

*Town of
Silverton and
San Juan County
Master Plan*



2010

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CHAPTER 1



COMMUNITY INVOLVEMENT

Vision

The vision event drew about 80 participants to town hall who engaged in a conversation yielding a group photo of the community's aspirations, concerns, and treasures. A couple weeks later, planners invited the community back to town hall for a well attended open house (approximately 40 participants) including a key pad polling session to verify that the vision statements were drafted accurately. The vision statements were subsequently adapted according to the polling results and discussion.

Youth vision survey

Silverton Schools teachers and administrators not only participated in the master plan, but they helped create it. School teachers distributed the youth survey as part of class exercises and collected the results. Consultants recorded the results and distilled them into a youth vision statement.

Goals and strategies

Based on the themes and core values contained in the vision, the 15 member community working group drafted goals and strategies for each element of the master plan over the course of six intensive meetings. The working group, comprised of a diverse set of citizens including one county commissioner, one town board member, two planning commissioners, a mountain studies institute representative, business owners, a teacher, and other willing members of the community made for constructive and well rounded discussions. Additional strategies were drafted based on outcomes of targeted outreach meetings with organizations such as San Juan Development Association, Region 9 Economic Development, Silverton Chamber of Commerce, San Juan County Historical Society, and Mountain Studies Institute.

Presenting existing conditions intuitively

Building a thorough base of existing physical conditions on the landscape was of key importance in developing the future land use plan. Analysis of existing conditions and the presentation of these conditions to participants in the public involvement forums required a bird's eye view using ArcGIS and Community Viz technology.

Future land use plan community workshop

To get community members' views on various issues and to gather preferences and values about physical land use, forums included a combination of visualization aids and activities. Participants played the 'chip game', during which they placed comments on gameboardmaps representing various opinions on future land use policies. The gameboards and other maps displayed in the meeting room highlighted avalanche paths, floodplain, public lands, existing lots and mining claims, zoning, transportation infrastructure, geologic hazards, and other information about resources for evaluating land use. The game pieces represented comments about where development should go, what should be preserved, and open ended written wildcard comments. The game provided participants a direct avenue to express geographically specific ideas for future land uses and to show the places where they had specific concerns with draft plan direction.

CHAPTER 2



VISION

VISION

YOUTH VISION SURVEY

Silverton Schools teachers and administrators not only participated in the master plan, but they helped create it. School teachers distributed the youth survey as part of class exercises and collected the results. Consultants recorded the results and distilled them into a youth vision statement.

SILVERTON AND SAN JUAN COUNTY IS HOME FOR A SMALL-TOWN COMMUNITY THAT FOSTERS INDIVIDUALITY AND INDEPENDENCE WHILE COOPERATING WITH EACH OTHER AND HELPING EACH OTHER TO MAKE PROGRESS.

Silverton and San Juan County is for young people, families, summer residents, old timers, business owners, scientists, artists, skiers, miners, jeepers, mountaineers and a whole mix of people who prefer small-town mountain living. We are well-known as a recreation destination for a full spectrum of outdoor activities ranging from extreme skiing to Sunday driving. Our nationally recognized status as a heritage destination draws visitors wanting to see glimpses of our history. Our community engages in productive collaboration and partnerships to achieve our goals because in our community, the whole is greater than the parts. We have a strong sense of community and it is a caring place that supports people's effort to achieve their full potential. Newcomers and visitors find it to be a welcoming place regardless of their economic circumstances or appearances. We cherish and respect our mountain geography and our heritage.





YOUTH VISION

THERE ARE MANY FUN AND CHALLENGING RECREATIONAL OPPORTUNITIES FOR KIDS AND OUR FAMILIES. SILVERTON GROWS AND CHANGES, BUT IS STILL A FRIENDLY AND SAFE SMALL TOWN.

- * Opportunities for recreation are greatly improved and expanded to offer a wide variety of outdoor and indoor activities geared toward kids, teens, and their families. Such facilities might include a swimming pool, skate park, movie theater, improved soccer field, ice rink, paintball arcade, and bowling alley.
- * A grocery store, Wal-Mart, or mall allows us to shop in Silverton year-round, so we do not need to drive to Durango or Montrose.
- * The community grows just enough to provide new jobs and keep it interesting , but not so much that it is no longer a small town and it stays safe, friendly and familiar.



CHAPTER 3



ECONOMIC VITALITY

VISION

WE WORK FROM OUR STRENGTHS AS A MOUNTAIN COMMUNITY TO BUILD A YEAR-ROUND, DIVERSE, AND PROSPEROUS ECONOMY.

- * **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.
- * **Small businesses provide goods and services for locals.** The population supports and benefits from businesses that provide basic necessities of life for locals.
- * **Tourism expands and diversifies.** Tourism markets are continually expanded. Opportunities for mountain recreation, adventure, education and competition generate excitement and attract visitors and residents. Well-promoted special events, performances, heritage, art, and our distinct culture and lifestyles bring in more tourists who stay longer and attract new residents. Lodging, developed campsites, dining, and entertainment options expand and are available year-round.
- * **Innovative businesses and organizations balance with tourism.** Existing and new businesses and organizations capitalize on the mountain environment and local culture to reach new markets for locally produced commodities and services. The cultivation and support of existing and new economic drivers provides higher paying jobs and eases seasonal fluctuations.

GOALS AND STRATEGIES

Goal EV-1 *Town and county officials will work cooperatively and in partnership with applicants, creating a business friendly environment.*

Strategies

EV-1.1

Encourage economic growth and investment with town land use standards and procedures for businesses and organizations that are clear, predictable, and consistent from the outset of the application process.

EV-1.2

Develop a road-map or checklist that lists clearly the steps to get town approval for new businesses, business relocations, or business expansions.

EV-1.3

Town and county officials take a leadership role to align and coordinate the efforts of individuals, groups and organizations to grow the local economy.

Goal EV-2 *The practical and well-planned extension of infrastructure and utilities makes Silverton and San Juan County more attractive and user-friendly.*

EV-2.1 Update the town development standards to reflect best practices for design/ engineering appropriate for a small mountain town with historic resources.

Goal EV-3 *The town and county partner with businesses, organizations and individuals to fund infrastructure improvements and economic development projects.*

Strategies

EV-3.1

Local governments partner with organizations and individuals to secure funding for infrastructure projects: communications, water and sewer, and streets/ roads.

EV-3.2

Promote the enterprise zone designation via Region 9 Economic Development to encourage existing businesses to expand, new businesses to locate in San Juan Couty and to encourage private donations to economic development enterpries.

Goal EV-4 *Town/county operations and maintenance practices, policies and rules support the community’s economic engines.*

Strategies

EV-4.1

Town and county rules and practices for maintenance and operations need to be communicated clearly to residents and visitors using a variety of media and signage.

EV-4.2

The level of enforcement of town and county rules for maintenance and operations is proportionate the nature of each violation.

EV-4.3

Town and county rules and practices for maintenance and operations are reviewed once per year and revised where needed to best serve the public interest.

Goal EV-5 *Enhance the attractiveness of the downtown for businesses and organizations to contribute to increased vitality in the core of the community.*

Strategies

EV-5.1

Enhance signage throughout town.

EV-5.2

Add Information kiosk/restroom building on 12th St where the train stops.

- **EV-5.3** Replace street lights with a more pedestrian-oriented/ornamental, historically appropriate lights at intersections and mid-block throughout the historic district.
- **EV-5.4** Add planters along street that are removed in winter throughout the historic district.
- **EV-5.5** Connect sidewalks on Blair St. throughout the historic district.
- **EV-5.6** Widen sidewalks on Greene St and Blair St throughout the historic district while allowing for adequate snow storage.

Goal EV-6 *Widen sidewalks on Greene St and Blair St throughout the historic district while allowing for adequate space for snow removal..*

Strategies

- **EV-6.1** Discourage the further proliferation of residential uses as the primary use into the undeveloped/vacant portions of the southern tier of the Economic Development Zoning District in Silverton. To enhance light industrial and flexible commercial development potential, allow for residential units that are part of mixed use developments in this portion of the Economic Development zone.

Goal EV-7 *Promote the use of vacant platted lots in Town to benefit the community.*

Strategies

- **EV-7.1**
The areas of previously platted lots in Town that remain vacant and have proven to be difficult to develop are given options in the land use regulations and master plan for replanning and re-developing to fit the site and benefit the community.



