

Lime Creek Tiny House Resort

Paper-Saving Version



(Vibrant Colors Muted)

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Lime Creek Tiny House Resort

Paper-Saving Version: bit.ly/LimeCreek

Full 300+ Page Dissertation Version: bit.ly/LimeCreekFull

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Dear Planning Commission,

Thank you for your consideration of our project. My cousin, Chris Langford and I have been best friends since the day we met, 30 years ago, on my parents 38 acres to the north. We want you to know we are long term members of the community. It isn't often that a development is placed in the developers backyard. And since we will be bringing our families and living in this very neighborhood, we can personally ensure that our impact will be minimal.

In response to your concerns, we brought the following reductions, concessions, and clarifications to the Board of County Commissioners. Overall, the reductions and less impactful locations, along with not admitting outside RVs, made this an acceptable proposal to them. We are committed to address any more concerns you may have on April 21st.

Clarifications

1. We mainly wanted owned units. (The BOCC wants ONLY owned units.)
2. Outside RVs will not be coming in and out on Lime Creek Rd at all, now.
3. Long-term residential use is not part of this proposal.
4. We will *personally* be providing constant, on-site management.

Concessions

1. We offered to reduce to 9 units down from the original 18.
2. If needed we can move the entrance, old driveway can be fire access only.
3. We can move all sites in the meadow along Lime Creek, further into the trees.
4. We can plant additional buffer zones to extend the sound absorbing forest.
5. As requested by the BOCC, we will not accept any outside RVs..

Owned RV Units

We understand that a traditional RV park would not be a good fit for the community; and that is not what we wanted. We were going to be very different from that anyway, but we are also willing to not allow ANY outside RV's, as the BOCC wanted. We will have our own Tiny House RV units placed on the sites for nightly rental. Pictures are attached. In addition to providing unique accommodations, owning the units will allow us to eliminate the problem of RV's being constantly pulled in and out by those unfamiliar with the road. Any new traffic will be from regular vehicles, nearly indistinguishable from the existing traffic.

Number of units.

Originally we proposed **18 units total** (10 RV sites, 7 small cabins, and the existing cabin). We are prepared to make due with **9 units total** (6 sites and 3 small cabins)

Site Selection

Our revised plan has sites set further back into the forest. We will also plant additional buffer areas in order to completely screen the sites from view and soften any noises.

Alternate Entrance Option

One of our biggest concessions we can make is moving the entrance to be across from Macfire Tree Lane. We can also close the existing driveway and use it only as a fire access. This concession needs to be considered carefully. It will increase the amount of disturbance to the environment. We can make this much better for the neighbors, but at the cost of more trees and making a stream crossing. We are of the opinion that less environmental impact would be preferred. Nevertheless, we have received clearance from the USACE.

Compatibility with the Existing Neighborhood.

This property is not legally in the Know Your Neighbor subdivision and Lime Creek Rd provides a buffer. *Nevertheless*, we realize the close proximity and understand development should be compatible. We feel like we are proposing one of the most compatible uses that could be developed, especially considering our size and scope.

Additionally, our area is not a full-time residential neighborhood, but instead a seasonal, recreation neighborhood. All of the owners have primary residences elsewhere. The only full time residents will be our two families that this project will enable. As this is already a popular destination for hiking, camping, biking, cross-country skiing, and snowshoeing, with associated traffic; our project should have minimal impact. Especially with our current reductions.

Giant Luxury Motor Coach Resort

Not us. We are less concerned with maximizing the number of sites and more concerned with preserving the peace and seclusion that this beautiful area has to offer. We hope to preserve that peace and quiet for everyone; local residents, and guests alike.

Small Cabin Locations

We have attached our concept designs for the minimal cabins. Their design will resemble tree houses, being on piers against the hillside. They will all be very small; under 800 square feet. These cabins will be custom built and meet all code requirements. Even at under 800 square feet, they will be our largest units, so we have put them as far away from the neighbors as possible, in order to minimize their impact.

We are excited to become permanent residents of San Juan County, and will continue to preserve the quiet solitude that we all have enjoyed. Thank you for the opportunity to bring accommodations, jobs, and families to San Juan County.

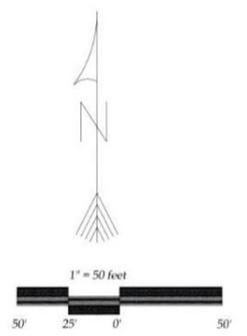
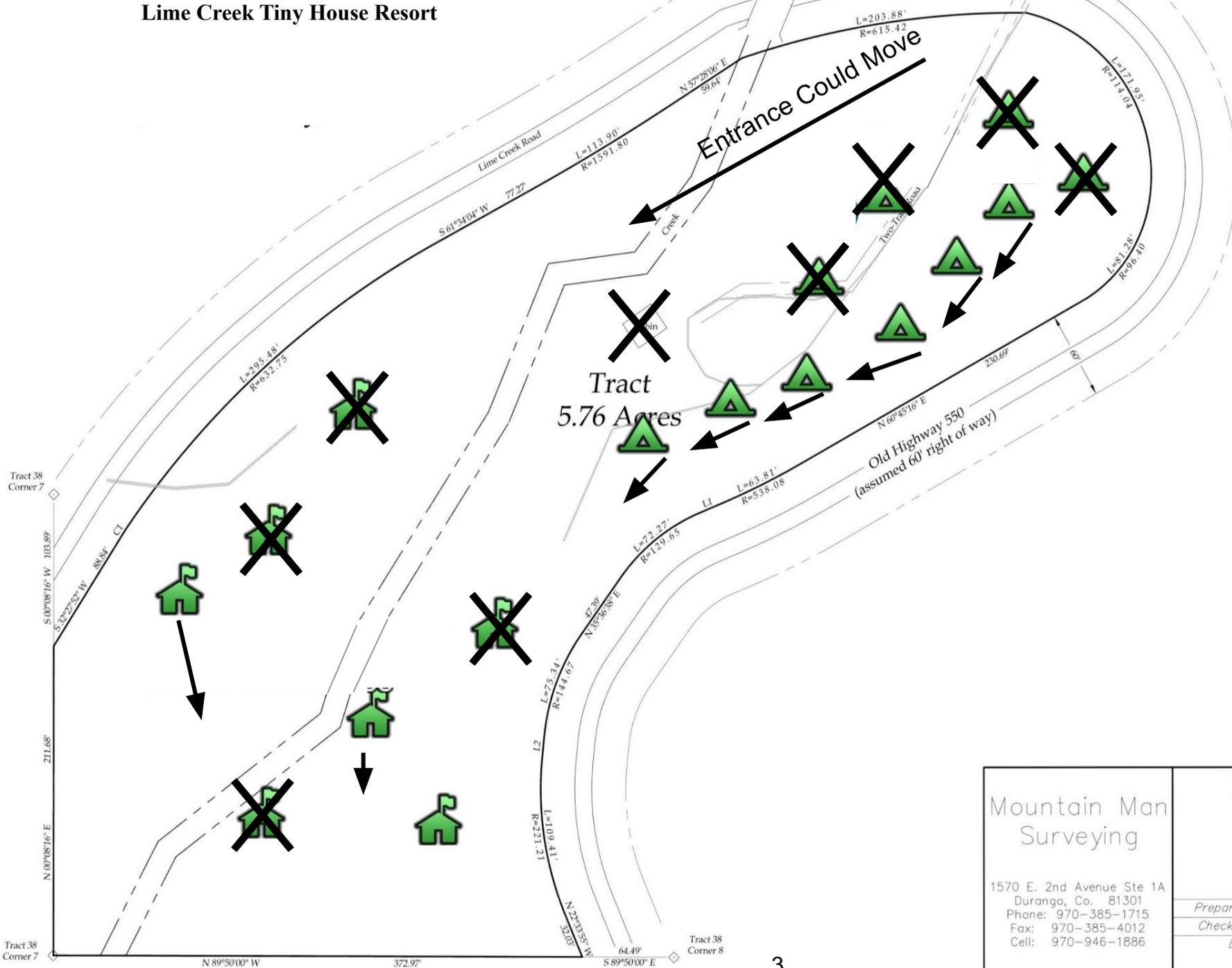
Blake Campbell



Christopher Langford

Reductions Visualized

Lime Creek Tiny House Resort



Bearings based on the South line of Tract 38, monumented as shown hereon.
Reference Bearing: N 89°50'00"W

Mountain Man Surveying 1570 E. 2nd Avenue Ste 1A Durango, Co. 81301 Phone: 970-385-1715 Fax: 970-385-4012 Cell: 970-946-1886		Informational Survey for Tom Dooley of Tract of Land located in Tract 38 T39N, R8W, N.M.P.M. San Juan County, Colorado	
		Prepared By: J.E.M. Checked By: J.E.M. Date: 8-16-06	Scale: 1"=50' Project No. 061591INFO



