PLANNING COMMISSION AGENDA

DUE TO THE COVID 19 EMERGENCY SAN JUAN REGIONAL PLANNING COMMISSION WILL CONDUCT ALL OF ITS PUBLIC MEETINGS VIRTUALLY UNTIL FURTHER NOTICE. THE INFORMATION NECESSARY TO CONNECT TO THIS PUBLIC MEETING IS LISTED BELOW

TUESDAY, MAY 19, 2020 AT 7:00 PM

1. Roll Call of Members

2. Minutes: April 21, 2020

TOWN HISTORIC REVIEW COMMITTEE:

3. Building Façade of the Avalanche Brewery (formerly Romero's Restaurant) 1158 Greene Street, Lot 21 Block 28, Silverton, CO

4. Building Façade of the Lashley Residence, 1350 Blair Street, Lots 4-5 Block 14, Silverton, CO.

CONTINUE REGULAR PLANNING COMMISSION MEETING:

5. Brief Discussion Regarding Requirements for Notifying Adjacent Land Owners For Town Historic Review Committee Projects

6. Planning Commission Review of Proposed Town of Silverton Ordinance 003-2020, Regarding Revisions to the Municipal Code's Regulations for Accessory Dwelling Units (ADU)

7. Planning Commission Review of the County Improvement Permit Application for the Proposed Grizzly Peaks Water Treatment Building, adjacent to the San Juan Condominium Building, Cascade Village, Highway 550, San Juan County, CO.

8. Other

9. Adjourn

Join Zoom Meeting
https://zoom.us/j/92136473203

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STAFF REPORT FOR THE PLANNING COMMISSION

TOWN OF SILVERTON HISTORIC REVIEW COMMITTEE
BUILDING FAÇADE OF THE AVALANCHE BREWERY

REPORT DATE: MAY 13, 2020.
MEETING DATE: MAY 19, 2020.
FROM: PLANNING DIRECTOR.

Project: Historic Building Façade Changes at the Avalanche Brewery Building (formerly Romeros Restaurant), 1151 Greene Street, Lot 21 Block 28, Silverton, Colorado.

The owners of the newly relocated Avalanche Brewery, located in a historic building on Greene Street, have recently placed decorative, cut, used skis, as trim, at the bottom of the historic building front façade.

This building is located within the Town's Historic Overlay District. Changes to the front façade of buildings within the Town Historic Overlay District (other than "routine maintenance") require review by the Town's Historic Review Committee, before the work occurs. The San Juan Regional Planning Commission is reviewing this project in its official capacity as the Town's Historic Review Committee.

The Applicant for this project is Austin Lashley, representing the owner TAWB LLC. The decorative skis were placed onto the building façade before April 13. The Town of Silverton received an inquiry or complaint about the skis on April 14. The Applicant electronically submitted a letter and photographs to the Planning Department on April 19. The Applicant is currently preparing paper copies of his April 19 submittal for your review (**attached**).

The Town Historic Overlay District regulations are **attached**. The intent of the District regulations is to preserve the historic building features of our downtown core. The purpose of the regulations is in part to preserve out classification as a National Historic Landmark. Decorative skis are not mentioned in the limited Historic District regulations, which are focused on the "bones" of our historic and adjacent structures. It is unlikely that skis would have been placed on the front of a building more than 50 years ago. The two sets of architectural "guidelines" for the Town Historic Overlay District likewise do not make mention of decorative skis that I could find. The Applicant considers the skis attached to the front façade to be a "ski fence." The "ski fence" is placed approximately on the front property line, on the existing building, where the building abuts the sidewalk. Fences are not mentioned as being regulated in the Town's Historic Overlay District. Skis (used as a means of transport) are definitely a part of Silverton's history and culture.

On May 8, the adjacent land owners (within 300 feet of the site) were notified by mail that the Historic Review Committee would be reviewing this project on May 19. The adjacent land owner letter is **attached**. There were many inquiries, and the comments I received are **attached**. There was a request from a historic building owner for fairness in our review process. Overall there was little neighbor opposition received to the use of the skis placed on the building. There were several neighbors in favor of the colorful and visual interest the skis add to the structure and block.

The Applicant's letter appears to indicate that the front façade of this historic building is going to be

redone sometime soon. That may indicate that the skis are intended to be temporary.

Comparing the decorative ski trim to the regulations, the Staff finds that the skis as a building material are not mentioned in the regulations nor the guidelines, to the best of our knowledge, and are not representative of the intent of the historic regulations.

However, being that skis are a large past and present influence for our local culture, the Historic Review Committee may determine to allow the skis to remain, on either a temporary or permanent basis, due to their long-standing cultural significance to our area and local history.

Alternately, the Committee may find that the skis, used as decorative building material, are not at all a historic building feature or building material representative of the way that this particular historic structure and the surrounding buildings were locally adorned over 50 years ago. If the skis are removed from the bottom of the historic building front bottom façade, then the existing material underlying the skis which will be visible on the front façade is decomposing brick.

The Historic Review Committee may or may not agree with the Applicant that the skis would be considered a "fence." "Fences" are not regulated in this District. "Fences" are not normally attached to a building. However, fences typically are located along property lines, and this "ski fence" appears to be located along the front property line.

Regardless of the Committee interpretation of the term "fence," the Committee may want to remind all the building owners in this District that it is best to have historic building front façade changes reviewed prior to any building material placement, any demolition, and any ordering of building materials.

If the Committee allows the skis to remain as-is either temporarily or permanently, then perhaps the skis should be reconsidered when the next set of façade plans are submitted, presumably for the upcoming renovation of the façade of this historic structure in the next few years, as described in the Applicant's letter.

The **attachments** for your review and consideration are the following:

(1) Letter from Applicant Austin Lashley to the Planning Commission submitted April 19.

(2) Recent photos of the Avalanche Brewery Building, before and after the decorative skis were placed, submitted by Applicant on April 19.

(3) Town of Silverton Municipal Code regarding the Historic Overlay District regulations.

(4) Adjacent land owner letter.

(5) Written and verbal comments received from citizens and adjacent land owners.

Please contact me anytime if you would like to discuss this project. My contact information is listed in the attached adjacent land owner letter.

Lisa M. Adair PE, Town & County Planning Director

Town of Silverton
PO Box 250
Silverton, CO 81433

SAN JUAN COUNTY
PO Box 466
Silverton, CO 81433

May 7, 2020

Regarding: Town Historic Review Committee Application, Avalanche Brewery, 1151 Greene Street, Lot 21 Block 28, Silverton, San Juan County, Colorado.

Dear Property Owner:

Silverton, Colorado has received an application regarding a historic building façade. The project site is located within the Town Historic Overlay District, at 1151 Greene Street, Lot 21 Block 28. You have been identified as the owner of property near the project site.

Changes to building facades within the downtown Historic Overlay District require review by the Town Historic Review Committee. The purpose of the application is review the recent addition of decorative skis at the bottom front of the existing building.

The Town of Silverton Historic Review Committee will review this project on May 19. The review will occur during the meeting of the San Juan Regional Planning Commission. Neighbors and citizens may submit written and/or verbal comments before and/or during the meeting.

If you have any questions, you can contact the Town & County Planning Director Lisa Adair. The Planning Director is currently working from home, due to State corona virus restrictions.

These are the best ways to contact the Planning Director at this time:

Home-office landline: 970-387-0500
Work cell: 970-946-9408
Email address to use for the fastest response: mackie@gobrainstorm.net

Thank you,

Lisa M. Adair PE

Town & County Planning Director
Office Located at Silverton Town Hall
PO Box 250, 1360 Greene Street, Silverton, CO 81433
Phone: Office (970) 387-5522, Work cell (970) 946-9408
Email: ladair@silverton.co.us

COMMENTS ON THE SKIS ON THE AVALANCHE BREWERY BUILDING AT 1151 GREENE

From: Beth Demaree
Date: 5/6/20
Subject: Historical district planning
To Lisa Adair, or who this may concern,
My family owns several businesses in Silverton. We have been visiting Silverton for 30 years and fell in love with the town and the people.
We wanted to become a part of this beautiful town with business ownership and part time residences. One, of the many, things that we love is
the history of this town and county. We, like many people, would like to preserve this ambiance for many more current and future generations to enjoy.
During the remodel of my son's business, Kendall Mountain Lodge, we have been given instruction as to the expectations to maintain historical
vision for this town.
I have a bit of concern that I would like to address. I would like to see that these rules and regulations remain fair and equal among all businesses
that make their adjustments and improvements from retail stores, restaurants, hotels and guest accommodation's, town and county buildings etc.
I feel that there are changes being made in town (much or most, for the good of the town), to some businesses that have been allowed to fall below the
regulations that ourselves and many others have been held to by strict scrutiny.
I would just like to request a look, by the necessary committees, for all projects with the same intent and equal goals.
Thank You,

Beth Demaree

Happy moments, PRAISE God Difficult moments, SEEK God
Quiet moments, WORSHIP God Painful moments, TRUST God
Every moment, THANK GOD
Beth Demaree

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9 May 2020
From : Edith Mary Eggett
Subject: Historic building facade
To Lisa Adiar and the members of the Town of Silverton Historic Review Committee:
I received a letter concerning the addition of decorative skis at the bottom front of the
Avalanche Brewery located at 1151 Greene Street lot 21 Block 28 in Silverotn, Colorado.
The skis add pop and happiness and are an attractive addition to the business front of the
Avalanche Brewery. I personally really like the skis.
I really appreciate entrepreneurs with creative minds and an ability to run successful
businesses.
I believe Silverton needs successful and attractive businesses operating in the business
district.

Skis are a part of Silverton's history. I believe our mail used to come to town via a person on
ski's. People get around on skis both then and now in the winter. Ski's are a part of
Silverton's history.
Our history was mining and miners also got around on skis. The addition of the skis on their
store front might even encourage winter business.
I have utmost appreciation for a person investing in property on Greene Street and being
willing to take a chance on creating a successful business here. I love their creativity.
We are living in 2020 and need to make our livings now. Nothing is so certain as change.
I love the skis.
Always grateful,

Edith Mary Eggett
Henry Smith's Gifts
1150 Greene Street
Silverton, Colorado 81433

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12 May 2020
Subject: historic review
Hi,
We got your letter about the building facade on our block. If the changes that are being talked about are the skis on
the building, we have no problem with them.
In fact we like them, and think they should stay. Skis are a part of the history of this town.
If there are other changes being made, we would need to know what they are before commenting on that.
Thanks for the letter,

Duane and Edith Eggett
1142 Greene St

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12 May 2020
From : Teki
To: mackie@gobrainstorm.net
Subject: Historical review
Thanks Lisa,
I have no problem with the skis at the Avalanche.

Teki Eggett

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13 May 2020
From: Adam Dohrenwend
Subject: Re: Avalanche Brewery
Hi Lisa,
Good morning. Thanks for the information. I am in favor
of Avalanche's plans. I'm glad that they've taken over

that space. The facade with the skis looks nice. After reading their letter, it seems that they've been thoughtful about the changes they're making, while attempting to remain in compliance with town code.
More generally, I am PRO new ideas, fresh energy, and 21st century approaches for the town of Silverton.
I don't know the Avalanche proprietors personally, but please let them know that they have my support. Onwards and upwards!
Thanks again,
Adam [Dohrenwend]

May 12, 2020
Lisa,
In my opinion the ski's don't look appropriate . My belief is that what makes Silverton so unique is the cultural architecture that so predominantly exists and creates a signature found only rarely now that other sites have allowed modification and construction which has eradicated that era in time. I understand that some compromise must in this day and age be afforded but a strong effort must be exerted to preserve the heritage and visual aspects of a location that the general public for the most part seem so anxious to view.
As one descends into the town site the first impression is of a jewel in a magnificent setting then the pinks and purples assail the eye. The disappointment is relative to observing a good looking blonde and then noticing that her front teeth are missing.
You get my point.
Regards, **Frank Montonati**

May 13, 2020

Frank Anesi, Adjacent Land Owner, spoke by phone to the Planning Director, and reported that he has no objection to either of Austin Lashley's two projects.
(Lisa Adair)

May 13, 2020
Hi Lisa,
I recieved an attachment to the email that was reviewing the addition of the skis on the historic building that used to be Romero's. As a business residing on the same block I am in favor of the addition of the skis as they really add color and an appropriate look to the front of the building. Skiing has been around for well over 50 years making it a historic pastime. It also compliments the adopted look of Venture snowboards being used for benches around town. I feel it is a compliment to our town if anything and would be sad to see this new look taken down.
All the best,
Marya Lehman

Prepared by Lisa M. Adair PE, Town & County Planning Director, May 14, 2020.

Division 5 - Historic Overlay District

Sec. 16-4-710. - Boundaries.

The boundaries of the Historic Overlay District are shown on the historic preservation overlay district map which is on file in the office of the Planning Director.

(Prior code, § 7-2-21; Ord. No. 2008-02, § 1, 9-8-2008; Ord. No. 2016-07, § 1, 6-13-2016)

Sec. 16-4-720. - Expansion of District.

The Historic Overlay District may be expanded to include adjacent properties equaling no less than 30,000 continuous square feet upon the receipt of a signed petition of at least 60 percent of property owners within the expansion area. Public rights-of-way shall not be calculated in this square footage requirement and are not considered an interruption of contiguity. Such a petition shall be submitted to the Planning Commission for recommendation to the Board of Trustees.

(Prior code, § 7-2-21; Ord. No. 2008-02, § 1, 9-8-2008; Ord. No. 2016-07, § 1, 6-13-2016)

Sec. 16-4-730. - Procedure for development.

Six copies of a site and building plan, including a detailed elevation (minor exterior modifications may require less detailed elevations) showing the proposed structure and adjacent structures, shall be submitted to the Planning Department for review by the Historic Review Committee. The Historic Review Committee must convene and render a decision within 30 calendar days of a complete submittal. After reviewing the submittal, the Historic Review Committee shall approve as submitted, approve with conditions, table for additional review with the applicant's consent or deny the application. Failure to render one of these decisions within 30 calendar days shall result in the request being automatically approved. The approval of the Historic Review Committee is required for the issuance of a new construction or exterior renovation building permit within the Historic Overlay District. Decisions may be appealed to the Board of Trustees by the applicant or the Planning. Department by filing a written appeal with the Town Clerk within 15 calendar days of the Historic Review Committee's decision.

(Prior code, § 7-2-21; Ord. No. 2008-02, § 1, 9-8-2008; Ord. No. 2016-07, § 1, 6-13-2016)

Sec. 16-4-740. - Applicability and permitting.

The standards and review procedure in this Division shall apply to new construction and to any facade or exterior building alterations on existing structures viewable to the public, excluding items of routine maintenance. Compliance with this Division is a condition precedent to receipt of a building permit for construction within the Historic Overlay District. Construction without a building permit is subject to fines and a stoppage of work as specified in the building codes adopted by the Town.

(Prior code, § 7-2-21; Ord. No. 2008-02, § 1, 9-8-2008; Ord. No. 2016-07, § 1, 6-13-2016)

Sec. 16-4-750. - Grant of special exemptions.

In such a case when conformance with this Division would result in the loss or substantial degradation of a historic structure that is a historic landmark or certified as a contributing structure by the State Historic Preservation Officer, the Historic Review Committee may grant exemptions to certain requirements. Any exemptions granted shall be specifically listed and justified in a letter that shall forever remain with the granted building permit.

(Prior code, § 7-2-21; Ord. No. 2008-02, § 1, 9-8-2008; Ord. No. 2016-07, § 1, 6-13-2016)

Sec. 16-4-760. - District requirements.

(a) *Setbacks*. Buildings shall abut the front property line. Building facades may be recessed if an arcade or similar structure abuts the front setback. Architectural projections, including cornices, balconies, canopies, awnings and entry features, may encroach into public rights-of-way where contextually appropriate, subject to permits as required by this Code.

  (1) Exception: Existing structures: Structures existing on September 8, 2008, may maintain but not increase setbacks at the time of renovation or structural alteration.

(b) *Structure use and character*. Commercial uses shall be contained in one- to three-story mixed-use structures with commercial and retail uses on the ground level and above and/or apartment dwellings or offices on the upper levels. Such buildings shall vary in terms of footprint and architectural elevations. Building scale shall be compatible with adjacent buildings. The maximum ground level footprint of any building shall be 5,000 square feet, and the maximum height shall be 40 feet.

  (1) Special condition, single-story structures. Single-story structures need not be mixed-use.

  (2) Special condition, residential structures. Residential structures shall be one to three stories and compatible with adjacent structures and the Historic Overlay District overall. For the aesthetics of the Historic Overlay District, the use of a structure is irrelevant and does not justify any exemption from these regulations.