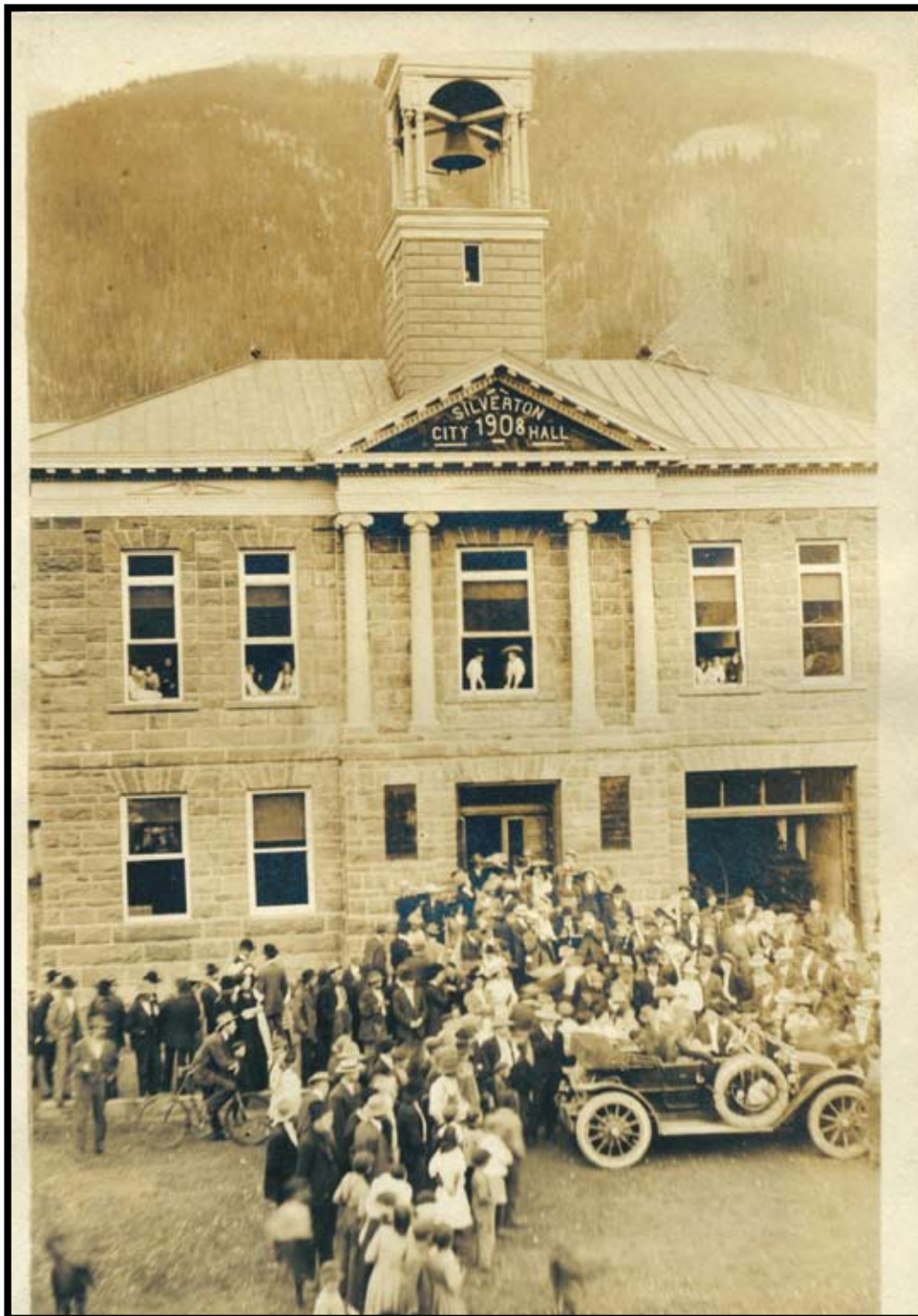
CHAPTER 4



TRANSPORTATION AND CORE INFRASTRUCTURE

VISION

TRANSPORTATION AND BASIC INFRASTRUCTURE PROVIDE THE BACKBONE FOR GROWING THE ECONOMY AND IMPROVING QUALITY OF LIFE AND VISITOR EXPERIENCE WHILE THEY ARE SCALED TO FIT THE BASIC NEEDS AND FISCAL LIMITS OF THE COMMUNITY.



- * **Streets and roads are safe, attractive and community-friendly.** Most roads and streets are community-friendly places that complement adjacent buildings and environments and provide safe and convenient driving, parking, signage, walking, and bicycling.
- * **The business district streetscape enhances the community.** Aesthetic enhancements, parking improvements, better signage, and crosswalks for the historic district streets including Green and Blair Streets and the side streets from 11th street to Cement Creek contribute to an appealing downtown that people use.
- * **County roads provide access and recreation.** Backcountry county roads are a critical component of the infrastructure supporting recreation and are managed to balance recreation use with access to private property and with the needs and preferences of residents.
- * **Balanced transportation options are developed.** Regional transportation for tourists, residents, and workers is enhanced by expanded bus and rail options. Bus or shuttle routes provide local-scale transportation in and around Silverton, making it a viable place to live or visit without a car.
- * **Utilities and communications infrastructure contribute to community independence.** The community provides some of its own energy utilities and sources. The internet speed and quality that is locally available is a competitive advantage for residents, tourists and businesses and is an important amenity.

GOALS AND STRATEGIES

Goal T-1 *Promote the use of vacant platted lots in the difficult-to-develop areas in Silverton by allowing for re-alignment of Town streets .*

Strategies

- T-1.1** Create flexibility allowing re-alignment of platted Town streets resulting in augmented public benefits.
- T-1.2** Create flexibility allowing for leasing of Town Street rights-of-way that would result in public benefit.
- T-1.3** Create flexibility allowing for lease or sale of dead-end streets rights-of-way that would result in public benefit.
- T-1.4** In the areas of Town where topography and natural features will accommodate it, maintain the historic grid streets pattern.

Goal T2 *Work with Colorado Department of Transportation to accommodate the highway access needs of the community.*

Strategies

- T-2.1** Work with Colorado Department of Transportation to improve the safety and function of “the Y” for pedestrians and automobiles and to enhance visible access into town.
- T-2.2** Initiate and support efforts to re-classify Highway 550 to allow more flexible access options from public streets and private property to the highway.
- T-2.3** Support efforts to keep Highway 550 open as much as possible, including during avalanche season and during road construction.

Goal T-3 *Facilitate the transport of ATV riders into town and the transport of intown tourists and residents to trailheads and other attractions near town during the summertime.*

Strategies

- T-3.1** Evaluate the feasibility of an ATV parking area and summertime shuttle service.

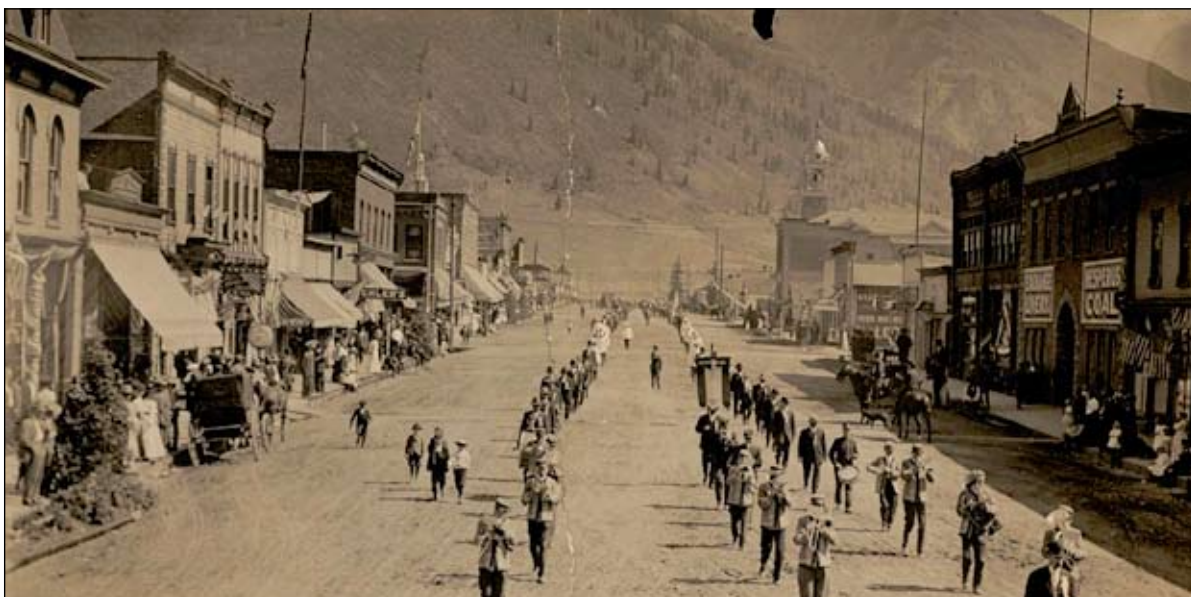
Goal T4 *Find sensible solutions to private property access in the unincorporated county*

Strategies

- T-4.1** Encourage access from public roads to private mining claims across BLM or Forest Service lands where overall environmental impact would be less than access only across private mining claims.
- T-4.2** Initiate San Juan County Land Use Code amendments that specify that adequacy of road access to development and subdivisions will be reviewed in terms of public safety and fiscal impacts on the county.

Goal T-5 *Continue to support fire and emergency management services.*

- T-5.1** Support efforts to relocate and expand the county shop and expand the facility space for fire and EMS.



CHAPTER 5



NATURAL ENVIRONMENT AND SCENERY

VISION

PRESERVATION AND PROTECTION OF THE ECOSYSTEM AND THE AREA'S NATURAL RESOURCES REMAINS A TOP PRIORITY OF OUR COMMUNITY.

- * Air quality and water quality in Silverton and San Juan County are in pristine condition.
- * The night skies in Silverton and San Juan County are dark.
- * Valued viewsheds, vistas, and cultural and natural landscape elements are protected.
- * Wildlife populations are viable, self-sustaining within healthy habitat conditions, adequately connected, and genetically diverse.