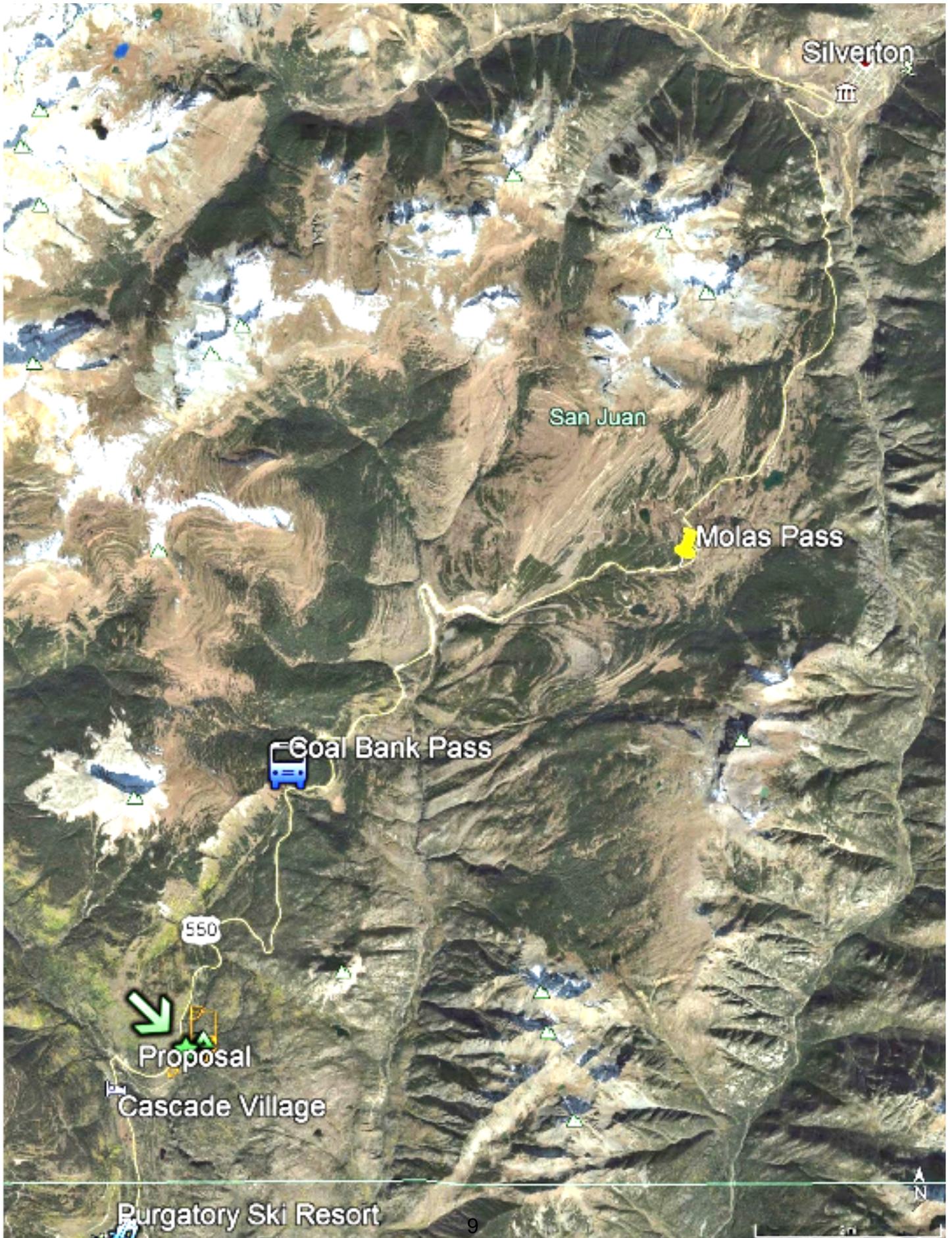






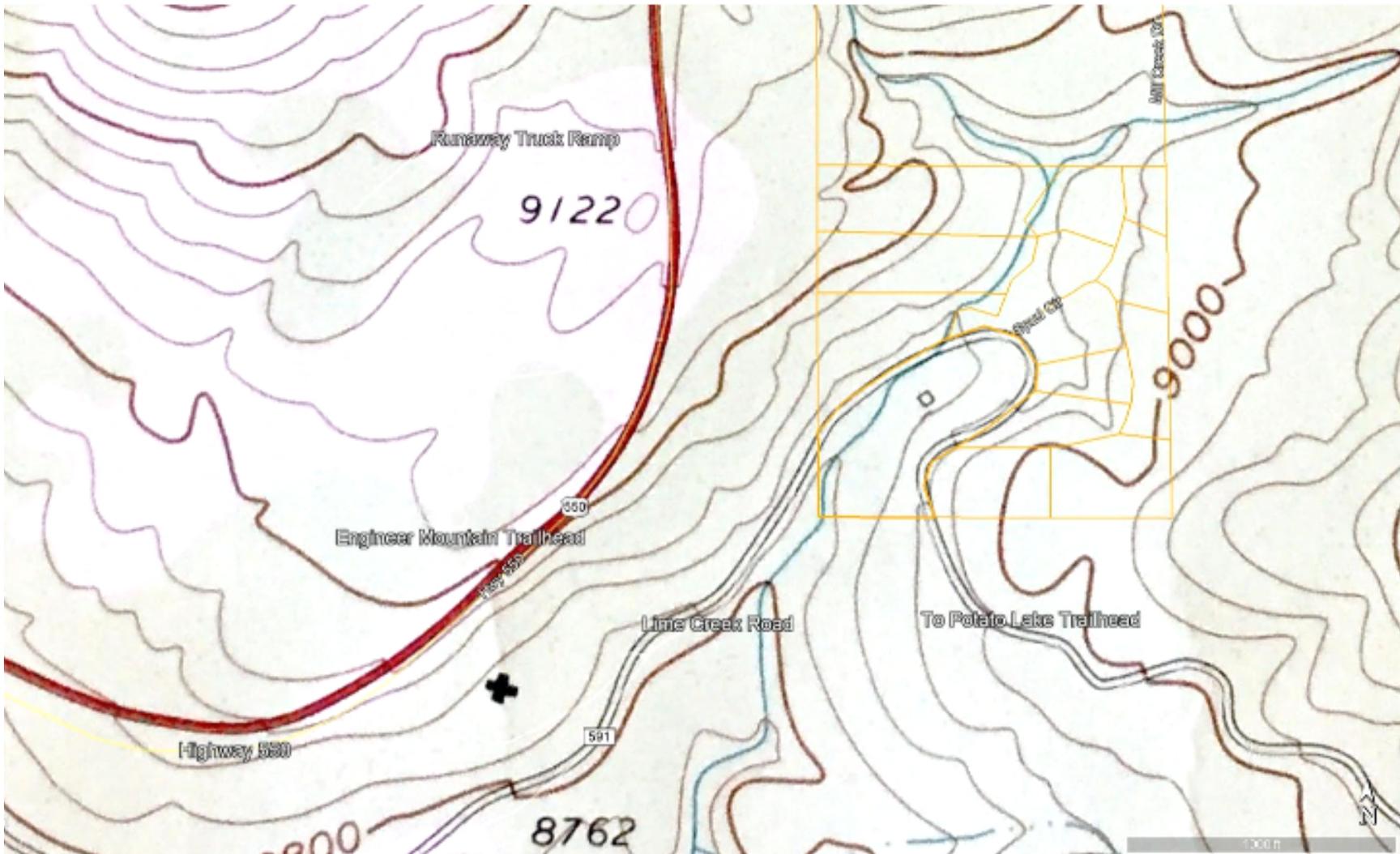


Vicinity Maps and Site Layout
Lime Creek Tiny House Resort



Vicinity Maps and Site Layout
Lime Creek Tiny House Resort

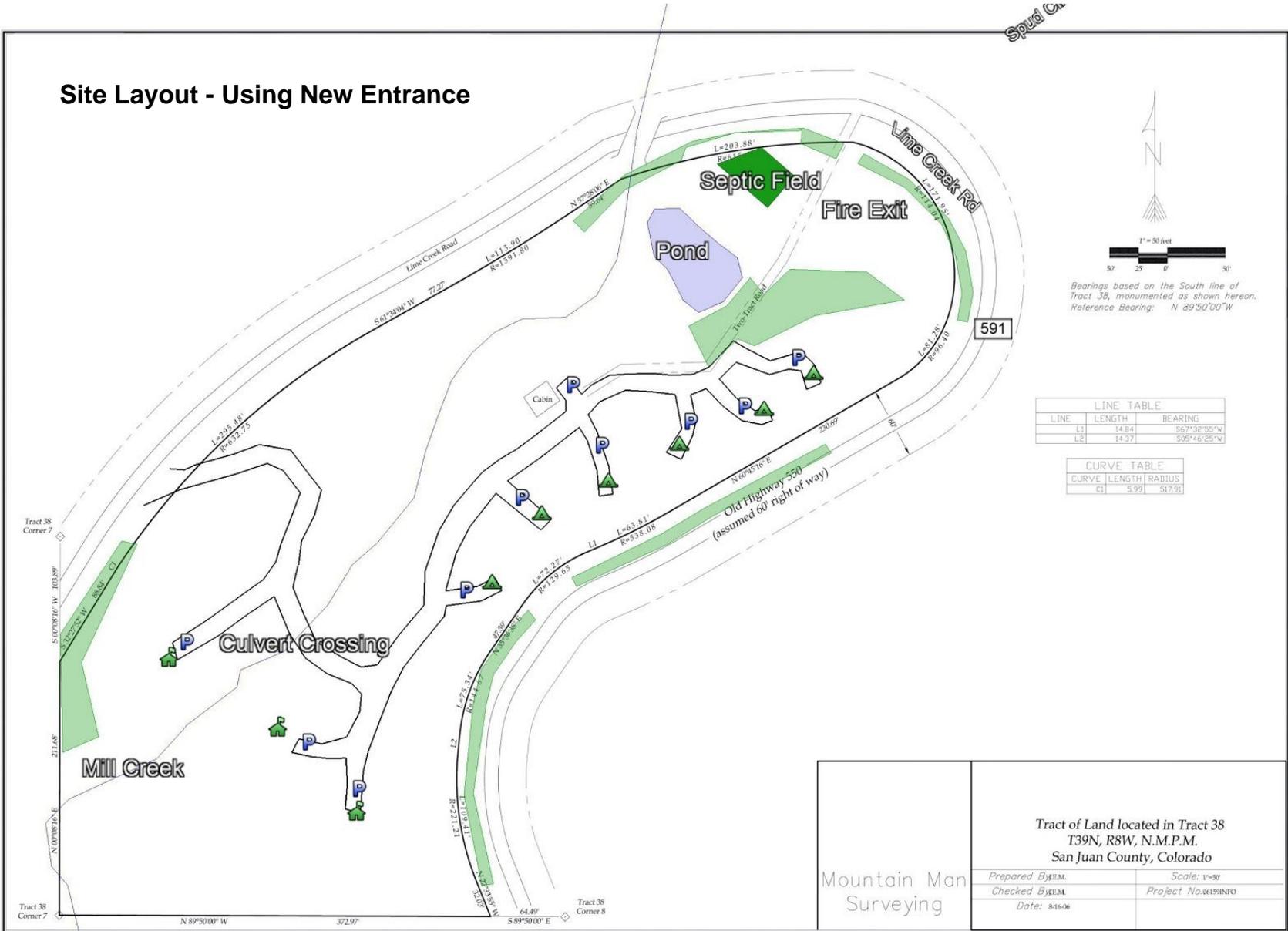
USGS Topography



Vicinity Maps and Site Layout Lime Creek Tiny House Resort



Vicinity Maps and Site Layout Lime Creek Tiny House Resort

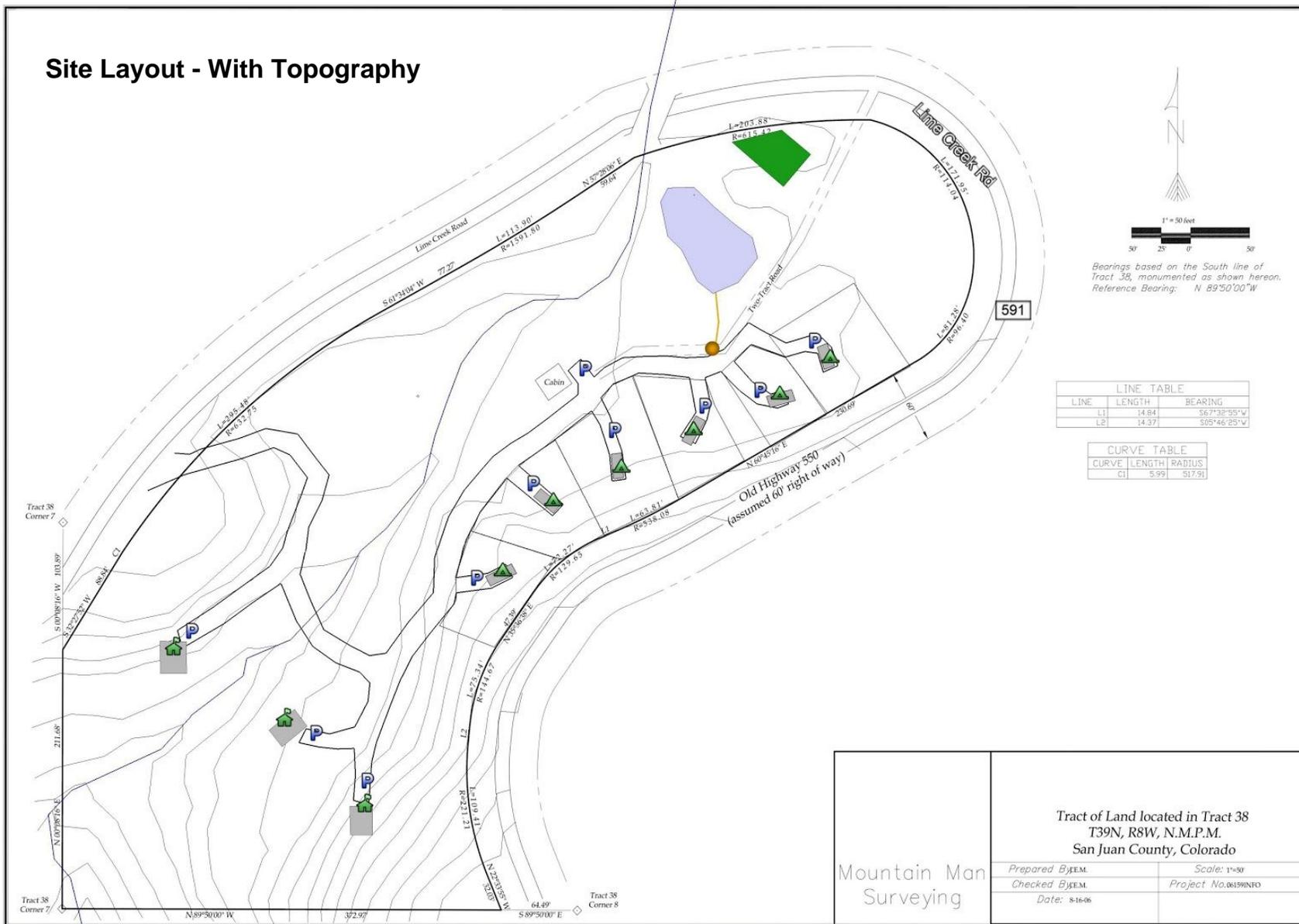


Vicinity Maps and Site Layout
Lime Creek Tiny House Resort



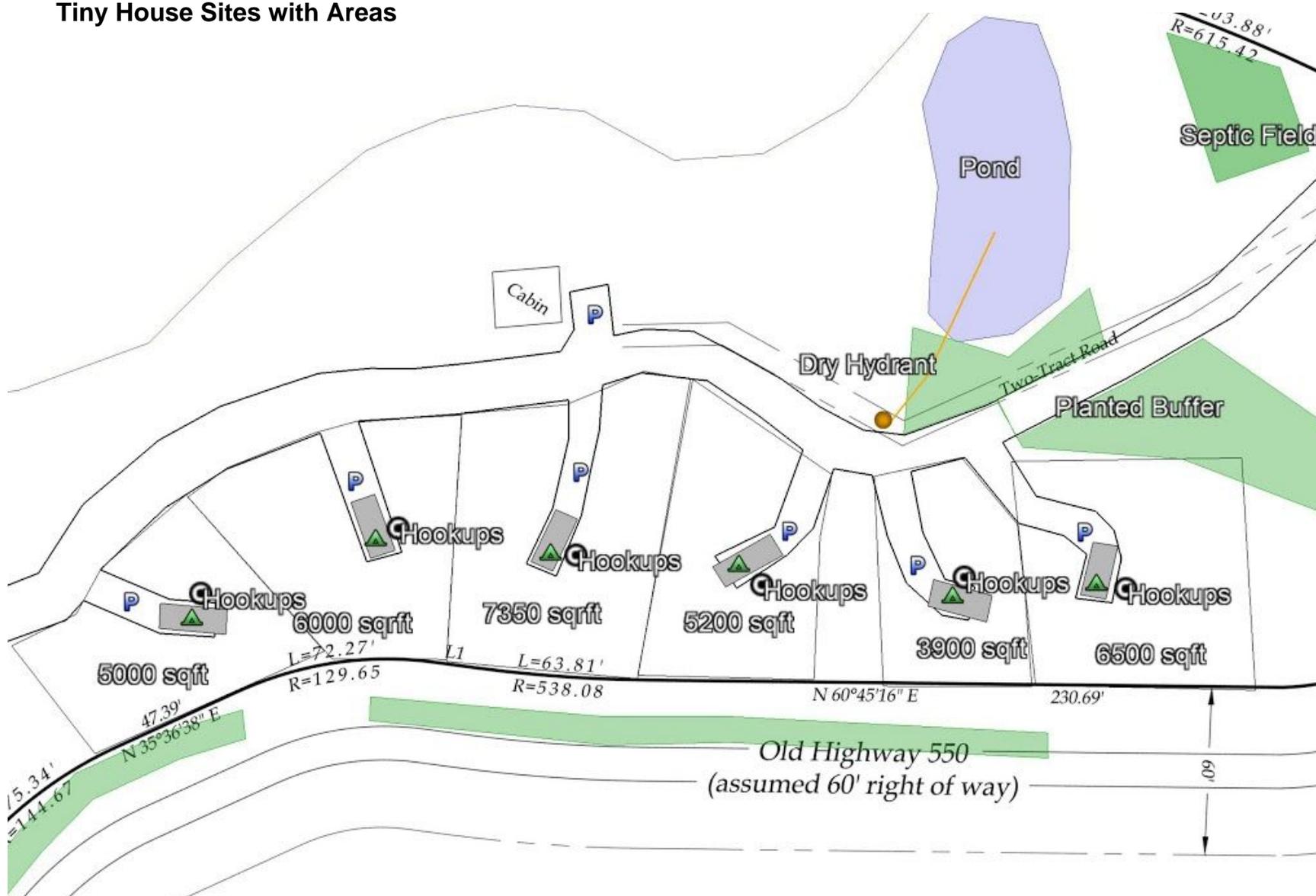
Vicinity Maps and Site Layout

Lime Creek Tiny House Resort



Vicinity Maps and Site Layout
Lime Creek Tiny House Resort

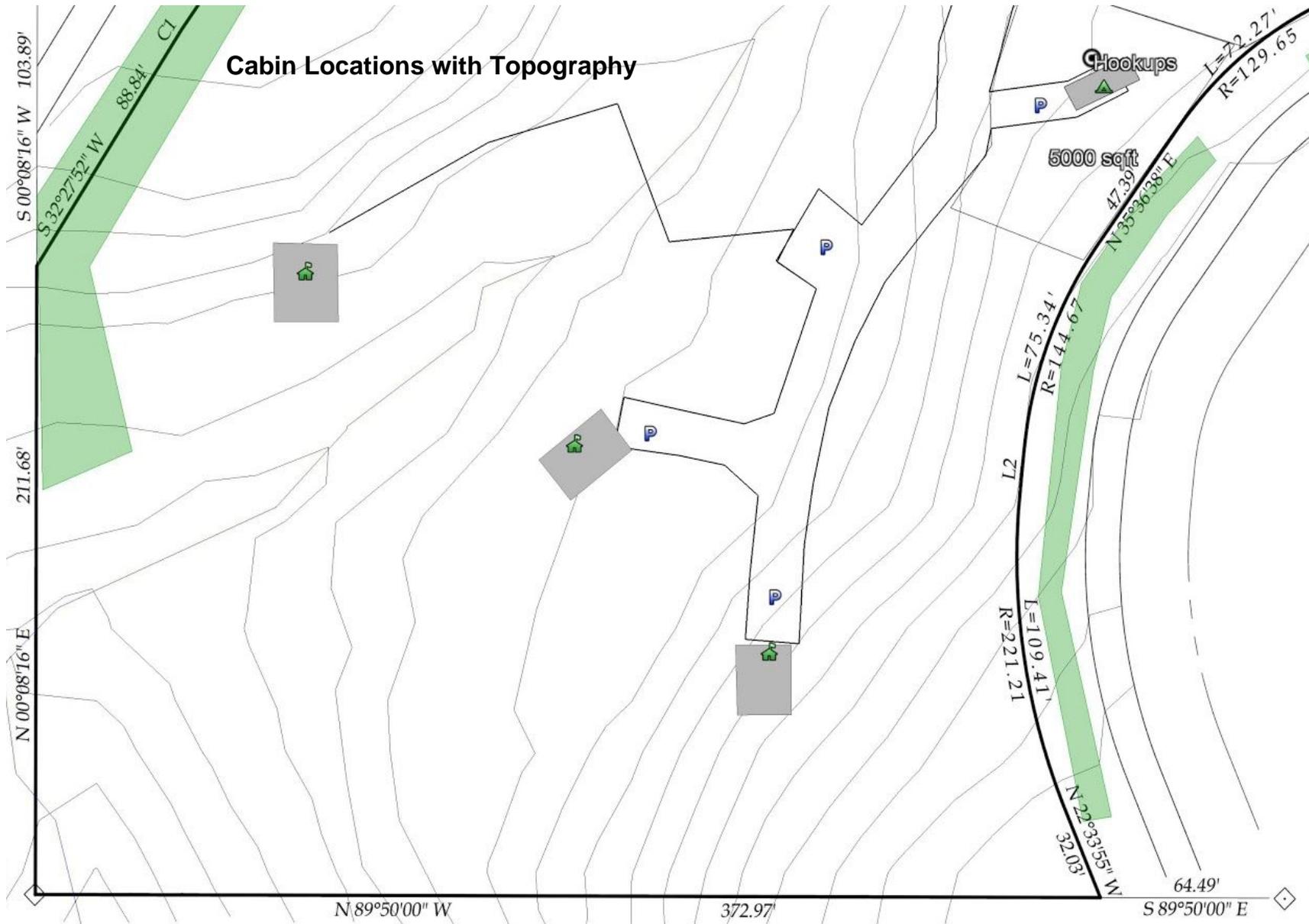
Tiny House Sites with Areas



Vicinity Maps and Site Layout
Lime Creek Tiny House Resort



Vicinity Maps and Site Layout Lime Creek Tiny House Resort



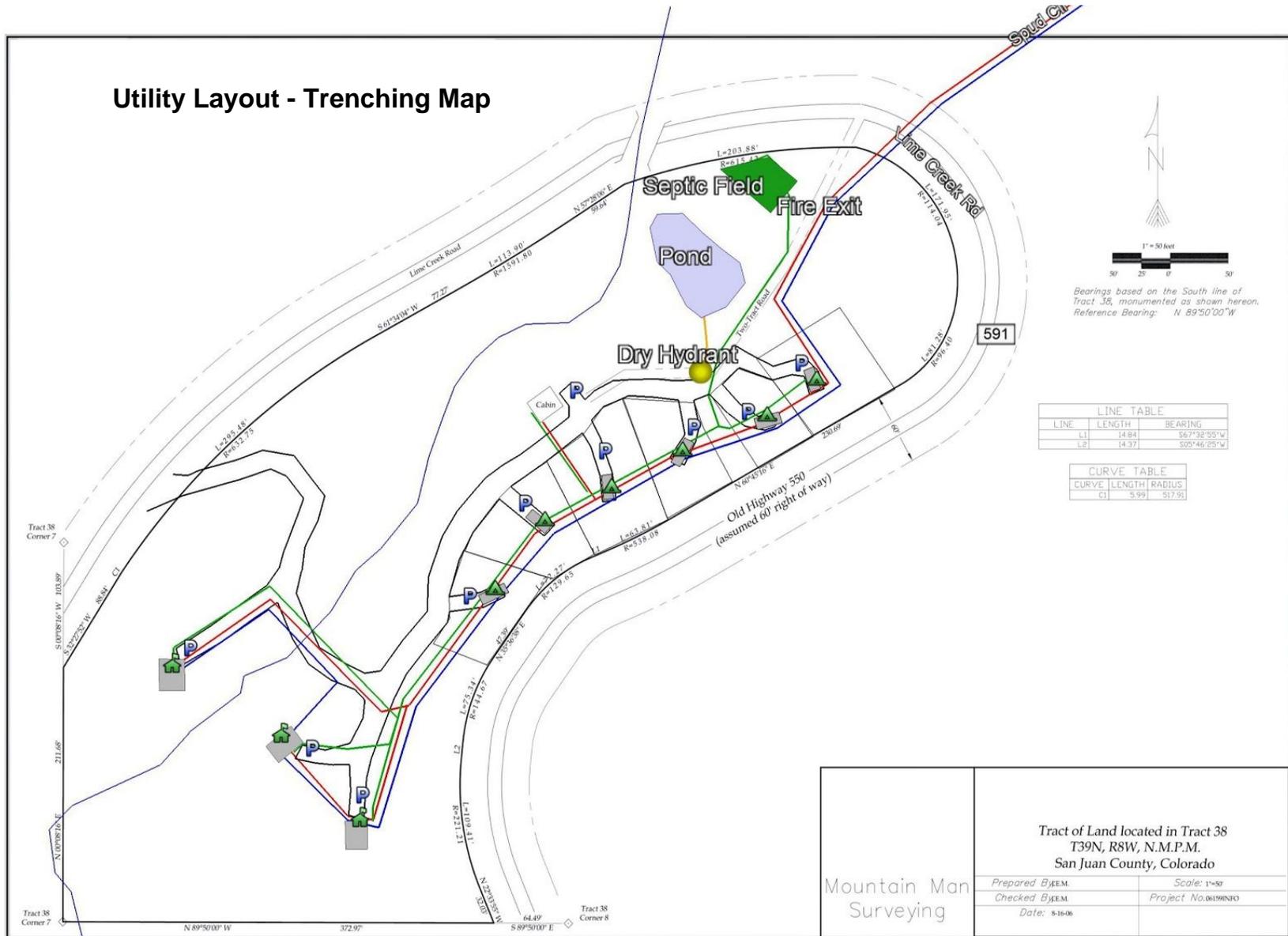
Vicinity Maps and Site Layout
Lime Creek Tiny House Resort