(c) *Facade treatments*. Large buildings shall be articulated or designed to resemble the character and scale of the original buildings in that district, with each storefront 25 feet wide or less. Elements that should be consistent with the district and adjacent buildings include kickplates, plate glass commercial windows, vertically oriented window treatment, window head and sill details, oriel windows, paneled entry doors with transom above, columns with bases and capitals, belt course elements, quality of materials and craftsmanship, sidelights, storefront cornice (denials, brackets, corbels), upper cornice and parapet detail (corbelled treatments), and signage. Refer to Appendix 16-A, Design Vocabulary, attached to this Chapter, for examples of architecture that is encouraged by this Section.

(d) *Entries*. On the first floor, entries shall incorporate glass doors and large, vertically oriented store front windows, Entry doors shall be recessed.

(e) *Windows*. On all stories, windows shall be vertically oriented and organized in a symmetrical, balanced and regular pattern.

(f) *Awnings and canopies*. Awnings or canopies over the public right-of-way are permitted.

(g) *Screening*. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be screened from street-front view.

(h) *Blank walls*. Where publicly viewable and compliant with adopted building codes, blank, windowless walls are prohibited.

(Prior code, § 7-2-21; Ord. No. 2008-02, § 1, 9-8-2008; Ord. No. 2016-07, § 1, 6-13-2016)

Dear Members of the Planning Commission,

It's come to our attention over the weekend that there were some complaints issued to the town over our signage and ski fence at 1151 Greene St. It was our understanding that fences are not regulated in the historic overlay district, but if it is the desire of the planning commission to submit an application for historic review, we hope the following application will provide satisfactory for the requirements of the Town of Silverton Planner and Planning Commission.

Our signage is still the same signage from the old location at 1067 Empire St. The signage was reviewed and approved in 2011, by the former building inspector Dee Jaramillo and was reviewed before installation at the old location by current building Inspector in 2019. With verification that it complied with sign code, the building inspector did not warrant a new sign application for reuse of existing signs.

As far as historic aspects of our location, we designed our logo to resemble some of the old Denver and rio grande western railroad logos which has been a big hit with train enthusiasts. Our sign post is made from an old curved power pole arm just like the older style power poles on the eastern side of town. We liked the signage of our neighbor, Professor Shutterbug's Old Tyme Portrait Photography, and the Old Town Square, so a welder friend of ours Rich Stewart, designed the rusty metal sign that hangs below the power pole arm to match our neighbors' signage.

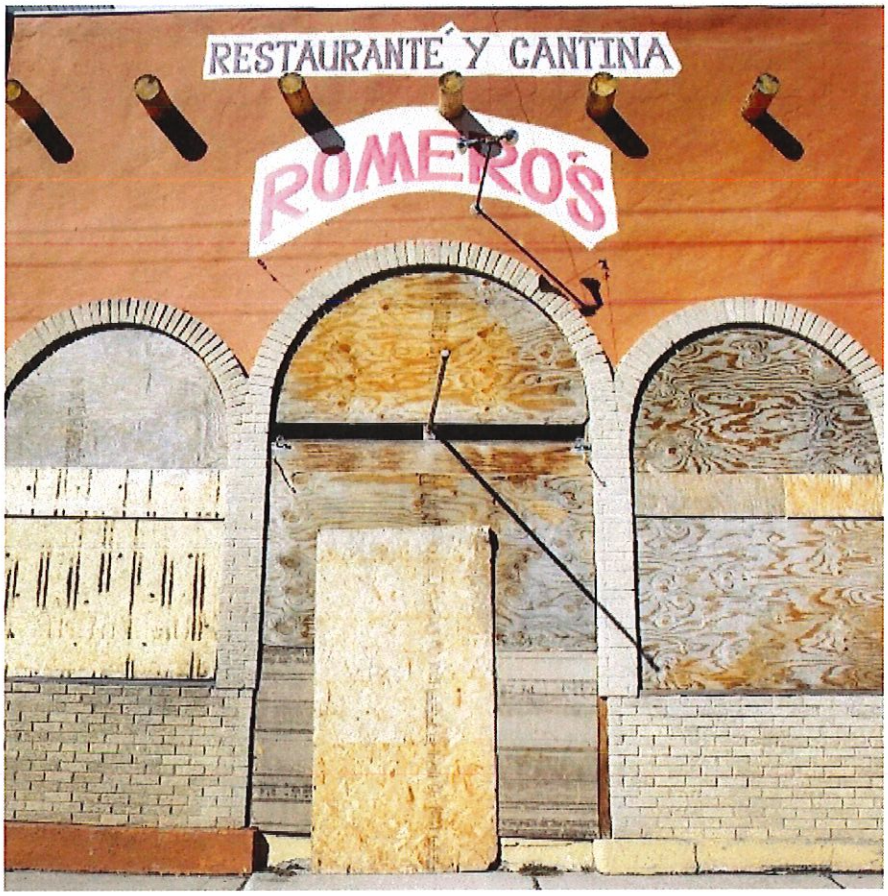
Our remodel of 1151 Greene St has mostly encompassed the back half of the building for what we consider phase 1 construction. Our phase 2 construction will include a complete restoration of the front façade to something much more historically accurate that resembles the original character of the building that was very different from the condition in which we have purchased the building. We will have a thorough presentation with professional plans for the planning commission and the historical review process before phase 2 construction begins, but ask the planning commission to bear in mind phase 2 construction cannot begin without appropriate funding in place. Our phase 1 construction has been funded completely by food and beverage sales from our operation, without a construction loan. Our plan before the current state of emergency, was to commence phase 2 construction in 2021.

During the current phase 1 construction we have removed the historically inaccurate faux vigas that were determined not to be historic in age. We repaired the leaking sections of the front façade that were causing water damage and repainted the front façade. In the process of updating the 131-year-old building to code, we added an ADA handicap ramp entering the building and in the process removed the door that was flush to the façade restoring the more original recessed entryway to the building preserving as much of the original recessed entrance as possible. We added metal flashing to the front to resolve some issues from water damage and pest control. We are also planning to have a kickplate engraved for the entrance with a welcome message.

Lastly, we placed a ski fence on the front border of the property. As the historic overlay district ordinance 2008-2 does not include fences we were unaware this could be regulated by the historic review process until we spoke with the planner and building inspector about the complaints issued to the town. While not covered specifically in the historic review process, we hope the planning commission might consider use of skis as historic building materials in the front façade. The skis cover the damaged faux brick in the front, which are not historic and adds color and ambiance to the otherwise bland lower part of the front facade. Ski fences have historic use in many Colorado mountain and mining towns. Most of the skis used fit the definition of historic and could be modified to utilize 50 year and older skis if necessary. It also completes the decorative aspects that were part of our old location at 1067 Empire St that is featured in the literature on historic building styles. We have had extremely positive responses from members of the community and our direct neighbors. Attached are some pictures to illustrate the differences between the changes before and after. We apologize if we have misconstrued any of the language in Ordinance 2008-02 and look forward to speaking with the planning commission at an upcoming meeting and discussing any changes regarding the façade and historic review at 1151 Greene St.

Best Regards,

Austin Lashley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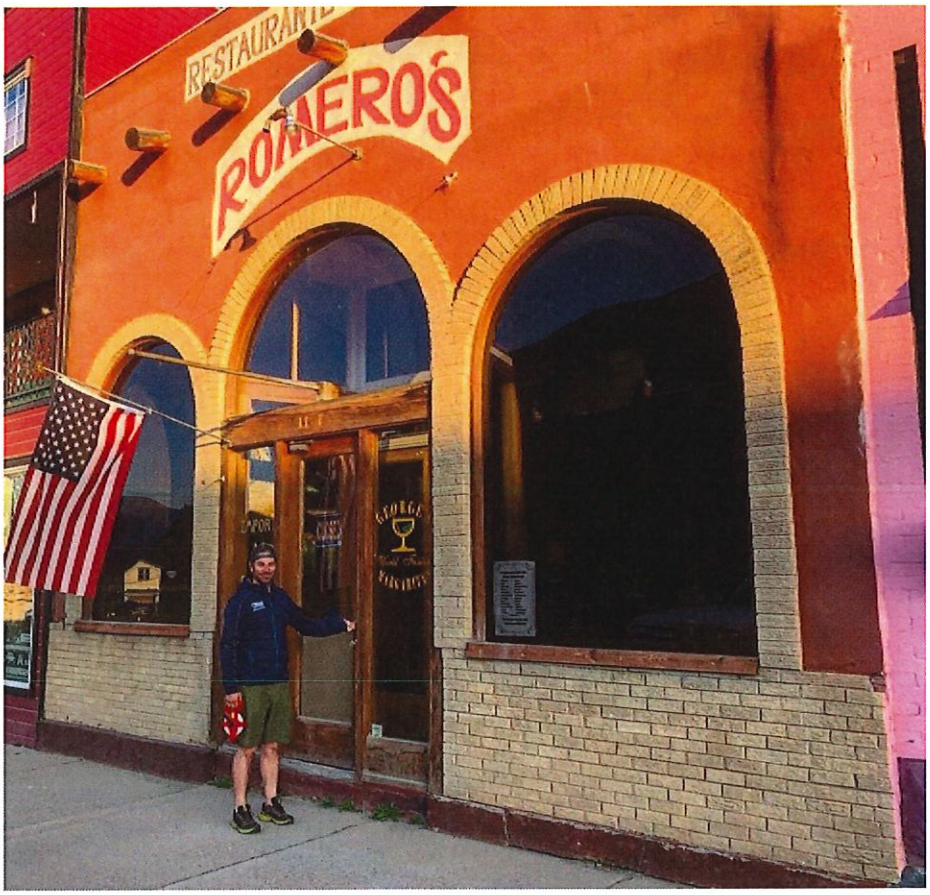
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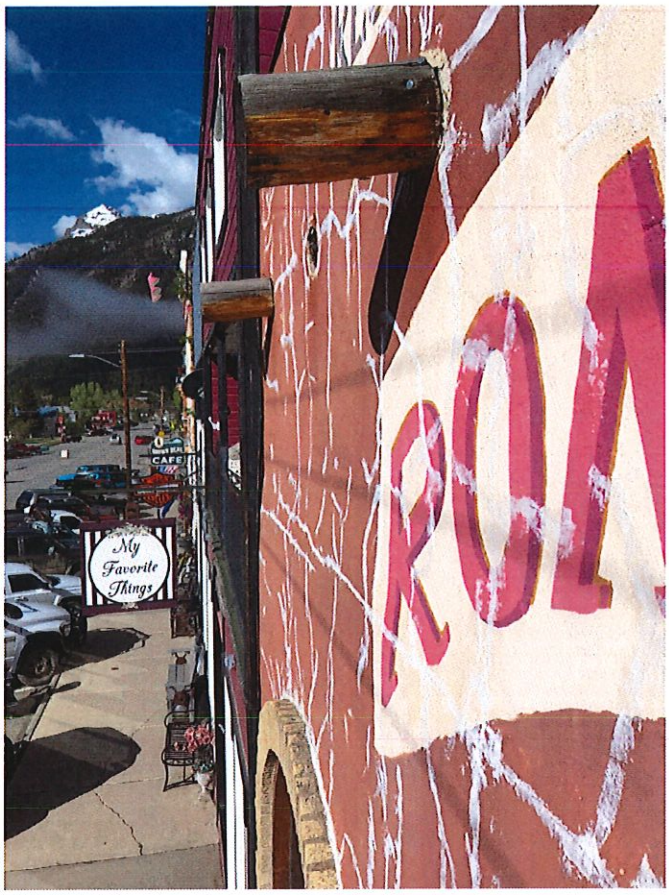
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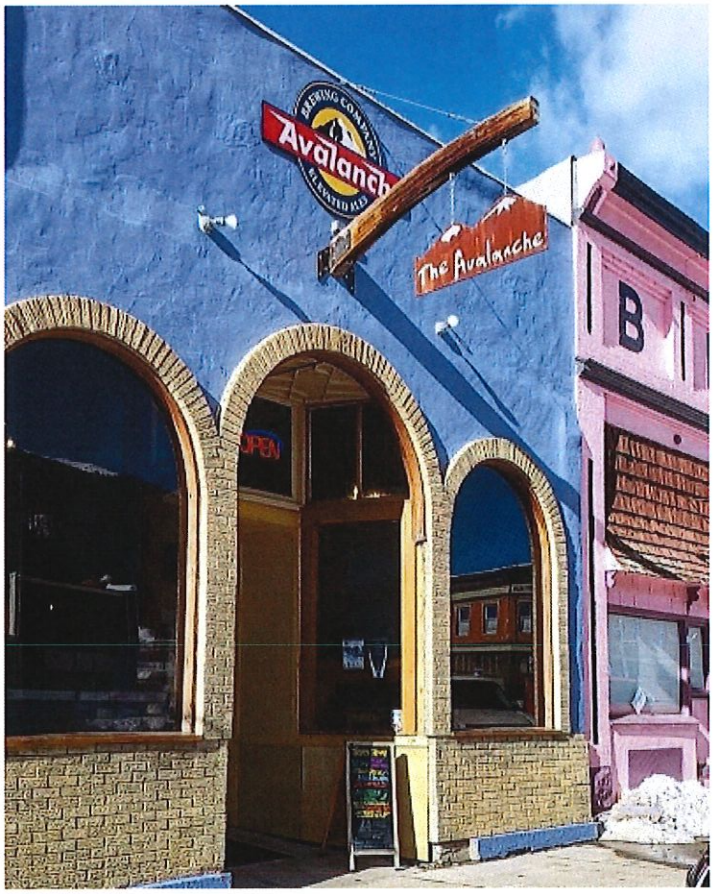
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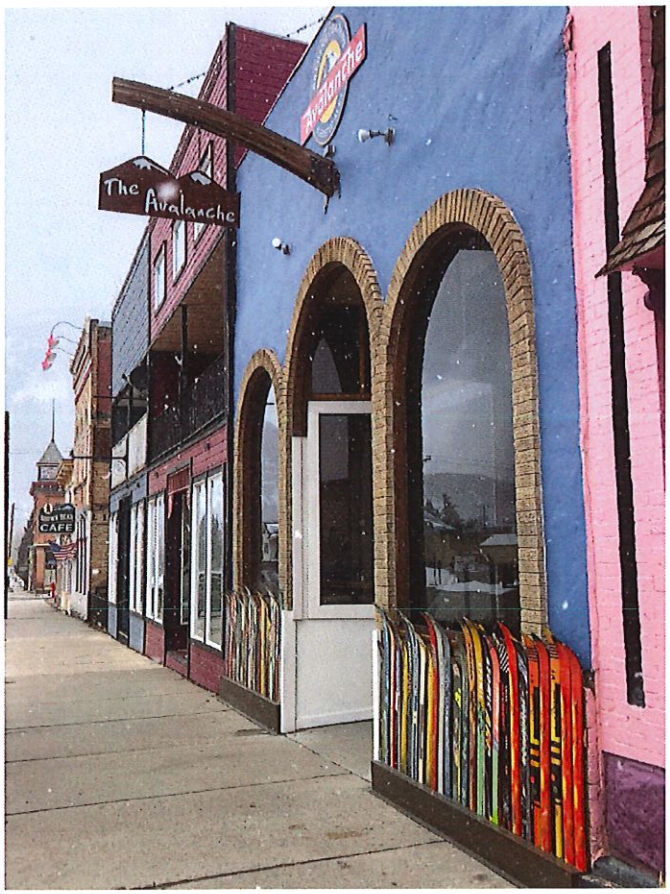
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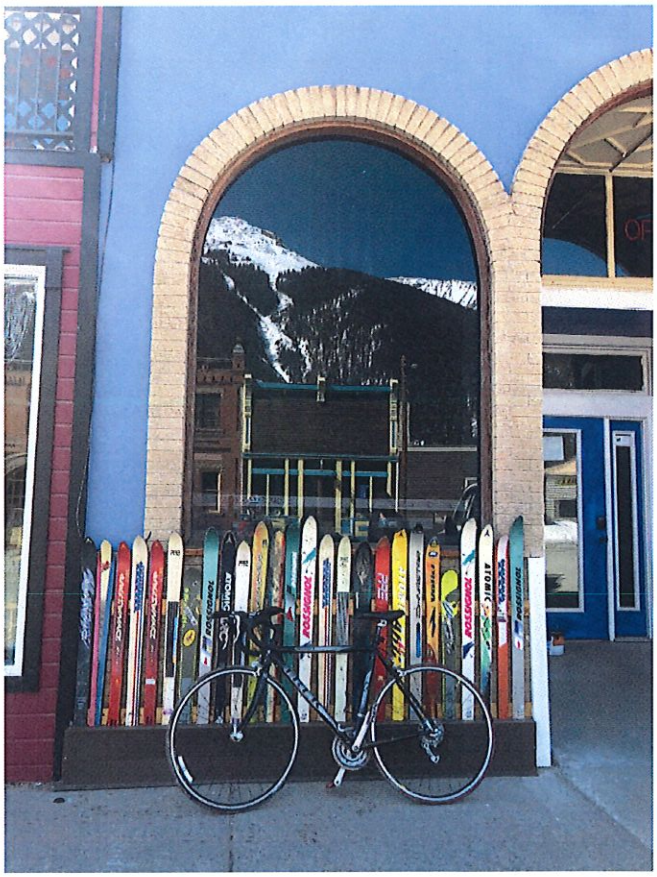
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STAFF REPORT FOR THE PLANNING COMMISSION

TOWN OF SILVERTON HISTORIC REVIEW COMMITTEE
HISTORIC BUILDING FAÇADE OF THE LASHLEY RESIDENCE

REPORT DATE: MAY 14, 2020.
MEETING DATE: MAY 19, 2020.
FROM: PLANNING DIRECTOR.