GOALS AND STRATEGIES

Goal NES-1 *Enhance and protect water quality, watersheds and riparian corridors.*

Strategies

NES-1.1 1 Support efforts by Animas River Stakeholders, and Mountain Studies Institute and like organizations, to protect and enhance water quality, watersheds and riparian corridors.

NES-1.2 Support the implementation of the Animas River Corridor Revitalization Plan.

Goal NES-2 *Minimize the impact of natural hazards on development and the occupants of development and mitigate impacts where natural hazards cannot be feasibly avoided.*

Strategies

NES-2.1 Partner with science organizations such as Mountain Studies Institute to advance and revise the mapping and monitoring of natural hazards including avalanches, floods, debris flows, landslides, rock fall, lightning and wildfires.

Goal NES-3 *Impacts on the tundra are minimized.*

Strategies

NES-3.1 Concentrate development in areas where basic public services are available.

NES-3.2 Inventory public road capacities and seasonal road maintenance capabilities and policies in the county.

NES-3.3 Evaluate the seasonal capabilities and ability of existing law enforcement and emergency management systems to serve private lands throughout the county.

NES-3.4 Development in the unincorporated county except for mining development will be reviewed for each site to ensure that the location, size, scale, and color of structures are designed to reduce the impacts of structures on scenery as viewed from county roads or state highways.

NES-3.5 Residential structures are appropriately sized to minimize impacts on scenery and environmentally sensitive areas.

Goal NES-4 *Allow adequate lighting in the unincorporated county while avoiding bright lights visible from public rights of way.*

Strategies

NES-4.1 Continue to implement and enforce county land use regulations that apply lighting standards to all improvement/use permits in the unincorporated county.

Goal NES-5 *Lighting systems accentuate the historic character of the town.*

Strategies

NES-5.1 Initiate Silverton land use code revisions so that lights in town do not shine upwards.
Also see strategy **EV 5.3**

Goal NES-6 *Preserve solar access for dwelling units in residential neighborhoods.*

Strategies

NES-6.1 Review and evaluate if height, setback, and massing standards in the residential zone districts in Silverton protect solar access. If solar access is not protected, initiate revisions to the Town of Silverton zoning code to make the needed changes.



CHAPTER 6



TOWN AND MINING CLAIM LAND USE

VISION FOR TOWN

SILVERTON IS A FUNCTIONAL AND PROSPEROUS SMALL TOWN THAT IS EFFICIENT AND ATTRACTIVE WITH A VIBRANT DOWNTOWN, A CLEAR GEOGRAPHIC IDENTITY, AND A WELL-PRESERVED HERITAGE.

Silverton is the heart of the community. Focusing housing, commercial services, and civic and cultural centers in and near the Town of Silverton enhances economic vitality, is cost efficient for government, and makes town more attractive while absorbing growth that might otherwise end up in the backcountry.

Treat the entrances into Silverton with care. The gateways into town are attractive transitions from mostly undeveloped land into small town densities. Aesthetic improvements to the entrances and intersection safety improvements make it an attractive town to enter and exit via train or car.

Silverton has viable options for developing and expanding diverse businesses. Mixed commercial and residential land uses and aesthetic enhancements contribute to a compact and appealing downtown that people use. Existing buildings in downtown are feasible options for improving or expanding existing businesses or starting new businesses. Silverton and nearby areas offer options for locating light industrial development, warehousing, and other businesses requiring special buildings and site design.

Commercial, industrial, and civic building development is sensitive to the quality of life in residential neighborhoods. It is a priority in the design of future non-residential development to minimize and mitigate impacts on existing residential neighborhoods.

VISION FOR LAND USE

THE PATCHWORK OF MINING CLAIMS IN THE COUNTY IS A PREDOMINANTLY NATURAL BACKCOUNTRY LANDSCAPE AND ACCESS TO THE BACKCOUNTRY IS INTACT.

Private property rights are respected in San Juan County.

The mountain landscapes retain their character. The backcountry outside of Silverton in the county is a predominantly natural landscape with visible mining history and pockets of developed recreation.

Impacts of residential and commercial development on natural assets are mitigated. Where residential development occurs on mining claims, it is designed to cluster structures in focused growth areas and/or build them in low-visibility places outside of environmentally sensitive areas, leaving visible ridgelines and other scenic resources undeveloped and minimizing impacts on the environment.

Mineral development opportunities are intact. Land will remain available for modern and environmentally responsible mining and backcountry homeowners are aware that mining is a possible use for mining claims.

GOALS AND STRATEGIES

Goal LU-1 *Align land use designations, zoning, and other policies to better fit the existing and planned land uses and evolving trends in Silverton.*

Strategies

LU-1.1 Initiate amendments to align the land use designations, zoning, and other policies to accommodate the existing and planned land uses and trends in the Reese and Blagues Additions in the Northeast portion of Silverton.

LU-1.2 Work with the Durango and Silverton Railroad to re-evaluate the area along the tracks entering town to sketch plans that mutually benefit the railroad and the Silverton/San Juan community and are consistent with the Animas River Corridor Revitalization Plan.

LU-1.3 Review and revise the Business Pedestrian zone districts in Silverton to promote and enhance opportunities for mixed uses including light industrial in the downtown business district, while maintaining the unique character of these blocks.

LU-1.4 On the shrine hillside, create flexibility to increase gross density per dwelling unit and to allow reconfiguration of lot lines subject to approval of a plan redesigning all or most of the hillside.

LU-1.5 Initiate zoning code amendments to make setbacks independent of land use.

LU-1.6 Find a new site for a new county/town shop and allow redevelopment of the current site to fit its prime commercial location.

LU-1.7 Review Silverton's R2 zone district to ensure that maximum allowable building sizes in lot consolidation projects are not too large for a residential neighborhood.

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 opportunities for growing the community and the economy.*

Strategies

LU-2.1 Encourage most future development to occur in the growth following economic corridors: 1) South County on or near Highway 550 2) Silverton/Hwy 550 3) Silverton-Gladstone 4) Silverton-Eureka.

LU-2.2 Identify areas in the growth corridors that are suitable for mixed light industrial uses, cottage industries, mining, and residential uses considering natural hazards, habitat resources, scenic impacts, and sensitivity to residential land uses.

Goal LU-3 *Generate positive outcomes and benefits for the community from future resort-like developments.*

Strategies

LU-3.1 Identify possible adjustments to the County Land Use code that are needed to achieve public benefits from a resort-like development.



STREET SCAPE ENHANCEMENTS - LU-1.3

CHAPTER 7



RECREATION

VISION

RECREATIONISTS BENEFIT FROM THE DIVERSE TERRAIN, SCENERY AND NATURE IN THE CANYONS, MOUNTAINS, AND ON THE RIVERS OF SAN JUAN COUNTY AND SILVERTON. DEVELOPED RECREATION ENHANCES THE NATURAL ASSETS AND PROVIDES ALTERNATIVES TO OUTDOOR RECREATION.

San Juan County has balanced opportunities for motorized and non-motorized recreation experiences in large, predominantly naturally appearing landscapes.

An integrated and well-connected network of roads, trails, and trailheads are present to support mixed motorized / non-motorized outdoor recreation and geographically separate opportunities for non-motorized experiences.

Public road and trail access is maintained if property is developed. Public lands near Silverton provide a day-to-day connection with the mountains and water ways nearby. Neighborhood trailheads and trails are convenient, easy to find and user- friendly providing quick entry to a natural setting. These lands are a community asset and contribute to healthy lifestyles for people of all ages.

Developed outdoor recreation provides relatively easy access to enjoy a wide range of recreation experiences. Our ski areas, developed campgrounds, and out-fitters make Silverton and San Juan County a desirable and exciting place to live and visit. The well-used parks and open space in Silverton provide diverse recreational opportunities for residents and visitors.

Indoor recreational opportunities are developed. To diversify the recreational opportunities and provide all-weather options for residents and visitors, the community develops cost-efficient, adaptable indoor recreation facilities.



GOALS AND STRATEGIES

Goal R-1 *Maintain historic trails and roads and other legal public access through private property.*

Strategies

R-1.1 Continue to require that public access is ensured as private property is developed in the town and county.

Goal R-2 *Expand and enhance opportunities for outdoor recreation in and near Silverton.*

Strategies

R-2.1 Continue to implement existing adopted trails and recreation plans: the 2004 Silverton Area Trails Plan and the Kendall Mountain Recreation Area Plan.

R-2.2 Support efforts to obtain ownership, leases, or permission to use rights-of-way for trail construction.

R-2.3 Redevelop the former dump-site into an open space/passive recreation area.

R-2.4 Transfer ownership of the 100 acre Kendall Mountain Recreation Area parcel from the Bureau of Land Management to the Town of Silverton.

R-2.5 BLM works in partnership with the county to implement the recreation and vision and goals in this plan.

Goal R-3 *Continue to expand and diversify winter recreation opportunities in and near Silverton.*

Strategies

R-3.1 Expand and enhance the Kendall Mountain Recreation Area and Silverton Mountain.

R-3.2 Partner with regional organized recreation groups to develop non-motorized groomed Nordic ski trails in and near town.

R-3.3 Expand and enhance opportunities for outfitters.

Goal R-4 *Create opportunities for developed campgrounds while allowing for dispersed, informal camping.*

Strategies

R-4.1 Develop a campground at Eureka that offers a spectrum camping from tent sites to RV sites and the associated facilities and infrastructure.

