	151,774.01	155,155.28	192,817.13	193,304.52	237,546.24		18.62%	186,119.44
November	146,395.83	153,802.89	189,389.35	183,632.90	235,991.13		22.19%	181,842.42
December	64,974.75	83,368.79	129,991.56	117,612.17	125,062.82		5.96%	104,202.02
TOTAL	905,493.39	869,876.93	1,293,327.11	1,294,932.05	1,453,991.43	99,071.40	10.94%	1,016,146.51
Year to Date	44,157.49	67,677.68	85,480.91	105,336.78	93,066.94	99,071.40	6.45%	

Lodging Tax Revenue

	2019	2020	2021	2022	2023	2024	% Change	5 yr. Average
January	885.93	3,729.44	543.94	1,034.65	8,688.65	866.92	-90.02%	2,972.72
February	10,816.00	14,088.47	20,282.97	17,982.00	21,651.33	21,463.00	-0.87%	16,964.15
March	145.07	454.00	660.00	11,775.69	5,698.15		-106.66%	3,746.58
April	33.00	-	1,489.56	1,091.00	68.78		-1486.22%	536.47
May	17,612.98	14,069.00	30,651.70	31,766.09	30,512.00		-4.11%	24,922.35
June	952.07	300.40	1,007.32	1,525.85	3,654.58		58.25%	1,488.04
July	170.21	573.00	11,854.90	2,241.00	663.85		-237.58%	3,100.59
August	14,372.43	13,978.56	57,659.81	31,076.00	26,017.87		-19.44%	28,620.93
September	2,738.12	139.00	248.50	718.26	1,596.58		55.01%	1,088.09
October	2,848.73	780.48	1,346.59	1,473.79	683.55		-115.61%	1,426.63
November	47,263.00	58,396.70	76,493.41	71,800.28	70,496.20		-1.85%	64,889.92
December	1,790.37	1,918.52	3,364.85	2,534.04	2,331.79		-8.67%	2,387.91
Total	\$ 99,627.91	\$ 108,427.57	\$ 205,603.55	\$ 175,018.65	\$ 172,063.33	\$ 22,329.92	-1.72%	152,148.20

2024 SALES TAX

	Town			County			Emergency Services		
	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total
January	39,253.29	8,035.89	47,289.18	9,389.16	9,360.85	18,750.01	30,399.55	10,872.26	41,271.81
February	43,820.17	7,962.05	51,782.22	22,621.49	10,116.56	32,738.05	41,523.34	11,298.39	52,821.73
March			-			-			-
April			-			-			-
May			-			-			-
June			-			-			-
July			-			-			-
August			-			-			-
September			-			-			-
October			-			-			-
November			-			-			-
December			-			-			-
Total	83,073.46	15,997.94	99,071.40	32,010.65	19,477.41	51,488.06	71,922.89	22,170.65	94,093.54

Remote Town Sales Tax - Month Collected					
	2019	2020	2021	2022	2023
January	226.94	2,665.41	7,137.41	18,727.85	6,501.09
February	49,386.28	5,252.72	6,744.78	7,164.49	9,212.54
March	894.21	4,049.16	10,221.18	9,734.40	10,861.19
April	852.39	5,391.71	6,870.33	7,026.64	13,421.87
May	2,696.78	4,983.35	9,701.78	7,962.66	10,946.74
June	3,444.00	7,827.11	13,826.19	17,869.99	11,026.74
July	2,981.52	11,801.24	16,736.42	14,542.52	17,609.67
August	2,652.50	12,441.45	14,756.06	12,933.86	17,151.81
September	2,286.57	10,544.18	12,717.24	10,280.87	19,902.65
October	2,018.43	8,487.00	27,347.76	17,708.75	12,234.15
November	2,827.77	5,994.61	9,195.92	7,803.27	8,035.89
December	4,688.76	7,310.95	12,788.01	8,628.52	7,962.05
TOTAL	74,956.15	86,748.89	148,043.08	140,383.82	144,866.39
YTD	74,956.15	86,748.89	148,043.08	140,383.82	144,866.39

Remote County Sales Tax - Month Collected					
	2019	2020	2021	2022	2023
January	41.21	3,806.85	3,628.40	5,753.99	7,165.10
February	84.44	4,410.17	2,876.38	5,470.91	6,625.40
March	398.52	3,236.13	4,696.12	20,226.35	8,333.13
April	151.91	3,304.40	5,449.37	3,221.41	7,054.33
May	325.95	2,775.50	6,212.46	5,873.38	6,677.71
June	661.74	2,510.43	7,899.27	7,016.18	9,251.92
July	861.00	4,350.51	8,226.05	5,981.69	11,577.52
August	1,050.42	4,023.33	6,509.70	6,176.77	11,381.82
September	1,028.90	4,221.36	6,365.70	7,226.03	8,996.53
October	825.95	3,659.87	5,435.83	6,589.09	7,634.04
November	924.35	2,933.00	7,277.72	7,730.04	9,360.85
December	9,228.08	4,317.03	6,835.25	8,003.28	10,116.56
TOTAL	15,582.47	43,548.58	71,412.25	89,269.12	104,174.91
YTD	15,582.47	43,548.58	71,412.25	89,269.12	104,174.91

Remote Emergency Services Sales Tax - Month Collected					
	2019	2020	2021	2022	2023
January	167.86	4,051.74	6,735.19	15,300.16	8,540.81
February	30,969.48	6,049.12	6,019.09	7,896.61	9,898.07
March	809.27	4,560.71	9,322.30	18,724.25	11,995.67
April	628.71	5,443.90	7,699.31	7,612.23	12,796.80
May	1,892.28	4,857.16	9,945.76	8,646.96	11,014.56
June	2,570.26	6,471.47	13,577.53	15,552.84	12,673.34
July	2,405.48	10,111.26	15,600.53	12,826.79	18,240.81
August	3,702.92	10,307.22	13,290.24	11,943.37	17,832.36
September	2,075.54	9,243.47	11,926.06	10,941.10	18,060.82
October	1,780.63	7,604.14	20,488.41	15,185.16	12,416.81
November	2,348.89	5,585.20	10,295.36	9,707.69	10,872.26
December	8,712.17	7,274.58	12,263.74	10,394.20	11,298.39
TOTAL	58,063.49	81,559.97	137,163.52	144,731.36	155,640.70
YTD	58,063.49	81,559.97	137,163.52	144,731.36	155,640.70

Total Remote Sales Tax - Month Collected					
	2019	2020	2021	2022	2023
January	436.01	10,524.00	17,501.00	39,782.00	22,207.00
February	80,440.20	15,712.01	15,640.25	20,532.01	25,736.01
March	2,102.00	11,846.00	24,239.60	48,685.00	31,189.99
April	1,633.01	14,140.01	20,019.01	17,860.28	33,273.00
May	4,915.01	12,616.01	25,860.00	22,483.00	28,639.01
June	6,676.00	16,809.01	35,302.99	40,439.01	32,952.00
July	6,248.00	26,263.01	40,563.00	33,351.00	47,428.00
August	7,405.84	26,772.00	34,556.00	31,054.00	46,365.99
September	5,391.01	24,009.01	31,009.00	28,448.00	46,960.00
October	4,625.01	19,751.01	53,272.00	39,483.00	32,285.00
November	6,101.01	14,512.81	26,769.00	25,241.00	28,269.00
December	22,629.01	18,902.56	31,887.00	27,026.00	29,377.00
TOTAL	148,602.11	211,857.44	356,618.85	374,384.30	404,682.00
YTD	148,602.11	211,857.44	356,618.85	374,384.30	404,682.00

County Sales Tax (month collected)

	2019			2020			2021			2022			2023			% Change 5yr. Average	
	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total		
January	11,205.30	41.21	11,246.51	10,788.33	3,806.85	14,595.18	12,774.47	3,628.40	16,402.87	15,168.99	5,753.99	20,922.98	17,377.67	7,165.10	24,542.77	17.30%	17,542.06
February	8,772.61	84.44	8,857.05	10,870.13	4,410.17	15,280.30	12,943.71	2,876.38	15,820.09	21,069.45	5,470.91	26,540.36	15,309.31	6,625.40	21,934.71	-17.35%	17,686.50
March	19,310.39	398.52	19,708.91	9,542.34	3,236.13	12,778.47	20,077.43	4,696.12	24,773.55	23,758.13	20,226.35	43,984.48	33,211.29	8,333.13	41,544.42	-5.55%	28,557.97
April	5,675.84	151.91	5,827.75	6,642.00	3,304.40	9,946.40	12,099.99	5,449.37	17,549.36	6,924.72	3,221.41	10,146.13	9,999.63	7,054.33	17,053.96	68.08%	12,104.72
May	5,876.94	325.95	6,202.89	14,961.72	2,775.50	17,737.22	7,456.19	6,212.46	13,668.65	15,774.55	5,873.38	21,647.93	8,052.51	6,677.71	14,730.22	-31.96%	14,797.38
June	12,825.21	661.74	13,486.95	8,411.36	2,510.43	10,921.79	24,129.22	7,899.27	32,028.49	19,927.27	7,016.18	26,943.45	15,956.71	9,251.92	25,208.63	-6.44%	21,717.86
July	21,568.05	861.00	22,429.05	17,395.28	4,350.51	21,745.79	21,822.70	8,226.05	30,048.75	23,792.59	5,981.69	29,774.28	49,687.40	11,577.52	61,264.92	105.76%	33,052.56
August	12,723.74	1,050.42	13,774.16	14,702.81	4,023.33	18,726.14	23,443.66	6,509.70	29,953.36	27,958.85	6,176.77	34,135.62	33,346.06	11,381.82	44,727.88	31.03%	28,263.43
September	14,041.68	1,028.90	15,070.58	13,563.83	4,221.36	17,785.19	22,816.57	6,365.70	29,182.27	23,315.04	7,226.03	30,541.07	23,075.04	8,996.53	32,071.57	5.01%	24,930.14
October	6,721.34	825.95	7,547.29	13,816.59	3,659.87	17,476.46	14,263.13	5,435.83	19,698.96	11,402.75	6,589.09	17,991.84	12,801.55	7,634.04	20,435.59	13.58%	16,630.03
November	5,930.45	924.35	6,854.80	13,790.50	2,933.00	16,723.50	11,537.52	7,277.72	18,815.24	10,696.88	7,730.04	18,426.92	9,389.16	9,360.85	18,750.01	-2.06%	12,265.17
December	13,632.71	9,228.08	22,860.79	15,682.24	4,317.03	19,999.27	18,779.24	6,835.25	25,614.49	21,742.70	8,003.28	29,745.98	22,621.49	10,116.56	32,738.05	16.13%	20,827.58
Total	138,284.26	15,582.47	153,866.73	150,167.13	43,548.58	193,715.71	202,143.83	71,412.25	273,556.08	221,531.92	89,269.12	310,801.04	250,827.82	104,174.91	355,002.73		
YTD			124,151.14			156,992.94			229,126.35			262,628.14			303,514.67	15.57%	215,282.65

Emergency Services Sales Tax (month collected)

	2018			2019			2020			2021			2022			2023			% Change	5-Year Ave.
	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total					
January	8,924.66	27,980.65	167.86	28,148.51	26,847.59	4,051.74	30,899.33	32,447.80	6,735.19	39,182.99	48,829.59	15,300.16	64,129.75	41,964.86	8,540.81	50,505.67	-21.24%	42,573.25		
February	22,040.87	21,749.81	30,969.48	52,719.29	26,943.46	6,049.12	32,992.58	33,038.78	6,019.09	39,057.87	46,409.30	7,896.61	54,305.91	40,365.69	9,898.07	50,263.76	-7.44%	45,867.88		
March	23,915.42	31,606.19	809.27	32,415.46	18,988.97	4,560.71	23,549.68	43,877.86	9,322.30	53,200.16	45,666.63	18,724.25	64,390.88	54,885.88	11,995.67	66,881.55	3.87%	48,087.55		
April	58,262.95	16,573.10	628.71	17,201.81	14,879.87	5,443.90	20,323.77	30,509.93	7,699.31	38,209.24	28,575.01	7,612.23	36,187.24	57,551.93	12,796.80	70,348.73	94.40%	36,454.16		
May	36,977.68	33,423.78	1,892.28	35,316.06	24,551.07	4,857.16	29,408.23	45,019.35	9,945.76	54,965.11	49,422.64	8,646.96	58,069.60	25,843.58	11,014.56	36,858.14	-36.53%	42,923.43		
June	54,297.30	72,152.85	2,570.26	74,723.11	56,773.64	6,471.47	63,245.11	125,792.28	13,577.53	139,369.81	103,486.63	15,552.84	119,039.47	118,888.32	12,673.34	131,561.66	10.52%	105,587.83		
July	100,795.88	123,864.51	2,405.48	126,269.99	110,539.66	10,111.26	120,650.92	149,173.26	15,600.53	164,773.79	141,697.79	12,826.79	154,524.58	180,677.77	18,240.81	198,918.58	28.73%	153,027.57		
August	82,850.46	101,317.76	3,702.92	105,020.68	98,545.37	10,307.22	108,852.59	125,932.27	13,290.24	139,222.51	130,197.48	11,943.37	142,140.85	158,577.50	17,832.36	176,409.86	24.11%	134,329.30		
September	88,859.04	99,005.06	2,075.54	101,080.60	98,173.46	9,243.47	107,416.93	124,672.32	11,926.06	136,598.38	122,908.93	10,941.10	133,850.03	149,467.48	18,060.82	167,528.30	25.16%	129,294.85		
October	34,697.06	43,619.35	1,780.63	45,399.98	55,526.63	7,604.14	63,130.77	73,062.08	20,488.41	93,550.49	69,561.83	15,185.16	84,746.99	78,513.78	12,416.81	90,930.59	7.30%	75,551.76		
November	22,652.17	19,732.41	2,348.89	22,081.30	30,125.87	5,585.20	35,711.07	31,712.58	10,295.36	42,007.94	29,090.76	9,707.69	38,798.45	30,399.55	10,872.26	41,271.81	6.37%	28,972.64		
December	30,306.85	30,176.30	8,712.17	38,888.47	33,466.13	7,274.58	40,740.71	39,338.81	12,263.74	51,602.55	39,076.51	10,394.20	49,470.71	41,523.34	11,298.39	52,821.73	6.77%	36,324.32		
Total	564,580.34	621,201.77	58,063.49	679,265.26	595,361.72	81,559.97	676,921.69	854,577.32	137,163.52	991,740.84	854,923.10	144,731.36	999,654.46	978,659.68	155,640.70	1,134,300.38				
Year to Date	511,621.32			618,295.49			600,469.91			898,130.35			911,385.30			1,040,206.84	14.13%	813,697.58		