Project: Proposed Building Façade Changes, Existing Historic Structure, Lashley Residence, 1350 Blair (Empire) Street, Lots 4-5 Block 14, Silverton, Colorado.

The owners of the historic building at 1350 Blair (Empire) Street, Applicants Austin and Casie Lashley, are proposing changes to the historic building front façade.

It appears that this building was constructed in 1894, and has been used as a boarding house and a residence.

This historic building is located within the Town's Historic Overlay District. Changes to the front façade of buildings within the Town Historic Overlay District (other than "routine maintenance") require review by the Town's Historic Review Committee. The San Juan Regional Planning Commission is reviewing this project in its official capacity as the Town's Historic Review Committee.

The proposed historic building front façade changes are the following:

1st Floor - Converting one ground-level existing center window opening to a proposed French door opening (adjacent double doors).

2nd Floor - Converting one existing center window opening to a proposed French door opening. The proposed 2nd Floor French doors will lead onto a proposed 2nd Floor balcony, which will be built over the sidewalk.

3rd Floor - Converting one existing window opening to two proposed window openings.

The Applicants are requesting a review of the proposed façade changes, so that they can proceed with ordering windows and doors which will be in compliance with the Town's Historic Overlay District regulations.

Next month, plans will be finished for the Town Historic Review Committee to review, for a proposed 2nd Floor balcony, to be constructed over the sidewalk. 2nd Floor balconies of this type are common on Blair Street.

The Applicants electronically submitted a letter, photograph, and sketch to the Planning Department on May 11. The Applicants submitted paper copies today of that submittal, and they have also added some computer drawings of the windows and doors they would like to purchase (**attached**).

The Town Historic Overlay District regulations are provided in your meeting packet (attached to the

"Avalanche Brewery" Staff Report). The intent of the District regulations is to preserve the various historic building features of the structures in our downtown core. The purpose of the regulations is in part to preserve our classification as a National Historic Landmark.

On May 8, the adjacent land owners (within 300 feet of the site) were notified by mail that the Historic Review Committee would be reviewing this project on May 19. The adjacent land owner letter is **attached**. There were no neighbor or citizen inquiries about this project to date. I received one verbal comment, a phone call from Frank Anesi, who noted that, as an adjacent land owner, he has no objection to either of the two Town Historic Review Committee projects you are reviewing on May 19.

Please note that approving the replacement of the existing 2nd Floor central window with the proposed 2nd story French doors for this project most likely would imply that a proposed balcony will be acceptable to the Historic Review Committee to be reviewed in the next few months.

If for some reason you do not plan to allow the addition of a proposed 2nd Floor balcony over the sidewalk on the front façade of this historic structure, then it would be advisable to deny the approval of the proposed 2nd Floor French doors. The balconies are prevalent on Blair Street, although mostly on commercial structures, rather than residential.

Attached are some of the applicable pages from the Town's "Builder's Handbook" (which are guidelines, not requirements or regulations) for the Blair Street portion of the Town Historic Overlay District. That document specifies that balconies constructed over public rights-of-way should be allowed where appropriate.

The Applicants are requesting the Town Historic Review Committee provide guidance on the "muntins" (grid shaped window pane trim) for the proposed windows they are planning to purchase.

The **attachments** for your review and consideration are the following:

(1) Adjacent land owner letter.

(2) Excerpt of the Town's "Builder's Handbook" guidelines for Blair Street.

(3) Letter from Applicant Austin Lashley to the Planning Commission submitted May 11.

(4) Recent photo of the boarding house/residential historic building, located at 1350 Blair Street, submitted by Applicant on May 11.

(5) Sketch of the proposed building façade, showing proposed changes to the existing window openings, and the addition of two sets of proposed French doors, submitted by Applicant May 11.

(6) Computer drawing of the proposed windows which the Applicants would like to purchase, submitted on May 14.

(7) Computer drawing of the proposed French doors that the Applicants would like to purchase, submitted on May 14.

(8) The Town's Historic Overlay District regulations are attached to the "Avalanche Brewery" Staff Report, which is included in your May 19 Planning Commission meeting packet.

The Planning Director recommends that the proposed windows, doors, and balcony, to be placed on the historic building facade at 1350 Blair Street, appear to be in general compliance with the Town's adopted Historic Overlay District regulations contained within the Municipal Code.

Please contact me anytime if you would like to discuss this project. My contact information is listed in the attached adjacent land owner letter.

Lisa M. Adair PE
Town & County Planning Director

Town of Silverton
PO Box 250
Silverton, CO 81433

SAN JUAN COUNTY
PO Box 466
Silverton, CO 81433

May 8, 2020

Regarding: Town Historic Review Committee Application, Lashley Residence, 1350 Blair Street, Lots 4-5 Block 14, Silverton, San Juan County, Colorado.

Dear Property Owner:

Silverton, Colorado is receiving an application regarding a historic building façade. The project site is located within the Town Historic Overlay District, at 1350 Blair Street, Lots 4-5 Block 14. You have been identified as the owner of property near the project site.

Changes to building facades within the downtown Historic Overlay District require review by the Town Historic Review Committee. The purpose of the application is obtain approval of proposed windows and proposed doors, to be placed on the front of the existing building. The application is being submitted by Austin Lashley.

The San Juan Regional Planning Commission will convene as the Town Historic Review Committee to review this project on May 19. Neighbors and citizens may submit written and/or verbal comments to the Planning Director and Historic Review Committee before and/or during the meeting.

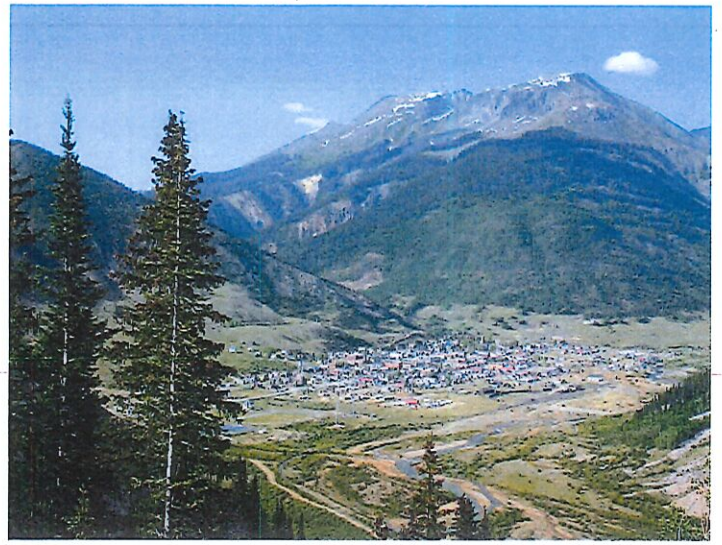
If you have any questions about the proposed windows and proposed doors, you can contact the Applicant Austin Lashley at (970) 317-0321, or the Town & County Planning Director Lisa Adair.

The Planning Director is currently working from home, due to State corona virus restrictions. These are the best ways to contact the Planning Director at this time:

Home-office landline: 970-387-0500
Work cell: 970-946-9408
Email address to use for the fastest response: mackie@gobrainstorm.net

Thank you,
Lisa M. Adair PE

Town & County Planning Director
Office Located at Silverton Town Hall
PO Box 250, 1360 Greene Street, Silverton, CO 81433
Phone: Office (970) 387-5522, Work cell (970) 946-9408
Email: ladair@silverton.co.us



BUILDER'S HANDBOOK

A GUIDE TO SILVERTON'S HISTORIC STYLE

Town of Silverton, Colorado July 2004

6. Large, vertically elongated windows should be used for the first floor store front.

7. Second floor windows may be of a different design of the first floor window, but should be vertically elongated and double hung.

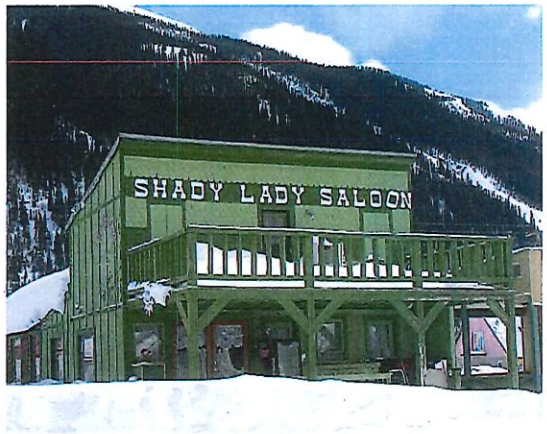
8. The use of transom windows and kickplates on the front of the buildings is encouraged.

9. Inverted entryways shall be used for the main opening.

Ornamental Detailing for New Commercial Buildings in the Historic Green Street District:

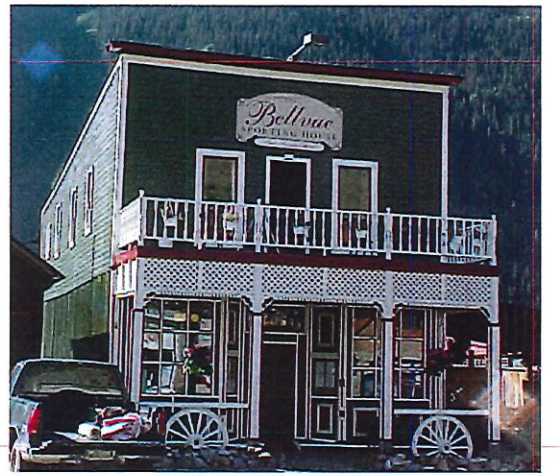
1. Contemporary versions of historic detailing is encouraged for cornices, brackets, dentils, lentils and decorative belt courses.

HISTORIC BLAIR STREET COMMERCIAL DISTRICT



Silverton's Blair Street commercial district displayed the Victorian theme, but with its own more **flamboyant style. Colors** were (and still are) more **vivid**. Second floor **balconies and marquees**, over-looking the street, are common. Sidewalks, often boardwalks, were covered with porches. Hotels and rooming houses often had **rear stairways, landings**, and **balconies**.

Building materials used in the construction of the Blair Street Historic District were wood (with horizontal or vertical siding) and brick. Victorian decorative features such as Queen Anne shingles, brackets, decorative belt courses, and cornices were also used, but much less frequently than on Greene Street. Most of the buildings were of the same basic form as those on Greene Street: large rectangular structures that filled a 25' by 100' lot with roofs that gently sloped to the alley. These buildings may have had a false front façade with a parapet and some decorative detailing at the roof line. Often room was left off the alley for balconies and stairways.



Historic Commercial Building on Blair Street

Bent Elbow; Historic Lodge and Restaurant on Blair Street

Rear Stairway and Balcony on the Avon Hotel, Blair St.

Several of the small homes on Blair St. have been converted into commercial businesses. These too demonstrate the use of bright colors, contrasting trim, and covered front porches. The basic architecture of these commercial homes is folk Victorian.

Former Homes Converted to Businesses on Blair Street

Blair Street Business Exhibiting a Variety of Building Materials

DESIGN STANDARDS FOR BLAIR STREET HISTORIC DISTRICT HISTORIC BUILDINGS

Exterior Structural Characteristics:

1. Preserve the false front facades, marquees, balconies, covered porches and roof lines, (including parapets and cornices) that characterized the period of significance of Historic Blair Street.

2. Locate mechanical and service equipment, and satellite dishes so that they are not visible from the public street and do not detract from the historic appearance of the building.

3. Preserve the original storefront design of the building including large vertically elongated first floor windows and kickplates.

4. Preserve the original entryways; especially inverted entryways.

5. Preserve historic rear balconies and stairways.

Exterior Decorative Features:

1. Preserve the decorative features that identify the building as "contributing" to the period of significance, such as:

- Ornamental cornices and brackets
- Transoms windows above display windows or entryways
- Kickplates below display windows
- Elaborate window sashes, molding, and lintels
- Decorative railings on balconies and marquees and/or covered first floor porches
- Decorative porch supports with Victorian detailing

2. If possible, restore rather than replace damaged features. New replacements should match the original feature. When needed use historic photos to determine the proper feature to reproduce.

3. Preserve the original historic exterior building materials.

4. Protect wood features by re-applying paint as necessary and providing proper drainage and winterization.

5. Avoid the addition of new decorative features that are not characteristic of the original historic commercial building.

6. Repair historic boardwalks. When necessary to replace any boards, replace with a similar wooden material used for the original boardwalk.

Additions or Remodels to Historic Commercial Buildings in the Blair St. District:
1. Design new additions to protect the original character of the building.

2. Where possible, locate new additions at the rear of the building, not visible from the public street.

3. New additions should be designed in form and materials that complement and original building architecture and materials.

4. Preserve additions that are older than 50 years.

5. The Secretary of Interior's Standards for Historic Preservation shall be used as a guide for remodeling and restoration work on historic commercial buildings.

Design Standards for Silverton blair Street DISTRICT new Commercial Buildings

Building Dimensions and Location:

1. New commercial buildings in the Blair Street Historic District shall have the same setback (i.e. alignment) as the existing commercial buildings on the same block.

2. The building should fill the 25 foot wide dimension of the lots.

3. New commercial buildings within the Blair Street district should complement and not exceed the height of the existing historic commercial buildings on the block.

4. New commercial buildings in the Blair Street Historic District should, were relevant, complement the long, narrow rectangular form of the surrounding buildings with roofs that gently slope towards the alley.

Building Design:
1. New commercial buildings shall utilize decorative features similar to those used on historic commercial buildings in the Blair Street Historic District such as balconies, marquees, covered walkways, and railings.

2. Building materials should appear to be similar to those used historically; such as wood and brick.

3. Siding on wood structures should be horizontal.

4. The form and materials used in roof construction should complement that of nearby historic buildings.

5. New front gabled buildings should utilize a false front design.

6. When the adjacent buildings have a boardwalk, a new boardwalk should be installed to connect to the existing ones.

DESIGN STANDARDS FOR historic RESIDENTIAL STRUCTURES CONVERTED TO COMMERCIAL BUSINESSES WITHIN THE BLAIR STREET HISTORIC DISTRICT

Design Features:
1. Historic residential structures, i.e. those over 50 year old, that are converted into commercial businesses on the street frontage shall blend in with the commercially used homes as well as the residentially used homes in the neighborhood.

2. "Commercial" homes should add a shed roofed front porch with porch supports exhibiting Victorian detailing and spindle-work.

3. Signage identifying the "commercial" home shall be on the front edge of the shed-roofed front porch or just above the front door. Signage on these homes converted to commercial businesses shall not be located on the upper front gable above the entryway or covered porch.

4. Front windows on these "commercial" homes may be enlarged to more efficiently act as display windows, but shall be vertically elongated rectangles and double hung.

Additions and Remodels:
1. Additions to homes converted to commercial businesses shall not overpower the original form and mass of the home.

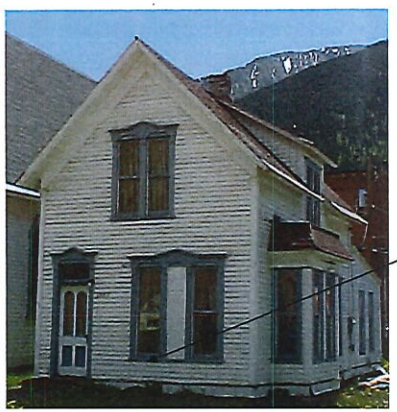
2. Additions should be located in the rear of the structure and be designed in a matter that complements the historic character of the original home.