Vicinity Maps and Site Layout

Lime Creek Tiny House Resort

Utilities Layout (Blue=Water, Red=Electricity, Green=Sewer, Orange=Dry Hydrant)





© 2011

THE TAMARACK

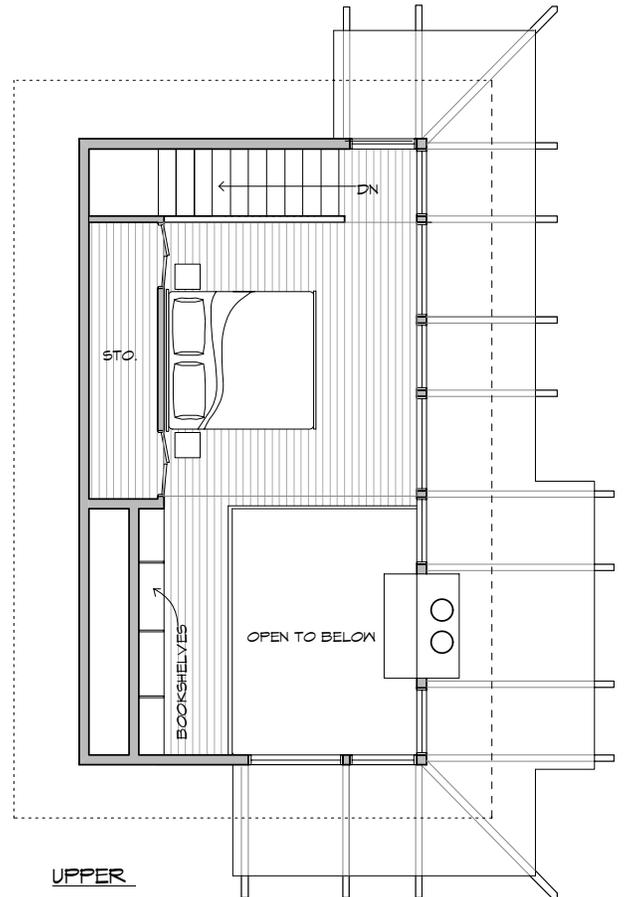
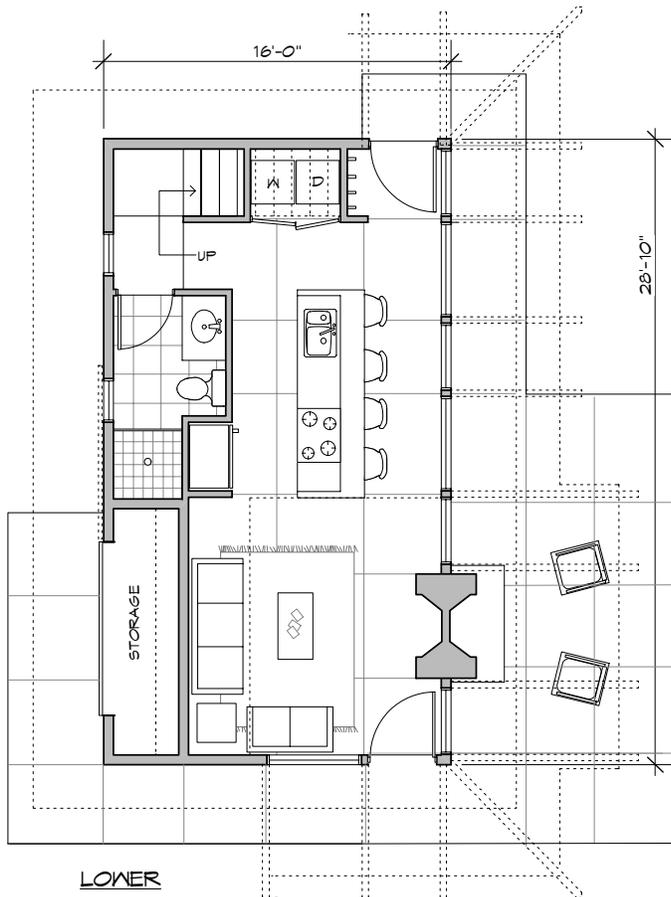
THIS RESIDENCE IS FULL OF EXPANSES OF OPERABLE GLASS TO TAKE IN A SCENIC VIEW. A SLEEPING LOFT IS LOCATED ABOVE THE BATH AND KITCHEN/DINING AREA AND IS OPEN TO THE COZY LIVING SPACE BELOW. THE LARGE GLAZED CANOPY AND OUTDOOR FIREPLACE EXTEND THE SEASON OF OUTDOOR LIVING OPPORTUNITIES.

MAIN LEVEL 461 SF
UPPER LEVEL 266 SF

PATIO 210 SF

LIVING ROOM 11'-6" X 11'-10"
KITCHEN 9'-9" X 9'-6"
BATH 5'-2" X 9'-4"
LAUNDRY 4'-2" X 3'-0"
BEDROOM 11'-6" X 12'-6"

Glazing to be Reduced.



perfectlittlehouse.com

206 780 1016



THE TAMARACK

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MAIN LEVEL	461 SF
UPPER LEVEL	266 SF
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© 2011

