

SAN JUAN COUNTY, COLORADO
BOARD OF COMMISSIONERS MEETING AGENDA

September 8, 2021

Due to the continuing COVID-19 emergency, the Commissioner's meetings will be conducted in a hybrid virtual in-person format. All persons including Board Members, Staff and those with appointments scheduled on the agenda may meet in person or via zoom. Due to the recent COVID Outbreak both the vaccinated and unvaccinated are required to wear a mask. We encourage community members to participate via zoom. The information necessary to connect to the public meeting is listed below.

CALL TO ORDER: 8:30 A.M.

OLD BUSINESS:

Consider Bills and Authorize Warrants
BOCC Regular Meeting Minutes for August 25, 2021

APPOINTMENTS:

8:40 A.M. - Becky Joyce, Public Health Director, Jim Donovan OEM, DeAnne Gallegos PIO
9:00 A.M. - Martha Johnson, Social Services
10:00 A.M. - Public Hearing-Greg Bowman, Sketch Plan Application to Construct a Single Family Dwelling on the Cumberland Mill Site USMS #693B
Request for Variance to Section 4-103(f)(ii) Access
10:45 A.M. - Deanna Jaramillo, County Treasurer
11:00 A.M. - Lois MacKenzie (Possible Executive Session C.R.S. Section 24-6-402(4)(f)(I)&(II) for Human Resources Discussion)

CORRESPONDENCE:

Robert Parker, EPA – Response to CAG

NEW BUSINESS:

Intergovernmental Agreement for Unified Emergency Management Between San Juan County and the Town of Silverton
Treasurer's Report
Housing Needs Assessment
COG Regional Housing Grant
Public Comment
Commissioner and Staff Reports

OTHER:

ADJOURN: Next Regular Meeting – 6:30 PM, Wednesday September 22, 2021

Join Zoom Meeting

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

Meeting ID: 921 3647 3203

One tap mobile

+16699006833,,92136473203# US (San Jose)

+12532158782,,92136473203# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

SAN JUAN COUNTY BOARD OF COMMISSIONERS MET SEPTEMBER 8, 2021
AND THE FOLLOWING BILLS WERE APPROVED FOR PAYMENT.

23094 PEI	HOSPITAL BILL	450.00
23095 CO CUSTOM ELEVATOR	INSPECTIONS	1560.00
23096 SJC HISTORICAL SOCIETY	MICROFILM CONVERSION	256.00
23097 CENTURY LINK	SHERIFFS BILL	90.40
23098 CENTURY LINK	SHERIFFS BILL	423.58
23099 FLOWER MOTOR CO	REPAIR SHERIFFS TRUCK	2174.07
23100 DEANNE GALLEGOS	JULY 21 BILL	2050.48
23101 HINSDALE COUNTY	CO SHARE OF REMOTE SIGNS	900.00
23102 CITIZENS STATE BANK	ANVIL PAYMENT	5558.98
DD ABIGAIL H. ARMISTEAD	SHERIFFS DEPUTY WAGES	3539.18
DD AMIE R. BIOCCHI	NURSE ASSISTANT WAGES	2790.41
DD ANTHONY D. EDWARDS	COMMUNICATIONS WAGES	2289.15
DD ARTHUR J. DONOVAN	EPD WAGES	4450.56
DD AUSTIN P. LASHLEY	COMMISSIONERS WAGES	1477.04
DD BRANDI BLAKLEY	NURSE ASSISTANT WAGES	3426.13
DD BRUCE T. CONRAD	SHERIFF WAGES	3892.38
DD DEANNA M. JARAMILLO	TREASURER WAGES	3289.17
DD ELIZABETH KREMER	AUGUST PAY	4679.85
DD ERNEST F. KUHLMAN	COMMISSIONERS WAGES	1986.91
DD HEATHER A. MACDOUGALL	DEPUTY AD-AS-TRE WAGES	2284.76
DD JANICE L. FORDYCE	WEED MANAGEMENT	500.93
DD JOHN A. JACOBS	SHERIFFS DEPUTY WAGES	2766.21
DD JON L. GULLION	SHERIFFS DEPUTY WAGES	896.09
DD KERI METZLER	CORONER WAGES	899.31
DD KIMBERLY A. BUCK	ASSESSORS WAGES	3316.85
DD KRISTINA L. RHOADES	SOCIAL SERVICE WAGES	2275.87
DD LADONNA L. JARAMILLO	COUNTY CLERK WAGES	3305.72
DD LOIS MACKENZIE	NURSE ASSISTANT WAGES	1170.69
DD REBECCA B. JOYCE	COUNTY NURSE WAGES	3362.57
DD REBECCA J. RHOADES	CUSTODIAN WAGES	1158.87
DD RONALD D. MABRY	WEED MANAGEMENT	3610.11
DD STEPHEN W. LOWRANCE	UNDERSHERIFF WAGES	3885.71
23103 EVELYN V. ARCHULETA	DEPUTY CLERK WAGES	2009.68
23104 SCOTT L. FETCHENHIER	COMMISSIONERS WAGES	2029.91
23105 TOMMY WIPF	VETS OFFICER WAGES	354.40
23106 WILLIAM A. TOOKEY	ADMINISTRATOR WAGES	4545.99
23107 CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	22659.96
23108 CITIZENS STATE BANK	STATE TAXES WITHHELD	3661.00
23109 GREAT-WEST LIFE & ANNUITY	GROUP RETIREMENT	6637.00
23110 SAN JUAN COUNTY	AUG 21 H S A SAVINGS	1550.00
23111 ROCKY MOUNTAIN HEALTH	MEDICAL INSURANCE	17742.04
23112 KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	1063.50
23113 AMWINS GROUP BENEFITS	VISION INSURANCE	161.75
23114 AFLAC	INDIVIDUAL INSURANCE	177.10

23115 GARFIELD CO CLERK	7 UOCAVA ENVELOPE SETS	8.96
23116 FORETHOUGHT.NET	JULY-AUG BILLS	1521.81
23117 VISA	BILLS	7915.16
23118 ERNEST F. KUHLMAN	REIMB SUPPLEMENTAL	192.50
23119 STATE OF COLORADO DPA	FY22 RENEW-TITLE-REG	40.33
23120 VERIZON	SHERIFFS BILL	128.07
23121 MOUNTAIN AUTO CARE, INC	SHERIFFS BILL	109.22
23122 AXXIS AUDIO	CUSTODIAN SEPT 21-MAR 22	179.70
23123 DENNIS R. GOLBRICHT	SERVICES RENDERED	2593.50
23124 SILVERTON AMBULANCE	MONTHLY PAYMENT	7200.00
23125 SILVERTON AMBULANCE	SALES TAX MONTH PAYMENT	38333.33
23126 SW HOUSING SOLUTIONS	REIMB CDBG GRANT	11214.00
23127 AVALANCHE BREWING CO	REIMB GIFT CERTICATES (4)	100.00
23128 SILVERTON HARDWARE	SUPPLIES	85.90
23129 SILVERTON STANDARD	LEGALS	108.28
23130 WEX BANK	SHERIFF FUEL	1472.24
23131 STATION 550 NORTH	SHERIFF FUEL	11.28
23132 SAN MIGUEL POWER	BILLS	2734.95
23133 LA PLATA DETENTION	AUGUST 21 JAIL BILL	585.00
23134 VISA	COMMUNICATIONS BILL	19.95
TOTAL GENERAL		211864.49

ROAD

6656 GMCO	MAG CHLORIDE REMAINDER	7900.00
DD DAVID L. ANDREWS	ROAD FOREMAN WAGES	3594.48
DD LOUIS K. GIRODO	ROAD OVERSEER WAGES	4413.32
DD MICHAEL C. MAXFIELD	ROAD OPERATOR WAGES	3467.81
6657 CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	4231.06
6658 CITIZENS STATE BANK	STATE TAXES WITHHELD	654.00
6659 GREAT-WEST LIFE & ANNUITY	GROUP RETIREMENT	946.08
6660 CITIZENS STATE BANK	H S A SAVINGS	200.00
6661 ROCKY MOUNTAIN HEALTH	MEDICAL INSURANCE	2294.96
6662 KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	244.30
6663 ANWINS GROUP BENEFITS, INC	VISION INSURANCE	38.03
6664 AFLAC	INDIVIDUAL INSURANCE	62.01
6665 SAN JUAN SERVICES	(WRAP UP) FUEL	633.28
6666 VISA	BILL	331.03
6667 LAWSON PRODUCTS	SUPPLIES	97.46
6668 FOUR CORNERS WELDING	KOX-MAC	45.00
6669 WHISTLESTOP	FUEL	3327.29
6670 VOID		
6671 WAGNER EQUIPMENT	PARTS	3330.10
6672 SAN MIGUEL POWER	BILLS	213.76
6673 WAGNER EQUIPMENT	PARTS	307.52
6674 ALSCO	BILL	69.00
TOTAL ROAD		36400.49

GENERAL	211864.49
ROAD	36400.49
TOTAL ALL FUNDS	248264.98

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

SCOTT L. FETCHENHIER, CHAIRMAN

ERNEST F. KUHLMAN, COMMISSIONER

AUSTIN LASHLEY, COMMISSIONER

LADONNA L. JARAMILLO, CLERK

SAN JUAN COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING WEDNESDAY, AUGUST 25, 2021
AT 6:30 P.M.

Call to Order: The regular meeting was called to order at 6:30 P.M. by Chairman Scott Fetchenhier. Present were Commissioners Ernest Kuhlman and Austin Lashley, County Attorney Dennis Golbright and Administrator William Tookey. The general public attended via Zoom.

Commissioner Lashley moved to approve the minutes of August 11, 2021. Commissioner Kuhlman seconded the motion. The motion passed unanimous.

Jon Kaminsky, Acting BLM Field Manager of the Gunnison Office was present to introduce himself to the Commissioners and to answer their questions. Items that were discussed included the proposed Minnie Gulch Motorized Single Track Trail, BLM designated camping, sheep permitting, Mineral Point water rights, status of the Town's RP&P, and a New Resource Management Plan.

Emergency Manager Jim Donovan was present to provide the Commissioners with a Covid 19 update.

Resolution 2021-06 for the adoption of the San Juan County 2021 Community Development Action Plan was presented to the Commissioners. Heather Otter of Region 9 was present to explain the changes made to the CDAP. Commissioner Kuhlman moved to adopt Resolution 2021-06 as presented. Commissioner Lashley seconded the motion. The motion passed unanimous.

Administrator Tookey presented the Commissioners with the 2020 Census Data for Silverton and San Juan County.

Planning Director Lisa Adair was present to provide the Commissioners with her staff report.

It was the consensus of the Commissioners to set up a field trip to Ouray County to investigate how they deal with dust control on their graveled roads.

Having no further business, the meeting was adjourned at 8:42 P.M.

Scott Fetchenhier, Chairman

Ladonna L. Jaramillo, County Clerk



Department of Social Services
Phone 970-387-5631 * Fax 970-387-5326
Martha Johnson, Director
7/31/2021

Date 8/23/2021
Transmittal No. 7

Vendor	Date	Num	Amount
Arapahoe County	07/31/2021	11575	\$ 624.00
La Plata County	07/31/2021	11578	\$ 3,923.23
San Juan Cty	07/31/2021	11576	\$ 4,095.96
Silverton Standard Paper	07/31/2021	11577	\$ 99.00
TOTAL			\$ 8,742.19

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

Martha Johnson
MARTHA JOHNSON

9-3-2021

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

Scott Fetchenhier

San Juan county
CDHS Allocation and Expenditures
For State Fiscal Year 2021
July 2021

Program	Allocation	Expenditures	Remaining	% of Fiscal Year	
				Remaining	Remaining
APS Admin	2,315	230	2,085	90%	92%
APS Client	2,000	-	2,000	100%	92%
CDHS County Admin	81,954	1,440	80,513	98%	92%
Child Care	8,088	145	7,943	98%	92%
Child Welfare 100%	2,150	3	2,147	100%	92%
Child Welfare 80/20	25,666	2,512	23,154	90%	92%
Child Welfare PRTF	1,071	-	1,071	100%	92%
Colorado Works	44,697	326	44,371	99%	92%
CORE 100%	16,276	2,000	14,276	88%	92%
CORE 80/20	8,724	-	8,724	100%	92%
HCPF Enhanced	39,174	49	39,125	100%	92%
HCPF Regular	21,279	829	20,449	96%	92%
LEAP Outreach	337	615	(278)	-82%	92%
SEAP	374	-	374	100%	92%
SNAP Incentive	97	97	-	0%	92%
Grand Total	254,201	8,247	245,954		

**San Juan County Social Services
Profit & Loss Budget vs. Actual
January through December 2021**

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Jan - Dec 21	Budget
Income									
400.010 Property Tax Current	1,827.60	1,827.60	1,827.60	5,487.14	4,101.14	855.42	1,334.06	17,240.56	12,900.00
400.020 Specific Ownership tax	105.58	105.58	105.58	220.20	469.47	168.34	0.00	1,114.65	850.00
400.030 Delinquent Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.00
400.040 Penalties/Int on Tax	0.03	0.03	0.03	0.09	0.35	1.59	2.67	4.89	24.00
400.100 REVENUE-Administration	3,377.38	3,171.40	3,670.39	3,390.38	3,430.25	1,605.81	3,864.90	22,510.50	70,000.00
400.110 REVENUE-Adult Protectio	0.00	33.42	0.00	27.81	42.30	140.86	183.92	428.31	3,202.00
400.120 REVENUE-Child Care	5,975.17	267.90	162.34	269.69	261.26	8,481.19	145.21	15,562.76	8,390.00
400.130 REVENUE-Child Support	0.00	0.00	109.44	25.07	20.36	15.52	6.84	177.43	990.00
400.140 REVENUE-Child Welfare	850.52	379.41	309.11	286.65	425.17	2,309.42	7.41	4,567.69	23,506.00
400.145 REVENUE-CSGB Grant	0.00	539.37	0.00	0.00	0.00	0.00	0.00	539.37	1,000.00
400.150 REVENUE-Colorado Works	10,865.94	264.08	267.52	566.83	206.58	11,000.30	0.00	23,190.95	52,093.00
400.160 REVENUE-Core Services	2,000.00	2,000.00	2,000.00	1,612.55	3,079.30	2,000.00	0.00	14,304.40	23,254.00
400.180 REVENUE-EOC	0.00	200.00	0.00	0.00	0.00	0.00	50.00	250.00	0.00
400.190 REVENUE-Fraud Incentive	0.00	0.00	0.00	0.00	0.00	2,349.16	31.42	2,380.58	0.00
400.200 REVENUE-LEAP	122.47	165.34	78.36	65.06	0.00	0.00	0.00	432.23	1,500.00
400.210 REVENUE-OAP	77.24	73.10	158.62	104.00	81.81	143.74	82.72	721.23	1,700.00
400.220 REVENUE-Program Refunds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00
Total Income	25,201.93	9,048.23	8,688.99	12,035.47	10,591.24	30,150.45	7,709.74	101,346.61	190,983.00
Expense									
500.100 EXPENSE-Administration	4,824.23	5,161.11	5,273.67	5,004.93	1,581.20	4,854.49	6,267.44	32,967.07	82,000.00
500.110 EXPENSE-Adult Protectio	75.00	0.00	31.10	0.00	0.00	0.00	436.70	542.80	4,000.00
500.120 EXPENSE-Child Care	79.75	79.75	0.00	79.75	79.75	79.75	73.58	472.33	9,300.00
500.130 EXPENSE-Child Support	1.36	0.00	165.82	40.04	30.87	25.74	10.51	274.34	1,500.00
500.140 EXPENSE-Child Welfare	188.58	0.00	0.00	0.00	0.00	173.92	0.00	362.50	28,000.00
500.145 EXPENSE-CSGB Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
500.150 EXPENSE-Colorado Works	16,727.72	482.72	486.30	378.80	355.75	19,452.02	223.99	38,107.30	58,000.00
500.160 EXPENSE-Core Services	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	3,849.12	2,000.00	15,849.12	24,000.00
500.180 EXPENSE-Income Maint	0.00	119.38	302.95	218.46	4,110.17	199.74	93.86	5,044.56	
500.200 EXPENSE-LEAP	122.50	166.34	75.37	65.07	0.00	0.00	0.00	432.28	1,500.00
500.210 EXPENSE-OAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Total Expense	24,019.14	8,009.30	8,335.21	7,787.05	8,157.74	28,634.78	9,106.08	91,973.36	209,300.00
Net Income	1,182.79	1,038.93	350.78	4,248.42	2,433.50	1,515.67	-1,396.34	9,373.25	-9,317.00

MEMORANDUM

September 8, 2021

TO: San Juan Board of County Commissioners

FR: William A. Tookey

RE: Improvement Permit, Gary Bowman Sketch Plan Submittal-Cumberland Mill Site USMS #693B

A Public Hearing for Mr. Bowman's Sketch Plan Submittal is scheduled for 10:00 am on Wednesday September 8, 2021.

Mr. Gary Bowman has submitted an Improvement Permit application for the construction of a single-family dwelling located on the Cumberland Mill Site USMS #693B near the confluence of Deer Park Creek and the Animas River. This application was previously submitted and ultimately denied by the Board of County Commissioners primarily because the applicant did not meet the Zoning and Land Use Code's definition for adequate access. Mr. Bowman is concurrently requesting a variance to Section 4-103(f) adequate road access from the County Commissioners as allowed by 13-104 Variances.

Because Mr. Bowman took no action to appeal the decision by the Board of County Commissioners to deny his application in 2017, this application needs to be reviewed as a new application. Additionally, there have been changes in the membership of the Planning Commission and Board of County Commissioners as well as change in the ownership of adjoining properties.

The application fees have been paid.

The adjacent landowners have been notified via US Mail of the proposed Improvement Permit application. The list and map of adjacent property owners is attached.

Mountain Zoning District requires a minimum parcel or lot area of 5 acres with a setback of 20 feet from public lands and 30 feet from private property lines. The Cumberland Mill Site is 4.98 acres. Historically, this parcel would be considered a Nonconforming Lot as the size preexisted the adoption of the Land Use Regulation and may be built upon provided all other relevant zoning district requirements are met. The construction of the dwelling unit or shed will be required to meet the minimum setback.

Scenic Overlay Protection District The site must be designed in a manner that protects the environmental assets of the area including timber, plants and wildlife, streams and drainage courses and geologic features. All site design and development must be done in a manner which minimizes impacts upon scenic views or vistas. Additional setbacks, landscaping, screening, or design requirements may be required by the County in order to preserve the natural, pristine appearance of the area and to minimize the visual impact to view sheds and view corridors. Prior to preliminary/final submittal applicant may need to provide additional information to determine the visual impact on the site including story boards, building elevations, and computer-generated renderings of the improvements placed upon the site. Additional screening may be required to minimize the visual impact.

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

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

Master Plan Strategy LU-2.1 Encourages future development in the economic corridors which include the upper Animas Valley from Silverton to Eureka, Cement Creek from Silverton to Gladstone and the South County Line to just above the Mill Creek Subdivision. And Strategy LU-2.2 Identify areas in the growth corridors that are suitable for residential use considering natural hazards, habitat resources, scenic impacts and sensitivity to residential land uses. The proposed development is not located in the identified growth corridors. However, the Master Plan notes that private property rights are respected in San Juan County. The Plan also states that residential development on mining claims are to be built in low-visibility places outside of environmentally sensitive areas, leaving visible ridgelines and other scenic resources undeveloped and minimizing the impacts on the environment. I believe this application is attempting to meet the intent of the Master Plan.

- a. Adequate potable water is available or can be developed to safely support the proposed use.
The applicant plans to access Deer Park Creek for water and will file for surface water rights. He will have a 500-gallon cistern for water storage.
- b. Adequate sewage disposal can be provided to support the proposed use.
The applicant will install a San Juan Basin Health and Environment approved septic system.
- c. Will the proposed use have any adverse impact on public or private property in the vicinity of the development?
The proposed improvements will have minimal impact on the adjoining property. The Cumberland Mill Site is surrounded by public lands. The primary impact will be the potential visual impact to the riders on the Durango and Silverton Narrow Gauge Railroad. Adjoining property owners have been notified and at this time I have received no comments.
- d. Will the proposed use have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife, erosion or other geological conditions?

A Scenic Quality Report has been submitted with the application. The improvements are largely surrounded by substantial vegetative screening. The dwelling unit and shed may be seen briefly by those travelling by rail.

The use of appropriate building materials and additional screening will further reduce any visual impact.

The previous review did not identify historic sites or structures on the parcel.

The improvements should create minimal adverse impacts upon the environmental or wildlife. Any wood stove installed in the home does need to meet or exceed the standards as set by the EPA and will need to be equipped with an approved chimney cap or spark arrestor to minimize the risk of wildfire. All solid waste, garbage and refuse must be kept within the building, in a separate secure enclosed area or in wildlife/bear-resistant containers until it is properly disposed of at the Transfer station.

The site was previously reviewed for geologic and hazardous conditions, and none were identified to prevent the construction of a single-family dwelling in its current location.

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

The applicant will access his property via the Durango and Silverton Narrow Gauge Railroad and/or via “casual use” pedestrian access from Deer Park over BLM Land. The Land Use Regulations 4-103(f)(ii) requires that adequate access must be subject either to (a) deed(s) granting access across all private property the access traverses from the parcel being improved to the nearest public San Juan County road or state highway (in which event the applicant also shall demonstrate the existence of a perpetual agreement governing the use and maintenance of such private road across private property) or (b) one or more valid road permits across any federal or state property lying between the parcel being improved and the nearest public San Juan County road or state highway. The applicant cannot demonstrate that he has access to the parcel in compliance with the Land Use Regulations. The applicant has submitted a variance request to the access requirement.

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

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

- g. Sites subject to hazardous conditions, for example avalanche, flood, land slide, rock fall, mud flow, open mine shaft, corrosive water, etc, shall be identified and shall not be built upon or used until satisfactory plans have been approved by the

County for eliminating or appropriately mitigating such hazards. . The provisions of Chapters 8, 9, 10 and 11 shall govern the evaluation of those natural hazards covered by such provisions.

This site was previously reviewed for natural hazardous conditions. An avalanche study was prepared by Chris Wilbur and is attached in the application.

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

There does not appear to be any historic public trails through the property.

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

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

Other: The current sketch plan application was previously submitted in April of 2015. Some of the material such as San Juan Basin application for a septic system and letter from the Railroad will need to updated should this project move forward to preliminary plan review.

The original Sketch Plan Submittal was prepared by Lisa Adair of Engineer Mountain, Inc. To prevent any appearance of a conflict of interest I will be the Land Use Administrator for this application.

The Planning Commission reviewed this application during their regular meeting of August 17, 2021, and voted unanimously to recommend approval with the following conditions.

1. That the applicant acknowledge that emergency services will not be available in a timely manner and perhaps not at all.
2. That the applicant be placed on the Town of Silverton's Utility billing system for refuse.
3. That all requirements in Section 4-110 of the San Juan County Zoning and Land Use Regulations pertaining to the development of individual building sites shall be met.

4. All improvements to the Cumberland Mill Site shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
5. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.

REQUEST FOR VARIANCE

Mr. Bowman is requesting a variance to section 4-103(f)(ii) *access must be subject either to (a) deed(s) granting access across all private property the access traverses from the parcel being improved to the nearest public San Juan County road or state highway (in which event the applicant also shall demonstrate the existence of a perpetual agreement governing the use and maintenance of such private road across private property) or (b) one or more valid road permits across any federal or state property lying between the parcel being improved and the nearest public San Juan County road or state highway.*

The applicant is requesting a variance from the Board of County Commissioners as allowed in 13-104: *Variances Except as set forth in Chapter 12, variances to this Code and its provisions may be granted only by vote of the Board of County Commissioners after completion of at least one full appearance step in the Review and Appeal Process covered in Chapter 4 of this Code.*

Upon the completion of the sketch plan review the Commissioners can then consider the variance request.

A variance request should be of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this Code, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any zoning or land use regulation would result in peculiar and exceptional practical difficulties to, or undue hardship upon, the owner of such property; to authorize, upon appeal, a variance from such strict application so as to relieve such difficulties or hardship, if such relief may be granted without substantially impairing the intent and purpose of this Code.

The Cumberland Mill Site presents a somewhat unique situation in that there is access to the property via the train or hiking from Deer Park but neither access meets the requirement of Section 4-103(f)(ii) of the Land Use Code that requires that adequate access *must be subject either to (a) deed(s) granting access across all private property the access traverses from the parcel being improved to the nearest public San Juan County road or state highway (in which event the applicant also shall demonstrate the existence of a perpetual agreement governing the use and maintenance of such private road across private property) or (b) one or more valid road permits across any federal or state property lying between the parcel being improved and the nearest public San Juan County road or state highway.* It would not be feasible to construct an access to the property that would meet the Code requirement. Any attempt to construct an access as required by the code would create an exceptional practical difficulty. A variance as requested would not substantially impair the intent and purpose of the Code.



SAN JUAN COUNTY COLORADO

1557 GREENE STREET

P.O. BOX 466

SILVERTON, COLORADO 81433

PHONE/FAX 970-387-5766 sanjuancounty@frontier.net

July 30, 2021

To Whom It May Concern:

This letter is to inform you that Gary Bowman has submitted an Improvement Permit Application to construct a single-family residence located on the Cumberland Mill Site USMS N0. 693B. The location is near the confluence of Deer Park Creek and the Animas River adjacent to the Durango and Silverton Narrow Gauge Railroad.

San Juan County Zoning and Land Use Regulations require that property owners within 1500 feet be notified of the application. A copy of the application can be reviewed in the office of the County Clerk, located at 1557 Greene St. Silverton, Colorado or via San Juan County's web page at <https://sanjuancounty.colorado.gov/> Copies of the application can also be reviewed upon request via the email listed above.

This application will be reviewed by the Planning Commission during their meeting of August 17, 2021.

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

Sincerely,

William A. Tookey
Land Use Administrator

Property Owners within 1500' of Cumberland Mill Site
As of July 6, 2021 per County Assessor Records

Owner	Mailing	Legal
FARRINGTON CATHERINE; c/o J CAMILLE BAILEY	193 BURNSD PL, OVIEDO FL 32765-7952	CUMBERLAND - 693 UND 9/10 INT
GALUS DAVID	30 LEE ST, DURANGO CO 81301-8550	KING M S - 15833B
FARRINGTON JAMES C III	441 GRACELAND DR SE, ALBUQUERQUE NM 87108-2704	CUMBERLAND - 693 UND 1/10 INT
SWARTZ _LOYD O & ESTHER M	35 CONONCITO DR NE, ALBUQUERQUE NM 87122-2113	PRINCE EDWARD - 15833
PEARSON L JENNIFER	8987 E TANQUE VERDE RD, STE 309, TUCSON AZ 85749	EGIPSEY - 694
FIELD MICHAEL F & JAMES R; KEEFE FAM REV TRUST	6219 SADDLETREE LN, YORBA LINDA CA 92886	ALABAMA - 717
D&SNGRR	479 MAIN AVE, DURANGO CO 81301-5421	RIGHT-OF-WAY ACROSS FEDERAL LAND

Property Ownership within 1500' of the Cumberland Mill Site, MSN 635
July 7, 2021 per County Assessor Records



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

August 17, 2021

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: County Improvement Permit Application
Sketch Plan, Proposed Bowman Cabin
Cumberland Mill Site USMS No. 693B,
At confluence of Deer Park Creek and
Animas River, San Juan County

At the regular meeting of the San Juan Regional Planning Commission on August 17, 2021, members of that Commission held a meeting to discuss the proposed County Improvement Permit Application. The application includes a sketch plan for a proposed Bowman Cabin, a single-family dwelling located on the Cumberland Mill Site No. 693B. Mr. Gary Bowman and his Attorney representing him, Mr. Nick Anesi are both present to answer questions.

After considerable lengthy discussion, questions, and presentations from the original 2017 application and updates, the Planning Commission voted unanimously to recommend to the County Commissioners that you approve the proposed County Sketch Plan with the six proposed conditions of approval. The summary and conditions are included.

The San Juan County Commissioners will hear from Mr. Bowman and Attorney Anesi at the first meeting in September regarding visual impacts to the site and access.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
Ken Safranski, Chairman



Willy Tookey <admin@sanjuancolorado.us>

Cumberland Mill Site

1 message

Terrence M. Kerwin <kerwintm@frontier.net>
To: sanjuancounty@frontier.net

Tue, Sep 7, 2021 at 9:03 AM

Hi,

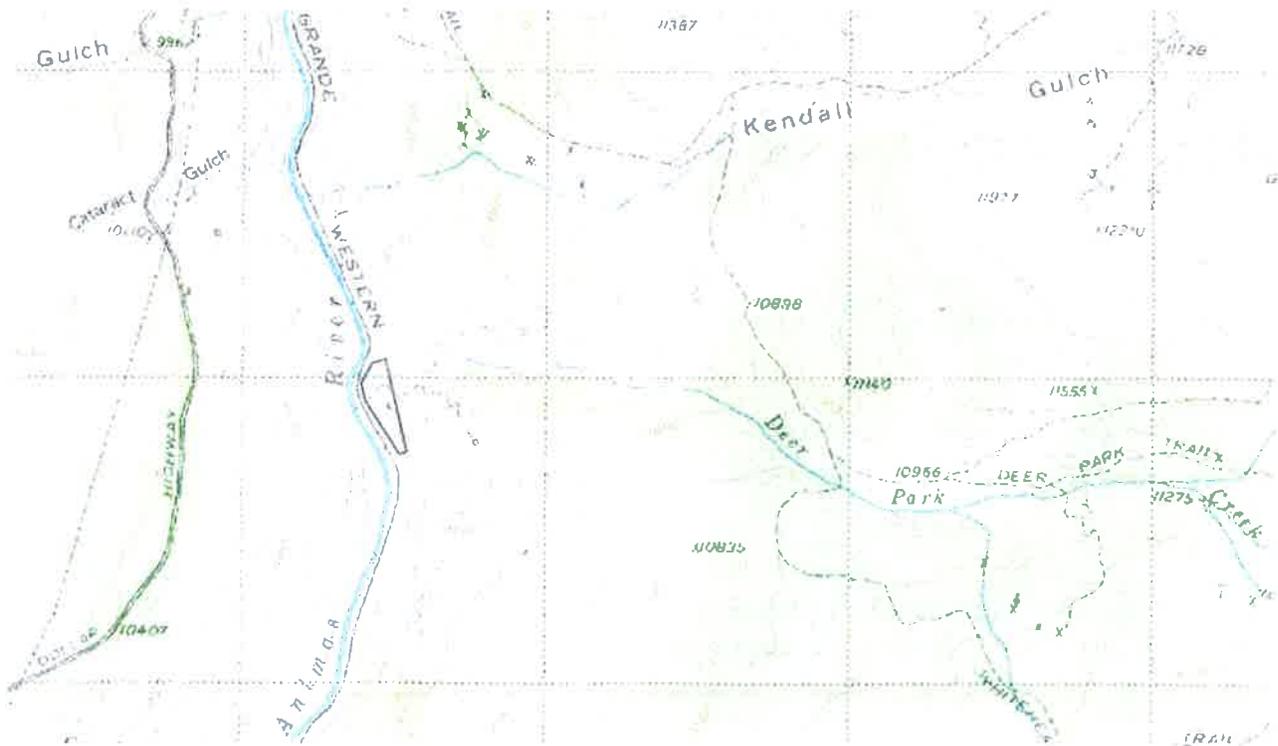
I would request that the county ensure there continues to be access to the Deer Park Creek trail (whatever it's called) when a dwelling is built. The trail is indicated on the 1955 topo map and actually goes farther than the map shows. I have used the trail many times and feel it is an access to the back-country.

I would also point out that the nearest road is 1800 feet vertical above the mill site and thus hopefully out of the question as an access road route. Hopefully, like Tall Timbers, they will arrange access via the train right of way with a contract with the railroad. The difficulty of access needs to be addressed as part of the permit process.

Terry Kerwin

**IMPROVEMENT PERMIT APPLICATION
Sketch Plan Submittal**

**Proposed Bowman Cabin
Cumberland Mill Site USMS No. 693B
Adjacent to DSNRR Right-of-Way
At the Confluence of Deer Park Creek & the Animas River
Near Silverton, San Juan County, Colorado**



Applicant:

Gary Bowman
910 North Leroux Street
Flagstaff, Arizona 86001
Gary.Bowman@nau.edu
(928) 853-8180

Prepared By:

Engineer Mountain, Inc.
Job No. 2014-103
(970) 387-0500

Submitted:

April 29, 2015

**IMPROVEMENT PERMIT APPLICATION
Sketch Plan Submittal**

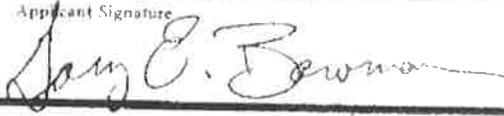
**Proposed Bowman Cabin
Cumberland Mill Site USMS No. 693B
Adjacent to DSNGRR Right-of-Way
Near Silverton, San Juan County, Colorado
Engineer Mountain, Inc.**

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1. San Juan County Application for Improvement Permit
2. Warranty Deed
3. Adjacent Land Owner Map
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6. Project Plans
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Sheet 3 of 5: Sketch Plan with Topography
Sheet 4 of 5: Sketch Plan + County Avalanche Map
Sheet 5 of 5: Sketch Plan + County Geohazards Map
7. Project Narrative
8. San Juan Basin Health Department Septic System Permit
9. Application for Surface Water Rights
10. Avalanche & Geohazards Reports
11. Access Information Report
12. Scenic Evaluation Report

Front Cover Photo Credit: Scan of USGS Topo Quad Map

Application for Improvement Permit

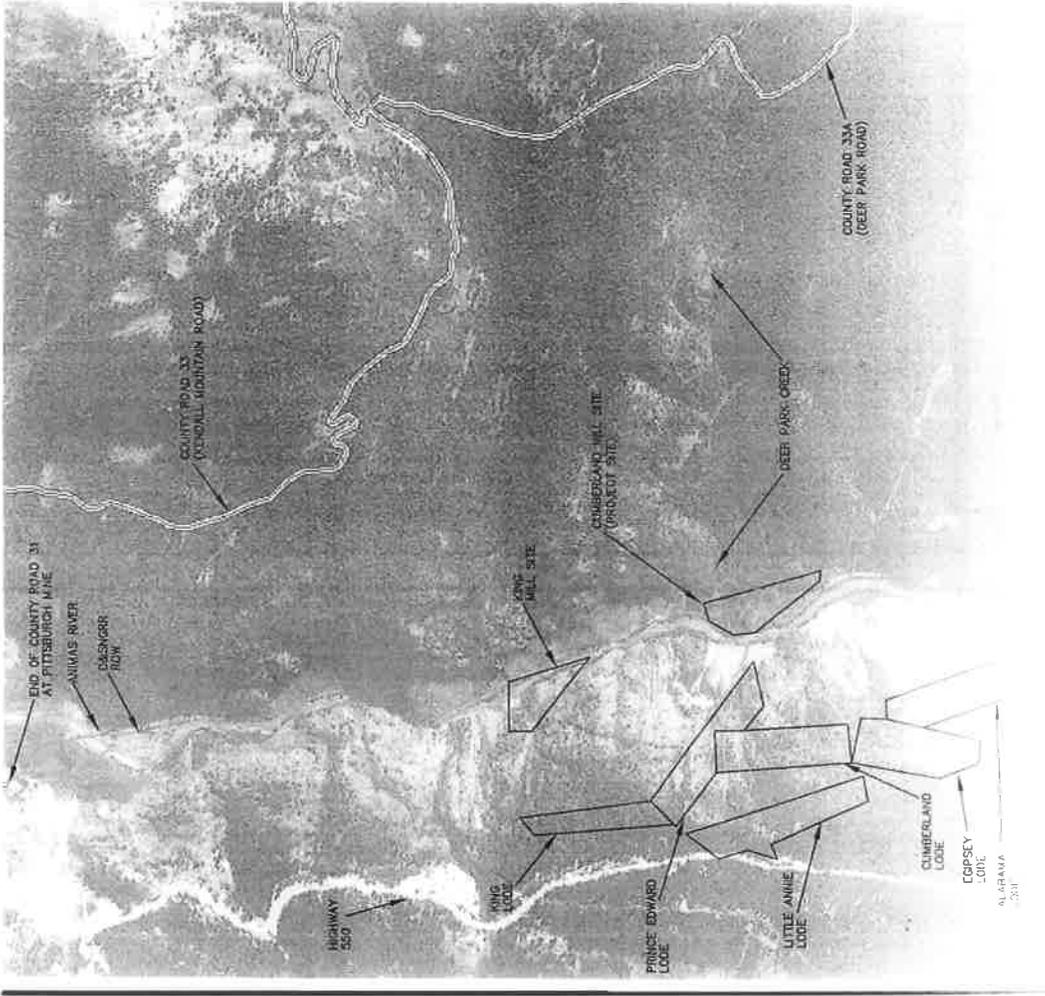
		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	GARY DOWMAN			
	Address	910 NORTH LEROUX STREET FLAGSTAFF, AZ 86001			
	Phone	(928) 853-8180			
Owner	Name	SAME AS APPLICANT			
	Address				
	Phone				
Contractor	Name	MAISEL EXCAVATION, LLC			
	Address	PO BOX 286 SILVERTON, CO 81433			
	Phone	759-9291			
Legal Description of Property:		CUMBERLAND MILL SITE USMS NO. 693 B			
Township 41 N, Range 7 W, Section 29 & 32					
Nature of Improvement Planned:		ONE PROPOSED RESIDENTIAL CABIN, AND ASSOCIATED UTILITY IMPROVEMENTS.			
Land Use Zone:		MOUNTAIN			
Applicant Signature					
Date Application Requested					
Date Submitted for Permit					
Date Permit Issued					
Date Permit Term 1					
Date of Expiry					
		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 Clearance			
		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			
		Water Right			
		Water Right Application			
		Water Right Transfer			

LAST REVISED 2/24/15	DATE
BY: H-201/SH/CL/CM/ALD/MS/MS/MS	DATE
LAYOUT/NAME ALD MS/MS/MS	DATE
DRAWN BY: LMA	DATE
DATE: FEBRUARY 11, 2015	DATE
ADJACENT LAND OWNER MAP	
PROPOSED BOWMAN CABIN	
CUMBERLAND MILL SITE, ADJACENT TO DSNCR	
SAN JUAN COUNTY, COLORADO	
ENGINEER MOUNTAIN INC. 1000 W. 10TH AVENUE, SUITE 100 DENVER, COLORADO 80202 (303) 733-1111 P.O. BOX 556, SILVERTON, CO 81163 (970) 759-4771	

THIS ADJACENT LAND OWNER MAP WAS PREPARED USING THE ASSESSOR'S INFORMATION AND AERIAL PHOTOS AND DOES NOT CONSTITUTE A SURVEY



GRAPHIC SCALE



LIST OF ADJACENT LAND OWNERS
Proposed Bowman Cabin
Cumberland Mill Site USMS No. 693B
San Juan County, Colorado

As of 2/24/15
Engineer Mountain, Inc.

Adjacent Land Owner

Property

Keefe Family Revocable Trust
C/o Michael & James Field
46 Cedar Hill Drive
Asheville, NC 28803

Alabama Lode USMS No. 717

James Farrington
226A Aceves Road
Estancia, NM 87016

Cumberland Lode USMS No. 693
(1/10th Undivided Interest)

Catherine Farrington
5301 Stream Stone Avenue NW
Albuquerque, NM 87114

Cumberland Lode USMS No. 693
(9/10th Undivided Interest)

Jennifer Pearson
8947 Breinig Run Circle
Breinigsville, PA 18031

Egipsey Lode USMS No. 694

David Galus
30 Lee Street
Durango, CO 81301

King Mill Site USMS No. 15833B

George & Caterina Marsh
242 Wapiti Drive
Bayfield, CO 81122

A Portion of the King Lode USMS No. 15833

Bill Simon
8185 County Road 203
Durango, CO 81301

A Portion of the King Lode USMS No. 15833
Little Annie Lode USMS No. 15833
Prince Edward Lode USMS No. 15833

DSNGRR
479 Main Avenue
Durango, CO 81301

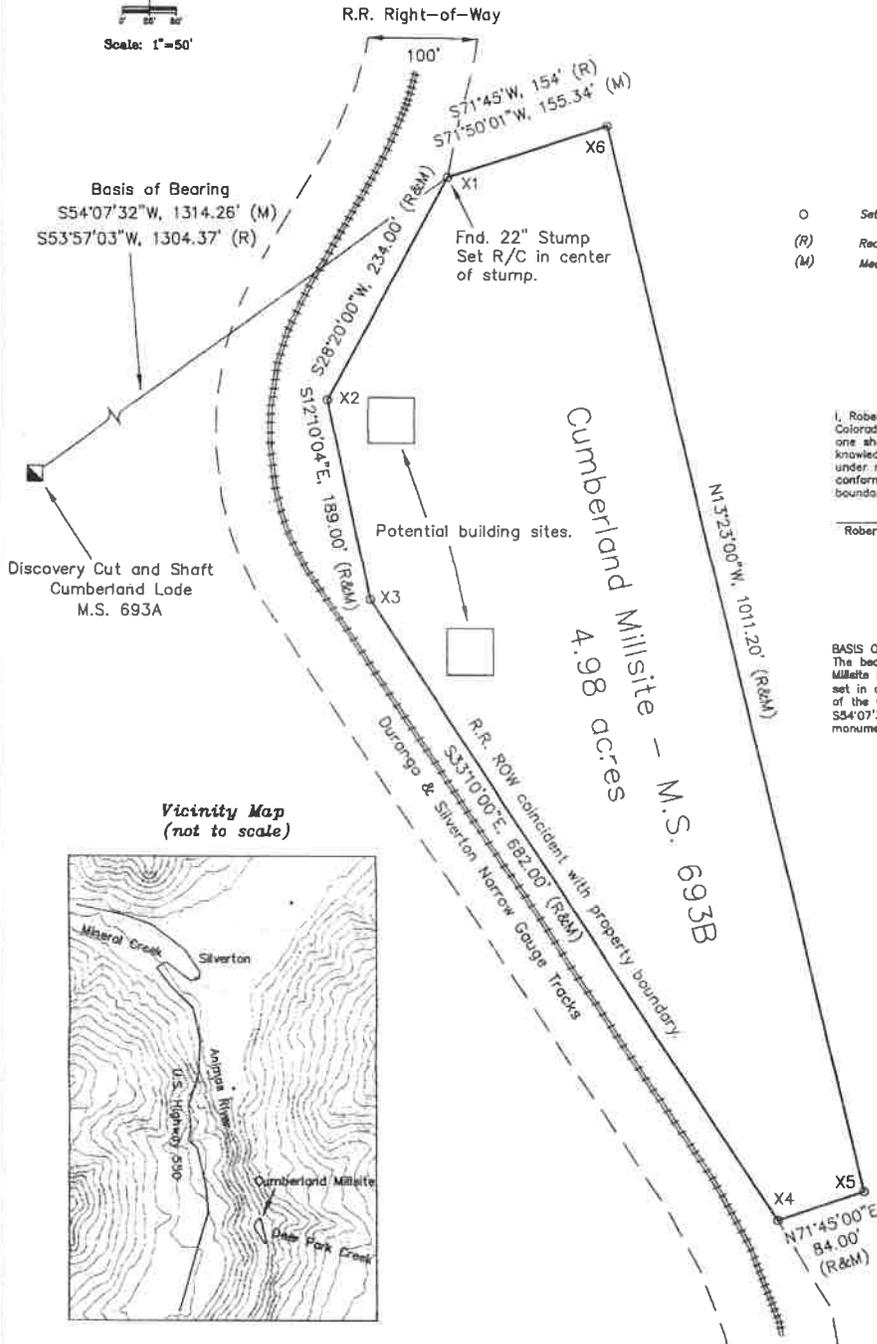
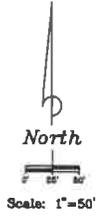
DSNGRR Private Land Right-of-Way Across
Federal Lands Administered by the BLM

BOUNDARY SURVEY

Cumberland Millsite - M.S. 693B

Suspended Sections 29 & 32 T41N R7W N.M.P.M.