3. Additions shall be made of the same building materials and construction as the original home.

SILVERTON'S HISTORIC RESIDENTIAL DISTRICT

Historic homes in Silverton's core historic residential district display architectural styles of the 1870's to 1920s. This is Silverton's "Period of Significance" upon which the design standards are based. Most of Silverton's historic homes built during this period represent one of three distinct styles. These are (1) early Victorian, (2) Victorian Queen Anne, and (3) Stick/Eastlake. One or two larger "Second Empire" French mansion style buildings are found in Silverton, but these are uncommon. "Twentieth Century Vernacular" homes appeared in the early 1900s.

Silverton's homes built during the period of significance may not be textbook examples of, for example, Queen Anne or Stick Victorian homes, but represent examples of the Victorian-style variation ***unique*** to Silverton, or, in other words a more simplified version of these styles, sometimes called "folk mining vernacular."



The following annotated photographs illustrate the main defining features in building shape and ornamentation of the residences built during Silverton's Period of Significance."

Vertically elongated double hung windows with decorative window crowns typical of the 1870s.

Front facing gables with steeply pitched main roof, more gently slope shed dormers, and rectangular bay windows.

Dear Members of the Planning Commission,

Please review the included illustrations and photos to provide feedback on replacement windows and doors on the front façade of our residence at 1350 Empire St. At this stage we are only seeking approval to purchase windows and doors only for our project. We hope to have a more detailed illustration and discuss the planned porch siding and more detail in the next meeting, but due to a full planning commission agenda and time restrictions for the application we would like to discuss those items during the June meeting.

The structure was likely built in 1894 according to our title and assessors records although has likely changed via additions through the years. The structure was utilized as a boarding house in its inception. We have been unable to find any historic pictures of the structure in the Silverton archives, Denver Public Library, or the Library of Congress, however artifacts and materials suggest the current façade has probably been in place since 1920. If any photos are found we would be very interested in reviewing them.

The windows and doors on the first floor were replaced by the previous owner. We would like to reuse 2 windows that will be replaced from the south side of the building on the second floor and place a double exterior french style door on the second floor to access the future porch. We would also like to replace the central front window with a double french style door eventually as well. On the third story we would like to split the single window frame into 2 windows to accommodate a window for each bedroom on that story. We would like to include muntins or "grids" on the windows and doors for detailing and welcome discussion on the styling of those muntins from the board.

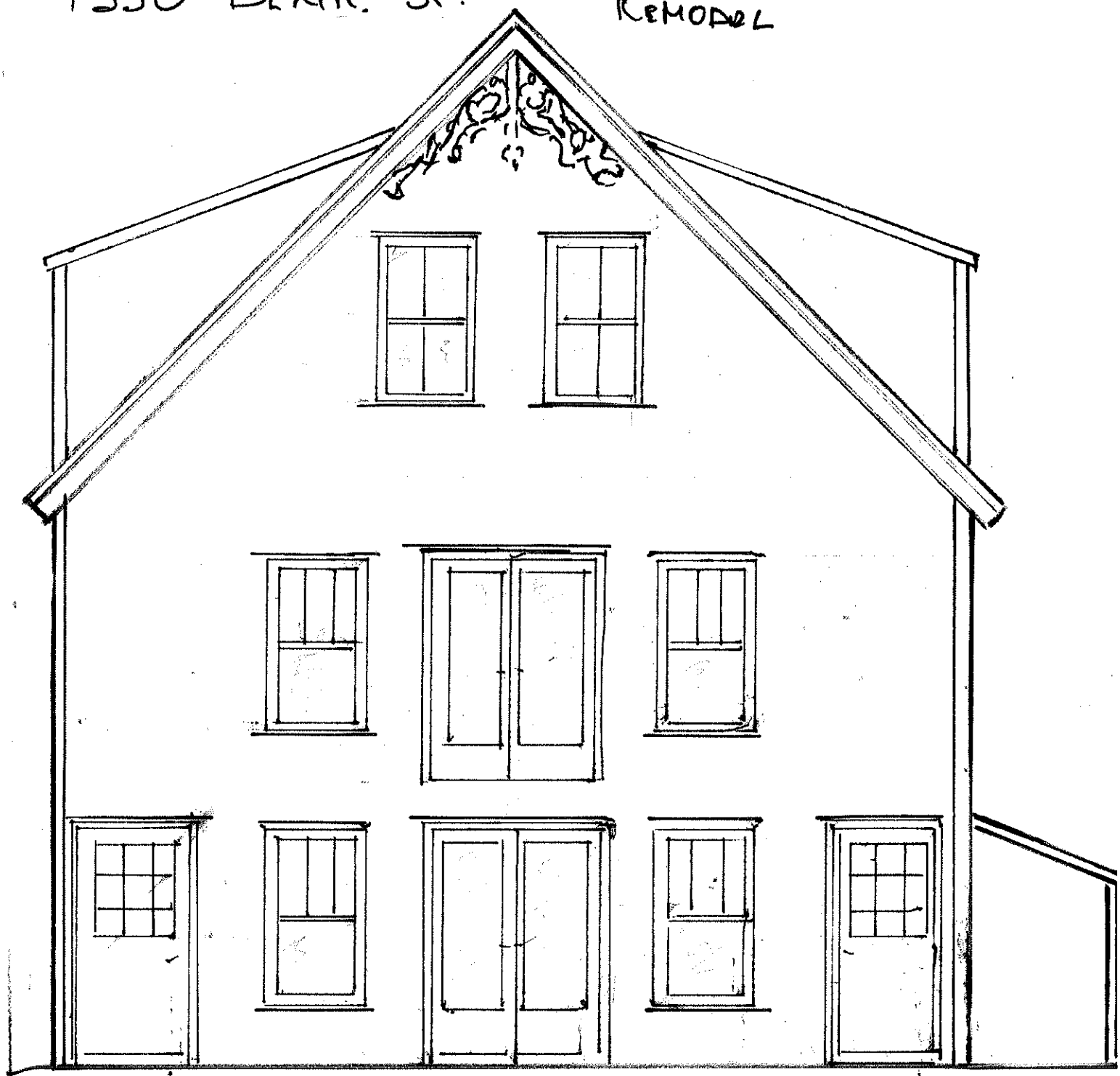
Thank you for your consideration and we look forward to discussing the porch, siding, and detailing in the next meeting. If any of the board members would like to discuss these items in preparation of the next meeting, please feel free to contact us at 970.317.0321, or avalanchebrewing@gmail.com.

Best Regards,

Austin and Casie Lashley

1880

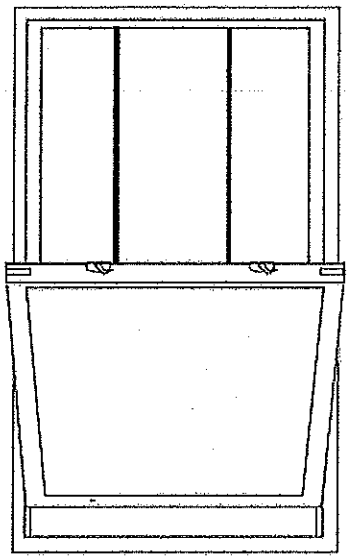
1350 BLAIR. ST. REMODEL



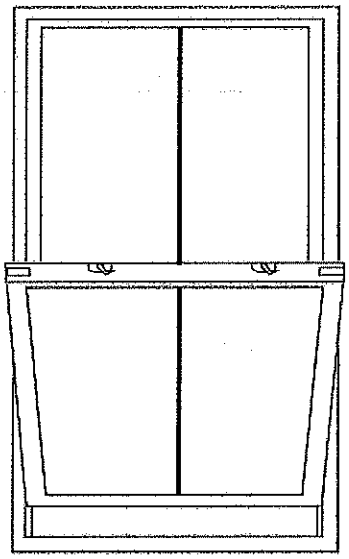
WEST ELEVATION. / BLAIR ST 1/4" = 1'

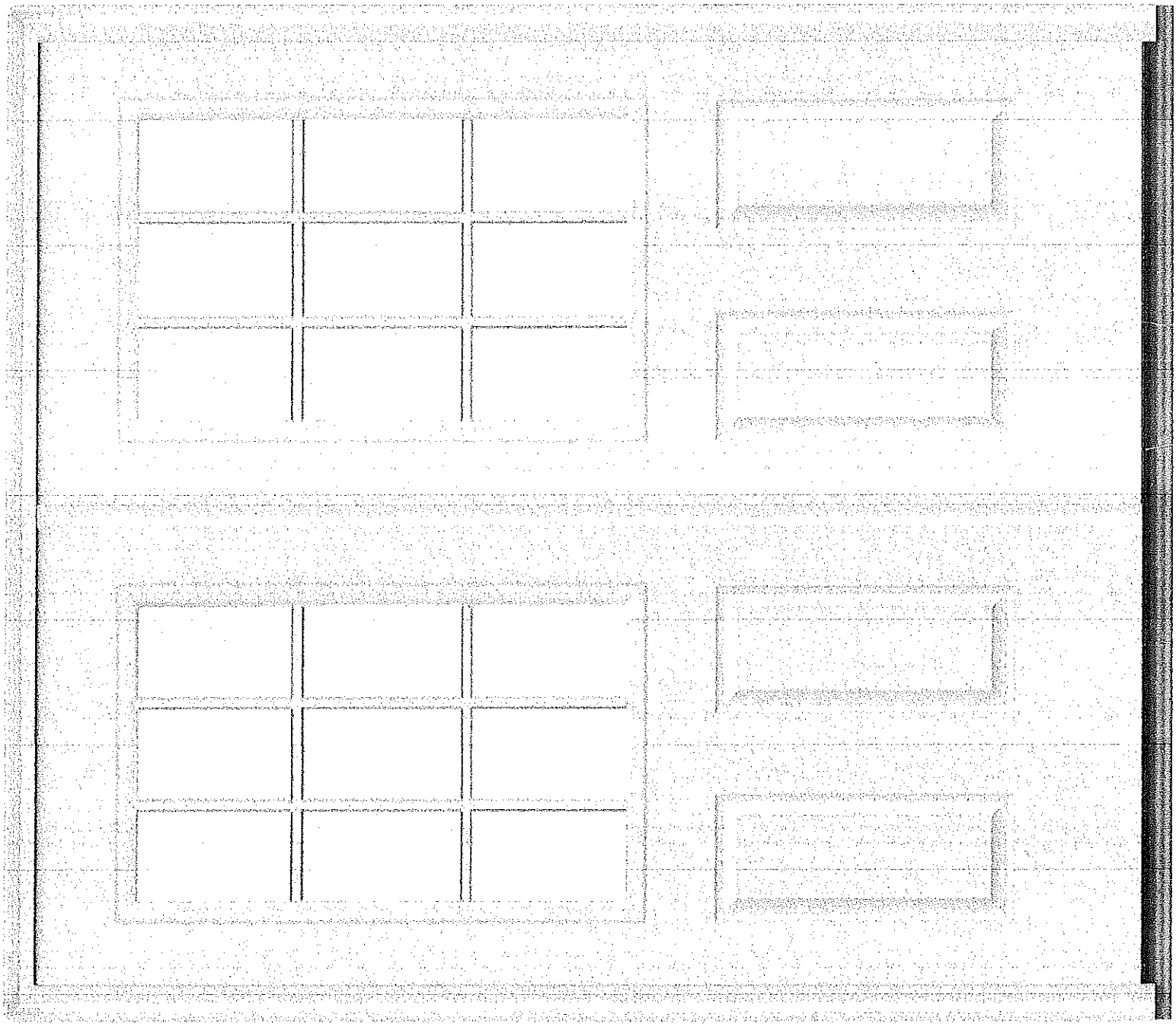
SIDING TO MATCH EXISTING.

3 over 1



2 over 2 vertical





STAFF REPORT FOR THE PLANNING COMMISSION

TOWN ADU REGULATIONS

REPORT DATE: MAY 11, 2020.
MEETING DATE: MAY 19, 2020.
FROM: PLANNING DIRECTOR.

Project: Town Ordinance with Proposed Revisions to the Town of Silverton Municipal Code Regarding Accessory Dwelling Units (ADUs).

Attached is the updated, Draft Town of Silverton Ordinance 2020-03 (dated May 1, 2020), regarding proposed revisions to the Town's Accessory Dwelling Unit (ADU) regulations.

The Planning Commission reviewed this proposed Town Ordinance on April 21. The changes made since April 21 are shown on the attached document in red text.

The current, adopted ADU regulations can be viewed on the Town website, under Government – Ordinances - Ordinances 2017 - specifically Ordinance 2017-03 ADUs.

The changes made since April 21 include the following:

- Section K includes a better definition of a "one story" structure. The Building Inspector has a page long definition in the currently adopted Building Codes, so we referenced the Building Codes.

- Section M has been reworded to better reflect architectural compatibility.

- Section P generally deals with utilities, tap fees, and water/sewer. Section P has been reworded; the regulations regarding tap fees and utilities have been clarified. Section P was then reviewed and approved by the Public Works Director.

- Section Q has been reworded to specify rare instances when the homeowner may obtain special permission from the Town Board to rent out the main residence while the ADU is also rented.

The changes were made by the Planning Director and the weekly Town Staff Code Committee, including the Building Inspector and Town Administrator. The changes we made reflect the review comments that the Planning Commission discussed on April 21.

If you approve of the attached document, then the attached draft Town Ordinance 2020-03 may be forwarded to the Town Board of Trustees. The attached document will then be presented to the public and the Town Board for consideration.

Planning Commissioners and citizens can contact me by phone or email, to discuss the proposed Ordinance (or any other Planning Department topics).

Lisa Adair PE, Town & County Planning Director, Silverton & San Juan County Colorado.
Work cell: (970) 946-9408
Home email: mackie@gobrainstorm.net
Home landline: (970) 387-0500

Town of
Silverton

ORDINANCE 2020-03

(Draft for Planning Commission Review on 5/19/20, LMA, Last Revised on 5/1/20)

AN ORDINANCE REVISING MUNICIPAL REGULATIONS CONCERNING THE PLACEMENT AND CONSTRUCTION OF **ACCESSORY DWELLING UNITS** FOR RESIDENTAL HOUSING NEEDS

WHEREAS, pursuant to the authority conferred via C.R.S. Section 31-23-301, the Town of Silverton through its Board of Trustees ("Town"), is empowered to regulate and restrict the use of buildings, structures and land for use as residential or other purposes within its statutory jurisdiction, so long as such restraints are determined necessary to promote the general health, safety and welfare of the community; and

WHEREAS, through such authority, the Town has held that the use of **Accessory Dwelling Units (ADUs)** for long-term tenancy to address the Town's housing needs, may be permitted after approval has been granted through an established "Use Subject to Review" application process; and

WHEREAS, the Town has witnessed an increased interest by property owners in constructing new ADUs, and remodeling existing structures to provide ADUs;

WHEREAS, the Town Board has acknowledged the growing need and community requirements to provide affordable, long-term housing for the elderly, local workers, and extended family; and

WHEREAS, the Town Staff has provided recommendations on these regulations to the Planning Commission, who has reviewed and considered the potential effects of ADUs on the community, and found allowing ADUs to be beneficial to the Town's economy to address housing needs, and that allowing ADUs promotes general health, safety and welfare of the community, while preserving the historic character and scale of Town; and

WHEREAS, The Town Board has held public hearings and required readings on this Ordinance on the following dates:
First Reading Date: _____
Second Reading Date: _____
Adoption Date: _____
Publication Date: _____

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO:

A. Purpose: For the Town of Silverton to adopt a policy that promotes and encourages the creation of legal ADUs, to increase available long-term housing, while minimizing any increase

in infrastructure maintenance, and while retaining existing neighborhood character.

B. Definitions: "Accessory" means that an ADU is subordinate to and smaller than the primary structure on the same parcel, and ADU is the general term for an accessory dwelling, including but not limited to, carriage house, miner's cabin, granny flat, and shed. An ADU provides complete independent living facilities for a limited number of persons. It shall include permanent provisions for living, cooking, eating, sleeping, heating, lighting, electric, water, and sanitation, on the same parcel as the primary structure. The ADU shall meet all requirements as a habitable residence, per provisions of the currently adopted building codes, and all other applicable ordinances, and it shall receive a Certificate of Occupancy prior to becoming a legal ADU. Applications for ADUs will be reviewed and may or may not be permitted, on a case by case basis.