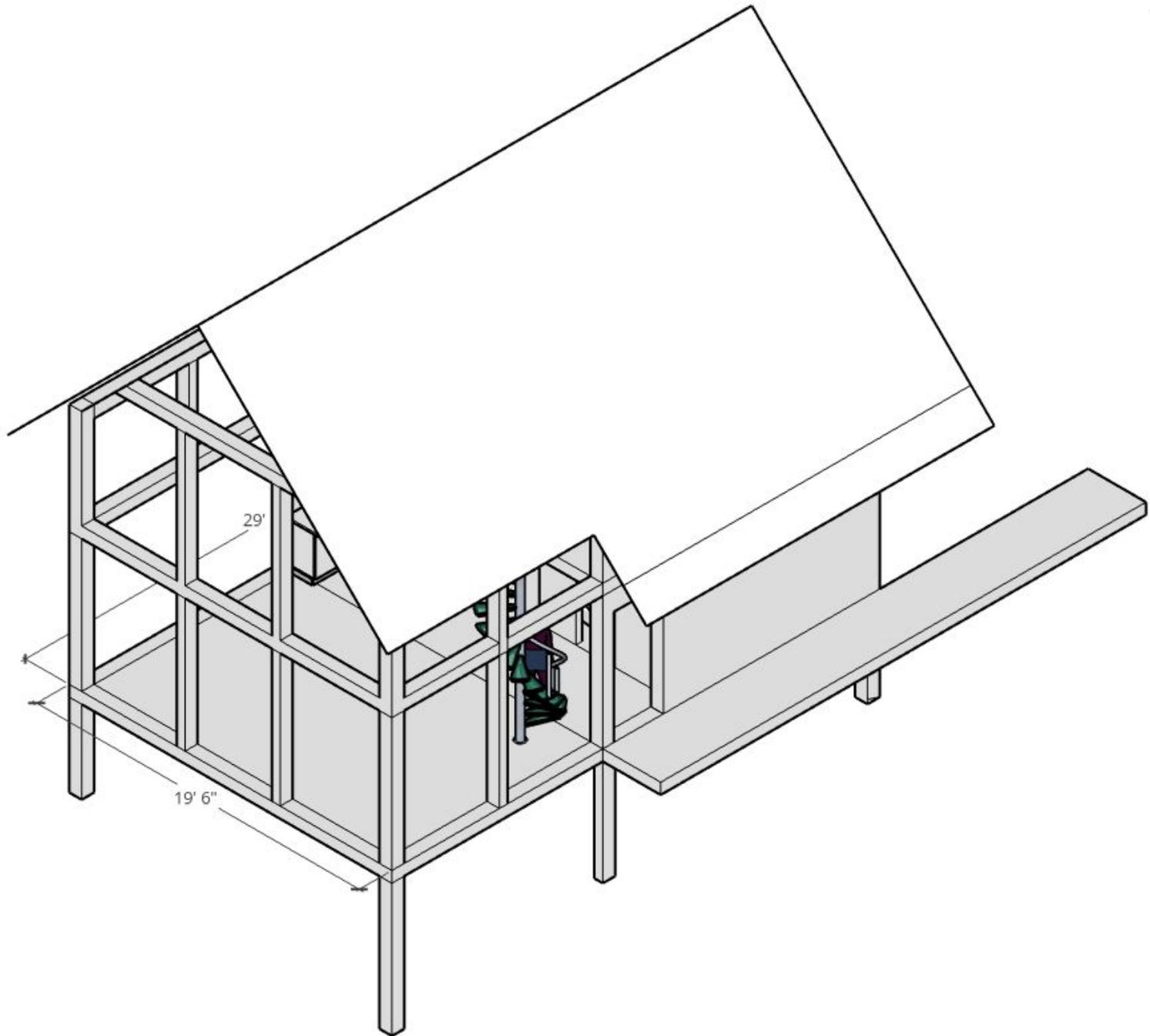
BACK VIEW

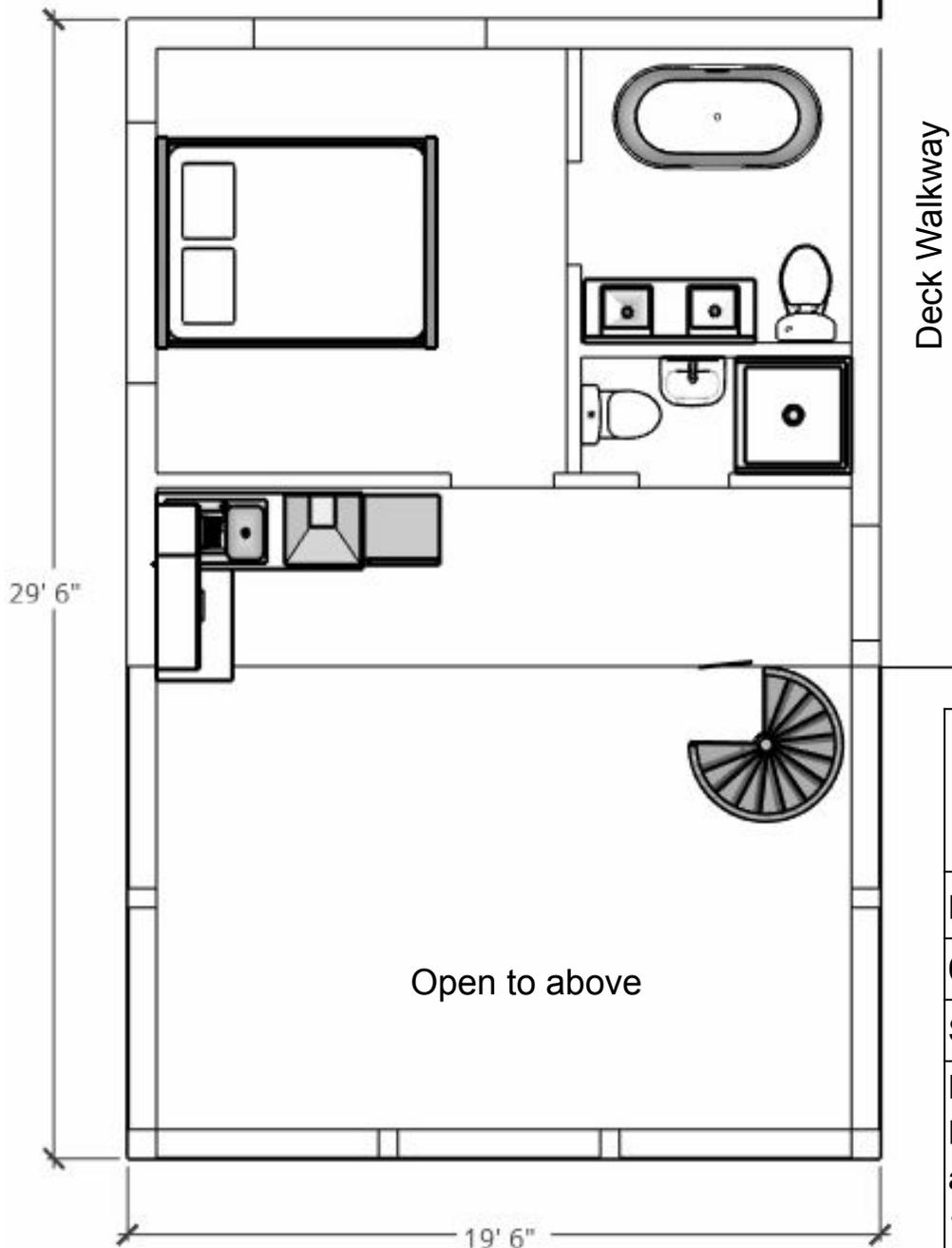


Building Sketches and Renderings



Building Sketches and Renderings





Proposed Guest Cabin

Draft Building Floorplan

02/01/2020

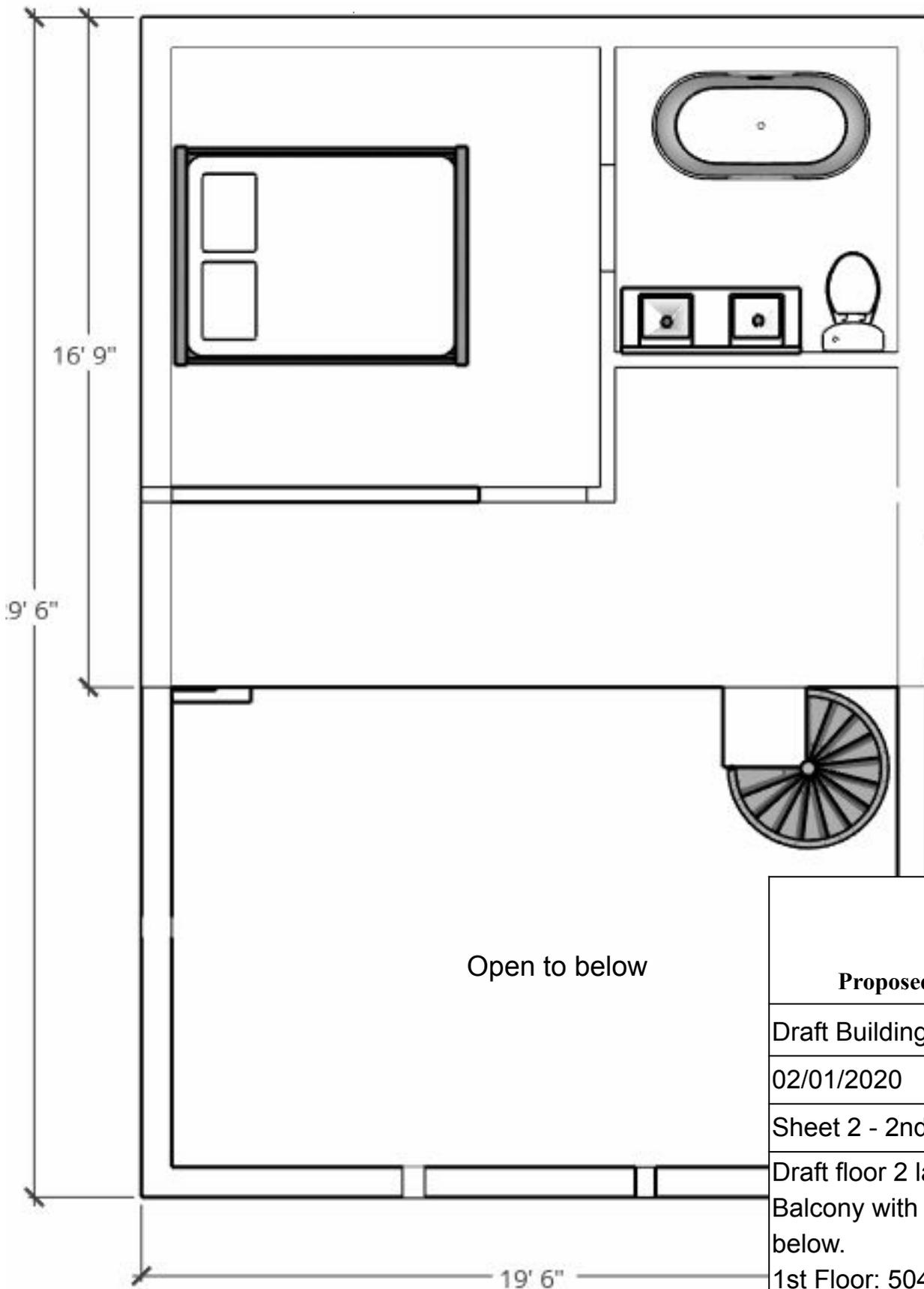
Sheet 1 - 1st Floor

Draft floor 1 layout.
 Raised deck along side for access.

1st Floor: 504 Sqft

2nd Floor/Loft: 299 Sqft

Total: 792 Sqft



Proposed Guest Cabin
Draft Building Floorplan
02/01/2020
Sheet 2 - 2nd Floor
Draft floor 2 layout. Balcony with railing open to below.
1st Floor: 504 Sqft 2nd Floor/Loft: 299 Sqft Total: 792 Sqft

PROJECT NARRATIVE

Lime Creek Tiny House Resort

Project Location: 1208 Lime Creek Rd
Zoning: Rural Residential Zoning District
The site is located within the County's Master Plan "Economic Development Corridor," where development is to be concentrated and encouraged, when compared to development on more remote and less accessible backcountry sites.

Acreage: ~5.76 Acres
Access: Access will be by the existing driveway, located within the year-round plowed portion of Lime Creek Rd. This access is across from Spud Circle.

A potential alternative is available if the county would prefer. An entrance could be brought in across from Macfire Tree Lane. The new entrance will need a culvert crossing and significant grading to get across Mill Creek to the sites and to the bulk of the property. The Army Corps of Engineers has been consulted. A clearance to construct such a culvert crossing has been issued.

We don't mind paying for the culvert. However, we would prefer to use the existing entrance to minimize environmental impact; less vegetation cleared, especially some mature trees that we would hate to see cut down. The net gain to the neighbors might not be worth the extra impacts, given our reduced and minimal impacts and the current amount of activity already on Lime Creek Rd.

Proposed Development: The project consists of developing the proposed parcel into a small Tiny House Resort (legally designated as an RV park) with associated utility improvements. Six (6) Sites are proposed and will only be for independent and self-contained Tiny House RV. Three (3) small rentable cabins on foundations, possibly including the existing cabin, are proposed. There will be nine (9) total units.

Because of concerns that the County Commissioners had, the applicants offered that no outside RVs be admitted to the park and that all sites be occupied by our own Tiny House units. Therefore the 9 sites and cabins would serve only nightly guests with normal vehicles, not regular RV Park guests towing in their own RVs. There will not be any RVs traveling in and out of the park, especially during the winter.

The project is aiming to be an eco-friendly option for people wanting to recreate in the area. Lime Creek Rd offers much in the way of recreational activities in the summer, and this project will operate year-round, providing a convenient place to stay for skiers and people seeking other winter activities. The scope of the project is so small, that most impacts to the environment, etc. should be minimal.

PROJECT NARRATIVE

Lime Creek Tiny House Resort

The project will allow year-round use and should bring greater stability to the County's economy.

Low Impact:

The vision for the project is one of minimal disturbances, and to provide a natural environment as the finished product. The applicants want to keep the area as pristine as possible for an immersive yet pure outdoor experience for visitors. Minimal permanent changes will be made to the area. All improvements will be low-impact and work with the surrounding environment where possible.

With our concessions and reductions, this vision will be even more achievable. The impact to roads will be significantly less without outside RVs coming in and out. The look of Tiny Houses will be much more appealing to neighbors, even though most of the units will have near zero visibility, the thought of knowing there are RVs can be distasteful. Therefore, not having any traditional RVs should be a much more appealing option.

Owned Units:

As part of the low impact goal, the applicant intends to own the RV units. They will be Tiny House RVs. They will be hooked up to water, septic, and power (unless self powered), and will be available for nightly stays. The units will have minimal impact on the land and are able to be removed when appropriate, leaving the sites approximately as they were when they first came.

Guests staying in these will not need to own their own RVs, nor need to tow them to the location. **Not everyone needs to own an RV, as most sit idle 99% of the time.** This is an eco-friendly option that also saves on fuel consumption and road maintenance, as guests will be bringing their small vehicles as opposed to their trucks and large rigs back and forth over Lime Creek Rd.

Owned units will also allow us to operate year-round. RV parks at such elevations typically operate on a seasonal basis. This would represent a missed opportunity, as there is a great demand for accommodations in the winter near a ski resort.

Duration of Stay:

Section 5-104.10 of the San Juan County Zoning and Land Use Regulation states, *"No recreational vehicle shall remain in a recreational vehicle park for more than a total of six (6) months in a one-year period."*

It could be assumed that this section was intended to keep people from using an RV park for residential/long-term use. For the proposed project, the owned units will stay longer term but the average guests' stay will be 2-3 days, rarely

PROJECT NARRATIVE

Lime Creek Tiny House Resort

exceeding 10 days. Therefore, this would fully be adhering to the spirit and intent of the law. The applicant has no intention of offering units for long term occupancy, and also has no intentions of allowing residential use other than for an onsite caretaker.

Seasonality:

The proposed development will operate year-round. All utilities and systems will be built for winter operation. Owned units will be built for snow loads, or they can have the snow removed as part of the park's maintenance activities. Parking will be provided year-round, so that vehicles will be parked only on the property and not on Lime Creek Rd., even during the winter months. Equipment for on-site snow removal will be maintained.

Winter Utilities:

For winter use, water and septic hook-ups will have heated, anti-freezing devices and fittings, along with appropriate insulation or utility chases that will allow for freezing temperatures while preventing freezing pipes. The applicants have extensive experience in such cold weather applications and are confident that they can provide a fail-proof system with multiple layers of protection, including backup options in case of failures.

Conformance to the Master Plan:

The applicant's proposal meets the Visions, Goal, and Strategies referenced in the Town of Silverton and San Juan County [Master Plan](#).

"Economic Vitality:" This proposal goes hand-in-hand with the vision of "Expanding and diversifying tourism," and "Innovative businesses" that are "reaching new markets for local... services." Silverton is especially lacking in the winter for jobs and economic activity. This proposal *"eases seasonal fluctuations,"* as we plan to operate year round with *strong winter demand*.

"Future Land Use Plan," Though mostly focused on Silverton itself, there are a number of specific areas where the proposal fits into the Future Land Use Plan. Firstly, it is perfectly located within the South County Economic Corridor, along plowed areas for access, consistent with Goal LU-2 "Focus future development on mining claims into economic corridors that are environmentally suitable, where public services are available and that provide feasible opportunities for growing the community and the economy."

In line with that goal, we will be paying the accommodations tax which partially goes towards public services, but we will not be relying on some San Juan County

PROJECT NARRATIVE

Lime Creek Tiny House Resort

services, like fire. We will be paying Durango Fire an additional impact fee.

Also in line with that goal, the proposal would be creating additional revenue that would benefit the San Juan County economy. Some of that will be new revenue from unique accommodations. But part of that will be drawing revenue from the ski resort's existing demand for accommodations. This can only reasonably be done in the South County, as Silverton is not generally looked at as a viable alternative for ski accommodations.

Many new businesses claim to be "creating" revenue, but they often don't take into consideration that they are mostly just siphoning from the existing economy and other businesses. This proposal will not only create new revenue but will also be capturing revenue that is currently going to Durango and La Plata County.

Economic Development: The proposal is aligned with the stated goals of the San Juan Economic Development Association to *"Facilitat[e] the creation of a sustainable and diverse economy..."* specifically by *"develop[ing] more diversity to improve the number, quality, and variety of jobs that are available to local residents. This is done primarily through the retention, expansion and recruitment of primary jobs, new capital investment in the community, and visitors/tourists spending money in the County."*

The proposal will create at least 1-2 full-time jobs in addition to a number of part time jobs and bring new revenue to the county directly through taxes and indirectly through more tourists staying within an accessible distance to Silverton. A ski tourist staying in Durango is much less likely to visit Silverton than if they were to stay at our location.

Common Facilities: The applicant plans to not construct central bathroom and shower facilities, as only independent, self-contained camping vehicles will be admitted. Maintaining or even using such facilities in the winter would be extremely difficult. At least a couple counties in Colorado allow for this in their code. Including the following examples.

Montezuma County, Colorado in their [Land Use Code](#) also has language indicating that they only require central facilities if accommodating "dependent" RVs. Section 4106.5 A *"In every [RV/Camper] Park accommodating **dependent** [RV/campers], sanitary facilities shall be provided as follows:..."* (emphasis added)

PROJECT NARRATIVE
Lime Creek Tiny House Resort

Section 4106.5 C *“Where services are provided for dependent [RV/camper], all service buildings shall...”*

Garfield County, Colorado explicitly provides an exception in their [Land Use Code](#), Section 7-1106 L. 3. a. (1); *“Exception. When a recreational park is designed for and exclusively limited to use by self-contained vehicles, no public sanitary facilities shall be required.”*

Other states also use similar wording:

Utah Admin Code states, *“(2) Each recreational vehicle park in which sites are set aside for **dependent** recreational vehicles or tents... shall be provided with a service building or buildings for the use of park occupants.”* (emphasis added)

RV Hookups:

Each site will have RV hook-ups pedestals for power, water, and sewer. All units will connect to all utilities unless the unit provides its own power. The electrical hook-up may be tied to a generator backup system if the units have their own power systems.

RV Dump:

There will not be an RV dump station. The applicant feels that the site is unsuitable for having RV chemicals dumped into the septic regularly, because of its proximity to the stream and water table. In the odd event that an RV needs to dump in an emergency type situation, they can use one of the site’s hook-ups.

Water Service:

The applicant is going to use a developed spring on the 38 acre parcel immediately north of the Know Your Neighbor tracts. The spring has provided potable water at ~3800 GPD for nearly 30 years. It has been tested a couple times over the years for potability. The property is owned by the family of the applicant and the proper perpetual right to use that water will be set up and recorded against that property.

The spring development is classified as a gallery well or a culvert well. It was put in place many years ago. The water will be collected into a new spring box or water catchment tank.

To get water to the subject property, existing utility easements through Know Your Neighbor will be used for a buried conveyance pipe.

As a backup plan, water is also available on the subject property. That would entail applying for water rights to draw water from the river, which flows

PROJECT NARRATIVE
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consistently year round. Water will be tested and treated accordingly for potability.

Water Rights: Water rights filing is being submitted to the water court. Rights are available.

Private Water System: The applicant will be setting up a private water system as opposed to a public system, as it is calculated that the system will **NOT** serve an average of at least 25 people for at least 60 days a year. It also has only 9 service connections.
“A public water system provides water for human consumption through pipes or other constructed conveyances to at least 15 service connections or serves an average of at least 25 people for at least 60 days a year.” EPA.gov

Sewer Service: An engineered, on-site wastewater treatment system is being designed and will be approved by and comply with all SJBH regulations. It will be less than the threshold of 2000 GPD that would require State permitting.

Existing Septic: The property has been served by an outhouse that has since been removed. There is not an existing septic on site. The applicant is planning to have a new on-site wastewater treatment system designed and installed.

Power: If the county is open to green power, the applicant has plans to use off grid solar. A donation has been received of two sets of new solar off-grid equipment for the two tiny houses we have. If acceptable, we will have each tiny house unit be self-contained with its own power systems. The sites will have pedestals with normal RV outlets and underground lines run, tied to a central generator backup instead of the grid. The generator will be used only when on board systems have problems. These lines will be installed to all applicable code and could be later tied into the grid, if needed. The sites will be filled out slowly, allowing for us to try things out and see what works best. With this change, we can be a completely off grid tiny house resort. We feel this would be an attractive selling point to our customer demographic.