San Juan County - State of Colorado



LEGEND

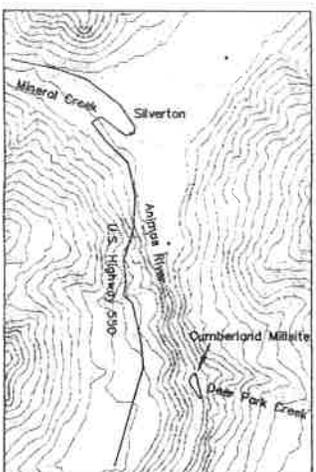
- Set #6 Rebar & 2-1/2" Survey Cap - LS 31160
- (R) Record Bearing and Distance
- (M) Measured Bearing and Distance

I, Robert A. Larson, a Registered Surveyor in the State of Colorado, do hereby certify that this plot, consisting of one sheet, according to the best of my knowledge and belief, and to the best of my ability, conforms to the laws of the State of Colorado for property boundaries.

Robert A. Larson P.L.S. 31160 Date

BASIS OF BEARING:
 The bearing between Corner No. 1 of the Cumberland Millsite M.S. 693B, defined by a rebar & cap, LS 31160, set in a 22" tree stump, and the Discovery Cut & Shaft of the Cumberland Lode M.S. 693A, is assumed to be S54°07'32"W, as determined by a GPS survey of said monuments.

Vicinity Map
(not to scale)

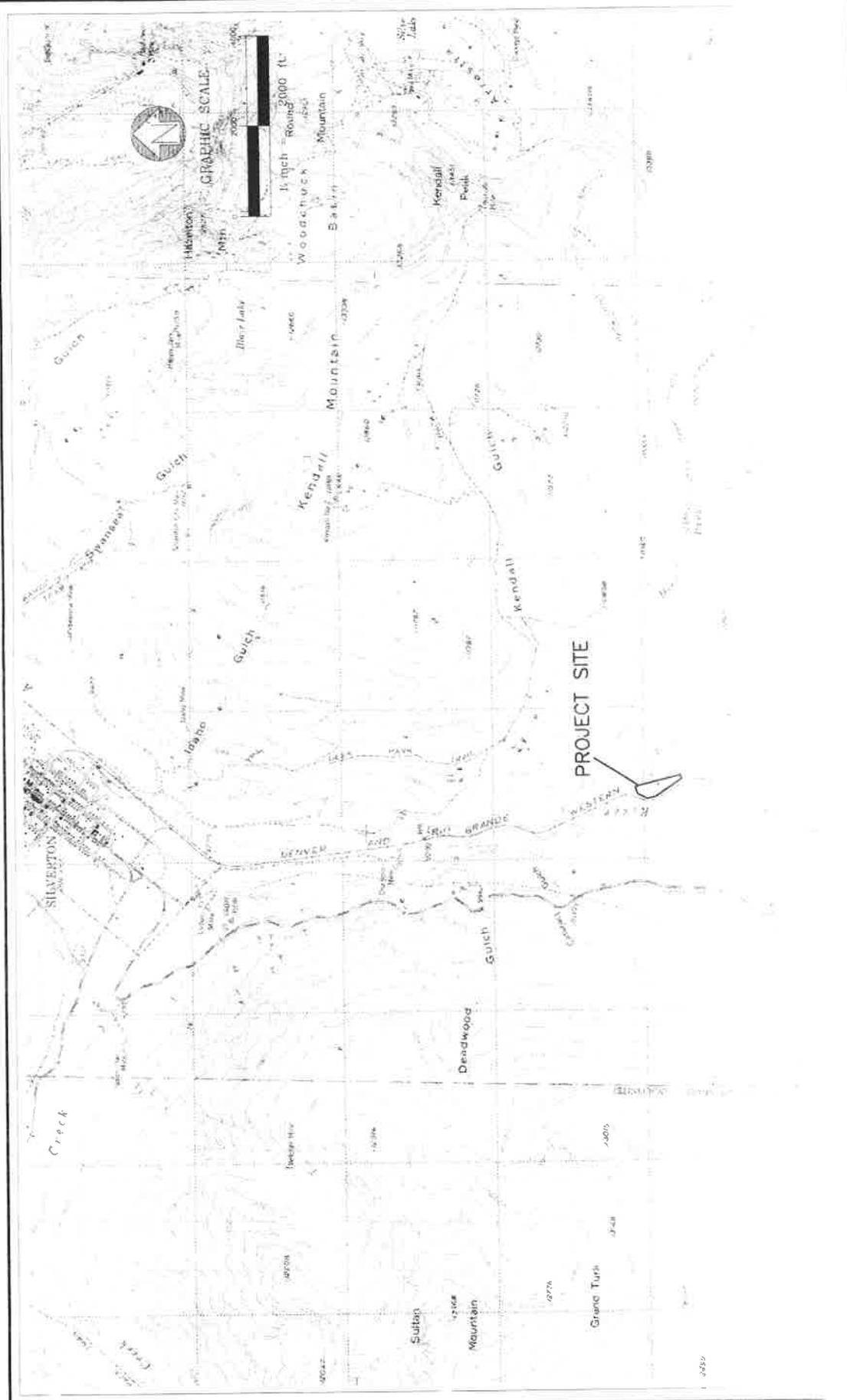


This plot was filed for record in the office of the Clerk and Recorder of San Juan County this ____ day of ____ 20__ A.D. at Reception No. ____

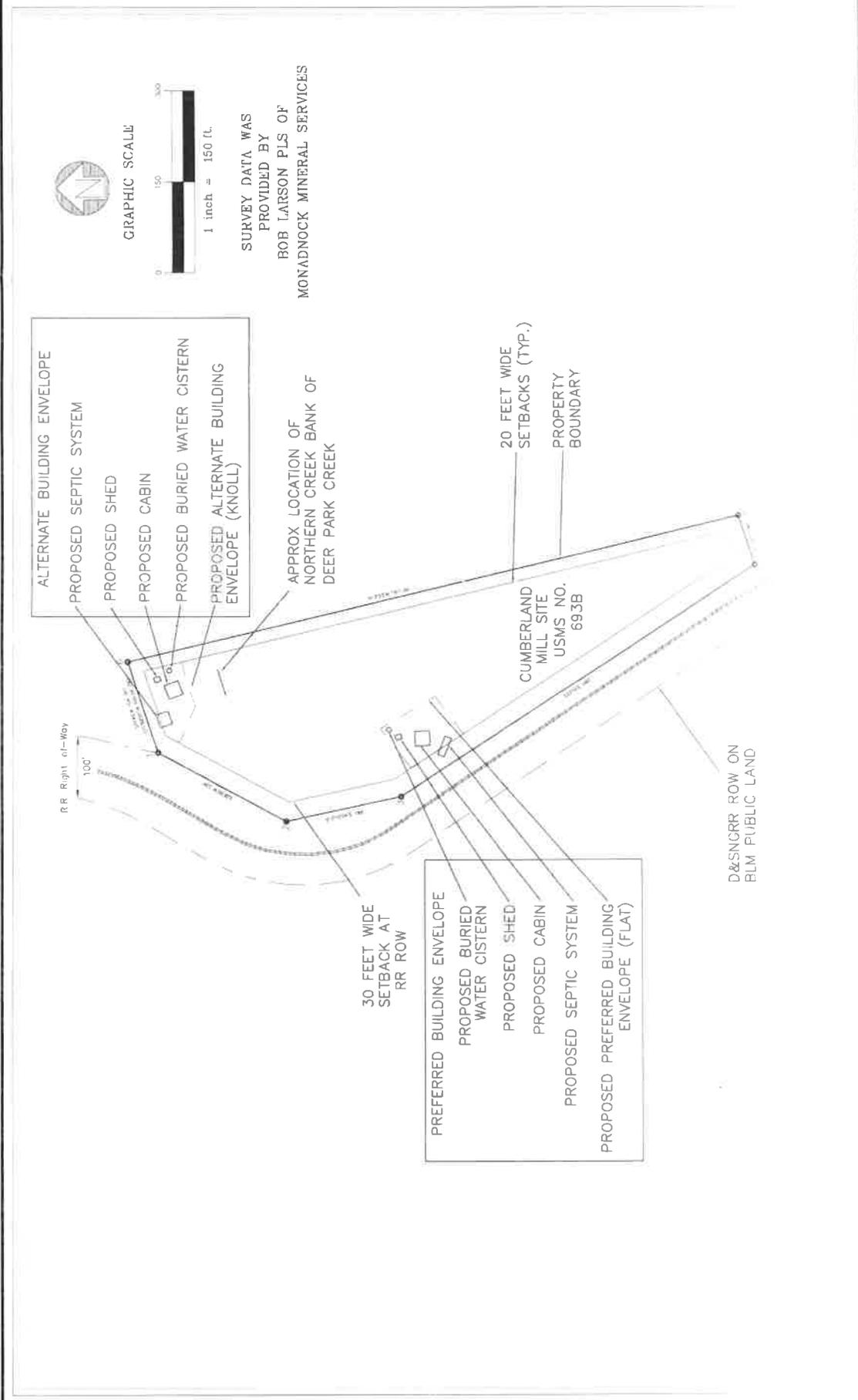
NOTICE: According to Colorado Law you must commence any legal action upon any defect in this survey within three years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification above shown.

Gary E. Bowman P.O. Box 6010 Flagstaff, AZ 86011	
DRAWN BY R.A.L.	DATE 10/14
CHECKED BY R.A.L.	DATE 10/14
T.A.P. 1"=60'	J11032 SHEET 1 of 1

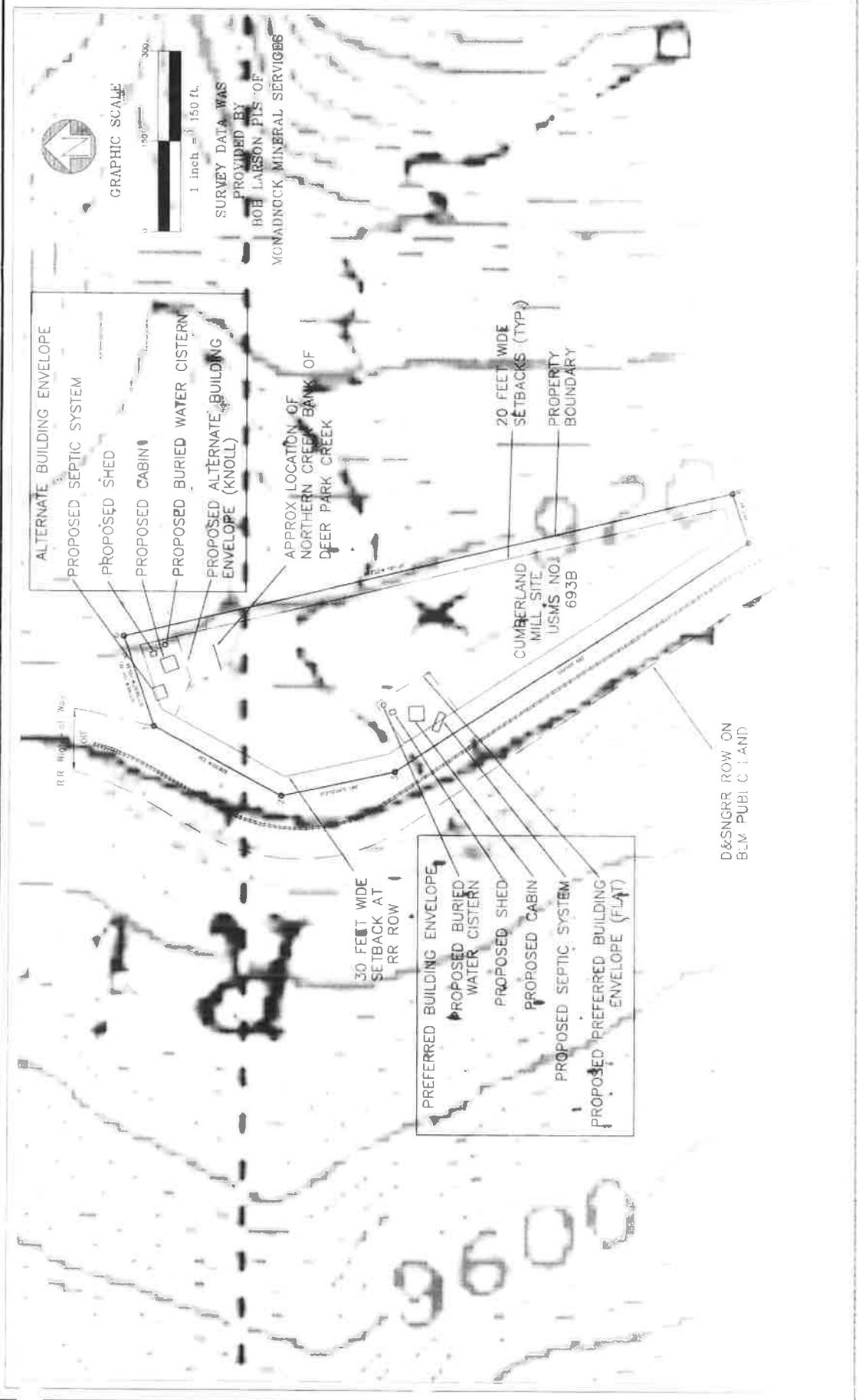
DATE: FEBRUARY 3, 2015	DRAWN BY: LMA	LAST REVIEWED: 2/24/15	DATE: 11-10-08 DWP Steve Hunsley	PROJECT: MONTHLY MONITORING
VICINITY MAP			CUMBERLAND MILL SITE, ADJACENT TO DSNRR	
PROPOSED BOWMAN CABIN			SAN JUAN COUNTY, COLORADO	



ENGINEER MOUNTAIN INC.
 5555 S. MAIN STREET, SUITE 100
 SILVERTON, CO 81433
 (970) 387-0550
 PROJECT: MONTHLY MONITORING
 DATE: 11-10-08 DWP Steve Hunsley
 LAST REVIEWED: 2/24/15
 DRAWN BY: LMA
 DATE: FEBRUARY 3, 2015



SURVEY DATA WAS PROVIDED BY
 BOB LARSON PLS OF
 MONADNOCK MINERAL SERVICES



GRAPHIC SCALE

SURVEY DATA WAS PROVIDED BY HOE LARSON, PLS OF MONADNOCK MINERAL SERVICES

ALTERNATE BUILDING ENVELOPE
 PROPOSED SEPTIC SYSTEM
 PROPOSED SHED
 PROPOSED CABIN
 PROPOSED BURIED WATER CISTERN
 PROPOSED ALTERNATE BUILDING ENVELOPE (KNOLL)

APPROX LOCATION OF NORTHERN CREEK BANK OF DEER PARK CREEK

20 FEET WIDE SETBACKS (TYP) PROPERTY BOUNDARY

CUMBERLAND MILL SITE USMS NO. 693B

30 FEET WIDE SETBACK AT RR ROW

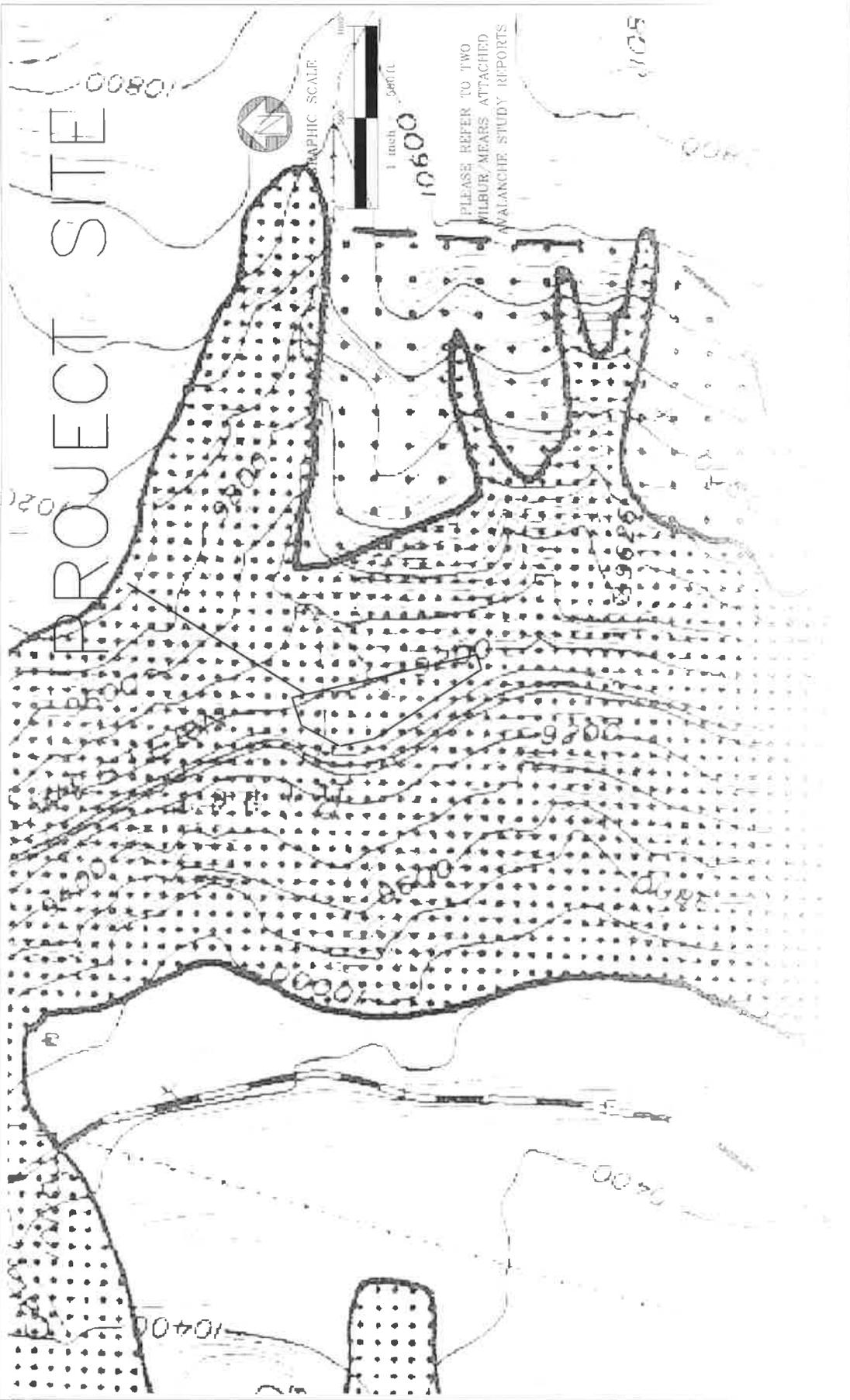
PREFERRED BUILDING ENVELOPE
 PROPOSED BURIED WATER CISTERN
 PROPOSED SHED
 PROPOSED CABIN
 PROPOSED SEPTIC SYSTEM
 PROPOSED PREFERRED BUILDING ENVELOPE (FLAT)

D&SNGRR ROW ON BLM PUBLIC LAND

ENGINEER BOWMAN AND
 ASSOCIATES, INC.
 1000 W. 10TH AVE., SUITE 100
 DENVER, COLORADO 80202
 (303) 733-1000
 FAX (303) 733-1001

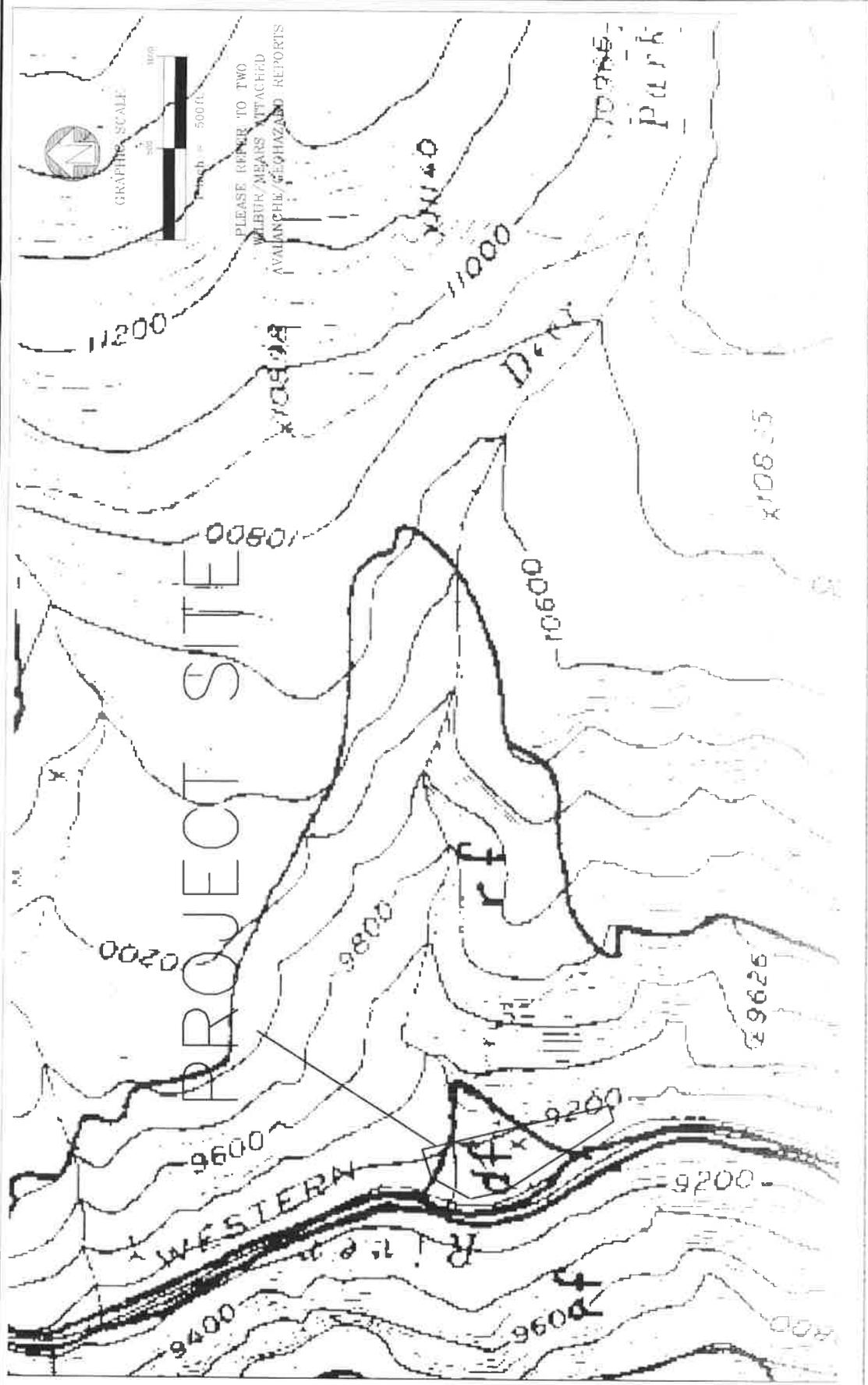
SKETCH PLAN + COUNTY AVALANCHE MAP
 PROPOSED BOWMAN CABIN
 CUMBERLAND MILL SITE, ADJACENT TO DSNCR
 SAN JUAN COUNTY, COLORADO

DATE: FEBRUARY 9, 2015
 DRAWN BY: LHM
 CHECKED BY: JRM/MS
 SHEET NO. 2/2/15
 PROJECT NO. 15-001



PROJECT SITE
 PLEASE REFER TO TWO WILBUR/MEARS ATTACHED AVALANCHE STUDY REPORTS

ENGINEER MOUNTAIN INC. 1000 N. 1000 E. SUITE 100 DENVER, CO 80202 (303) 733-1000 FAX (303) 733-1001	SKETCH PLAN + COUNTY GEOHAZARDS MAP DRAWN BY: LMK DATE: FEBRUARY 8, 2015
	SAN JUAN COUNTY, COLORADO CUMBERLAND MILL SITE, ADJACENT TO D5NGRR PROPOSED BOWMAN CABIN



PROJECT NARRATIVE

Cumberland Mill Site

Engineer Mountain, Inc.

- Applicant/Owner:** Gary Bowman of Arizona.
- Project Location:** Cumberland Mill Site USMS No. 693B, Parcel No. 48290000010261, adjacent to Durango & Silverton Narrow Gauge Railroad Right-of-Way (DSNGRR ROW), at the Confluence of Deer Park Creek and the Animas River, San Juan County, Colorado, Township 41 North, Range 7 West, Sections 29 and 32, N.M.P.M.
- Proposed Development:** A one-story residential cabin, shed, and septic system.
- Zoning:** Mountain Zoning District.
- Water Service:** The Applicant plans to draw water from the on-site Deer Park Creek, with the water to be placed and stored in a buried cistern. The proposed water cistern has a holding capacity of 500 gallons, to be buried uphill of the cabin for gravity flow. A draft Application for Surface Water Rights is included within this application for your review.
- Sewer Service:** A septic system is proposed for the cabin. The septic system will be "engineered" by a Colorado Licensed Professional Engineer according to the San Juan Basin Health Department (SJBH) regulations. The septic system will be a standard septic system, depending on the subsurface conditions encountered within the proposed septic leachfield area. A SJBH septic permit is included within this submittal for your review.
- Power:** The Applicant plans to utilize the following sources for power: passive and active solar, propane, and a generator kept within the shed for use during construction. The plans for the propane include small portable tanks, to be stored outside of the cabin and away from any combustibles. A solar panel for low voltage LED lights is proposed. The Applicant plans to have the solar panel mounted on the shed roof.
- Heating:** Heating for the cabin is planned to include passive solar and one wood stove.

PROJECT NARRATIVE

Cumberland Mill Site

(Continued)

Engineer Mountain, Inc.

- Lighting:** For safety, a minimal amount of exterior lighting may be installed at the cabin. The Applicant may install automatic on/off motion detection solar exterior light(s). Exterior lighting will be in conformance with the requirements of San Juan County. Interior lighting is planned to include low voltage LED lights using solar power.
- Solid Waste Management:** The Applicant will be responsible for trash disposal. According to County regulations, property owners are responsible for solid waste transportation and solid waste disposal fees. On-site trash will need to be contained within a structure at all times until removal to the Transfer Station.
- Phone Service:** Cell phones work at the project site. No phone “land line” is proposed.
- Landscaping:** Landscaping is to be minimal. Raking and removal of combustible ground cover will be needed, as recommended by the Colorado State Forest Service Firewise Practices, to develop adequate defensible space. Revegetation and screening will be provided by the Applicant in accordance with the requirements of San Juan County.
- Access:** No driveway is proposed for this project. The site will be accessed via the regularly scheduled passenger trains, operated by the Durango & Silverton Narrow Gauge Railroad. The railroad right-of-way borders the site on the west. There is also “casual use” pedestrian access across BLM land to this site from Deer Park and the Whitehead Trail. The Planning Commission reviewed the proposed access for this project in December 2014. The Planning Commission instructed the Applicant in December to proceed with working out all the access details further in writing with the train personnel. We have included a report titled “Access Information” within this submittal, to provide the County with additional information about the train access and BLM access.

PROJECT NARRATIVE

Cumberland Mill Site

(Continued)

Engineer Mountain, Inc.

- Foundation:** Depending on the bearing conditions encountered during excavation, the foundation for the proposed cabin will most likely consist of a concrete pier system. No basement is proposed.
- Surveying:** The survey plat for the Cumberland Mill Site was prepared by Professional Licensed Surveyor (PLS) Bob Larson of Monadnock Mineral Services of Ouray. A signed and stamped copy of the survey plat is included within this application for your review.
- Subsurface Conditions:** Subsurface conditions in the area generally consist of topsoil overlying sand-and-gravel soil. The sand-and-gravel soil typically includes cobbles and boulders. Underlying the surface soil is bedrock. The USGS geology map for the "Silverton caldera" area indicates that the geologic formations at the site consist of Qal and Qtg. Qal represents Quaternary Alluvium. Qtg represents Quaternary Talus, Glacial deposits, and rock glaciers.
- Building Envelopes:** There are two building envelopes shown on the attached plans and described within this application. Only one cabin within one building envelope is proposed; the other building envelope will be eliminated by the Applicant and County during the Sketch Plan review process. Both of the building envelopes have been evaluated for avalanche and geohazards potential. Both have found to be buildable, and either relatively safe or the hazards are low and able to be mitigated.
- Knoll Building Envelope:** The northern building envelope is located on a flat-topped rocky knoll, at the north end of the property. The knoll is treed, and has excellent screening to prevent visibility from the nearby train right-of-way. The knoll was selected by the avalanche/geohazards expert as the safest cabin location on the property, with little hazard, and requiring little or no mitigation. The knoll is located north of and above Deer Park Creek. The sides of the flat-topped knoll are rocky and sloped, and therefore heavy equipment access could be somewhat difficult getting up onto the knoll.

PROJECT NARRATIVE

Cumberland Mill Site

(Continued)

Engineer Mountain, Inc.

Flat Building Envelope: The second building envelope is located in a flat meadow area south of Deer Park Creek. This flat building envelope was pointed out by the Planning Director as an option to consider during the site visit, and is the building envelope now preferred by the Applicant. The flat building envelope would be easier to build on for logistics. The building envelope was evaluated by the avalanche/geohazards expert as buildable, with some minimal mitigation required. The building envelope limits were selected due to nearby potential rockfall, debris flow, and avalanche areas. Some of the suggested mitigation consists of pointing a back corner of the structure uphill (rather than having a solid flat wall facing uphill), constructing a low concrete wall at that back corner, and constructing a V-shaped ditch uphill of the structure. Due to limited existing screening, a cabin at the flat building envelope would be visible to an east-facing train tourist for about 10 seconds as the DSNRR train travels by the site - unless a row of trees is planted, for screening, between the cabin and train tracks.

Avalanche Hazards: The Sketch Plan for this project has been overlaid onto the generalized County Avalanche Hazard Map. The plan sheet is included within this submittal for your review. The project site is within the Animas River canyon area, which is generally all located in an area with variable avalanche potential. Therefore the Applicant retained an avalanche consultant Professional Engineer to further evaluate the project site (Chris Wilbur PE of Durango, who works with the well-known avalanche engineer Art Mears PE). Two avalanche/geohazards reports have been prepared, and are included for your review. The reports describe three on-site areas found to be relatively safe from avalanche potential on the property, and/or buildable with minimal avalanche mitigation. Two of the buildable on-site areas represent the two building envelopes presented in this application. One of the two building envelopes is relatively avalanche free, and the other is relatively low hazard and able to be mitigated. Whichever of the two building envelopes is selected, the avalanche expert will be consulted prior to construction, to check mitigation measures.

PROJECT NARRATIVE

Cumberland Mill Site

(Continued)

Engineer Mountain, Inc.

Geohazards:

The Sketch Plan for this project has been overlaid onto the generalized County Geohazards Map. The plan sheet is included within this submittal for your review. According to the County Geohazards map, the site is generally located in an area which needed to be further evaluated, for potential rockfall (rf) and/or debris flow (df) geohazards. There are two avalanche/geohazards reports attached, which address the geohazards potential at the two proposed building envelopes. The reports were prepared by Chris Wilbur PE of Durango, who works with the well-known avalanche engineer Art Mears PE. The northern building envelope is located on a knoll, formed by an ancient debris flow, and, according to the evaluation, is relatively safe from geohazards, requiring no mitigation. The southern building envelope is located in a flat meadow area. Its limits were determined in the field by the Applicant, Engineer Mountain Inc., and the geohazards/avalanche expert. The flat building envelope was selected to be in the meadow area suggested by the Planning Director for consideration, with its limits defined by the least hazard from potential nearby avalanche, rockfall, and debris flow zones. The flat building envelope could supposedly be located in a run out type zone of a potential debris flow area. For example, in the unlikely event that a debris flow (mud, rocks, etc.) were to travel down the Deer Park Creek drainage gulch, jump the creek bank, and turn left towards this building envelope, some shallow mud and cobbles could flow towards the cabin. For mitigation, the cabin can have a back corner facing uphill, instead of a back wall. A low concrete wall at that cabin back uphill corner could also be used as mitigation (similar to an avalanche splitter shape/function). A V-shaped ditch uphill of the cabin was also suggested as a mitigation effort, in order to channel any mud to go around the cabin instead of into/under the cabin. Please refer to the two avalanche/geohazards reports. Whichever of the two building envelopes is selected, the avalanche/geohazards expert will be consulted prior to construction, to check mitigation measures.

Elevation at Structure:

Approximately 9,180 feet – which is below 11,000 feet elevation, where additional County requirements apply.

PROJECT NARRATIVE

Cumberland Mill Site

(Continued)

Engineer Mountain, Inc.

- Cabin Size:** The current proposed cabin size is one story, with a possible attic loft, with a cabin footprint of up to 24 feet by 24 feet (576 square feet). The small partial loft level is being designed as large enough to contain a bed, but small enough that it will not require significantly raising the roof/structure height. No basement is proposed. A non-enclosed small exterior deck and front porch are also proposed. The size and location of the deck and the porch will depend somewhat on which building envelope is selected.
- Cabin Height:** The proposed roof pitch is 6:12. The cabin height is estimated to be approximately 18 feet above the finish floor elevation. There will be about three feet between the ground surface and cabin floor, to prevent or reduce snow melting into the cabin.
- Cabin Style:** The Applicant is designing the cabin with the style of a basic “timber frame” building, with features of a historic mining structure.
- Building Materials:** Photos of the proposed building materials are included within this submittal for your review, and the materials consist of the following:
- structural framing consisting of wood timbers and/or structural steel (minimally exposed on the structure exterior);
 - non-reflective, rust colored “Rust Wall” brand, rusted metal siding;
 - minimal window glazing;
 - non-reflective, dark green, “standing seam” metal roofing material.
- Proposed Shed:** The proposed shed is being designed as one story, with a footprint of up to 8 feet by 12 feet, with the shed building style to match the proposed cabin.
- Building Plans:** Draft building plans for the proposed cabin have been prepared by the Applicant, and are included in this submittal for your review. The plans have been drawn with the preferred, flat building envelope in mind, and could be revised slightly (such as the deck and porch areas) if the knoll building envelope is selected instead.

SAN • JUAN • BASIN
HEALTH
 D E P A R T M E N T

Permit # _____

Year _____

APPLICATION to INSTALL, CONSTRUCT, ALTER or REPAIR INDIVIDUAL SEWAGE SYSTEM

Owner: Gary K. Anderson Phone: (662) 251-1111

Mailing Address: 0 910 W. Lincoln St., Flagler Beach, FL 32112

Site Address: Cumbywood Millsite US 91569 115 Assessor's Parcel # 282700003310 201

Subdivision: NA (San Juan County, FL) Unit NA Block 119 Lot 121A

Lot Size: 5.2000 Living Units: 1 Bedrooms: 1 Water Supply: well

Date: 4/27/15 Owner's Signature: [Signature]

I acknowledge this application does not guarantee a permit to install an ISDS on a marginal lot and that the issuance of this permit does not imply any warranty by this department to the operation of the system. This system will be constructed in accordance with the San Juan Basin Health Department individual sewage disposal system regulations.

Permit Fee: \$ 800.00 Perc Test Fee: \$ _____ Rec'd By: _____ Date: _____

PERMIT to INSTALL, CONSTRUCT, ALTER or REPAIR INDIVIDUAL SEWAGE SYSTEM

Percolation Rate: _____ Min/ Inch Limiting Zone: _____ Feet:

Soil Profile: _____ Slope % : _____ Requires Eng. Design: _____

From the application information & the site evaluation, the following minimum installation specifications are required:

Septic Tank: _____ Equivalent Sizing: _____ 60% 75% 100%

Final Disposal: _____ Ft2 Lines: _____ Length: _____ Width: _____ Depth: _____

Gravel-less chambers: _____ Number of Units: _____ Number of Rows: _____

Lagoon Bottom Size: _____ Depth: _____ Slopes: _____ Lining: _____

COMMENTS:

District Court, Water Division 7, Colorado
 Court Address:

CONCERNING THE APPLICATION FOR WATER RIGHTS OF

Applicant: Gary Bowman

In the Animas River or its Tributaries

In San Juan COUNTY

COURT USE ONLY

Attorney or Party Without Attorney (Name and Address):

Gary Bowman; 910 North Leroux Street; Flagstaff, AZ 86001

Phone Number: (928) 853-8180 E-mail: Gary.Bowman@nau.edu

FAX Number: N/A Atty. Reg. #: N/A

Case Number: _____
 Division: 7 Courtroom: 1

APPLICATION FOR CONDITIONAL ABSOLUTE WATER RIGHTS (SURFACE)

It is the applicant's responsibility to provide the location for each structure in this application. For structures that are already decreed, use the location from the most recent decree that adjudicated the location. UTM coordinates (for example from a GPS device) or measured distances in the field from known section lines are acceptable. The Division Engineer, the Water Referee, or the Water Judge may order the applicant to confirm the location of any structure with UTM coordinates, a survey, or other method.

1. Name, mailing address, email address and telephone number of applicant(s) (if there are multiple applicants, and the space provided is not adequate to list all of the applicants, the names, addresses, telephone numbers and available email addresses must be provided as an attachment):

Name of Applicant	Mailing Address	Email address	Telephone Number
Gary Bowman	910 North Leroux Street; Flagstaff, AZ 86001	Gary.Bowman@nau.edu	(928) 853-8180

2. Name of structure: Bowman Diversion ditch spring other pump and pipe in creek

3. Legal description of each point of diversion:
Location information in UTM format (Preferred):
 UTM Zone must be 12 or 13; Units must be Meters; Datum must be NAD83; and Units must be set to true North. Include the source of the UTM coordinates, for example: GPS device; GIS System such as DWR AquaMap or CDSS MapViewer; scaled from USGS topographic map; or other source. In areas having generally recognized street addresses, also include street address, and if applicable, the lot, block, and subdivision. Attach a legible 8 1/2 x 11 inch map to this application illustrating location of the structure.

UTM coordinates

Northing _____ Easting _____

Zone 12 Zone 13

Street Address _____

Subdivision _____

Source of UTM's (for example, hand-held Garmin GPS):

Accuracy of location displayed on GPS device (for example, accurate to within 200 feet):

Legal Description Using the Public Land Survey System (PLSS) (Optional; Please include both UTM and PLSS descriptions if known): Include perpendicular distances from section lines, and indicate ¼ ¼, section number, township, range, meridian and county; mark the location of the structure on a USGS topographic map and attach to this application a legible 8 ½ x 11 inch copy of the applicable portion of the map. In areas where section lines have not been established, a bearing and distance to an established government monument is acceptable. Include the source of PLSS information, for example: GIS system such as DWR AquaMap or CDSS MapViewer; field survey; scaled from USGS topographic map; or other source. In areas having generally recognized street addresses, also include street address, and if applicable, the lot, block, and subdivision.

Legal Description: County San Juan	_____ 1/4 of the	_____ 1/4 of	Section 29 or 32	Township 41 N or S <input type="checkbox"/> <input type="checkbox"/>	Range 7 E or W <input type="checkbox"/> <input type="checkbox"/>	Principal Meridian NMPM
Distance from section lines (not from property lines) _____ Feet from <input type="checkbox"/> N <input type="checkbox"/> S and _____ Feet from <input type="checkbox"/> E <input type="checkbox"/> W						
Source of PLSS information: <u>Scaled from USGS Topo Quad, Site Survey, & County Assessor Maps</u>						
Street Address: <u>Cumberland Mill Site USMS No. 693B, adjacent to DSNGRR ROW, south of Silverton, San Juan County, CO.</u>						
Subdivision: N/A		Lot N/A		Block N/A		

4. Source: (for example, unnamed tributary to North Clear Creek, tributary to Clear Creek, tributary to the South Platte River) Deer Park Creek, tributary to the Animas River

5. A. Date of appropriation: (date in summer, 2015)

B. How appropriation was initiated: use of water during cabin construction

C. Date water applied to beneficial use: (date in summer, 2015)

6. Amount claimed in cubic feet per second (cfs) or gallons per minute (gpm) (1 cfs = 448.8 gpm).
Conditional _____ (cfs gpm) Absolute 15 (cfs gpm)

If claiming an absolute water right, application shall include supporting evidence that applicant diverted water in-priority and applied such water to the beneficial uses claimed in the amounts claimed.

7. List All Uses or Proposed Uses: for site of historic residence

A. Irrigation, complete the following.
Number of acres historically irrigated N/A proposed to be irrigated N/A
Does the Applicant intend to use the water up to supplement irrigation on an area of land already irrigated under another water right? Yes No
Legal description of irrigated acreage: Mark the location of the irrigated acreage on a USGS topographic map and attach to this application a legible 8 ½ x 11 inch copy of the applicable portion of the map.

N/A, no irrigation proposed

- B. If non-irrigation, describe purpose fully. Mark location of use on a USGS topographic map and attach to this application a legible 8 1/2 x 11 inch copy of the applicable portion of the map.

Domestic use for one residential cabin

8. Name(s) and address(es) of owner(s) or reputed owner(s) of the land upon which any new or existing diversion or storage structure, or modification to any existing diversion or storage structure is or will be constructed or upon which water is or will be stored, including any modification to the existing storage pool. The applicant must notify these persons that the applicant is applying for this water right, and certify to the Court that the applicant has done so by no later than 14 days after filing this application. The certification form is on page 4 of this form.

Name of Owner	Mailing Address
Owner/Applicant Gary Bowman	N/A

9. Remarks or any other pertinent information:

Signature of Applicant(s) (if self-represented) or Attorney

Date

*PRELIMINARY
AVALANCHE HAZARD ANALYSIS
AND AVALANCHE MAPPING*

for

*BOWMAN PROPERTY
CUMBERLAND MILL SITE
SAN JUAN COUNTY, COLORADO*

August 9, 2013

Prepared for:

Gary Bowman
P.O. Box 6010
Flagstaff, AZ 86011

Prepared by:

Wilbur Engineering, Inc.
150 East 9th St. Suite 201
Durango, Colorado 81301
(970) 247-1488

WILBUR ENGINEERING, INC.
Engineering with Soil, Rock & Water

150 East 9 St, Suite 201 • Durango CO 81301
E-mail: chris@mearsandwilbur.com
(970) 247-1488

August 9, 2013

Gary Bowman, Ph.D.
P.O. Box 6010
Flagstaff, AZ 86011

RE: Avalanche Study
Cumberland Mill Site, San Juan County, Colorado

Dear Dr. Bowman:

Please find attached our report on avalanche hazards at your property. If you have any questions or require additional information, please contact me at your convenience.

Sincerely,
Wilbur Engineering, Inc.