Town Sales Tax (month collected)

	2018			2019			2020			2021			2022			2023			% Change	5-Year Ave
	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total					
January	23,836.90	33,491.06	226.94	33,718.00	32,098.08	2,665.41	34,763.49	39,091.44	7,137.41	46,228.85	62,963.42	18,727.85	81,691.27	49,770.48	6,501.09	56,271.57	-31.12%	50,534.64		
February	24,868.07	25,970.59	49,386.28	75,356.87	32,169.42	5,252.72	37,422.14	39,866.84	6,744.78	46,611.62	53,190.25	7,164.49	60,354.74	49,280.00	9,212.54	58,492.54	-3.09%	55,647.58		
March	21,945.84	31,177.43	894.21	32,071.64	20,790.69	4,049.16	24,839.85	50,131.71	10,221.18	60,352.89	49,313.23	9,734.40	59,047.63	54,611.83	10,861.19	65,473.02	10.88%	48,357.01		
April	17,527.63	20,798.07	852.39	21,650.46	17,127.14	5,391.71	22,518.85	36,719.07	6,870.33	43,589.40	34,642.71	7,026.64	41,669.35	82,089.44	13,421.87	95,511.31	129.21%	44,987.87		
May	53,182.66	47,514.29	2,696.78	50,211.07	24,256.22	4,983.35	29,239.57	64,579.46	9,701.78	74,281.24	63,306.81	7,962.66	71,269.47	33,299.91	10,946.74	44,246.65	-37.92%	53,849.60		
June	80,166.62	102,431.94	3,444.00	105,875.94	82,279.01	7,827.11	90,106.12	177,151.51	13,826.19	190,977.70	145,662.10	17,869.99	163,532.09	174,276.97	11,026.74	185,303.71	13.31%	147,159.11		
July	151,431.83	176,293.44	2,981.52	179,274.96	159,181.07	11,801.24	170,982.31	216,870.04	16,736.42	233,606.46	202,938.61	14,542.52	217,481.13	239,415.83	17,609.67	257,025.50	18.18%	211,674.07		
August	121,288.07	149,121.51	2,652.50	151,774.01	142,713.83	12,441.45	155,155.28	178,061.07	14,756.06	192,817.13	180,370.66	12,933.86	193,304.52	220,394.43	17,151.81	237,546.24	22.89%	186,119.44		
September	130,755.88	144,109.26	2,286.57	146,395.83	143,258.72	10,544.18	153,802.90	176,672.11	12,717.24	189,389.35	173,352.03	10,280.87	183,632.90	216,088.48	19,902.65	235,991.13	28.51%	181,842.42		
October	50,151.94	62,956.32	2,018.43	64,974.75	74,881.79	8,487.00	83,368.79	102,643.80	27,347.76	129,991.56	99,903.42	17,708.75	117,612.17	112,828.67	12,234.15	125,062.82	6.33%	104,202.02		
November	17,777.51	25,590.15	2,827.77	28,417.92	34,363.94	5,994.61	40,358.55	39,205.90	9,195.92	48,401.82	35,851.36	7,803.27	43,654.63	39,253.29	8,035.89	47,289.18	8.33%	41,624.42		
December	26,379.98	34,571.00	4,688.76	39,259.76	37,811.41	7,310.95	45,122.36	44,146.95	12,788.01	56,934.96	40,783.79	8,628.52	49,412.31	43,820.17	7,962.05	51,782.22	4.80%	48,502.32		
TOTAL	719,312.94	854,025.06	74,956.15	928,981.21	800,931.32	86,748.89	887,680.21	1,165,139.90	148,043.08	1,313,182.98	1,142,278.39	140,383.82	1,282,662.21	1,315,129.50	144,866.39	1,459,995.89		-		
YTD	719,312.94			928,981.21			887,680.21			1,313,182.98			1,282,662.21			1,459,995.89	13.83%	1,174,500.50		

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

Fiscal Year: 2024

From Period: 1

To Period: -1

From Date: 1/1/2024

Thru Date: 1/31/2024

Option: Period

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
General Fund (01)					
010 - COUNTY GENERAL FUND	\$1,570,062.54	\$120,201.05	(\$538,902.92)	\$0.00	\$1,151,360.67
020 - COUNTY ROAD & BRIDGE	\$144,564.73	\$29,771.02	(\$100,279.95)	\$0.00	\$74,055.80
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	\$79,532.82	\$24,984.69	(\$25,503.62)	\$0.00	\$79,013.89
045 - AFFORDABLE HOUSING FUND	\$341,780.39	\$12,239.33	\$0.00	\$0.00	\$354,019.72
050 - CONSERVATION TRUST	\$13,467.33	\$38.80	\$0.00	\$0.00	\$13,506.13
051 - LODGING TAX FUND	\$514,738.16	\$866.92	\$0.00	\$0.00	\$515,605.08
052 - TOURISM BOARD FUND	\$11,233.39	\$0.11	(\$6,725.00)	\$0.00	\$4,508.50
055 - NOXIOUS WEED FUND	\$11,896.78	\$0.00	\$0.00	\$0.00	\$11,896.78
060 - TOWN OF SILVERTON	\$2,309.46	\$3,506.23	(\$4,271.83)	\$0.00	\$1,543.86
070 - DURANGO FIRE PROTECTION DIS	\$0.00	\$478.08	(\$478.08)	\$0.00	\$0.00
080 - SOUTHWEST WATER CONSERVAT	\$0.00	\$138.95	(\$138.95)	\$0.00	\$0.00
090 - ADVERTISING FEES	\$11,523.40	\$0.00	\$0.00	\$0.00	\$11,523.40
100 - REDEMPTION	\$312.30	\$0.00	\$0.00	\$0.00	\$312.30
110 - SCHOOL GENERAL	\$0.00	\$5,278.55	(\$5,278.55)	\$0.00	\$0.00
116 - SCHOOL BOND	\$0.00	\$546.22	(\$546.22)	\$0.00	\$0.00
200 - SPECIAL ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
210 - 911 AUTHORITY	\$74,808.16	\$2,860.57	(\$2,418.44)	\$0.00	\$75,250.29
220 - TREASURER'S FEES	\$20,288.05	\$160.00	\$0.00	\$0.00	\$20,448.05
230 - ASSESSOR'S PENALTY	\$5,548.41	\$0.00	\$0.00	\$0.00	\$5,548.41
240 - TREASURER'S DEEDS/FORECLOS	\$10,386.80	\$0.00	\$0.00	\$0.00	\$10,386.80
250 - CLERK TECHNOLOGY FEES	\$5,289.40	\$35.00	\$0.00	\$0.00	\$5,324.40
260 - ADMIN FEE	\$2,698.42	\$0.00	\$0.00	\$0.00	\$2,698.42
270 - PEAK INVESTMENTS	\$40,760.34	\$1,526.75	\$0.00	\$0.00	\$42,287.09
280 - ABATEMENTS	(\$2,333.91)	\$0.00	\$0.00	\$0.00	(\$2,333.91)

Report Selection Criteria: Selected Fund Type: ALL Fiscal Year: 2024 From Date: 1/1/2024
 Include Encumbrances? NO From Period: 1 Thru Date: 1/31/2024
 Include Pri Yr Liabilities? NO To Period: 1 Option: Period
 Printed in Alpha by Fund Name? NO
 Exclude Additional Cash? NO
 Selected Funds :

Ending Balance	Transfers	Disbursements	Receipts	Beginning Balance	
\$93,916.17	\$0.00	\$0.00	\$113.16	\$93,803.01	300 - ESCROW-AMBULANCE
\$4,412.31	\$0.00	\$0.00	\$22.74	\$4,389.57	350 - ESCROW-COMPUTER EQUIP
\$3,811.93	\$0.00	\$0.00	\$32.04	\$3,579.89	360 - ASSESSOR/TREASURER ESCROW
\$145,251.60	\$0.00	\$0.00	\$51.15	\$145,200.45	400 - ESCROW-GRAVEL
\$60,643.59	\$0.00	\$0.00	\$237.17	\$60,406.42	410 - COUNTY BARN ESCROW
\$9,221.40	\$0.00	\$0.00	\$253.71	\$8,967.69	420 - ROAD EQUIP PURCHASE ESCROW
\$4,139.86	\$0.00	\$0.00	\$17.05	\$4,122.81	430 - LOST 4-WHEELERS ESCROW
\$20,739.85	\$0.00	\$0.00	\$74.15	\$20,665.70	440 - SEARCH & RESCUE ESCROW
\$75,817.85	\$0.00	\$0.00	\$2,278.78	\$73,539.07	450 - COURTHOUSE ESCROW
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	460 - MSI ESCROW
\$2,752.88	\$0.00	\$0.00	\$36.69	\$2,716.19	470 - EMERGENCY PREPAREDNESS
\$503.99	\$0.00	\$0.00	\$10.85	\$493.14	500 - HISTORICAL ARCHIVES ESCROW
\$96,179.85	\$0.00	\$0.00	\$377.20	\$95,802.65	550 - ASPHALT ESCROW
\$125,648.18	\$0.00	\$0.00	\$0.00	\$125,648.18	570 - FOREST RESERVE ESCROW
\$1,780,110.17	\$0.00	\$0.00	\$41,271.81	\$1,738,838.36	590 - EMERGENCY SERVICES SALES TA
\$110,306.36	\$0.00	\$0.00	\$326.05	\$109,980.31	600 - FIRE TRUCK FUND
\$64,490.85	\$0.00	\$0.00	\$142.61	\$64,348.24	650 - LAND USE ESCROW
\$3,761.13	\$0.00	\$0.00	\$79.06	\$3,682.07	700 - WORKFORCE HOUSING ESCROW
\$45,116.81	\$0.00	\$0.00	\$37.20	\$45,079.61	750 - ESCROW-SHERIFF VEHICLE
\$75.00	\$0.00	(\$45.00)	\$75.00	\$45.00	800 - PUBLIC TRUSTEE
\$14,679.70	\$0.00	(\$14,423.98)	\$14,679.71	\$14,423.97	810 - SPECIFIC OWNERSHIP TAX
\$27,755.49	\$0.00	\$0.00	\$23,911.33	\$3,844.16	820 - TAX HOLDING FUND
\$0.00	\$0.00	(\$2,521.67)	\$0.00	\$2,521.67	900 - ADVANCED COLLECTIONS
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	950 - WEST SIDE SPECIAL IMP. DISTRIC
\$5,150,645.59	\$0.00	(\$701,534.21)	\$286,659.73	\$5,565,520.07	* Fund Type Total *

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

Fiscal Year: 2024

From Period: 1

To Period: 1

From Date: 1/1/2024

Thru Date: 1/31/2024

Option: Period

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
* Report Total *	\$5,565,520.07	\$286,659.73	(\$701,534.21)	\$0.00	\$5,150,645.59

San Juan County

Composition of Cash Balances and Investments

As Of: 1/31/2024 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>				
Citizens State Bank				
Tourism Fund Checking	\$4,630.89	\$0.00	\$0.00	\$4,630.89
Affordable Housing Checking	\$372,636.15	\$0.00	\$0.00	\$372,636.15
911 Authority Checking Checking	\$75,594.36	\$0.00	\$0.00	\$75,594.36
General Checking Checking	\$2,229,422.38	\$0.00	\$0.00	\$2,229,422.38
Citizens State Bank:	\$2,682,283.78	\$0.00	\$0.00	\$2,682,283.78

Investment Pool

	Cash on Hand/ In Transit	Investments	Net Bank Balance	Total
Citizens State Bank				
100120367	\$0.00	\$1,087,528.57	\$0.00	\$1,087,528.57
Citizens State Bank:				
COLOTRUST	\$0.00	\$1,077,105.25	\$0.00	\$1,077,105.25
CO-01-0646-8001	\$0.00	\$1,077,105.25	\$0.00	\$1,077,105.25
COLOTRUST:				
Sigma Financial Corporation	\$0.00	\$303,527.99	\$0.00	\$303,527.99
GTR-041850	\$0.00	\$303,527.99	\$0.00	\$303,527.99
Sigma Financial Corporation:				
Sigma Financial Corporation:	\$0.00	\$303,527.99	\$0.00	\$303,527.99
	\$200.00	\$2,468,161.81	\$2,682,283.78	\$5,150,645.59



Willy Tookey <admin@sanjuancolorado.us>

Fwd: Contact Ouray County before Feb 20

1 message

Austin Lashley <commissioner.lashley@sanjuancolorado.us>

Mon, Feb 12, 2024 at 8:50 AM

To: Willy Tookey <admin@sanjuancolorado.us>

----- Forwarded message -----

From: **Sheldon Kerr** <kerr.sheldon@gmail.com>

Date: Sun, Feb 11, 2024 at 4:35 PM

Subject: Contact Ouray County before Feb 20

To: commissioner.lashley@sanjuancolorado.us <commissioner.lashley@sanjuancolorado.us>

Hello Commissioner Lashley,

I'm writing to bring your attention to a matter that directly affects backcountry use and recreational access in San Juan County.