If the County is not open to off-grid power, or if we need to in the future, we can tie into the electrical service lines at that time. Service lines would be buried in the utility easement designated in the Know Your Neighbor plat map. We have been getting cost estimates and feasibility information from La Plata Electric.

Existing Cabin: The applicant plans to restore the existing cabin. Information has been compiled for a Historical Review. It will tie into the water, septic, and power systems.

PROJECT NARRATIVE

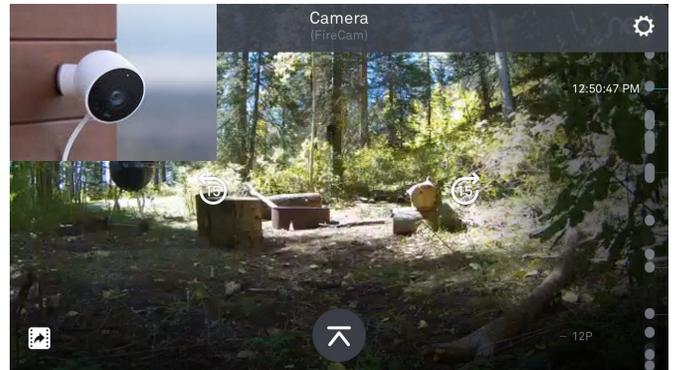
Lime Creek Tiny House Resort

Phone and Data: The applicant plans to tie into the telephone lines that run along Lime Creek Rd. These lines carry DSL which neighbors also currently use.

Propane: With off grid solar and battery power, the proposal may need propane for the Cabins. When we build the cabins, one large tank will be placed near the east cabins, or multiple small tanks will be placed near the corresponding units. Tanks will be installed following all guidelines from the County and Basin Coop. The tanks will not be visible from Lime Creek Rd or from neighboring properties.

Heating and Stoves: Heating will be a combination of propane, electricity, and wood stoves. Some units will have wood burning stoves, especially the cabins. All stoves will meet EPA requirements. Backup heaters for power outages and other emergencies will be available for each unit.

Fire Pits: There will be a communal fire pit near the existing cabin for use by guests using the tiny houses. This will reduce the number of fires and allow us to monitor them all. Each fixed cabin will have its own fire pit.



We plan to use Nest motion cameras to keep tabs on all fire areas.

Exterior Lighting: Minimal exterior lighting will be used for the RV sites and the roads, (only in order to maintain safety) to reduce light pollution. Exterior lighting will be sufficient for safety and be in conformance with the Dark Sky requirements of San Juan County.

Solid Waste Removal: The applicant will be responsible for trash disposal. Central collection bins will be provided and maintained. They will be designed and equipped to prevent pests and wildlife hazards. Trash will be hauled by the applicants or service and will go to Durango.

Site Plans: Site plans are provided. The layout and RV sites are designed in accordance with San Juan County regulations for RV parks. Durango Fire Protection District has consulted with the applicant on numerous occasions. A Fire Mitigation plan is being submitted for review and approval.

Site Selection: Sites have been selected to minimise disturbance, excavation, and cuts/fills. The proposed RV sites are placed along the East portion of the property inside the tree line. Sites will be situated among the trees to minimize visual impacts.

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Each site will be prepared for “defensible space” against wildfire. The general site area is on a forested valley of aspen and pine with an open meadow where the property meets Lime Creek Rd. The vegetation of the sites is sub-canopy grass and shrubs on a naturally-terraced forest hillside.

- Addressing/Site Numbers:** Sites will be numbered and marked for emergency service and identification.
- Signage:** A sign is proposed at the entrance to the property on Lime Creek Rd, that will be aesthetically pleasing and match the integrity of the neighborhood and surroundings. Possibly a carved wooden sign, with some painted letters, depictions, etc. The sign will adhere to all regulations in section 5-105 of the county land use code. Various small signs will be posted inside the property such as; Speed Limit, traffic flow direction, trail markers, private property indicators for neighbors, and emergency information.
- Structure Height:** The cabin is less than 25 feet. The 3 cabins will also be under the height limits.
- Landscaping:** Landscaping will be minimal to keep the natural atmosphere. Fire mitigation activities associated with landscaping include those recommended by Fire Smart Durango and the Colorado State Forest Service Firewise Practices in order to create adequate defensible space. Revegetation of disturbed areas with native, weed-free groundcover will be provided by the applicant in accordance with the requirements of San Juan County.
- Subsurface Conditions:** Soil tests from the surrounding areas indicate that a septic system is very feasible and will not pose a problem to the application.
- County Avalanche Map:** The property boundary for this project has been overlaid onto the County Avalanche Hazard Map. According to general observation and the County Avalanche Hazard Map, no portion of the property is near a potential avalanche area. This seems to be confirmed by topography, the maturity and density of the forest, and by satellite imagery of the surrounding area.
- County Geohazards Map:** The property boundary for this project has been overlaid onto the County Geohazards Map. According to the County Geohazards Map, no portion of the property is near a potential geohazard area. General observation by our engineer and tests of the soil show no indication of geohazards.
- Fire Hazards:** The proposal lies within the areas served by the Durango Fire Protection District. Though the risks from fire hazards are fairly minimal, especially when compared with the dryer parts of the district, our Fire Mitigation Plan will be reviewed and

PROJECT NARRATIVE
Lime Creek Tiny House Resort

approved by Durango Fire. A Colorado Wildfire Risk Assessment Summary Report is attached in connection to the Fire Mitigation Plan.

Emergency Services: Durango Fire and Rescue provides the closest EMS support, meaning a full-sized fire engine needs to be able to access the property. Internal driveways and roads are being designed with input from the Durango Fire Protection District. US 550 and Lime Creek Rd are plowed in the winter.

Additionally, in the event that “Flight for Life” were dispatched, the area has an open and flat meadow and is adjacent to a clear area on Lime Creek Rd. Both allow helicopter access for emergency services.

Fire District Impact: The applicant will meet with the Durango Fire Protection District to further determine the impact fee to be imposed to go toward any impacts.

Taxes: We’ll be paying county property tax as well as county and state lodging tax.

Wildfire Mitigation: A Wildfire Mitigation Plan has been developed with input from Fire Smart Durango and the Durango Fire Protection District. It still needs to go through the final plan review with Durango Fire.

Corrected Survey: We will be getting the survey finalized for an official recording. All layouts, designs, and plans have been laid out with the most conservative of the final possibilities taken into consideration. All official surveys will match.

County Road ROW: The final survey will have a minimum 60’ easement which will be dedicated for the County Rd right of way, as per 4-110.3 of the land use code.

Sewer/Septic: We have been consulting with engineer Debbi Michal (Tri State Consulting). Based on a soil analysis and talks with San Juan Basin Health, a system is being designed that will be less than 2000 gpd.

Trash: We will haul or hire our trash to be taken to Durango.

Historical Structure: We have attached the information that we have gathered concerning the cabin. There should be enough information to determine if it needs to be classified as a historical structure. We prefer it not be made an official historical building. We also feel it does not fulfil enough of the requirements.

PROJECT NARRATIVE

Lime Creek Tiny House Resort

Wetlands:

We've had many discussions with the Army Corps of Engineers. We will get all wetland permits required.

Building Materials:

Pictures of an example tiny house exterior are provided. Some possible exterior styles and materials are also below. All building materials will meet the requirements of the Land Use Code. White trim will also not be used, even though it was shown in the cover page mock up. The bright colors were muted, but changing white trim was a bit harder for the mock-up.



Screening:

Final screening will be determined by the county during a summer site visit.

Parking:

Parking is now shown on our site plans. Each site and cabin will have a space set aside for parking that will not impede regular traffic or block the 20' width required by the fire department.

State and Federal Permits:

We'll obtain all State and Federal permits, NPDES stormwater permits, any OSHA permits, and we'll notify the Utility Notification Center of Colorado.

1 Page Cumulative Impacts Report

Lime Creek Tiny House Resort

Regulations 4-103 Review:

15 properties within 1500 feet, all on Lime Creek Road, NOT the Mill Creek Estates.

7 Cabins, 1 Lodge, 6 Likely Cabins, 0 Non-developable, **15 Total Properties Evaluated.**

1. Public health, safety, morals or welfare. **Positive.**

We'll provide healthy and safe accomodation and recreation. We'll bring new tourists and siphon existing tourism from Purgatory and La Plata County. Guests will be more likely to visit Silverton than if they stayed in Durango. We will have ski accommodations, reducing seasonal fluctuations in county revenue and tourism.

2. Adverse effect on public or private property. **Positive.**

There are concerns about peaceable enjoyment and property values. The proposal has the potential to have added noise, but at such a distance and frequency that the neighbors will seldom notice it, especially when considering the existing neighborhood noise and the traffic on Lime Creek Rd. Though we may not want to admit it, we expect incidental noise with tracts in such proximity. Especially common noises include chainsaws, noisy motorcycles, dogs barking, and guns, on top of constant Lime Creek traffic. This is to be expected when the distance to the nearest two cabins should be less than 200' when the neighborhood is built out.

Our layout has been altered to keep the units within existing forest, with extended planted areas for additional visual and sound buffers. All things considered we expect there to be negligible impact to peaceable enjoyment.

Property values may actually increase. If anything, the project will bring awareness and interest to the area. Historically, properties have remained on the market for an extended period of time. The area is spectacular, but many prospective buyers don't know the value simply based on a listing, so the prices seem inflated at first glance, until you have visited the area. Thus, having guests visiting the area increases awareness of listings and appreciation for the area, by the perfect potential buyer. We expect no negative effects to property values.

3. Utilities. **Available.** All utilities are available with multiple options.

4. Water. **Available.** Water is available and a fire pond with dry hydrant will be built.

5. Sewage. **Feasible.** Sewage will be taken care of with an engineered septic.

6. Scenic values. **Negligible.**

Views will stay the same or have neutral changes. There will be a fire pond added to the open field, but it might have visual screening shielding it from view.

7. Historic sites or structures. **Positive.**

We will be restoring the existing small cabin.

8. Air, water, environmental quality, wildlife, erosion. **Negligible.**

All development creates impacts. Our impacts have been reduced as much as possible. Environmental impacts are anticipated to be minimal or negligible.

9. Road access. **Available.** Site has existing year-round, plowed access.

10. Emergency services. **Available.** Emergency fire and medical will be from Durango Fire.

11. Natural hazards. **None Known or Suspected.**

In the context of all existing or potential uses of other properties in the vicinity of the proposed use, we believe that the Applicant has sustained the burden of proof that the impacts will be minimal, and that efforts have been taken to limit any impacts to the area. We therefore request that the proposed Lime Creek Tiny House Resort/RV Park be approved by the County, in accordance with Land Use Regulations Section 4- 103.

CONDENSED SCENIC QUALITY REPORT

Lime Creek Tiny House Resort

Summary and Conclusion

Visible from Highway 550: **No**

Visible from Lime Creek Rd: **No (Mitigated)**

Visibility From Public Lands And Existing Trails: **No**

Site Design Works With Natural Topography: **Yes**

Topsoil, Utilities, Lighting, And Driveways: **Compliant**

Building Materials: **Compliant**

Design and Orientation: **Compliant**

This project appears to be in strong conformance with the County Scenic Quality regulations in the following ways:

- The applicant's proposal is in an area that has zero visibility from highways, and established trails, etc. and minimal, if any, visibility from county roads. The area will have zero visibility from adjacent public lands, and those areas are effectively never used.
- Proposed tiny house sites will be placed among trees and hidden to eliminate visibility.
- There will be additional planted screening to ensure no visibility.
- The proposed access options bear a logical relationship to the surrounding topography and will minimize excavation/fill. Morso if the existing entrance is used.
- All utilities will be underground for the least environmental and visual impact possible.
- All design decisions are meant to have the least impact on the natural topography and environment.

Location

The property is only visible from the portion of Lime Creek Rd that surrounds it. The applicant has chosen to develop hidden sites, keeping any development off the northern, open section of the property. The proposed sites are obscured from public view by the surrounding forest, and proposed planted areas. Select trees will be cleared where the road cannot be altered to avoid clearing.

The only public view that could be affected is a small portion of Lime Creek Rd as you come around the bend. That view is of the existing surrounding cabins, cabin lots, and the small meadow on the subject property. The changes that could be noticed are a pond and extra planted visual screening. These should be an overall neutral change.

Lime Creek Travelers will see the pond and extra trees but will definitely not be inconvenienced by it. They will have just passed by the Forest Service camping area on Lime Creek Rd where there are usually a dozen RVs, trucks, and tents scattered throughout the field.

CONDENSED SCENIC QUALITY REPORT

Lime Creek Tiny House Resort



Option 1 or option 2 below with altered entrance. All sites hidden in the trees and screening added.



CONDENSED SCENIC QUALITY REPORT

Lime Creek Tiny House Resort

Visibility From Highway 550

Highway 550 provides year round access from Durango and Silverton. Highway 550 passes near the proposal on the West, about 650 feet from the property line, half through open meadow and half through thick forest. The proposed RV park will not be visible from Highway 550 at any point. These pictures are from Highway 550 towards the proposal. The view is completely obscured.



This view is toward the proposal from 550. The downed tree should be familiar.

Visibility From Lime Creek Road

Lime Creek is a one lane wide, naturally graded, typical gravel road, and provides access from Highway 550 to a Forest Service camping area (pictured below), Know Your Neighbor Subdivision, and the subject property. Then the road worsens and is 4x4 access to Potato Lake Trailhead, and a portion of the San Juan National Forest along the rest of Lime Creek Rd, in the canyon where Lime Creek flows. As traveling from South to North, Lime Creek Rd follows Cascade Creek briefly, then Mill Creek for an equally short distance, and passes over the hills below Spud Mountain, before continuing along Lime Creek for a majority of its length until it meets back up with Highway 550 after approximately 11 total miles. In the winter the section up to Spud Circle is plowed for residential access and the snow plow turns around at the Know Your Neighbor Subdivision. Past this point it is used as a winter recreation and snowmobile trail.

Lime Creek Road passes around the project site, between the property and the Know Your Neighbor parcels. Most of the property is obscured by the thick forest except for the northernmost third.

CONDENSED SCENIC QUALITY REPORT

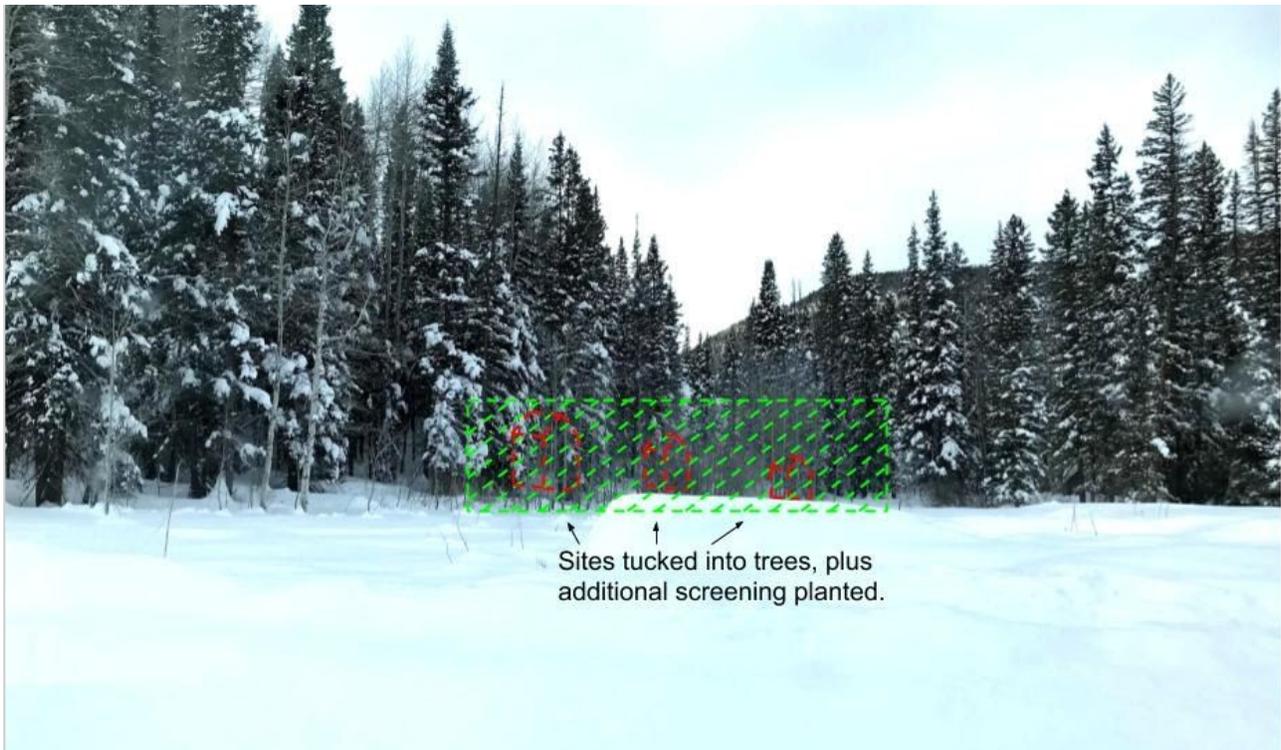
Lime Creek Tiny House Resort

A view from Spud Circle looking south onto Lime Creek Rd with the driveway going into the meadow.