R-4.2 Identify areas in Silverton and the county that are suitable for campgrounds given natural resources, natural hazards, infrastructure and public services

Goal R-5 *Expand and enhance opportunities for indoor recreation.*

Strategies

R-5.1 Partner with the school and private businesses to provide public indoor recreation.

R-5.2 Utilize the Kendall Mountain Recreation Center to expand opportunities for indoor recreation.

CHAPTER 8



HEALTHY, DIVERSE, AND EDUCATED COMMUNITY

VISION

A BROAD RANGE OF HOUSING TYPES MEET THE NEEDS OF ALL INCOME LEVELS, FAMILY TYPES, AND STAGES OF LIFE.

- * Sites are secured and partnerships are formed for producing housing that is affordable for working households and retired workers.
- * Existing housing is revitalized to be functional and affordable for working households and retired workers.

SCHOOLS AND RESEARCH CENTERS ARE COMMUNITY ASSETS AND FACILITATE ECONOMIC GROWTH.

- * Quality public schools draw new families into the community.
- * Research centers and specialized educational institutions bring knowledge, job opportunities, and higher education into the community.

YEAR-ROUND, FULL-TIME, LOCAL HEALTHCARE, INCLUDING A DOCTOR, SUITS THE NEEDS OF A GEOGRAPHICALLY ISOLATED AND ACTIVE MOUNTAIN COMMUNITY.

GOALS AND STRATEGIES

Goal HDEC-1 *Encourage the development of workforce housing.*

Strategies

- HDEC-1.1** Re-visit the minimum house size requirement.
- HDEC-1.2** Create flexibility to allow increased density detached single family dwelling units in Silverton.
- HDEC-1.3** Allow attached and detached accessory dwelling units in all residential zoning districts in Silverton subject to site specific review considering the following: impacts on off-street parking are considered, the size or number of occupants is limited, sewer and water tap fees are paid, lines separate from the main unit are installed, and each unit has direct pedestrian access to the street.
- HDEC-1.4** Detached and attached accessory dwelling units are allowed in Silverton's multifamily zone district as a use by right so long as they are not used as short term rentals and considering off street parking, setbacks, solar access and other general site planning consideration.
- HDEC-1.5 Promote and support programs that improve the quality of the existing housing stock**
- HDEC-1.5** Promote and support the rental rehabilitation program.
- HDEC-1.6** Support development of ownership workforce housing and affordable rental housing.

Goal HDEC-2 Support education initiatives focusing on the unique environment in the San Juans by education organization including but not limited to: Silverton Schools, Mountain Studies Institute, Silverton Avalanche School, Center for Snow and Avalanche Studies, San Juan County Historical Society, Silverton Outdoor and Recreational Learning Center, and Silverton Mountain School.



CHAPTER 9



HERITAGE AND THE ARTS

VISION

HERITAGE. HERITAGE. THANKS TO THE CONTINUED EFFORTS TO CONSERVE HISTORIC SITES, STRUCTURES, AND RESOURCES IN TOWN, THE COUNTY, AND IN THE BACKCOUNTRY, SAN JUAN COUNTY AND SILVERTON ARE NATIONAL ROLE MODELS FOR PRESERVING HISTORIC STRUCTURES, LANDSCAPES, ARCHIVES AND ICONS.

ART AND PERFORMANCE. THE COMMUNITY IS RICH WITH ART AND WELL-PLANNED AND PROMOTED CULTURAL EVENTS AND PERFORMANCES BECAUSE BUSINESSES AND NON-PROFITS CULTIVATE A CREATIVE ENVIRONMENT FOR THE THRIVING ART AND PERFORMANCE COMMUNITY.

GOALS AND STRATEGIES

Goal HA-1 *Historic preservation efforts are not unnecessarily compromised by mining site clean-up.*

Goal HA-2 *Support and promote artists and arts and crafts businesses as they bring diversity and revenue into the community.*

Strategies

HA2.1 Support the theater group and its efforts to find a permanent performing arts center.

HA2.2 Support the continuing viability of the Silverton Standard and the Miner

Goal HA-3 *Support and promote the efforts of the San Juan County Historical Society and other entities and individuals to preserve historic/cultural resources.*

Strategies

HA3.1:

Establish the Silverton Heritage District: The Silverton Heritage District would include the Town of Silverton and adjoining areas in San Juan County including Howardsville and Cunningham Gulch. The area contains significant cultural and historic structures and facilities that manifest the mining, business, and railroading history of San Juan County. These resources promote heritage tourism.

The District would provide a structure and capacity for protecting resources and initiating restoration projects including but not limited to:

Town of Silverton: The historic structures in Silverton are a draw for tourism and are an important component of the economy. The Town of Silverton is an established National Historic Landmark and has begun protecting of the historic values of the structures in the core business historic district. Further expansion of the area protected should be evaluated using the completed cultural inventory of historic structures to identify important resources (underway during drafting of this 2010 master plan).

Durango & Silverton Narrow Gauge Railroad:

Durango & Silverton Narrow Gauge Railroad: This National Historic Landmark railroad has served Silverton since 1882 and continues to be the major driver of tourism in Silverton. Ridership has declined from a high of 212,000 people in 1992 to 143,000 in 2009. The Silverton Heritage District would help preserve and enhance heritage resources and increase ridership on the train.

Railroad Museum: Located at the Silverton Depot, this museum has not had the investment needed to make it attract to the visitors it could attract with some improvements. Involvement with volunteer groups, the San Juan County Historical Society, and support from the Town of Silverton along with additional effort from the railroad can make this a project a success.

Engine 315: The historic steam engine 315 housed in the Silverton Northern Railroad engine house will complement the Railroad Museum as another flagship heritage tourism attraction. The Town of Silverton will play an important role by allowing the use of town streets to rebuild historic Rail that was once in place on the original Silverton Northern.

San Juan County Historical Society Museum: The Archive and Mining Heritage buildings, are all on the grounds of the San Juan County Courthouse, The county serves as a major contributor to the Historical Society by providing land and structures.

Mayflower Mill: Located about 2 miles from Silverton on County Road 2, this major mining facility is owned and operated as an interpretive tour by the San Juan County Historical Society and operated in the summer. It has complete and intact machinery used for milling ores that came from area mines. The mine tram line that connects the mill to the Mayflower Mine is an important asset.

Old 100 Mine Tour: Located in Cunningham Gulch, this popular privately owned mine tour accurately portrays underground mining as it occurred in the San Juans. When combined with the Mayflower Mill tour, this attraction completes the story of precious metals production in this area.

Rebuild of the Silverton Northern Railroad for passenger trains: San Juan County Historical Society is leading this railroad reconstruction project. The railroad would run from the society owned Silverton Northern engine house in Silverton to Howardsville. This rebuild would bring together the mine tour, mill tour and museum as complementary features of the heritage tourism experience.

Electrical Generating Facility: A hydro electric plant on the Animas River below the Mayflower Mill owned by the San Juan County Historical Society would provide electricity for the mill operation. This facility would be typical of small hydro plants once built for many of the mines and mills in the area, continuing the legacy of electrical power generation dating back to the world's first high tension AC power system at Ames Station in San Miguel County.

County Roads: Maintain the use of county roads for recreation and access to heritage tourism.

San Juan County Historical Society: Make the historical society sustainable with regular funding, support, and volunteers.

To 1870

- Baker discovers gold in Silverton (1860)
- Weekly miner founded in 1875
- First school established
- Lime creek fire (1870)
- Federal government opens up land for mining
- Brant treaty removes Ute's from area
- First church built
- Bakers camp developed as first prospectors enter the San Juan's
- Baker discovers gold in Silverton (1860)
- Weekly miner founded in 1875
- First school established
- Lime creek fire (1870)
- Federal government opens up land for mining
- Brant treaty removes Ute's from area
- Baker's camp developed as first prospectors

1880's

- Denver and Rio Grande railroad comes to Silverton. Durango founded as the downstream station.
- Silverton Standard founded (1889)
- Tourism begins
- Major building phase
- 3 new Silverton rail roads
- Otto Mears

1890's

- Depression, the price of silver drops
- Repeal of Sherman Silver Act
- 2nd School built

1900-1909

- World War I triggers a mining boom.
- Town hall and Courthouse built.
- All major public buildings built
- Major Investment in mining boom 1900-1907
- March 17,1906 18-20 people die in avalanches

1910's

- World War I triggers San Juan County's biggest mining boom to date.
- Flu epidemic wipes out 10%
- Population peaks
- Population over 2000 people
- End of World War I collapses metals market
- Current school building built

1920's

- Economy declines and eventually crashes. Prohibition starts and so does bootlegging.
- Crash of stock market and beginning of depression

1930's

- Economy drags, mines close, the new deal spurs growth in mining
- Gym is built as WPA project
- Beginning of WWII

1940's

- World War II, San Juan County booms again, mining metals and minerals for the war as mandated
- War Orders Act
- Pearl Harbor

1950's

- Boom fizzles after war, mining lowest since 1882
- Train is discovered by tourists
- Mayflower mine shuts down
- Hard Rock Festival
- Christ of the mines shrine built
- Hollywood discovers Silverton
- Heavy snows close town in 1952 - 52 feet of snow
- Standard Uranium - American tunnel extended
- Million dollar highway completed
- End of Korean war

1960's

- Tourism increases
- Federal government passes several environmental laws
- Silverton Durango tourist train
- TV broadcast starts
- Train saved from abandonment
- Mining boom begins
- Mining projects in Henrietta, Dixilyn

1970's

- Sunnyside mine re-opens after brief closure to comply with new environmental laws
- Lake Emma break through
- Idarado closes
- Price of gold deregulated
- Don Stott proposes light rail
- New projects including, Maverick, Buffalo Boy, Silver Wing, and Yukon.