A handwritten signature in black ink, appearing to read "Chris Wilbur". The signature is fluid and cursive, with the first name "Chris" and last name "Wilbur" clearly distinguishable.

Chris Wilbur, P.E.

Introduction

This report presents the results of a study to evaluate the degree of avalanche hazard at the Cumberland Mill Site in San Juan County, Colorado (Figure 1). The site lies about 2 miles south of Silverton, Colorado within the upper section of the Animas River Canyon. Deer Park Creek flows through the site and has formed an alluvial fan that extends over most of the site. Previous avalanche mapping has designated the entire site as an avalanche hazard area without subdividing the hazard by frequency or intensity of the hazard (Ref. 5).

This report presents a summary of avalanche history, previous studies, and site specific mapping and analyses of avalanche hazard.

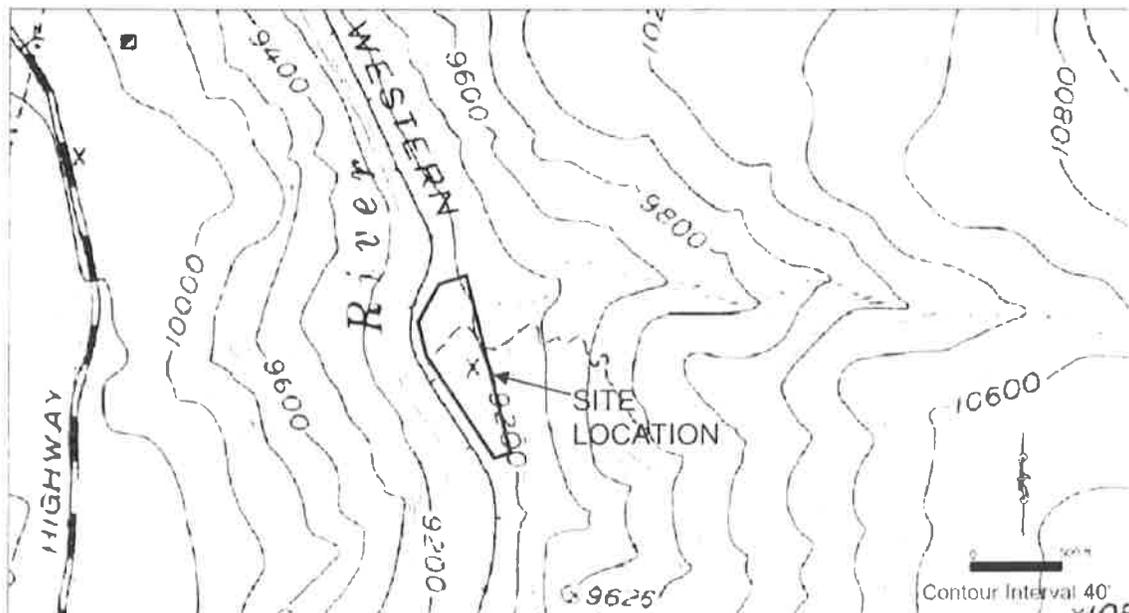


Figure 1 –Site Location on USGS 1:24,000 Topographic Map

Avalanche History

A limited historic record exists at the site largely due to impacts on the railroad which operated during the winters from 1882 through the 1950s(?). Figure 2 shows the location of the “Watertank Slide” apparently named because it destroyed a water tank on an unknown date. We observed steel bands from the tank during our site visit (Figure 3). Also shown in Figure 2 is a linear concrete foundation located about 40 feet west of the tank steel bands. The alignment of the foundation and steel indicates that a

smaller avalanche path south of the main Watertank slide may have caused the damage.

The 1976 INSTAAR publication, *Century of Struggle against Snow: a History of Avalanche Hazard in San Juan County, Colorado* (Ref. 4) lists two avalanche events at the Watertank Slide.

1. Unnamed date in 1927, the Watertank snowslide "buried station depot agent while shoveling snow off tracks."
2. March 1927/28 winter, listed one buried person and no deaths at the Watertank Slide.

The historic reports and evidence conclusively show the potential for avalanches originating west of the Animas River to reach and extend beyond the railroad tracks.



Figure 2 – Water Tank Avalanche Path (Ref. 4)

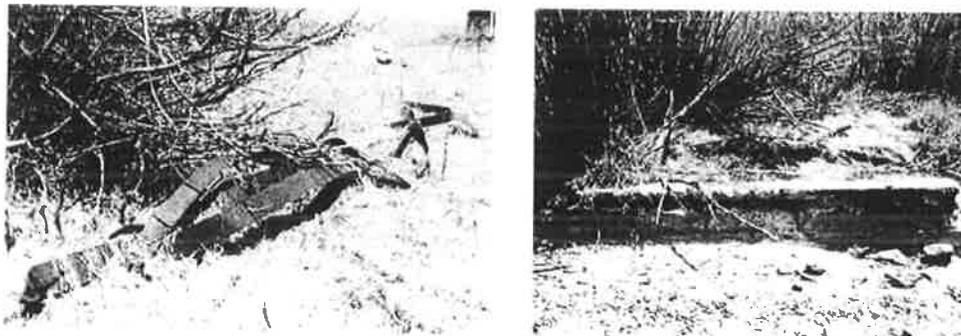


Figure 3 –Steel Bands and Concrete at Location "Tank" in Figure 5

Analyses Methods

We applied a combination of methods in this study, including field observations, review of previous studies, historical research, topographic analysis, aerial photo interpretation and avalanche dynamics modeling with the Swiss program Aval-1D, version 1.4. We also took into account climatic factors, elevation, aspect and vegetation conditions.

Aerial photos and Google Earth imagery from the following dates were studied: 1998, 2003, 2005, 2006 and 2011. Topography from the USGS 7.5 minute quadrangle for Silverton was used in addition to site observations.

We mapped areas of "high" avalanche hazard (red line) and moderate avalanche hazard (blue line). These are defined below:

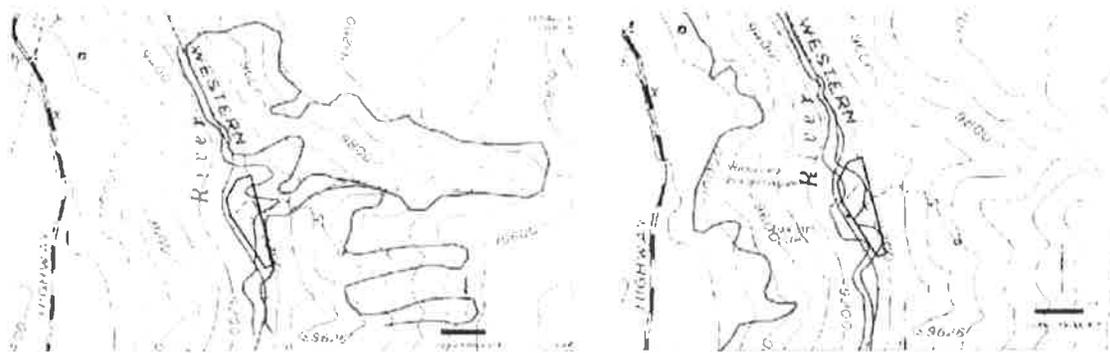
1. High hazard – area where avalanches can be destructive and/or frequent; these are "red" hazard areas within San Juan County, areas where avalanches have return periods of 30 years or less and/or can produce impact pressures of 600 lbs/ft² or more on flat surfaces normal to the flow.
2. Moderate hazard – area where avalanches are not as frequent and are less destructive than in the high-hazard zone; these are "blue" hazard areas within the County where avalanches have return periods of 30 to 100 years and produce impact pressures of less than 600 lbs/ft².

Residential construction is permitted in the blue zone provided it is protected from the "design-magnitude," or 100-year return period avalanche.

Findings

The avalanche hazards from avalanche paths starting on the east and west sides of the canyon are shown separately for clarity in Figure 4 (a) and Figure 4(b). The east and west avalanche paths are shown together in Figure 5 with an aerial image background. The "Watertank Slide" was modeled using Aval-1D, a Swiss avalanche dynamics model. Default friction parameters were used for release slab thicknesses of 1.0 meters and 1.2 meters, corresponding to release volumes of about 12,000 m³ and 14,000 m³, respectively. The resulting runout distances and impact pressures were considered in developing the maps in Figures 4 and 5.

The west avalanches can produce powder avalanches during/after impact with the river and the abrupt slope change. Because of this and the possibility of strong winds blowing up the Animas canyon during southern storms, powder-avalanche debris can be pushed to the north somewhat as avalanches fall and impact the river. Therefore, the northern site could be exposed to light overpressures that should be considered during design.



(a) East Paths

(b) West Paths

Figure 4 – Preliminary Red and Blue Avalanche Zones



Figure 5 – East and West Avalanche Paths on Google Earth Aerial Image
 (Hazard zone boundaries are approximate; "tank" is location of steel bands;
 "site" is location on elevated bench with lowest avalanche risk for the property)

Conclusions

We conclude that residential development of the site could be mitigated for the design magnitude avalanche using site specific analyses and designs. The site identified in Figure 5 lies in an area either outside of the "blue" avalanche hazard zone or near the

end of the "blue" zone where avalanche frequency and magnitude are low enough that they can be mitigated by site-specific designs. Such analyses and designs are beyond the scope of this study. Final designs would require additional mapping and more detailed topographic data in the runout zone.

Limitations

This report is subject to the following limitations:

1. Avalanches larger than the design 100-year return period events are possible, will travel farther, and possess greater impact and static pressures.
2. The study is site and time specific; thus it applies only to the planned site improvements at the time of this report.
3. We have assumed existing forest, terrain and climatic conditions. Changes to these conditions could increase or decrease the avalanche hazard.
4. The recommendations in this report are based on the standard of care for avalanche hazard evaluation at this time and locality. No other warranties, expressed or implied, are made.

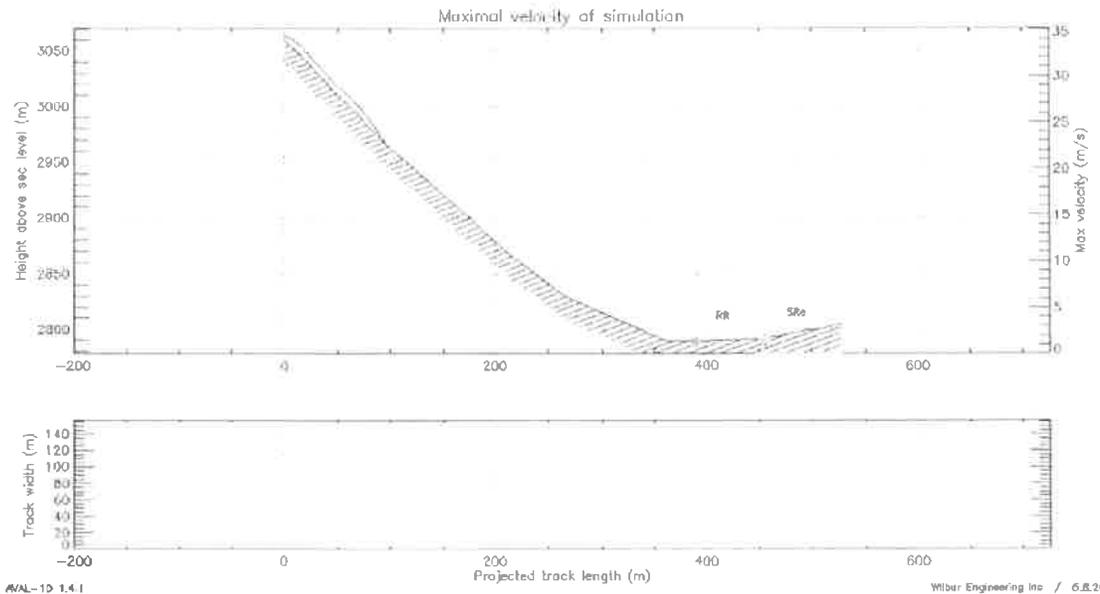
References

1. "Avalanche Hazard Map, San Juan County", prepared by Rebecca Summer and Margaret Squier, INSTAAR (Institute of Arctic and Alpine Research), Boulder, Colorado, for San Juan County in 1976
2. "Natural Hazards of San Juan County, Colorado", prepared by Michael J. Bovis, Institute of Arctic and Alpine Research, Boulder, Colorado, for San Juan County in 1976
3. "Avalanche Atlas, San Juan County, Colorado", prepared by Len Miller, Betsy R. Armstrong and Richard L. Armstrong, Institute of Arctic and Alpine Research, for San Juan County in 1976, published as Occasional Paper No. 17 by INSTAAR
4. "Century of Struggle Against Snow: A History of Avalanche Hazard in San Juan County, Colorado", prepared by Betsy R. Armstrong, Institute of Arctic and Alpine Research, for San Juan County in 1976, published as Occasional Paper No. 18 by INSTAAR "Overall Hazard Map", prepared by INSTAAR for San Juan County in 1976.

Sincerely,
Wilbur Engineering, Inc.

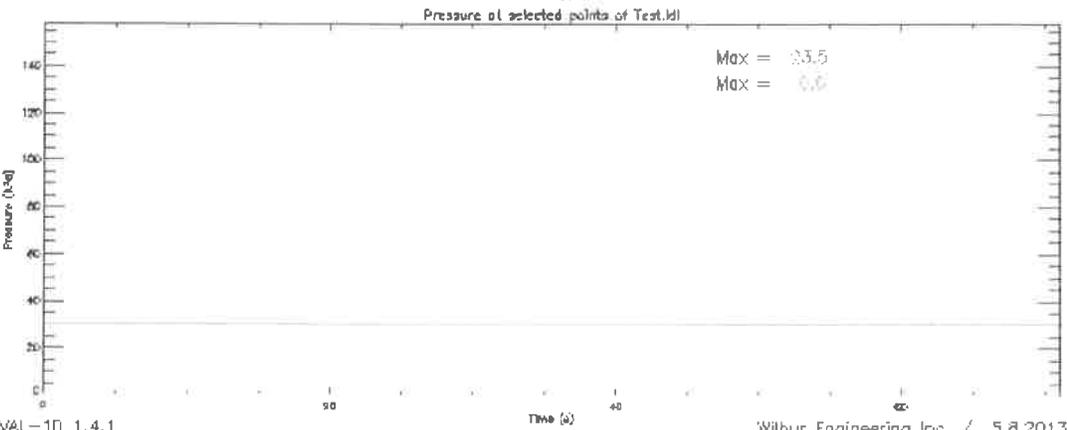
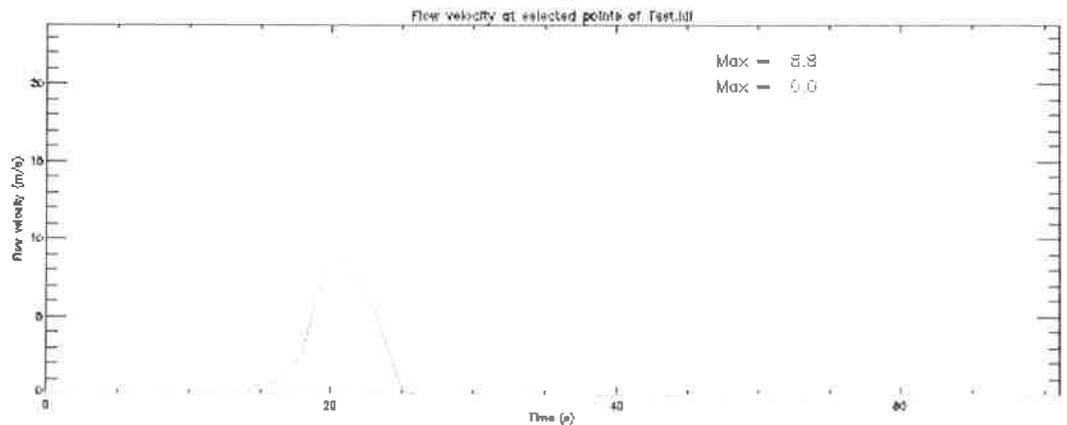
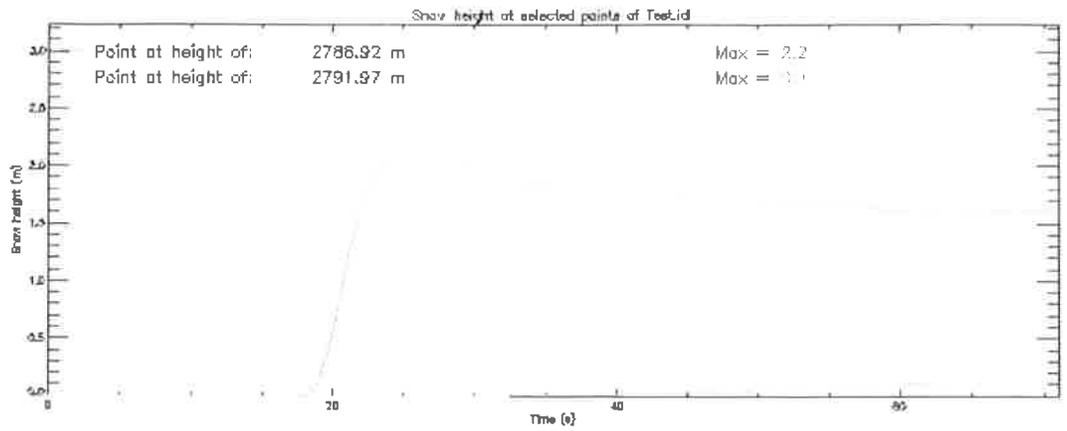


Chris Wilbur, P.E.



AVL-1D 1.4.1

Wilbur Engineering Inc / 6.8.2013



AVAL-10 1.4.1

Wilbur Engineering Inc / 5.8.2013

October 27, 2014

Gary Bowman, Ph.D.
P.O. Box 6010
Flagstaff, AZ 86011

RE: Preliminary Geologic Hazard Assessment for Alternative Site
Cumberland Mill Site, San Juan County, Colorado

Dear Dr. Bowman:

We previously completed a *Preliminary Avalanche Hazard Analysis and Avalanche Mapping Report*, dated August 9, 2013 that identified approximate areas of land that lie outside of the Moderate (Blue) Avalanche Hazard Zone. The report identified a building site on a sloping bench north of Deer Park Creek that avoided avalanche hazards (Site 1 on Figure 1). Although our previous study was limited to avalanche hazards, this site also avoids rockfall and debris flow hazards.

Due to access, water supply and on-site wastewater system considerations, an alternate building site (Site 2 on Figure 1) is being considered. We made a field visit on October 25, 2014, to assess this alternate site for avalanche, rockfall and debris flow hazards. The level of study is cursory and should not be used to design mitigation measures for any geologic hazards. The descriptions of geologic hazards should be considered along with other site constraints to select a building site.

1. **Avalanches** – Site 2 is at the approximate edge Moderate (Blue) Avalanche Hazard Zone. Mitigation will be required. Design parameters will depend on the final location, orientation and geometry of the structure.
2. **Rockfall** – Site 2 may be subject to rockfall hazards. Existing 3 to 4-foot angular boulders that appear to be a result of rockfall have stopped about 40 feet from the base of the slope near Site 2. The site has more favorable terrain protection than the location of the two boulders. Therefore a slope setback of 40 to 50 feet should provide adequate rockfall avoidance.
3. **Debris Flows** – Site 2 is subject to potentially destructive debris flows from Deer Park Creek. Field evidence indicates that this is an active debris fan and the main channel has migrated in historic times. Site 2 is low on the fan and south of the current channel and most recent channel migrations. However, the entire fan is subject to debris flows, so mitigation for debris flows will be necessary.

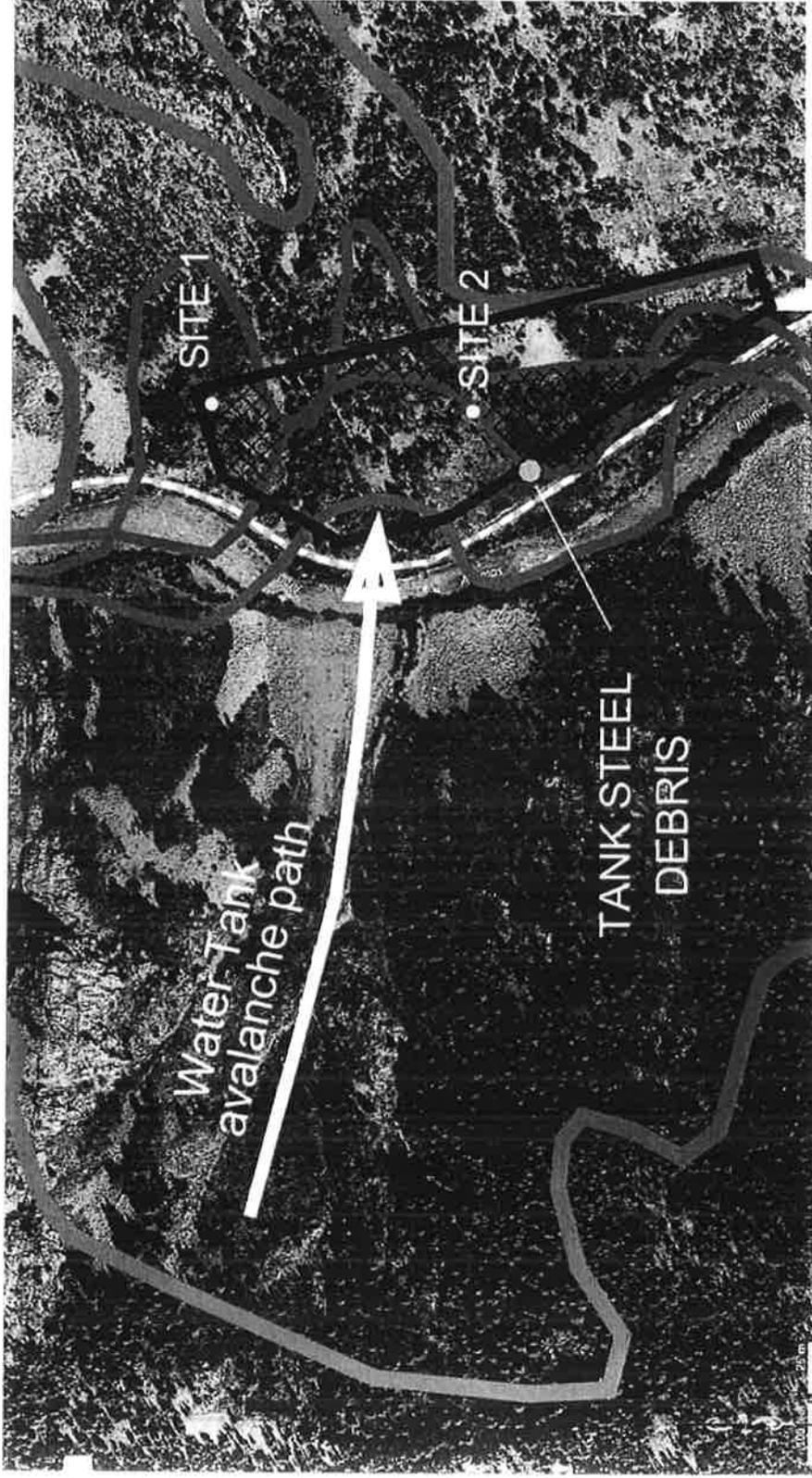
In summary, Site 2 is subject to significantly higher hazards from avalanche, rockfall and debris flows than Site 1. The frequency and intensity of these hazards is low enough that they could be mitigated through site-specific designs. Design parameters are beyond the scope of this letter. However it should be noted that conventional wood-frame construction is not likely to be feasible at Site 2. Site 1 is not likely to require significant mitigation measures for geologic hazards.

We hope this letter helps you in selecting an appropriate building site. Please contact me if you have any questions.

Sincerely,
Wilbur Engineering, Inc.

A handwritten signature in black ink, appearing to read "CR Will". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Chris Wilbur



Preliminary Avalanche Hazard Map Cumberland Mill Site, San Juan County, Colorado

Wilbur Engineering, Inc.
Revised October 25, 2014

Notes:

1. All locations and property boundaries are approximate.
2. Red & Blue Zones defined per San Juan County Code.
3. Hatched areas are outside of 100-year Avalanche limits, but could be reached by lower probability avalanches.

ACCESS INFORMATION REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

This report is regarding site access information for the Proposed Bowman Cabin, located on the Cumberland Mill Site USMS No. 693B, prepared by Engineer Mountain, Inc.

The Cumberland Mill Site is located south of Silverton. There are no County Roads leading to the site.

Adjacent to the site is the Right-of-Way (ROW) of the Durango & Silverton Narrow Gauge Railroad (DSNGRR).

The other three sides of the site are bordered by Public Lands administered by the Bureau of Land Management (BLM).

The typical access for a proposed cabin on a mining claim in San Juan County is via existing County Roads and a proposed on-site driveway. There are no County Roads leading directly to this site, and there is no driveway proposed for this project.

There are currently two legal methods of access for this site/project.

The first is via the regularly-scheduled passenger tourist trains operated by DSNGRR. The railroad owner (Al Harper) and his staff have agreed in writing that the project site Owner/Applicant Gary Bowman will be provided with access via the trains for this site/project.

This concept - access via the tourist trains - was reviewed by the Planning Commission on December 10, 2014.

The train staff has noted that in exchange for the purchase of a Season Pass, the Owner/Applicant can arrange transportation with the train staff in advance, and the tourist trains will stop at the project site for him to get on/off the train. They also have made arrangements for transportation of construction equipment, building materials, and construction personnel (for a fee, and prearranged through the "Special Handling Department" using the "Work Extra" trains).

Please review the email from train Vice-President Evan Buchanan, which follows this page, and summarizes the train access arrangements.

ACCESS INFORMATION REPORT
Cumberland Mill Site
Prepared By Engineer Mountain, Inc.

From: Evan Buchanan [mailto:ebuchanan@durangotrain.com]
Sent: Friday, October 10, 2014 1:40 PM
To: Gary E Bowman
Cc: Paul Schranck
Subject: Deer Creek Access

Gary Bow man,

In response to your inquiry concerning rail access to property located south of Silverton, Colorado, I would suggest the following options. A Season Pass is available for sale through our Ticket office that would allow multiple trips by rail (on scheduled passenger trains) for a reasonable cost per individual traveler. A new flag stop location at this location would not be necessary. The occasional stop here could be organized through "Special Handling" procedures followed through the Ticket Office and the Train Operating Department.

The transport of equipment and materials is also possible through the Railroad. "Work Extra" trains can be assembled and operated to move materials, heavy equipment and personnel. The Railroad generally has Diesel Power and equipment("Flat Cars") available for this kind of work. Pricing structures can vary as to material transported, amount of material and distance traveled. We can review these details during future conversation should you decide to pursue this form of transport.



Evan Buchanan
Vice President/Superintendent of Operations
Direct (970) 385-8828
Cell (970) 946-7599

Main (970) 259-0274

Fax (970) 259-3570

Please see the following pages for additional information about the access for this project.

ACCESS INFORMATION REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

The Planning Commission reviewed the access options for this project in December 2014. They directed the Applicant/Owner Gary Bowman to proceed with working out the access details with train staff.

The Applicant then approached the train staff with an Access Agreement document prepared by Engineer Mountain, Inc. The access agreement document reiterated and expanded upon the arrangements described in the email on the preceding page of this report. (The access agreement document is available for your review upon request from Engineer Mountain, Inc. at 387-0500.) The train staff were hesitant to sign anything because they never had to do so before. They have worked on several similar projects in La Plata County, where cabins in La Plata County are accessed using the train. Those projects did not require any signed access agreement documents. The train staff were hesitant to sign anything because they thought that it should not be required by the County. Discussions ensued between train staff (Vice President Evan Buchanan), the Applicant/Owner, Engineer Mountain Inc., County Planning Director Bob Nevins, and railroad attorney Frank Anesi. Frank Anesi suggested a DSNGRR "license" would be the train's typical document to handle this arrangement. However the train staff was still hesitant to sign anything, because they thought it unnecessary - and may have feared that if someday far in the future DSNGRR stops running the tourist trains, that Gary Bowman's access agreement would be violated by the train.

The Owner/Applicant Gary Bowman had previously discussed this access in 2012 with train owner Al Harper, prior to purchasing the property. Al Harper had indicated that access could be granted by the train. Therefore this spring Gary Bowman contacted Al Harper again, to let him know that discussions with the train staff had stalled out, and the staff was hesitant to sign anything because they thought it should be unnecessary.

The following (below and next page) is the email exchange between the project site Owner/Applicant (Gary Bowman) and the DSNGRR train owner (Al Harper).

ACCESS INFORMATION REPORT
Cumberland Mill Site
Prepared By Engineer Mountain, Inc.

Quoting Gary E Bowman <Gary.Bowman@nau.edu>:

Lisa,
See below from Al Harper.
GB

ESSENTIAL QUANTUM MECHANICS
Gary E. Bowman, Oxford University Press (2008)
<http://www.oup.com/uk/catalogue/?ci=9780199228928>

Gary E. Bowman
Associate Professor of Physics
Northern Arizona University
Department of Physics and Astronomy
P.O. Box 6010
Flagstaff, AZ 86011 USA
Phone: 928-523-1114
Fax: 928-523 1371
gary.bowman@nau.edu

From: Al Harper [alharper@durangotrain.com]
Sent: Saturday, April 11, 2015 9:39 AM
To: Gary E Bowman
Subject: RE: DSNG Access Issue

Hi Gary: I definitely will try to work something out. I will leave the decision of the final method of how to do it with Paul Schranck, my GM and Sr. VP. Al

From: Gary E Bowman [<mailto:Gary.Bowman@nau.edu>]
Sent: Thursday, April 09, 2015 5:37 PM
To: Al Harper
Subject: DSNG Access Issue

Dear Mr. Harper,

You may recall that back in May, 2012, we discussed my proposed cabin project (about 2 miles south of Silverton). At that time we were both hopeful that I would be able to obtain an easement to access my property via DSNG. My easement request was ultimately denied, however DSNG said it could (for a fee) provide passenger access and transport of construction materials and equipment to the site.

Personally, I am quite satisfied with this arrangement. But at a meeting in Silverton last December, the County Planning Commission made clear that they would like a signed agreement between DSNG and myself. Let me emphasize that the County is **not** asking for an **easement,** but more of a formalization of the access arrangements already offered by DSNG.

(Email from Gary Bowman to Al Harper is continued on next page)

ACCESS INFORMATION REPORT
Cumberland Mill Site
Prepared By Engineer Mountain, Inc.

(Email from Gary Bowman to Al Harper, continued from previous page)

I've spoken with Evan Buchanan at DSNG, but he is reluctant to sign such an agreement because he feels it is unnecessary. I understand Mr. Buchanan's point. Unfortunately, I have no control over the Planning Commission, and I'm afraid if I submit my project to them without an agreement it will be turned down.

The civil engineer I'm working with in Silverton (Lisa Adair) spoke with Durango attorney Frank Anesi, who mentioned a "license" as a perhaps simpler and better alternative to a formal access agreement.

There has, in fact, already been quite a bit of discussion/correspondence about this issue amongst myself, Lisa Adair, Frank Anesi, Pete Maisel, and Evan Buchanan (who, by the way, is always a pleasure to talk to). But I thought it best not to bog you down with those details right now.

My hope is that you and I could discuss creating a document that would satisfy the county, yet be fully acceptable to DSNG. Even if I can't give the county an "ideal" agreement, perhaps we could together come up with something that everyone would be happy with, so my project can finally move forward.

Please feel free to contact me by email or cell (928-853-8180). Weekdays later in the afternoon are usually good for me; mornings are not. Thanks in advance for your consideration.

*Best Regards,
Gary*

*ESSENTIAL QUANTUM MECHANICS
Gary E. Bowman, Oxford University Press (2008)
<http://www.oup.com/uk/catalogue/?ci=9780199228928>*

*Gary E. Bowman
Associate Professor of Physics
Northern Arizona University
Department of Physics and Astronomy
P.O. Box 6010
Flagstaff, AZ 86011 USA
Phone: 928-523-1114
Fax: 928 523-1371
gary_bowman@nau.edu<mailto:gary_bowman@nau.edu>*

Please see the following pages for additional information about the access for this project.

ACCESS INFORMATION REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

The status of the arrangements between the project site owner (Gary Bowman) and the train owner (Al Harper) and his staff is that we are awaiting further contact from the train staff. This week the Owner/Applicant Gary Bowman has prepared a new, simplified access document to send to Al Harper for review. The train owner and staff currently have no problem with the arrangements described above (see email from Evan Buchanan on page 2) and have no problem with Gary Bowman riding the train to and from the project site. It appears that the staff, so far, just have had a problem with the County's requirement of additional paperwork. It appears the train owner/staff are trying to figure out what kind of written document (such as the train's typical "license" document suggested by railroad attorney Frank Anesi) will suffice for the purposes of the site Owner, the train staff, and the County.

If allowed by the County, the access for this project site will be via the tourist trains, as described above in the correspondence from the train owner and staff - either with or without additional paperwork from the train, depending on County requirements.

However, there is also a second method of legal access for this project site. The secondary access method has been approved by San Juan County for other recent similar projects. The access is across Public Lands administered by the BLM. The BLM access was briefly discussed by the Planning Commission in December 2014, and is called (by the BLM and County) "casual use" BLM access (pedestrian access across Public Lands).

The access to/from the site across BLM land was walked last year by the Applicant/Owner. The route is from/to Deer Park, using the BLM public lands around the Whitehead Trail.

The route is entirely located on public lands - the Owner/Applicant does not need to trespass across any private land or mining claims between the Whitehead Trail and the project site.

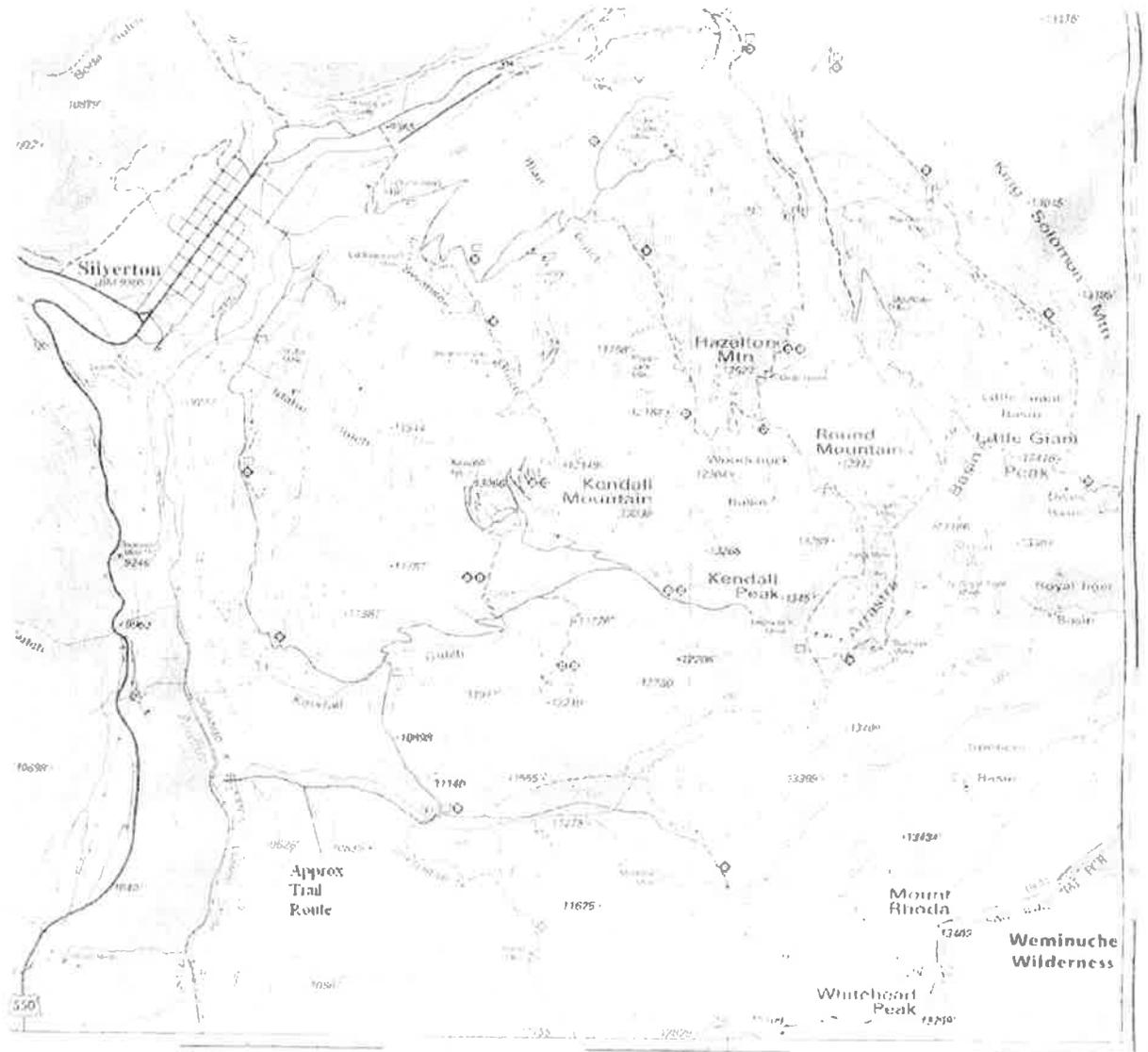
A trail map on the following page shows the approximate pedestrian route across BLM lands walked last summer by the Applicant/Owner Gary Bowman.

The land shown along the route is public land. There is a BLM map - included on page 2 within the Scenic Report, at the end of this submittal binder - which can be cross-referenced and shows that the route is located entirely on public land.

ACCESS INFORMATION REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.



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The photo above is a picture of a trail map, showing the approximate pedestrian access trail route across BLM public lands, between the Whitehead Trail in Deer Park and the project site. The BLM and County typically call this type of legal access "BLM casual use." Similar recent projects have been approved by San Juan County with "BLM casual use" pedestrian access.

ACCESS INFORMATION REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

In summary there are currently two legal methods of access for this project:

(1) Access by Train

Access to this project site can be via the regularly-scheduled passenger trains operated by the Durango & Silverton Narrow Gauge Railroad (DSNGRR), as described in the correspondence from the train staff included within this report.

(2) BLM Casual Use Pedestrian Access

Access to this project site can be pedestrian use across BLM land from/to Deer Park/the project site. This type of legal access is typically referred to by the BLM and San Juan County as “BLM casual use” access.

Regarding the train access, we hope to soon have additional paperwork from the train staff, as described by train owner Al Harper in the email within this report, to submit to San Juan County for the County’s review.

Regarding the “BLM casual use” access, San Juan County has recently approved similar projects with this type of legal access. One example is a cabin on a mining claim owned by Chris Blatter, recently approved during the tenure of Planning Director Dave Michaelson.

The easier method of legal access for this project site is via train, as described in the correspondence from the train staff. However the second method of legal access for this project (pedestrian access across BLM land) does provide a legal backup plan for the Applicant/Owner and the County, just in case of the unforeseeable event that DSNGRR were to stop operating the tourist trains in the future.

For additional access information, please contact Engineer Mountain, Inc. at (970) 387-0500, or Applicant/Owner Gary Bowman at (928) 853-8180.

SCENIC QUALITY REPORT
Cumberland Mill Site
Prepared By Engineer Mountain, Inc.

1. INTRODUCTION AND SITE LOCATION

San Juan County regulations state the following:

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

This is a Scenic Quality Report for the Proposed Bowman Cabin, located on the Cumberland Mill Site USMS No. 693B, prepared by Engineer Mountain, Inc.

The Cumberland Mill Site is located south of Silverton, accessed by the Durango & Silverton Narrow Gauge Railroad passenger trains. The property can also be accessed on foot, by walking down across BLM land from Deer Park.

The property is located at the confluence of Deer Park Creek and the Animas River, about halfway between the Town of Silverton and Molas Lake. The property is located at the bottom of the deep Animas River canyon, alongside the river and railroad tracks.

A photo of a BLM map follows this page. It depicts the general location of the project site.

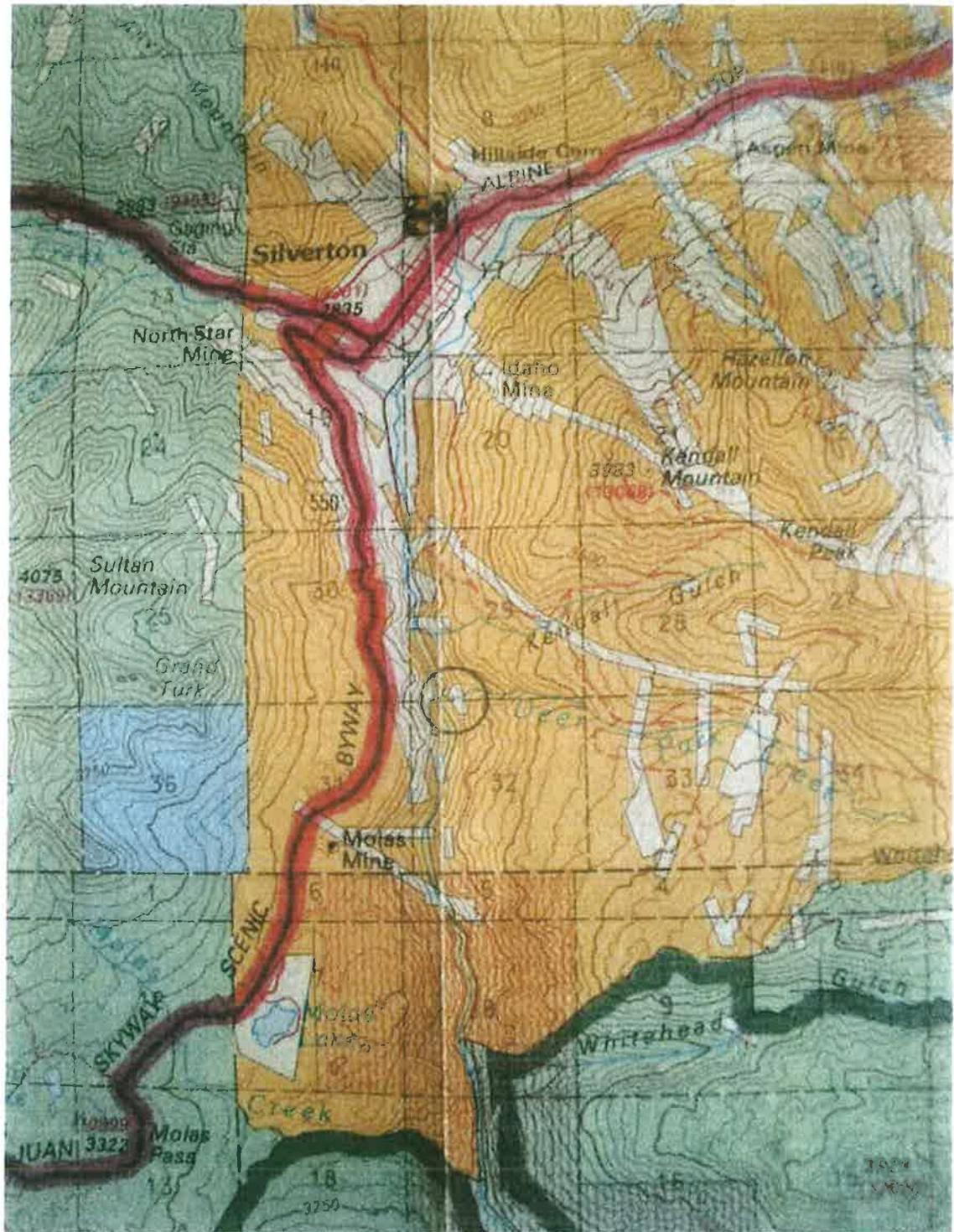


Photo of BLM Map with Cumberland Mill Site Circled.