C. Review Process: ADUs require a Town Use Subject to Review Application, which shall first be reviewed by the Town Staff for completeness and compliance with the applicable regulations. A Site Plan, Utility Plan, Building Plans, and a text description of the project shall be submitted by the Applicant, along with the Town Use Subject to Review Application form and adopted fee. Additional copies and additional submittal items shall be submitted as required by the Town Staff, to adequately evaluate the project. Property owners within 300 feet of the proposed ADU parcel's exterior boundaries shall be notified by mail by the Town Staff, using pre-stamped pre-addressed envelopes submitted by the Applicant. Once determined to be complete, the application shall be reviewed by the Planning Commission, with their recommendation and any conditions of approval forwarded to the Town Board. If an ADU application complies with all regulations, and there are no neighborhood compatibility concerns, then the Town Staff may exempt the ADU application from Planning Commission and Town Board review. The Town Staff shall schedule a Public Hearing for the Town Board to approve with conditions, table, or deny the application. Public notice shall be given a minimum of ten days in advance of the public hearing by publication. Any ADU application that does not fully comply with all provisions of the Ordinance shall automatically be subject to review by the Planning Commission and Town Board. Interpretation of and final decisions regarding these regulations shall be as determined by the Town Board, with any subsequent appeals to be heard by the Town of Silverton Board of Adjustment.

D. Occupancy: The maximum number of persons occupying an ADU shall be based upon the latest adopted building code, per square footage occupancy calculations. ADUs from 400 to 700 square feet are allowed an occupancy of up to 3 persons. ADUs that are 400 square feet or less are allowed up to 2 persons, with exiting and fire protective measures and/or upgrades as required by the Building Inspector.

E. Density: ADUs are not a unit of density; they are an accessory use in conjunction with a primary structure. A legally-conforming parcel may be permitted for one ADU. A request for an ADU on an existing non-conforming parcel, or the application for more than one ADU on a parcel, will be reviewed on a case by case basis.

F. Lot Size: Minimum parcel size shall conform to the zoning district requirements. Proposed ADUs on parcels which do not meet the required minimum parcel size, shall be reviewed on a

case by case basis, and require review by the Planning Commission and approval by the Town Board.

G. Setbacks: Side lot line setbacks and rear lot line setbacks shall conform to the zoning district minimum requirements. ADUs shall be located in a subordinate location on the parcel, in relation to the primary structure. ADUs that are to be newly constructed shall comply with all required setbacks. ADUs proposed in existing structures are not required to meet the setback requirements; however, when reasonably feasible, as determined by the Town Staff, the non-conforming alley setback shall be increased. ADUs shall be located a minimum of ten feet from any existing or proposed propane tank(s). Additions to existing structures being converted to ADUs shall conform with the current minimum setback requirements. The final decision on any determinations, interpretations, and exemptions shall be decided by the Town Board.

H. Unit Types: ADUs shall be detached from the primary structure. ADUs may be located in conjunction with an existing garage and/or accessory outbuilding. ADUs contained within a primary structure are not permitted. ADUs shall not be attached to the primary structure; however, an existing structure which is already physically attached to the exterior of the primary structure, may be converted into an ADU, after being reviewed by the Planning Commission, and if approved by the Town Board.

I. ADU in Existing Structure: An ADU that is to be located within an existing structure may require foundation improvements to accommodate the adaptive reuse and conversion into an ADU. This foundation work typically includes footings and foundation walls for a crawl space or a basement. The footprint of the foundation work shall not exceed the footprint of the existing structure above, where the lot line setbacks are non-compliant. If the work requires the temporary moving of the existing structure, it may be placed back into the same historic location and elevation upon the completion of work. However, if the non-compliant setback from the alley can feasibly be increased, then the structure shall be re-placed to cause the maximum compliance with the current minimum setback requirements. The requirements and interpretation of these provisions, and the site specific feasibility thereof, shall be as determined by the Town Staff. ADUs proposed in existing structures are not limited by minimum square foot limits; however, every ADU shall meet all applicable adopted building codes. The occupied spaces of an ADU shall be limited to 700 square feet. If a basement area is to be occupied for living, kitchen, bath, sleeping, the occupied spaces shall meet all IBC requirements, for exiting, emergency egress and rescue, along with snow diversion requirements. Non-occupied areas of a basement, partial basement or crawl space may be utilized for the storage needs of the ADU occupant(s), and as a mechanical room. All construction of ADUs in existing structures exceeding 50 years in age shall comply with historic preservation standards, whenever feasible, to retain the historic integrity of the structure and neighborhood; said requirements shall be as determined by the Town Staff.

J. Unit Size – New Structures: ADUs to be located in a new structure shall contain a minimum of 300 square feet, and a maximum of 700 square feet, measured from the ADU interior perimeter footprint. ADUs constructed above detached garages shall have a minimum of 300 square feet and a maximum of 700 square feet of usable floor area, as defined by the currently adopted building codes.

K. Height & Width: ADUs shall be one-story, as measured from the ground surface. The term "story" shall be as defined by the current Building Codes adopted by the Town of Silverton. ADUs exceeding one story may be permitted on a case-by-case basis if approved by the Town Board. ADUs shall comply with the site zoning district's most stringent maximum height requirements. Height and width requirements are also subject to review and modification per other applicable requirements, as determined by the Town Board.

L. Orientation and Privacy: ADUs shall be oriented and designed in a manner that maintains the privacy of the occupants on adjacent properties, as determined by a site visit and site-specific conditions, including but not limited to building heights, solar access, locations of doors, windows and outdoor spaces, walls, fences and landscape screening. ADU applications shall depict and propose methods to minimize privacy impacts to adjacent properties.

M. Design Standards: ADUs shall be designed to be compatible with the architectural character of the primary structure, neighboring structures, and nearby historic structures. ADU decorative features, details, ornamentation, and accessory components shall reflect the architectural character of the neighborhood, and shall be compatible with the architectural design of structures found in the community.

N. Access: ADUs shall have an individual exterior entry, with direct pedestrian access to a public right-of-way. Provisions for maintaining safe exiting from the ADU and to the public right-of-way way during all weather conditions shall be addressed.

O. Parking: ADUs shall have no off-street parking requirements. The applicant shall note the availability of two on-street parking spaces that are adjacent to the parcel, with the intent of protecting parking availability for neighboring properties. No posting of reserved parking for the ADU or the primary structure is allowed.

P. Utilities, Billing and ADU Address: ADUs shall have separate and independent billing for sewer, water, and refuse services, unless exempted from this requirement by the Town Board. Electricity, heat, phone, internet, and other utility services shall be designed so as to allow for the continued use of the primary structure and/or the ADU when one is not occupied, as well as meeting the requirements of the service provider. Addresses for ADUs shall be the same as the primary residence plus one-half, or shall be assigned a number by the tap location method, as determined by the Town Staff. Existing site and utility conditions may permit the joint usage of the primary structure's water and/or sewer tap(s) and service line(s) to serve the ADU, if approved by the Public Works Director and Town Board. In such circumstances, independent metering, accessible shutoff, and lock of the ADU water service shall be installed. The applicable standard residential service fees for water, sewer, and refuse shall apply to all ADUs. If a new water tap is required to be installed on the water main for the ADU, as determined by the Public Works Director and Town Board, then the applicable water tap fee and water plant investment fee shall be paid. If a new sewer tap is required to be installed on the sewer main for the ADU, as determined by the Public Works Director and Town Board, then the applicable sewer tap fee and sewer plant investment fee shall be paid.

Q. Ownership and Use: The primary structure and ADU shall remain on one parcel with a

single ownership. Parcels with ADUs shall not be subdivided. Owners may occupy either the primary structure or the ADU. Neither the primary structure nor the ADU shall be used as a Vacation Rental. The intent of these regulations is that the owner shall occupy either the primary structure, or the ADU. The ADU and the residential dwelling of the primary structure cannot be rented simultaneously, unless specifically approved by the Town Board, on an annual basis.

R. Leases: ADUs are intended to provide rental housing opportunities for working residents, seasonal workers, emergency service volunteers, or senior citizens, and shall have a minimum lease duration of at least three months per tenancy.

S. Severability Clause: If any section, subsection, sentence, clause, phrase, or word of this Ordinance is, for any reason, held to be invalid or unconstitutional, or its clarity of definition and interpretation of such questioned, such decision shall not affect the validity of the remaining portion of this ordinance, and the remainder of this ordinance will remain in force and effect. Definitions contained within this ordinance shall be interpreted and understood as those terms and uses commonly understood within the public realm.

INTRODUCED, APPROVED ON FIRST READING AND ORDERED PUBLISHED ONCE IN FULL on this _____ day of _____, 2020.

INTRODUCED AND ADOPTED ON SECOND READING on this _____ day of _____, 2020.

TOWN OF SILVERTON, COLORADO:

_____

Mayor, Signature

_____

Mayor, Print Name

ATTEST: _____

Kelli Fries, Town Clerk

STAFF REPORT FOR THE PLANNING COMMISSION

PROPOSED WATER TREATMENT BUILDING AT CASCADE VILLAGE

REPORT DATE: MAY 14, 2020.
MEETING DATE: MAY 19, 2020.
FROM: PLANNING DIRECTOR.

Project: Proposed Grizzly Peaks Water Treatment Building at Cascade Village.

Application: County Improvement Permit Application.

Applicant: Grizzly Peaks Sales and Distribution LLC.

Representative: Dave Marsa, Water-Sewer Operator.

Project Location: The proposed water treatment building is located in Cascade Village, on the commonly owned land managed by the Cascade Homeowners Association, adjacent to the existing condominium building known as the "San Juan Building," and adjacent to Lot 1R of the Twilight Meadows Subdivision.

Proposed Improvements: Proposed one-story well water treatment utility building, under 400 square feet, to be used for chlorination and controls, and proposed associated utilities.

Additional Details: The proposed building will take in raw water, which originates from a new water well, which was drilled in 2018. The proposed building will house the chlorination (and testing apparatus) for the water system, and the controls to regulate the water system. The building is to have two rooms. One is assumed to be a separate small room to house the bleach, which is a typical layout of water treatment buildings. The applicant is a privately owned water company "Grizzly Peaks," which is regulated by the PUC, and sells potable water to the residents at Cascade Village in San Juan County, CO. The applicant's representative is Dave Marsa, the licensed water-sewer operator for this water system, and several other water/sewer Districts. The purpose of the proposed building and use is to meet the State drinking water standards and testing regulations for a public water system. A public water system requires chlorination and testing, serving more than 15 houses or more than 25 people.

SUMMARY: The Planning Director finds that the proposed water treatment building is in general compliance with the County's Zoning and Land Use Regulations, and the Master Plan; therefore the Planning Commission can consider recommending approval of the Improvement Permit Application, with the Conditions of Approval noted at the end of this Staff Report.

Process: The Planning Commission is reviewing this Improvement Permit application. After the Planning Commission makes recommendations, the County Commissioners will review this Improvement Permit application. An Improvement Permit is required to construct a building in San Juan County. The process is three steps: Sketch Plan, Preliminary Plan, and Final Plan. That normally requires two or three submittals, and four to six meetings. Since this is a relatively small and necessary utility building, intended to be used to meet State regulations for the treatment of water, this three step review process may be combined into an abbreviated process, if that is permitted by the County Commissioners.

STAFF REPORT FOR THE PLANNING COMMISSION, PROPOSED GRIZZLY PEAKS WATER TREATMENT BUILDING AT CASCADE VILLAGE, MAY 14, 2020.

Water: The treated water for this building will come from a tap on the existing Cascade Village water main. The raw water entering the building for the chlorination process will originate from a new water well drilled in 2018.

Sewer: Sewer is not mentioned in the application. Any plumbing fixtures, such as sink or toilet, will need to be plumbed into the existing Cascade Village sewer main by a tap and sewer service line.

Electric: There is an existing electric "main" operated by La Plata Electric Association.

Phone: Phone is not mentioned in the application.

Lighting: The minimal exterior lighting proposed shall meet the requirements of the Cascade Village Homeowners Association and shall comply with the "dark sky" regulations of San Juan County.

Building Materials: The application mentions non reflective and that the structure will match what is there at Cascade Village. A picture and the building plans indicate brown wood siding and stone accents. It is our understanding that the Cascade Village Homeowners Association is in the process of thoroughly reviewing the aesthetics of the proposed structure.

Building Ownership: The water at Cascade Village is provided by a private company, the Applicant, Grizzly Peaks Water Sales and Distribution LLC. The water company will be the owner of the proposed building.

Land Ownership: The proposed building is located on commonly owned land, which is jointly owned by all of the owners of the residential units at Cascade Village. The land under the proposed building is under separate ownership from the proposed building. The land under the building is managed by the Cascade Village Homeowners Association. A letter has been provided by the land owner written by Cascade Village Homeowners Association, noting that they are aware of this application and the proposed building.

Access: The access for the proposed water treatment building will be from the existing Cascade Village road system.

Zoning: The zoning at Cascade Village appears to be Urban Residential. All uses and structures are "Uses Subject to Review" (other than picnicking, camping, hiking, etc.). This proposed building could be considered a "commercial" use and structure, because it will be owned and operated by a private water company, treating well water in the building, then selling water as a business, to the occupants of Cascade Village. The County Land Use regulations note that within the Urban Residential Zoning District, "*limited commercial businesses are use subject to review and may be permitted within this zone.*"

Setbacks: Setbacks for structures in the Urban Residential Zoning District are noted in the Land Use Regulations as ten feet from property lines. Therefore, this proposed building, if permitted by the County Commissioners, shall be constructed at least ten feet from the property line, where Cascade

Village shares a boundary with Lot 1R of the Twilight Meadows Subdivision. The close-by property boundary shall be marked prior to any excavation.

Scenic Preservation Overlay District: This site appears to be located within the Scenic Preservation Overlay District which includes "all sites located within 1500 feet of the centerline of U.S. Highway 550." Therefore the project shall comply with the regulations of the Scenic Preservation Overlay District specified in Section 1-114 of the County Zoning and Land Use Regulations. Those regulations require thoughtful design to protect environmental assets, scenic views, historical assets, geologic hazards, health safety welfare, multimodal access, and visual impacts. Within the Scenic Preservation Overlay District, the County can add project-specific requirements, related to setbacks, screening, visual/scenic impacts.

Adjacent Land Owners: Over 150 owners within 1500 feet of the proposed building were notified by mail. To date one call was received from a property manager who manages the condo closest to the proposed structure. The person who owns the closest unit in the existing San Juan Building has a deck balcony close to the proposed structure. The property manager was inquiring where to find the applications/plans on the County website and she was assisted. All of the owners were notified, instead of just notifying the Homeowners Association. That is because not all of the owners at Cascade Village are active in the Homeowners Association. The water company (Applicant's) representative, water-sewer operator Dave Marsa, has been working for several years on this proposed building (location, aesthetics, building materials, etc.) with the managers of the Cascade Village Homeowners Association. Two emails were received from adjacent land owners, and they are attached for your consideration.

Utility Plan: No utility plan was submitted. At the site and the vicinity, there is assumed to be the following utilities: existing water mains, existing sewer mains, existing underground electric lines, existing underground phone lines, existing underground fiber optic lines for internet, existing underground Tacoma hydroelectric power plant six foot diameter single wall steel water transmission pipe, existing irrigation lines and sprinklers for landscaping. There is a new well water pipe which runs from the new well drilled a few years ago on or near the adjacent Lot 1R in the Twilight Meadows Subdivision. There may be propane or natural gas lines, stormwater/storm sewer lines, culverts, etc. There may be other unknown utilities. The Applicant's representative Dave Marsa is generally aware of the locations of these existing utilities, because he is the water-sewer operator at Cascade Village, and has been filling that role since before I first met him in 2001. The Applicant's representative Dave Marsa possesses the utility plans for Cascade Village. However some of those plans are old, lacking, possibly containing some errors and omissions. Those Cascade Village utility plans may have missing information regarding electric, phone, fiber optic, gas. The Applicant shall consult with all local utility companies before any digging or excavation. The Applicant shall avoid conflicting with the Tacoma pipeline and associated easement. The Applicant shall call the required Utility Notification Center of Colorado (UNCC) prior to any excavation for utilities or foundation. The applicant shall submit an updated site/utility plan at the time of applying for a Building Permit.

Wetlands: The last page of the application binder includes a photo which may depict some existing wetlands near (downhill of) the proposed structure. It appears that the building is located behind some existing trees which will screen it from the Highway 550 view, and which places the proposed structure uphill of the trees and the low-lying wetlands area. However, to investigate the possibility of wetlands

at the proposed building location, the Applicant is required to consult with the Army Corps of Engineers in order to get the required wetlands clearance. Consulting with Derek Holscher, who is the Tacoma pipeline replacement project representative for Xcel Energy, will allow for a coordinated effort on viewing the latest wetlands mapping for that site.