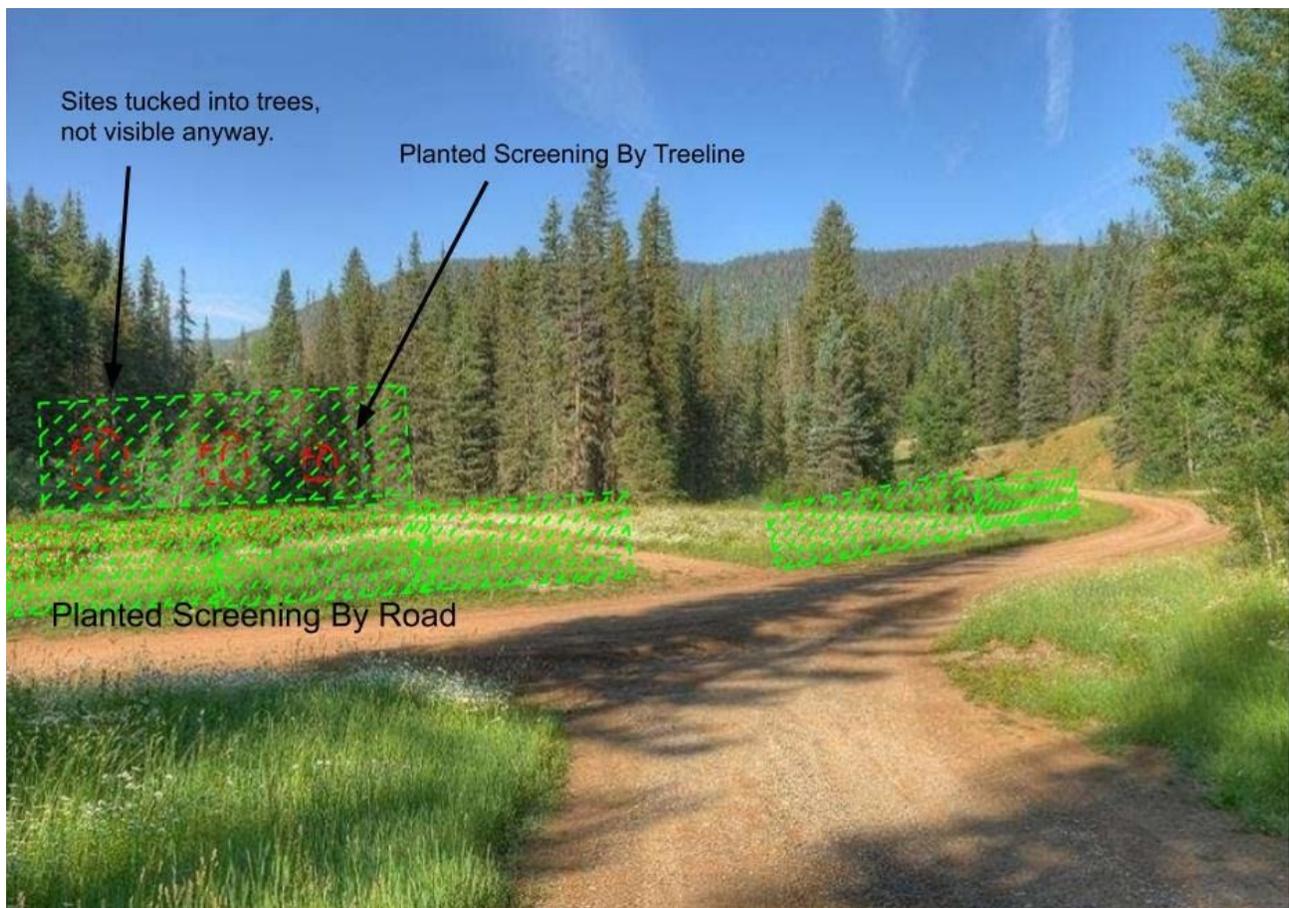


Approaching Spud Circle on Lime Creek looking Northeast with subject property on the right and Spud Circle ahead. This is where you would start to see screening on the right. All you will see is screening and maybe a glimpse of the pond, across the river, to the right of these aspens on the right.

CONDENSED SCENIC QUALITY REPORT
Lime Creek Tiny House Resort



Views from the Northernmost point of Lime Creek looking South over the clear section.

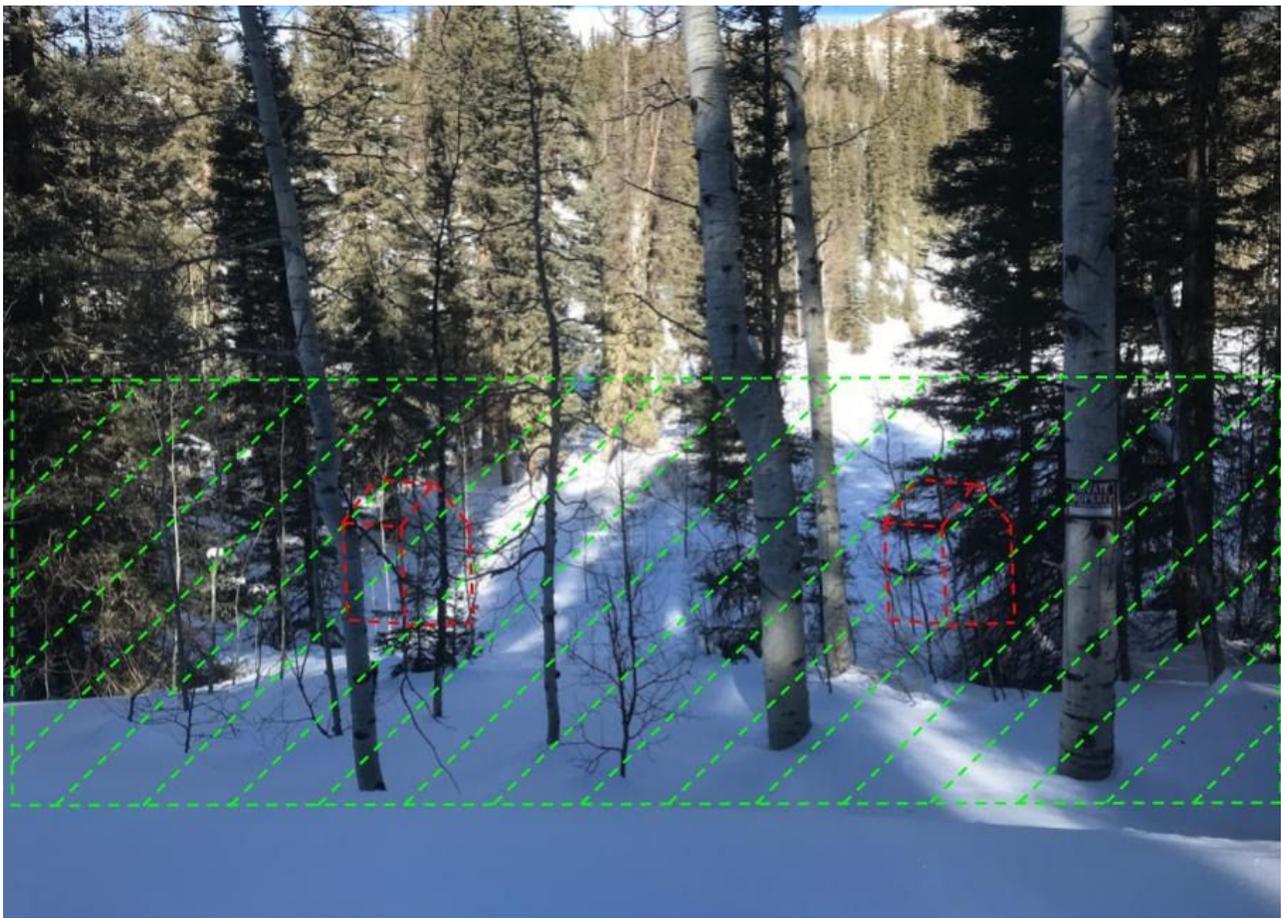


CONDENSED SCENIC QUALITY REPORT

Lime Creek Tiny House Resort



A view from Lime Creek Rd, after Spud Circle, looking Southwest with the property on the right.



Down the road some more, you can see into the middle of the sites, but only in winter. Summer foliage and an additional evergreen buffer that we will plant will keep this area obscured.

CONDENSED SCENIC QUALITY REPORT

Lime Creek Tiny House Resort

Views From The Proposal

Most views from the site are obscured by forest. From the open section you can see Lime Creek Rd. as it bends around the property. You can also see two cabins, and one future cabin with a shipping container being used for storage of construction supplies and tools.



Looking north up Spud Circle which serves most of Know Your Neighbor. There is a shipping container obscured by trees on the left, but is visible from some angles and during the winter.

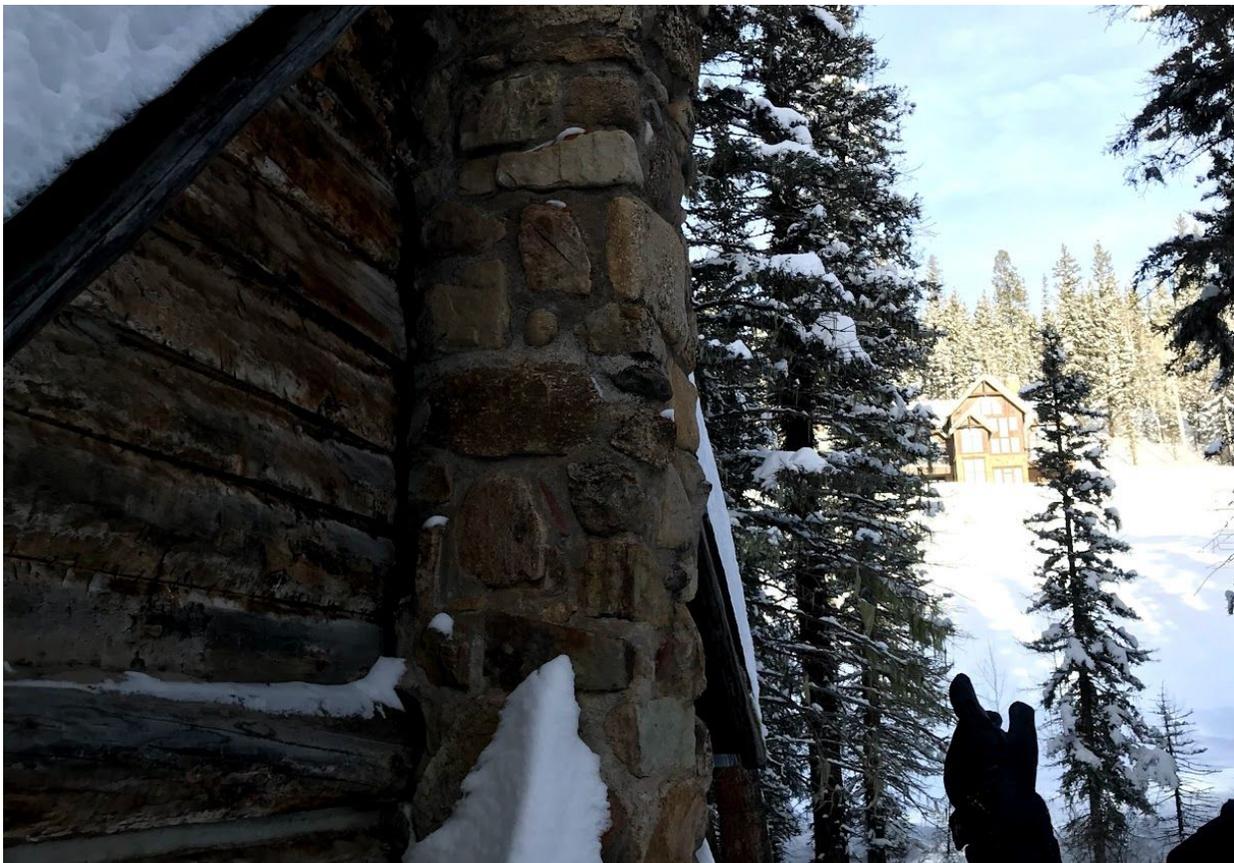


CONDENSED SCENIC QUALITY REPORT

Lime Creek Tiny House Resort



A view from the south end of the open meadow looking Northeast back down the existing driveway. Spud circle is barely visible on the left next to the tall pine. A unit would be hiding in the dark trees just off screen on the far right. The aspens are in part of the area that will be planted.



Existing structure is well hidden but does have a glimpses of one adjacent cabin to Northwest.

CONDENSED SCENIC QUALITY REPORT
Lime Creek Tiny House Resort



Same cabin visible from the middle of the meadow, looking Northwest.



Same spot looking North to Spud Circle. Shipping container is on KYN Lot 7.

CONDENSED SCENIC QUALITY REPORT

Lime Creek Tiny House Resort

Visibility From Public Lands And Existing Trails

The project site borders Forest Service public lands on the South, West, and East. There will be no visibility from public lands. The specific adjacent Forest Service public lands rarely see visitors.

There are no significant trails in the viewing vicinity of the project site.

Site Design Works With Natural Topography

The proposed sites have been designed to work with the existing topography on the property as best as possible. Little to no cutting and filling will be necessary.

Topsoil, Utilities, Lighting, And Driveways

- A. Any topsoil removed during construction will be used for landscaping and re-vegetation.
- B. All these utilities are underground for the least impact possible. The project includes a SJBH compliant underground septic system with leach field, associated underground sewer piping, and proposed water supply equipment and lines. Phone lines are proposed to be tied into.

The applicant plans to have each unit be off-grid providing it's own power. Internal lines will be for generator backup. Alternatively it is possible to tie in to the existing power line trenching along the road in utility easements.

- C. The proposed exterior lighting for this project is a minimum amount of downward facing lighting, just enough for safety purposes.
- D. There is an existing driveway, off Lime Creek Rd. which will serve as the main entrance or fire access for the proposal. It sits on natural grade and can remain that way. The applicant plans to extend the road and make only necessary adjustments. An additional entrance is possible near Macfire Tree Ln. This access will keep traffic out of the neighborhood, with added disturbance to the forest, stream, plants, and soils.

Building Materials

In addition to any future permanent structures for the proposal being completely shielded from all public highways and county roads, most of the RV sites will be fairly secluded and shielded from each other. Any permanent or semi-permanent structures will utilize natural colors and textures. Wood color, brown, dark grey, rust, etc.

Design and Orientation

The RV sites will be placed among the trees exclusively and most will be completely obscured from Lime Creek Rd. There will be significant areas planted that should grow up and fill in any gaps with the natural vegetation.