SCENIC QUALITY REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

2. SITE IS NOT VISIBLE FROM HIGHWAY 550 AND COUNTY ROADS

The photo on the previous page shows the general location of the Cumberland Mill Site. County regulations require that this Scenic Quality Report include the following information:

Designations of scenic views of natural and historic features both from and toward the site and descriptions of how these vistas shall be preserved. Graphic depictions of the proposed structure's impact on these views shall be submitted to allow staff, the Planning Commission, and the Board of County Commissioners to assess the impacts of the project and the effectiveness of proposed mitigation measures.

The project site, the Cumberland Mill Site, is near Highway 550 as shown on the preceding page. However, it is not visible from Highway 550 (to the best of our knowledge). Likewise, the highway is not visible from the site. We observed no visibility between the two viewpoints, due to the difference in elevation, terrain, and significant vegetation between the highway and the site. The elevation difference between the highway (at approximately 10,400 feet) and the site (at approximately 9,200 feet) is estimated at approximately 1,200 feet. The site is located at the very bottom of the Animas River canyon, located far below the Highway, adjacent to the railroad right-of-way, with the view blocked by terrain and vegetation.

There is no known location on any County Roads from which this site would be visible. The closest County Roads are in Deer Park, and the site would not be visible from there due to significant tree cover and elevation difference.

Two photos follow this page:

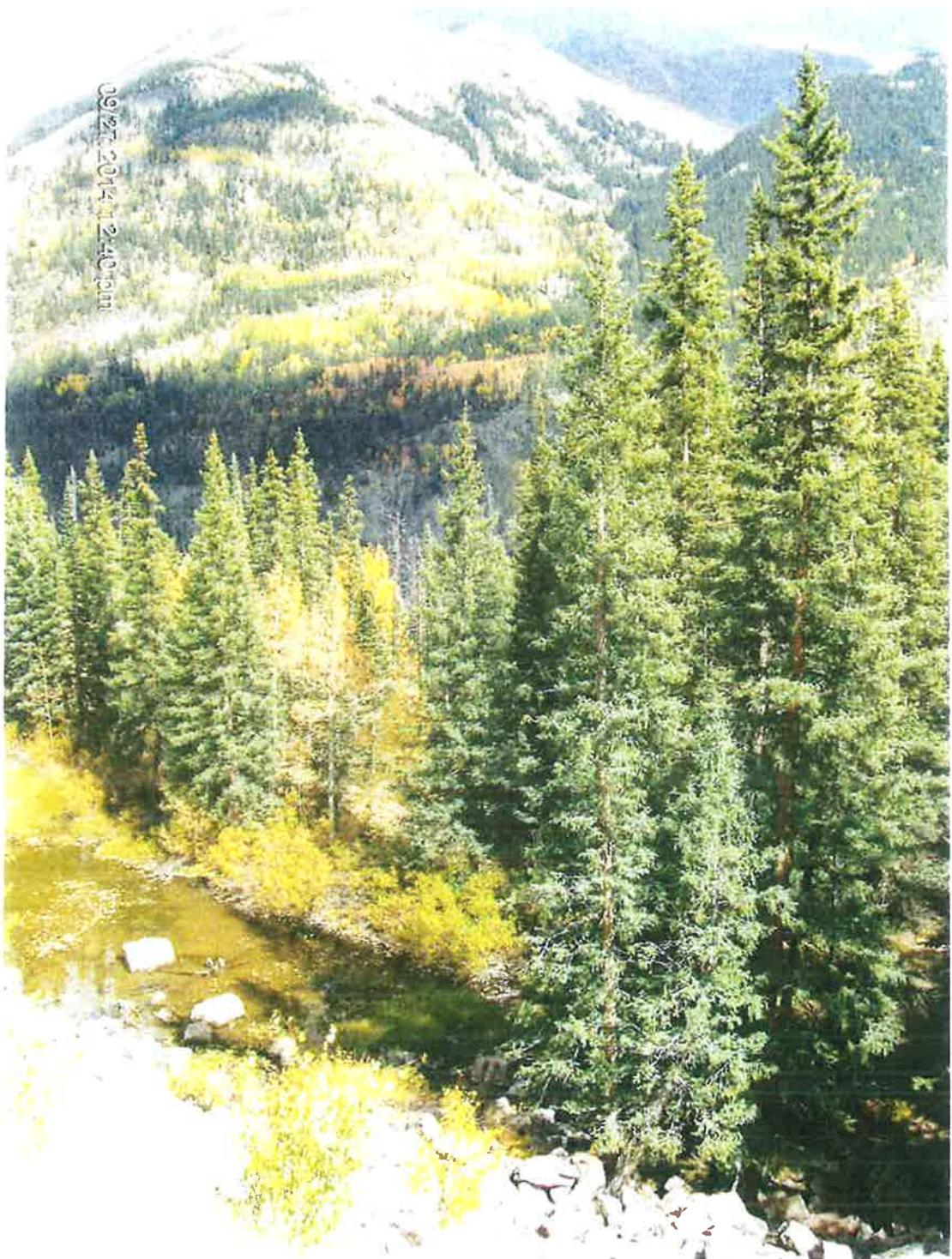
(1) The photo on the following page shows a location alongside Highway 550 which would most likely provide the best view of the site. The following page shows that there is no view of the bottom of the Animas River canyon and the project site from the highway, due to vegetation and grade change.

(2) The second photo shows the view towards the site when viewed from a short hike down from the highway right-of-way. The site is not visible from the highway, nor is it visible from a short hike downhill of the highway.



09.27.2014 12:14 pm

Photo Looking East Along Highway 550 at Approximate Mile Marker 67. Project Site is Located at the Bottom of the Animas River Canyon Directly Below Highway. Project Site is Not Visible Due to Elevation Difference, Terrain and Vegetation. Project Site is Approximately 1,200 Feet Below Highway.



View from Below Highway 550 ROW Towards Site (Milemarker 67, Looking East) – Site is Located at Bottom of Valley Adjacent to Animas River Canyon and is Not Visible. (Bog67.2-siteview)

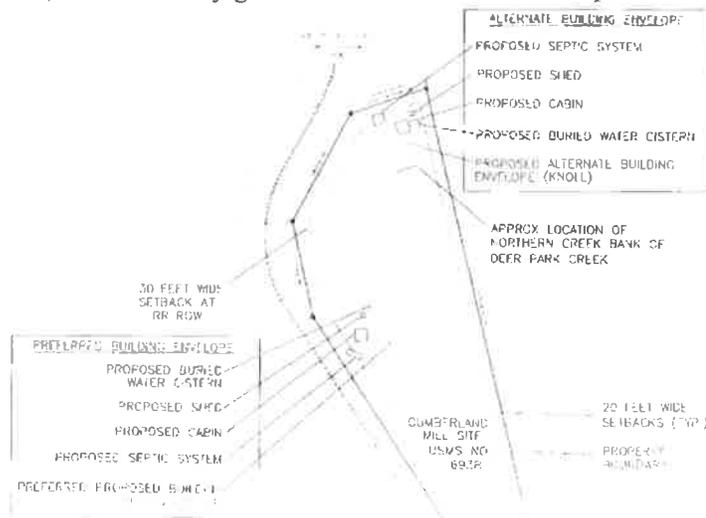
SCENIC QUALITY REPORT
Cumberland Mill Site
 Prepared By Engineer Mountain, Inc.

3. TWO BUILDING ENVELOPES ARE PROPOSED

There are two different building envelopes proposed at this time. Only one cabin within one building envelope is proposed for development. One of the two proposed building envelopes will be eliminated by the County and Applicant/Owner during the Improvement Permit Sketch Plan review. The two building envelopes were selected to avoid nearby avalanche and geohazard areas.

The Owner/Applicant prefers a building envelope located near the middle of the property, in a flat meadow area. The alternate building envelope is located at the northern end of the property, on a flat-topped rocky knoll.

The Owner-preferred, flat building envelope was first suggested by the Planning Director during our site visit. The alternate, knoll building envelope was suggested by the avalanche-geohazards expert as the safest area on the site. Both of the two building envelopes have been evaluated to be “buildable” – either relatively free from natural hazards, or having the potential for relatively low hazards, requiring some reasonable, minimal mitigation, due to nearby geohazards and/or avalanche potential.



A cabin built within the flat building envelope would be visible from the train right-of-way - unless screening trees are planted - whereas a cabin built at the knoll building envelope would not be visible from the train right-of-way.

The following page is a summary table of the characteristics of the two options for the proposed building envelope.

SCENIC QUALITY REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

There are two building envelopes. Only one cabin within one building envelope is proposed for development. The other building envelope will be eliminated by the County and Applicant during this Sketch Plan review. The following table provides a summary of building envelope characteristics.

Summary of Building Envelope Characteristics

<u>Building Envelope Name And Characteristics</u>	<u>Knoll Building Envelope</u>	<u>Flat Building Envelope</u>
Terrain Type:	Flat-Topped Rocky Knoll/Hill	Flat Meadow Adjacent to Train ROW
Building Envelope Elevation Above Train Tracks:	+/- 100'	+/- 0'
Owner-Preferred:	No	Yes
Visible from Train With Screening/Vegetation As-Is:	No	Yes
Visible From Train With Addition of Screening (Such as a Row of Trees):	No	Perhaps
Requires Minimal Geohazards Mitigation:	No	Yes
Requires Minimal Avalanche Mitigation:	No	Yes
Construction Equipment Access:	Difficult	Easy
Pedestrian Access from Train:	Difficult	Easy
Probable Type of Creek Water System:	Pump/Siphon	Gravity-Fed

SCENIC QUALITY REPORT
Cumberland Mill Site
Prepared By Engineer Mountain, Inc.

4. VISIBILITY OF THE TWO BUILDING ENVELOPES FROM TRAIN

The preferred building envelope is located in a flat meadow area adjacent to the Durango & Silverton Narrow Gauge railroad right-of-way. Between the preferred building envelope and the train tracks there is little vegetation and almost no grade difference, and therefore little to no natural screening. A train tourist looking towards the proposed cabin would be able to see the cabin for a brief instant while the train travels by. We would estimate that the cabin would be visible to a train tourist passenger looking east along approximately 200 to 300 feet of train track, and that the train tourist watching for the cabin might be able to see it for about 8 to 11 seconds while travelling by (at 18 miles per hour). Artificial screening (such as a planting a row of trees along the property line) could potentially block all or some of the cabin from the train tourist view (depending on type of trees and tree spacing).

In contrast, the alternate, knoll building envelope would probably not be visible whatsoever, due to significant vegetation (tree cover) and a large elevation difference between the building envelope and train right-of-way.

The visibility of the two building envelopes from the train is depicted in photos and further described within this report.

SCENIC QUALITY REPORT
Cumberland Mill Site
Prepared By Engineer Mountain, Inc.

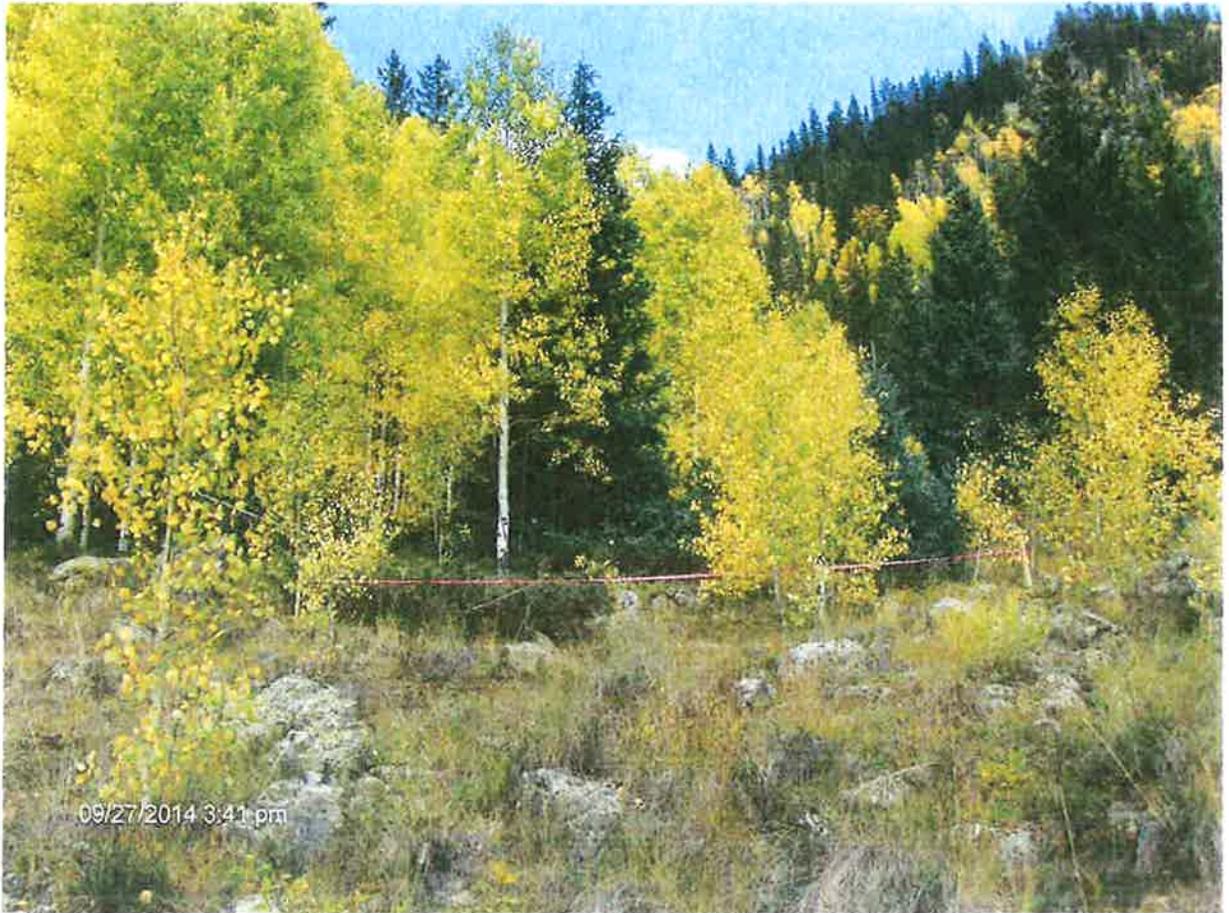
5. NORTHERN KNOLL BUILDING ENVELOPE

The first building envelope evaluated in this report is the northern building envelope. It is located on a flat-topped rocky knoll, near the north end of the property. It is located east of and elevated above the Durango & Silverton Narrow Gauge Railroad tracks. The building envelope has been evaluated by an expert for avalanche and geohazard potential, and has been found to be relatively hazard free, requiring little or no mitigation. The proposed cabin is not expected to be visible from the train right-of-way, due to heavy tree cover (mostly aspens) and a large elevation difference between the train and the proposed cabin.

The four corners of the proposed cabin have been staked, with the cabin perimeter marked with pink surveyor's flagging tape. The cabin was staked in the field with approximate dimensions of 20 feet by 20 feet (400 square feet). Adjacent to the proposed cabin is a proposed shed. The footprint of the shed was also staked, and marked with yellow flagging. The proposed septic system area was marked with one stake and flagging. The septic area is directly downhill of the proposed cabin.

A. PHOTOS OF KNOLL BUILDING ENVELOPE AND CABIN FLAGGING

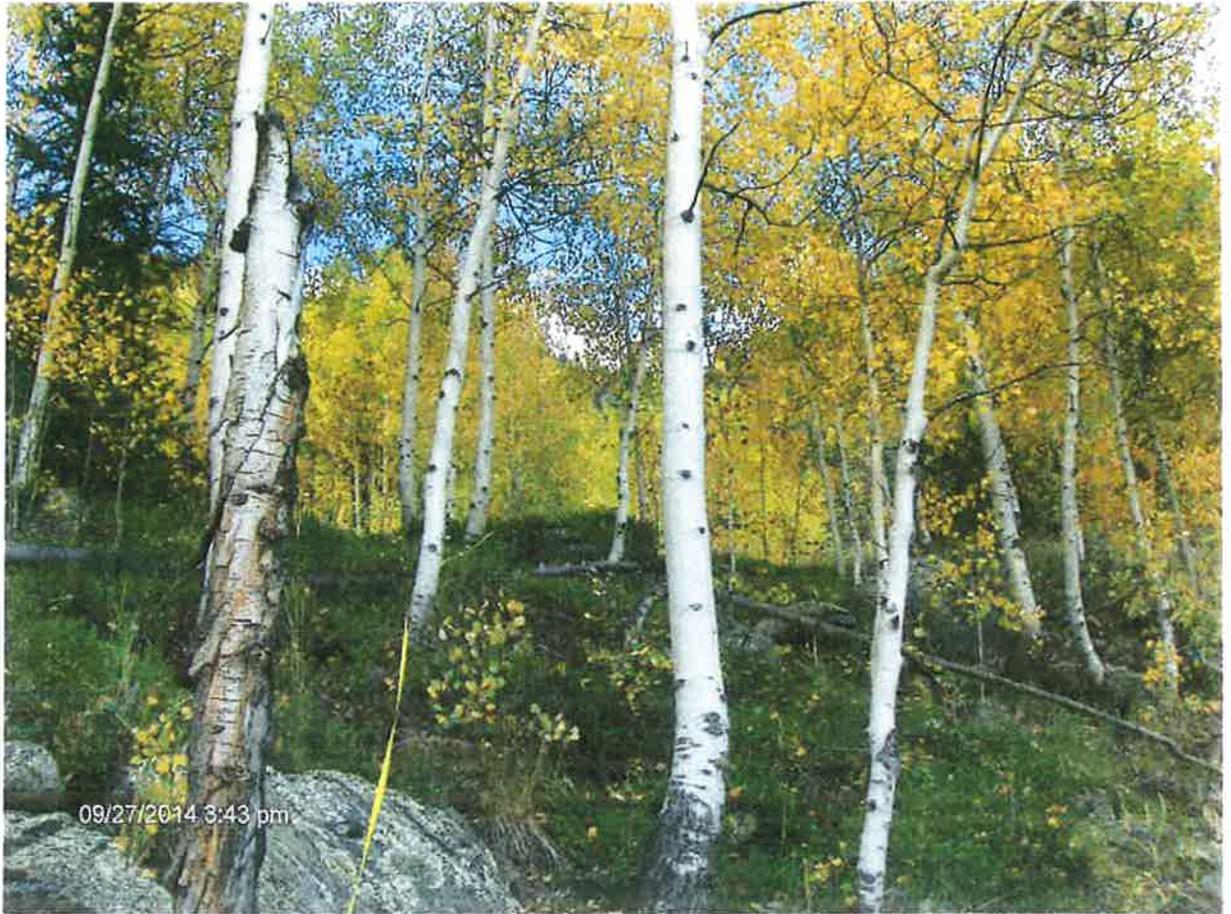
Photos of the proposed knoll building envelope and cabin flagging are included on the following five pages. The photos show that the views of the knoll building envelope and proposed cabin are blocked from people on the train by vegetation, elevation difference, and terrain.



View of Cabin Footprint (Pink Flagging) at Knoll Building Envelope, with Camera Facing East, with Train Tracks Approximately 185 Feet Behind Camera (EView40)



View of Cabin Footprint (Pink Flagging in Distance) at Knoll Building Envelope, with Camera Facing East, with Train Tracks Approximately 145 Feet Behind Camera (EView80)



View Towards Cabin Footprint (Pink Flagging No Longer Visible) at Knoll Building Envelope, with Camera Facing East, with Train Tracks Approximately 125 Feet Behind Camera (EView100)



View of Access Route Looking Up Towards Knoll Building Envelope, with Camera Facing East-Northeast, with Train Tracks Behind Camera (MS693B-approach)



View of Access Route Looking Up Towards Knoll Building Envelope, with Camera Facing East-Northeast, with Train Tracks in Foreground (trksidepitch)

SCENIC QUALITY REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

B. PHOTOS FROM PROPOSED CABIN AT KNOLL BUILDING ENVELOPE

In the County Scenic Quality Report regulations, it is requested that we provide information about the view FROM the building envelope(s).

Photos are included on the following pages, showing the view FROM within the staked cabin footprint at the knoll building envelope. The photos were taken in the approximate location of where the front wall of the cabin will be located.

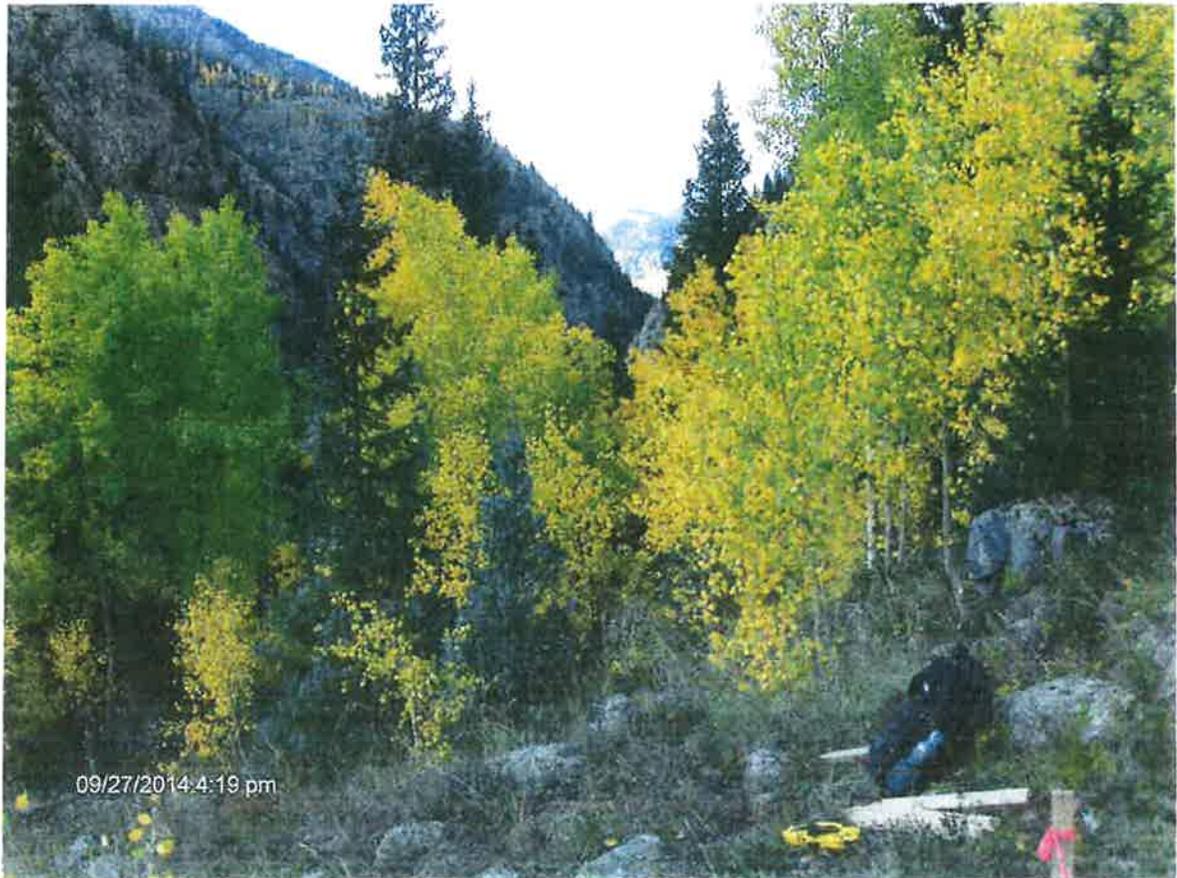
Highway 550, County Roads, and the train right-of-way are not visible from the knoll cabin location, as shown in the photos following this page. Therefore we expect that views of the cabin from County Roads, Highway 550, and the train would also be unlikely.

Views from the proposed cabin out the back wall of the cabin, uphill, looking east towards Deer Park, are obscured by the existing trees.

On the following three pages are color photos of views from the proposed cabin, looking downhill, towards the train right-of-way, towards the north, west, and south.



VIEW FROM PROPOSED CABIN (Pink Flagging) at Knoll Building Envelope, Looking West - Looking Towards Train Tracks and Animas River (Which Are Not Visible Due to Vegetation and Grade Difference). (CabinW1)



VIEW FROM PROPOSED CABIN (Pink Flagging) at Knoll Building Envelope, Looking Northwest. Train Tracks and Animas River are Located Below, in Bottom of Valley, and Are Not Visible Due to Vegetation and Grade Difference. (Nview1)



VIEW FROM PROPOSED CABIN at Knoll Building Envelope, Looking Southwest. Train Tracks and Animas River are Located Below, in Bottom of Valley, and Are Not Visible Due to Vegetation and Grade Difference. Deer Park Creek is Located Below Knoll Building Envelope in the Picture, in the Evergreens. (Sview1.JPG-2)

SCENIC QUALITY REPORT
Cumberland Mill Site
Prepared By Engineer Mountain, Inc.

6. OWNER-PREFERRED FLAT BUILDING ENVELOPE

The second building envelope evaluated in this report is the flat building envelope, first suggested by the Planning Director, and preferred by the Owner/Applicant. It is located in a flat meadow area adjacent to the Durango & Silverton Narrow Gauge Railroad train tracks. It is located at approximately the same elevation as the train tracks. The flat building envelope has been evaluated by an expert for avalanche and geohazard potential, and has been found to be buildable with some reasonable mitigation efforts. The proposed cabin would be visible from the train right-of-way, due to limited existing vegetation and little elevation difference between the train and the proposed cabin. We would estimate that with existing conditions (existing grade and vegetation) the cabin would be visible to a train tourist looking east for approximately 10 seconds while the train travels by the site. Planting a row of trees could potentially block all or most of the structure from the train tourist's view.

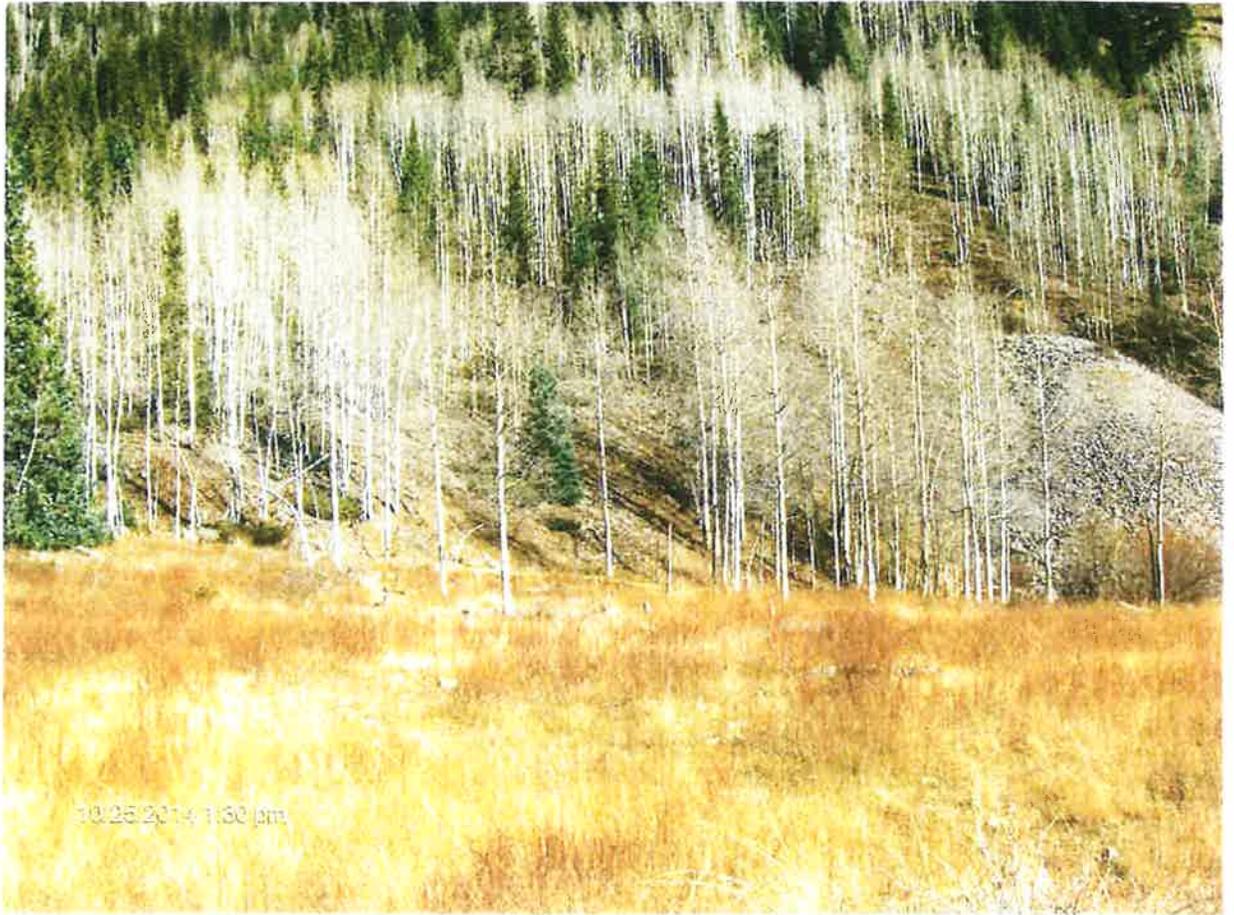
The four corners of the proposed cabin have been staked, with the cabin perimeter marked with yellow surveyor's flagging tape. The cabin was staked in the field with approximate dimensions of 20 feet by 20 feet (400 square feet). Adjacent to the proposed cabin is a proposed shed. The footprint of the shed was not staked at this building envelope. The proposed septic system area would be located between the cabin and western property boundary.

A. PHOTOS OF FLAT BUILDING ENVELOPE AND CABIN FLAGGING

Photos of the proposed flat building envelope and cabin flagging are included on the following four pages.



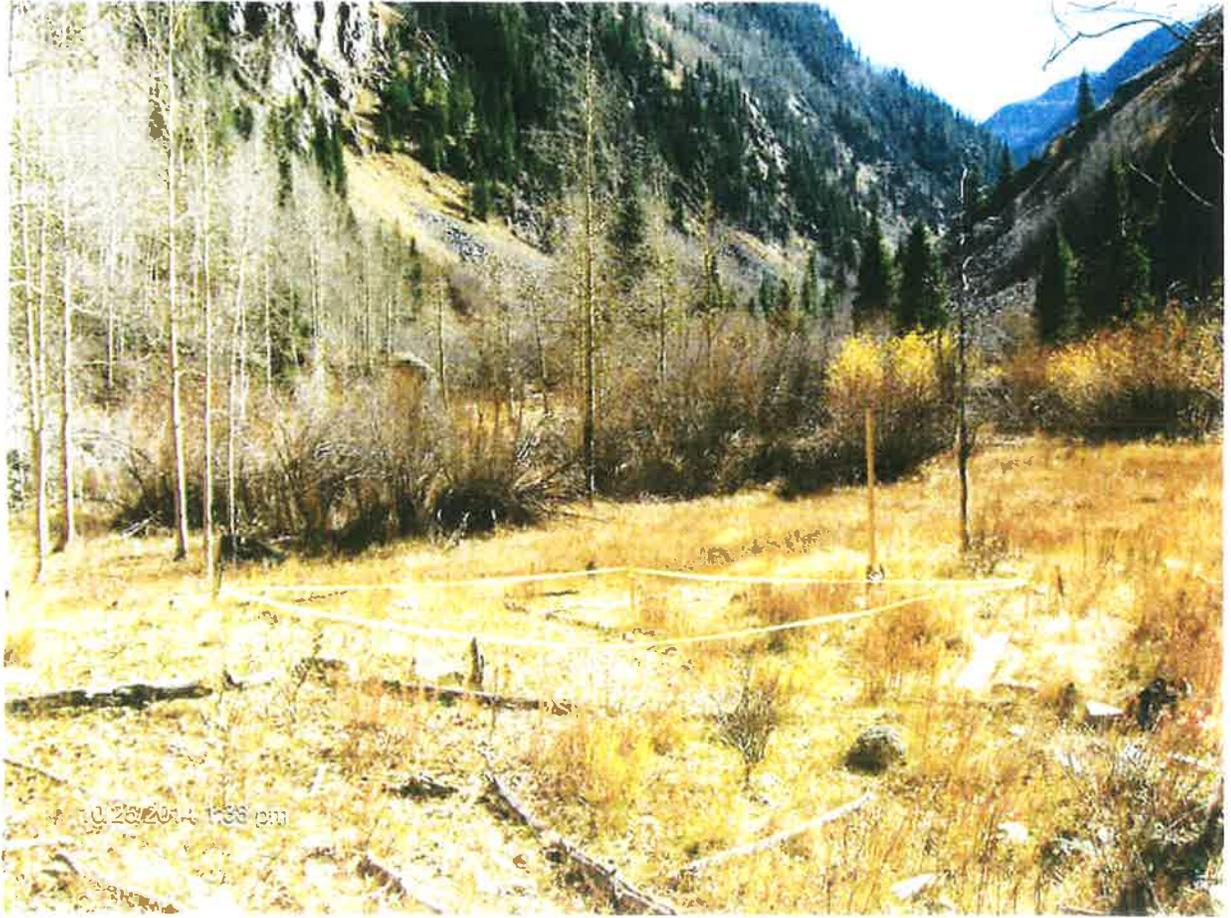
View of Cabin Footprint (Yellow Flagging in Distance) at Flat Building Envelope, with Camera Facing Northeast. Train Tracks and the Animas River are Located Behind Camera. Deer Park Creek is Located Within the Evergreens in Photo. (HPIM2722)



View of Cabin Footprint (Yellow Flagging in Distance) at Flat Building Envelope, with Camera Facing East, with Train Tracks and the Animas River Behind Camera (HPIM2723)



View of Cabin Footprint (Yellow Flagging) at Flat Building Envelope, with Camera Facing Southeast. (HPIM2730)



View of Cabin Footprint (Yellow Flagging) at Flat Building Envelope, with Camera Facing South, with Train Tracks Located Beyond the Right Side of the Picture (HPIM2731)

SCENIC QUALITY REPORT
Cumberland Mill Site
Prepared By Engineer Mountain, Inc.

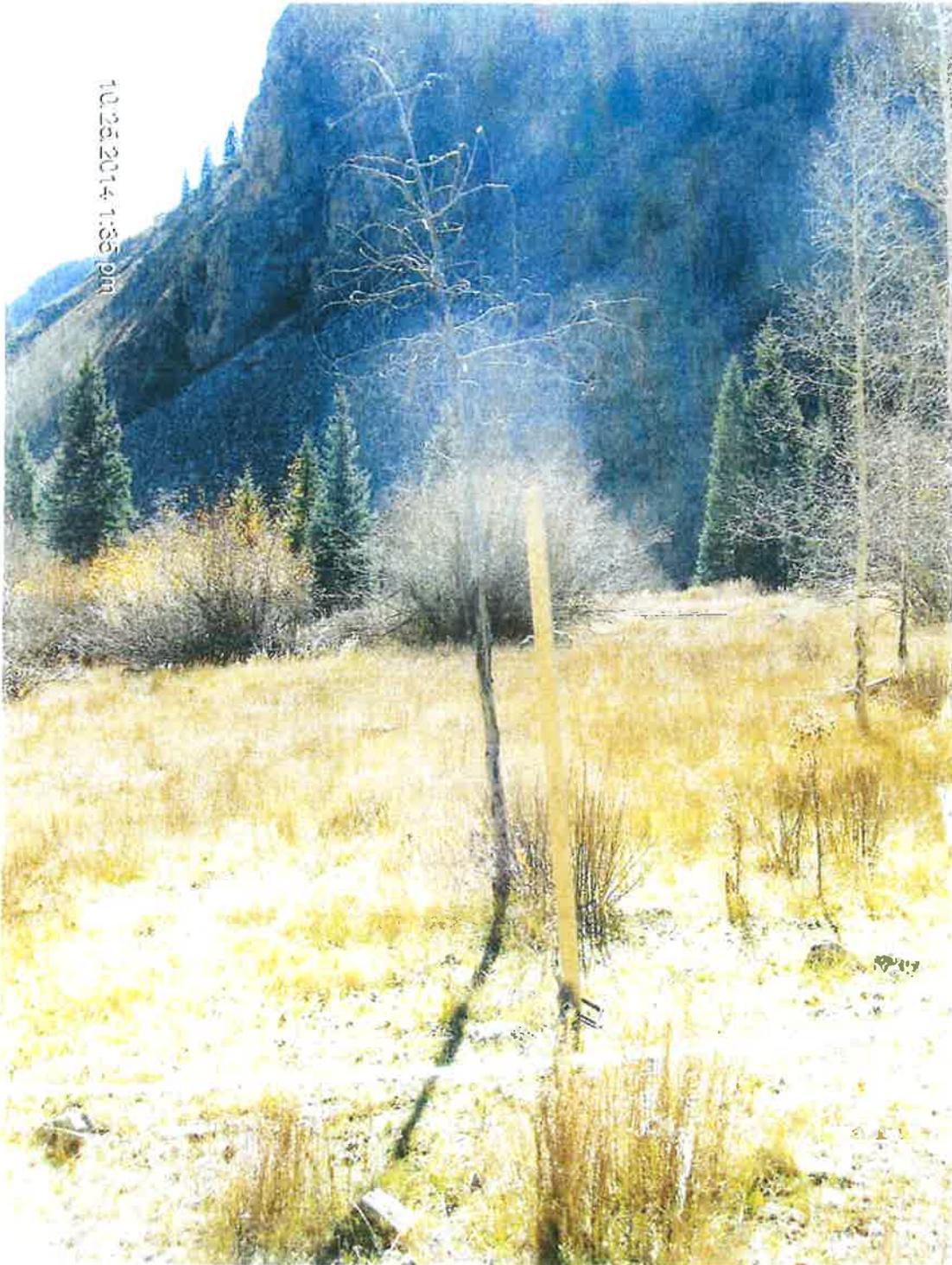
B. PHOTO FROM PROPOSED CABIN AT FLAT BUILDING ENVELOPE

In the County Scenic Quality Report regulations, it is requested that we provide information about the view FROM the building envelope(s).

A photo is included on the following page, showing the view FROM within the staked cabin footprint at the flat building envelope.

The train right-of-way is visible from the flat cabin location, as shown in the photo following this page.

The photo on the following page is a view from the proposed cabin, looking towards the train tracks, looking towards the west.



View FROM Cabin Footprint (Yellow Flagging) at Flat Building Envelope, with Camera Facing West, with Train Tracks Located in Center-Right of Picture (HPIM2726)

SCENIC QUALITY REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

C. PHOTO WITH PROPOSED CABIN ADDED, SHOWING VIEW FROM TRAIN, AT FLAT BUILDING ENVELOPE

The proposed cabin will be visible from the train right-of-way to an east-facing train tourist travelling by, for approximately 10 seconds, if the screening/vegetation remains as-is. The existing screening (vegetation) is limited. The addition of screening, such as planting a row of trees, if required by the County, would block all or some of the cabin from the train tourist view, depending on tree type and spacing.

The photo on the following page shows approximately what the cabin would look like, to a train tourist who is sitting on the east side of the train, looking eastward out the train window towards the cabin.



Graphic Depiction Prepared by the Applicant, Showing Approximate View of Proposed Cabin at Flat Building Envelope After Construction, from Train Passenger Viewpoint. The Cabin Would be Visible to a Train Passenger, Sitting on Eastern Side of Train, Looking East from the Train for Approximately 10 Seconds, as the Train Passes by the Project Site, if Screening Remains As-Is. (HPIM2724+Cabin Elev)

SCENIC QUALITY REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

7. LOCATION OF STRUCTURE WAS SELECTED TO MINIMIZE VISIBILITY FROM PUBLIC LANDS AND EXISTING TRAILS

The County Scenic Quality regulations require the following information:

Evidence that the location of the structure is designed to minimize the visual impacts and to not detract from the scenic quality of adjacent public lands or existing trails.

Here is information regarding individual (underlined) parts of the above regulation:

- Location of the structure:

There are two possible choices for the “location of the structure.”

- Adjacent public lands:

The project site is surrounded on three sides by BLM-administered public lands. The “adjacent public lands” are mostly steep river canyon slopes, with limited practical access and likely low usage. On the fourth side of the project site is the private Durango & Silverton Narrow Gauge Railroad right-of-way located across/on BLM public land. It is unclear whether the private railroad right-of-way is to be considered private land, or “adjacent public lands.”

- Existing trails:

There are no known significant existing trails in the viewing vicinity of the project site. The closest trail marked on maps “as the crow flies” would be the Whitehead Trail in Deer Park. It is unlikely that the site could be viewed from the Whitehead Trail, which is far above the project site, due to vegetation, terrain, and significant elevation difference. We have asked a few people familiar with summer hiking on the Whitehead Trail, who have stated that it would not be possible to look down from the trail, towards the Animas River, and to view the project site. There is a short on-site trail shown on the USGS topo quad map from the 1950s. “On paper” - on the 1950s topo quad map - the trail starts at the train right-of-way, and ends at the ruins of an old cabin located directly uphill of the project site. The trail traverses the privately owned project site, and ends on public land.

The Scenic Report regulation at the top of this page requires information about how the Applicant selected (or did not select) a “location of structure” which would minimize “visual impacts” from “adjacent public lands” and “existing trails.” The Applicant has

SCENIC QUALITY REPORT
Cumberland Mill Site
Prepared By Engineer Mountain, Inc.

done so. His choices for building envelope were limited to two areas deemed safe. Neither is significantly visible from adjacent public lands or existing trails.

The Applicant only has two possible options for the "location of structure" due to nearby avalanche/hazard zones, as evaluated by the avalanche/geohazard expert.

The Applicant originally selected the "location of structure" which would not be visible from the train. That area is represented by the knoll building envelope. The Applicant originally assumed that any building envelope he selected had to be basically invisible from the train. It is unclear if the privately owned train right-of-way is considered private land or "adjacent public lands."

During the site visit with the Planning Director, a second building envelope was suggested by the Planning Director for consideration. The second building envelope is represented by the flat meadow building envelope. The flat building envelope would be visible from the train with existing screening (limited vegetation) remaining as-is. It would be visible to an east facing train tourist for about 10 seconds. At the time of the site visit, the Applicant did not think that the flat building envelope would even be allowable or considered by the County, due to its visibility from the train. However the Planning Director suggested it could be considered, due to easier logistics for construction (flat access) and a larger, more buildable, flatter area.

Therefore, there are currently two proposed building envelopes for your consideration, and the Owner now prefers the visible building envelope located in the flat meadow area. It is up to the County to decide if the flat building envelope would be allowable, due to its visibility from the train - and/or if additional screening, such as planting a row of trees, should be a requirement, to block all or part of the view of the structure from the train. Both of the two options for the "location of the structure" have limited or no visibility from "adjacent public lands" and "existing trails." It is unclear if the private railroad right-of-way located across BLM public lands is considered private land or "adjacent public lands."