Right now, the Ouray Board of County Commissioners is finalizing language for the Red Mountain Alpine Lodge's Bed and Breakfast Special Use Permit. They are planning to change the language regarding shuttling and parking for RMAL guests in such a way that it could push their overnight Lodge guests to park in San Juan County.

In RMAL's current Special Use Permit, stipulation #14 states:

"During winter months, the Applicant shall provide a shuttle service from the City of Ouray to the subject site."

RMAL does not consistently follow this stipulation. Their guests (25+ people according to Lodge photos online) regularly park overnight in the few plowed areas on 550 at the top of Red Mountain Pass, which has limited the amount of parking available for other members of the public, and forces more backcountry users to park and recreate in San Juan County. You can find documentation about this in the links below.

[Ouray Board of County Commissioners Packet Re: RMAL SUP Jan 30 2023](#)

[Public Comment Jan 29](#)

[Public Comment Jan 31](#)

In the proposed revised language of the new Special Use Permit below, the parking pressure will continue to be put on San Juan County. Rather than enforcing the original SUP stipulation, the Board of County Commissioners is planning to change the parking/shuttle stipulation to this language:

"#8: Parking Restrictions.

A. During times when onsite parking is not available, the Applicant shall ensure and thoroughly document or log all commercially feasible efforts to provide a shuttle service and shall facilitate carpooling, from any nearby municipalities or available public parking areas to the subject site for all guests and employees..."

Per this version, RMAL guests will likely be parking the top of the Pass by CR14, the Addie S/ OPUS Hut parking, the Artist's Cabin parking or Sam's Trees parking. I'm not suggesting that everyone has to park in their own county(!) but I don't believe it is fair to expect San Juan County to shoulder the parking burden of a Ouray County Lodge that sleeps 25+ people and is in violation of a number of measures designed to preserve the character and access of our shared high country. More violations info [here if you'd like](#).

I think it would be great for you all to discuss this at your next meeting. Or discuss whatever part of this feels pertinent to San Juan County; I realize not all of this may fit. But I think we'd agree that San Juan County should not be expected to shoulder the consequences of poor zoning enforcement in Ouray County.

The language of the SUP is scheduled to be finalized on February 20th. I've included the contact info for the Ouray County officials involved in this decision. I've also attached a formal complaint form, which the County Land Use

Department must receive in order to investigate a concern, in case you decide to move in that direction.

Thanks for the work that you do and thanks for your time,
Sheldon Kerr
Ridgway, CO (formerly of Silverton, CO)
9702391869

Ouray County Planning Director Mark Castrodale mcastrodale@ourayco.gov
Ouray County Lawyer Leo Caselli lcaselli@ourayco.gov
County Commissioner Lynn Padgett lpadgett@ourayco.gov
County Commissioner Michelle Mauer mmauer@ourayco.gov
County Commissioner Jake Niece jniece@ourayco.gov

2 attachments

 **20240131 SUP Continuation Info (parking).pdf**
162K

 **Citizen Complaint Form (External)_202206211415531484.pdf**
64K



SAN JUAN COUNTY COLORADO

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

February 14, 2024

Dear Commissioners Lynn Padgett, Michelle Mauer, and Jake Niece

It has come to our attention that Ouray County is considering a Special Use Permit for the Red Mountain Alpine Lodge in which the applicant has requested that parking for the Lodge be allowed at the top of Red Mountain Pass. Much of that parking area is located in San Juan County and the San Juan County Commissioners would like to voice our opposition.

You are probably aware that Red Mountain Pass is a very popular recreation area during the winter months and that finding parking can be difficult. Allowing for additional parking will only exasperate the problems. For several years we have discussed the parking issues and problems on the Red Mountain Pass with CDOT and have explored ways to expand parking. Unfortunately, we have not found sufficient resources to move forward. Additional overnight parking will increase the difficulty for CDOT to plow the parking area. The results would likely be even fewer parking spaces available for day recreationalists.

San Juan County amended their Land Use Regulations several years ago to require that any vacation rental provide off-street dedicated parking spaces at all times.

We would be happy to partner with Ouray County, CDOT and the Red Mountain Alpine Lodge to develop adequate parking on Red Mountain Pass. Until that happens, we strongly oppose allowing the Red Mountain Alpine Lodge to use the area to provide overnight parking for their guests. This is an extremely popular location for recreationalists from both sides of the mountain and we should work to preserve that experience for our communities.

If you have any questions, please contact the County Administrator at your convenience.

Sincerely,

Austin Lashley, Chairman
San Juan County Commissioners

#NEW: Continued Compliance, and Mitigation of Non-Compliant Structures and Business Operations.

A. The Red Mountain Lodge and all structures and similar appurtenances or features on the subject site owned or operated by Lake Cabin LLC and its owners, operators, managers and directors shall be inspected by the Land Use Department within forty-five (45) days to determine compliance with all applicable local and state regulations and law including but not limited to occupancy requirements, tax requirements, and Ouray County Land Use Code and building code requirements. Such restrictions including, but are not limited to: Maximum accessory structures are limited to one (1), additional structures or similar appurtenances used for employee housing are prohibited, short-term rentals outside the scope of the Bed & Breakfast are prohibited, and provision of food or catering to off-site business operations that are not Red Mountain Lodge guests and staff or employees (insert Land Use Code or Reg 43 reference).

B. Any structures or business operations reasonably found in violation of the County Land Use Code or other regulations and applicable law shall be removed or otherwise brought into compliance within a reasonable timeframe of the initial inspection, not to exceed ninety (90) days of the initial inspection, unless the County Land Use Department grants any reasonable extension for compliance, in order to ensure all proper permitting including variances if necessary.

C. Applicant shall ensure continued strict compliance with all local and state occupancy and septic (Regulation 43) requirements determined by the County Land Use Department, except in cases of emergency circumstances including road closures due to severe weather conditions.

D. Due to the applicant's agreement during the public hearing, Applicant shall reasonably facilitate and cooperate with recurrent inspections by the Ouray County Land Use Department to monitor continued compliance.

8: Parking Restrictions.

A. During times when onsite parking is not available, the Applicant shall ensure and thoroughly document or log all commercially feasible efforts to provide a shuttle service and shall facilitate car-pooling, from any nearby municipalities or available public parking areas to the subject site for all guests and employees, subject to any local or state parking restrictions and conditions. No more than 14 average daily vehicle trips per day (ADTs) are permitted to the subject site or adjacent public parking areas in the immediate vicinity of the Red Mountain Lodge in the Red Mountain Pass area. Exceptions to this restriction may also occur on a case-by-case basis for emergency circumstances including severe weather conditions. This paragraph is specifically intended to minimize public parking and public access impacts from private business operations.

#16/11: Term and Renewal

A. The term of the Special Use Permit- Bed & Breakfast, and the accompanying Special Use Permit-Temporary Use (wedding venue) shall be renewed and extended for a duration for one (1) year, with the subject renewals after one (1) year to be determined during a properly noticed public hearing before the Board of County Commissioners.

Michael A. Goldman
Lindsey K. S. Nicholson
Josh W. Mack
Denny R. Ehlers, Of Counsel

679 E. 2nd Avenue, Suite C
Durango, CO 81301
970.259.8747
www.gnm-law.com

GOLDMAN NICHOLSON MACK
ATTORNEYS AT LAW

January 26, 2024

Sent Via E-mail: lcaselli@ourayco.gov

Leo Caselli
Ouray County Attorney
P.O. Box C
Ouray, CO 81427

RE: Red Mountain Alpine Lodge Special Use Permit
Our Client: Lake Cabin, LLC
Our File 3688.005

Dear Mr. Caselli:

I am writing to you to address the Land Use Department Staff Report for the Red Mountain Alpine Lodge Special Use Permit Amendment and Renewal that was issued yesterday, January 25, 2024 for the Board of County Commissioners Meeting scheduled for January 30, 2024. The Staff Report includes proposed condition Number 8:

8. ~~44~~. During winter months **when onsite parking is not available**, the Applicant shall provide a shuttle service from the City of Ouray to the subject site **for all guests. Guests of Red Mountain Alpine Lodge shall not park overnight in the Red Mountain pass area and shall not park in any CDOT ROW or County ROW. Additionally, all advertising associated with RMAL shall state that winter guests of Red Mountain Alpine Lodge must utilize the shuttle service provided by the operator.**

This proposed condition was not included in the staff recommendations for the December 12, 2023 Planning Commission Meeting and was never discussed at that hearing or otherwise until planning staff unilaterally added this proposed condition in the January 25, 2024 Staff Report.

My client does not consent or agree to the addition of this condition to the Special Use Permit. While this condition is framed as a clarification, it is in fact a substantial change to an existing condition that imposes an undue burden on the applicant. The addition of this condition to the Red Mountain Alpine Lodge would be arbitrary and capricious for several related reasons. First, it is contrary to the agency comments. The Ouray County Sheriff and CDOT expressed no concerns about the Permit Amendment and Renewal. CDOT requested that the applicant be allowed to plow the area at the top of the pass to increase parking. Staff ignored this comment, instead electing to address the issue of parking through a condition that will render access to the Red Mountain Alpine Lodge impractical and dangerous. New condition 8 would require that anyone visiting the Red Mountain Alpine Lodge from a location to the south drive past the parking at the top of Red Mountain Pass and negotiate arguably the most dangerous section of

Leo Caselli
Ouray County Attorney
January 26, 2024
Page 2 of 2

highway in the United States, then take a shuttle up this same section of highway, then back down, and then drive this section in the more exposed direction, likely late in the day when they are tired, and in winter conditions. Even guests that arrive from the north often experience travel delays, especially in the winter which makes a mandatory shuttle service impractical. We would also remind the County that the COVID-9 pandemic is not over. Many people are justifiably reluctant to share a closed vehicles with persons they do not know. Numerous other backcountry huts utilize off-highway parking in the Red Mountain Pass corridor for overnight parking, and to our knowledge, no other entity has been saddled with a similar requirement. Finally, any Red Mountain Alpine Lodge guests that do park on the pass rather than using the shuttle service utilize a parking area that is mostly, if not entirely, in San Juan County.

On September 8, 2023, Nate Disser closed on the purchase of these membership interests in reasonable reliance on clear guidance from County staff that this transfer of membership interest could be processed through a "staff level" renewal of the SUP. The fact that the County would reverse course on this representation and require approval of the renewal by the Board of County Commissioners through the Special Use Permit Amendment process, and then recommend a condition be added to the permit that materially interferes with operation of the Red Mountain Alpine Lodge business is extremely concerning to us.

Sincerely,

GOLDMAN, NICHOLSON & MACK, P.C.



Josh W. Mack
Direct e-mail: mack@gnm-law.com

JWM/amc

cc: Nate Disser

Dear Ms. Hollenbeck,

I am writing to bring to your attention a matter of concern regarding the parking situation at Upper County Road 31, particularly in relation to the Red Mountain Alpine Lodge. Over the past few months, I have observed a significant increase in parking congestion in the vicinity, leading me to believe that the current infrastructure may not adequately support the volume of visitors associated with the lodge.

As a resident and frequent user of the Upper County Road 31 area, I have noticed that the parking congestion has not only become an inconvenience but is also impacting the safety and accessibility of the road.

Given these observations, I believe the Red Mountain Alpine Lodge has broken conditions 7 & 8 under the staff recommendations and conclusion section of their SUP application. I kindly request that you do not renew the special use permit for the Red Mountain Alpine Lodge. While I understand the importance of supporting lodging facilities, it is crucial that the impact on the local community and infrastructure is thoroughly assessed and addressed.

I appreciate your attention to this matter and your commitment to maintaining the balance between lodging facilities and the surrounding environment. I am hopeful that your office will take the necessary steps to address the parking congestion issues at Upper County Road 31.

Thank you for your time and consideration.

Sincerely,

Andrew Smyser

Comment: : Subject: Concerns Regarding Overuse of Public Parking at upper County Road 31 by Red Mountain Alpine Lodge

I am reaching out to bring to your attention a significant issue affecting Ouray County residents and visitors: the overuse of public parking spaces by guests of Red Mountain Alpine Lodge, particularly involving extended overnight parking.

The regular occupation of public parking spots by the lodge's guests for multiple days has increasingly become a source of inconvenience. This practice not only limits parking availability for residents and short-term visitors but also disrupts the intended use of these public facilities.

Given the impact of this issue, I respectfully request the Commissioners to:

1. Review the current parking situation, focusing on the prolonged occupation of spaces by lodge guests.
2. Engage with Red Mountain Alpine Lodge management to discuss potential solutions, including the provision of additional on-site parking or designated areas for extended stays.
3. Consider introducing parking regulations to prevent long-term occupation of public parking spaces and ensure equitable access for all.
4. Consider the non-renewal of their special use permit as a measure to protect public interests and community welfare.

I appreciate your attention to this matter and trust that you will take the necessary steps to ensure a fair and sustainable use of Ouray County's public resources.

Thank you for your service to our community and for considering this request.