Geohazards and Avalanche: The proposed structure is located close to and between two existing approved structures, within an approved Subdivision/PUD, and appears to be relatively free from hazards. For the Cascade Village and Twilight Meadows area, the following exist, according to the County's adopted hazard maps: debris fan/flow, rock fall, expansive soil/rock, and swamp. When the County hazard maps were made in the 1970s, some areas which would now be considered "wetlands" were labeled "sw" denoting "swamp." Some of the "sw" areas are located near the proposed replacement area of the leaking, old Tacoma pipeline at Cascade Village. The proposed building footprint location appears to be out of the geohazards and avalanche areas, with potential wetlands ("swamp") downhill of the footprint, closer to the Highway.

Site Plan: If this proposed Improvement Permit is approved by the County Commissioners, then a better site plan should be submitted to the Planning Department and Building Department, for the Building Permit application, with a drawing of the proposed building footprint, existing and proposed utilities, and the setbacks from property lines.

Screening: It appears from the application and photos that the proposed building will be hidden or at least partially shielded from the Highway 550 public view, by the presence of existing landscaping trees. Those trees appear to be about 10-30 feet tall aspens and evergreens. It is assumed those existing trees are to remain in place. If the building is visible from Highway 550, then the County staff may require the Applicant Grizzly Peaks, to plant additional trees to increase the vegetative screening.

Chlorine: It is assumed the building will house some chlorine since the purpose of the structure is water treatment. The building is proposed as two rooms. Some treatment buildings have two rooms because one is a locked chlorine room. Any chemicals, additives, chlorine, shall be used and stored in accordance with Federal and State regulations. All rules and laws shall be complied with, in particular locking of any harmful substances, as there are residents, children, pets, and wildlife, living near this structure. If possible or required, the building should be fitted with a motion detector, or 'Nest" remote camera, to prevent the entering of the unoccupied building or accessing any water treatment chemicals and chlorine room. It is likely that like most small water operator systems the chlorine used in this building will consist of gallon bottles of bleach, easily purchased from a grocery store rather than the more legally-restricted forms of chlorine. No chlorine or chemicals shall be permitted to leak or run off from the building into the apparent downhill wetlands. Any chemicals or hazardous substances kept in the structure shall be labeled and the appropriate material data sheet posted. The applicant's representative clarifies today that he plans to use only one 55 gallon barrel of household bleach at a time, which is required for the disinfectant for public water systems, and no other chemicals, and that State laws permit the transport of 2 bleach barrels in the back of a truck without any "posting." Beyond 2 or 3 barrels of bleach, there are apparently State restrictions. All methods of safety shall be utilized to ensure the local children, pets, wildlife, adjacent properties, and the environment are protected from chemicals, ingestion, hazards, fire, and spills.

Fire Hazards: There shall be required fire extinguishers (and a recommendation of a fire alarm system) which shall comply with all applicable laws, Building Codes, and fire department requirements. The fire alarms/system and extinguishers shall be as required by the Durango Fire and Rescue Chief Karola Hanks, who shall be given the opportunity to review the building plans for overall fire safety, and shall be provided with a list of any daily or occasional use chemicals to be used or stored within the structure.

Economic Development Corridor: This site is located within the County's Economic Development Corridor, where site uses such as residential and commercial may be permitted as Uses Subject to Review, and where development is to be encouraged, when compared to development on mountainous backcountry sites.

Master Plan: This is within the County's Economic Development Corridor, which specifically includes "*Cascade Village,*" and is set aside as having the following site characteristics: the "*focus of future development ... that are environmentally suitable, where public services are available and that provide feasible opportunities for growing the community and the economy*" and "*are suitable for residential, light industrial, and flexible commercial uses and already contain existing residential development and some mixed commercial, industrial and mining development.*"

The Master Plan Goal EV-1 and EV-2 state the following:
"Town and County officials will work cooperatively and in partnership with applicants, creating a business friendly environment." "The practical and well-planned extension of infrastructure and utilities makes Silverton and San Juan County more attractive and user-friendly."

This project appears to comply with the Master Plan for several reasons, including being in general agreement with the goals and statements noted above. This is a proposed water system infrastructure building, required to meet State regulations for the treatment of water, for existing, local County residents at Cascade Village.

Location of Proposed Building: The need for this proposed utility building, and its apparent compliance with the County Land Use Regulations and Master Plan, seems to indicate that the County should approve this project. The question then may be, is the proposed structure located in the best location? The Applicant can discuss with the Planning Commission, at the May 19 meeting, why the proposed building location was selected, and any possible alternatives that could be preferable, when considering all siting criteria, including but not limited to, protection of adjacent land owners from any potential impacts, any potential effects to the environment, and scenic/visual impacts.

The Planning Commission has the following options for actions:

(1) **Recommend approval** of this Sketch Plan, and/or the Improvement Permit Application. There are proposed Conditions of Approval for you to consider below, if you choose to recommend approval.

(2) **Recommend denial** of this Sketch Plan and/or the Improvement Permit Application. If the project is recommended for denial, then it is advisable to note the County regulation with which the project does not comply. Potential reasons for a recommendation of denial could be anticipated adverse impacts to the adjacent land owners, and/or potential visual impacts as viewed from Highway 550.

(3) **Table the project**, because there is a critical piece of information missing that the Planning Commission needs before it can make a recommendation. In this case, it would be helpful to the Applicant to specify what document he needs to submit so that the Planning Commission can review that and make a decision. Examples of documents which may be needed to make a decision might be: a current lack of a written wetlands clearance from the Army Corps of Engineers, or that a utility plan is needed to confirm the proposed building does not conflict with existing utilities.

Planning Commission May Consider Recommending an Abbreviated Process:
Please specify whether or not the Planning Commission recommends that this project should follow a one-step, two-step, or three-step permit application review process. The normal process defined in the adopted County Land Use Regulations is: 1. Sketch Plan, 2. Preliminary Plan, 3. Final Plan. This process requires three submittals, and six meetings. Following Sketch Plan approval, often Applicants "combine" the Preliminary and Final Plan into one "combined" submittal, which is then reviewed by the Planning Commission, and the County Commissioners. Would the Planning Commission recommend allowing this apparent critical water system infrastructure project, which proposes a utility building under 400 square feet, to follow an abbreviated or a one-step process?

Staff Recommendation: The Planning Department finds that the project appears to be in general compliance with the Master Plan, and will provide a critical service by allowing for the State-mandated treatment of water, to provide potable water to existing County residents. The project also appears to be in general compliance with the County Zoning and Land Use Regulations.

The Planning Director suggests that the Planning Commission should recommend approval of this Improvement Permit, with the Conditions of Approval listed below.

Proposed Grizzly Peaks Water Treatment Building Improvement Permit Conditions of Approval for the Planning Commission to consider, are the following:

1. All State and Federal permits and regulations are required including but not limited to: NPDES/CDPHE stormwater permits, Army Corps of Engineers wetlands permitting, OSHA, UNCC, PUC. All required State and Federal permits shall be obtained prior to commencement of the work.

2. The property line shall be staked, and clearly marked with caution tape and/or survey flagging to create a durable temporary construction fence, by a Licensed Surveyor, prior to any excavation or work, and the building shall meet the minimum required setback of ten feet from any property lines.

3. The Cascade Village Homeowners Association, as the land owner, shall approve the proposed building location and materials prior to any excavation and construction work.

4. (Please Consider Recommending 4A or 4B)

   4A. Considering that this project involves the construction of a relatively small structure, located within an existing, approved, Planned Unit Development, and the use of the proposed building is to allow for the compliance with State drinking water regulations, and to provide potable water to County residents, the Improvement Permit applicant may utilize an abbreviated County review

process, with one submittal, one review by the Planning Commission, and one review by the Board of County Commissioners. An abbreviated review process does not imply or guarantee approval, and the project may require additional review and meetings, until approval or denial is decided upon by the Board of County Commissioners.

--OR--

4B. The Improvement Permit application for this project can utilize an abbreviated County review process, with two Plan submittals instead of three, and each of the two submittals shall be reviewed for approval or denial by the Planning Commission and Board of County Commissioners. The second submittal shall be considered the "combined" Preliminary-Final Plan.

5. The Applicant shall obtain and submit written clearance or a permit from the Army Corps of Engineers prior to any excavation or grading work. Approval of this County Improvement Permit is contingent on written approval of the project from the Army Corps of Engineers.

6. The Applicant shall provide adequate screening of the structure as viewed from public roads and trails including but not limited to Highway 550. A site visit by County staff shall occur during or after construction and the County staff may require additional screening including planting of evergreens, if the visibility of the structure exceeds the relatively minimal scenic impact anticipated. The Applicant if not agreeing with the County staff screening requirements, may have the County staff's proposed screening requirements reviewed by the Board of County Commissioners.

7. San Juan County requires reseeding of any disturbed soil ground surface with certified weed free native seed. The reseeding shall comply with the applicable San Juan County Zoning and Land Use Regulations.

8. San Juan County has "dark sky" lighting requirements. Nighttime construction with lighting is not anticipated. A minimal amount of exterior lighting is proposed. Any lighting associated with this project shall comply with the applicable San Juan County Zoning and Land Use Regulations.

9. Prior to the commencement of the work, a copy of any required stormwater permits/plans, and any wetlands permits, shall be provided to the Cascade Homeowners Association, as the representative of the commonly owned site land owners.

10. A site plan and a utility plan (showing all existing and proposed utilities) shall be provided to the Planning Department and Building Department, upon the application for a County Building Permit.

11. The project shall comply with all San Juan County Zoning and Land Use Regulations. The violation of San Juan County Zoning and Land Use Regulations, any State or Federal regulations, shall cause this permit to be void. If requirements differ, the most stringent shall apply.

12. Due to the proximity of the site to existing residential occupants, no nighttime construction shall occur, between 8 pm and 6 am, except in the case of a public safety emergency.

13. All sinks, toilets, water discharge, shall be plumbed into the existing sewer main system of Cascade Village by a proposed sewer tap and a proposed sewer service line.

14. The proposed building shall be provided with positive drainage in all directions away from the structure and a foundation drain shall be installed.

15. Any floor drains, raw water overflow, backwash water, or treated water overflow, shall outlet or discharge in accordance with the requirements of the County Building Inspector and the Cascade Village Homeowners Association, either into the existing Cascade Village sewer system, and/or into the Cascade Village storm drainage system. No water system spillage, overflow, or backwash water, either raw or treated, shall outlet the building in an uncontrolled manner, or sheet flow and affect the adjacent lands.

16. The building materials and the building exterior colors shall be non-reflective, natural materials and subdued colors, designed to be similar in types, color, and style to the adjacent existing structures, shall be in accordance with the County Zoning and Land Use Regulations, and approved by the Cascade Homeowners Association.

17. All trash shall be contained in an enclosed structure until removal from the site to prevent wildlife and any potential odor impacts to the San Juan Building, as noted in the adjacent land owner comments.

18. A copy of the building, site, and utility plans, and a list of any chemicals to be used within the structure, shall be provided for review, comment, and approval to the Chief Karola Hanks at the Durango Fire and Rescue. The applicant shall comply with the requirements of the fire department.

19. Any unanticipated adverse impacts to the owners within the San Juan Building or Lot 1R Twilight Meadows Subdivision shall be remedied by the applicant to the satisfaction of the Cascade Village Homeowners Association.

20. *Additional Conditions of Approval the Planning Commissioners would like to add.*

Lisa Adair PE
Town & County Planning Director
ladair@silverton.co.us

Town of Silverton
PO Box 250
Silverton, CO 81433

SAN JUAN COUNTY
PO Box 466
Silverton, CO 81433

May 7, 2020

Regarding: County Improvement Permit Application, Proposed Water Treatment Building, Cascade Village, Highway 550, San Juan County, Colorado.

Dear Property Owner:

San Juan County, Colorado has received an application for a County Improvement Permit. The project site is located at Cascade Village, near property that you own. The Application was submitted by Grizzly Peaks Water Sales & Distribution LLC.

The purpose of the application is to obtain County permission to construct a proposed 400 square feet water treatment building. The location of the proposed structure is adjacent to the existing condominium building called the "San Juan Building" in Cascade Village. An Improvement Permit is required to construct a proposed structure in San Juan County, Colorado. The application is being posted onto the San Juan County, Colorado website, under "County Government" – "Building & Planning" – "Proposed Additions."

The San Juan Regional Planning Commission is an "advisory board," which will review this project on May 19. At a later date, the Board of County Commissioners will review, and vote to approve or deny this project, during a Public Hearing. There will be a legal notice in the Silverton newspaper prior to the Public Hearing. I would expect the Public Hearing to occur on June 10 or June 24. Neighbors and citizens may submit written and/or verbal comments before and/or during the meetings.

If you have any questions, you can contact the Town & County Planning Director Lisa Adair. The Planning Director is currently working from home, due to State corona virus restrictions.

These are the best ways to contact the Planning Director at this time:

Home-office landline: 970-387-0500
Work cell: 970-946-9408
Email address to use for the fastest response: mackie@gobrainstorm.net

Thank you,

Lisa M. Adair PE

Town & County Planning Director
Office Located at Silverton Town Hall
PO Box 250, 1360 Greene Street, Silverton, CO 81433
Phone: Office (970) 387-5522, Work cell (970) 946-9408
Email: ladair@silverton.co.us

ADJACENT LAND OWNER COMMENTS RECEIVED REGARDING THE PROPOSED GRIZZLY PEAKS WATER TREATMENT BUILDING AT CASCADE VILLAGE

Thu, 14 May 2020

Hello Ms. Adair,

Thank you for the notification and opportunity to comment on a permit application regarding the Proposed Water Treatment Building at Cascade Village, Highway 550, San Juan County, Colorado. Your acceptance of comments from affected owners who are unable to attend the Public Hearing is appreciated.

I agree with the information presented in the letter by the President of the Cascade Village Community Association as a part the documentation available on the San Juan County website. In addition to fulfilling the appearance, quality and service needs of the residents, I would like to add an additional requirement under the Solid Waste Management portion of the Application for Improvement Permit page. I ask that Grizzly Peaks Water Sales & Distribution LLC be required to contain the generated waste in a manner to prevent any noxious or unpleasant odors from escaping the proposed building
or from waste placed in the Cascade Village dumpsters. Normal trash generates enough unpleasant odors. Previous experiences with any type of solid waste have usually resulted in some type of odor, so I would not want odors to permeate the air or penetrate into our condo. This has the potential to create an issue since all the condos at Cascade Village rely on fresh air through open windows and doors, especially during the heat of summer.

Thank you very much for your consideration of my comments and possible inclusion for permit approval. If you need to contact me, please do so at reidrg84@gmail.com (email) or at 513-313-3388 (phone or text).

Sincerely,

Robert G. Reid, Owner
50827 Highway 550, Unit 18
San Juan Building
Durango, CO 81301

ADJACENT LAND OWNER COMMENTS RECEIVED REGARDING THE PROPOSED GRIZZLY PEAKS WATER TREATMENT BUILDING AT CASCADE VILLAGE

Thu, 14 May 2020 AM

Lisa,

Good morning. I received your letter regarding the Proposed Water Treatment Building at Cascade Village. I want to bring to your attention that the board ~~will not approve and allow a 400sqft Building as proposed. The board~~ is under the impression that it will be the size of the current building that they have which I guess is less than 100SQFT.

We do understand that the building has to be built but the size will have to be approved by Cascade Village Board.

Please feel free to call me at 214 218 3077.

Thanks

Charlie Tyack

Cascade Village Facilities Manager.

Note from Planning Director, 5/14/20 PM: I received a call from Charlie Tyack, the adjacent land owner, and Cascade Village Facilities Manager, who wrote the email above.
Charlie stated that he spoke with the applicant's representative Dave Marsa, and that Charlie now understands why the building needs to be just-under 400 square feet.
Charlie therefore permits me to cross out the sentence above, which states that the Cascade Homeowners Association will not approve the proposed structure at 400 square feet.

Grizzly Peaks Water Sales & Distribution LLC.

Water Well Treatment and Control Building

Grizzly Peaks Water Sales & Distribution LLC.