1980's

- Sunnyside corp. collapses and sells to Echo Bay
- Standard metal bankruptcy
- Tourism booms

- DSNG changes ownership
- Movie theatre closes
- Fetch's opens
- Town hires professional administrator
- Music festival starts
- Sultan Mountain and Gold King mining projects
- Cable TV available

1990's

- Echo Bay closes Sunnyside mine
- Arts and craft festival starts
- Influx of second homeowners
- Town hall burns
- Avalanche coffee shop opens
- Kendall mountain ski area reopens
- Winter housing shortages
- Old 100 renovated
- Town and County combine some services
- Silverton mountain opens
- Loss of families
- School enrollment plummets
- Property prices rise
- Building of mining museum and archives
- ZE Supply opens

2000-2009

- Home prices top \$300,000
- Courthouse renovated
- Mining revival underway
- 2002 Missionary Ridge fire - train shut down
- Second homeowner population exceeds year rounder population
- SFLC opens
- Al Harper buys DSNR
- Affordable housing
- Scenic byway improvements
- County upgrades land use regulations
- Decline of Chamber and growth of San Juan Development Association
- Mountain Studies Institute
- Economic recession
- Town goes one year without administrator
- Congregational church refurbished
- ATV enforcement
- School changes to expeditionary learning.
- New chairlift at Kendall Mountain

CHAPTER 10



FUTURE LAND USE PLAN

The future land use plan is a geographic and thematic representation of the direction for physical planning contained in the Vision, Goals, and Strategies. See the Public Involvement summary for background on how the future land use plan was developed interactively with the plan participants.

Economic corridors are represented on the map entitled San Juan County Future Land Use Plan: Economic Corridors. The map represents the length of the corridors and shows which drainage or road defines the corridor. But it is not intended to be a precise delineation of the width or exact location of sites within the corridor that are suitable for development. Economic corridors are suitable for residential, light industrial, and flexible commercial uses and already contain existing residential development and some mixed commercial, industrial and mining development. Generally, the corridors contain less-steep terrain and more developable mining claims than other parts of the unincorporated county. The economic corridors have year-round plowed county roads or direct access to Hwy 550, meaning that they have year-round access to services dependent on wheeled vehicle access (ambulance, fire and law enforcement).

1. South County on or near Highway 550- Durango Mountain Resort master plan area, Cascade Village, the Mill Creek subdivision, and Know Your Neighbor residential area along the south end of Lime Creek Road from the intersection at the Cascade Creek curve to the end of the plowed access.
2. Silverton/Hwy 550- Both sides of the highway from Big Bend coming into town off of Molas Pass and up Mineral Creek to the end of the string patented mining claims just upstream of the confluence of Bear Creek and Mineral Creek.
3. Silverton-Gladstone: Both sides of CR #110 from Silverton, beyond Silverton Mountain ski area to the end of the year-round plowed county road access at the intersection of CR#110 with CR#51B.
4. Silverton-Eureka- Both sides of CR#2 from Silverton to the intersection of CR#2 and CR25a just upstream of the Eureka boundary.

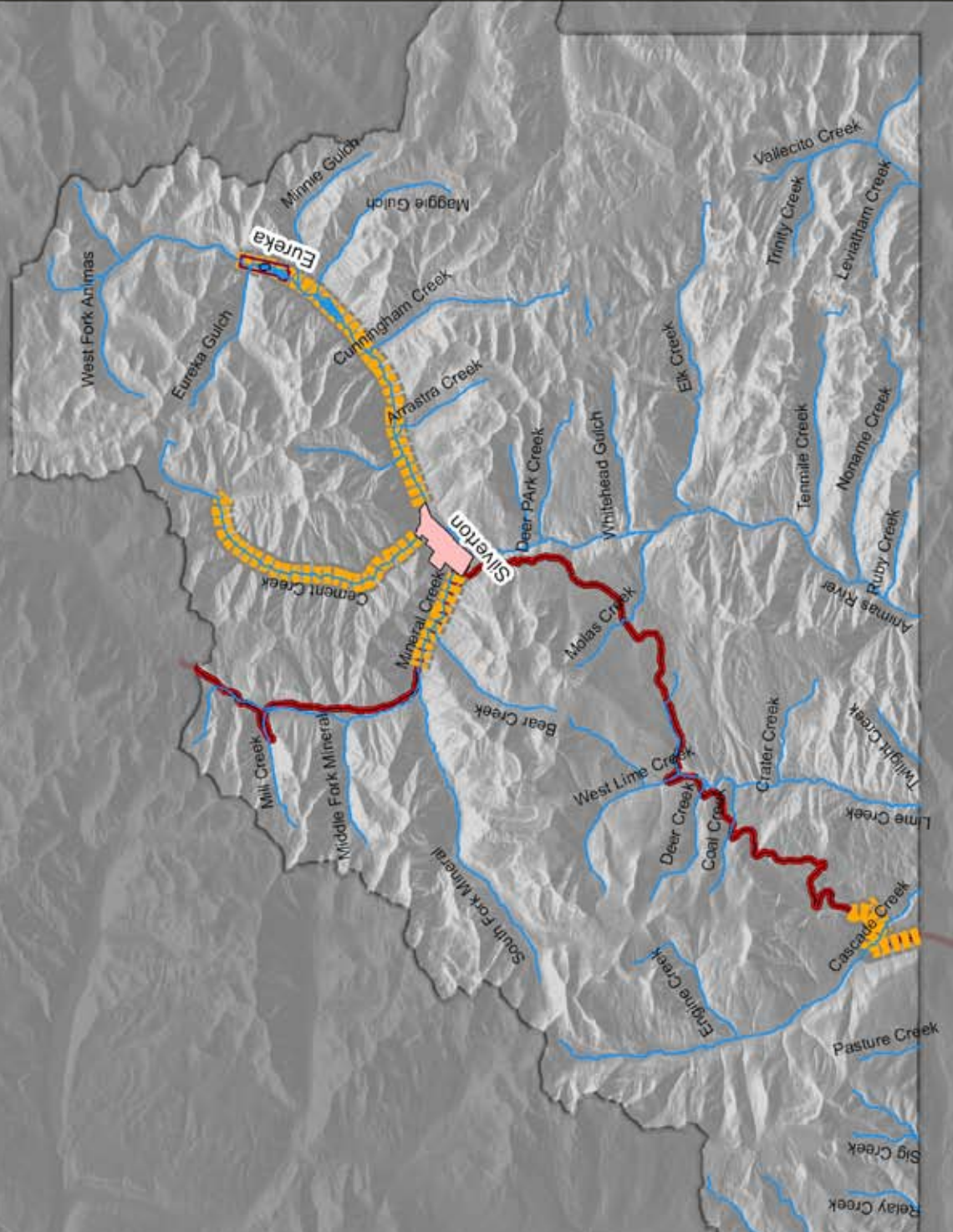
Relevant Vision, Goals, Strategies Silverton and Mining Claim Land Use

Vision: The patchwork of mining claims in the county is a predominantly natural backcountry landscape and access to the backcountry is intact. Private property rights are respected in San Juan County. The out-of-town landscapes retain their character. The backcountry outside of Silverton in the county is a predominantly natural landscape with visible mining history and pockets of developed recreation.

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*

Silverton & San Juan County
Master Plan

Economic Corridors-San Juan County



- Economic Corridors
- Rivers and Creeks
- Highway 550



Adaptations to commercial and industrial land use designations.

The need for flexibility in the existing building stock and vacant lots to allow for light industrial and flexible commercial uses in Silverton echoed throughout the master planning process in many venues for public involvement. The row of blocks on Silverton's southwest corner that is nearest the train tracks requires coordinated planning between the town and railroad owners. Historically, the train track corridors into town offer services that are related to the railroad operations. The actual uses would be different than they were during the mining days, but there is a potential for development along the railroad tracks that mutually benefits the railroad and the town. The map entitled Adaptations to Commercial and Light Industrial Land Use Designations shows the areas that have been suggested as being suitable for changes to the land.

Relevant Vision, Goals, Strategies Silverton and Mining Claim Land Use

Vision:

The patchwork of mining claims in the county is a predominantly natural backcountry landscape and access to the backcountry is in-tact. Private property rights are respected in San Juan County. The mountain landscapes retain their character. The backcountry outside of Silverton in the county is a predominantly natural landscape with visible mining history and pockets of developed recreation.

Goal LU-1 Align land use designations, zoning, and other policies to better fit the existing and planned land uses and evolving trends in Silverton.

Strategies

LU-1.2 Work with the Durango and Silverton Railroad to re-evaluate the area along the tracks entering town to sketch plans that mutually benefit the railroad and the Silverton/San Juan community and are consistent with the Animas River Corridor Revitalization Plan.