Sincerely,
Blaine Eischied

Connie,

I heard that parking in the winter at Red Mountain Lodge will be a topic of conversation by the BOCC. As an FYI, I have large concerns of vehicles being parked on our streets in the winter when someone is not around to move it for snow removal purposes. I understand this already happens on occasion with Backcountry use, however I am hopeful Red Mountain Lodge guests will continue to be allowed to park along Highway 550 in the winter so this issue is not perpetuated in the City.

Public Works tries to move block to block in the winter, placing cones out the night before, for snow removal in the parking areas. When cars are not moved, Ouray PD issues parking citations on the vehicles. I am hopeful a resolution can be made with Red Mountain Lodge that does not increase the amount of vehicles being parked in the City for this reason.

Thank you,

Silas Clarke, MPA, ICMA-CM
City Administrator
P | 970.325.7060
E | sclarke@cityofouray.com
City of Ouray
P.O. Box 468 | 320 6th Ave.
Ouray, CO 81427

Commissioners,

I understand you will soon be reviewing the Special Use Permit for Red Mountain Alpine Lodge (RMAL). I urge you to NOT grant the SUP. Per their previous agreement, the operators of the lodge were expected to utilize a shuttle because they do not have sufficient parking for the size and scale of operation. While they may have utilized a shuttle periodically, increased parking congestion at the upper County Road 31 and Hwy 550 intersection continues to grow. The congestion is so bad at times, I find myself choosing to spend my recreation time and resources in neighboring counties such as San Juan and Hinsdale. While the drive is much longer, being able to predictably avoid the shit show and shenanigans associated with the RMAL operation makes it so worth it to my friends, family, and I.

I'm certain there are many supporters of the RMAL who will speak to what a valuable asset this operation is to Ouray County. I encourage you to take a long, hard, and objective look at that notion. Who does it serve? Who benefits from it? What are the potential downsides of letting this operation continue? The principles of this operation have a long track record of controlling the narrative surrounding these issues that ultimately bring tremendous benefit to them while coming at a substantial cost to the recreation community and citizens of Ouray County as a whole. The RMAL is, in no way, entitled to have this SUP renewed under the new ownership. Please take this opportunity to let your constituents know you support the broader recreation community and citizens of Ouray County not just a small faction who seek to exploit every little beautiful corner of Red Mountain Pass.

I have great faith you will choose to act prudently. Thank you for your consideration. Please let me know if you have any questions I could answer. Unfortunately, I will not be able to attend the meeting on Tues morning.

Kind Regards,
Kevin Koprek
Instructor - Rigging for Rescue

Commissioners,

I understand public comments are due to you by Monday, 29 January 2024 prior to the public hearing session on Tuesday morning, 30 January 2024.

Before granting a Special Use Permit (SUP) for the subject operator, I strongly recommend you tether SUP approval to the following restrictions:

1. No parking allowed for Red Mountain Alpine Lodge (RMAL) guests or staff along the US 550 right-of-way. RMAL shall establish a parking lot for their guests on RMAL property in conjunction with a winter maintenance agreement for the plowing of CR31 to access said parking. SUP approval shall also be contingent upon any required permitting from CDOT for winter access to/from US 550.
2. Prove that no partner/principle of RMAL (aka San Juan Mountain Guides) is operating commercial lodging out of yurts on assessor account numbers N4950 and N4921.
3. Satisfy the County that no human waste disposal facilities (a.k.a. outhouses) have been, or will be, constructed without full permitting and approval of the County.
4. No commercial weapons training shall be allowed within a five (5) statute mile radius of the RMAL.

In essence, SUP approval needs to impose restrictions on the seemingly small, but ever increasing impacts this facility and it's "sister" organization (San Juan Mountain Guides) have had on the Red Mountain Pass area: increased traffic / congested parking, un-announced and un-permitted(?) commercial weapons training, and, possibly, un-permitted commercial lodging and sewage facility construction.

Sincerely,
Tim Pasek

Hi BOCC,

As a skier on red mountain pass for 25 years, I want to voice my unequivocal support for the renewal of the RMAL SUP. The lodge is a huge asset for the county that bolsters tourism and provides numerous jobs for locals. I feel the county should actually go further and allow the lodge to plow their own parking lot on 31. The impact from their operation on parking is negligible in contrast to the public coming from outside the area for day use.

I firmly believe that the negative attitudes expressed by certain members of the community are not founded in facts, but rather a NIMBY mindset and personal issues. RMAL has preserved human powered access to its significant private land and is an excellent steward for responsible backcountry usage. I will not be able to attend the meeting tomorrow, but want to go on the record as an advocate for their operation.

Best Regards,
Clint Cook

January 29, 2024

Dear County Commissioners,

We have noticed that the Red Mountain Alpine Lodge(RMAL) co-owners are asking to transfer entire ownership to Nate Disser. We think there is information you should know about before considering this request.

First, we believe that Mr. Disser has been engaged in illegally using his Powerline yurts as a short term rental for clients of his guiding business. We base this belief on eyewitness accounts from 3 different people. This is explicitly prohibited by the High Alpine regulations. Neither of the co-owners can plead ignorance of this prohibition since they were both very actively involved in fighting against the regulations when they were being formulated and debated.

It should also be noted that these yurts were constructed without a site development permit, a requirement that has been in the Land Use Code even before there were specific regs for the High Alpine.

We believe that the County should be enforcing these regs and penalizing the offenders for brazenly ignoring County rules that they are well aware of.

We do not believe that this transfer of ownership should be allowed in light of Mr. Disser's flagrant disdain for and disregard of County rules.

Thank you for your attention to this.

Al Lowande and Rozanne Evans, Loghill Village

To whom it may concern:

I am writing in support of the Red Mountain Alpine Lodge Special Use Permit. The change of ownership is not affecting the good work the Lodge has done for our community and will continue in the future.

The new sole owner was part of the ownership group who owned the Lodge since its inception. The owner has helped our community through employment of locals, purchased housing to provide an affordable housing option to employees, and through this and affiliated businesses, attracted visitors in summer and winter. These tourism dollars help the local community through taxes and employment dollars. These same tourist dollars help locals employed through this business, purchase, among other items, housing and food which helps other locals earn a living to help support our community.

The last minute County requirement to provide only shuttle service to Red Mountain Pass is a clear example of personal politics and government over reach not based in fact. I understand the cooperating government agencies have not pointed to parking in locations not owned, or controlled by the County as a potential problem. I fail to understand how the County legally argues it can mandate a requirement on, or related to land, owned or controlled by either CDOT or the US Forest Service.

I am a frequent user of the road and federal lands in the winter. I generally spend 65 or more days in the Red Mountain Pass area and can say, anecdotally as I don't count vehicles or where the vehicle owners are spending their time in this region, I've always been able to find parking in the many areas provided and maintained by CDOT in order that I can utilize the federal lands in the area for recreational purposes.

Denying this Special Use Permit negatively affects our community far beyond the shuttering of one business. Very clearly, denial of this Permit can only be for personal reasons, not for the good of the community.

I urge you to approve the continuation of this Special Use Permit. To do otherwise would have negative effects on our neighbors and community as a whole.

Alan Cook

Dear Commissioners,

My name is Andrew Merrill, I have lived in Ouray County for 9 years and have been a backcountry user on Red Mountain Pass since I moved to the area.

I am writing to you about the Special Use Permit Amendment application by Lake Cabin LLC dba Red Mountain Alpine Lodge for approval of an amendment to an existing Special Use Permit for a Commercial Use – Bed & Breakfast at 2361 CR-31.

It has come to my attention that they are in violation of their original Special Use Permit, operating the RMAL Bed & Breakfast. I am concerned with RMAL & the affiliated San Juan Mountain Guides' disregard and lack of respect for the rules, regulations and permitting process required by Ouray County.

Among many probable violations of their Special Use Permit, the most obvious is their efforts to restrict the public's access to parking areas on Highway 550, near RMAL, and adjacent popular backcountry skiing areas on public lands, giving their clients priority parking. Some of these efforts include the display of "No Parking" signage placed at the intersection of Highway 550 and CR 31.

Over the past few years, I've witnessed the number of cars and backcountry users increase dramatically in this area, making it more challenging than ever to find parking. Another reason why I'm concerned is because overnight parking on 550 by RMAL's guests, creates issues for CDOT to clear snow from the parking areas, further public access.

Because the owners of RMAL have demonstrated their inability to operate within the stipulations of their original Special Use Permit, **I do not believe they should be allowed to continue operating as a Bed and Breakfast.** If they are allowed to continue operation, I think it is appropriate for the length of any future Special Use Permits to be shortened to one year. In addition, I would like you to consider building an accountability measure for condition #8 (formerly 14) such as providing documentation and proof of shuttling such as website advertising, shuttle logs, and mileage year-end reports. An exemption could be made for a single shuttle/caretaker vehicle to be parked at the pass in case of emergencies, but it needs to be clearly marked with a tag or a placard.

I thank you for your consideration and your efforts to protect our High Alpine Zone and winter recreational access.

-Andrew

Dear Commissioners,

My name is Crystal Merrill. I have lived in Ouray County for 9 years and have been a backcountry user on Red Mountain Pass since I moved to the area.

I am writing to you about the Special Use Permit Amendment application by Lake Cabin LLC dba Red Mountain Alpine Lodge for approval of an amendment to an existing Special Use Permit for a Commercial Use – Bed & Breakfast at 2361 CR-31.

It has come to my attention that they are in violation of condition #14 of their original Special Use Permit, operating the RMAL Bed & Breakfast. My specific concern is hearing that they engage in efforts to limit the public's access to parking areas on Highway 550, near RMAL, giving their clients priority parking. Some of these efforts include the display of "No Parking" signage placed at the intersection of Highway 550 and CR 31. In addition, unauthorized overnight parking on 550 by RMAL's guests creates issues for snow removal from the parking areas, further impacting the public's access.

Over the past few years, I've witnessed the number of cars and backcountry users increase dramatically in this area, making it more challenging than ever to find parking. I advocate for the protection of the public's ability to access public lands in the area and not be pushed out by a single commercial operator's interests. If RMAL intends to continue to run a Bed and Breakfast, then they should be held to the same standards and regulations as all other commercial operators in Ouray County.

Thank you for all of your efforts to protect public winter recreational access.

-Crystal

From: Derek Esposito

Subject: Comments regarding RMAL permit renewal

Date: Jan 29, 2024 at 9:21 AM

To: hhollebeck@ourayco.gov, mcastrodale@ourayco.gov

Hello,

I worked as a guide for SJMG and lodgekeeper at RMAL from the lodge's opening in January 2019 through Spring 2021. In this time I witnessed many business malpractices, from not being paid proper wages or overtime, to overbooking guests, and improper storage of firearms.

I have been involved in a lawsuit against SJMG and have submitted statements for that process regarding wage theft and discriminatory practices against employees. I will refrain from recounting all of the details of those malpractices here in order to keep this short. This note is regarding one example of egregious neglect to run a proper business by the owners of SJMG and RMAL.

It was common practice for the owners of RMAL to overbook guests for the lodge and in these common instances, it was expected that lodgekeepers would snowmobile guests and supplies up to Mark and Andrea's private residence at 11,800', often traveling through dangerous avalanche paths alone. These customers would then stay at Mark and Andrea's private home while guides and lodgekeepers would represent RMAL as if we were staying at the lodge, cooking dinner, serving alcoholic drinks, etc. In one instance I had two guests come to me after settling in to the guest bedroom and were very upset to find three loaded firearms in the closet of their room. I promptly apologized and removed the firearms from their room and put the weapons in Mark and Andrea's master bedroom. This was reported to ownership and no further comment or action was taken that I know of, other than I apologized personally to the guests for I felt like I did not provide them with an excellent experience due to this incident.

Please feel free to reach out to me for any more information on my experience working at SJMG and RMAL.

Best,
Derek

Dear BOCC,

I am writing to express my concerns about some activities I have observed in the Red Mountain Pass and Red Mountain Lodge area. Before delving into my observations, I want to emphasize my deep appreciation for the accessibility to this unique alpine terrain.

Over the last 14 years, I have actively engaged with this area, bringing school groups to learn about winter safety, introducing my children to hut-life experiences, and witnessing the diverse wildlife that call this environment home. I commend the efforts of the BOCC, local citizens, and stakeholders who have worked tirelessly to preserve this alpine environment for all users. Notable initiatives, such as the Colorado Mountain Club's motorized-use agreement and the US Forest Service's lynx tracking system and Snow Ranger Program, have played a crucial role in maintaining the delicate balance of this ecosystem.

However, in recent years, it appears that these efforts may have diminished, particularly with regard to one specific user group. During a tour last spring up CR 14, I encountered Mr. Luppenlatz on a snowmobile, who informed me that Red 3 was closed. When I inquired about the gunshots I heard, he mentioned that SJMG was hosting a private biathlon for special forces. This lack of public communication and signage at the parking area raised concerns, as it was a Saturday and many individuals, including myself, might have planned different activities if informed beforehand. Moreover, the sound of gunfire could be heard from a distance, potentially causing alarm among those unaware of the event.

Subsequent to this incident, I have observed gunshots and large helicopter landings within the Red Mountain Lodge and Red Mountain Pass area. While I acknowledge that a portion of the area is privately owned, I find it perplexing that there are no established rules for responsible and respectful use of this fragile ecosystem. It raises questions about equity in usage, especially when considering the impact on the local community, wildlife, and the importance of these mountains as a water source.