Historic Impact Review Request

Proposed Lime Creek Tiny House Resort/RV Park

Introduction: The existing cabin on the property may have some historical value. Our proposal will have no adverse effects on the cabin. We plan restoration and continued maintenance. We would prefer the structure not be registered as an official historical building. In any case, we have prepared the following info and photos for your consideration, in response to the Historical Structures section of the Staff Report from our 3/8/2020.

Construction Date: According to some reports, the cabin was built as a cattle-ranching, summer cabin. Joseph Hotter's cattle grazed in the area up until the late 90s. Based on our research, the build date of 1950 is likely correct, but could technically be anywhere between 1945-1962.



We found the original land patent signed by Theodore Roosevelt in 1903. A quit-claim deed in 1945 mentions the right to “construct and maintain a cabin on said premise.” It could be assumed that the mentioned cabin was not there prior to that date but was built 5 years later, consistent with county records stating 1950 as the construction date is correct.

The next deed in 1962 mentions the land “together with all improvements thereon situate,” indicating a possible structure. And, the 1975 aerial image at left shows the driveway path established, indicating use. Based on the above, we conclude that “built ~1950” is correct.

Historical Outhouse: The outhouse located on tract 7 is not related to this cabin. There was an outhouse located about 30 or so feet east of the cabin's stone chimney. It was hauled off when the property was cleaned by a previous owner.

Historic Relics: It is very unlikely that there will be any historical relics found by any ordinary means, due to a history of rental tenants and the extensive clean-up efforts of previous owners. We don't mind a site visit.

Construction: The cabin was most likely built as minimal shelter for summer use. It seems that no bathroom or water systems were built in the structure. The cabin was likely to be built with trees felled, by hand, in the surrounding area. It is on a slab foundation made of concrete. The chimney was likely to have been built with stones from the adjacent creek. The concrete floor is mostly covered by linoleum tiles (also consistent with the build date), and could be the original covering, based on the history of linoleum. The roof has 5-6” log rafters under the boards that were used as decking. It also had asphalt shingles and that could have been the original roofing material, as asphalt shingles were widely used by the early 1910s. A metal roof was later added on top of the shingles and is currently in use.

Upkeep and Renovations: The entire inside is bare, especially where there may have been minimal cabinets. The linoleum is in an extremely poor state. No original furniture or fixtures remain. Under previous ownership (prior to 2005) the premise was rented out for storage and winter use. Many sub-standard

Historic Impact Review Request

Proposed Lime Creek Tiny House Resort/RV Park

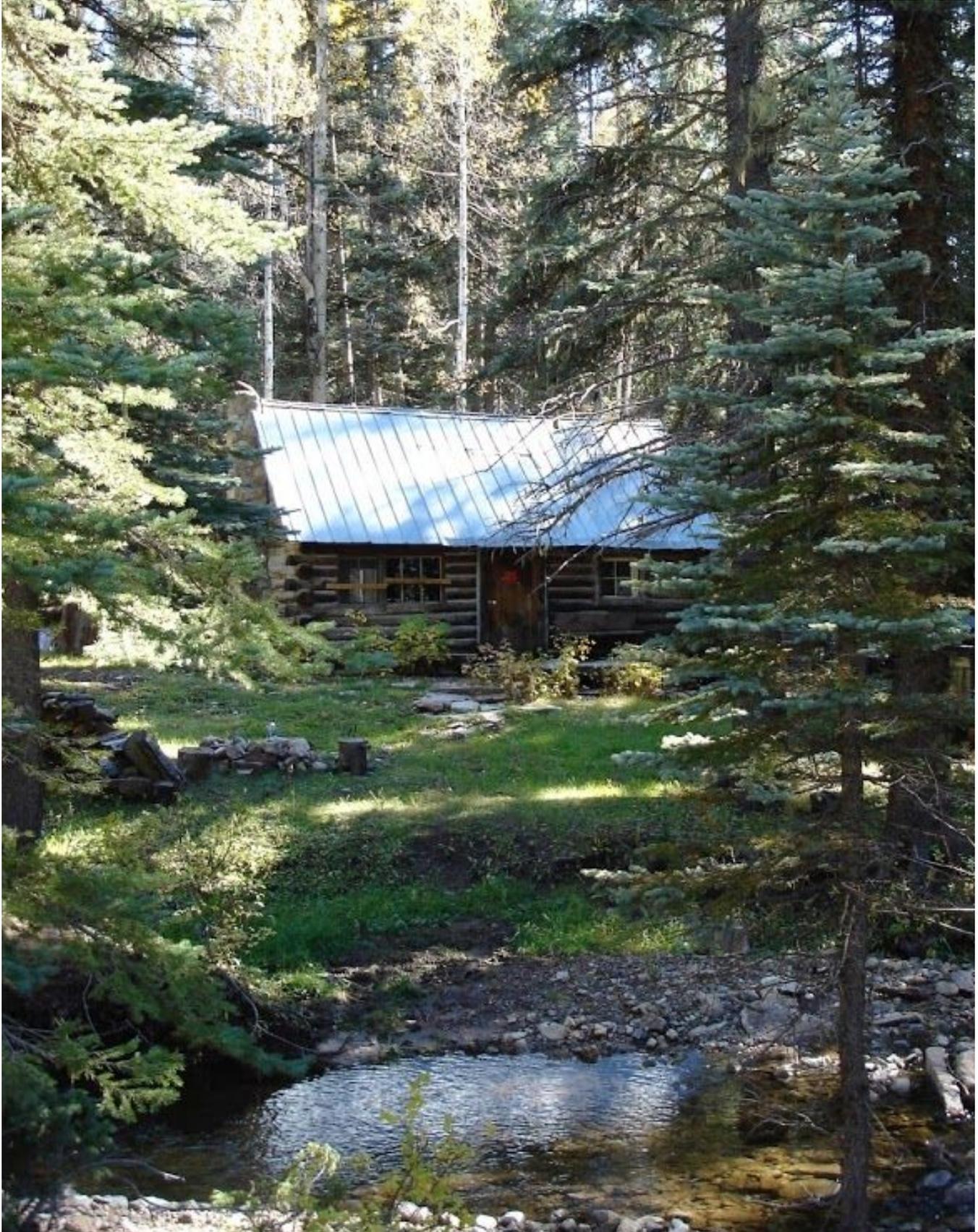
changes were attempted on this summer cabin, to insulate and air-seal. There is modern fiberglass insulation and drywall in the attic area. Much clutter and trash needed to be removed from the property; including tires, batteries, gas-cans, etc. outside, and all sorts of stored items inside.

Historical Significance: For an understanding of what criteria to consider for a historic building, we consulted the document “How to Apply the National Register Criteria for Evaluation.” Link here: bit.ly/HistCriteria This cabin has some historical significance, however, it seems to be lacking in “**historic integrity**.” Compared to other historical buildings, such as the Cascade Lodge (see bit.ly/CascLodge), it has less “historical,” “social,” and “architectural significance.” It is only slightly **historically** significant, being built in 1950. It is situated along the Old Durango-Silverton Road, but was built after this section was no longer used. It was not **socially** significant, as it appears to have only been used privately. It is only somewhat **architecturally** significant, but not particularly unique in style. It likely does not have enough historical criteria to be listed.

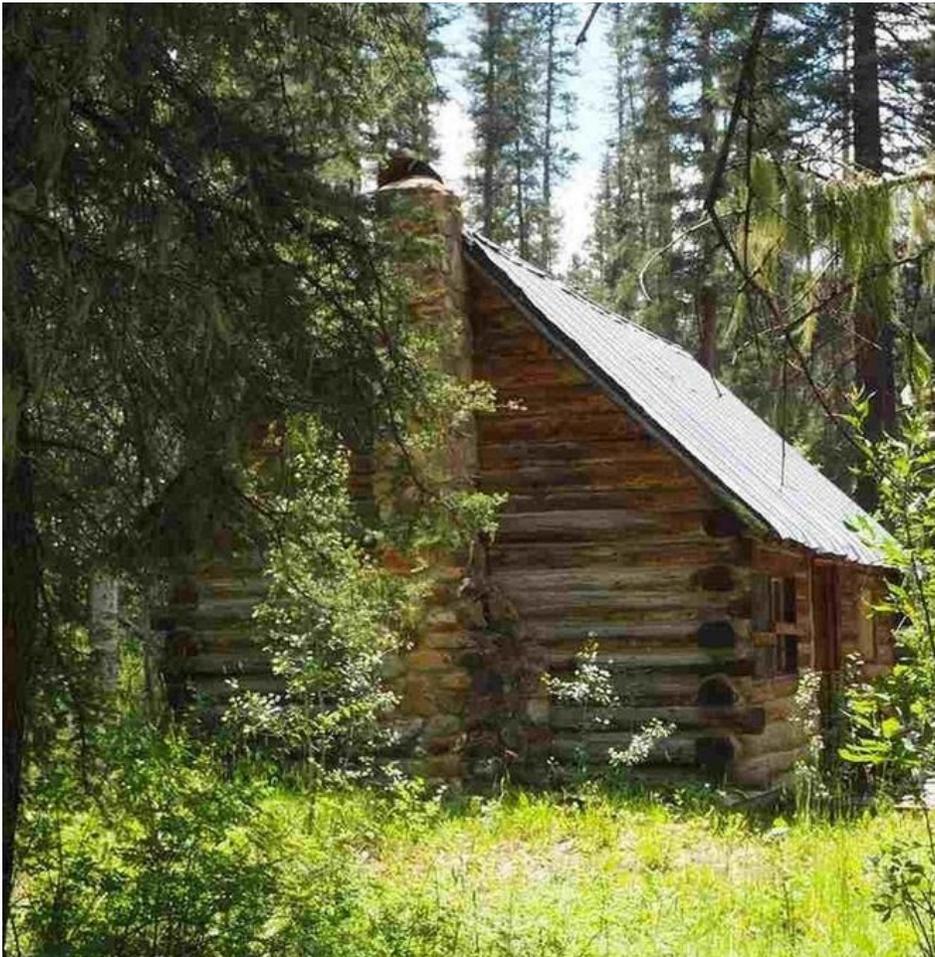
Historic Compatibility: (Off topic) Our proposed use seems to have some historical significance. We found postcards of the original Mill Creek Lodge, which was situated north of the subject property, on 550, in what is now Mill Creek Estates. They provided accommodations in small cabins, pictured below adjacent to the lodge, similar to what we will be doing. Their units were much more utilitarian, but we felt the similarity was striking.



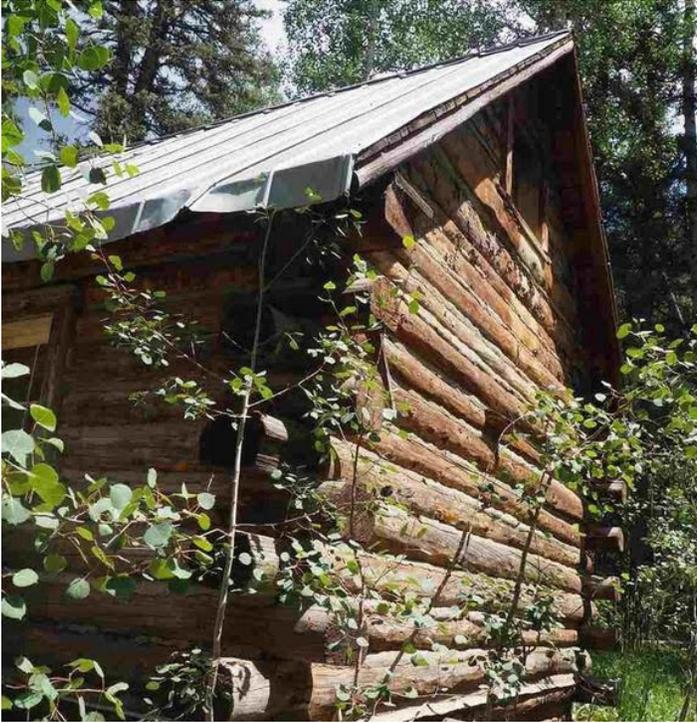
Historic Impact Review Request
Proposed Lime Creek Tiny House Resort/RV Park



Historic Impact Review Request
Proposed Lime Creek Tiny House Resort/RV Park



Historic Impact Review Request
Proposed Lime Creek Tiny House Resort/RV Park



**Historic Impact Review Request
Proposed Lime Creek Tiny House Resort/RV Park**



Historic Impact Review Request
Proposed Lime Creek Tiny House Resort/RV Park



Historic Impact Review Request
Proposed Lime Creek Tiny House Resort/RV Park





970-759-3707
458 East 3rd Ave
Durango, CO
81301

Firesmartdurango@gmail.com
Firesmartdurango.com

Customer information

Lime Creek Tiny House Resort

Attn. Blake Cambell

800-492-0008

Usablake@gmail.com

Wildfire Mitigation Work - Project Summary

This project summary outlines Fire Smart recommendations for wildfire mitigation for the proposed Lime Creek Tiny Homes Resort development.



Access Option 1



Access Option 2

Access Routes:

For option 2 consider altering the main access route (white) so that it ties in with more of the existing crown break spaces (blue). The route shown above puts the intersection in the middle of the crown break which makes the intersection safer. This route also puts all sites closer to an exit (as long as the emergency exit toward the horseshoe bend is maintained). The third cabin site that was at this intersection location has been moved to an alternate site across the creek. Durango Fire and Rescue will have information regarding construction requirements, dead ends, turn arounds, emergency exits, signage, fire lanes and bridges.

Home Ignition Zones:

Zone 1:

These areas (red) include any structure and the areas immediately around them. Standards for these areas can be found in your San Juan County CWPP (Creating Wildfire-Defensible Zones) on Page 24. Special attention should be paid to the materials that are used in the construction of tents and cabins. Also, sites should be constructed in a way that minimizes spaces where flammable forest debris can pile up on and around structures. Sites should be designed to facilitate easy and regular cleanup of any

accumulated forest debris. All structures and their immediate surroundings should be highly resistant to ember ignitions at all times of the year.

Zone 2:

The goal of Zone 2 mitigation (yellow) is to reduce fire intensity as it approaches structures and/or access routes. Standards for this can also be found in the CWPP. Fire intensity is reduced by reducing the vertical and horizontal connectivity of fuels that lead up toward roads and structures. For this project this goal should be approached systematically.

1. Any Spruce/ Fir pruning or removal should not be done during times when the spruce/fir beetle is near it's fly time. Tree work during this time can attract bark beetles to your area and can result in the loss of many trees. Late summer or fall is a good time to begin this work.
2. Removal of trees within access routes and structure sites should occur first. Removal of trees that will experience severe root damage due to construction of infrastructure should also be removed. Root damage can result from digging, trenching or compaction.
3. Structural assessment of all trees that remain within falling range of roads and sites should occur next.
4. All dead trees and or trees with structural vulnerabilities should be removed next.
5. Average crown spacing of the remaining trees should be assessed at this time.
6. Additional thinning if needed should occur.
7. Understory thinning (if needed) should occur.
8. Consider placing MCH pheromone packs on remaining trees when beetles start to fly the next year (Late May). These help to prevent beetle infestations.