The site is located at the bottom of a rather steep river canyon. The surrounding and adjacent public lands are mostly steep canyon walls which are difficult to access. The nearby existing trails include only one significant trail, the Whitehead Trail, located far above the site and visually separated from the site by a change in elevation and terrain.

SCENIC QUALITY REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

The lack of visibility of the entire project site makes it difficult to select any “location of structure” that would be visible from “adjacent public lands” or “existing trails.” However one of the two options for the proposed cabin “location of the structure” would be briefly visible from the train right-of-way, which is a private right-of-way located across BLM public lands, if screening (vegetation) remains as-is.

There are two proposed building envelopes for the County to consider. One is to be eliminated during the Sketch Plan review. The two building envelopes have been selected based on nearby potential avalanche areas, and geohazards evaluation.

The “location of the structure” on the northern, knoll building envelope is in an area where it will not be seen from the train. Adjacent to the knoll building envelope is BLM “public land,” and it is possible that the cabin could be viewed from that BLM land, if the person is standing right on the property line, and peeking through the trees towards the cabin. However there is no existing trail located near the knoll building envelope.

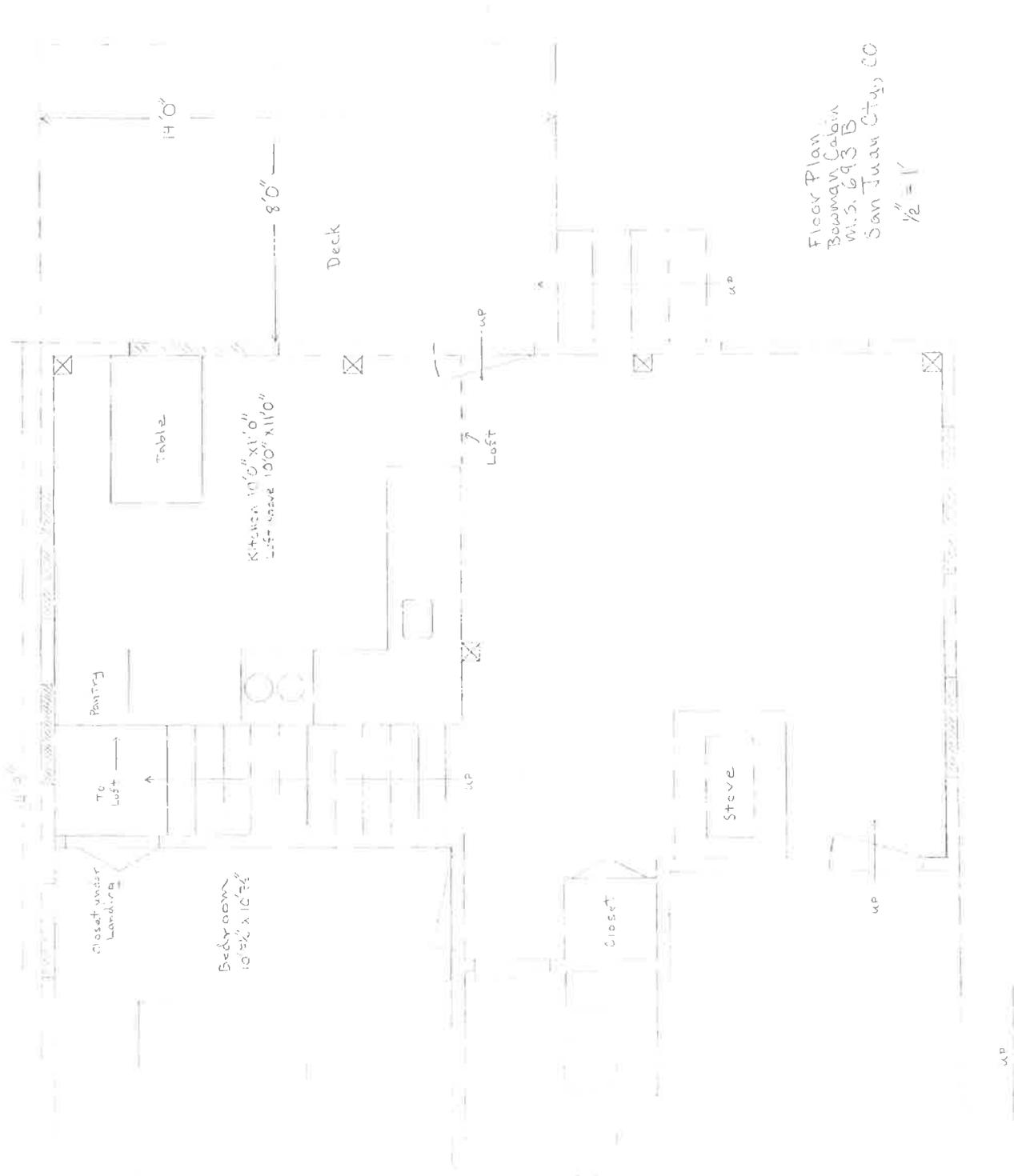
The Owner/Applicant has selected two options for the building envelope in order to allow the County to weigh in on visibility versus the “location of structure” when viewed from “adjacent public lands” and “existing trails.”

Another way that the Applicant has reduced the possible visual impacts of the project from adjacent public lands and adjacent private lands is through the proposed cabin design – a small footprint with one story.

The cabin size is relatively small. The proposed cabin is up to 24 feet by 24 feet, which is 576 square feet. (The cabin will probably end up being built smaller than that, such as 20 feet by 24 feet, which is 480 square feet.) The Owner/Applicant plans to build “small” even though this site is located at an elevation (approximately 9,200 feet) where the County does not currently restrict cabin size.

The Owner has selected a one story cabin design, even though County regulations allow for a taller structure. He is considering a small partial loft, big enough to hold a bed, but not so large that it would significantly raise the level of the roof and total height of structure.

Draft building plans have been prepared by the Owner/Applicant, and are included on the following five pages for your review. The plans have been drawn with the preferred, flat building envelope in mind. The plans could need some revisions (mostly to deck and porch design) if the alternate, knoll building envelope is instead selected.



Floor Plan
 Bowman Cabin
 W.S. 693 B
 San Juan City, CO
 1/2" = 1'

UP

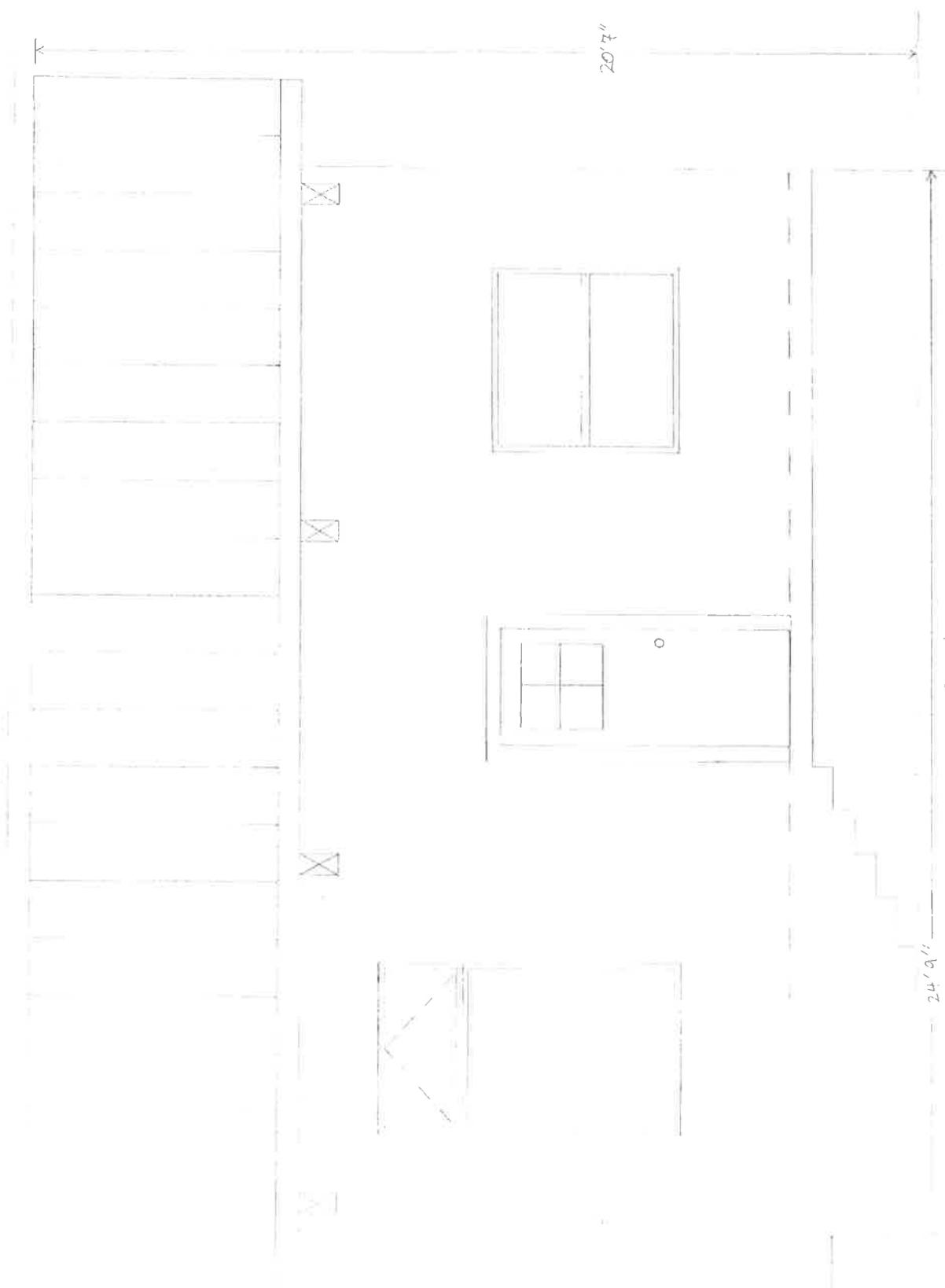


North Elevation
Boulevard
W. S. 693 B
San Juan City, CO

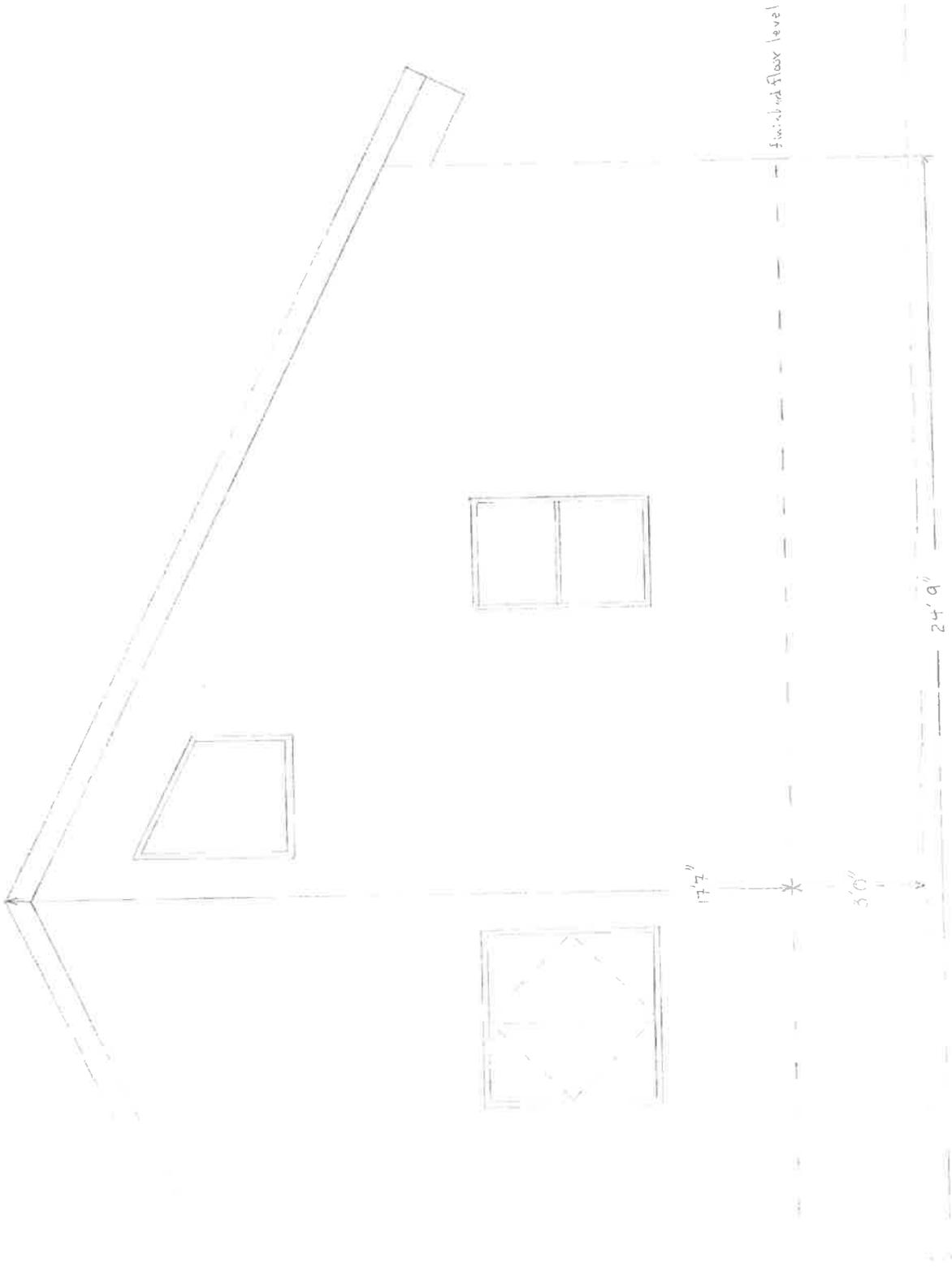
24' 0"

11' 4"

2' 6"



South Elevation
Bosman Cabin
M.S. 693B
San Juan Cty, CO



EAST Elevation
Bowman Cabin
M.S. 445
San Juan City, CO

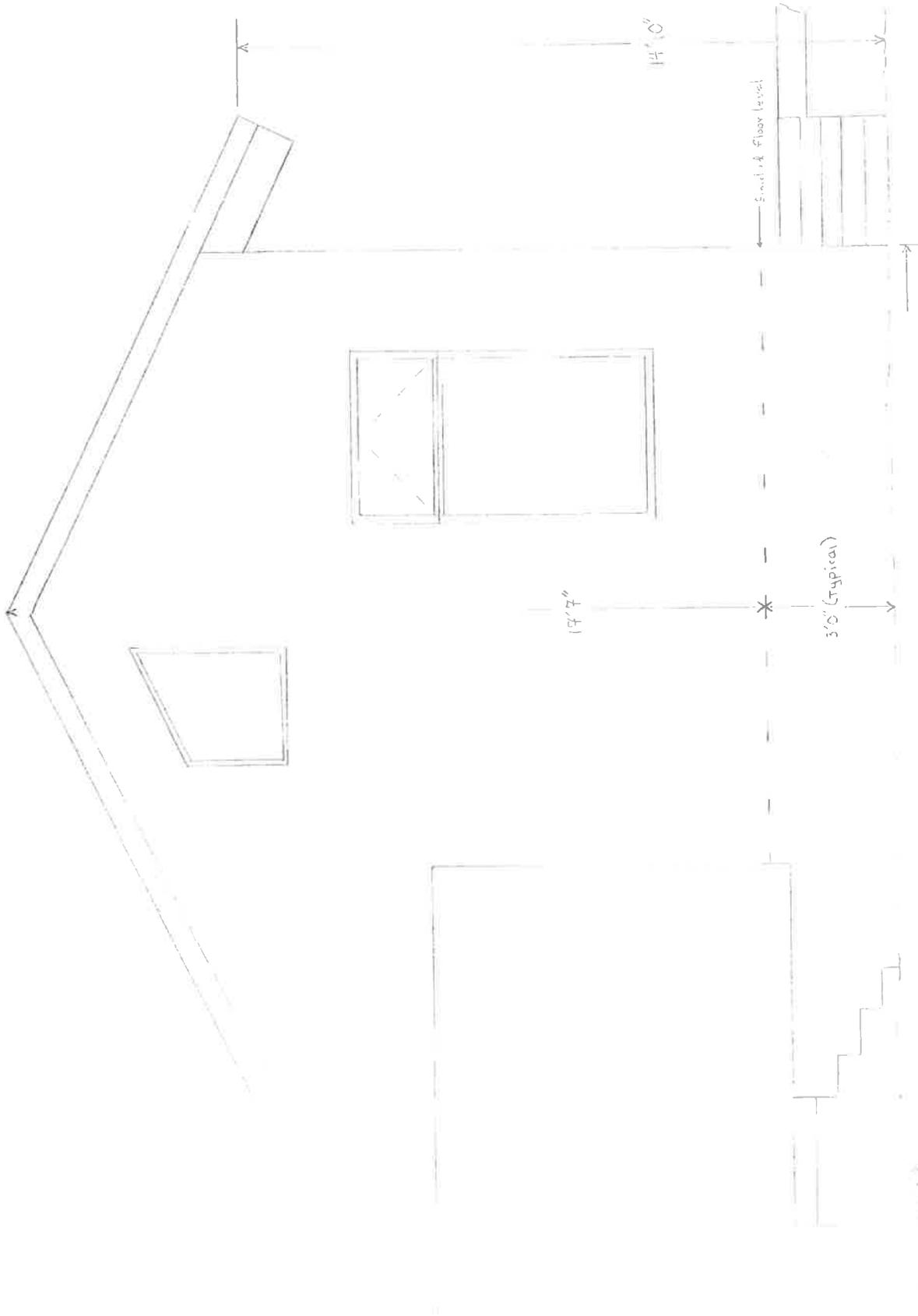
1/2" F.I.

finished floor level

17'7"

3'0"

24'9"



West Elevation
 BOCAVILLON SUBDIVISION
 PL. S. 693B
 San Juan City, Coa.

1/8" = 1'

SCENIC QUALITY REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

8. CABIN DESIGN WORKS WITH NATURAL TOPOGRAPHY

County regulations require that the Scenic Quality Report includes information regarding the following:

Evidence that the designs orient improvements in ways that allow them to blend in with and utilize the natural topography. The submittal shall include, but not be limited to, elevations at a scale suitable for a determination that all standards in this section have been met, Three-Dimensional Modeling, etc.

The proposed cabin has been designed as a one-story structure with no basement. There is no second story on the proposed structure - but there may be a small partial loft.

The total height of the proposed cabin is estimated to be about 18 feet, from the finished floor elevation to the exterior peak of the roof at the roof ridge beam.

There are two options for the building envelope for your consideration. Both of the two options for the building envelope are relatively flat where the cabin would be located. The draft cabin design works with either of the two options for building envelope. The cabin design works with the natural grade of the two building envelopes, and not against it.

The proposed cabin design is shown on Applicant's drawings, on the five preceding pages. The proposed cabin design is also depicted from the east-facing train tourist's view on page 27 of this report.

SCENIC QUALITY REPORT
Cumberland Mill Site
Prepared By Engineer Mountain, Inc.

9. TOPSOIL, UTILITIES, LIGHTING, AND DRIVEWAYS

This section of the Scenic Report describes design features associated with topsoil, location of utilities, exterior lighting, and any proposed driveway(s).

A. TOPSOIL

County regulations require that the project should include the following:

Plans to remove and save topsoil, prior to any grading or excavation and replacement, for reuse during re-vegetation.

Any topsoil found during construction of the proposed improvements will be separately stockpiled on-site, to be used for landscaping. If the flat meadow building envelope is selected, and screening (such as a row of trees) is required by the County, then any topsoil found during construction can be used for the landscaping associated with the screening or row of trees.

B. UTILITIES

County regulations require that the project should include the following:

Location and installation of utilities in ways that will cause the least damage to the natural environment.

The project includes the following proposed utilities: a proposed underground septic system leachfield and a proposed underground water tank cistern, and some associated underground buried water and sewer piping. The septic system leachfield location was selected based on San Juan Basin Health Department regulations and setbacks. The buried cistern location has been selected as uphill of the cabin, to allow gravity flow of water down to the cabin. The water and sewer construction will occur with the least amount of disturbance necessary, in order to limit any damage to the natural environment. No electric, overhead powerlines, power poles, or phone/cable lines are proposed. Power sources are to include solar, propane, a woodstove, and a backup generator, and these items are not anticipated to cause physical damage to the natural environment. The Applicant is considering a solar panel mounted on one side of the proposed shed roof. The solar panel would provide power for some low voltage LED lights.

SCENIC QUALITY REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

C. EXTERIOR LIGHTING

County regulations require that the project should include the following:

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

The proposed exterior lighting for this project is a minimum amount of automatic on-off motion detection solar lights, just enough for safety purposes. No sodium vapor lights are proposed or will be used. We would suggest one solar powered light at each door, which we would assume would be a total of two doors and two lights.

D. DRIVEWAYS

County regulations require that the project should include the following:

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

There are no driveways or roads proposed for this project. The access would be via the Durango & Silverton Narrow Gauge Railroad regularly scheduled passenger trains. After exiting the train (at or near the Deer Park Creek railroad bridge located at the site), the Applicant would walk a short distance from the train to the cabin. The alternate route to the project site is via pedestrian access across BLM land from Deer Park. There may be other possible pedestrian routes across BLM land, such as traversing down to the site from Highway 550 across the public lands near the Molas Mine.

According to the railroad staff, during construction, "special work train(s)" is/are to be scheduled. The train will be providing access for construction equipment access (such as Maisel Excavation LLC's small trackhoe) and building materials delivered by the "special work train(s)." If the knoll building envelope, located at the north end of the property, is selected by the County, then a temporary construction equipment access path may be needed for the Maisel Excavation LLC equipment to traverse from the train right-of-way up to the top of the flat-topped knoll. The knoll building envelope is flat on top but has moderately steep sides. If a temporary construction equipment access path is needed, then the path will be constructed with the least amount of damage to vegetation (grass) and the least amount of grading (such as pushing aside of surface boulders). If

SCENIC QUALITY REPORT

Cumberland Mill Site

Prepared By Engineer Mountain, Inc.

required by the County, Applicant, and/or railroad, the temporary path can be reclaimed and revegetated after construction.

10. BUILDING MATERIALS

County regulations require that the building design should include the following:

Utilization of colors and textures found naturally in the landscape and prohibition of reflective materials, such as highly reflective glass or metals.

The proposed colors and textures of the cabin are the following:

- Wood timber framing, and/or structural steel framing (to be minimally exposed on the building exterior)
- “RustWall” brand rusted metal siding
- Non-reflective, dark green, metal “standing seam” roofing material
- Minimal window “glazing”

The photos on the following pages show the types of proposed cabin building materials selected by the Applicant.

**ENGINEER
MOUNTAIN, INC.**

*SOILS *RETAINING WALLS
*SEPTICS *FOUNDATIONS
*GRADING AND DRAINAGE
*SITE DEVELOPMENT



Three photos of “Rust-Wall” brand, non-reflective, rusted metal siding.

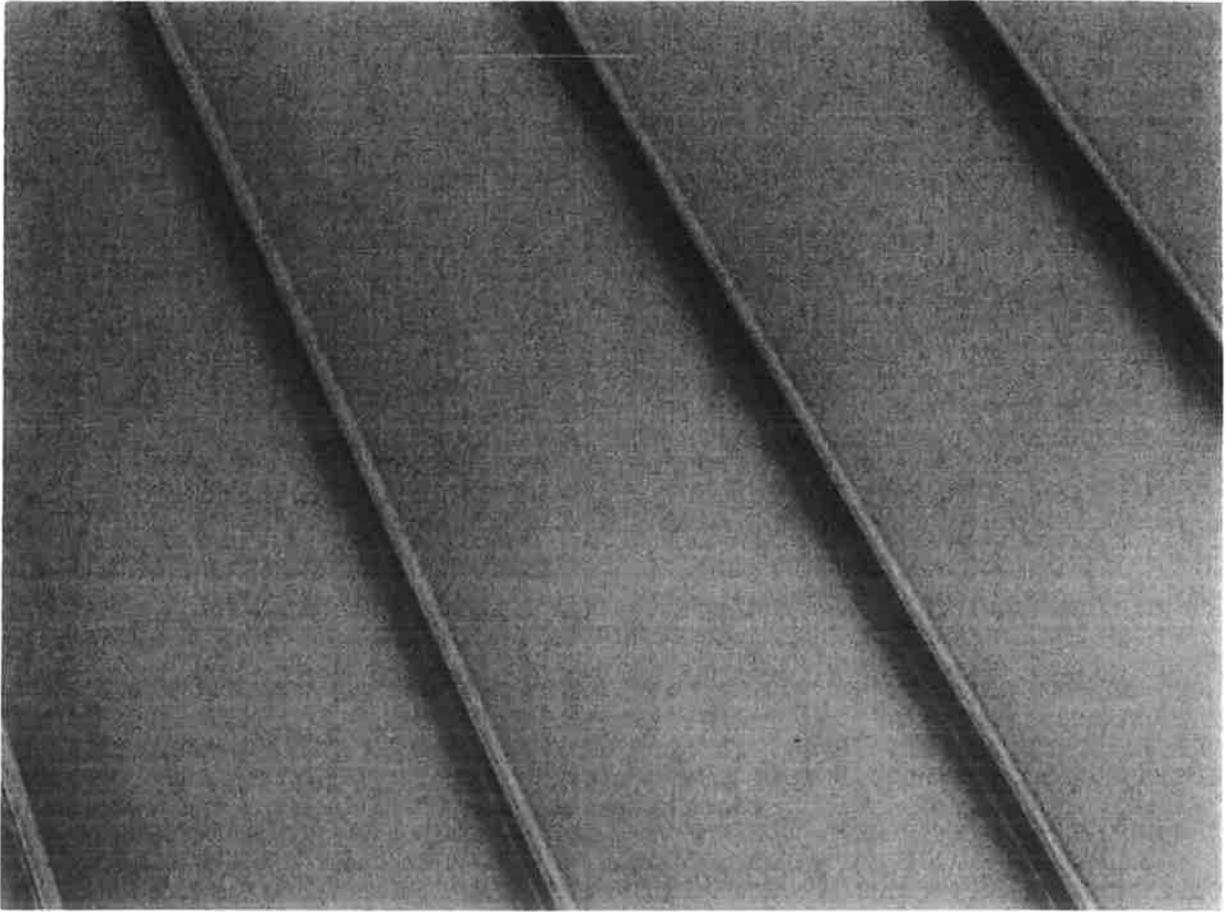


Photo of dark green, non-reflective metal, “standing seam” roofing material.

SCENIC QUALITY REPORT
Cumberland Mill Site
Prepared By Engineer Mountain, Inc.

11. CONCLUSION

In conclusion, this project appears to be in general conformance with the County Scenic Quality regulations in the following ways:

- The project site and the two building envelope options are not visible from County Roads, Highway 550, and trails on adjacent public lands (to the best of our knowledge).
- The knoll building envelope was selected by the Owner/Applicant based on the existing screening (tree cover and elevation change) which will shield view of the cabin from the private train right-of-way.
- After it was suggested by the Planning Director as a possible alternative for the Owner/Applicant and the County Commissioners to consider, the more visible flat building envelope was added as a potential building envelope option. If the screening remains as-is, it is visible for only a relatively short amount of time to some tourists travelling by on the private train right-of-way.
- The cabin has been designed as one story, avoiding a taller, more easily seen structure.
- The proposed cabin footprint is quite small, even though the building envelope is well below 11,000 feet elevation (where the footprint size would have been limited by County regulations).
- The access is relatively low impact, environmentally and visually, using existing trails, and via pedestrian trail routes, with no proposed driveway, and therefore driveway/access impacts are less than those associated with similar typical projects.
- The colors and textures of the materials selected for the cabin and shed (browns and dark green, wood, timber, and rusted metal) blend in with the colors of the natural surroundings.
- The cabin includes a relatively small amount of proposed windows, limiting potential reflectivity.

Thank you for your consideration and review of the proposed Bowman Cabin on the Cumberland Mill Site. If you would like additional information, please contact Engineer Mountain, Inc. at (970) 387-0500, or Owner/Applicant Gary Bowman at (928) 853-8180.

ANESI LAW FIRM

835 EAST SECOND AVE., SUITE 220

DURANGO, COLORADO 81301

T. 970.247.9246

F. 970.259.2793

Email: nick@fjanesi.com

June 16, 2021

Sent via email only to William Tookey: admin@sanjuancolorado.us

San Juan County Board of Commissioners
PO Box 466
Silverton, Colorado 81433

RE: GARY BOWMAN / VARIANCE REQUEST

Parcel: Cumberland Mill Site USMS No. 693B – *Adjacent to DSNRR Right-of-way at the Confluence of Deer Park Creek & the Animas River Near Silverton, San Juan Co. CO*

Dear Board of County Commissioners:

Our firm represents Gary Bowman (the “Applicant” or “Mr. Bowman”) in connection with his parcel of land known as the Cumberland Mill Site USMS No. 693B (the “Property”). I am writing to request a variance to the County’s access requirements so that Mr. Bowman can obtain an Improvement Permit and build a cabin on his Property.¹ The following request is made pursuant to San Juan County’s Code § 7-125.² Below is a brief factual background followed by the grounds upon which our client’s request is based.

I. FACTUAL BACKGROUND

Mr. Bowman has been trying to build a 550 square foot cabin on his Property since 2011. The project was first presented to the Planning Commission in 2014, and approved by that body in 2017. It was, however, denied by the Board of County Commissioners (the “Commissioners”) in Fall of 2017. As the basis for denial, two Commissioners asserted that the Property lacked access, though the Applicant has demonstrated that the access requirements were in fact met. All other elements of the application were approved. To address access concerns without again undertaking the entire application process, Mr. Bowman requested a continuance at the time of denial, but said request was denied.

Mr. Bowman was deterred from pursuing a variance request in 2017 due to the associated time and costs. Since there is no statutory limitation or rule within San Juan County’s Code that bars Mr. Bowman from seeking a variance, he is hopeful the Commissioners will grant his

¹ See E-mail correspondence with D. Goldbricht dated 12/6/19

² See SJCC § 7-125

request. Pursuant to the instruction of the San Juan County Attorney and County Administrator, a full application accompanies this variance request. However, we believe it is unnecessary for the County to conduct a *de novo* review of the remaining application components since it previously underwent exhaustive analysis, with subsequent approval of all elements aside from adequate access.

II. GROUNDS FOR APPEAL

A. Existing Precedent and Unique Characteristics / Special Circumstances

The Bureau of Land Management (“BLM”) and San Juan County Planning Commission, respectively, recognized and approved access to the Property.³ Denying the Applicant access to reasonably use his Property goes against well-established American property law doctrine and public policy.⁴ Nonetheless, during final review of the 2017 application, the Commissioners overruled the BLM and Planning Commission’s findings and stated the Property lacked access. Although not specifically stated during the 2017 hearing, the Commissioner’s primary access concern(s) appears to have been based on limited ability to respond to emergencies. Therefore, the issue appears to be whether *adequate* access exists⁵. While other cabins in San Juan County appear to present equal or greater access challenges, the Commissioners assert that Mr. Bowman’s Property lacks a county road, a state highway connection, or a private road or other access as set forth in SJCC § 4-103(f).⁶ It appears the former County Commissioners were unaware that the D&SNGRR’s right-of-way is treated as a highway under Colorado law.⁷

- The railroad’s right-of-way appears to satisfy the intent of the requirements set forth in SJCC § 4-103(f).⁸
- The Property lies along the Animas River, only two miles from the Silverton town limits, and is located 1.6 miles from a parking area.
- It is approximately 100 feet from the railroad track over flat, easily traversable terrain. Mr. Bowman has obtained permission from the D&SNGRR to transport building materials and personnel from Durango or Silverton.
- Access via rail is reliable and reduces environmental impacts associated with motor vehicle access.
- Mr. Bowman has vested rights to access his Property -- beyond mere pedestrian access accorded the general public -- over BLM-owned lands (i.e., by foot or pack animal from a parking area adjacent to County Road 33A). As a patented claim,

³ See Planning Commission Staff Report dated 7/18/17

⁴ See Restatement of Property § 476 and See Powell on Real Property § 34.07, at 61-62

⁵ See Email correspondence with W. Tookey dated 11/15/19

⁶ *Id*

⁷ See, Colorado State Constitution Article XV

⁸ *Id*

the Federal Government conveyed original title to USMS No. 693B and made said claim privately-owned property including rights of access and reasonable use.

- In the event of an emergency, the Property can be accessed by helicopter or rail. Given the relatively flat topography of the Property, it seems a helicopter could more easily gain access in the event of an emergency.⁹ Other cabins within San Juan County, such as the OPUS Hut, appear to present greater emergency access challenges.
- Emergency access to the Property has improved since the 2017 denial, because the County Sheriff's Department has acquired a railway "pop car" to provide emergency access to areas within the canyon, south of Silverton. This new form of Sheriff's emergency access creates special circumstances which appear to relieve the primary safety concerns previously expressed by the Commissioners.

Finally, we are unaware of any similarly situated claims within San Juan County, so providing an access variance to Mr. Bowman does not confer a special privilege or create a negative precedent for the County. As such, approval of this variance is in no way injurious to the public, nor will it create a problematic access standard employed by future applicants.

B. Improved Fire Safety Design

Mr. Bowman recognizes the heightened concerns regarding fire danger and has proactively made fire safety improvements to his cabin design. In the event of a fire, a gas generator and water pump will be accessible. Notably, the Animas River and Deer Park Creek provide immediate water access to extinguish a fire. The Animas River is approximately 150 feet from, and only slightly below, the proposed location of the Applicant's cabin. Deer Park Creek crosses the Property and is above the proposed cabin location, so water could be gravity fed if necessary. These two independent water sources located on or next to the Property provide additional special circumstances which mitigate safety access concerns. Additionally, the Applicant will install a 500-gallon cistern that will provide emergency fire relief.

The Property's proximity to the railroad tracks allows for fire emergency pop cars to reach the Property in the unlikely event a fire occurs when the cabin is unoccupied. The attached application includes additional information regarding fire-safe materials which will be used to build the cabin, such as Hardie Board siding.

III. CONCLUSION AND REQUEST FOR RELIEF

Based on the aforementioned grounds, Gary Bowman requests that this Board of County Commissioners grant a variance to any and all access requirements that apply to his Property.

⁹ See 2015 Improvement Permit Application, Scenic Quality Report, pgs. 20-23

IV. PRESERVATION OF RIGHTS

Mr. Bowman reserves the right to introduce additional evidence and grounds for relief which might arise after the submission of this variance request.

Very truly yours,

Nicholas F. Anesi

Nicholas F. Anesi

cc: Client
Dennis Golbright, County Attorney via E-mail

San Juan County

Composition of Cash Balances and Investments

As Of: 8/31/2021

	Net Bank Balance	Investments	Cash on Hand/ In Transit	Total
<i>Cash and Cash Items</i>				
Cash on Hand	\$0.00	\$0.00	\$200.00	\$200.00
<i>Demand and Time Deposits</i>				
Citizens State Bank	\$1,267,190.46	\$0.00	\$0.00	\$1,267,190.46
<i>Investment Pool</i>				
Citizens State Bank	\$0.00	\$1,015,806.07	\$0.00	\$1,015,806.07
COLOTRUST	\$0.00	\$1,004,768.82	\$0.00	\$1,004,768.82
Sigma Financial Corporation	\$0.00	\$296,448.43	\$0.00	\$296,448.43
	<u>\$1,267,190.46</u>	<u>\$2,317,023.32</u>	<u>\$200.00</u>	<u>\$3,584,413.78</u>

Fund Status Report

San Juan County

Report Selection Criteria:

Selected Fund Type: ALL
 Include Encumbrances? NO
 Include Pri Yr Liabilities? NO
 Fiscal Year: 2021
 From Period: 8
 To Period: 8
 From Date: 8/1/2021
 Thru Date: 8/31/2021
 Option: Period
 Printed in Alpha by Fund Name? NO
 Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
General Fund (01)					
010 - COUNTY GENERAL FUND	\$211,935.56	\$421,874.19	(\$460,888.42)	\$0.00	\$172,921.33
020 - COUNTY ROAD & BRIDGE	\$470,318.84	\$35,671.98	(\$50,821.18)	\$0.00	\$455,169.64
030 - CONTINGENT FUND	\$54,554.94	\$0.00	\$0.00	\$0.00	\$54,554.94
035 - AMENDMENT 1-EMERGENCY FUN	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00
040 - SOCIAL SERVICE FUND	\$58,769.23	\$32,423.58	(\$11,000.00)	\$0.00	\$80,192.81
045 - AFFORDABLE HOUSING FUND	\$212,025.95	\$21,721.77	\$0.00	\$0.00	\$233,747.72
050 - CONSERVATION TRUST	\$10,289.74	\$0.38	\$0.00	\$0.00	\$10,290.12
051 - LODGING TAX FUND	\$245,756.43	\$57,659.81	\$0.00	\$0.00	\$303,416.24
052 - TOURISM BOARD FUND	\$9,835.01	\$0.11	(\$2,200.00)	\$0.00	\$7,635.12
055 - NOXIOUS WEED FUND	\$1,988.18	\$0.00	\$0.00	\$0.00	\$1,988.18
060 - TOWN OF SILVERTON	\$333.02	\$17,784.64	(\$17,632.93)	\$0.00	\$484.73
070 - DURANGO FIRE PROTECTION DIS	(\$2,382.83)	\$2,006.53	(\$2,006.53)	\$0.00	(\$2,382.83)
080 - SOUTHWEST WATER CONSERVAT	\$59.60	\$982.98	(\$982.98)	\$0.00	\$59.60
090 - ADVERTISING FEES	\$9,518.40	\$0.00	\$0.00	\$0.00	\$9,518.40
100 - REDEMPTION	\$312.30	\$2,291.54	(\$2,291.54)	\$0.00	\$312.30
110 - SCHOOL GENERAL	(\$8,203.11)	\$27,511.93	(\$27,511.93)	\$0.00	(\$8,203.11)
116 - SCHOOL BOND	\$0.00	\$5,313.50	(\$5,313.50)	\$0.00	\$0.00
200 - SPECIAL ASSESSMENTS	(\$38,159.09)	\$0.00	(\$10.00)	\$0.00	(\$38,169.09)
210 - 911 AUTHORITY	\$33,301.48	\$26,639.10	(\$35,949.67)	\$0.00	\$23,990.91
220 - TREASURER'S FEES	\$14,958.05	\$510.00	\$0.00	\$0.00	\$15,468.05
230 - ASSESSOR'S PENALTY	\$5,548.41	\$0.00	\$0.00	\$0.00	\$5,548.41
240 - TREASURER'S DEEDS/FORECLOS	\$11,246.26	\$63.22	(\$59.52)	\$0.00	\$11,249.96
250 - CLERK TECHNOLOGY FEES	\$3,886.40	\$114.00	\$0.00	\$0.00	\$4,000.40
260 - ADMIN FEE	\$2,698.42	\$0.00	\$0.00	\$0.00	\$2,698.42
270 - PEAK INVESTMENTS	\$35,586.07	(\$378.54)	\$0.00	\$0.00	\$35,207.53
280 - ABATEMENTS	(\$2,333.91)	\$0.00	\$0.00	\$0.00	(\$2,333.91)
300 - ESCROW-AMBULANCE	\$62,343.17	\$2.27	\$0.00	\$0.00	\$62,345.44

Operator: djaramillo

9/7/2021 2:34:28 PM

Page 1 of 2

Report ID: GLLT85a

Fund Status Report

San Juan County

Report Selection Criteria:

Selected Fund Type: ALL
 Include Encumbrances? NO
 Include Pri Yr Liabilities? NO
 Printed in Alpha by Fund Name? NO
 Selected Funds :
 Fiscal Year: 2021
 From Period: 8
 To Period: 8
 From Date: 8/1/2021
 Thru Date: 8/31/2021
 Option: Period

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
350 - ESCROW-COMPUTER EQUIP	\$4,096.26	\$0.46	\$0.00	\$0.00	\$4,096.72
360 - ASSESSOR/TREASURER ESCROW	\$3,166.62	\$0.64	\$0.00	\$0.00	\$3,167.26
400 - ESCROW-GRAVEL	\$144,540.52	\$1.02	\$0.00	\$0.00	\$144,541.54
410 - COUNTY BARN ESCROW	\$39,699.04	\$4.75	\$0.00	\$0.00	\$39,703.79
420 - ROAD EQUIP PURCHASE ESCROW	\$23,244.59	\$5.08	\$0.00	\$0.00	\$23,249.67
430 - LOST 4-WHEELERS ESCROW	\$3,902.84	\$0.34	\$0.00	\$0.00	\$3,903.18
440 - CDOT CONTRACT ESCROW	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00
450 - COURTHOUSE ESCROW	\$66,088.90	\$22.29	\$0.00	\$0.00	\$66,111.19
460 - MSI ESCROW	\$70,388.03	\$11.19	\$0.00	\$0.00	\$70,399.22
470 - EMERGENCY PREPAREDNESS	\$2,242.91	\$0.73	\$0.00	\$0.00	\$2,243.64
500 - HISTORICAL ARCHIVES ESCROW	\$353.14	\$0.22	\$0.00	\$0.00	\$353.36
550 - ASPHALT ESCROW	\$70,936.56	\$7.56	\$0.00	\$0.00	\$70,944.12
570 - FOREST RESERVE ESCROW	\$125,648.18	\$0.00	\$0.00	\$0.00	\$125,648.18
590 - EMERGENCY SERVICES SALES TA	\$1,149,053.69	\$139,369.87	\$0.00	\$0.00	\$1,288,423.56
600 - FIRE TRUCK FUND	\$45,774.14	\$6.53	\$0.00	\$0.00	\$45,780.67
650 - LAND USE ESCROW	\$53,508.43	\$2.86	\$0.00	\$0.00	\$53,511.29
700 - WORKFORCE HOUSING ESCROW	\$2,662.20	\$1.58	\$0.00	\$0.00	\$2,663.78
750 - ESCROW-SHERIFF VEHICLE	\$23,599.64	\$0.75	\$0.00	\$0.00	\$23,600.39
800 - PUBLIC TRUSTEE	\$124.00	\$317.00	(\$207.00)	\$0.00	\$234.00
810 - SPECIFIC OWNERSHIP TAX	(\$14,454.47)	\$16,106.44	\$0.00	\$0.00	\$1,651.97
820 - TAX HOLDING FUND	\$139,727.70	\$94,515.05	(\$100,682.93)	\$0.00	\$133,559.82
900 - ADVANCED COLLECTIONS	\$5,915.12	\$0.00	\$0.00	\$0.00	\$5,915.12
950 - WEST SIDE SPECIAL IMP. DISTRIC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
960 - HOSPITAL GRANT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
* Fund Type Total *	\$3,399,404.56	\$902,567.35	(\$717,558.13)	\$0.00	\$3,584,413.78
* Report Total *	\$3,399,404.56	\$902,567.35	(\$717,558.13)	\$0.00	\$3,584,413.78

Operator: djaramillo

9/7/2021 2:34:28 PM

Page 2 of 2

Report ID: GLLT85a

Fund - Summary Trial Balance

Fiscal Year: 2021

San Juan County

Selected Fund.:

From Acct:

To Acct:

From Period: 8

To Period: 8

Include Budget in Rev/Exp Begin Bal: No Omit RevCtl and ExpCtl Accounts: No

Ledger ID	010	COUNTY GENERAL FUND	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
010-00-10000			CASH ACCOUNT	A	\$211,935.56	\$421,874.19	(\$460,888.42)	\$0.00	\$172,921.33
010-00-20000			ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-34000			YTD REVENUE TOTALS	L	(\$1,181,365.57)	\$190,987.70	(\$293,831.16)	\$0.00	(\$1,284,209.03)
010-00-35000			YTD EXPENSE TOTALS	L	\$1,480,087.59	\$267,518.84	\$0.00	\$0.00	\$1,747,606.43
010-00-39000			FUND BALANCE	L	(\$459,986.49)	\$0.00	\$0.00	\$0.00	(\$459,986.49)
010-00-40100			CURRENT TAX	R	(\$769,421.51)	\$0.00	(\$44,447.24)	\$0.00	(\$813,868.75)
010-00-40200			INTEREST ON TAX	R	(\$313.19)	\$0.00	(\$1,478.78)	\$0.00	(\$1,791.97)
010-00-40300			DELINQUENT TAX	R	\$90.55	\$0.00	\$0.00	\$0.00	\$90.55
010-00-40400			DELINQUENT TAX INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-40415			TREASURERS FEES TRANSFER IN	R	(\$64,027.33)	\$0.00	(\$6,138.02)	\$0.00	(\$70,165.35)
010-00-40500			SPEC OWN TAX CLASS A,B,C & F	R	(\$58,433.95)	\$0.00	\$0.00	\$0.00	(\$58,433.95)
010-00-40600			MISCELLANEOUS RECEIPTS	R	(\$22,683.82)	\$10.00	(\$242.61)	\$0.00	(\$22,916.43)
010-00-40650			EPA - GOLD KING	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-40700			CIGARETTE TAX	R	(\$172.54)	\$0.00	(\$35.44)	\$0.00	(\$207.98)
010-00-40800			COURTHOUSE RENT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-40850			HOSPITAL RENT	R	\$0.00	\$0.00	(\$400.00)	\$0.00	(\$400.00)
010-00-40875			PRESCHOOL RENT	R	(\$3,000.00)	\$0.00	\$0.00	\$0.00	(\$3,000.00)
010-00-40900			VETERANS	R	(\$6,901.00)	\$0.00	\$0.00	\$0.00	(\$6,901.00)
010-00-41000			SHERIFF'S CONTRACT	R	(\$163,256.87)	\$0.00	(\$23,322.41)	\$0.00	(\$186,579.28)
010-00-41100			CLERK'S FEES	R	(\$36,425.44)	\$0.00	(\$5,802.80)	\$0.00	(\$42,228.24)
010-00-41200			SALES TAX	R	(\$125,000.60)	\$190,977.70	(\$223,010.57)	\$0.00	(\$157,033.47)
010-00-41250			MARIJUANA EXCISE TAX	R	(\$251.00)	\$0.00	(\$405.50)	\$0.00	(\$656.50)
010-00-41300			NURSE-STATE CONTRACT	R	(\$8,708.00)	\$0.00	(\$2,686.21)	\$0.00	(\$11,394.21)
010-00-41310			STATE OF CO - HCP - NURSING SE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-41320			NURSE-MISC.	R	(\$45,249.31)	\$0.00	(\$55,298.47)	\$0.00	(\$100,547.78)

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
010-00-41330	STATE OF CO - IMMUNIZATION CON	R	(\$55,802.64)	\$0.00	(\$848.00)	\$0.00	(\$56,650.64)
010-00-41340	NURSE	R	(\$5,026.50)	\$0.00	\$0.00	\$0.00	(\$5,026.50)
010-00-41350	NURSE-EBOLA	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-41360	NURSE-EMERGENCY PLANNING GRANT	R	(\$9,739.60)	\$0.00	\$0.00	\$0.00	(\$9,739.60)
010-00-41370	NURSE - STEPP GRANT	R	(\$4,660.66)	\$0.00	(\$13,295.23)	\$0.00	(\$17,955.89)
010-00-41400	LIQUOR LICENSE/MARIJUANA LICEN	R	(\$2,150.00)	\$0.00	(\$75.00)	\$0.00	(\$2,225.00)
010-00-41500	INVESTED INCOME	R	(\$609.63)	\$0.00	(\$62.71)	\$0.00	(\$672.34)
010-00-41501	LPL FINANCIAL	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-41600	COPIES, MAPS, ETC	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-41610	MAP SALES-ASSESSOR	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-41700	PILT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-41800	BUILDING PERMITS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-41801	SUBDIVISION FEES	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-41802	DURANGO MOUNTAIN RESORT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-41803	ROAD ACCESS PERMIT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-41804	LAND USE FEES - IMPROVEMENT PE	R	(\$3,530.00)	\$0.00	(\$1,200.00)	\$0.00	(\$4,730.00)
010-00-42000	ADVERTISING TRANS IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-42100	SHERIFF'S GRANTS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-42200	ALPINE RANGER DONATIONS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-42222	EMER MGMT GRANT (EMPG)	R	(\$7,500.00)	\$0.00	\$0.00	\$0.00	(\$7,500.00)
010-00-42250	SHERIFF'S ALPINE PATROL TICKET	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-42310	TR IN FROM ESCROW	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-42400	SOCIAL SERVICES	R	(\$28,118.92)	\$0.00	(\$4,095.96)	\$0.00	(\$32,214.88)
010-00-42402	SJC ENERGY ASSISTANCE PROGRAM	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-42410	SEVERANCE TAX-MINERAL LEASING	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-42500	FOREST PATROL - SHERIFF - TREA	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-42600	BLM PATROL - SHERIFF - TREAS 3	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-42700	SHERIFF'S FEES	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-42800	FIRE AUTHORITY REIMBURSE	R	(\$6,973.95)	\$0.00	\$0.00	\$0.00	(\$6,973.95)

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
010-00-42900	ENDORSEMENT FEE	R	\$0.00	\$0.00	(\$156.00)	\$0.00	(\$156.00)
010-00-43500	CERTIFICATE FEES	R	(\$364.00)	\$0.00	(\$21.00)	\$0.00	(\$385.00)
010-00-44000	PREMIUM BIDS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-44505	R&B ADMINISTRATION	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-45110	TOWN INTERGOVERNMENTAL AGREEMENT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-45111	TOWN PAYMENTS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-45113	SWRETAC	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-45300	ELECTION REIMBURSE	R	(\$590.40)	\$0.00	\$0.00	\$0.00	(\$590.40)
010-00-45600	MINERAL LEASE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-45700	SALE OF PROPERTY	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-46000	HISTORICAL FUND GRANT MONIES	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-47000	WORKFORCE HOUSING GRANT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-47100	SCAN GRANT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-47200	OHV GRANT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-47300	DOLA ANVIL MOUNTAIN APARTMENTS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-47400	HOUSING SOLUTIONS GRANT	R	(\$52,145.30)	\$0.00	\$0.00	\$0.00	(\$52,145.30)
010-00-47500	DOH ANVIL MOUNTAIN APARTMENTS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-47600	COMMUNICATIONS LIASON GRANT	R	(\$45,000.00)	\$0.00	\$0.00	\$0.00	(\$45,000.00)
010-00-47700	DOLA-HOSPITAL GRANT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-47800	DOLA 911 Grant	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-47900	DOLA FIRE TRUCK	R	(\$265,372.75)	\$0.00	\$0.00	\$0.00	(\$265,372.75)
010-00-48000	GRANTS - OTHER	R	(\$86,753.90)	\$0.00	(\$760.00)	\$0.00	(\$87,513.90)
010-00-48100	COURTHOUSE GRANT	R	(\$113,090.07)	\$0.00	(\$38,089.13)	\$0.00	(\$151,179.20)
010-00-48200	READY GRANT - SJ DEVELOPMENT	R	(\$17,000.00)	\$0.00	\$0.00	\$0.00	(\$17,000.00)
010-00-48300	READY GRANT - MSI	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-48500	SOFTWARE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
010-00-49999	TAX OVERAGE/REFUNDS	R	\$638.17	\$0.00	(\$3.11)	\$0.00	\$635.06
010-00-51900	TREASURER'S FEES	X	\$45,697.11	\$4,848.14	\$0.00	\$0.00	\$50,545.25
010-00-53000	DISBURSEMENT REGISTER	X	\$2,209,897.98	\$265,052.58	\$0.00	\$0.00	\$2,474,950.56
010-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
Total for Fund:			\$298,722.02	\$1,341,269.15	(\$1,176,593.77)	\$0.00	\$463,397.40
Total Fund Revenues:		\$230,886.49	Total Fund Expenses:		\$269,900.72	Net Revenue Over Expense:	
Fund:	020 COUNTY ROAD & BRIDGE						
020-00-10000	CASH ACCOUNT	A	\$470,318.84	\$35,671.98	(\$50,821.18)	\$0.00	\$455,169.64
020-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
020-00-34000	YTD REVENUE TOTALS	L	(\$150,446.89)	\$0.00	(\$34,826.67)	\$0.00	(\$185,273.56)
020-00-35000	YTD EXPENSE TOTALS	L	\$155,549.82	\$50,551.33	\$0.00	\$0.00	\$206,101.15
020-00-39000	FUND BALANCE	L	(\$391,977.04)	\$0.00	\$0.00	\$0.00	(\$391,977.04)
020-00-40100	CURRENT TAX	R	(\$14,160.41)	\$0.00	(\$818.09)	\$0.00	(\$14,978.50)
020-00-40101	R&B TAXES	R	\$3,813.22	\$227.57	\$0.00	\$0.00	\$4,040.79
020-00-40200	INTEREST ON TAX	R	(\$5.77)	\$0.00	(\$27.22)	\$0.00	(\$32.99)
020-00-40300	DELINQUENT TAX	R	\$1.66	\$0.00	\$0.00	\$0.00	\$1.66
020-00-40400	DELINQUENT TAX INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
020-00-40500	SPEC OWN TAX CLASS A,B,C & F	R	(\$1,075.79)	\$0.00	\$0.00	\$0.00	(\$1,075.79)
020-00-40600	MISCELLANEOUS RECEIPTS	R	(\$343.30)	\$0.00	\$0.00	\$0.00	(\$343.30)
020-00-40650	EPA - GOLD KING	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
020-00-40720	FOREST RESERVE-SECURE RURAL SC	R	(\$44,832.97)	\$0.00	\$0.00	\$0.00	(\$44,832.97)
020-00-40820	HIGHWAY USERS-HUTF	R	(\$189,707.29)	\$0.00	(\$34,826.67)	\$0.00	(\$224,533.96)
020-00-40920	HIGHWAY MNTC	R	(\$12,835.00)	\$0.00	\$0.00	\$0.00	(\$12,835.00)
020-00-41020	SNOW REMOVAL	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
020-00-41120	REFUNDS FUEL	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
020-00-41220	SALE OF ASSETS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
020-00-41325	LOST 4-WHEELERS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
020-00-41520	OTHER INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
020-00-41620	MAG CHLORIDE REIMB	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
020-00-41700	PILT	R	(\$89,168.00)	\$0.00	\$0.00	\$0.00	(\$89,168.00)
020-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
020-00-42310	TR IN FROM ESCROW	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
020-00-42520	TR OUT TO SCHOOL	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
020-00-51900	TREASURER'S FEES	X	\$3,633.73	\$390.55	\$0.00	\$0.00	\$4,024.28
020-00-53000	DISBURSEMENT REGISTER	X	\$266,338.12	\$50,203.06	\$0.00	\$0.00	\$316,541.18
020-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
Total for Fund:			\$5,102.93	\$137,044.49	(\$121,319.83)	\$0.00	\$20,827.59
Total Fund Revenues:			\$35,444.41	Total Fund Expenses:		\$50,593.61	(\$15,149.20)
Total Fund Revenues Over Expense:							
Fund:	030	CONTINGENT FUND					
030-00-10000		CASH ACCOUNT	A	\$54,554.94	\$0.00	\$0.00	\$54,554.94
030-00-20000		ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00
030-00-34000		YTD REVENUE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00
030-00-35000		YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00
030-00-39000		FUND BALANCE	L	(\$54,554.94)	\$0.00	\$0.00	(\$54,554.94)
030-00-40100		CURRENT TAX	R	\$0.00	\$0.00	\$0.00	\$0.00
030-00-40200		INTEREST ON TAX	R	\$0.00	\$0.00	\$0.00	\$0.00
030-00-40300		DELINQUENT TAX	R	\$0.00	\$0.00	\$0.00	\$0.00
030-00-40400		DELINQUENT TAX INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00
030-00-40500		SPEC OWN TAX CLASS A,B,C & F	R	\$0.00	\$0.00	\$0.00	\$0.00
030-00-40600		MISCELLANEOUS RECEIPTS	R	\$0.00	\$0.00	\$0.00	\$0.00
030-00-51900		TREASURER'S FEES	X	\$0.00	\$0.00	\$0.00	\$0.00
030-00-53000		DISBURSEMENT REGISTER	X	\$0.00	\$0.00	\$0.00	\$0.00
030-00-55000		TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			\$0.00	\$0.00	\$0.00	Net Revenue Over Expense:	\$0.00
Total Fund Revenues:			\$0.00	Total Fund Expenses:		\$0.00	Net Revenue Over Expense:
Fund:	035	AMENDMENT 1-EMERGENCY FUN					
035-00-10000		CASH ACCOUNT	A	\$30,000.00	\$0.00	\$0.00	\$30,000.00
035-00-20000		ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00
035-00-34000		YTD REVENUE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00
035-00-35000		YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00
035-00-39000		FUND BALANCE	L	(\$30,000.00)	\$0.00	\$0.00	(\$30,000.00)
035-00-40600		MISCELLANEOUS RECEIPTS	R	\$0.00	\$0.00	\$0.00	\$0.00
035-00-42035		INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00
035-00-42300		TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00
035-00-55000		TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			\$0.00	\$0.00	\$0.00	Net Revenue Over Expense:	\$0.00
Total Fund Revenues:			\$0.00	Total Fund Expenses:		\$0.00	Net Revenue Over Expense:
Fund:	040	SOCIAL SERVICE FUND					
040-00-10000		CASH ACCOUNT	A	\$58,769.23	\$32,423.58	\$0.00	\$80,192.81
Total for Fund:			\$0.00	\$0.00	(\$11,000.00)	\$0.00	\$80,192.81
Total Fund Revenues:			\$0.00	Total Fund Expenses:		\$0.00	Net Revenue Over Expense:

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
040-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
040-00-34000	YTD REVENUE TOTALS	L	(\$48,845.88)	\$0.00	(\$7,579.86)	\$0.00	(\$56,425.74)
040-00-35000	YTD EXPENSE TOTALS	L	\$47,187.41	\$11,000.00	\$0.00	\$0.00	\$58,187.41
040-00-39000	FUND BALANCE	L	(\$69,042.64)	\$0.00	\$0.00	\$0.00	(\$69,042.64)
040-00-40100	CURRENT TAX	R	(\$11,773.42)	\$0.00	(\$680.19)	\$0.00	(\$12,453.61)
040-00-40200	INTEREST ON TAX	R	(\$4.80)	\$0.00	(\$22.64)	\$0.00	(\$27.44)
040-00-40300	DELINQUENT TAX	R	\$1.38	\$0.00	\$0.00	\$0.00	\$1.38
040-00-40400	DELINQUENT TAX INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
040-00-40500	SPEC OWN TAX CLASS A,B,C & F	R	(\$894.45)	\$0.00	\$0.00	\$0.00	(\$894.45)
040-00-40600	MISCELLANEOUS RECEIPTS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
040-00-40740	CHILD SUPPORT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
040-00-40840	TANF/CO. WORKS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
040-00-41040	ADMINISTRATION	R	(\$53,758.06)	\$0.00	(\$31,720.75)	\$0.00	(\$85,478.81)
040-00-53000	DISBURSEMENT REGISTER	X	\$76,702.76	\$11,000.00	\$0.00	\$0.00	\$87,702.76
040-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			(\$1,658.47)	\$54,423.58	(\$51,003.44)	\$0.00	\$1,761.67
Total Fund Revenues:			\$32,423.58	Total Fund Expenses:	\$11,000.00	Net Revenue Over Expense:	\$21,423.58

Fund:	045	AFFORDABLE HOUSING FUND					
045-00-10000	CASH ACCOUNT	A	\$212,025.95	\$21,721.77	\$0.00	\$0.00	\$233,747.72
045-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
045-00-34000	YTD REVENUE TOTALS	L	(\$40,047.68)	\$0.00	(\$21,709.82)	\$0.00	(\$61,757.50)
045-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
045-00-39000	FUND BALANCE	L	(\$152,959.40)	\$0.00	\$0.00	\$0.00	(\$152,959.40)
045-00-40145	RECEIPTS	R	(\$59,440.77)	\$0.00	(\$21,709.82)	\$0.00	(\$81,150.59)
045-00-40200	INTEREST ON TAX	R	(\$62.60)	\$0.00	(\$11.95)	\$0.00	(\$74.55)
045-00-42300	TRANSFER IN	R	\$436.82	\$0.00	\$0.00	\$0.00	\$436.82
045-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			(\$40,047.68)	\$21,721.77	(\$43,431.59)	\$0.00	(\$61,757.50)
Total Fund Revenues:			\$21,721.77	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	\$21,721.77

Fund:	050	CONSERVATION TRUST					
050-00-10000	CASH ACCOUNT	A	\$10,289.74	\$0.38	\$0.00	\$0.00	\$10,290.12
050-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
050-00-34000	YTD REVENUE TOTALS	L	(\$188.53)	\$0.00	\$0.00	\$0.00	(\$188.53)

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
050-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
050-00-39000	FUND BALANCE	L	(\$9,869.02)	\$0.00	\$0.00	\$0.00	(\$9,869.02)
050-00-40100	CURRENT TAX	R	(\$185.22)	\$0.00	\$0.00	\$0.00	(\$185.22)
050-00-40200	INTEREST ON TAX	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
050-00-40300	DELINQUENT TAX	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
050-00-40400	DELINQUENT TAX INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
050-00-40500	SPEC OWN TAX CLASS A,B,C & F	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
050-00-40600	MISCELLANEOUS RECEIPTS	R	(\$233.64)	\$0.00	\$0.00	\$0.00	(\$233.64)
050-00-40750	CTF INTEREST	R	(\$4.20)	\$0.00	(\$0.38)	\$0.00	(\$4.58)
050-00-51900	TREASURER'S FEES	X	\$2.34	\$0.00	\$0.00	\$0.00	\$2.34
050-00-53000	DISBURSEMENT REGISTER	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
050-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			\$0.38	\$0.38	(\$0.38)	\$0.00	(\$188.53)
Total Fund Revenues:			Total Fund Expenses:				
051 LODGING TAX FUND			\$0.38	\$57,659.81	(\$115,319.62)	\$0.00	\$57,659.81
051-00-10000	CASH ACCOUNT	A	\$245,756.43	\$57,659.81	\$0.00	\$0.00	\$303,416.24
051-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
051-00-34000	YTD REVENUE TOTALS	L	(\$21,656.47)	\$0.00	(\$57,659.81)	\$0.00	(\$79,316.28)
051-00-35000	YTD EXPENSE TOTALS	L	\$20,000.00	\$0.00	\$0.00	\$0.00	\$20,000.00
051-00-39000	FUND BALANCE	L	(\$225,586.04)	\$0.00	\$0.00	\$0.00	(\$225,586.04)
051-00-40151	LODGING TAX	R	(\$65,170.39)	\$0.00	(\$57,659.81)	\$0.00	(\$122,830.20)
051-00-55000	TRANSFER OUT	X	\$45,000.00	\$0.00	\$0.00	\$0.00	\$45,000.00
Total for Fund:			(\$1,656.47)	\$57,659.81	(\$115,319.62)	\$0.00	(\$59,316.28)
Total Fund Revenues:			Total Fund Expenses:				
052 TOURISM BOARD FUND			\$57,659.81	\$2,200.00	(\$2,200.00)	\$0.00	\$57,659.81
052-00-10000	CASH ACCOUNT	A	\$9,835.01	\$0.11	(\$2,200.00)	\$0.00	\$7,635.12
052-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
052-00-34000	YTD REVENUE TOTALS	L	(\$20,000.93)	\$0.00	\$0.00	\$0.00	(\$20,000.93)
052-00-35000	YTD EXPENSE TOTALS	L	\$10,469.50	\$2,200.00	\$0.00	\$0.00	\$12,669.50
052-00-39000	FUND BALANCE	L	(\$14,188.95)	\$0.00	\$0.00	\$0.00	(\$14,188.95)
052-00-40145	RECEIPTS	R	(\$45,000.00)	\$0.00	\$0.00	\$0.00	(\$45,000.00)
052-00-40200	INTEREST ON TAX	R	(\$1.37)	\$0.00	(\$0.11)	\$0.00	(\$1.48)
052-00-55000	TRANSFER OUT	X	\$49,355.31	\$2,200.00	\$0.00	\$0.00	\$51,555.31

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
Fund: 055 NOXIOUS WEED FUND							
	Total for Fund:		(\$9,531.43)	\$4,400.11	(\$2,200.11)	\$0.00	(\$7,331.43)
	Total Fund Revenues:	\$0.11	Total Fund Expenses:	\$2,200.00	Net Revenue Over Expense:		(\$2,199.89)
055-00-10000	CASH ACCOUNT	A	\$1,988.18	\$0.00	\$0.00	\$0.00	\$1,988.18
055-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
055-00-34000	YTD REVENUE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
055-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
055-00-39000	FUND BALANCE	L	(\$1,988.18)	\$0.00	\$0.00	\$0.00	(\$1,988.18)
055-00-40600	MISCELLANEOUS RECEIPTS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
055-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Fund Revenues:	\$0.00	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:		\$0.00
Fund: 060 TOWN OF SILVERTON							
060-00-10000	CASH ACCOUNT	A	\$333.02	\$17,784.64	(\$17,632.93)	\$0.00	\$484.73
060-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
060-00-34000	YTD REVENUE TOTALS	L	(\$105,395.40)	\$0.00	\$0.00	\$0.00	(\$105,395.40)
060-00-35000	YTD EXPENSE TOTALS	L	\$106,951.96	\$0.00	\$0.00	\$0.00	\$106,951.96
060-00-39000	FUND BALANCE	L	(\$1,232.50)	\$0.00	\$0.00	\$0.00	(\$1,232.50)
060-00-40100	CURRENT TAX	R	(\$218,432.30)	\$0.00	(\$16,862.96)	\$0.00	(\$235,295.26)
060-00-40101	R&B TAXES	R	(\$3,813.22)	\$0.00	(\$227.57)	\$0.00	(\$4,040.79)
060-00-40200	INTEREST ON TAX	R	(\$121.29)	\$0.00	(\$540.87)	\$0.00	(\$662.16)
060-00-40201	INT ON R&B TAX	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
060-00-40300	DELINQUENT TAX	R	\$50.09	\$0.00	\$0.00	\$0.00	\$50.09
060-00-40400	DELINQUENT TAX INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
060-00-40500	SPEC OWN TAX CLASS A,B,C & F	R	(\$17,160.27)	\$0.00	\$0.00	\$0.00	(\$17,160.27)
060-00-40600	MISCELLANEOUS RECEIPTS	R	(\$2,232.12)	\$0.00	(\$153.24)	\$0.00	(\$2,385.36)
060-00-40760	OBLIGATION BONDS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
060-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
060-00-51900	TREASURER'S FEES	X	\$4,392.40	\$349.61	\$0.00	\$0.00	\$4,742.01
060-00-55000	DISBURSEMENT REGISTER	X	\$238,216.19	\$17,283.32	\$0.00	\$0.00	\$255,499.51
	Total for Fund:		\$1,556.56	\$35,417.57	(\$35,417.57)	\$0.00	\$1,556.56
	Total Fund Revenues:	\$17,784.64	Total Fund Expenses:	\$17,632.93	Net Revenue Over Expense:		\$151.71

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
Fund: 070	DURANGO FIRE PROTECTION DIS						
070-00-10000	CASH ACCOUNT	A	(\$2,382.83)	\$2,006.53	(\$2,006.53)	\$0.00	(\$2,382.83)
070-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
070-00-34000	YTD REVENUE TOTALS	L	(\$32,296.98)	\$0.00	\$0.00	\$0.00	(\$32,296.98)
070-00-35000	YTD EXPENSE TOTALS	L	\$32,911.49	\$0.00	\$0.00	\$0.00	\$32,911.49
070-00-39000	FUND BALANCE	L	\$1,768.32	\$0.00	\$0.00	\$0.00	\$1,768.32
070-00-40100	CURRENT TAX	R	(\$57,667.96)	\$0.00	(\$1,936.16)	\$0.00	(\$59,604.12)
070-00-40200	INTEREST ON TAX	R	(\$18.57)	\$0.00	(\$70.37)	\$0.00	(\$88.94)
070-00-40300	DELINQUENT TAX	R	(\$0.02)	\$0.00	\$0.00	\$0.00	(\$0.02)
070-00-40400	DELINQUENT TAX INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
070-00-40500	SPEC OWN TAX CLASS A,B,C & F	R	(\$4,096.20)	\$0.00	\$0.00	\$0.00	(\$4,096.20)
070-00-40670	DURANGO FIRE PROTECTION BOND	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
070-00-40770	DURANGO FIRE PROTECTION INT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
070-00-40870	DURANGO FIRE PROTECTION PENSIO	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
070-00-40970	DURANGO FIRE PROTECTION PE INT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
070-00-41001	DFP REFUND/ABATEMENT INT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
070-00-41070	DFP REFUND/ABATEMENT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
070-00-51900	TREASURER'S FEES	X	\$2,884.33	\$100.31	\$0.00	\$0.00	\$2,984.64
070-00-53000	DISBURSEMENT REGISTER	X	\$59,512.93	\$1,906.22	\$0.00	\$0.00	\$61,419.15
	Total for Fund:		\$614.51	\$4,013.06	(\$4,013.06)	\$0.00	\$614.51
	Total Fund Revenues:		\$2,006.53	Total Fund Expenses:	\$2,006.53	Net Revenue Over Expense:	\$0.00
Fund: 080	SOUTHWEST WATER CONSERVA						
080-00-10000	CASH ACCOUNT	A	\$59.60	\$982.98	(\$982.98)	\$0.00	\$59.60
080-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
080-00-34000	YTD REVENUE TOTALS	L	(\$8,111.51)	\$0.00	\$0.00	\$0.00	(\$8,111.51)
080-00-35000	YTD EXPENSE TOTALS	L	\$8,298.59	\$0.00	\$0.00	\$0.00	\$8,298.59
080-00-39000	FUND BALANCE	L	(\$246.68)	\$0.00	\$0.00	\$0.00	(\$246.68)
080-00-40100	CURRENT TAX	R	(\$16,466.44)	\$0.00	(\$951.33)	\$0.00	(\$17,417.77)
080-00-40200	INTEREST ON TAX	R	(\$6.73)	\$0.00	(\$31.65)	\$0.00	(\$38.38)
080-00-40300	DELINQUENT TAX	R	\$1.93	\$0.00	\$0.00	\$0.00	\$1.93
080-00-40400	DELINQUENT TAX INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
080-00-40500	SPEC OWN TAX CLASS A,B,C & F	R	(\$1,251.00)	\$0.00	\$0.00	\$0.00	(\$1,251.00)
080-00-40701	SW WATER REFUND/ABATEMENT INT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
080-00-40780	SW WATER REFUND/ABATEMENT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
080-00-51900	TREASURER'S FEES	X	\$823.56	\$49.16	\$0.00	\$0.00	\$872.72
080-00-53000	DISBURSEMENT REGISTER	X	\$17,085.76	\$933.82	\$0.00	\$0.00	\$18,019.58
	Total for Fund:		\$187.08	\$1,965.96	(\$1,965.96)	\$0.00	\$187.08
	Total Fund Revenues:	\$982.98	Total Fund Expenses:	\$982.98	Net Revenue Over Expense:	\$0.00	\$0.00
Fund:	090 ADVERTISING FEES						
090-00-10000	CASH ACCOUNT	A	\$9,518.40	\$0.00	\$0.00	\$0.00	\$9,518.40
090-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
090-00-34000	YTD REVENUE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
090-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
090-00-39000	FUND BALANCE	L	(\$9,518.40)	\$0.00	\$0.00	\$0.00	(\$9,518.40)
090-00-40110	COLLECTION GENERAL	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
090-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Fund Revenues:	\$0.00	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	\$0.00	\$0.00
Fund:	100 REDEMPTION						
100-00-10000	CASH ACCOUNT	A	\$312.30	\$2,291.54	(\$2,291.54)	\$0.00	\$312.30
100-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
100-00-34000	YTD REVENUE TOTALS	L	(\$35,063.46)	\$0.00	(\$2,113.11)	\$0.00	(\$37,176.57)
100-00-35000	YTD EXPENSE TOTALS	L	\$35,063.46	\$2,291.54	(\$178.43)	\$0.00	\$37,176.57
100-00-39000	FUND BALANCE	L	(\$312.30)	\$0.00	\$0.00	\$0.00	(\$312.30)
100-00-40110	COLLECTION GENERAL	R	(\$40,104.37)	\$0.00	(\$2,113.11)	\$0.00	(\$42,217.48)
100-00-41110	REDEMPTION INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
100-00-55220	REDEMPTION REMITTANCES	X	\$32,031.21	\$2,135.37	(\$146.25)	\$0.00	\$34,020.33
100-00-55500	INTEREST REMITTANCE	X	\$8,073.16	\$156.17	(\$32.18)	\$0.00	\$8,197.15
	Total for Fund:		\$0.00	\$6,874.62	(\$6,874.62)	\$0.00	\$0.00
	Total Fund Revenues:	\$2,113.11	Total Fund Expenses:	\$2,113.11	Net Revenue Over Expense:	\$0.00	\$0.00
Fund:	110 SCHOOL GENERAL						
110-00-10000	CASH ACCOUNT	A	(\$8,203.11)	\$27,511.93	(\$27,511.93)	\$0.00	(\$8,203.11)

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
110-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110-00-34000	YTD REVENUE TOTALS	L	(\$227,022.66)	\$0.00	\$0.00	\$0.00	(\$227,022.66)
110-00-35000	YTD EXPENSE TOTALS	L	\$232,013.04	\$0.00	\$0.00	\$0.00	\$232,013.04
110-00-39000	FUND BALANCE	L	\$3,212.73	\$0.00	\$0.00	\$0.00	\$3,212.73
110-00-40100	CURRENT TAX	R	(\$460,859.74)	\$0.00	(\$26,625.91)	\$0.00	(\$487,485.65)
110-00-40200	INTEREST ON TAX	R	(\$187.62)	\$0.00	(\$886.02)	\$0.00	(\$1,073.64)
110-00-40300	DELINQUENT TAX	R	\$54.19	\$0.00	\$0.00	\$0.00	\$54.19
110-00-40400	DELINQUENT TAX INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110-00-40450	OVERRIDE MILL	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110-00-40451	OVERRIDE MILL INT.	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110-00-40460	ABATEMENTS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110-00-40461	ABATEMENT INT.	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110-00-40470	HOLD HARMLESS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110-00-40500	SPEC OWN TAX CLASS A,B,C & F	R	(\$35,012.45)	\$0.00	\$0.00	\$0.00	(\$35,012.45)
110-00-40600	MISCELLANEOUS RECEIPTS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110-00-40790	BOND REDEMPTION	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110-00-40791	BOND REDEMPTION INT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110-00-51900	TREASURER'S FEES	X	\$6,203.86	\$370.25	\$0.00	\$0.00	\$6,574.11
110-00-53000	DISBURSEMENT REGISTER	X	\$494,792.14	\$27,141.68	\$0.00	\$0.00	\$521,933.82
	Total for Fund:		\$4,990.38	\$55,023.86	(\$55,023.86)	\$0.00	\$4,990.38
	Total Fund Revenues:		\$27,511.93	Total Fund Expenses:	\$27,511.93	Net Revenue Over Expense:	\$0.00
Fund:	116 SCHOOL BOND						
116-00-10000	Cash Account	A	\$0.00	\$5,313.50	(\$5,313.50)	\$0.00	\$0.00
116-00-20000	Accounts Payable	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
116-00-34000	Revenue Control	L	(\$43,845.97)	\$0.00	\$0.00	\$0.00	(\$43,845.97)
116-00-35000	Expenditure Control	L	\$43,845.97	\$0.00	\$0.00	\$0.00	\$43,845.97
116-00-39000	Fund Balance	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
116-00-40100	CURRENT TAX	R	(\$89,008.07)	\$0.00	(\$5,142.38)	\$0.00	(\$94,150.45)
116-00-40200	INTEREST ON TAX	R	(\$36.26)	\$0.00	(\$171.12)	\$0.00	(\$207.38)
116-00-40300	DELINQUENT TAX	R	\$10.56	\$0.00	\$0.00	\$0.00	\$10.56
116-00-40400	DELINQUENT TAX INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
116-00-40450	OVERRIDE MILL	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
116-00-40451	OVERRIDE MILL INT.	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
116-00-40460	ABATEMENTS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
116-00-40461	ABATEMENT INT.	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
116-00-40470	HOLD HARMLESS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
116-00-40500	SPEC OWN TAX CLASS A,B,C & F	R	(\$6,762.12)	\$0.00	\$0.00	\$0.00	(\$6,762.12)
116-00-40600	MISCELLANEOUS RECEIPTS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
116-00-40790	BOND REDEMPTION	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
116-00-40791	BOND REDEMPTION INT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
116-00-53000	DISBURSEMENT REGISTER	X	\$95,795.89	\$5,313.50	\$0.00	\$0.00	\$101,109.39
	Total for Fund:		\$0.00	\$10,627.00	(\$10,627.00)	\$0.00	\$0.00
	Total Fund Revenues:		\$5,313.50	Total Fund Expenses:	\$5,313.50	Net Revenue Over Expense:	\$0.00
Fund: 200	SPECIAL ASSESSMENTS						
200-00-10000	CASH ACCOUNT	A	(\$38,159.09)	\$0.00	(\$10.00)	\$0.00	(\$38,169.09)
200-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
200-00-34000	YTD REVENUE TOTALS	L	\$32,144.43	\$0.00	\$0.00	\$0.00	\$32,144.43
200-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
200-00-39000	FUND BALANCE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
200-00-40115	PRINCIPAL COLLECTION	R	\$38,169.09	\$10.00	\$0.00	\$0.00	\$38,179.09
200-00-40220	INTEREST COLLECTION	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
200-00-40320	REMITTANCES	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
200-00-40415	TREASURER'S FEES TRANSFER IN	R	(\$10.00)	\$0.00	\$0.00	\$0.00	(\$10.00)
200-00-51900	TREASURER'S FEES	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		\$32,144.43	\$10.00	(\$10.00)	\$0.00	\$32,144.43
	Total Fund Revenues:		(\$10.00)	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	(\$10.00)
Fund: 210	911 AUTHORITY						
210-00-10000	CASH ACCOUNT	A	\$33,301.48	\$26,639.10	(\$35,949.67)	\$0.00	\$23,990.91
210-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
210-00-34000	YTD REVENUE TOTALS	L	(\$6,031.89)	\$0.00	(\$3,683.17)	\$0.00	(\$9,715.06)
210-00-35000	YTD EXPENSE TOTALS	L	\$914.92	\$35,035.67	(\$22,955.93)	\$0.00	\$12,994.66
210-00-39000	FUND BALANCE	L	(\$20,437.57)	\$0.00	\$0.00	\$0.00	(\$20,437.57)
210-00-40405	MISCELLANEOUS COLLECTIONS	R	(\$15,606.83)	\$0.00	(\$3,683.17)	\$0.00	(\$19,290.00)
210-00-55000	TRANSFER OUT	X	\$2,742.92	\$35,949.67	(\$22,955.93)	\$0.00	\$15,736.66
	Total for Fund:		(\$5,116.97)	\$97,624.44	(\$89,227.87)	\$0.00	\$3,279.60
	Total Fund Revenues:		\$3,683.17	Total Fund Expenses:	\$12,993.74	Net Revenue Over Expense:	(\$9,310.57)

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
Fund: 220	TREASURER'S FEES						
220-00-10000	CASH ACCOUNT	A	\$14,958.05	\$510.00	\$0.00	\$0.00	\$15,468.05
220-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
220-00-34000	YTD REVENUE TOTALS	L	(\$960.00)	\$0.00	(\$500.00)	\$0.00	(\$1,460.00)
220-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
220-00-39000	FUND BALANCE	L	(\$13,468.05)	\$0.00	\$0.00	\$0.00	(\$13,468.05)
220-00-40405	MISCELLANEOUS COLLECTIONS	R	(\$1,490.00)	\$0.00	(\$510.00)	\$0.00	(\$2,000.00)
220-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		(\$960.00)	\$510.00	(\$1,010.00)	\$0.00	(\$1,460.00)
	Total Fund Revenues:		\$510.00	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	\$510.00
Fund: 230	ASSESSOR'S PENALTY						
230-00-10000	CASH ACCOUNT	A	\$5,548.41	\$0.00	\$0.00	\$0.00	\$5,548.41
230-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
230-00-34000	YTD REVENUE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
230-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
230-00-39000	FUND BALANCE	L	(\$5,548.41)	\$0.00	\$0.00	\$0.00	(\$5,548.41)
230-00-40405	MISCELLANEOUS COLLECTIONS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
230-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Fund Revenues:		\$0.00	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	\$0.00
Fund: 240	TREASURER'S DEEDS/FORECLOS						
240-00-10000	CASH ACCOUNT	A	\$11,246.26	\$63.22	(\$59.52)	\$0.00	\$11,249.96
240-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
240-00-34000	YTD REVENUE TOTALS	L	(\$3,067.88)	\$0.00	(\$63.22)	\$0.00	(\$3,131.10)
240-00-35000	YTD EXPENSE TOTALS	L	\$2,993.38	\$59.52	\$0.00	\$0.00	\$3,052.90
240-00-39000	FUND BALANCE	L	(\$11,894.84)	\$0.00	\$0.00	\$0.00	(\$11,894.84)
240-00-40405	MISCELLANEOUS COLLECTIONS	R	(\$3,442.88)	\$0.00	(\$63.22)	\$0.00	(\$3,506.10)
240-00-55000	TRANSFER OUT	X	\$4,091.46	\$59.52	\$0.00	\$0.00	\$4,150.98
	Total for Fund:		(\$74.50)	\$182.26	(\$185.96)	\$0.00	(\$78.20)
	Total Fund Revenues:		\$63.22	Total Fund Expenses:	\$59.52	Net Revenue Over Expense:	\$3.70

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
Fund: 250	CLERK TECHNOLOGY FEES						
250-00-10000	CASH ACCOUNT	A	\$3,886.40	\$114.00	\$0.00	\$0.00	\$4,000.40
250-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
250-00-34000	YTD REVENUE TOTALS	L	(\$271.00)	\$0.00	\$0.00	\$0.00	(\$271.00)
250-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
250-00-39000	FUND BALANCE	L	(\$3,477.40)	\$0.00	\$0.00	\$0.00	(\$3,477.40)
250-00-40405	MISCELLANEOUS COLLECTIONS	R	(\$409.00)	\$0.00	(\$114.00)	\$0.00	(\$523.00)
250-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
250-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		\$114.00	\$114.00	(\$114.00)	\$0.00	(\$271.00)
	Total Fund Revenues:		\$114.00				\$114.00
	Total Fund Expenses:						(\$271.00)
Fund: 260	ADMIN FEE						
260-00-10000	CASH ACCOUNT	A	\$2,698.42	\$0.00	\$0.00	\$0.00	\$2,698.42
260-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
260-00-34000	YTD REVENUE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
260-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
260-00-39000	FUND BALANCE	L	(\$2,698.42)	\$0.00	\$0.00	\$0.00	(\$2,698.42)
260-00-40405	MISCELLANEOUS COLLECTIONS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
260-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Fund Revenues:		\$0.00				\$0.00
	Total Fund Expenses:						\$0.00
Fund: 270	PEAK INVESTMENTS						
270-00-10000	CASH ACCOUNT	A	\$35,586.07	(\$378.54)	\$0.00	\$0.00	\$35,207.53
270-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
270-00-34000	YTD REVENUE TOTALS	L	\$879.75	\$0.00	\$378.54	\$0.00	\$1,258.29
270-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
270-00-39000	FUND BALANCE	L	(\$35,700.28)	\$0.00	\$0.00	\$0.00	(\$35,700.28)
270-00-40405	MISCELLANEOUS COLLECTIONS	R	\$114.21	\$0.00	\$378.54	\$0.00	\$492.75
270-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		\$879.75	(\$378.54)	\$757.08	\$0.00	\$1,258.29
	Total Fund Revenues:		(\$378.54)				(\$378.54)
	Total Fund Expenses:						\$757.08
	Net Revenue Over Expense:		\$0.00				(\$378.54)