I urge you to reconsider the current approach and establish clear guidelines for all user groups to ensure the responsible enjoyment of this unique alpine environment. This not only protects the delicate ecosystem but also sends a positive message to tourists and new user groups, demonstrating our commitment to preserving the natural beauty and resources that make this area special.

Thank you for your time and consideration.

Sincerely,

Krista Javoronok

A Concerned Citizen



Date: 1 / 28 / 2024

PERSON MAKING COMPLAINT:

Name: Kristin Arnold Address: [REDACTED]

Home/Cell No: [REDACTED] Email Address: kristinarnold2@[REDACTED]

**Please include email address if available as this is our preferred method of correspondence.*

NATURE OF COMPLAINT:

- Rubbish or Trash
- Building without a Permit
- Dark Sky Lighting Issue
- Illegal Sign(s)
- Camping/Inhabitation Issue
- Unpermitted Communications Tower or Equipment
- Other(s): "Lodge-keeper Yurt" and weather port at Red Mountain Alpine Lodge

COMPLAINT INFORMATION:

Name of Property Owner/Occupant: Lake Cabin LLC Address: County Road 31 and Hwy 550

City/Town: Ouray County R0# (from County Assessor's Website) _____

Describe the Issue/condition of the Property:

From 2017-2021 I guided for San Juan Mountain Guides and often stayed overnight with my SJMG guests at the Red Mountain Alpine Lodge. At the time, there was a large industrial Weather Port on the north side of the Lodge. It had a raised, sturdily built deck, and was use for wood storage. Former lodge keepers of RMAL told me they had slept in a "lodge-keeper yurt" whenever the lodge was overbooked -ofte with military groups guided by SJMG. This former lodge keeper said that there is a wood stove and beds inside the yurt. I believe these structures may be in violation of The Ouray County Land Use Code Section 24.3C(3). Please see attached photos and documents. Please provide current photographs Y N

Are you requesting follow-up contact on this issue from County Staff? Y N

----- INTERNAL USE ONLY -----

Form received by: CASTRODALE, M. Date Received: 01 / 28 / 24

Inspection date: —————> By: PENDING...

Closed/Mitigated Date: ___ / ___ / ___ Confirmed by: _____

Open Issue - See Internal Tracking Form for Status



Sheldon Kerr [Redacted]

***Important - Changes have been made to your upcoming work schedule**

1 message

Humanity.com <no-reply@humanity.com>

Tue, Feb 18, 2020 at 11:45 AM



Hi Sheldon Kerr,

Management Nathan Disser has made changes to your upcoming work schedule.

Please login to your account with the link below to view the full details:

[Schedule](#)

Here are your new shift details:

Day Guide 1 client

8:00am - 4:00pm

Mar 2, 2020

Private BC Ski powerline 1:1 Chaffee

Private BC Skiing out of Paradox Yurt- Bruce Chafee 1:1 with Sheldon: 03/02/2020 - 03/04/2020

Personal Information

Name

Bruce Chafee

Address

[Redacted Address]

Map It

Email

[Redacted Email]

Cell Phone

[Redacted Cell Phone]

Date of Birth

[Redacted Date of Birth]

Trip Start Date

Start Date

03/02/2020

Emergency Contact

Emergency contact name

[Redacted Emergency Contact Name]

1/27/24, 1:47 PM

Gmail - *Important - Changes have been made to your upcoming work schedule

Emergency contact phone

[Redacted]

General Information

Medical History

[Redacted]

Outdoor Experience

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

This message was sent on behalf of: San Juan Mountain Guides, LLC

To change your notification settings please log in to your account [here](#)

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San Juan Mountain Guides co-owner Nate Dissler talks with a group of friends from Kansas City who booked one of his company's yurts and guides to explore the backcountry skiing on Red Mountain Pass, Mason Bleivins, The Colorado Sun



San Juan Mountain Guides co-owner Nate Dissler talks with a group of friends from Kansas City who booked one of his company's yurts and guides to explore the backcountry skiing on Red Mountain Pass. (Jason Blevins, The Colorado Sun)

Sight and his buddies — Chris [redacted], Mark [redacted] and Fritz [redacted] — were lounging in one of San Juan Mountain Guides' nearly buried yurts far from any pavement. A wood-burning stove crackled as the wind whipped the walls while they sipped cocktails and ate cheese and crackers. The Eagles were playing. They had just skied about eight laps on slopes around the yurt, all under the careful eye of their guide, Kristin Armstrong.

1/29/24, 7:40 AM

0 (1836x3264)

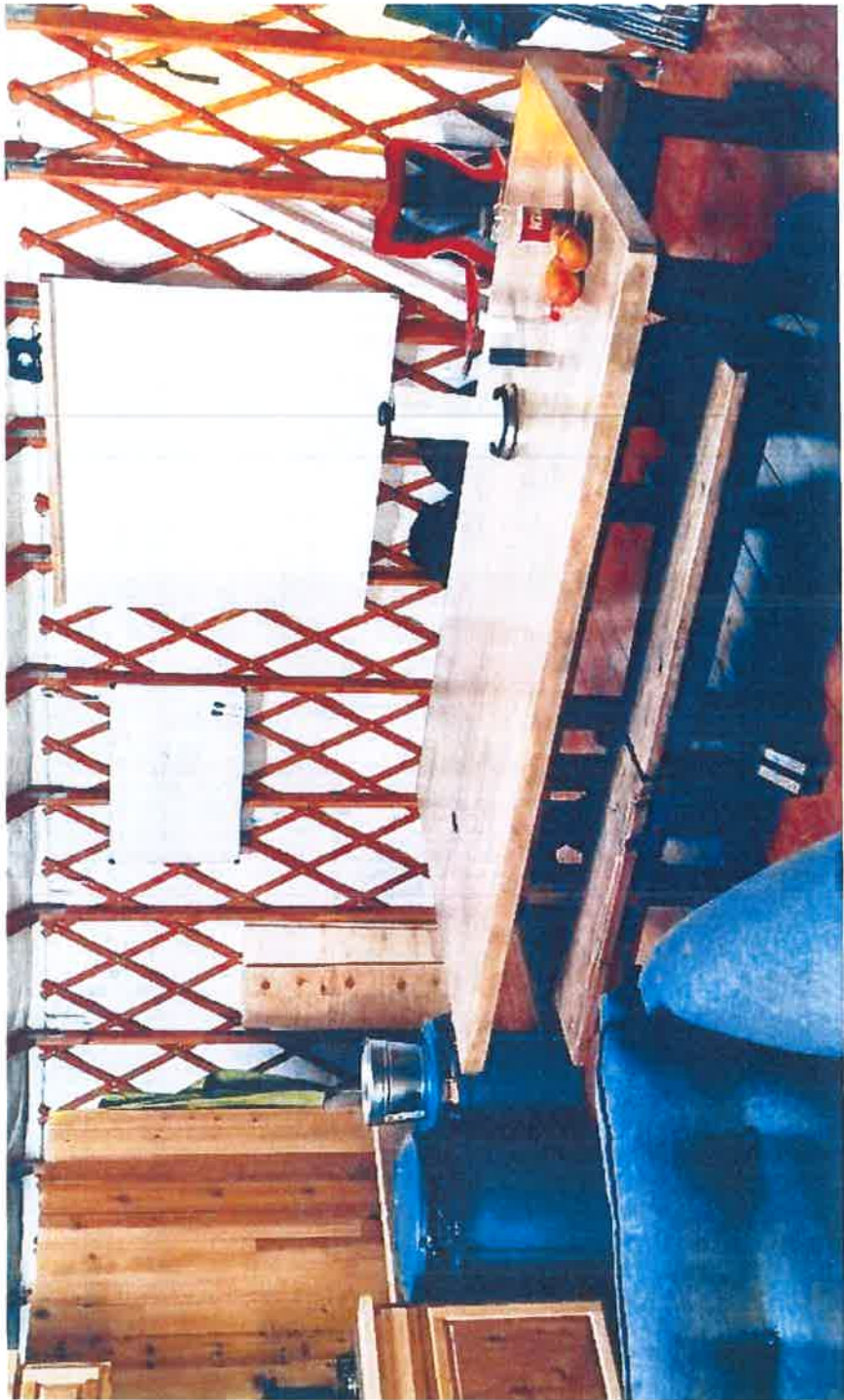


1/29/24, 7:40 AM

0 (3264x1836)









john_ [Follow](#)
 Red Mountain Pass

john_ [#aiare hut based avi 1 trip complete. Thank you @mountainbyrd And #sanjuanmountaingurdes](#)
 Edited 29:54w

kel_ This was an amazing learning experience. Loved every minute of it. Thank you @john_krusnoski for arranging this for us and thank you @mountainbyrd for being such a great guide!!
 2:55w Reply

sean_ [luc](#) Did you bring your GoPro?
 2:55w Reply

— View replies (1)

35 likes
 December 29, 2018

Add a comment...

1/29/24, 7:42 AM

Ouray County Mail - Citizen Complaint- Red Mountain Alpine Lodge



Mark Castrodale <mcastrodale@ourayco.gov>

Citizen Complaint- Red Mountain Alpine Lodge

1 message

Kristin Arnold



To: "mcastrodale@ourayco.gov" <mcastrodale@ourayco.gov>, Hannah Hollenbeck <hhollenbeck@ouraycountyco.gov>

Sun, Jan 28, 2024 at 7:28 PM

To Whom It May Concern At The Land Use Department:

Please see my attached Citizen Complaint regarding structures surrounding the Red Mountain Alpine Lodge. Please reach out with any questions 303-618-9356.