LU-1.3 Review and revise the Business Pedestrian zone districts in Silverton to promote and enhance opportunities for mixed uses including light industrial in the downtown business district, while maintaining the unique character of these blocks.

LU-1.7 Review Silverton's R2 zone district to ensure that maximum allowable building sizes in lot consolidation projects are not too large for a residential neighborhood.

Adaptations to Commercial and Light Industrial Land Use Designations

- Amend Zoning To Reflect Predominance of Residential
- Allow Light Industrial and Flexible Commercial
- Railroad Enhancement Corridor
- Highway 550
- Streets
- Lofts
- Zoning Districts
- BA-Business Automobile
- BP-Business Pedestrian
- ED-Economic Development
- P-Public
- R1A-Single Family-Residential
- R1-Single-Family Residential
- R2-Multi-Family Residential



Create flexibility to allow higher residential density in the single family zones.

Silverton and San Juan County plan participants articulated and reaffirmed the strategy to create standards and a process in the land use code allowing property owners to apply to increase the single-family-detached residential unit density in the residential zone districts:

- One house per three lots increased to two houses per three lots in the R1a zone.
- One house per two lots increased to two houses per three lots in the R1 zone.
- One house per two lots increased to two houses per three lots in the R2 zone.

Obtaining the increased level of density would require a site-specific review and include standards addressing snow storage, off-street parking.

Flexibility to redevelop the shrine hillside lots.

The master plan update has generated several constructive conversations about the future of the vacant and difficult to develop lots on the shrine hillside.

The future land use map entitled Hillside Re-design delineates boundaries of the areas that are both on the hillside and consist of contiguous vacant lots. The hatched area is designated as a suitable area for increasing incentives encouraging a comprehensive re-design of the area including an increase in gross density, the ability to reconfigure platted lots, and the ability to redesign the streets layout. Site specific avalanche hazard analysis would be required as part of any development proposal.

**Relevant Vision, Goals, Strategies
Town and Mining Claim Land Use**

Vision

Silverton is the heart of the mountains. Focusing housing, commercial services, and civic and cultural centers in and near the Town of Silverton enhances economic vitality, is cost efficient for government, and makes town more attractive while absorbing growth that might otherwise end up in the backcountry.

***Goal HDEC-1** Encourage the development of workforce housing.*

Strategies

HDEC-1.2 Create flexibility to allow increased density detached single family dwelling units in Silverton.

**Relevant Vision, Goals, Strategies
Town and Mining Claim Land Use**

***Goal LU-1** Align land use designations, zoning, and other policies to better fit the existing and planned land uses and evolving trends in Silverton.*

Strategies

LU-1.5 On the shrine hillside, create flexibility to increase gross density per dwelling unit and to allow reconfiguration of lot lines subject to approval of a plan redesigning all or most of the hillside. From Transportation and Core Infrastructure:

***Goal T-1** Promote the use of vacant platted lots in the difficult-to-develop areas in Silverton by allowing for realignment of Town streets.*

Strategies

T-1.1 Create flexibility allowing re-alignment of platted Town streets resulting in augmented public benefits.

T-1.4 In the areas of Town where topography and natural features will accommodate it, maintain the historic grid streets pattern.

Flexibility for Increasing
Base Density
for Single Family,
Detached Houses
in Residential Zones