Water Well Treatment and Control Building

Contents

Application Form

Application Narrative

Letter from Land Owner HOA

Well Permit Application

Sketches of Proposed Building

Example of Building Materials

Plat Maps Location

View from US 550

Location in winter

San Juan County, Colorado

Application for Improvement permit

Land Building

Applicant	Name	Grizzly Peaks Water Sales
	Address	222 S Kenosha Ave
		Tulsa, OK 74120 918 492 5090 Phone
Owner	Name	Grizzly Peaks Water Sales & Distr. LLC
	Address	222 S Kenosha Ave.
		Tulsa, OK 74120 918 492 5090 Phone
Contractor	Name	Cascade Village HOA
	Address	50827 US 550
		Durango CO 81301 225 772 1364 Phone

Legal Description of Property:

50827 US 550 in the Cascade Village Phase 1 development. Between 147 and 101 Meadow View Dr. in the Cascade village Common space 37.653127, -107.81165

Township N, Range W, Section

Nature of Improvement Planned:

a small building to control and disinfect the drinking water for the Cascade Village use.

Land Use Zone:

Applicant Signature

Del Pharm agent for Grizzly Peaks Water

Date Application Requested		
Date Submitted for Permit		
Date Permit Issued		
Date Permit Denied		

Reason for Denial

Receipt	FEE PAYMENT	Amount	Date
	Application		
	Building Permit		
	Subdivision/PUD		
	Hearing Notice		

APPROVAL CHECKLIST	Initial	Date
Land Use Administrator		
Ownership of Surface		
Ownership of Minerals		
Vicinity Map		
Certified Survey Plat		
Monumentation		
Basic Plan Map		
Plans and Drawings		
Road System Relationship		
Zoning Compatibility		
State Mining Permit		
Owner Notification		
Avalanche Hazard		
Geologic Hazard		
Floodplain Hazard		
Wildfire Hazard		
Mineral Resource Impact		
Wildlife Impact		
Historic Site Impact		
Watershed Gearance		
County Building Inspector		
Building Permit		
State Electrical Inspector		
Electrical Permit		
San Juan Basin Health Unit		
Sewage Disposal: Test		
Design		
Central Sewage Collection		
State Division of Water Resources		
Adequate Water Source		
Well Permit		
Central Water Distribution		
U.S. Forest Service/BLM		
Access Approval		
State Division of Highways		
Driveway Permit		
Subdivision Variance		
Subdivision Approval		
PUD Approval		

Application For Improvement Permit
Proposed Well Treatment Building

Applicant Name:	Grizzly Peaks Water Sales & Distribution LLC
Project Location:	50827 US 550, Between 147 San Juan Bld. and 101 Meadowview Drive in the Cascade Village Common Space 37.653127,-107.811165
Proposed Development:	Small building to control the well and disinfect water for Cascade Village usage
Water and Sewer Service:	Grizzly Peaks Water Sales & Distribution LLC PWSID 0156300, NPDES Permit # CO0039691
Electrical Service:	Existing electric pedestal from LPEA
Lighting:	For Safety, a minimal amount of exterior lighting may be installed onto building. All exterior features will be approved by the Cascade HOA.
Landscaping:	Landscaping will be consistent with existing. Leaving trees as-is to screen building from highway US 550. Finish landscaping will be approved by the Cascade HOA to blend in with existing.
Solid Waste Management:	The small amount generated will be disposed of in the Cascade Village Dumpsters.
Access:	Plan is to use the existing driveway for the San Juan Building off Meadowview Drive.
Ownership:	The land is common space owned by all the condominium owners in the Cascade Village HOA. The build and well will be owned by the water provider Grizzly Peaks Water Sales & Distribution LLC. SOS ID # 20091513856
Structure:	The Applicant plans to construct a one story, less than 400 square feet, 2 room, with entrance cover and not continuously occupied building. The exterior will be no reflective and blend in with the existing building of the Cascade Village. Materials and colors will be approved by the Cascade HOA and resemble the current buildings.
Scenic Quality:	Trees will be left as is to hide the building from US 550 as pictures demonstrate.

Cascade Village Community Association
50827 Highway 550
Durango, Co 81301

April 2, 2020

Lisa Adair
Planning Director
1360 Greene Street
Silverton CO 81433

Re: Well Treatment Building by Grizzly Peak located at Cascade Village

Dear Ms. Adair:

This letter is to confirm that Cascade Village Community Association is the owner of the property upon which Grizzly Peak has applied for a permit to build a Well Treatment Building.

Cascade Village Community Association has granted permission to Grizzly Peak to build the Well Treatment Building on its property at the location indicated to us by Dave Marsa who represents Grizzly Peak.

This permission is based upon Grizzly Peak's representation that it will build a building which is consistent with the décor of Cascade Village and is acceptable to the Cascade Village Community Association in appearance and quality. It is also our understanding that this well will serve the needs of the owners of units at Cascade Village.

If you have any questions, you may contact me at (225) 772-1364. Thank You for your assistance in this matter.

Sincerely,

Gregory S. Erwin
President, Cascade Village Community Association

Cc. Dave Marsa
Charlie Tyack
Vicki Alper

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST, RM 821, DENVER, CO 80203
Main: (303) 866-3581 dwrpermitsonline@state.co.us

Office Use Only

Form GWS-45 (07/2013)

GENERAL PURPOSE
Water Well Permit Application

Review instructions on reverse side prior to completing form.
The form must be computer generated, typed or in black or blue ink.

1. Applicant Information

Name of applicant: Grizzly Peak Water Sales & Distribution LLC

Mailing address: 7170 S Braden Ave Ste 200

City: Tulsa | State: OK | Zip code: 74136

Telephone # (area code & number): 918492 2358 | E-mail (online filing required): swwaterwater6 yahoo.com

2. Type Of Application (check applicable boxes)

- ☐ Construct new well
- ☐ Replace existing well
- ☐ Change source (aquifer)
- ☐ COGCC Well
- ☒ Use existing well
- ☒ Change or increase use
- ☐ Reapplication (expired permit)
- ☐ Other: _____

3. Refer To (if applicable)

Well permit #: | Water Court case #:

Designated Basin Determination #: | Well name or #: Cascade Village Well No. 9

4. Location Of Proposed Well

County: San Juan | NE 1/4 of the NW 1/4

Section: 13 | Township: 39 N ☒ S ☐ | Range: 9 E ☐ W ☒ | Principal Meridian: NM

Distance of well from section lines (section lines are typically not property lines)
Ft. from ☐ N ☐ S | Ft. from ☐ E ☐ W

For replacement wells only – distance and direction from old well to new well
feet direction

Well location address (Include City, State, Zip) ☐ Check if well address is same as in item 1.

Optional: GPS well location information in UTM format. You must check GPS unit for required settings as follows:

Format must be UTM
☐ Zone 12 or ☐ Zone 13
Units must be Meters
Datum must be NAD83
Unit must be set to true north
Was GPS unit checked for above? ☐ YES

Easting: 252098
Northing: 4171028

Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located
(PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. Legal Description (may be provided as an attachment): Twilight Meadow Lot 1R, filed for record June 10 1994 in Book 243 at Pages 110 and 111 and as Reception # 136848 and in map # 202

B. # of acres in parcel: 1.088 AC | C. Owner: Gary & Tiffany Warwick

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no list other wells)

E. State Parcel ID# (optional):

6. Use Of Well (check applicable boxes)

Attach a detailed description of uses applied for.

- ☐ Industrial
- ☐ Municipal
- ☐ Irrigation
- ☒ Commercial
- ☐ Dewatering System
- ☐ Geothermal (production or reinjection
- ☐ Other (describe): _____

7. Well Data (proposed)

Maximum pumping rate: 60 gpm | Annual amount to be withdrawn: 50 acre-feet

Total depth: feet | Aquifer:

8. Land On Which Ground Water Will Be Used

Legal Description of Land (may be provided as an attachment):

(If used for crop irrigation, attach a scaled map that shows irrigated area.)

A. # Acres | B. Owner

C. List any other wells or water rights used on this land:

9. Proposed Well Driller License #(optional):

10. Sign or Entered Name Of Applicant(s) Or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application | Date (mm/dd/yyyy)

If signing print name and title

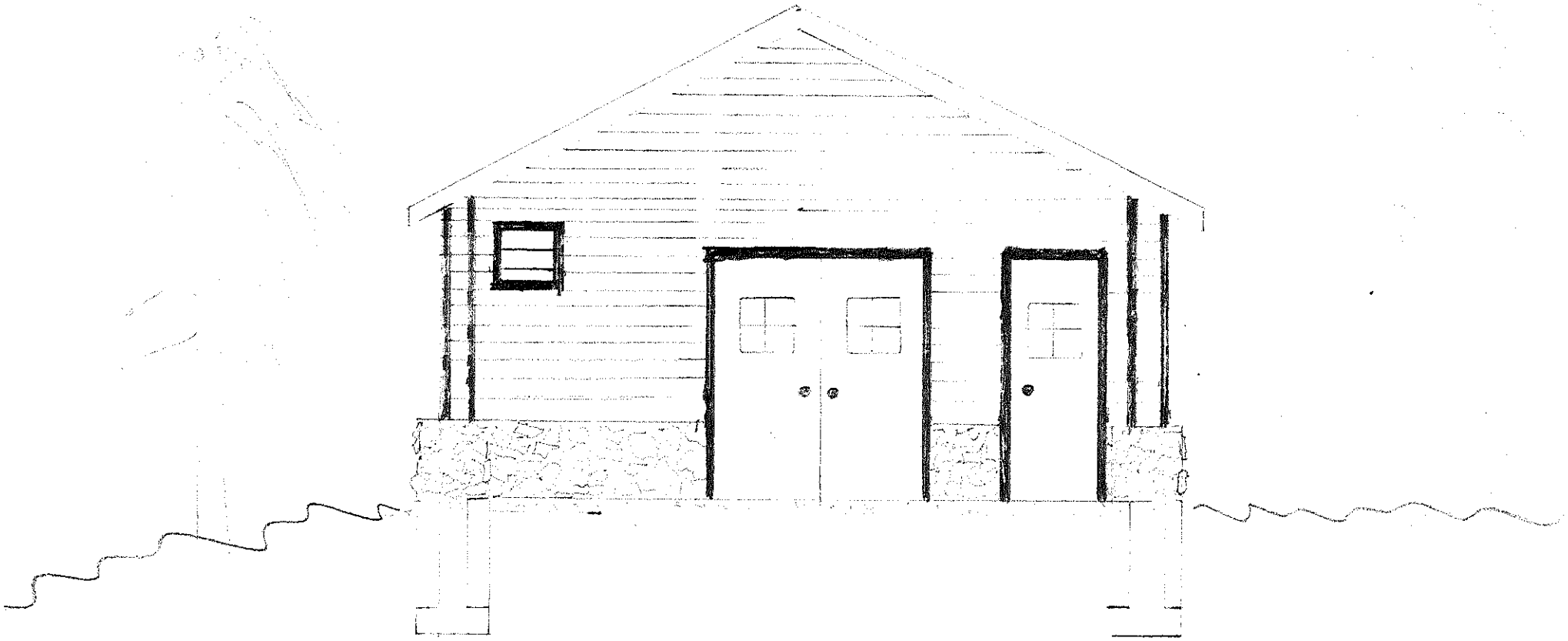
Office Use Only

USGS map name | DWR map no. | Surface elev.