- Kristin Arnold

5 attachments



Inn Keeper Yurt- Text 2.jpg
268K



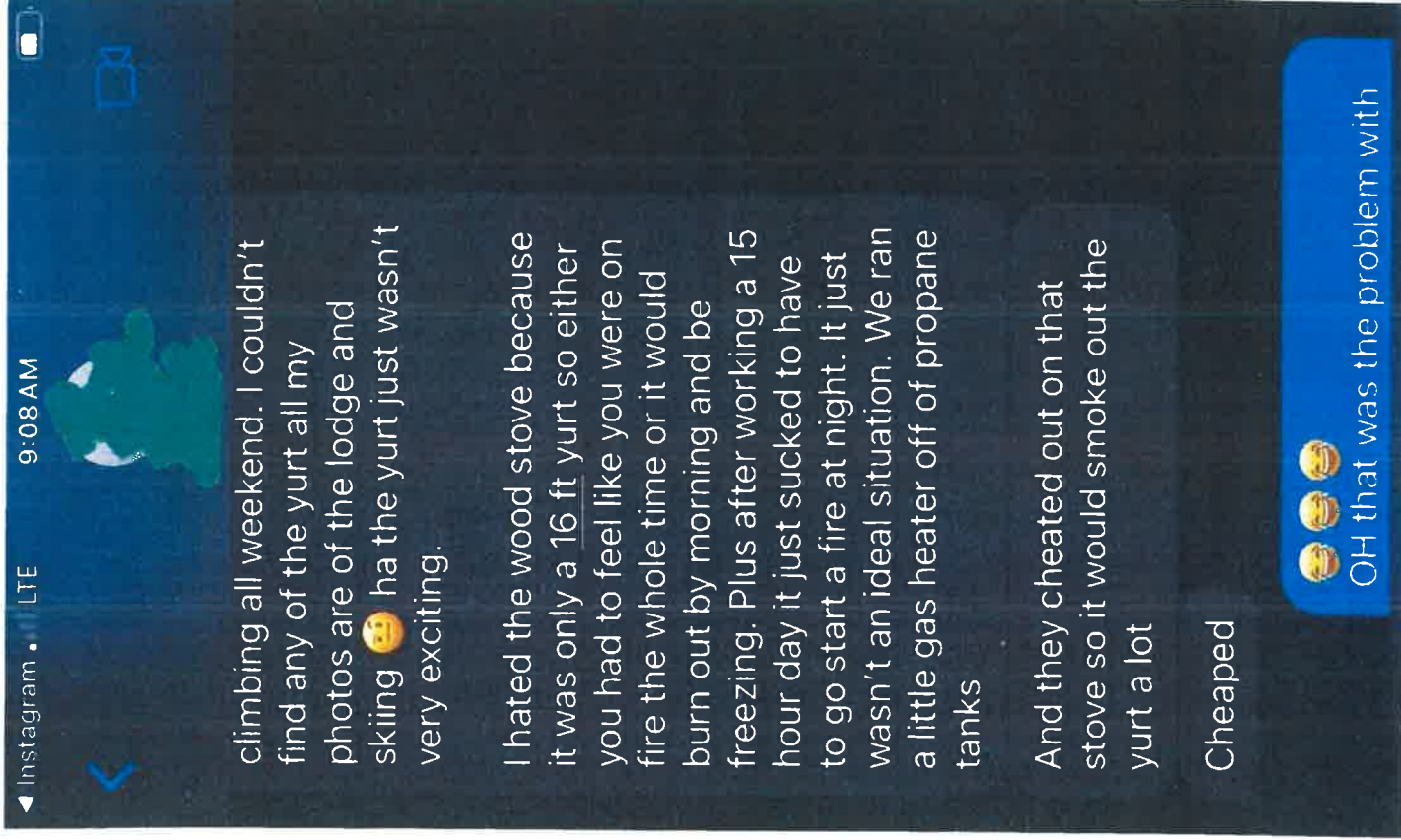
Inn Keeper Yurt- Text 1.jpg
275K

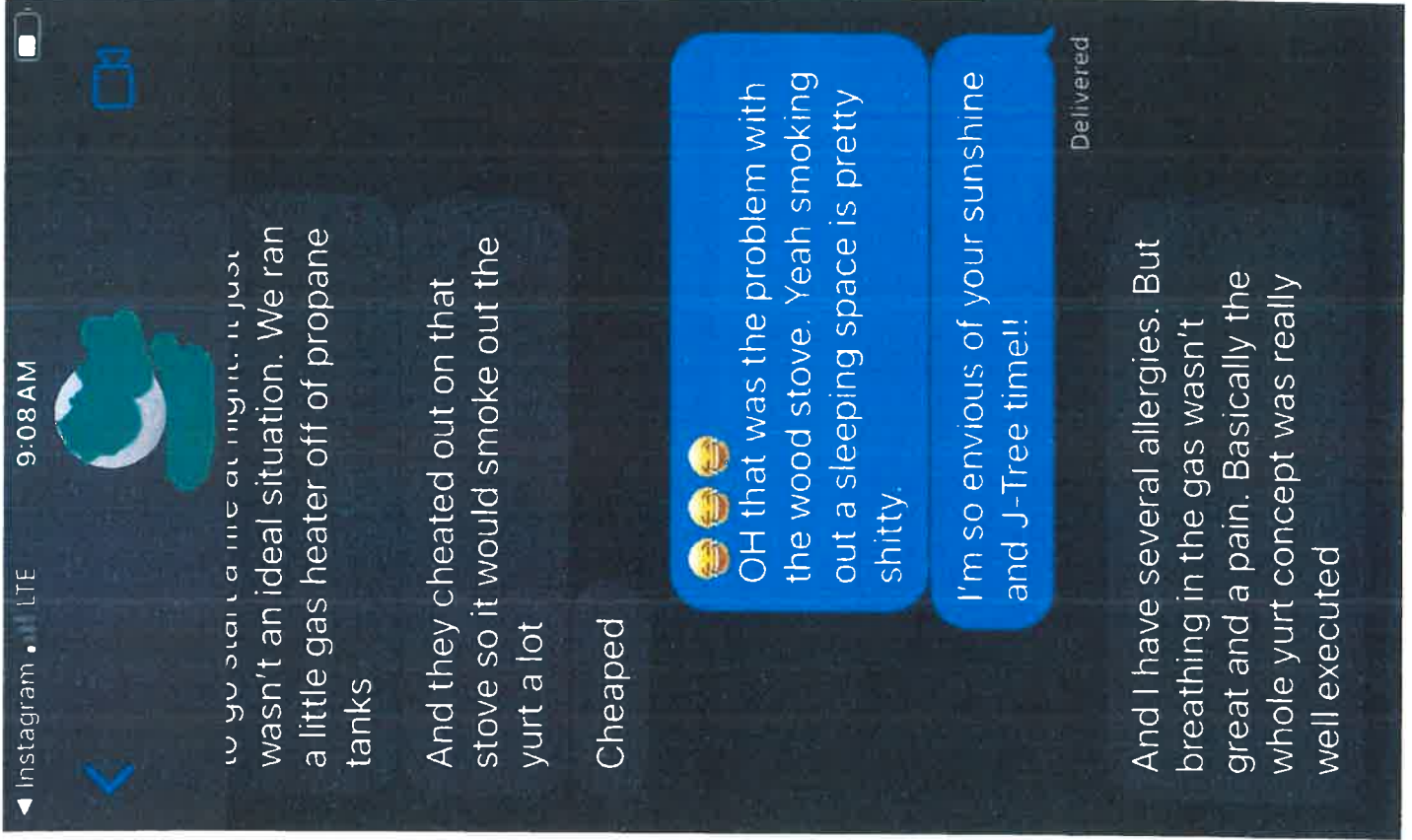


Woodshed RMAL (2).png
1036K

 **Possible Yurt and Woodshed Zone.pdf**
451K

 **RMAL Structures- Citizen Complaint Form (External)- Arnold.pdf**
344K







Participated in the most autumny of autumn activities today ! 🍂 As a team of 5, we felled a bunch of trees, split and stacked well over 5 cords of wood !! Now ... is it ski season yet?!?!? #felledtrees #splitwood #firewood #redmountainalpinelodge #mountainlife #mountainbabes #chopwood #colorado #coloradolife #westslopebestslope #babes #crush #autumn #fall #lodgelife

Go girly!!
 176w · 1 like · Reply



76 likes
 October 17, 2024

Add a comment...



Dear Ouray County Staff,

I am writing regarding the B&B application to renew at Red Mountain Alpine Lodge. I understand that the County has received negative comments regarding the operation of the lodge and surrounding ski operations. I know that the community has many differing opinions how SJMG operates. It is important to remember that the Ouray County portion of the immediate Red Mountain Pass area is NOT public land. It contains a very significant majority of private parcels, mostly owned by mining interests. I feel that there is always a significant threat to Ouray County development at the hands of mining interests. Such development falls under Federal jurisdiction out of the hands of County governance. An alternative is to promote and support development uses that we as a community can control at a local level. Such sustainable development includes residential cabins and boutique B&Bs.

It is public record that Alpine Edge Engineering has provided professional design services for many client's parcels in the Alpine zoning, including design on RMAL. As part of that team, I considered environmental sensitivities and designed systems to meet State and County guidelines. These have been valuable clients for AEE. It's no easy feat to keep a small local business thriving with the costs of operation in our region. RMAL met the original hurdles to gain a County B&B special use permit. Online reviews make it clear that RMAL is providing an excellent experience for their guests. On these merits I urge the County staff to keep the operation going via renewal approval of the current application.

Sincerely,

Matt Hepp

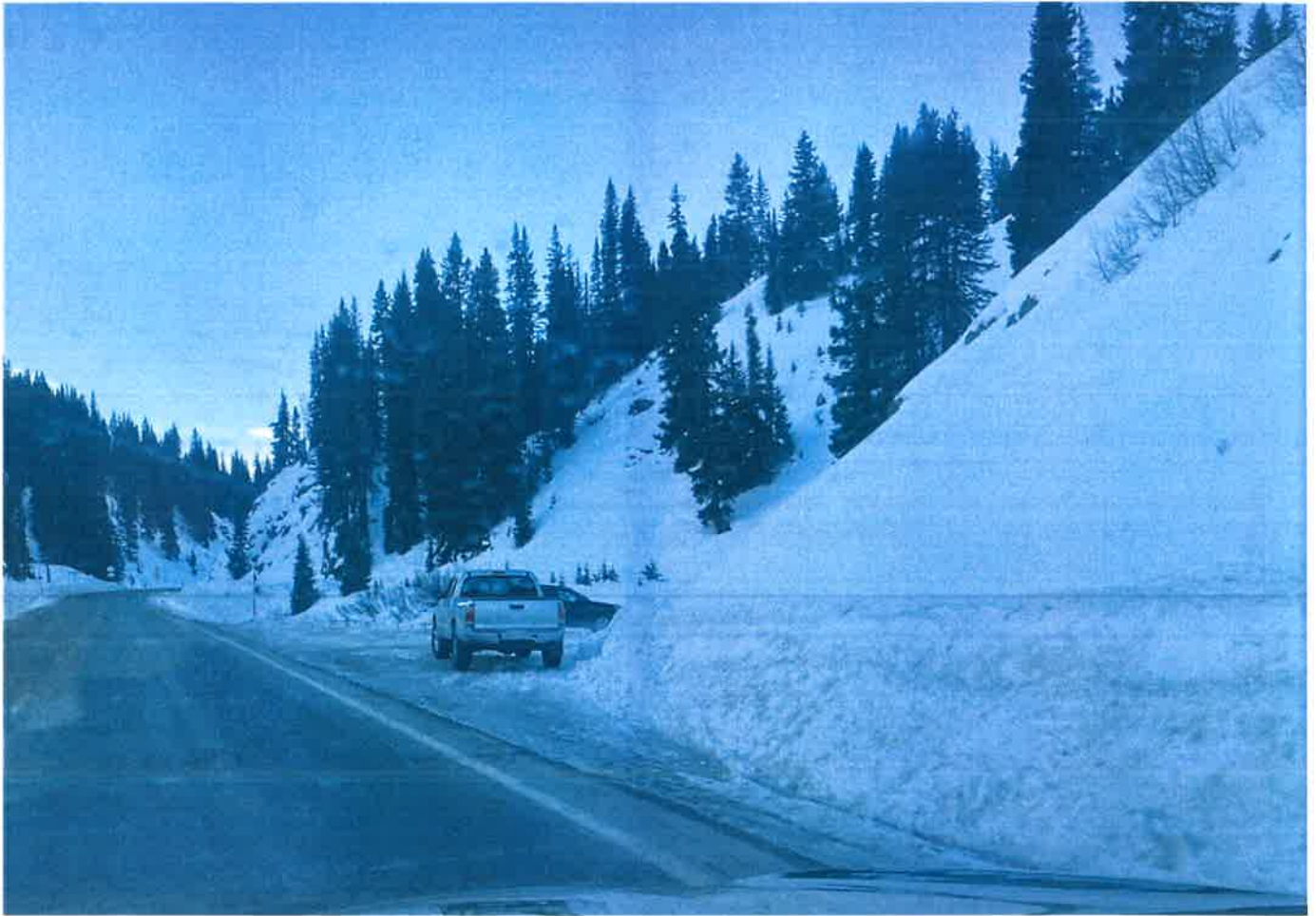
Alpine Edge Engineering

Dear Board of County Commissioners

I am writing on behalf of the members of the Ouray Backcountry Alliance and recreationists in the community. As the Board is considering the transfer of partial ownership of RMAL from Mark Lupenlatz to Nate Disser, we ask that the Board would consider a few items that have become more clear over the past few months. The core of these items are that the current ownership and leadership of RMAL and by extension SJMG are displaying a wilful and wanton disregard to the current Special Use permit and the community of winter recreationalists at large.

First, the current special use permit states that RMAL will offer transportation. The community has expressed concerns that this is not being followed multiple times over the past few years. This year they have double downed and established a parking lot opposite the county road. Notably this is a signed "No Stopping No Standing" area due to avalanche hazard. The pictures below show several instances of overnight parking opposite the road to RMAL.







Second, we have been hearing multiple reports of recreational skiers being prevented from skiing in the area of Red Mountain #3 and RMAL because of live fire drills being conducted in the area. This is hugely concerning. First, it is not clear that RMAL has a special use permit allowing organized shooting in the area. Second, recreational skiers have been openly and notoriously skiing the whole Red Mountain zone for the past 45 years - the idea that they are closing these zones based on private whims is very concerning. Finally, it is unclear that they actually have the personnel to make sure that someone doesn't accidentally ski the zone and end up being shot.

As you consider the transfer of the Special Use Permit, we ask that the board would build in some control mechanisms that do not require private citizens to start the enforcement process. Many people feel uncomfortable getting involved in this, and because we have already communicated the flagrant violations, we ask that the County step forward to enforce the major, visible violations.

Regards,
Trevor Peterson
Ouray Backcountry Alliance

Dear Commissioners:

My name is Philippe Wheelock, I have lived in Ouray County twenty-five years and have been backcountry skiing on Red Mountain Pass (RMP) since 1998. I am also a long time member of the Ouray Mountain Rescue Team and I work as a U.S. Federal Park Ranger for the National Park Service.

I am writing to you about the Special Use Permit Amendment application by Lake Cabin LLC dba Red Mountain Alpine Lodge for approval of an amendment to an existing Special Use Permit for a Commercial Use – Bed & Breakfast at 2361 CR-31.

I have concerns about the applicant having violated condition #14 of their original Special Use Permit since the minute they were allowed to operate the RMAL Bed & Breakfast. By failing to meet condition #14 of their Special Use Permit, the applicant has created a significant impact on public parking availability on Highway 550 during winter months, thus denying the recreating public access to the public lands around RMP (East and West of HWY 550). Additionally, overnight parking on 550 by RMAL guests and staff precludes CDOT from plowing parking areas, which further reduces already limited parking on snowy days. I would respectfully request that the RMAL owners face consequences for their consistent violation and that any future SUPs extend the “no overnight parking” condition #14 to the lodge workers and commercial guides operating out of the lodge. I was witness to an incident in which one of the owner/operators failed to control her dog opposite the parking at CR31 and it nearly resulted in a head-on collision with a semi tractor-trailer as her dog ran across the highway to her vehicle. This likely would not have occurred had her vehicle not been parked there. Furthermore, I have not had a day on RMP this winter where I did not see the parking area filled without guide/client vehicles.

It is my impression that RMAL/SJMG is operating commercial lodging out of new yurts constructed recently in the area. It is my understanding that this has not been approved by the County and I would expect the County to enforce a commercial use restriction.

I have had several members of the public tell me that they were asked to not ski in the area of Red 3 including USFS land due to commercial 'live fire' exercises taking place in the area by RMAL/SJMG. That seems absolutely ludicrous to me. To be told to stay off of public land because of commercial live-fire exercises is a gross violation of civil rights and should not be tolerated by the County at all.

As a federal Park Ranger my primary responsibility is visitor safety and resource protection. The egregious mis-use of public and private property by RMAL/SJMG should result in consequences. Normally, in the Park Service this would result in a loss of a Commercial Use Authorization and would be subject to fines and penalties. Perhaps some similar consequence should be meted out by the County?

--

Respectfully

Philippe Wheelock

Wilderness/SAR-Climbing Ranger
Black Canyon of the Gunnison National Park
SAR Supervisor-United States Antarctica Program
Instructor -Rigging for Rescue

January 28, 2024

Ouray Board of County Commissioners
% Hannah Hollenbeck via Email

Re: January 30, 2024, hearing to consider a SUP Amendment application by Lake Cabin LLC dba Red Mountain Alpine Lodge for transfer of ownership.