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
Fund: 280	ABATEMENTS						
280-00-10000	CASH ACCOUNT	A	(\$2,333.91)	\$0.00	\$0.00	\$0.00	(\$2,333.91)
280-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
280-00-34000	YTD REVENUE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
280-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
280-00-39000	FUND BALANCE	L	\$2,333.91	\$0.00	\$0.00	\$0.00	\$2,333.91
280-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
280-00-55100	INTEREST TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		\$0.00	\$0.00	\$0.00	Net Revenue Over Expense:	\$0.00
	Total Fund Revenues:		\$0.00	Total Fund Expenses:			\$0.00
Fund: 300	ESCROW-AMBULANCE						
300-00-10000	CASH ACCOUNT	A	\$62,343.17	\$2.27	\$0.00	\$0.00	\$62,345.44
300-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
300-00-34000	YTD REVENUE TOTALS	L	(\$13.32)	\$0.00	\$0.00	\$0.00	(\$13.32)
300-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
300-00-39000	FUND BALANCE	L	(\$62,325.39)	\$0.00	\$0.00	\$0.00	(\$62,325.39)
300-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
300-00-40205	INTEREST ON ACCOUNT	R	(\$17.78)	\$0.00	(\$2.27)	\$0.00	(\$20.05)
300-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
300-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		(\$13.32)	\$2.27	(\$2.27)	\$0.00	(\$13.32)
	Total Fund Revenues:		\$2.27	Total Fund Expenses:		Net Revenue Over Expense:	\$2.27
Fund: 350	ESCROW-COMPUTER EQUIP						
350-00-10000	CASH ACCOUNT	A	\$4,096.26	\$0.46	\$0.00	\$0.00	\$4,096.72
350-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
350-00-34000	YTD REVENUE TOTALS	L	(\$2.68)	\$0.00	\$0.00	\$0.00	(\$2.68)
350-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
350-00-39000	FUND BALANCE	L	(\$4,092.68)	\$0.00	\$0.00	\$0.00	(\$4,092.68)
350-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
350-00-40205	INTEREST ON ACCOUNT	R	(\$3.58)	\$0.00	(\$0.46)	\$0.00	(\$4.04)
350-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
350-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
Total for Fund:			(\$2.68)	\$0.46	(\$0.46)	\$0.00	(\$2.68)
Total Fund Revenues:			\$0.46				\$0.46
Total Fund Expenses:							
Total Fund Expenses:							
Fund: 360	ASSESSOR/TREASURER ESCROW						
360-00-10000	CASH ACCOUNT	A	\$3,166.62	\$0.64	\$0.00	\$0.00	\$3,167.26
360-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
360-00-34000	YTD REVENUE TOTALS	L	(\$3.77)	\$0.00	\$0.00	\$0.00	(\$3.77)
360-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
360-00-39000	FUND BALANCE	L	(\$3,161.59)	\$0.00	\$0.00	\$0.00	(\$3,161.59)
360-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
360-00-40205	INTEREST ON ACCOUNT	R	(\$5.03)	\$0.00	(\$0.64)	\$0.00	(\$5.67)
360-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
360-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			(\$3.77)	\$0.64	(\$0.64)	\$0.00	(\$3.77)
Total Fund Revenues:			\$0.64				\$0.64
Total Fund Expenses:							
Total Fund Expenses:							
Fund: 400	ESCROW-GRAVEL						
400-00-10000	CASH ACCOUNT	A	\$144,540.52	\$1.02	\$0.00	\$0.00	\$144,541.54
400-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
400-00-34000	YTD REVENUE TOTALS	L	(\$6.02)	\$0.00	\$0.00	\$0.00	(\$6.02)
400-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
400-00-39000	FUND BALANCE	L	(\$144,532.49)	\$0.00	\$0.00	\$0.00	(\$144,532.49)
400-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
400-00-40205	INTEREST ON ACCOUNT	R	(\$8.03)	\$0.00	(\$1.02)	\$0.00	(\$9.05)
400-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
400-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			(\$6.02)	\$1.02	(\$1.02)	\$0.00	(\$6.02)
Total Fund Revenues:			\$1.02				\$1.02
Total Fund Expenses:							
Total Fund Expenses:							
Fund: 410	COUNTY BARN ESCROW						
410-00-10000	CASH ACCOUNT	A	\$39,699.04	\$4.75	\$0.00	\$0.00	\$39,703.79
410-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
410-00-34000	YTD REVENUE TOTALS	L	(\$27.92)	\$0.00	\$0.00	\$0.00	(\$27.92)
410-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
410-00-39000	FUND BALANCE	L	(\$39,661.77)	\$0.00	\$0.00	\$0.00	(\$39,661.77)
410-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
410-00-40205	INTEREST ON ACCOUNT	R	(\$37.27)	\$0.00	(\$4.75)	\$0.00	(\$42.02)
410-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
410-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		\$4.75	\$4.75	(\$4.75)	\$0.00	(\$27.92)
	Total Fund Revenues:		\$4.75			Net Revenue Over Expense:	\$4.75
	Total Fund Expenses:						
Fund: 420	ROAD EQUIP PURCHASE ESCRO						
420-00-10000	CASH ACCOUNT	A	\$23,244.59	\$5.08	\$0.00	\$0.00	\$23,249.67
420-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
420-00-34000	YTD REVENUE TOTALS	L	(\$29.87)	\$0.00	\$0.00	\$0.00	(\$29.87)
420-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
420-00-39000	FUND BALANCE	L	(\$23,204.72)	\$0.00	\$0.00	\$0.00	(\$23,204.72)
420-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
420-00-40205	INTEREST ON ACCOUNT	R	(\$39.87)	\$0.00	(\$5.08)	\$0.00	(\$44.95)
420-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
420-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		(\$29.87)	\$5.08	(\$5.08)	\$0.00	(\$29.87)
	Total Fund Revenues:		\$5.08			Net Revenue Over Expense:	\$5.08
	Total Fund Expenses:						
Fund: 430	LOST 4-WHEELERS ESCROW						
430-00-10000	CASH ACCOUNT	A	\$3,902.84	\$0.34	\$0.00	\$0.00	\$3,903.18
430-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
430-00-34000	YTD REVENUE TOTALS	L	(\$2.00)	\$0.00	\$0.00	\$0.00	(\$2.00)
430-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
430-00-39000	FUND BALANCE	L	(\$3,900.17)	\$0.00	\$0.00	\$0.00	(\$3,900.17)
430-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
430-00-40205	INTEREST ON ACCOUNT	R	(\$2.67)	\$0.00	(\$0.34)	\$0.00	(\$3.01)
430-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
430-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		(\$2.00)	\$0.34	(\$0.34)	\$0.00	(\$2.00)
	Total Fund Revenues:		\$0.34			Net Revenue Over Expense:	\$0.34
	Total Fund Expenses:						
Fund: 440	SEARCH & RESCUE ESCROW						
440-00-10000	CASH ACCOUNT	A	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00
440-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440-00-34000	YTD REVENUE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
440-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440-00-39000	FUND BALANCE	L	(\$5,000.00)	\$0.00	\$0.00	\$0.00	(\$5,000.00)
440-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440-00-40205	INTEREST ON ACCOUNT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Fund Revenues:			\$0.00	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	\$0.00
Fund: 450	COURTHOUSE ESCROW						
450-00-10000	CASH ACCOUNT	A	\$66,088.90	\$22.29	\$0.00	\$0.00	\$66,111.19
450-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
450-00-34000	YTD REVENUE TOTALS	L	(\$3,810.25)	\$0.00	\$0.00	\$0.00	(\$3,810.25)
450-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
450-00-39000	FUND BALANCE	L	(\$62,226.18)	\$0.00	\$0.00	\$0.00	(\$62,226.18)
450-00-40105	MISCELLANEOUS REVENUE	R	(\$3,606.00)	\$0.00	\$0.00	\$0.00	(\$3,606.00)
450-00-40205	INTEREST ON ACCOUNT	R	(\$256.72)	\$0.00	(\$22.29)	\$0.00	(\$279.01)
450-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
450-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			(\$3,810.25)	\$22.29	(\$22.29)	\$0.00	(\$3,810.25)
Total Fund Revenues:			\$22.29	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	\$22.29
Fund: 460	MSI ESCROW						
460-00-10000	CASH ACCOUNT	A	\$70,388.03	\$11.19	\$0.00	\$0.00	\$70,399.22
460-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
460-00-34000	YTD REVENUE TOTALS	L	(\$97.34)	\$0.00	\$0.00	\$0.00	(\$97.34)
460-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
460-00-39000	FUND BALANCE	L	(\$70,264.34)	\$0.00	\$0.00	\$0.00	(\$70,264.34)
460-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
460-00-40205	INTEREST ON ACCOUNT	R	(\$123.69)	\$0.00	(\$11.19)	\$0.00	(\$134.88)
460-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
460-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			(\$97.34)	\$11.19	(\$11.19)	\$0.00	(\$97.34)
Total Fund Revenues:			\$11.19	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	\$11.19

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
Fund: 470	EMERGENCY PREPAREDNESS						
470-00-10000	CASH ACCOUNT	A	\$2,242.91	\$0.73	\$0.00	\$0.00	\$2,243.64
470-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
470-00-34000	YTD REVENUE TOTALS	L	(\$4.31)	\$0.00	\$0.00	\$0.00	(\$4.31)
470-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
470-00-39000	FUND BALANCE	L	(\$2,237.16)	\$0.00	\$0.00	\$0.00	(\$2,237.16)
470-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
470-00-40205	INTEREST ON ACCOUNT	R	(\$5.75)	\$0.00	(\$0.73)	\$0.00	(\$6.48)
470-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
470-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		(\$4.31)	\$0.73	(\$0.73)	\$0.00	(\$4.31)
	Total Fund Revenues:		\$0.73	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	\$0.73
Fund: 500	HISTORICAL ARCHIVES ESCROW						
500-00-10000	CASH ACCOUNT	A	\$353.14	\$0.22	\$0.00	\$0.00	\$353.36
500-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
500-00-34000	YTD REVENUE TOTALS	L	(\$1.28)	\$0.00	\$0.00	\$0.00	(\$1.28)
500-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
500-00-39000	FUND BALANCE	L	(\$351.43)	\$0.00	\$0.00	\$0.00	(\$351.43)
500-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
500-00-40205	INTEREST ON ACCOUNT	R	(\$1.71)	\$0.00	(\$0.22)	\$0.00	(\$1.93)
500-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
500-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		(\$1.28)	\$0.22	(\$0.22)	\$0.00	(\$1.28)
	Total Fund Revenues:		\$0.22	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	\$0.22
Fund: 550	ASPHALT ESCROW						
550-00-10000	CASH ACCOUNT	A	\$70,936.56	\$7.56	\$0.00	\$0.00	\$70,944.12
550-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
550-00-34000	YTD REVENUE TOTALS	L	(\$44.40)	\$0.00	\$0.00	\$0.00	(\$44.40)
550-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
550-00-39000	FUND BALANCE	L	(\$70,877.30)	\$0.00	\$0.00	\$0.00	(\$70,877.30)
550-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
550-00-40205	INTEREST ON ACCOUNT	R	(\$59.26)	\$0.00	(\$7.56)	\$0.00	(\$66.82)
550-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
550-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			(\$44.40)	\$7.56	(\$7.56)	\$0.00	(\$44.40)
Total Fund Revenues:			\$7.56	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	\$7.56
Fund: 570	FOREST RESERVE ESCROW						
570-00-10000	CASH ACCOUNT	A	\$125,648.18	\$0.00	\$0.00	\$0.00	\$125,648.18
570-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
570-00-34000	YTD REVENUE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
570-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
570-00-39000	FUND BALANCE	L	(\$125,648.18)	\$0.00	\$0.00	\$0.00	(\$125,648.18)
570-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
570-00-40205	INTEREST ON ACCOUNT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
570-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
570-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			\$0.00	\$0.00	\$0.00	Net Revenue Over Expense:	\$0.00
Total Fund Revenues:			\$0.00	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	\$0.00
Fund: 590	EMERGENCY SERVICES SALES T						
590-00-10000	CASH ACCOUNT	A	\$1,149,053.69	\$139,369.87	\$0.00	\$0.00	\$1,288,423.56
590-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
590-00-34000	YTD REVENUE TOTALS	L	(\$154,650.28)	\$0.00	(\$139,369.87)	\$0.00	(\$294,020.15)
590-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
590-00-39000	FUND BALANCE	L	(\$848,028.90)	\$0.00	\$0.00	\$0.00	(\$848,028.90)
590-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
590-00-40205	INTEREST ON ACCOUNT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
590-00-42300	TRANSFER IN	R	(\$301,024.79)	\$0.00	(\$139,369.87)	\$0.00	(\$440,394.66)
590-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			(\$154,650.28)	\$139,369.87	(\$278,739.74)	\$0.00	(\$294,020.15)
Total Fund Revenues:			\$139,369.87	Total Fund Expenses:	\$0.00	Net Revenue Over Expense:	\$139,369.87
Fund: 600	FIRE TRUCK FUND						
600-00-10000	CASH ACCOUNT	A	\$45,774.14	\$6.53	\$0.00	\$0.00	\$45,780.67
600-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
600-00-34000	YTD REVENUE TOTALS	L	(\$38.38)	\$0.00	\$0.00	\$0.00	(\$38.38)
600-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
600-00-39000	FUND BALANCE	L	(\$45,722.91)	\$0.00	\$0.00	\$0.00	(\$45,722.91)

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
600-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
600-00-40205	INTEREST ON ACCOUNT	R	(\$51.23)	\$0.00	(\$6.53)	\$0.00	(\$57.76)
600-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
600-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		(\$38.38)	\$6.53	(\$6.53)	\$0.00	(\$38.38)
	Total Fund Revenues:		\$6.53				\$6.53
	Total Fund Expenses:					\$0.00	
	Net Revenue Over Expense:						\$6.53
Fund: 650	LAND USE ESCROW						
650-00-10000	CASH ACCOUNT	A	\$53,508.43	\$2.86	\$0.00	\$0.00	\$53,511.29
650-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
650-00-34000	YTD REVENUE TOTALS	L	(\$16.78)	\$0.00	\$0.00	\$0.00	(\$16.78)
650-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
650-00-39000	FUND BALANCE	L	(\$53,486.03)	\$0.00	\$0.00	\$0.00	(\$53,486.03)
650-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
650-00-40205	INTEREST ON ACCOUNT	R	(\$22.40)	\$0.00	(\$2.86)	\$0.00	(\$25.26)
650-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
650-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		(\$16.78)	\$2.86	(\$2.86)	\$0.00	(\$16.78)
	Total Fund Revenues:		\$2.86				\$2.86
	Total Fund Expenses:					\$0.00	
	Net Revenue Over Expense:						\$2.86
Fund: 700	WORKFORCE HOUSING ESCROW						
700-00-10000	CASH ACCOUNT	A	\$2,662.20	\$1.58	\$0.00	\$0.00	\$2,663.78
700-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
700-00-34000	YTD REVENUE TOTALS	L	(\$9.30)	\$0.00	\$0.00	\$0.00	(\$9.30)
700-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
700-00-39000	FUND BALANCE	L	(\$2,649.79)	\$0.00	\$0.00	\$0.00	(\$2,649.79)
700-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
700-00-40205	INTEREST ON ACCOUNT	R	(\$12.41)	\$0.00	(\$1.58)	\$0.00	(\$13.99)
700-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
700-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		(\$9.30)	\$1.58	(\$1.58)	\$0.00	(\$9.30)
	Total Fund Revenues:		\$1.58				\$1.58
	Total Fund Expenses:					\$0.00	
	Net Revenue Over Expense:						\$1.58
Fund: 750	ESCROW-SHERIFF VEHICLE						
750-00-10000	CASH ACCOUNT	A	\$23,599.64	\$0.75	\$0.00	\$0.00	\$23,600.39
750-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
750-00-34000	YTD REVENUE TOTALS	L	(\$4.37)	\$0.00	\$0.00	\$0.00	(\$4.37)
750-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
750-00-39000	FUND BALANCE	L	(\$23,593.80)	\$0.00	\$0.00	\$0.00	(\$23,593.80)
750-00-40105	MISCELLANEOUS REVENUE	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
750-00-40205	INTEREST ON ACCOUNT	R	(\$5.84)	\$0.00	(\$0.75)	\$0.00	(\$6.59)
750-00-42300	TRANSFER IN	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
750-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		(\$4.37)	\$0.75	(\$0.75)	\$0.00	(\$4.37)
	Total Fund Revenues:		\$0.75		\$0.00		\$0.75
	Total Fund Expenses:						
Fund: 800 PUBLIC TRUSTEE							
800-00-10000	CASH ACCOUNT	A	\$124.00	\$317.00	(\$207.00)	\$0.00	\$234.00
800-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800-00-34000	YTD REVENUE TOTALS	L	(\$652.00)	\$0.00	(\$242.00)	\$0.00	(\$894.00)
800-00-35000	YTD EXPENSE TOTALS	L	\$598.00	\$207.00	\$0.00	\$0.00	\$805.00
800-00-39000	FUND BALANCE	L	(\$180.00)	\$0.00	\$0.00	\$0.00	(\$180.00)
800-00-40105	MISCELLANEOUS REVENUE	R	(\$1,157.00)	\$0.00	(\$317.00)	\$0.00	(\$1,474.00)
800-00-55005	DISBURSEMENT	X	\$1,213.00	\$207.00	\$0.00	\$0.00	\$1,420.00
	Total for Fund:		(\$54.00)	\$731.00	(\$766.00)	\$0.00	(\$89.00)
	Total Fund Revenues:		\$317.00		\$207.00		\$110.00
	Total Fund Expenses:						
Fund: 810 Specific Ownership Tax							
810-00-10000	CASH ACCOUNT	A	(\$14,454.47)	\$16,106.44	\$0.00	\$0.00	\$1,651.97
810-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
810-00-34000	YTD REVENUE TOTALS	L	(\$22,266.50)	\$0.00	(\$8,727.05)	\$0.00	(\$30,993.55)
810-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
810-00-39000	FUND BALANCE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
810-00-40500	SPEC OWN TAX CLASS A,B,C & F	R	\$14,454.47	\$0.00	(\$16,106.44)	\$0.00	(\$1,651.97)
	Total for Fund:		(\$22,266.50)	\$16,106.44	(\$24,833.49)	\$0.00	(\$30,993.55)
	Total Fund Revenues:		\$16,106.44		\$0.00		\$16,106.44
	Total Fund Expenses:						
Fund: 820 TAX HOLDING FUND							
820-00-10000	CASH ACCOUNT	A	\$139,727.70	\$94,515.05	(\$100,682.93)	\$0.00	\$133,559.82
820-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
820-00-34000	REVENUE CONTROL	L	(\$671,555.14)	\$0.00	(\$56,258.88)	\$0.00	(\$727,814.02)
820-00-35000	EXPENDITURE CONTROL	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
820-00-39000	FUND BALANCE	L	(\$0.07)	\$0.00	\$0.00	\$0.00	(\$0.07)
820-00-40102	CURRENT REAL ESTATE	R	(\$73,110.12)	\$75,040.23	(\$56,697.60)	\$0.00	(\$54,767.49)
820-00-40103	CURRENT PERSONAL PROPERTY	R	(\$3,041.58)	\$3,041.58	(\$14,116.08)	\$0.00	(\$14,116.08)
820-00-40104	CURRENT MOBILE HOME	R	(\$691.42)	\$691.42	\$0.00	\$0.00	\$0.00
820-00-40106	CURRENT OIL AND GAS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
820-00-40107	CURRENT POSSESSORY INTEREST	R	(\$365.76)	\$365.76	(\$1,678.88)	\$0.00	(\$1,678.88)
820-00-40108	CURRENT MINERALS	R	(\$16,157.81)	\$16,157.81	(\$18,406.54)	\$0.00	(\$18,406.54)
820-00-40109	CURRENT STATE ASSESSED	R	(\$40,056.55)	\$2,157.46	\$0.00	\$0.00	(\$37,899.09)
820-00-40111	CURRENT SPECIAL ASSESSMENTS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
820-00-40200	INTEREST ON TAX	R	(\$3,228.67)	\$3,228.67	(\$3,398.94)	\$0.00	(\$3,398.94)
820-00-40301	DELINQUENT REAL ESTATE	R	(\$2,676.42)	\$0.00	\$0.00	\$0.00	(\$2,676.42)
820-00-40302	DELINQUENT PERSONAL PROPERTY	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
820-00-40303	DELINQUENT MOBILE HOME	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
820-00-40304	DELINQUENT OIL AND GAS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
820-00-40305	DELINQUENT POSSESSORY INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
820-00-40306	DELINQUENT MINERALS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
820-00-40307	DELINQUENT STATE ASSESSED	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
820-00-40308	DELINQUENT SPECIAL ASSESSMENTS	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
820-00-40400	DELINQUENT TAX INTEREST	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
820-00-49999	TAX OVERAGE/REFUNDS	R	(\$399.30)	\$0.00	(\$217.01)	\$0.00	(\$616.31)
820-00-55600	REFUND TAX AND INTEREST	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total for Fund:			(\$671,555.14)	\$195,197.98	(\$251,456.86)	\$0.00	(\$727,814.02)
Total Fund Revenues:			(\$6,167.88)		\$0.00	Net Revenue Over Expense:	(\$6,167.88)
Fund:	900	ADVANCED COLLECTIONS					
900-00-10000	CASH ACCOUNT	A	\$5,915.12	\$0.00	\$0.00	\$0.00	\$5,915.12
900-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
900-00-34000	YTD REVENUE TOTALS	L	\$3,859.36	\$0.00	\$0.00	\$0.00	\$3,859.36
900-00-35000	YTD EXPENSE TOTALS	L	\$63.08	\$0.00	\$0.00	\$0.00	\$63.08
900-00-39000	FUND BALANCE	L	(\$8,447.66)	\$0.00	\$0.00	\$0.00	(\$8,447.66)

Ledger ID	Chart Description	Type	Begin Bal	Debits	Credits	Encumbrances	Ending Bal
900-00-40110	COLLECTION GENERAL	R	\$2,469.46	\$0.00	\$0.00	\$0.00	\$2,469.46
900-00-55000	TRANSFER OUT	X	\$63.08	\$0.00	\$0.00	\$0.00	\$63.08
	Total for Fund:		\$3,922.44	\$0.00	\$0.00	\$0.00	\$3,922.44
	Total Fund Revenues:		\$0.00	Total Fund Expenses:		Net Revenue Over Expense:	\$0.00
Fund: 950	WEST SIDE SPECIAL IMP. DISTRICT						
950-00-10000	CASH ACCOUNT	A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
950-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
950-00-34000	YTD REVENUE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
950-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
950-00-39000	FUND BALANCE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
950-00-40110	COLLECTION GENERAL	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
950-00-40205	INTEREST ON ACCOUNT	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
950-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Fund Revenues:		\$0.00	Total Fund Expenses:		Net Revenue Over Expense:	\$0.00
Fund: 960	Hospital Grant						
960-00-10000	CASH ACCOUNT	A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
960-00-20000	ACCOUNTS PAYABLE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
960-00-34000	YTD REVENUE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
960-00-35000	YTD EXPENSE TOTALS	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
960-00-39000	FUND BALANCE	L	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
960-00-40110	COLLECTION GENERAL	R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
960-00-55000	TRANSFER OUT	X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total for Fund:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Fund Revenues:		\$0.00	Total Fund Expenses:		Net Revenue Over Expense:	\$0.00
	Report Totals:		(\$564,022.86)	\$2,179,977.08	(\$2,269,445.92)	\$0.00	(\$653,491.70)



Willy Tookey <admin@sanjuancolorado.us>

Resignation Letter for Lois MacKenzie

Silverton Clinic <silvertonclinic1@gmail.com>

Wed, Jul 21, 2021 at 3:26 PM

To: Terri Brokering <info@eurekalodgecolorado.com>, Paulette Schmalz <pjhiker@hotmail.com>, Kim Eisner <kim@ekimbiz.com>, "To: Sharon Lantz" <shanlantz@gmail.com>, "Megan Davenport (via Google Sheets)" <megdavenski@gmail.com>, sarah luchetta <sawat90@hotmail.com>, Willy Tookey <admin@sanjuancolorado.us>, Becky Joyce <director@sjcph.org>

For the sake of both my mental and physical health I will be resigning as Silverton Clinic Nurse Manager by the end of September 2021.

--
Lois MacKenzie RN, BSN
Silverton Clinic Nurse Manager
P.O. Box 964
1315 Snowden St.
Silverton CO 81433
970-387-5114 Office
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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8

1595 Wynkoop Street
Denver, CO 80202-1129
Phone 800-227-8917
www.epa.gov/region8

September 1, 2021

Ref: SEM-RB

Sent via email:

Dr. Peter Butler
Chair, Bonita Peak CAG
Butlerpeter2@gmail.com

Re: Response to Comments on the 2021 Task List and Draft Five-Year Plan,
Bonita Peak Mining District Superfund Site

Dear Dr. Butler:

Thank you for your letter dated April 16, 2021, sharing the Community Advisory Group's (CAG) perspective on the EPA's Bonita Peak Mining District (BPMD) annual task list and five-year plan. The EPA encourages and welcomes the robust participation of local stakeholders and community groups.

The EPA appreciates the CAG's dedication to improving water quality throughout the district and the approach at the BPMD Site (Site) is in line with the CAG's interest in this area. Work in the Five-Year strategic plan draws from the priorities that were identified in the EPA's Adaptive Management Site Management Plan (<https://semspub.epa.gov/src/document/08/100009168>) (November 2020) that was developed through a series of meetings with the community. The Adaptive Management Plan prioritizes areas that have the greatest metals loading within the Animas River watershed, including the Bonita Peak Groundwater System, known as Operable Unit 3 (OU3), with the focus on the draining adits in the Upper Cement Creek area, and the Upper Animas area. Concurrently, the EPA is continuing the operation of the Interim Water Treatment Plant (IWTP) at Gladstone and making progress on the remedial action activities selected in the 2019 interim Record of Decision (IROD). The Site team agrees that expeditiously implementing response actions is desired; however, it's important that we properly investigate the areas of high metals loading to inform the evaluation and selection of remedies that will be sustainable and long lasting. To facilitate the discussion of topics from the CAG's April 16, 2021 letter, we have broken our responses out by the discussion topics posed by the CAG.

Questions 1 and 2: If a large metal load is reduced high in the watershed, will that reduction translate to a large metal reduction downstream and a corresponding improvement in water quality and aquatic habitat? Where can EPA make large environmental improvements in a relatively short period of time?

A reduction in loading of conservative metals, such as zinc, upstream in the watershed does translate into a reduction in load and concentration, resulting in improvement in water quality and aquatic habitat downstream in the watershed. Following the Adaptive Management Plan, the EPA's focus on the Bonita Peak Groundwater System, including the draining adits in the Upper Cement Creek area, and the Upper

Animas, will result in improvements to Priority Reach 1, the Animas River below the confluence with Elk Creek.

The EPA has generated a loading tool to evaluate data collected as part of the Remedial Investigation. This tool has been used to assist in targeting the highest loading areas for additional study and evaluating remedy alternatives. This tool was developed with a focus on zinc because zinc stays in solution at near neutral pH. Because of this property, zinc can be carried in the surface water further downstream than many other metals, impacting aquatic life through longer stretches of creeks and rivers. Other metals such as aluminum, copper, lead, and iron are more insoluble in near neutral pH ranges, meaning that these metals may drop out of solution into the creek sediments more readily than conservative metals like zinc. The stream load of these other metals may exhibit peaks near specific sources, then declines due to settling into the creek bed and then increases from the next downstream source. Addressing upstream sources of these more insoluble metals may not translate to a decrease in metals loading downstream in the short-term as these metals are accumulating in the sediment rather than continuing downstream in the water column, but reducing contribution of these metals to the stream sediments can be beneficial in the short and long-term by reducing sediment loading in the area of the sources.

With regard to achieving water quality improvements, and given the size of the Site, the EPA is prioritizing investigation and remedy selection at sources based on their relative importance to achieving water quality goals. The Adaptive Management Plan identified the Upper Cement Creek area draining adits (OU3) as one of the near-term priorities to evaluate source control through bulkheading and flooding mine workings such as the Red and Bonita, based on the relative impact these sources have on downstream water quality. Along with the EPA's goal of improving water quality, the EPA is also balancing the need to investigate and take response actions to achieve other site-wide goals related to stability of solid media and mitigating the risk of uncontrolled releases.

The EPA's ongoing work towards our three goals also needs to be balanced by the need to characterize sources to ensure these evaluations lead to informed and sustainable remedies. The CERCLA process includes data collection, treatability studies as needed, and data interpretation to inform the evaluation of remedy alternatives. Nine evaluation criteria¹ are considered in the remedy evaluation and selection process. One of the criteria that is of particular concern at the BPMD Site is to evaluate "long-term effectiveness and permanence." Portions of the Sunnyside Mine underground workings were bulkheaded and flooded in the past, which may have resulted in a temporary improvement in water quality in Cement Creek and the Animas River in the short-term. Over time, however, water quality worsened, indicating that the work that was done was not sufficient to provide long-term effectiveness and permanence. It is important to the EPA to undertake thorough characterization to ensure selected final remedies are effective and permanent.

As acknowledged by the CAG letter, the largest sources of mining-related metals loading are located in the Cement Creek and Upper Animas drainages. The EPA has prioritized these areas of the Site as

¹ The nine evaluation criteria can be found in the OSWER directive 9355.0-27FS "Guide to Selecting Superfund Remedial Actions". <https://semspub.epa.gov/work/HQ/174406.pdf>

shown in Table 2 of the Five-Year plan. During 2021 and 2022, the EPA will be conducting characterization efforts on both the Upper Animas River fluvial tailings area as well as the OU3 – Bonita Peak Groundwater System and Upper Cement Creek – in order to determine what remedy alternatives will be appropriate to address the most significant loads in these areas. This work is being conducted concurrently with the 2019 IROD remedial actions rather than waiting to complete those activities first.

The efforts on the OU3 investigation include multiple sources impacting water quality within the Cement Creek drainage, including the Gold King Mine (currently treated at the IWTP), Red and Bonita, American Tunnel, Mogul Mine, and Natalie/Occidental. The EPA is investigating how these sources may be hydraulically influenced by the Bonita Peak Groundwater System. These sources are monitored for flow and water quality variation to understand how they are affected, or will be affected, by changes or variations in the larger groundwater system.

With regard to the Red and Bonita, the EPA has completed a temporary bulkhead closure, conducted as a treatability study, that was intended to monitor the effects on the groundwater system as a piece of this larger evaluation. Reporting for the Red and Bonita test closure is in process. The initial bulkhead test report is available on the BPMD EPA webpage (<https://semspub.epa.gov/src/document/08/100010330>). A second report is under development interpreting nearby seeps and springs that may be associated with the Red and Bonita bulkhead test closure and is expected later this year. After certain wells are installed within the OU3 area, the EPA is considering implementing a longer-term bulkhead closure at Red and Bonita to evaluate potential improvements over a longer timeframe. This bulkhead closure could address loading currently emanating from the Red and Bonita and, depending on its effectiveness as well as other criteria evaluated pursuant to the NCP, could be transitioned into an OU3 IROD. To be clear, it is premature to determine the selected interim remedy in this anticipated OU3 IROD, but it is expected that closing the bulkhead at Red and Bonita, and potentially other bulkheading opportunities as potential source control measures, will be considered and thoroughly evaluated in the feasibility study process. The EPA anticipates using these closures and other studies to inform the proposed focused Feasibility Study and IROD development anticipated as 2023-2024 activities. Thorough evaluation includes the placement of strategic monitoring wells to ensure positive and negative changes could be identified if bulkheading for source control is selected in the future (see also responses to #3 and #4). This concept acknowledges local, community concerns expressed at the Site listing indicating that the EPA should sufficiently understand the resulting impacts of cleanup actions².

Long-term treatment is often considered as a remedy alternative at hard rock mining sites and has the potential for producing downstream water quality improvements. While short-term treatment of both the American Tunnel and the Red and Bonita flows have been done for short periods of time at the IWTP, the ability of the existing plant to treat additional sources consistently over a longer timeframe is a significant challenge. The hydraulic capacity of the treatment plant is not the only metric to consider. There are two main limitations. There is a limitation on disposal capacity for the treatment-generated solids (sludge), which will be resolved by the future Sitewide repository as mentioned in the CAG's letter. However, treatment is also limited by the solids separation technology used at the IWTP. The

² February 22, 2016 letter to Governor Hickenlooper from the Town of Silverton and San Juan County.

IWTP area has limited space and is unable to accommodate additional filtration bags to consistently handle an increase in the volume of treatment-generated solids. The filtration bag can have “breakthrough” of solids if the inflows are not managed carefully. The excavation of the sludge bags and drying of sludge is not practical during the winter. Evaluation of potential treatment plant modifications would be required before taking on continuous treatment of other sources, and potential modifications are expected to be significant. Due to the high costs and level of effort necessary for expanding water treatment, EPA’s position is that resources are better directed towards certain steps, such as installing wells and implementing a longer term Red and Bonita bulkhead closure test and other investigations to allow for evaluating source control type remedy alternatives such as bulkheading and flooding mine workings throughout OU3.

Question 3: In the Operating Unit 3 (OU3), the fundamental question is, if and by how much does the Sunnyside Mine Pool affect the biggest metal contributors in the BPMD (the mines around Gladstone)?

The EPA’s ongoing investigation of the sources in the Bonita Peak Groundwater System and associated draining adits in Upper Cement Creek (OU3) is a top priority, as emphasized in the 2020 Adaptive Management Plan. The Plan prioritizes work in this area to ultimately achieve water quality goals in Priority Reach 1, the Animas River downstream of the confluence with Elk Creek. The CAG letter appropriately questions whether and by how much the Bonita Peak Groundwater System affects the draining adits that contribute high metals load in Upper Cement Creek. To better understand how groundwater/mine pool water moves into, within, and out of the system, the EPA is planning to install groundwater and/or mine pool monitoring wells at several locations in the next two field seasons, including monitoring wells into the Lake Emma area. These important wells will inform the OU3 groundwater study and will be critical monitoring points for any future bulkhead installation and closure evaluations.

The EPA anticipates awarding a contract for these monitoring well installations this year for work to begin in the 2022 field season. The effort to install monitoring wells into the Bonita Peak Groundwater System will be technically challenging and resource intensive. Specifically, the wells will require the use of directional drilling technologies to significant depths and targeted areas within the underground mine workings. Accurate surveying before the drilling work, and diligent care during drilling, will increase the likelihood of hitting the specific targeted locations of the underground mine working levels. Drilling activities will also need to avoid upper mine workings that may not contain water or that may interfere with reaching the targeted mine working levels.

In preparation for this effort, the EPA has been digitizing archival maps of the Sunnyside mine workings to identify potential target locations for monitoring wells. The EPA is also utilizing 3D visualization software to develop a model of the underground mine workings. Since the previous mining company utilized their own grid system for creating their mine maps, conversion to a standard grid is necessary and involves confirmation surveying in the field. The efforts scheduled in 2021 and 2022 will be critical for aligning the 3D model with those historical maps from the mining company. Specifically, surveying the Terry Tunnel and, to a lesser extent, the Gold Prince mine, will assist in refining the 3D model. Well installation in the Bonita Peak Groundwater System is a top priority for the EPA and will provide

invaluable data for evaluating the efficacy of potential bulkheading remedies as prioritized in the Adaptive Management Plan. After the initial wells have been installed, water samples and water levels will be collected. Data evaluation may indicate the need for additional data collection, or additional well installation, to meet the goals of the study.

Question 4: What important information does EPA hope to obtain by drilling behind the inner bulkhead at the Gold Prince tunnel?

It is a sound practice, as part of a regular monitoring regime, to understand the water levels behind bulkheads. These are engineered features that require monitoring. The 2021 Task List planned the installation of a monitoring well behind the Gold Prince Mine inner bulkhead. The decision to undertake this task in 2021 was partly driven by prudence and partly by logistical efficiencies.

Mine maps and personal observations from members of the CAG point towards a connection to the Sunnyside mine workings above Lake Emma. At the same time, the Gold Prince Mine bulkhead design document (August 19, 1996) indicates that the inner bulkhead was designed to “force impounded water back into the Sunnyside Mine.” Some have interpreted this area to be too high in the watershed to be of importance; however, water level monitoring and sampling of water impounded by the Gold Prince bulkhead would enable the EPA to evaluate whether the seeps in the area are impacted by the past mining activity. In addition, a monitoring well at this location will allow important monitoring of water level changes over time corresponding to other changes or remedies that may be implemented for the Bonita Peak Groundwater System and associated draining adits. The additional consideration for including a monitoring well at the Gold Prince mine in the 2021 Task List was the logistical desire to take advantage of other planned drilling mobilizations, but as the EPA is navigating new contracting mechanisms for Site work, this task will not be completed in 2021.

Question 5: In reference to Goal #3 for the BPMD, minimizing unplanned releases, is EPA meeting the objectives of this goal by opening mines with collapses at the entrance or doing the opposite and increasing the risk of unplanned releases?

The EPA acknowledges the concern expressed by the CAG on opening collapsed portals. The EPA is being strategic about where and when to open collapsed portals and is working with Colorado Department of Public Health and Environment (CDPHE) and the Colorado Division of Reclamation, Mining and Safety (DRMS) to address these on a case-by-case basis. Relying on a portal collapse to mitigate unplanned releases presents its own risk. A portal collapse is not a maintainable, engineered structure that can be relied upon in perpetuity. In that respect, portal rehabilitation and stabilization, where appropriate, allows for further inspection and forward planning for how to manage these openings and implement response actions that are effective over the long-term. Beginning this field season, DRMS is currently conducting evaluations at mine adits, portals, and waste rock areas to evaluate stability and the potential for unplanned releases corresponding to the initial Site Goals 2 and 3 – stabilizing source areas, with a focus on solid media, and minimize unplanned releases (Section 3.2.1 of the Adaptive Management Plan).

This evaluation will include previously known source areas as well as other features that have been identified as areas of potential concern. The BPMD Project Goals 2 and 3 recognize the importance of characterizing aspects of stability and the potential for unplanned fluid release hazards at the mining-related source areas, in addition to characterizing the nature and extent of contaminated media. DRMS will also compile information from their records on previous reclamation and stabilization efforts to ensure the EPA, the State of Colorado, the Bureau of Land Management, and the U.S. Forest Service have the pertinent information. The results will help determine if additional near-term stabilization or general maintenance work is needed at a given location and will inform the long-term selected remedy, where appropriate.

Additional Discussion:

Concerning the Upper Animas, focus on this area is supported by the evaluation of available data suggesting that the largest metal load increases are found near the Operable Unit 2 (OU2) – Mayflower tailings and mill area and the Howardsville/Colorado Goldfields tailings area. Data indicates that each of these source areas produces more zinc loading to the surface water than the discharge from the American Tunnel. The Site team is making progress in these high-loading areas with the ongoing PRP-lead investigation at OU2 and the alluvial tailings study in the Upper Animas planned for later this summer. The EPA agrees with the CAG that this area is a challenging and complex area to characterize. Seasonality and annual variation in precipitation impacts metals loading to surface water, and water channels can change quickly after flooding conditions. It is important to accurately understand these variations' impact on source areas and transport pathways to develop and evaluate appropriate remedial alternatives that will significantly reduce metals loads for the long term. This work is targeted at achieving water quality improvement goals in Priority Reach 1, as well as goals for improvement to the brook trout fishery in Priority Reach 2 (Upper Animas: Minnie Gulch to Cement Creek).

Regarding the request related to the Community Involvement Plan (CIP), last updated in 2019, the agency welcomes discussions about the changing stakeholder interests and how this can be best incorporated in the EPA's outreach work. The CIP is not listed in the five-year strategic plan as community involvement runs parallel to ongoing work and is not considered part of the technical work discussed in the Five-Year plan. Typically, CIPs are updated as additional decision documents (e.g. IRODs) are released to ensure engagement for future phases of the remedial process. While the CIP is a formal tool used to document communication strategies used in the community, the EPA encourages feedback from stakeholders regarding their needs and interests either formally through the next CIP update associated with future decision documents or informally during regularly scheduled community meetings or in discussions with EPA staff.

The EPA has invested significant efforts in consolidating available data from multiple sources into a searchable database. Public access to Site data will soon be more accessible through the BPMD Story Map. This web-based Site information platform will provide links to access Site data. It will also contain photos and short descriptions of important features around the Site.

The EPA, along with the State and Federal partners, will review 2021 progress toward the established site goals and priorities and utilize this information for planning 2022 work and refining the Five-Year plan.

The Bonita Peak Mining District site team appreciates the CAG's dedication to improving water quality throughout the BPMD site and for their commitment to engaging with the agencies. The EPA looks forward to continued discussions with the CAG throughout the Superfund process.

Sincerely,

**ROBERT
PARKER**

Digitally signed by
ROBERT PARKER
Date: 2021.09.01 15:53:18
-06'00'

Rob Parker, Remedial Project Manager
Superfund Remedial Program

cc via email:

Senator Michael Bennet
Senator John Hickenlooper
Representative Lauren Boebert
La Plata County Commissioner Marsha Porter-Norton
San Juan County Commissioner Scott Fetchenhier
Silverton Mayor Shane Fuhrman
Durango Mayor Kim Baxter
USFS – Kara Chadwick
BLM – Kris Doebbler
DNR – Tim Mauck

CDPHE – Shawn McGrath
SWCD – Jenny Russell
EPA – Brigid Lowery
EPA – Doug Ammon
EPA – Shahid Mahmud
EPA – Schatzi Fitz-James
EPA – Helen Duteau
EPA – Deb Thomas

**INTERGOVERNMENTAL AGREEMENT FOR THE REAFFIRMATION OF THE
UNIFIED EMERGENCY MANAGEMENT BETWEEN SAN JUAN COUNTY AND THE
TOWN OF SILVERTON**

THIS AGREEMENT is made and entered into this _____ day of SEPTEMBER, 2021, by and between San Juan County, a political subdivision of the State of Colorado (hereinafter called the “County”) and the Town of Silverton, a municipal corporation of the State of Colorado, (hereinafter called the “Town”).

WHEREAS, the parties are empowered to enter into this agreement pursuant to C.R.S. § 29-1-203; and

WHEREAS, the County established a “local disaster agency” with the formation of the San Juan County Office of Emergency Management on March 23, 2011; and

WHEREAS, the Town of Silverton and San Juan County entered into an Intergovernmental Agreement to manage local disasters through a unified local emergency management organization on March 23, 2011; and

WHEREAS, pursuant to C.R.S. § 24-33.5-707(4), the minimum composition of a disaster agency is a director or coordinator appointed and governed by the chief executive officer or governing body of the appointing jurisdiction and the director or coordinator is responsible for the planning and coordination of the local disaster services; and

WHEREAS, C.R.S. § 24-33.5-707(8) provides that the director must “prepare and keep current a local disaster emergency plan for its area”; and

WHEREAS, this agreement reaffirms the commitment to utilize the San Juan County Office of Emergency Management and the San Juan County Emergency Operations Plan to manage a human or natural disaster that impacts the Town and County; and

WHEREAS, the parties find that the proper coordination and expeditious delivery of support and assistance during emergency and disaster events is necessary to preserve life, property, and the environment; and

WHEREAS, the Town desires to reaffirm the commitment to use the National Incident Management System for all resources under its jurisdiction and work in close partnership with the County; and

WHEREAS, the County has the capability to manage a unified emergency management organization; and

WHEREAS, the Town has representation in the stakeholder group known as the Local Emergency Planning Committee and Multi Agency Coordination Committee managed by the San Juan County Office of Emergency Management; and

WHEREAS, the San Juan County Office of Emergency Management has prepared the revised San Juan County Emergency Operations Plan and supporting documents (the “Plan”) attached hereto and incorporated herein by reference; and

WHEREAS, no plan can completely prevent death and destruction in the event of a human or natural disaster, the Board finds that the Plan comports with the requirements of federal and state law and incorporates and coordinates the best possible approaches to the mitigation and response to disasters and emergencies described therein.

NOW THEREFORE, BE IT RESOLVED BY THE SILVERTON TOWN BOARD:

1. The Office of Emergency Management will provide the following services:
 - a. Provide technical assistance to the Town staff and elected officials in the management of a disaster.
 - b. Include Town staff in incident operations and the Plan.
 - c. Train Town staff on the Plan and on the implementation of the National Incident Management System (NIMS).
2. The Revised Plan attached hereto is hereby adopted as the San Juan County Emergency Operations Plan effective as of this date.
3. The County and Town agree to utilize one emergency manager for the purpose of preparing plans for the preservation and safety of life and property and making provisions for the execution of these plans in the event of a human caused or natural disaster within the County or Town.
4. The Town will provide an updated resource list of equipment that may be used in a disaster.
5. The Plan shall be an extension to the State of Colorado's Emergency Operations Plan and shall be reviewed and exercised periodically and revised as necessary to meet changing conditions.
6. The San Juan County Office of Emergency Management is authorized and responsible for direction and control of Town and County resources as set forth in the Plan.

It is hereby mutually agreed:

1. The San Juan County Office of Emergency Management will include representation of all signatory parties.
2. The San Juan County Office of Emergency Management shall be comprised of a County Emergency Manager appointed by the San Juan County Board of County Commissioners.
3. The term of this agreement shall run from the date of mutual execution and shall automatically renew on an annual basis as needed to further the mutual objectives of the parties expressed herein, unless terminated by either party. The parties agree and acknowledge that this Agreement does not constitute a multiple fiscal year debt or

financial obligation of the Town pursuant to Section 20(4)(b) of Article X of the Constitution of Colorado.