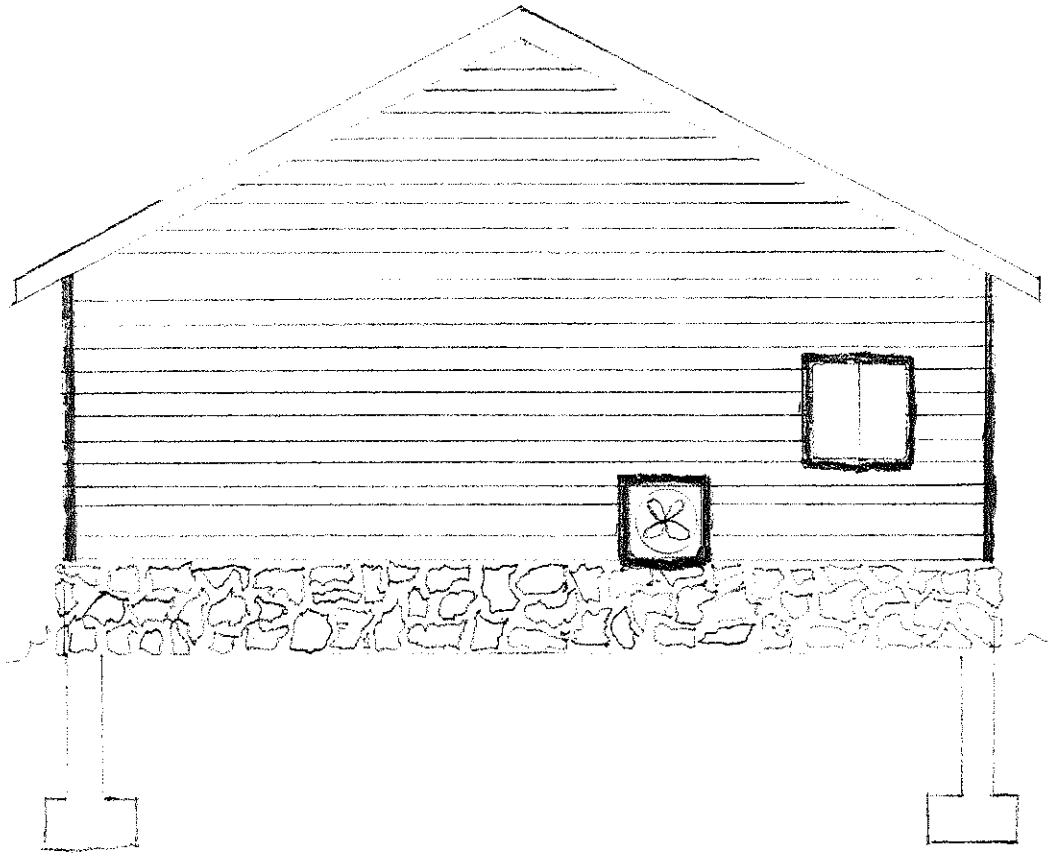
Receipt area only

AQUAMAP
WE
WR
CWCB
TOPO
MYLAR
SBS

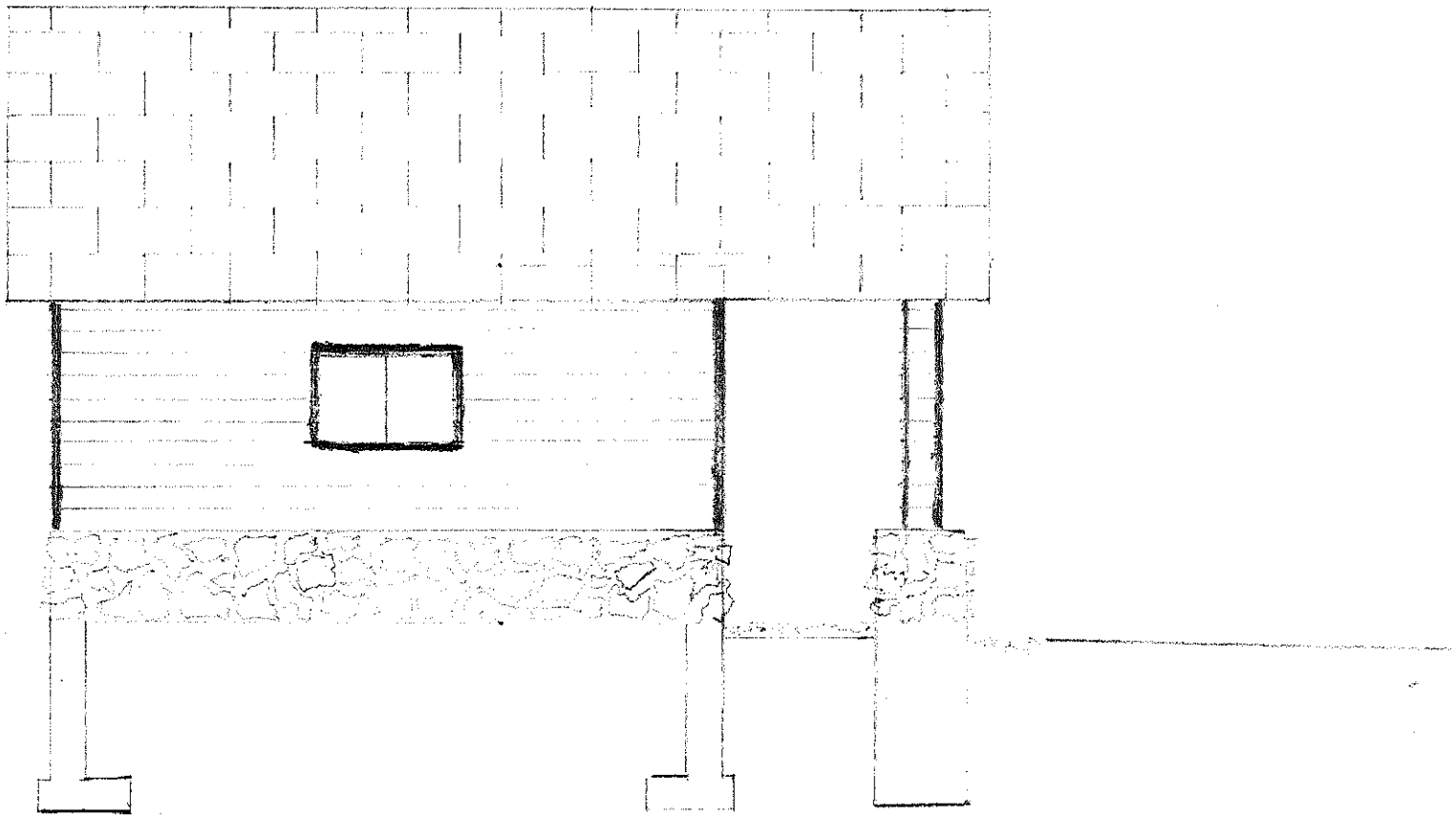
DIV _____ WD _____ BA _____ MD _____



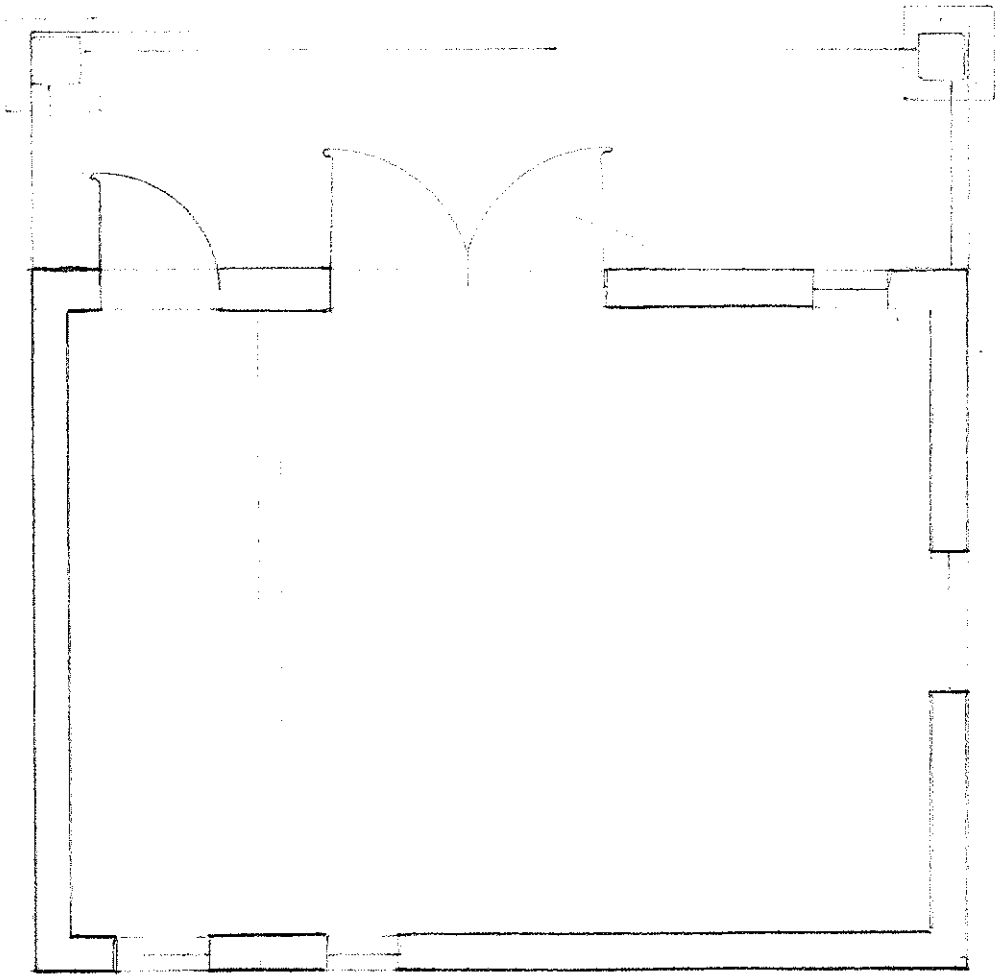
Grizzly Well Treatment Building Front View | 4/20 Dave



Grizzly Well Treatment Building Rear View 4/20 Cave

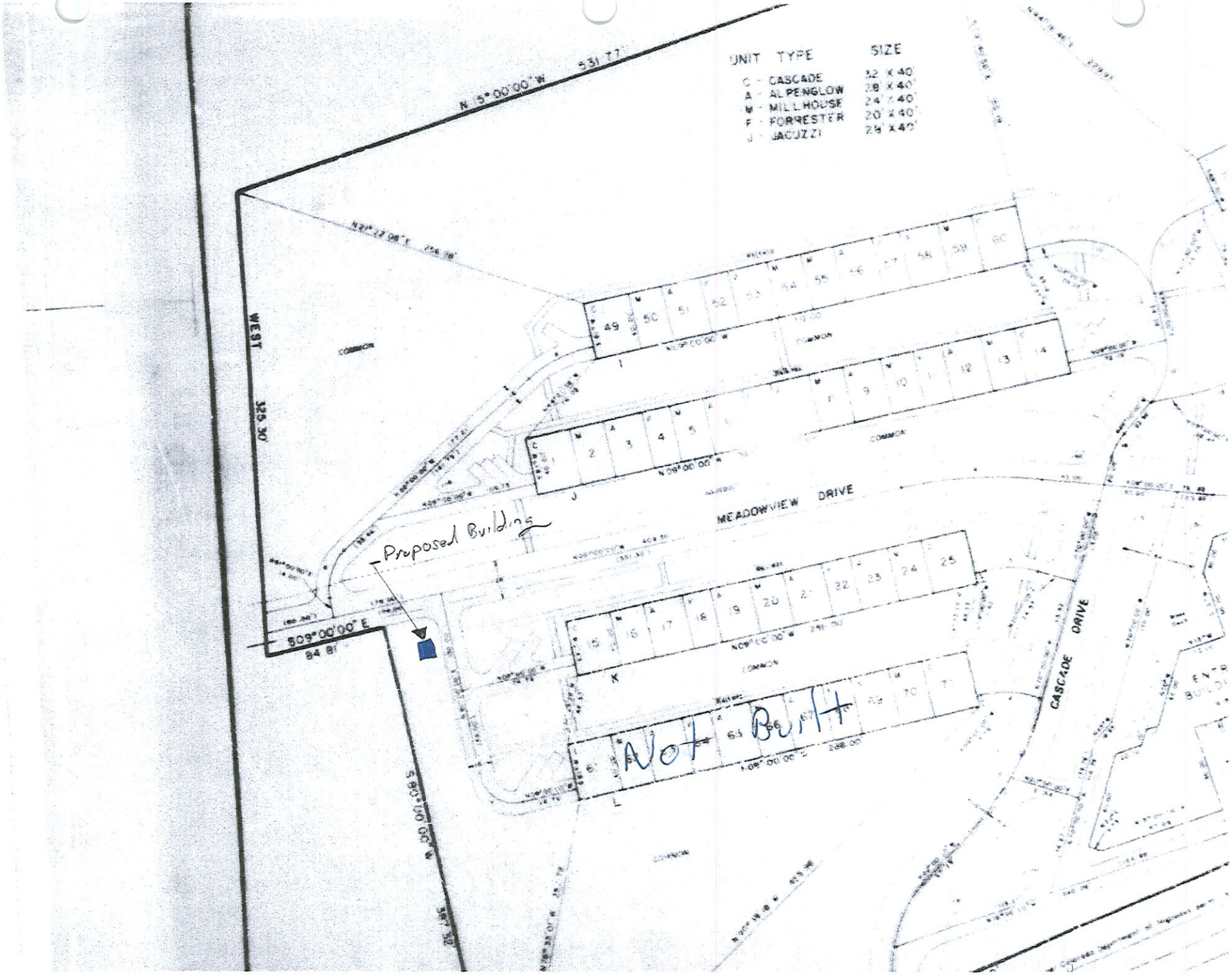


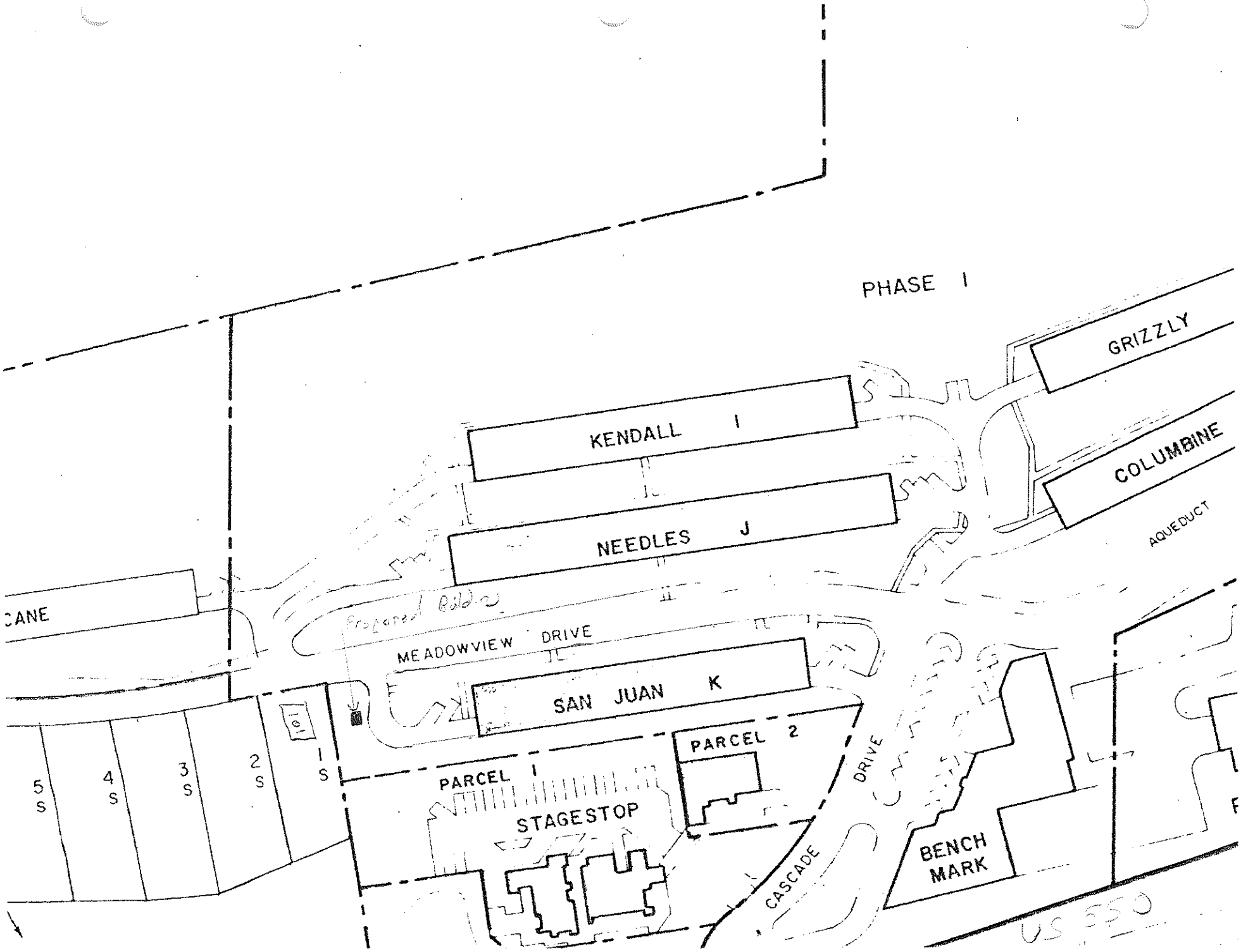
Grizzly Well Treatment Building Side View | 4/20 Dave

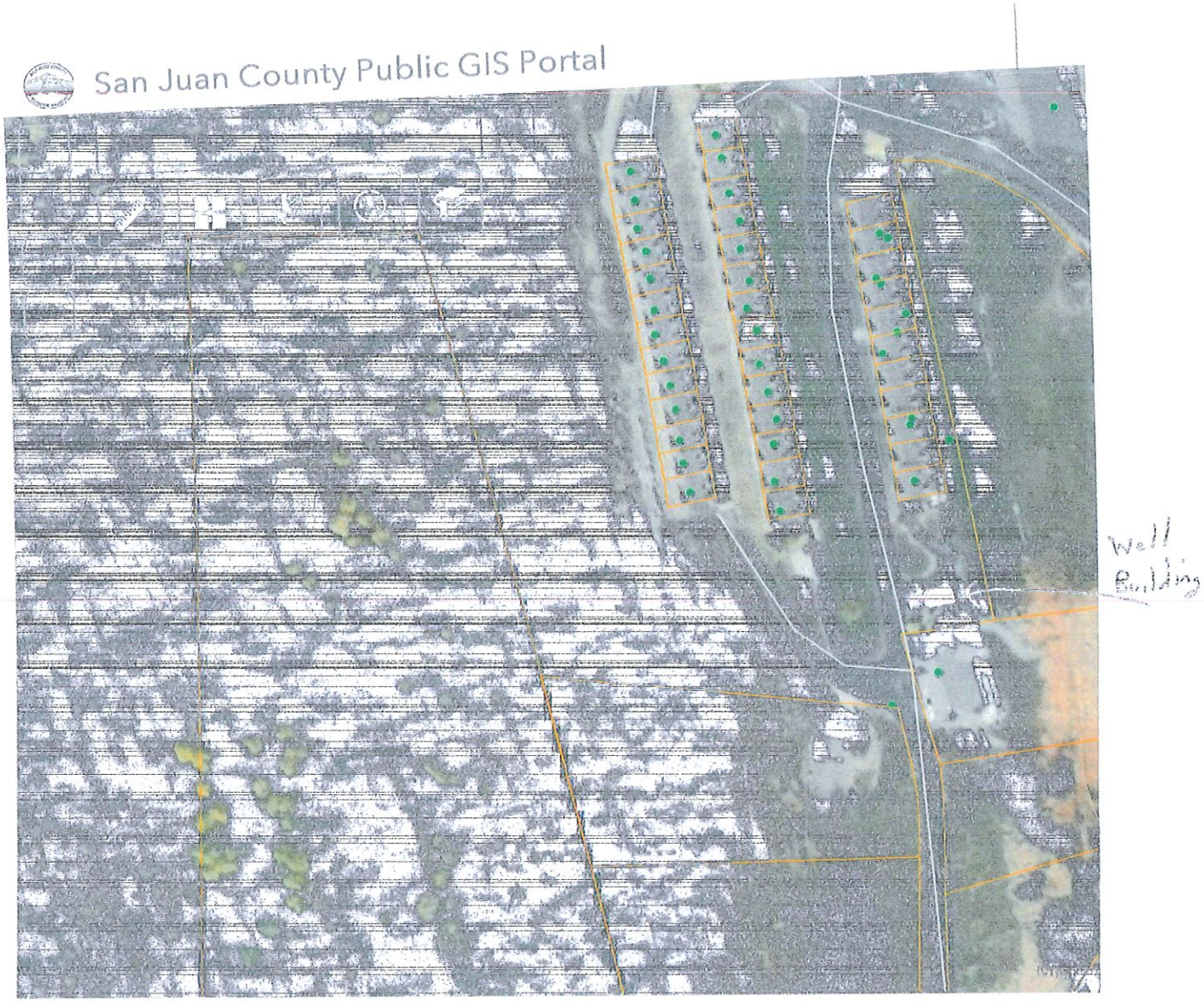


4/20/20 Dave

Grizzly Well Treatment Building Floor Plan


UNIT TYPE
SIZE
C - CASCADE
A - ALPENGLOW
M - MILLHOUSE
F - FORRESTER
J - JACUZZI
N 5°00'00" W
531.77
WEST
323.30
S 09°00'00" E
S 89°00'00" W
MEADOWVIEW DRIVE
CASCADE DRIVE
COMMON
Proposed Building
Not Built


PHASE I
GRIZZLY
KENDALL I
COLUMBINE
NEEDLES J
AQUEDUCT
CANE
Proposed Bldg
MEADOWVIEW DRIVE
SAN JUAN K
PARCEL 2
PARCEL 1
STAGESTOP
DRIVE
CASCADE
BENCH MARK
5 S
4 S
3 S
2 S
1 S
US 550



200ft

-107.813 37.654 Degrees