Flexibility to increase single family home density

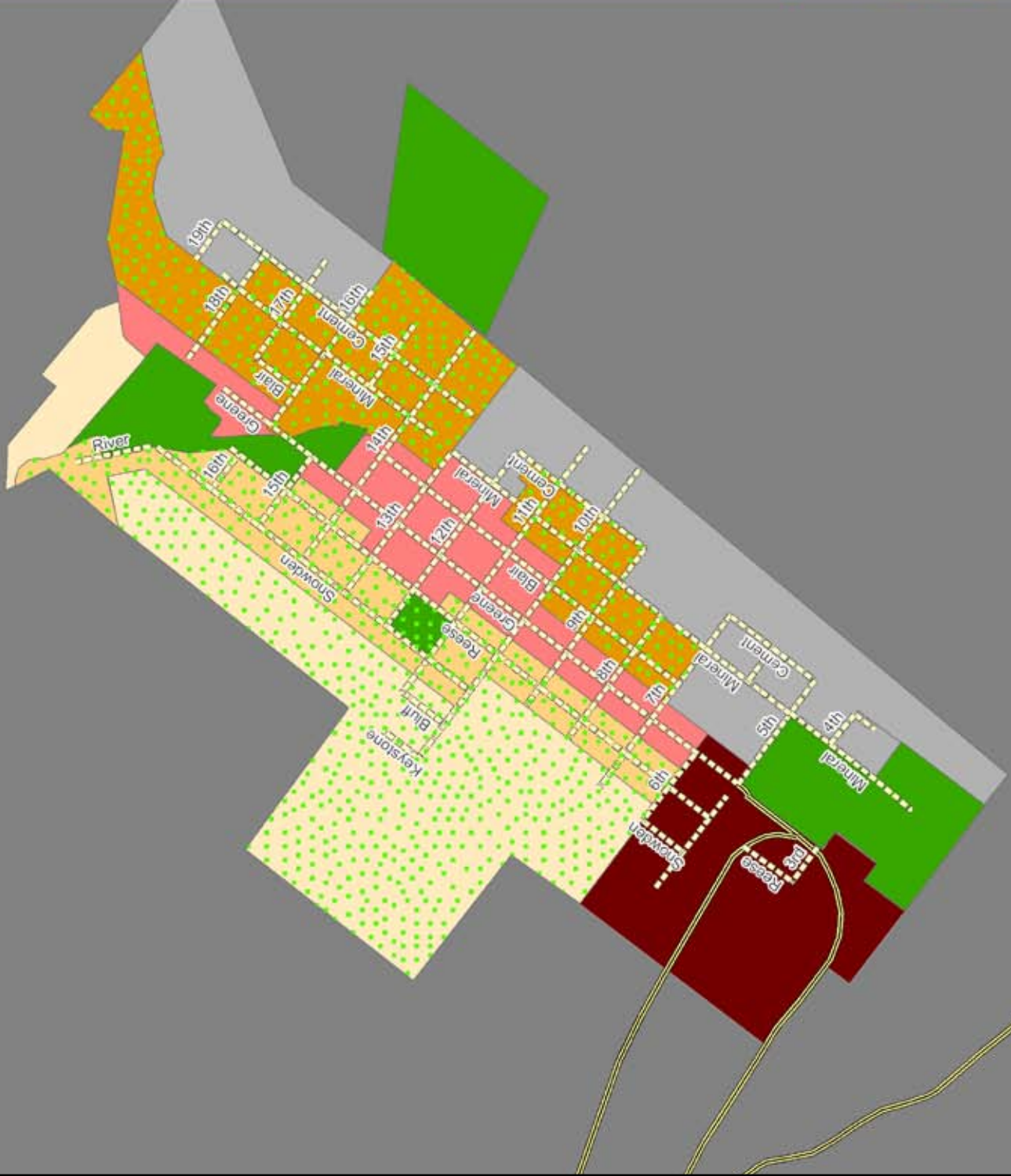
- Green dots
- White dots
- Yellow dots

Streets

Highway 550

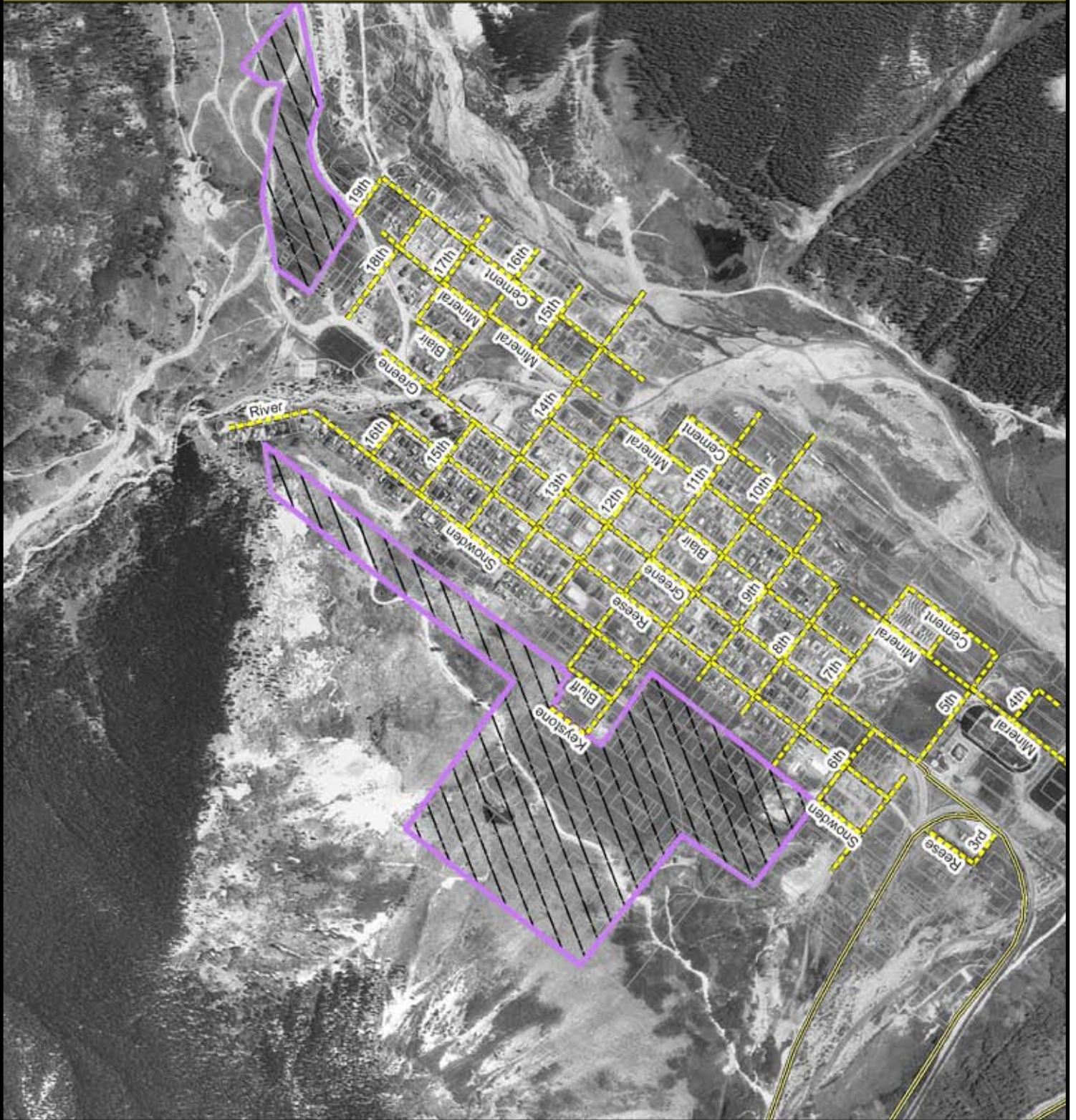
Current Zoning Districts

- BA-Business Automobile
- BP-Business Pedestrian
- ED-Economic Development
- P-Public
- R1A-Single Family-Residential
- R1-Single-Family Residential
- R2-Multi-Family Residential



Hillside Re-Design Area

- Highway 550
- Streets
- Lots
- Hillside Re-Design Area



Accessory dwelling units (ADUs)

Master plan events and meeting summaries showed that by-and-large, the community supports or can tolerate accessory dwelling units in the residential areas of Silverton. Most who support accessory dwelling units see it as a free market avenue for meeting demand for rental units in Silverton.

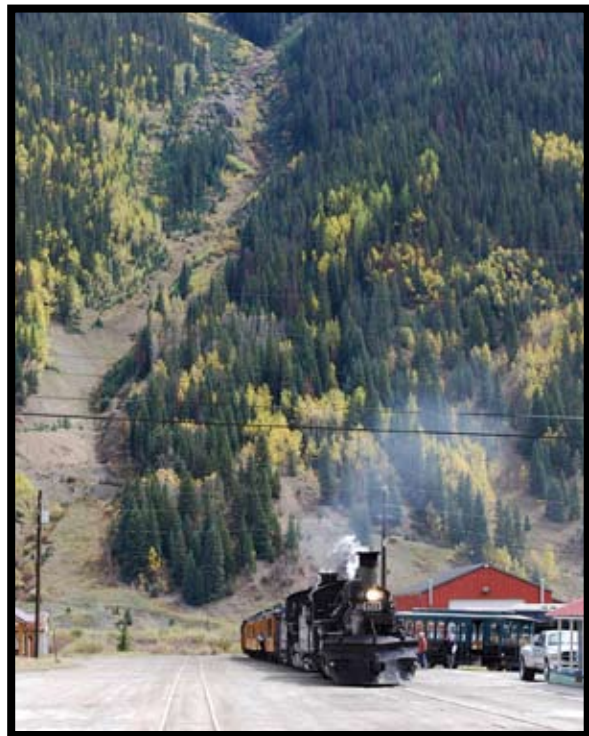
Strategies reference the need for standards that mitigate impacts, such as requiring separate water and sewer taps and the adequacy of off-street parking. Strategies also consider basic parameters on the scale and intent of an accessory unit by calling for a limit in size, which would limit occupancy.

Master plan participants provided direction about the level of review that should be required for ADUs. ADUs are contemplated to be a use subject to site-specific review in the single family zone districts. In the multi-family zone district, ADUs are contemplated as a use-by-right as an accessory use to a single family dwelling unit. In the business pedestrian district, ADUs would be a use-by-right as an accessory use to a primary use that is commercial, office, or some other non-residential economic activity. ADUs accessory to a single family residence in the business pedestrian zone would be a use subject to review. The future land use map entitled Accessory Dwelling Units in Silverton shows the boundaries of the areas referenced in the strategies. Because the need for rental or work-for-rent housing exists in both sides of Molas/Coalbank Passes, county regulations should be amended to allow accessory dwelling units in the south county as a use subject to review.

Relevant Vision, Goals, Strategies
Healthy, Diverse and Educated Community

Goal HDEC-1 *Encourage the development of work-force housing.*

Strategies
HDEC-1.3 Allow attached and detached accessory dwelling units in all residential zoning districts in Silverton subject to site specific review considering the following: impacts on off-street parking are considered, the size or number of occupants is limited, sewer and water tap fees are paid, lines separate from the main unit are installed, each unit has direct pedestrian access to the street and no breezeways.
HDEC-1.4 Detached and attached accessory dwelling units are allowed in the multi-family zone district as a use by right so long as they are not used as short term rentals and considering off street parking, setbacks, solar access and other general site planning consideration.
HDEC-1.5 Detached and attached accessory dwelling units are allowed as a use subject to review in the South County on or near Highway 550 from the county line to the uphill side of mill creek subdivision.





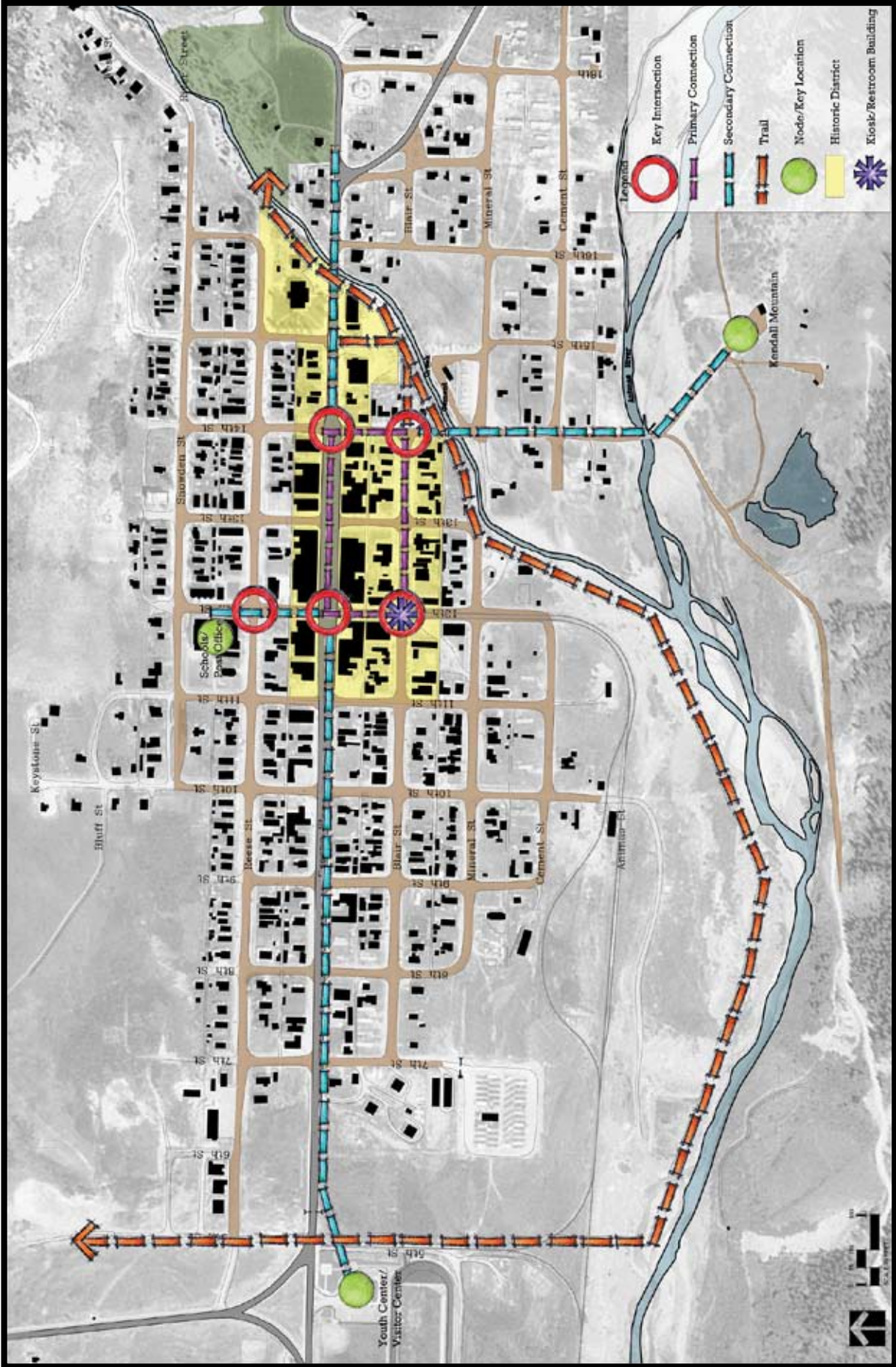
Accessory Dwelling Units
in Silverton
(ADUs)