Dear Commissioners:

I understand that the purpose of this amendment is to transfer ownership of the Red Mountain Alpine Lodge (RMAL) to a Mr. Nate Disser, who owns the Powerline yurts above the RMAL.

It is also my understanding that 'short term rentals' (STR) are not allowed by county statute in the high alpine zone in unincorporated Ouray County.

However, on the afternoon of December 14, 2023, I had skied down underneath and within clear sight of the Powerline Yurts when a group of 9 skiers and guides (who had radios) came up the trail approaching the yurts. I asked one if the group was staying in the yurts and he said it was.

Perhaps there is a difference between 'guest' and 'renter' but either way it appears there's a commercial interest at play here that requires the county's authorization of some kind of permit – has one been granted? Does the county know there's a commercial enterprise occurring for which it wasn't notified?

While Mr. Disser might believe a permit is not required for 'guests' as they are for overnight 'renters', the fact remains that the county and taxpayers are owed revenue for a commercial business.

My concern is if Mr. Disser is granted ownership of the RMAL, what actions and practices could happen that involve county interests without the county's knowledge? While I bear no ill-will towards Mr. Disser, I believe everyone, to be fair, needs to play by the same rules.

I would urge the commissioners to take a closer look at this transaction and its implications. If necessary, a postponement might give commissioners the time for an informed decision.

Thank you for considering these comments.

Respectfully,

Rein van West
Resident and citizen of unincorporated Ouray County

Dear Commissioners:

January 29, 2024

I am writing to you about the Special Use Permit Amendment application by Lake Cabin LLC dba Red Mountain Alpine Lodge for approval of an amendment to an existing Special Use Permit for a Commercial Use – Bed & Breakfast at 2361 CR-31.

My name is Sara Ballantyne. I have lived in Ouray County for 22 years and have been backcountry skiing on Red Mountain Pass (RMP) since we moved here in 2002. RMP is unique for Colorado. Backcountry ski access is instant - as soon as you get out of your car. One can easily access the many peaks or simply ski up the road after work without the use of a snow machine. Quiet and peaceful. It has been so wonderful to have this space for all to enjoy.

Recently, I have had concerns about the applicant having violated condition #14 of their original Special Use Permit. I was led to believe that they were to be shuttling clients to the lodge? On the RMAL website, they state "In the winter parking is available on Highway 550 at the top of the pass...". By failing to meet condition #14 of their Special Use Permit, the applicant has created a significant impact on public parking availability on Highway 550 during winter months and especially during the weekends, thus denying the recreating public access to the public lands around RMP (East and West of HWY 550). Additionally, overnight parking on 550 by RMAL guests and staff precludes CDOT from plowing parking areas, which further reduces already limited parking on snowy days.

In addition, I am especially concerned about a specific incident I witnessed on February 1, 2023 where a private helicopter was dropping clients off the ridge between Red Mountain 2 and Red Mountain 3. I took a video as I was so appalled how Red Mountain area was becoming so commercialized and privatized since the start of the Red Mountain Alpine Lodge. I understand this was a guided party and perhaps they own a claim where they were dropping clients but I also witnessed the clients skiing onto public lands. Do they have a permit for this? I had never seen this before.

Because the owners of RMAL have demonstrated their inability to operate within the stipulations of their original Special Use Permit, I feel caution should be taken to approve this amendment. If they are allowed to continue operation, I think it is appropriate for the length of any future Special Use Permits to be shortened to one year rather than ten years. In addition, accountability measures for condition #8 (formerly 14) such as providing documentation and proof of shuttling such as accurate website advertising, shuttle logs may be appropriate.

I thank you for your consideration and your hard work protecting our High Alpine Zone and winter recreational access.

Respectfully,

Sara Ballantyne

Ridgway, CO.

January 29th 2024

To the Board of County Commissioners,

I'm writing to express my concern about the Board of County Commissioners approving the Renewal and Amendment of the Bed and Breakfast Special Use Permit for Lake Cabin LLC (which does business as the Red Mountain Alpine Lodge), and the associated Wedding Venue Permit and Liquor License.

The Red Mountain Alpine Lodge owners have repeatedly demonstrated disregard for the Ouray County Land Use Code and have misrepresented their adherence to the conditions within their Bed & Breakfast Special Use Permit during this renewal process. I would ask the County Commissioners to please consider investigating the following concerns before deciding to approve this Special Use Permit.

While I worked for San Juan Mountain Guides (which is owned by the same owners of the Red Mountain Alpine Lodge), I regularly stayed with SJMG guests at the "Powerline" Yurts, which are located on Parcel 477713300018 in the Putney Forest/ Powerline Basin, and at the "Paradox" Yurts, located on Parcel 477713300020 on a prominence East of Carbon Knob. SJMG rented these yurts to guided ski groups and for instructional ski courses. I also stayed at Mark Iuppenlatz's private cabin with SJMG guests when RMAL was overbooked. Guides cooked for these guests and the Red Mountain Alpine Lodge would also cater meals when I stay at the Paradox Yurts, the Powerline Yurts, and Iuppenlatz's private cabin. With my current understanding of the Land Use Code and the Special Use Permit process, I do not believe these yurts are operating lawfully.

Condition 14 of Resolution No 2018-008 states "During winter months, the Applicant shall provide a shuttle service from the City of Ouray to the subject site." Former lodge keepers, Lodge guests, and San Juan Mountain Guides guides who stayed at the Lodge report that they have not been provided with a shuttle service to travel to the Lodge in the winter. Instead, guests of RMAL, employees of RMAL, and guides working for San Juan Mountain Guides regularly park overnight in the very limited parking spaces near the top of Red Mountain Pass. Additionally, overnight parking precludes CDOT from plowing parking areas, which further reduces already limited parking on snowy days.

Please see the links below to examine photos documenting these concerns.

[Commercial Use of Powerline Yurts](#)

[Commercial Use of Paradox Yurts](#)

[Overnight Guest/Guide/Innkeepers parking](#)

[RMAL operated as a Wedding Venue without a Special Use Permit](#)

Thank you for the work that you do and for taking the time to look into these concerns.

Sheldon Kerr

To Whom it May Concern:

Thank you for providing a forum to comment on the Red Mountain Alpine Lodge.

I have been a Durango resident since 1992 and have been skiing on Red Mtn Pass for the last 30 years. Access to places like Red Mountain Pass is the reason I have built my life in the San Juans.

During the last 30 years, especially the last decade, I have witnessed significant growth in backcountry skiing participation. However, compared to most places I have been in the western US, the access/parking on Red Mountain is still easy to come by almost every winter day. Even on a recent bluebird Saturday after a big snowfall, I could easily find parking both on the summit and near the Commodore Basin trailhead.

I have spent many nights at the huts around the San Juans, including Opus, Hayden, Alta Lakes, and Red Mountain Alpine Lodge. These are all spectacular places and bring people to this mountain range that would otherwise travel to other western states or the Alps for a similar experience. I have spent more than 25 nights at RMAL over the last five years and always meet someone who is a first-timer to the San Juan Mountains. One of the most frequent comments I hear is that the lodge is "easily accessible" since ample parking is available on the pass, and the lodge also provides a complimentary shuttle to guests making that request so the lodge is truly an accessible experience. Many families/groups have at least one person who doesn't ski, and there is no way they can access places like Opus/Hayden huts. RMAL offers this unique experience to many people who would otherwise not come to the San Juans. The location of most backcountry huts/lodges makes them inaccessible for all but the uber-fit and hardy. RMAL has changed the game, and that is rooted in easy access and parking.

Another thing I notice about RMAL guests is that they come in at all times of the day and night. People trickle in from midday to the middle of the night. Many people are driving in from a long distance or at the mercy of flight delays. I can't imagine RMAL trying to provide shuttle service that could serve all their guests conveniently. The unique experience and ease of access drive business to RMAL. If you remove that ease of access, you restrict much of the lodge's appeal to so many visitors. If someone's flight in Montrose is delayed until midnight and they are coming to the lodge, they can still drive up, park, and walk/ski to the lodge. If they were required to take a shuttle, they would be scrambling to find lodging after hours, lose a night of the lodge experience, and have their first day impacted because they would be waking up and needing to wait for a shuttle to get to the lodge and start their experience.

What happens when the road from Ouray is closed, but guests are coming from Durango/ABQ areas to the south if a shuttle is required? They would be restricted from visiting even if they have clear access to parking on the pass.

RMAL is unique in the ski world, which drives business to the lodge and the town of Ouray. Over the last five years, I have met countless people who came to Ouray only because they had booked RMAL. Another benefit of staying at RMAL and having access to your car is that guests can come into Ouray after a ski day for dinner or a soak at the springs. Nobody staying at Opus/Hayden is going to do that. If you remove the ability for guests to park on the pass, all that incremental spending in Ouray is lost, impacting shops/restaurants and tax revenue.

The lodge's reputation is one of inclusivity/access to all who want to enjoy the mountain experience. Changing the rules of operation at this stage impacts the lodge and every outdoor enthusiast who chooses RMAL because of the attributes I highlight above.

RMAL has brought so many new visitors to this region. I ask that you not change how they run their operation as the current setup allows for efficient access for me, other skiers, and those who can't/don't ski and are otherwise restricted from accessing this high alpine environment.

I will continue to ski the Red Mountain Pass area, but changes to the RMAL program will undoubtedly impact my ability to stay there in the future. Driving all the way into Ouray from Durango only to catch a shuttle back to a place I passed 30 minutes prior is inefficient and inconvenient and adds to the carbon footprint. Requiring a shuttle would handcuff the lodge and detract from this incredible experience currently drawing people from far and near.

Having spent 30 years in the marketing business, I know the most critical selling proposition is differentiation. RMAL is different, and eliminating parking on the pass significantly changes its current product offering. RMAL positively impacts the county in terms of exposure for the region and driving visitation to the town of Ouray, which helps support local shops and restaurant owners.

I appreciate your consideration.

Please let me know if you have any questions.

Sven Brunso

Dear Commissioners:

My name is Chris Trullaz and I have lived and worked in Durango and Silverton for the past 4 years and have been backcountry skiing on Red Mountain Pass (RMP) for 7 years.

I am writing to you about the Special Use Permit Amendment application by Lake Cabin LLC dba Red Mountain Alpine Lodge for approval of an amendment to an existing Special Use Permit for a Commercial Use – Bed & Breakfast at 2361 CR-31.

I have concerns about the applicant having violated condition #14 of their original Special Use Permit since the minute they were allowed to operate the RMAL Bed & Breakfast. By failing to meet condition #14 of their Special Use Permit, the applicant has created a significant impact on public parking availability on Highway 550 during winter months, thus denying the recreating public access to the public lands around RMP (East and West of HWY 550). Additionally, overnight parking on 550 by RMAL guests and staff precludes CDOT from plowing parking areas, which further reduces already limited parking on snowy days. I would respectfully request that the RMAL owners face consequences for their consistent violation and that any future SUPs extend the “no overnight parking” condition #14 to the lodge workers and commercial guides operating out of the lodge.

I am also concerned about various “No Parking” signs that pop up from time to time at the intersection of Highway 550 and County Road 31. These signs appear to have been put in place by RMAL, rather than by CDOT, as a means of preventing the public from parking at and using CR31. Vehicles associated with RMAL regularly ignore their own signage and park on the shoulder of 550 at the CR31 intersection and dangerously obstruct the roadway.

Because the owners of RMAL have demonstrated their inability to operate within the stipulations of their original Special Use Permit, I do not believe they should be allowed to continue operating as a Bed and Breakfast. If they are allowed to continue operation, I think it is appropriate for the length of any future Special Use Permits to be shortened to one year. In addition, I would like you to consider building an accountability measure for condition #8 (formerly 14) such as providing documentation and proof of shuttling such as website advertising, shuttle logs, and mileage year-end reports. An exemption could be made for a single shuttle/caretaker vehicle to be parked at the pass in case of emergencies, but it needs to be clearly marked with a tag or a placard.

As a ski guide working for an operation based out of Silverton I am frequently on Red Mountain Pass operating in San Juan County. On more than one instance while traveling on CR 14 south towards the McMillan area and Big Horn Gulch, well within our permitted area, I have been approached by SJMG employees asking about where I was going. This not only made me uncomfortable but also felt unprofessional given I was with guests and fully complying with our stated permits.

I thank you for your consideration and your hard work protecting our High Alpine Zone and winter recreational access.

Respectfully,
Chris Trullaz

--

Chris Trullaz (he/him)

[San Juan Expeditions](#)

AMGA Assistant Splitboard Guide

AMGA Apprentice Rock and Alpine Guide

AIARE Avalanche Course Instructor

AAA Pro 2

Jonathan Weinberger
925 Sabeta Dr
Ridgway CO 81432

January 29, 2024

Dear Ouray County Commissioners,

I am writing to express concerns related to the operation of Red Mountain Alpine Lodge in the context of the application for the amendment of the existing special use permit.

When the Board approved the special use permit (Resolution 2018-008), it made the approval conditional on several enumerated points, including (point 14) that “During winter months, the Applicant shall provide a shuttle service from the City of Ouray to the subject site” and “Applicant shall be required to comply with all parking requirements as stated in the adopted Ouray County building code...” (point 17).