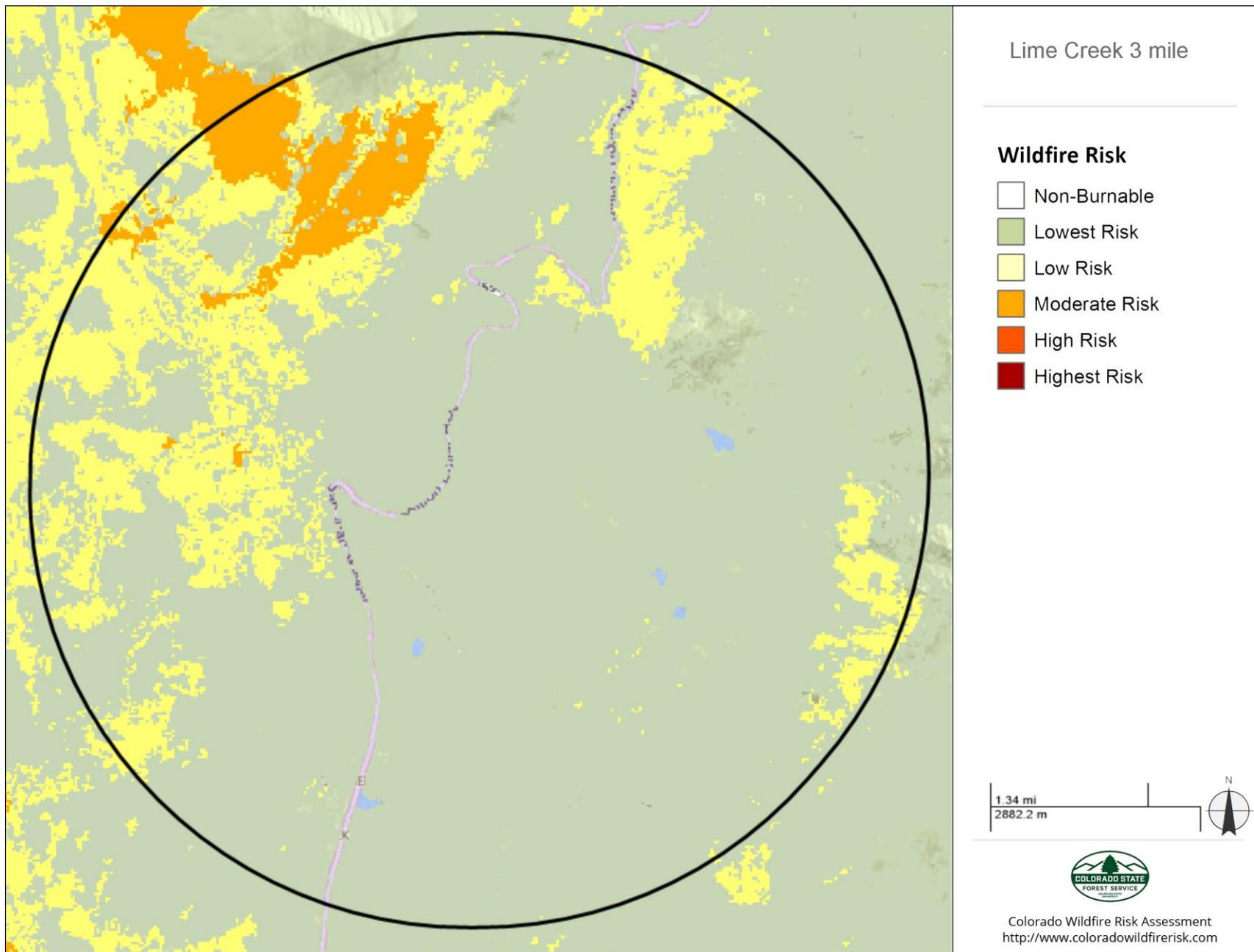
Zone 3:

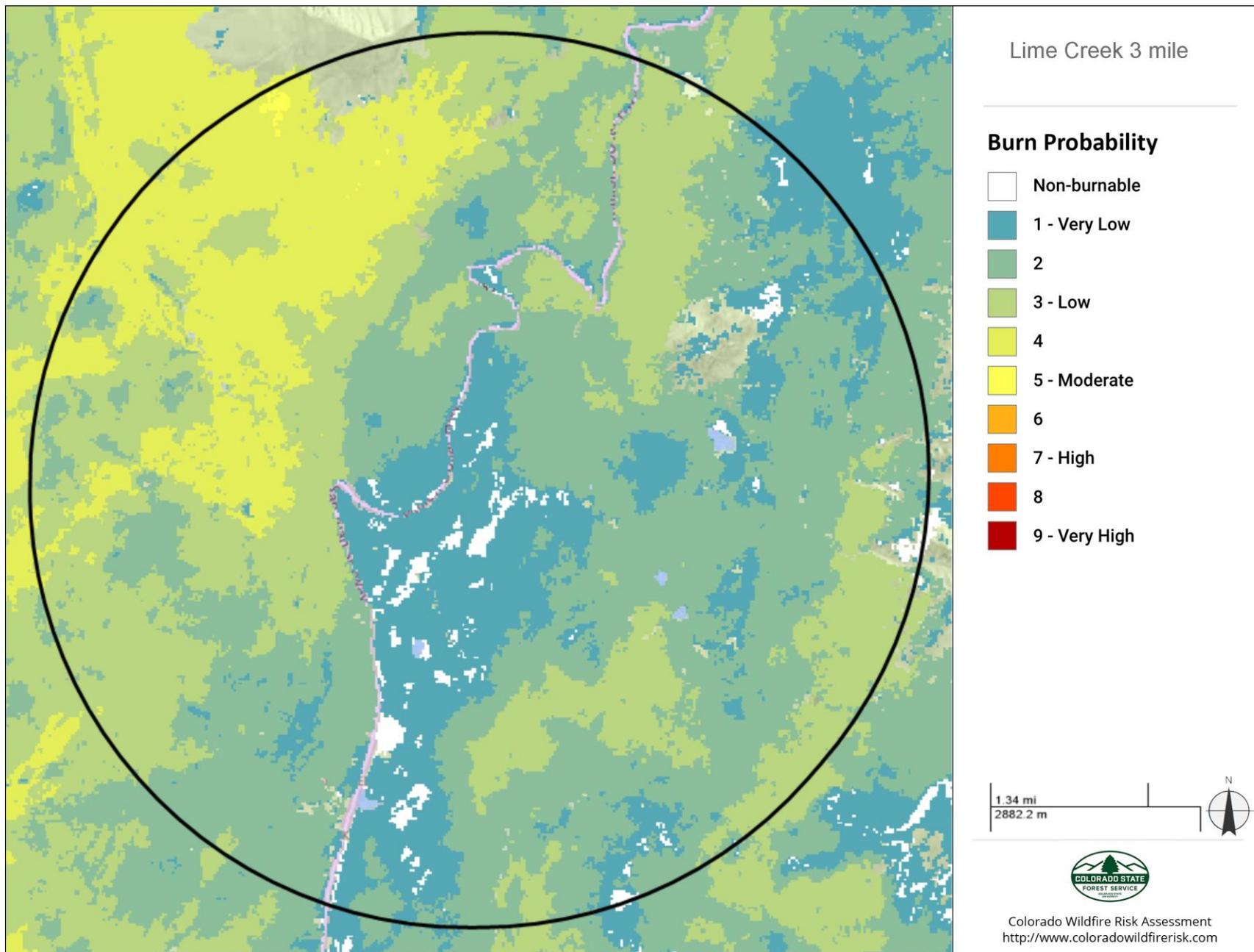
Zone 3 incorporates the remaining property. Special consideration should be placed on the southern portion of the property that lies down hill and has connectivity to heavy fuels on adjoining Forest Service properties.

Proposed Project Work:

Estimated start	Project Time
Fall 2020	2-3wks

Crew / Equipment Set Up and Hourly Rate (1 way drive time included in charge)	
4 Sawyer crew+ equip (\$260/hr).	Mini Ex. (\$150/hr).





2/14/2020

To: Blake Campbell
From: Tri State Consulting, LLC
Debbi Michal, PE
867 E Sage St
Bayfield, Colorado 81122
RE: 1208 Lime Creek Rd
Durango, Co. 81301



Dear Mr Campbell

Thank you for the opportunity to develop this proposal for your property up Lime Creek

Scope of work

Site Visit to gather soil samples, analysis and Evaluation	\$ 500.00
Design/Report/Drawings (assuming a gravity system) Approval from SJBHD	\$ 1,250.00
Site Visit for Final inspection and Certification letter to SJBHD	\$ 450.00
Proposed Cost	\$ 2,200.00

Terms & Conditions

Pricing is valid if Proposal is signed within 30 days and all work complete within 1 year
Billing terms are: \$500 Payable upon analysis report (usually 5 days after Site Visit)
\$ 1,250.00 Payable upon approval by SJBHD
\$ 450.00 Payable prior to release of Certification Letter

Assumptions and Clarifications

All lot corners will be clearly and accurately marked by others
Well location and site plan shall be provided to Tri State Consulting, LLC
Deep Pits will be excavated by others
Actual construction of the OWTS will be by others*
Assume a gravity system under 2000 gal per day
All Site Visits must be between April 15th and Oct 15th**
**I can recommend a Contractor to do the installation*
***I have an associate who can do visits outside of those dates*

Please feel free to contact me with any questions you may have regarding this proposal

Thank you

Acknowledged

Debbi Michal, PE
970-317-7111

Blake Campbell

Date

Visual and Tactile Evaluation of 1208 Lime Creek Rd:

I arrived on site about 9:40am March 18th 2020. It was overcast and a snowflake or two were falling on the already snow-covered ground. Test pit one (TP1) was already dug with a sample from the 3' deep area and set aside for me to take. This pit is NE of the assumed bed area and in a relatively low part of the field. Ground water had risen in TP1 to about 3' below the ground level. Test Pit 2 (TP2) was about 2.5' higher in elevation and SW of the assumed bed area. I watched TP2 being dug and grabbed my sample from dirt about 3' deep. Ground water started to enter the pit at about 6' below ground surface but after about 5 minutes it had risen to 5.5'.

Both pits appeared to have clay near the ground level as evidenced in the pictures. However, in the tactile tests very little clay was noticed.

With the dirt from **TP 1** I was able to make a ball but the ribbon would break at less than one inch. The dirt was noticeably gritty but did leave a silty residue on my hand. The structure was moderate when pinched. I placed the soil as a Type 2 Sandy Loam. LTAR of 0.60 I was barely able to make a ball from **TP 2** dirt. As I tried to push and mold a ribbon the ball failed. I was not able to make a ribbon. As I watch the dirt being removed from the pit it visually has a single grain fall from the bucket. It felt very gritty in my hand. I placed the soil as a Type 1 Loamy Sand. LTAR of 0.80

With the ground water being the limiting barrier the bed will need to be raised from existing ground. The NE corner will need to be raised 4' and the SW corner will need to be raised 1.5' to keep a 4' thick soil layer between the bottom of the chambers and the ground water. Using the more restrictive of the two LTARS I would recommend using a LTAR of 0.60 but a case could be made of averaging them.



Test Pit 1 dug prior to me arrival. 3' deep to water



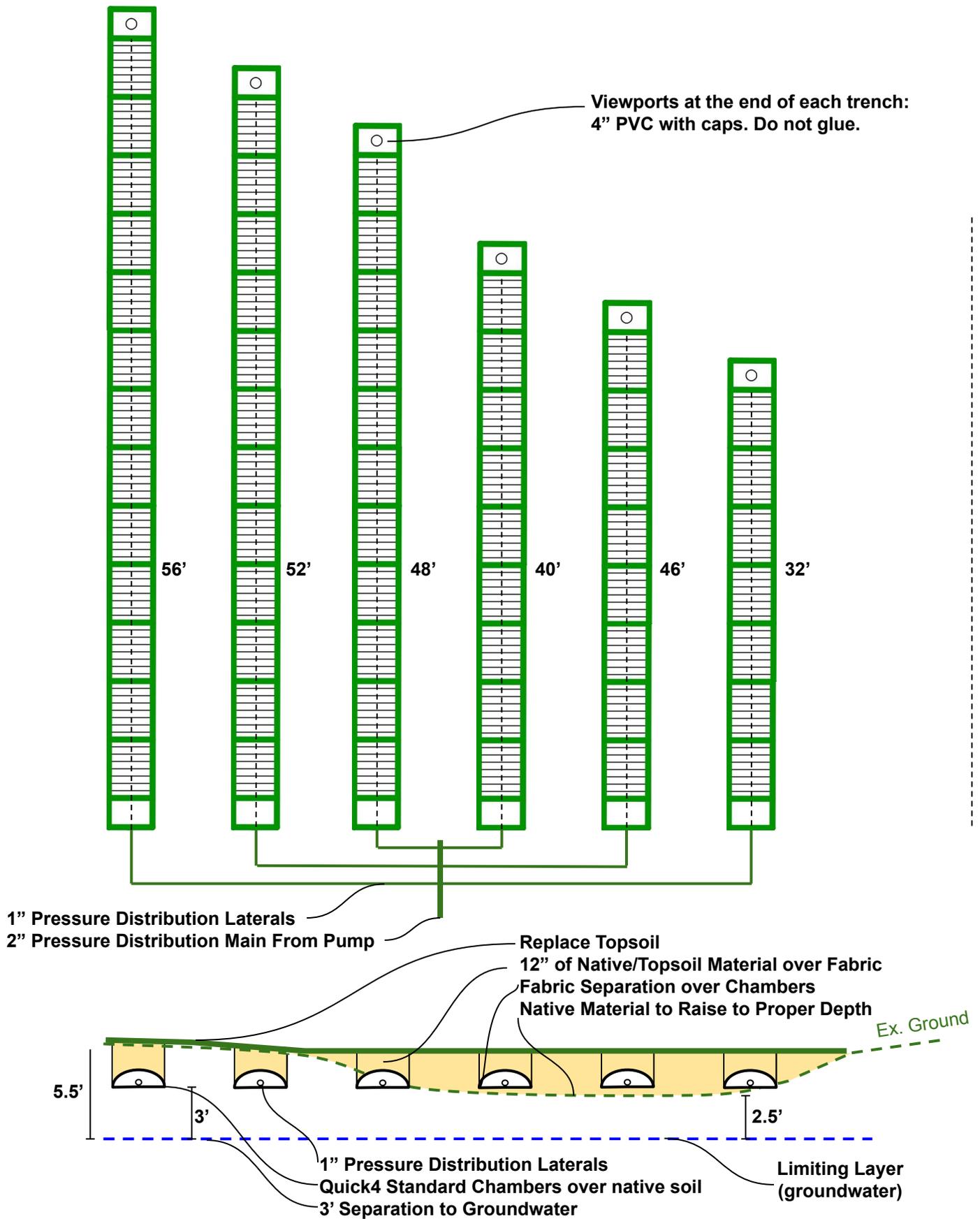
Test Pit 2 being dug



Test Pit 2 6' deep and water started in



TP 2 Water at 5.5' deep



Draft Trench Detail

OSWTS Design Calculations

Septic Tank

6 RV Sites	1200 gal
3 Luxury Resort Units (Rental Cabins)	750 gal
Total	1950 gal

Absorption Field

Total Qd=	975 gal/day
Structureless, Granular Type 1 Loamy Sand.	LTAR of 0.80
Moderate, Granular Type 2 Sandy Loam.	LTAR of 0.60
Average	LTAR of 0.70

Sizing Factors

Trench (Pressure)	0.80
Chambers	0.70

$$A = Q / \text{LTAR} * \text{Factor} = 975 / .7 * .7 * .8 = 780 \text{ sqft}$$

Trench qtd.	width	length	area
6	3	44	792

6 trenches that are different lengths, averaging 44' long, with 10 chambers in each trench with 2 end caps each.

Trench lengths: 56', 5'2, 48', 40', 36', 32'

Spring Flow Calculations

	11/1/1987	9/17/2017	10/8/2018
Gallons	na	5.5	0.40
Minutes	na	2.05	0.15
GPM	2.24	2.68	2.66
GPD	3226	3863	3825

Other Water Calculations

Peak Demand Gallons (100%)	975
Peak Demand Std. (Daily/2hr) GPM	8.1
Peak Demand (USDA) GPM	28
2 Hour Spring Production	322
Needed Cistern Gallons	300-600
Length pipe source to last tap	2500
Static Head (ft)	104
Static Head (psi)	45.0
Pipe Needed	2"
Flow Rate (velocity ft/s)	0.9
Head loss (.001 psi/ft @10 GPM)	2.5
Head loss (.004 psi/ft @20 GPM)	10.0
Head loss (.009 psi/ft @30 GPM)	22.5

Septic and Water Requirements

RV Sites and Cabins as Luxury Resort Units

	GPD	Units	Total GPD
Project Total		9	975
Luxury Resort Unit	125	3	375
RV Sites	100	6	600
Bath House (0 GPD)	0	0	0
Washers	400	Offsite	0