- ADUs-use-by-right-for-tri-d-use
- ADUs-use-by-right
- ADUs-subject-to-review
- Streets
- Highway 550
- Current Zoning Districts**
- BA-Business Automobile
- BP-Business Pedestrian
- ED-Economic Development
- P-Public
- R1A-Single Family-Residential
- R1-Single-Family Residential
- R2-Multi-Family Residential

CHAPTER 11



STREET SCAPE ENHANCEMENT



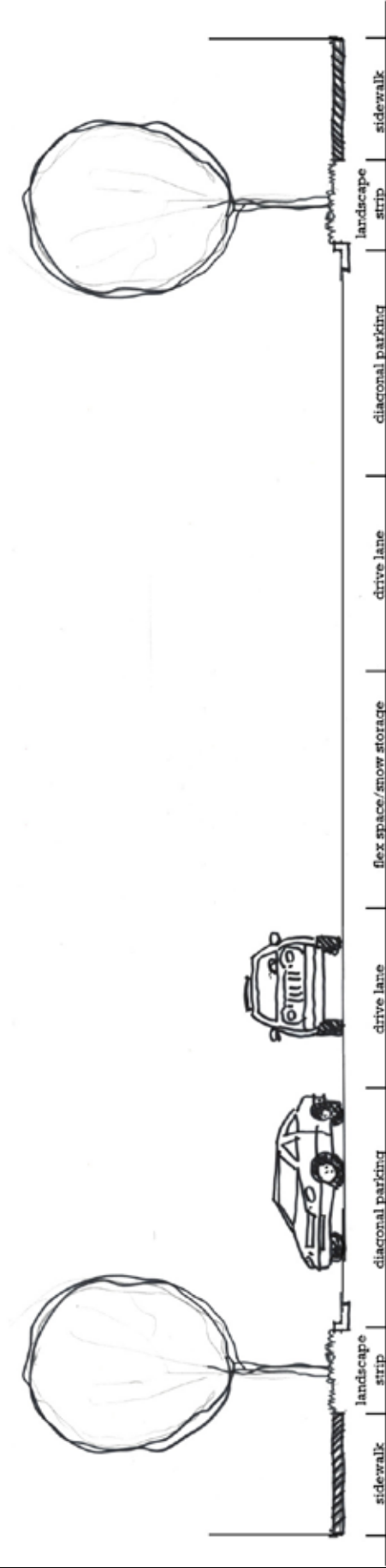


Improvements (20 year plan):

1. Enhance Signage throughout Town.
2. Add Information Kiosk/Restroom Building on 12th St where the train stops.
3. Replace Street Lights with a more pedestrian-oriented/ornamental lights at intersections and mid-block.
4. Add Planters along street that are removed in winter.
5. Connect Sidewalks on Blair St.
6. Widen Sidewalks on Greene St and Blair St.



Historic District Cross-Section
11th Street to 16th Street on Greene St and Blair St



Residential Cross-Section
5th Street to 11th Street on Greene St and Blair St



Elements of an Enhanced Streetscape:

- Benches
- Bear-proof trash receptacles
- Recycling receptacles
- Planter pots
- Bike racks
- Information kiosks
- Street lights
- Removable Bollards
- Restroom building near train drop-off
- Awnings on buildings

* Any or all furnishing could be modeled after Silverton's past (i.e. the mining industry) or crafted by local artisans.

* Streetscape elements should fit together into one concise suite.



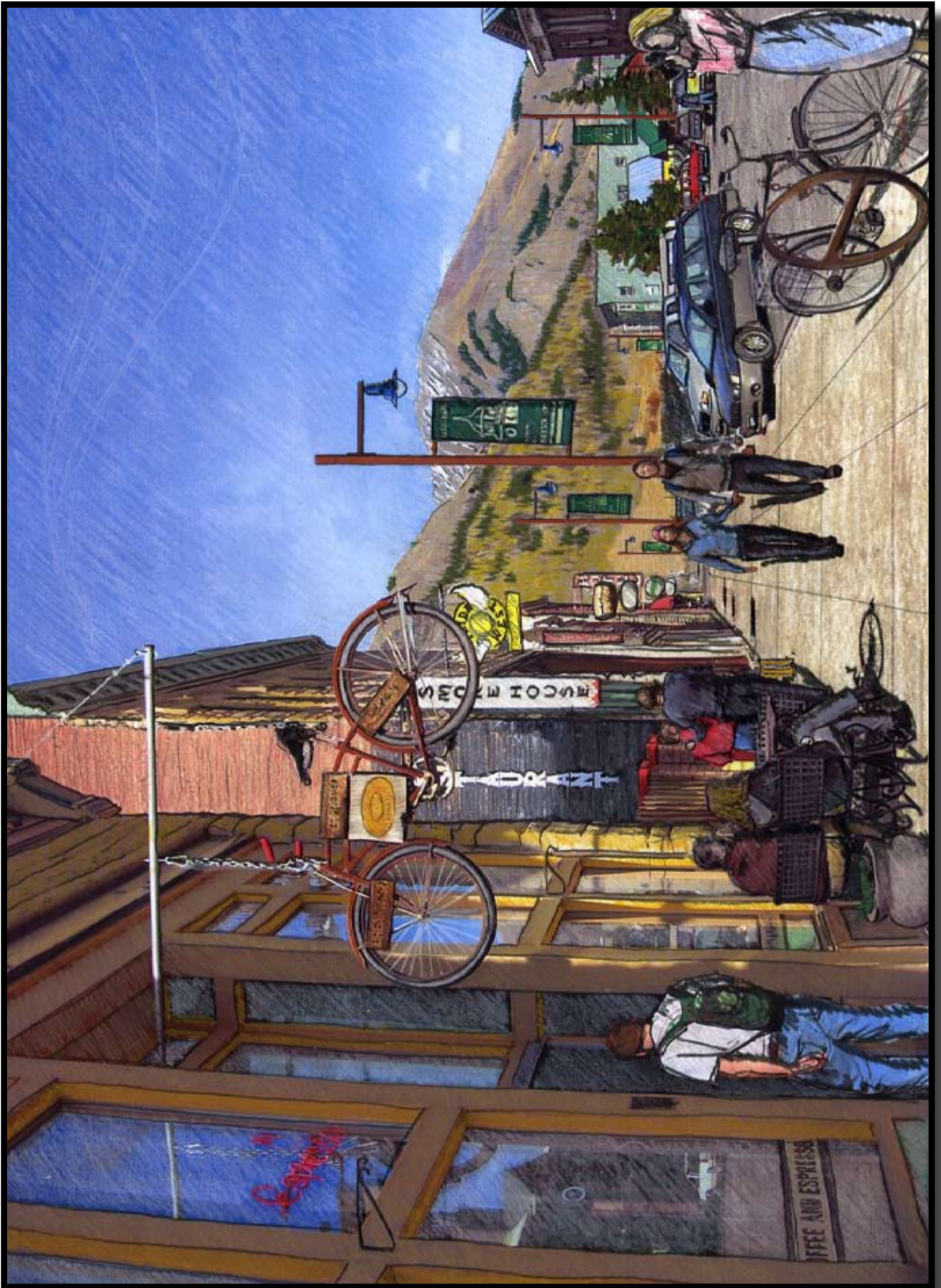
Kiosk Precedents



Banner

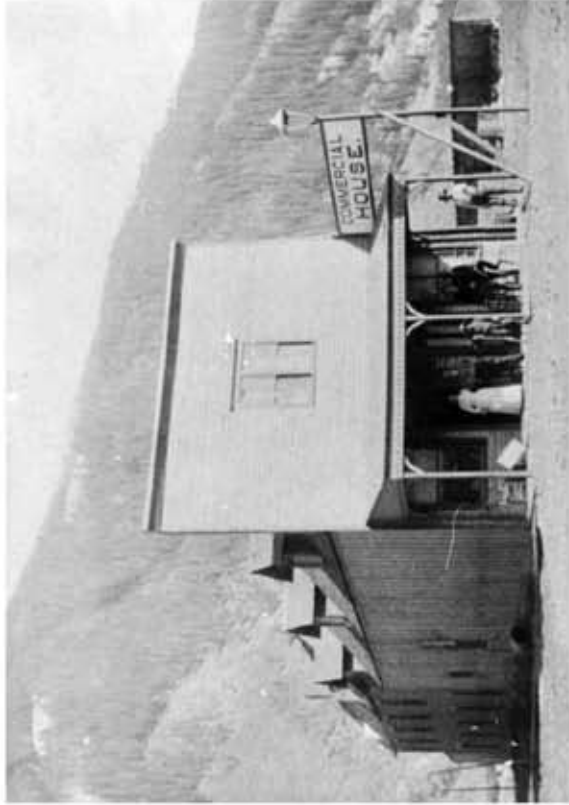


Silverton Signage Suite





Existing historic streetlight near the Courthouse



Streetsights in Silverton found in historic photos (photos from photoswest.org)