There has been longstanding concern in the community that the permittee has not complied with point 14, for example as noted by the Board during its meeting on October 20, 2020 (“Commissioner Tisdell...wanted to ensure the shuttle service was working”). This concern has not been mitigated, as is evident from comments made during the April 13, 2022 Board meeting (i) at which the permittee (seeking a permit for a related temporary use) indicated that shuttle service was provided if requested rather than as a matter of course for guests and (ii) at which two residents made public comments expressing concern, and (iii) at which “The Board agreed that parking on Red Mountain Pass during winter months was a concern.”

Additionally, regarding point 17, Ouray County Land Use Code requires, specific to land uses including “Bed and Breakfast Operations”, that “sufficient off-street parking, as required in Section 7 of this Code shall be provided to accommodate the expected volume of users...” (Section 5.3(B)4). It does not seem that the permittee is providing parking, and so I wonder if the County believes that the permittee is in compliance with point 17.

The Land Use Code allows the Board to require that an applicant obtain a traffic analysis (Section 5.6(C)). Given the community concerns about traffic and parking impacts associated with the special use, perhaps the Board should gather more data before allowing amendment of the special use.

Sincerely,

Jonathan Weinberger

Most of us are here today because we are drawn by the beauty of these mountains and more specifically we enjoy backcountry skiing here. I am lucky enough to work and play in these mountains and I have shared many fond memories skiing with those in this room. When I moved back to the San Juans in 2008, most of my friends worked at San Juan Mountain Guides and I guided for many years. I consider Pat and Dawn and Steven and others, now senior guides at San Juan, to be good friends and I want them and other guides to continue to have work here.

I also think it is really important that the alpine regulations, which our community worked so hard on, be upheld. It is the BOCC and County's job to make sure that business and buildings in the alpine zone are built and run in accordance with their permits.

The Red Mountain Lodge is really the test piece for how our regulations are or are not being applied.

It is important to handle this permit correctly as more business in the alpine will be developed with the plethora of mining claims that exist in the area.

There have been a lot of roomers over the past years and I am not intimately familiar with the lodge to be able to verify them or not. It seems prudent that the county inspect the property and the business before renewing the permit to make sure everything checks out or if there are issues that need to be addressed.

Some things the county should evaluate are to insure that

All of the structures are permitted with appropriate acreage or "credits" and are the correct size. I could be remembering this incorrectly but I thought that the lodge was supposed to only be 2,500 square feet and it seems much larger than that to me.

Is the space in the lodge being used as it was permitted for or our storage spaces and basements being used as dormitories?

Are all overnight clients being shuttles per their permit or are they parking on the road?

I personally don't have much issue with Red Mountain Lodge although it has been sad to see many long time skiers stop skiing on the pass because it is now too busy, largely impart to the lodge. My main point is what is it going to look like when there are many more lodges and business in the alpine. Are the rules and regulations being followed here, because if not, they will not be later by other alpine developments.

I think the board is wise to continue to review the permit regularly.

One of my primary reasons for being here today is to comment on CR 31 being plowed. In 2020 Red Mountain Lodge / San Juan Mountain Guides / or one of the other affiliated LLC's (they are really all the same to me) applied to be able to plow the road. I believe there was also talk of a

gate to turn CR 31 into another private road and gated community as happened on CR5. I am confident the board knows all too well my feelings about that. I think it is essential that county roads, especially accessing Public Lands, remain open to the public and that the public has equitable access.

I applaud the current BOCC's recent work to that end with resolution 2023-

The Red Mountain Lodge is testing the Alpine Regulations, it is important that the county make sure those regulations are being upheld with the intent that so many of the public spend countless hours working on. This is especially true since the primary owner of the lodge has been so intricately involved in Planning Commissions and local government committees. If Red Mountain Lodge is following its permit and the regulations

Ouray County Commissioners,

It appears there was an untruthful statement made by the legal counsel representing Mr. Disser at the January 30, 2024 public hearing that the shooting only takes place on the private parcels owned by entities associated with Mr. Disser or on parcels they have legal easements to.

Please find here attached a [Google Earth Layer](#) with the GPS track (red line) of the skier skinning up to what skiers refer to as the "powerline" ski route. As soon as this track leaves County Road 31B it passes a green gate and a sign marking the boundary of the private property. This track follows an old mining road (Hudson Mine) that crosses several mining claims that do not belong to Mr. Disser or Mr. Baumgartner additionally, it appears to cross a small parcel of the National Forest (light green opaque layers). This polygon marks the area where shooting targets were found hanging from trees.

Thank you for your careful consideration in this matter.

Respectfully,
Kevin Koprek











Hello honorable commissioners - I am a native Coloradan and frequent visitor to Ouray. I always try to respect the local residents here but I also try to bring modest investments to the county in the way of lengthy stays in hotels and support for local businesses. I believe strongly in preserving a balanced approach to life in a county with a lot of visitors.

Over many years I have found that San Juan Mountain Guides supports a vibrant but traditional Ouray. They teach respect for the wilderness and open access of the Red Mountain pass area. I have witnessed this in fact too many times to count. Providing weather conditions and logistical information. Supporting diverse groups when they visit, including many women and people from our armed forces. I've seen them aid in rescue. I love seen them encourage responsible touring and actnicely encourage and support non guided and other guided trips in the region and nesr their properties. Having a partner in the county that invests in a fantastic region and has the resources and reputation to bring in responsible clients can continue to be a blessing.

I urge you to consider the merits of SJMG's considerable investments in the community. If there is a proven or concrete access or policy issue that we can improve in this process, I also urge balanced accommodations that reflect relative investments and commitments to the region.

I hope you find these comments to be welcome. I understood you were soliciting them.

Best regards,

Peter Irvine

305 Queen Street
Ouray, CO 81427

January 30, 2024

Board of County Commissioners
Ouray County
541 4th Street
Ouray, CO 81427

Dear Commissioners:

I am writing as a private citizen of Ouray County as well as a community leader to support Nate and Keeton Dissers and the Red Mountain Lodge (RML).

My wife and I have enjoyed the lodge for its proximity to the mountains that we love and the atmosphere it creates for bringing people together from different places around the country and beyond. We frequent the area often, not necessarily staying at the lodge, and we always value the lodge's hidden location. It is close to the road but it feels remote; most pass travelers may notice the sign but never see the beautiful structure. The lodge and its staff provide safe, comfortable amenities with direct access to some of the most amazing terrain for backcountry travelers. I also respect their efforts for being sustainable and off the grid where possible.

As the superintendent of Ouray School District R-1 and the principal of the high school, I appreciate the support the Dissers and the RML provide our students. For years, the guiding service and the Dissers have supported 4th grade ice climbing and guides and equipment for our expanding Outdoor Education programming. This past December, the high school had its second annual trip to the RML. These trips are part of our Peak Experiences program that promote courage, tenacity, and perseverance. School staff encourage students to try new things, often out of their comfort zone, and to connect with staff and other students at new levels. I want to acknowledge that the owners and staff of the RML have made our annual trip a truly unique experience.

I would encourage the BOCC to continue to work collaboratively with the RML to ensure that visitors and local students alike can continue to enjoy the pristine experience while working through challenges, requests, or concerns to maintain safety and the environment.

Sincerely,



Tod Lokey
Ouray County Citizen
Superintendent, Ouray School District R-1

Dear Ouray County Commissioners,

01/31/24

Thank you for extending the public comment period on the Amendment request to the Special Use Permit for the Red Mountain Alpine Lodge's Bed and Breakfast. Your attention to the many details from comments submitted in writing, in person and virtually is appreciated and your oversight into the review of RMAL's legal compliance of their SUP is critical.

The complexities with the inter-connectedness of SJMG and RMAL makes them difficult to separate from the public's perception. There is no doubt that SJMG and the RMAL are providing exceptional experiences for their guests.

Many concerns have been addressed regarding their compliance with the stipulations of the Bed and Breakfast Special Use Permit. It appears there is little oversight, review or accountability in the form of documentation by which to measure their adherence to the permit regulations. Stipulations such as capacity of the B&B by "rooms" is entirely unclear and we have not been privy to what "full capacity" means at the lodge in terms of numbers of guests, guides and staff.

What is clear on the SUP is that a shuttle service will be provided. Regardless of parking on the pass, this was and remains a stipulation of their permit which they agreed to and are not in compliance. I understand this is an inconvenience for the guides and maybe for some guests but it is a requirement of their permit. Furthermore, it reduces the carbon footprint of emissions from the increased volume of use by SJMG.

On Sunday, 1/28/24, I arrived on RMP at 8:00 a.m. and the plowed pullout across from CR31 was full with what I assumed to be their guests and staff. In addition, the plowed parking on top of the pass in Ouray County had eight vehicles which had been parked overnight (see photos below). All together this added up to 14 vehicles with room for only 4-5 additional vehicles on a Sunday morning. When we returned at 3pm we met a guide from SJMG returning to the cars from an overnight avalanche course with four guests, all 5 (including the instructor) were in separate vehicles. The other vehicles were still in the parking lot.

Regardless of parking, the unknown number of yurts operated by the principle of RMAL and SJMG - the character of the area surrounding RMP, specifically the southern end of Ouray County has changed significantly with the presence of RMAL. The headwaters of the Uncompahgre have become what resembles a ski area, more often heavily tracked than not. Although guests coming from afar and near as well as guides and local businesses are benefiting tremendously, the scale has tipped with residents of Ouray County and the public's user experience diminished.

The spirit of the Ouray County High Alpine land use code was established to protect not only the environment but the experience for all users. Adherence to regulations in this sensitive zone should be monitored and enforced with documentation in place, transparency of use and collaboration with all stakeholders to ensure the character is not further jeopardized.

Thank you for your attention and leadership in these delicate matters. Your leadership is very much appreciated.

Respectfully,
Angela Hawse
Ridgway, CO

Photos from Sunday 1.28.24



Hello Hannah,

I would like to submit a comment regarding the start of the 1/30/24 BOCC meeting. Many people were having difficulty finding the BOCC meeting room and so did not arrive until after the start of the meeting. The deputy at the courthouse entrance was unaware of the location of the meeting and unable to point people in the right direction. The room itself was way too small to accommodate the number s of people that should have been anticipated.

Upon finding the BOCC room, I was shocked to find a member of the public being given what appeared to be special treatment while giving emotional “testimony” regarding the RMAL SUP hearing during the Public Call to Action portion of the meeting. As this particular topic was obviously a hot one, given the depth and amount of public comments submitted, I would have expect the BOCC and county attorney to step in earlier to prevent this sort of unmitigated statement from being allowed out of order. The impartiality (or at least the appearance) of the commissioners is a very important aspect of government, and this was severely compromised by the allowance of this action to occur.

Thanks for hearing this comment. Please let me know of there is another or more appropriate person to forward this to.

Patrick Ormond
Head Guide, San Juan Mountain Guides
IFMGA/AMGA Mountain Guide

County Commissioners:

For clarification on my letter sent to you in regards to the helicopter which I witnessed transporting skiers between Red Mountain Lodge and the Red 2 north ridge on February 1st, 2023. It was a black EC 130 Eurocopter with tail number N301BF. I believe photos and video of this helicopter can be viewed on this instagram account: <https://www.instagram.com/rusrobin/?hl=en>

Respectfully,

Sara Ballantyne



Gmail

Willy Tookey <admin@sanjuancolorado.us>

Registration is Open: 2024 WIR Conference

1 message

NACo <naco@naco.org>
To: admin@sanjuancolorado.us

Thu, Feb 8, 2024 at 11:20 AM

Having trouble viewing this email? [Click Here](#)



Registration is Open: 2024 WIR Conference

Mariposa County, Calif. | May 8–10, 2024

We invite you to join the National Association of Counties (NACo) [Western Interstate Region](#) (WIR) in Mariposa County, Calif. for the [2024 WIR Conference](#), May 8–10.

The WIR Conference brings together county officials to focus on pressing issues facing Western counties and our residents. Each year the conference is hosted by a county within the 15 Western states – Alaska, Arizona, California, Colorado, Hawai'i, Idaho, Montana, Nevada, New Mexico, North Dakota, Oregon, South Dakota, Utah, Washington and Wyoming.

This unique event provides attendees with the opportunity to interact with federal, state and regional policymakers, participate in educational sessions, and take home tools to address Western county priorities.

[REGISTER TODAY](#)

[VIEW SCHEDULE](#)

Travel & Logistics



Attendees should fly into Fresno Yosemite International Airport (FAT). The Tenaya Lodge is roughly a 90-minute drive (60 miles) from the airport.

Mobile Tour Guidance

Mobile Tour Options for Tuesday, May 7

During registration, attendees will have the option to select one of two mobile tours. Please note that these tours occur on Tuesday, May 7, prior to the start of the conference. Please only register for these tours if you plan to arrive in time to join.

Both tours will take place in Yosemite National Park, with guidance from the National Park Service. Tour options include:

- Option 1: Building sustainable tourism through recreation to support the local economy
- Option 2: Natural resource management, conservation and emergency management

Steering Committee Mobile Tours on Wednesday, May 8

In addition to the mobile tours above, members of three NACo policy steering committees (Public Lands; Agriculture and Rural Affairs; and Environment, Energy and Land Use) are invited to participate in mobile tours on Wednesday, May 8 from 1–5 p.m. PDT. Steering committee members are given preference for joining these tours, followed by a first-come, first-served basis for other attendees.

Health & Safety

Your health and safety are of the utmost importance. Please be mindful of your well-being during the conference.

Please review the WIR Conference [Waiver of Liability](#) and [Code of Conduct](#).

About the Western Interstate Region

Since 1978, the Western Interstate Region has worked within NACo to promote the interests of Western counties, sustain the Western quality of life and advocate for multiple use and sustained yield on public lands, community stability and economic development issues facing counties in the WIR's 15 Western states.

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