4. In the event of major revisions or changes to the plan or a change in personnel the agreement may be revised and updated.
5. The parties may terminate this agreement with ten (10) days written notice at any time without penalties or further obligations.

**APPROVED AND ADOPTED IN SILVERTON, SAN JUAN COUNTY,
COLORADO THIS _____ day of _____, 2021**

**BOARD OF COUNTY COMMISSIONERS
OF SAN JUAN COUNTY, COLORADO**

ATTESTED

Clerk to the Board

Scott Fetchenhier, Chairman

**TOWN OF SILVERTON
a municipal corporation of the State of COLORADO**

ATTESTED

Town Clerk

Shane Fuhrman, Town Mayor

APPROVED AS TO FORM:

Town of Silverton, Attorney:

/s/ Lane P. Thomasson #49094
Lane P. Thomasson
Associate Attorney
Hockersmith & Whitmore, LLC



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Housing Needs Assessment

Town of Silverton & San Juan County

DRAFT REPORT

August 2021

HOUSING NEEDS ASSESSMENT

BACKGROUND

In 2021, the Southwest Colorado Council of Governments (SWCCOG) and Housing Solutions of the Southwest (Housing Solutions) received a grant to complete a regional meta-analysis of existing housing data, housing plans, and identified housing needs across the five-county SWCCOG region. The region includes the counties of Archuleta, Dolores, La Plata, Montezuma—as well as San Juan County. A supplemental housing needs assessment for the Town of Silverton was conducted part of that grant. This report contains the findings from that needs assessment.

During the past decade, Silverton and San Juan County have conducted housing market assessments to assess demand for specific housing developments, like Anvil Mountain. The town prepared an inventory and map of town-owned land parcels. The town has also monitored how other resort towns are regulating short-term rentals and tiny home developments.

It is important to note that the small size, remote location, and highly seasonal nature of San Juan County and Silverton communities create challenges for data collection and analysis. For these reasons, readers should focus on the direction and magnitude of changes in this report, and what those changes and expected future job growth indicate for housing needs.

SOCIOECONOMIC TRENDS

Demographic changes.

Demographics drive the types of housing needed—and changes in demographics can be indicators of displacement and workforce housing challenges.

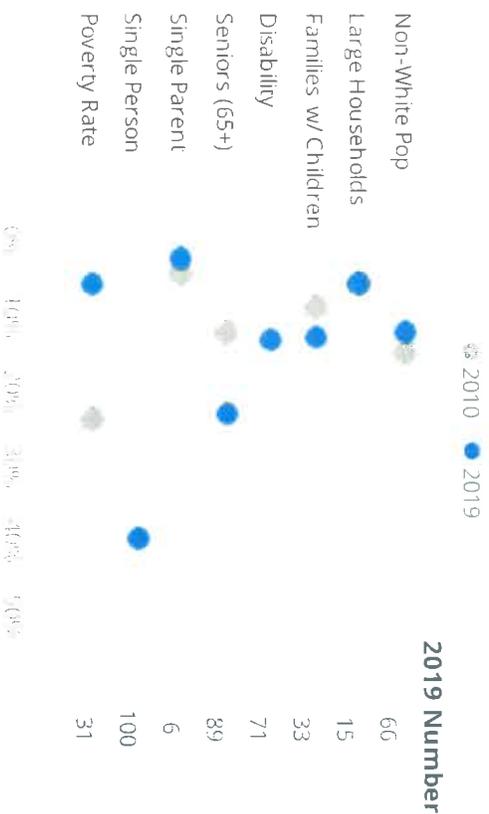
Similar to peer counties in the region, the proportion of seniors in San Juan County increased between 2010 and 2019, due to the aging of residents and retirees settling in the area.

Unlike other counties, there were few changes in the share of families with children and single parents, meaning that the county was able to sustain its household composition despite increased housing costs.

The most notable change in San Juan County between 2010 and 2019 was a large drop in poverty. Residents in the county living below the poverty line declined from 24 percent to 5 percent.

HOUSING NEEDS ASSESSMENT

Figure 1.
Changes in Socioeconomic Make-up, San Juan County



Source: 2010 and 2019 5-year ACS estimates and Root Policy Research.

Income

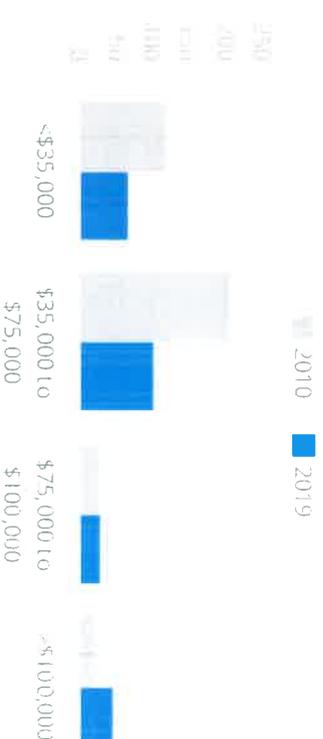
San Juan County's median household income increased significantly between 2010 and 2019, from \$36,378 to \$53,750—an increase of 48 percent. This was also true of the town. Median *family* income declined slightly, with a larger decline for families living in the town (\$62,625 in 2010 to \$56,591 in 2019).

Both the county's and town's income distribution shifted away from low and moderate income households to those with incomes of \$100,000 and more.

Overall in the county:

- The number of households earning less than \$35,000 per year dropped by 59. This occurred because low wage households began earning more or because they left the county.
- The number of households earning between \$35,001 and \$75,000 declined by 86—a nearly 50 percent decline.
- And households earning \$75,001 and more rose by 38.

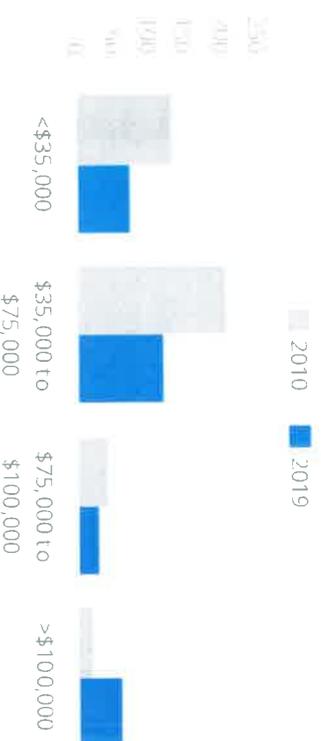
Figure 2.
Household Income Distribution, Town of Silverton



Source: 2010 and 2019 5-year ACS estimates and Root Policy Research.

HOUSING NEEDS ASSESSMENT

Figure 3.
Household Income Distribution, San Juan County



Source: 2010 and 2019 5-year ACS estimates and Root Policy Research.

As a result of these shifts in incomes relative to housing costs, the number of renters paying more than 30 percent of their incomes in housing costs declined significantly, from 113 in 2010 to just 35 in 2019.

Employment

The county added 101 jobs between 2010 and 2019, an average job growth of 2 percent per year. Job growth accelerated between 2018 and 2019, with a 6 percent annual growth rate.

The lack of housing for workforce led to a significant rise in in-commuting in the county.

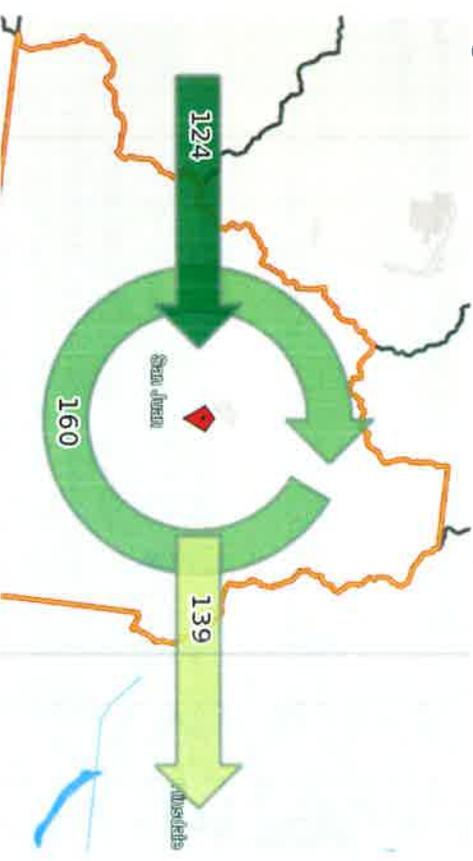
Between 2010 and 2018, the county permitted 25 housing units, gained 101 jobs, and lost 55 housing units to permanent resident

occupancy. The net effect was an increase in in-commuters—the relief valve for employers.

As of 2018, the latest date for which in- and out-flow data are available, 284 workers were employed in San Juan County. An estimated 124 lived outside of the county and commuted into jobs located in the county. An estimated 139 county residents commuted to jobs outside of the county. And 160 were able to both live and work in the county, equal to 56 percent of workforce.

Compared to 2010, nearly 77 more workers commute in, 28 more workers commute out, and about 56 more workers are able to both live and work in the county.

Figure 4. Worker In- and Out-Flows, 2018

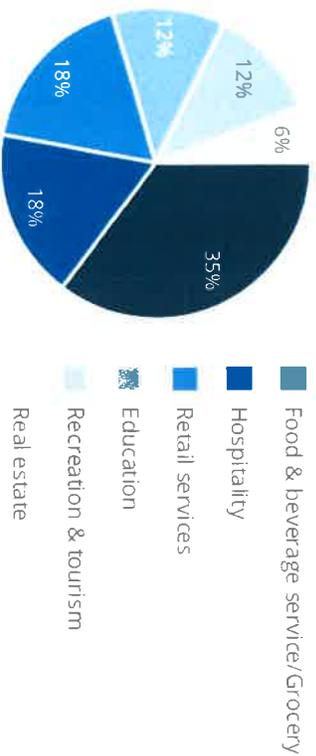


HOUSING NEEDS ASSESSMENT

The primary employment industries in the county are retail, office support, health care, and tourism—largely low wage jobs.

Data on employment needs were provided by Silverton employers, 15 of whom responded to a survey. The employers represented the diverse and primary industries in the town. All employers responding to the survey had in-town operations.

Figure 5.
Industries Represented by Silverton Employers



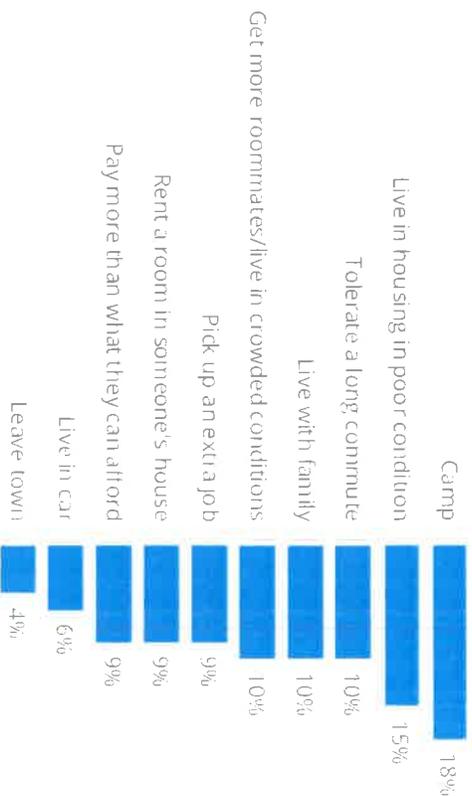
Source: Silverton Employer Survey, 2021

The employers surveyed provide approximately 120 full time jobs, 40 part time jobs, and 25 overflow jobs. Some of these jobs may be held by workers working more than one job (e.g., one 32 hour week job and another 16 hour week job).

Peak and seasonal employment. The majority of the employers reported peak employment occurring during summer months; these employers are largely food and beverage, retail, and lodging services. Ski/snowboard operations provide the majority of

peak winter employment. There is little variance in peak employment between summer and winter months due to the size of ski/snowboard employment. Employment needs between summer and winter are fairly balanced, ranging between 155 (summer) to 135 (winter) workers needed for peak periods during these seasons.

Figure 6.
What are the most common ways your employees adjust when they cannot find housing to meet their affordability needs and/or preferences?

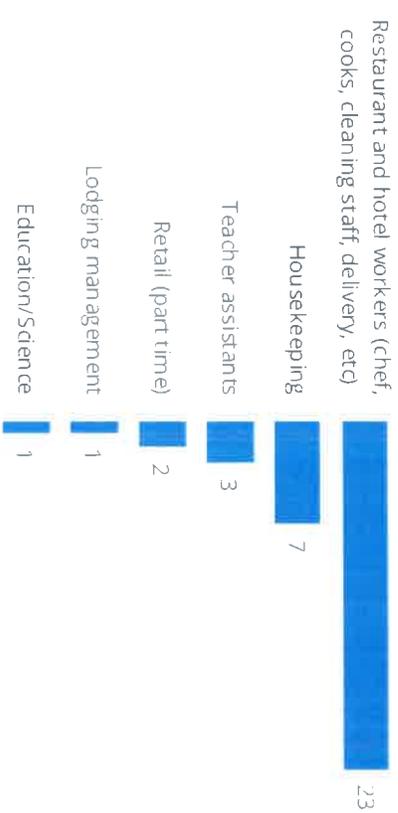


Source: Silverton Employer Survey, 2021.

HOUSING NEEDS ASSESSMENT

Unfilled jobs. There are currently **37 unfilled jobs** in Silvertown, according to the surveyed employers. The vast majority of these are low wage jobs in the food and beverage and housekeeping industries.

Figure 7.
Number of Unfilled Jobs, by Job Type



Source: Silvertown Employer Survey, 2021.

At minimum wage, these workers would be paid approximately \$25,000 per year; with a similarly-employed roommate, the workers could afford to pay \$1,250 per month in rent—or \$625/month per worker.

To house the workers for these unfilled jobs, a workforce housing development that is 1.5x the size of Anvil is needed.

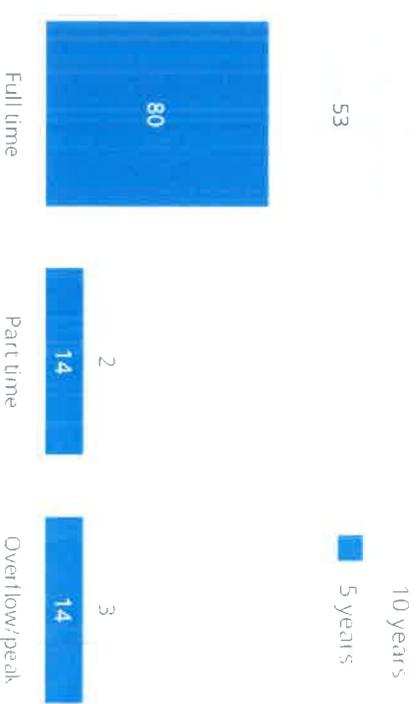
Altogether, employers report having lost 40 employees in past years due to housing shortages, before the COVID-19 pandemic—

meaning that nearly one-quarter of the town's workforce has turned over in recent years. They also estimate that nearly **50 workers have declined employment offers** due to lack of housing.

Forecasted employment needs. Altogether,

Silvertown employers would like to add nearly 80 full time equivalent staff in the next five years, and 14 part time workers; in addition to overflow staff. Around 60 percent of these jobs are projected to be low wage, and 40 percent, moderate-wage (teachers, scientists). Ten year employment growth projections are lower, as many employers are uncertain about longer term needs.

Figure 8.
Employment Needs for Growth, Next 5 and 10 Years



Source: Silvertown Employer Survey, 2021.

HOUSING NEEDS ASSESSMENT

Region 9 Economic Development employment forecasts are much lower, projecting 25 new jobs in 3 years. If the industry distribution stays the same as it has in the past, these new jobs will be equally split between low wage and moderate wage jobs.

HOUSING MARKET TRENDS

Supply

Twenty-five residential permits were issued between 2010 and 2019. Census data suggest that the total number of housing units in the county declined by 5 total units. In addition, an estimated 55 units were converted from permanent resident to seasonal and vacation occupancy, further reducing residential housing supply.

The small number of permits, net loss of permanent resident units, and strong job growth all contributed to the housing supply needs present today.

Housing type. The county's and town's housing stock is predominantly single family detached homes. Unit distribution is more diverse in the county due to the presence of small multifamily developments.

Figure 9.
Unit Distribution,
Town of Silverton

Source
2010 and 2019 5-year ACS
estimates and Root Policy
Research.

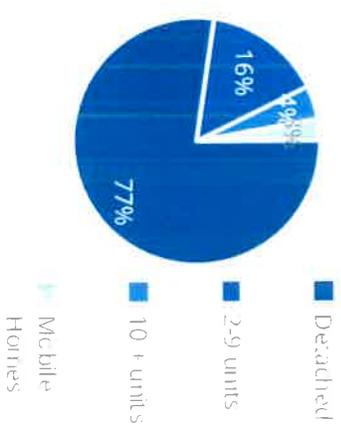
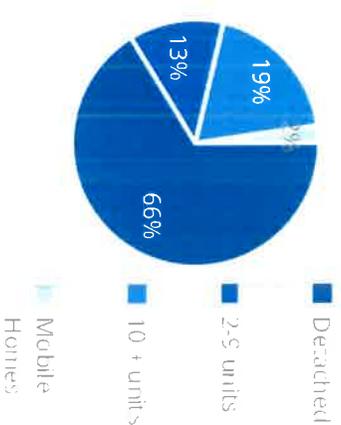


Figure 10.
Unit Distribution,
San Juan County

Source
2010 and 2019 5-year ACS
estimates and Root Policy
Research



HOUSING NEEDS ASSESSMENT

Both the county and the town have an even distribution of unit size, with nearly three-fourths of units containing 2 more bedrooms.

Figure 11. Bedroom Distribution, Town of Silverton

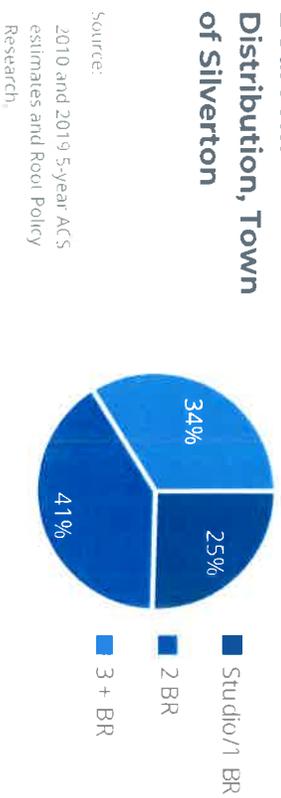
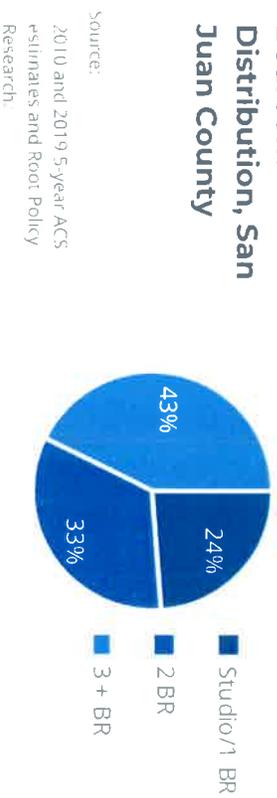


Figure 12. Bedroom Distribution, San Juan County



Most of the housing stock is older, with very few units constructed since 2010.

Figure 13. Age of Housing, Town of Silverton

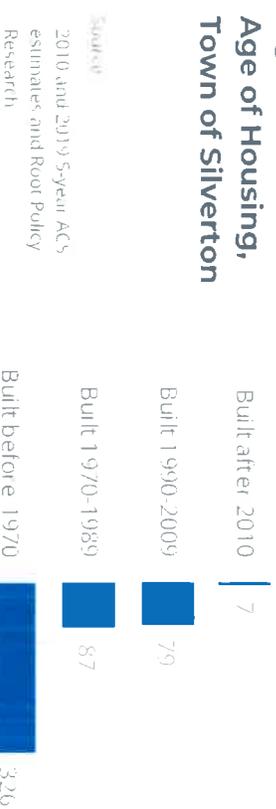


Figure 14. Age of Housing, San Juan County



Housing vacancies. In the Town of Silverton, nearly half of the housing stock is regularly vacant, used as second homes for seasonal and vacation use. As of 2019, an estimated 166 units were vacant due to seasonal or vacation use.

In the county, 355 units were reported vacant for seasonal and vacation use as of 2019. The county's vacancy rate was a higher 62 percent. Compared to 2010, the town's vacancy rate is slightly lower (55% in 2010) and the county's is higher (54% in 2010).

HOUSING NEEDS ASSESSMENT

Cost

The median rent in the Town of Silverton was \$575/month in 2010. By 2019, that had nearly doubled to \$1,026/month.

Renters residing in San Juan County in 2010 reported a median rent of \$750/month. By 2019, this had risen to \$1,019/month.

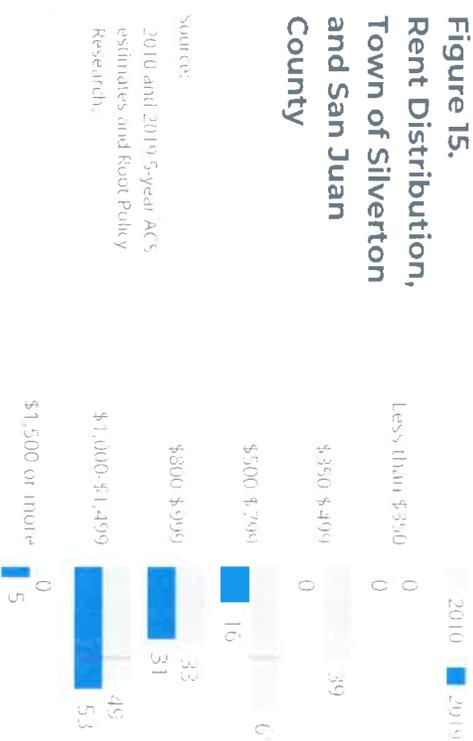
In both the town and the county, the income of the median renter rose more quickly than rents—a 57 and 54 percent increase between 2010 and 2019, respectively—meaning that most renters could keep up with the cost increases.

This is a very different trend than all other counties in the region except for Montezuma County, in which increases in renter incomes also kept pace with rising rental costs. In La Plata County, for example, rent increases were four times as high as renter income increases.

The increase in rental cost all but eliminated deeply affordable rentals in the county and town. The 2019 Census estimates only 19 units rent for less than \$800 per month, compared to 130 in 2010.

Figure 15.

Rent Distribution, Town of Silverton and San Juan County



Source:
2010 and 2019 5-year ACS
estimates and Root Policy
Research.

As a result of these shifts in incomes relative to housing costs, the number of renters paying more than 30 percent of their incomes in housing costs declined significantly, from 113 in 2010 to just 35 in 2019.

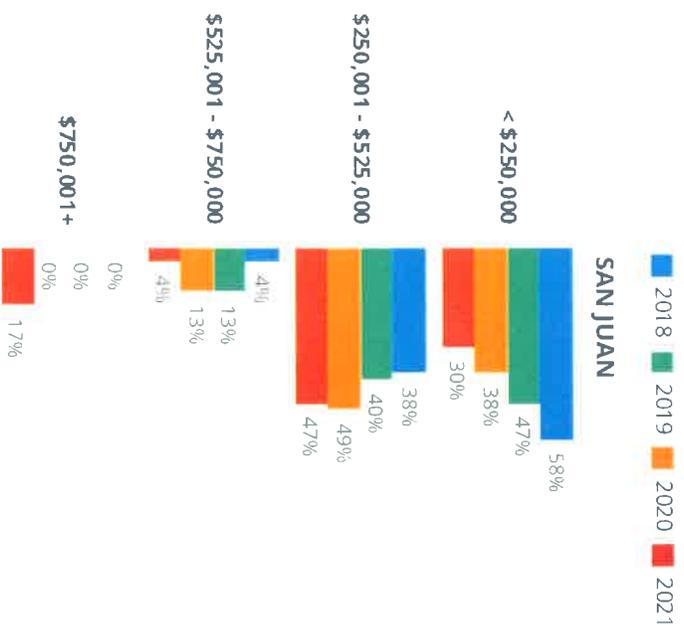
In contrast, the median incomes of owners in San Juan County declined slightly, while home values increased.

For sale home prices in San Juan County rose faster than in any other county between 2018 and 2020 at 59 percent. The median price of sold homes in the county was \$385,000 in 2021 compared to \$242,500 in 2018. The inventory of homes priced at less than \$250,000 declined by half, and were offset by a jump in homes priced at more than \$750,000.

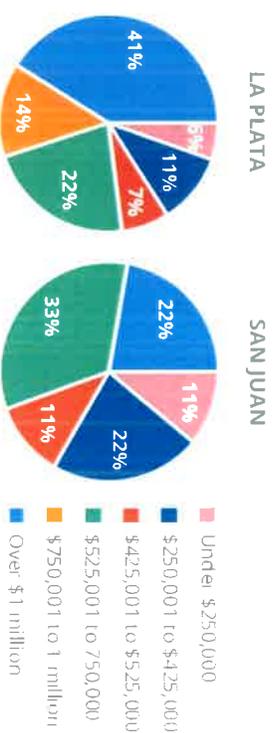
HOUSING NEEDS ASSESSMENT

Figure 16 shows the change in sold homes since 2018, as well as the distribution of active listings, in comparison to the distribution of active listings in La Plata County.

Figure 16.
Change in Sold Homes by Price Band, 2018-2020 and 2018-2021



Active Listings by Price Band, 2021



Source: Home Mortgage Disclosure Act, CRENMLS, and Root Policy Research.

Housing Needs

To determine the housing needed to accommodate future growth, a demand model was built for San Juan County.

In the county, housing demand is created primarily through:

- 1) New jobs that are filled by workers from outside of the region or in-commuters who wish to reside in the county;
- 2) Non-worker households who do not own moving into the region; and

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3) Seasonal and vacation owners.

The demand model focused on the number of new units that are needed to accommodate employment—which should be the priority of the public sector.

Units for seasonal and vacation owners are assumed to be fulfilled by private sector development.

Employment demand. As discussed above, the county had a net loss in permanent resident households between 2010 and 2019 and slight decline in total housing units. The county issued 25 building permits during the decade, but, due to the short construction season and limited labor, new unit development significantly lagged demand. The county needed to develop an estimated 82 units to adequately house workers *and* account for seasonal and vacation demand. Those units were not built, resulting in a sharp increase in in-commuting. Currently, 77 workers commute into the county for work.

Employers in the Town of Silverton estimate that they have 37 unfilled jobs. They also project the potential for increasing employment by 80 full time jobs and 10 part time employees, in addition to seasonal employees.

New housing needed. At a minimum, to accommodate job growth projected by Region 9 Economic Development, in the next three years, the county will need:

- **22 new units for permanent residents, and**
- **14 beds for seasonal surge capacity.**

Ideally,

- 13 units would be affordable for sale, priced under \$525,000;
- 4 units would be deeply affordable rentals, with rents of \$625/month and less; and
- 5 units would be shared 2-3 bedroom market rate rentals, with rents less than \$1,750/month
- 14 are temporary units/beds for seasonal workforce.

To accommodate the current and future needs identified by local employers, the county would need to more than double this production, building at least 50 units in the next three to five years, or between 10 and 15 units per year, in addition to 14 beds for seasonal surge capacity. Reductions in in-commuting would require development even more units.

EMPLOYER PERCEPTIONS

Surveyed employers were asked to characterize the difficulty workers encounter when trying to rent or buy in Silverton. As shown below, the vast majority responded with “Very Difficult.”

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Figure 17.
How would you characterize your employees' experience finding a home to rent or buy Silverton?



Source: Silverton Employer Survey, 2021.

Employers reported that this was the case across the board: *“Housing in Silverton is currently unavailable to all job candidates.”*

Most employers report that the pandemic exacerbated an already very challenging housing situation:

“[It’s] much worse now, many seasonal workers who lived here year-round have left the area, rental housing previously available has been sold or repurposed as vacation rental property.”

Impact of short term rentals. Employers were asked to opine on the conversion of long-term rentals to vacation rentals and how that has impacted employee housing availability. Most offered specific examples:

- In the winter there are more full houses available for rent, but there is no option for a full year lease. Winter rentals turn back

into vacation rentals during the summer. Owners evict the winter long-term tenants to make room for short term renters.

- There are ~40 vacation rentals in a town of 500 people. Housing isn’t even an option.
- Several staff who are renting have been displaced to accommodate vacation rentals. This triggers a round of moves and no housing solutions for later-arriving seasonal workers. The addition burden is that labor costs are rapidly escalating through wage growth and overtime as businesses are fighting over the limited number of workers in town.

- Yes...[STRs have] decreased the availability of housing for rent and for purchase.
- A couple of employees have been moved out due to change of owner and conversion to vacation rentals.
- Vacation rentals have hurt monthly rental options.
- Most employers feel the town needs to do more to restrict STRs. A few believe the town’s regulations are adequate.
- One employer did not share this sentiment, sharing that no [conversions] have directly affected their employees.

In-depth employer observations were also collected through interviews:

Workforce who rent must move constantly, with some staying in their cars or camping during the summer and

HOUSING NEEDS ASSESSMENT

many “couch surfing.” Some live in temporary conditions for nearly a full year; many cycle in and out of homelessness.

If workers are lucky, they have connections in town and can figure out who is moving and how to secure housing. Those moving into the town for new jobs—typically higher-level jobs—are having the hardest time.

“Lack of workforce housing is preventing economic growth 100%.

Businesses can’t open, businesses can’t grow.”

Workers who have been able to secure housing in town have had contacts in the community, will tolerate substandard housing conditions, and/or are living in employer-provided or assisted housing units. Many camp or commute.

One business estimates that one-fifth of their workforce turns over each year due to lack of housing.

It is difficult for workers to remain in the town as they become older and want to start families; there is no housing to accommodate their changing lifecycles and housing needs.

STAKEHOLDER PERCEPTIONS

The perspectives of a broader set of stakeholders, including those working in housing provision, emergency housing supports, social services, health care, and local government were captured in a regional survey on housing needs. Twenty-two stakeholders whose operations serve the Town of Silverton and San Juan County (in

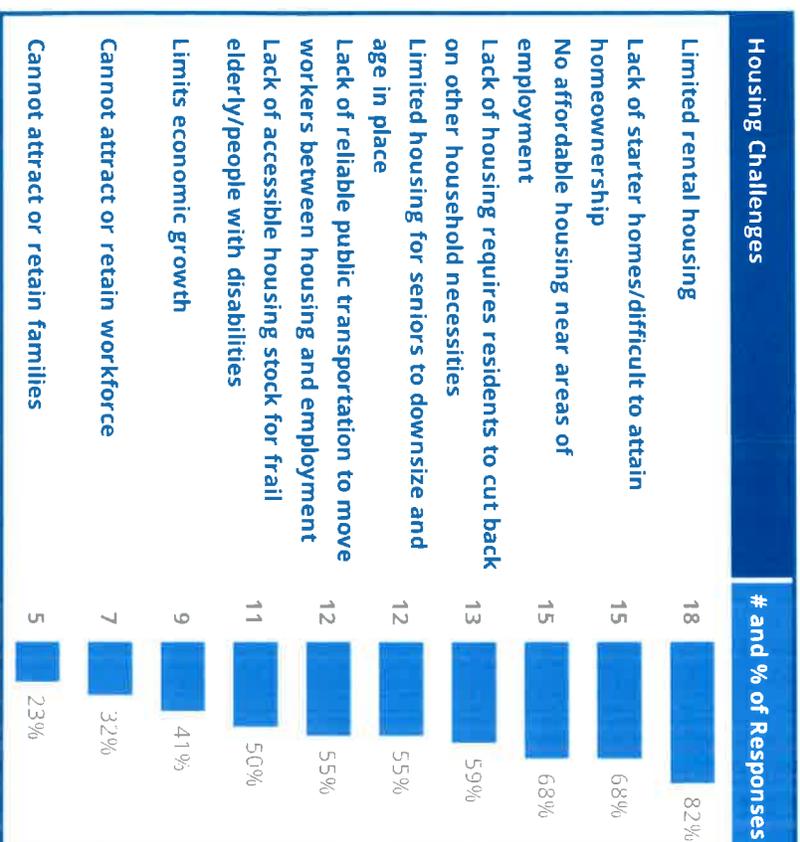
addition to other parts of the region) of shared their perspectives in that survey.

According to stakeholders, the “housing crunch” in Silverton is unlike anything the town has seen in more than a decade. Stakeholders were asked to identify the top housing challenges in the area. Their top three responses—limited rental housing, Lack of starter homes, and No affordable housing near areas of employment—were the same as stakeholders in the five-county SWCCOG region.

Other answers differed from regionwide answers: Stakeholders representing Silverton and San Juan County were less likely to identify economic growth and ability to retain workforce as top challenges than stakeholders in the five-county region overall.

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Figure 18. When you think about affordable housing challenges in your community, what concerns you the most?



Note: n=100, numbers do not add to 100 due to multiple responses allowed
 Source: Southwest Colorado Housing Survey 2021 and Root Policy Research

When asked about the greatest barriers to addressing housing needs, stakeholders representing Silverton and San Juan County led with resource-specific answers. The top three barriers include:

- Limited willingness to make bold changes;
- Lack of money/funding to address housing needs; and
- Lack of/limited interest by the private sector to build affordable housing.

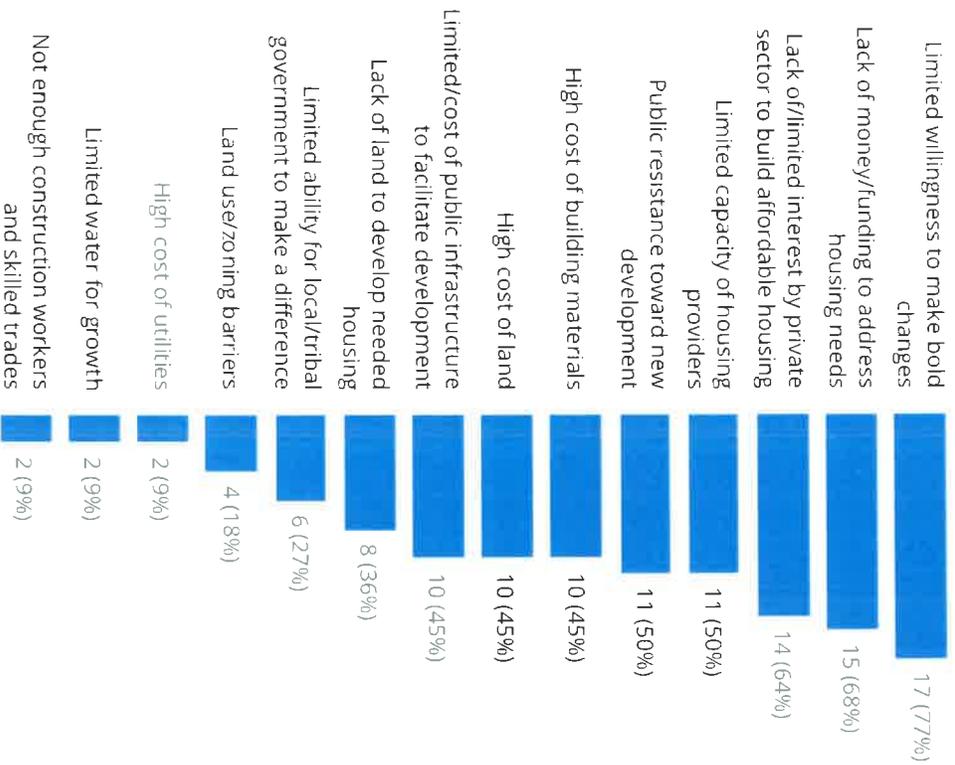
One stakeholder summed up resource challenges bluntly:

“Need to find out to what degree the community sees affordable housing as an issue that warrants spending of public money. Without a tax, this is mission impossible.”

In contrast, stakeholders in the five-county region identified Lack of willingness to make bold changes as the *fourth* barrier (v. the *first* barrier for those representing Silverton and San Juan County).

HOUSING NEEDS ASSESSMENT

Figure 19.
In your opinion, what are the greatest barriers to addressing housing needs in your community?



Note: n=98, percentages do not add to 100 due to multiple responses allowed

Source: Southwest Colorado Housing Survey 2021 and Root Policy Research

Condition of rentals is also a concern among stakeholders, primarily related to weatherization and heating during winter months. Not only does this impact health/safety but also affordability: one stakeholder noted that there are units available to rent for \$600 per month but the cost of heating in winter can run up to \$1,200 per month.

Stakeholders' recommended solutions. Stakeholders feel the town needs a holistic approach to housing solutions—that is, no one approach will be enough to respond to the town's housing needs.

Housing solutions identified by stakeholders include:

- Prioritize building rental housing for workforce;
- Buy land and zone it for affordable housing to keep it from being bought up with out of state money;
- Develop a housing cooperative or tiny home community for single workers and roommates—more transient workforce—accessible to local businesses to house workers;
- Create a new workforce housing community, with units for rent and for sale, and with both market rate and income-restricted units. We have no “down valley” housing relief in Silverton;
- Develop a program to entice owners of vacation rentals to convert those to long-term rentals. For smaller landlords (v. wealthy investors), this should be a monthly subsidy v. a tax break, as not all landlords are wealthy.

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- Land use changes to restrict large single family home developments in favor of smaller units, make it easy to turn large single family homes into a duplex or multiple units, and build attached units. Offer financial incentives for long term rentals of accessory units;
- Ban or more heavily regulate vacation rentals to a fixed percentage of total housing to limit the negative impacts upon the community. Purchase vacation rentals and convert to long-term rentals;
- Funding to upgrade and modernize unsafe and hard to heat rental houses already on the market;
- Mandatory construction of affordable homes as a percentage of high end housing units;
- Better coordination between the public sector, employers, and developers including employer-assisted housing models and expanded infrastructure to support housing.

CONSULTANT RECOMMENDATIONS

The consultant team offers the following recommendations for consideration by the Town of Silverton and San Juan County. These recommendations fall into two categories:

- 1) Short term solutions to address the immediate needs for workforce housing; and
- 2) Positioning the town to address five-year housing needs.

Short term solutions.

Add flexibility in zoning and land use codes. To spur private sector development of homes affordable to higher wage workers, the town could allow development of attached homes (duplexes, triplexes, fourplexes) by right in the single family district when those units provide long term rental housing, or at least one affordable unit for sale, and prioritize the units for moderate-income local workforce. The town could also allow by-right development of 6- and 8-plexes and small multifamily complexes when the majority of units are affordable to workforce.

Another consideration would be relaxing occupancy restrictions that would not significantly compromise health and safety but may free up residential space for temporary workforce occupancy (i.e., facilitate more “couch surfing”).

Create a temporary housing village. The town should move quickly to evaluate the potential for creating a temporary campground for workforce and/or a site that would allow tiny homes—temporary homes initially and more permanent structures as infrastructure is developed—to alleviate urgent needs for workforce housing now and accommodate future seasonal surges. This report estimates a need for approximately 14 seasonal surge beds.

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Incentivize property owners to rent long-term.

According to a 2021 survey of property owners in Colorado mountain communities,¹ the vast majority of property owners leave their units vacant when they are not occupying them. Only 1 percent of owners who occupy their units on a part-time basis rent their units long term (defined as more than 6 months at a time); another 4 percent rent between 1 and 6 months. Nearly one-quarter of part time residents rent short term (less than 1 month at a time).

When part-time residents were asked if they intend to change the use of their home in the next 3 years, the vast majority said they do not: 8 percent said they would change to rent short-term and only 2 percent said they would change to rent long-term.

The survey results suggest that some part-time owners may be incentivized to keep or convert their units into long term rentals—but the number of units that will produce is likely to be small. As such, the best strategy may be convincing property owners of long term rentals to keep those units in long term rental status. Incentive programs should make it easier for landlords with long term rentals to run their businesses including supplemental security deposits to insure against property damage; assisting tenants with first and last month rent deposits; supporting property management functions; and

offering rehabilitation loans and direct payments to smaller (non-investor) landlords.

These should be coupled with disincentives for owners to keep their properties vacant or in STR status, such as vacancy or “empty homes” taxes,² license and annual fees, and continued STR regulations that set caps, require applications, and set property quality standards. These strategies would generate funds for development of publicly subsidized workforce housing.

Continue to make use of town-owned land and/or properties. The Town of Silverton has a current (April 2020) inventory of town-owned properties. These parcels vary in size and configuration. This study did not include an assessment of those parcels for developability (e.g., infrastructure connections, configuration, potential density, soil quality), yet the town inventory would suggest that some could be appropriate for affordable housing development. Some sites may accommodate multi-unit structures, while others may only offer a single unit addition or a few tiny or cottage homes.

Remaining land in the Anvil site is likely to accommodate 13 for sale homes and a small multifamily development. Extension of

¹ This survey represents residents in Eagle, Grand, Pitkin, Routt, San Miguel, and Summit Counties. SWCCOG counties were not included in the survey; however,

the survey concludes that the data can provide “widespread insights for other high amenity places in the Mountain West.”

² <https://vancover.ca/home-property-development/empty-homes-tax.aspx>

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infrastructure on the “executive housing” land could also provide additional density to produce workforce housing.

During the 2021 Colorado State Legislative session, House Bill 1271 was passed which provides housing development incentives grants. These flexible grants offer funding to spur housing unit creation, with applications likely available in fall 2021.

The town should closely monitor communication from the Department of Local Affairs about these grants and consider applying for assistance to:

- 1) Determine developable potential of town-owned property including the possibility of extending infrastructure within the Anvil site;
- 2) Develop a program for bringing new units onto the sites—prioritizing quick to build modular and/or tiny homes³—within the next year; and
- 3) Assess the suitability of the sites for summer workforce housing and long-term mixed income housing (see recommendation below).

If funding was awarded to the town this fall or winter, an developable land study could be completed in early 2021, after

which the town could issue a Request for Proposal for development partners (see Build housing in the next section).

Develop alternative housing financing sources.

During an August housing workshop sponsored by the Town, financing was identified as a major barrier to homeownership. Owners of lots on the Anvil site cannot obtain construction financing, and renters with multiple jobs have trouble qualifying for mortgage assistance to purchase existing homes.

Town staff, working with local financial institutions (Citizens Bank, the Homes Fund), should continue to explore, through the Colorado Housing Finance Authority (CHFA), the Colorado Division of Housing (DOH), and foundation partners, flexible funding sources for new home construction and workforce mortgages. The infusion of federal funds into the state creates a unique opportunity to explore innovative solutions. Silverton may want to coordinate with other rural resort communities with similar challenges (e.g., Ridgway) to build support and a larger client base for new financial products.

³ Durango offers an example of a tiny home community and potential builders, <https://www.escalantevillage.com/>

HOUSING NEEDS ASSESSMENT

Three to Five year solutions.

Generate funding to invest in affordable housing creation. An ongoing source of revenue should be established. That funding can be invested in affordable housing programs and development; can meet local “match” requirements that are encouraged by DOLA for grants and loans; provide direct assistance to renters and homebuyers; and used for programs to incentive landlords to keep units as long term rentals.

Some rural resort communities use Real Estate Transfer Taxes (RETT) when allowed by the state. Funding can also be generated through vacancy/empty home taxes; STR fees; and property tax mill levies. Another consideration would be an excise tax: The Town of Snowmass imposes an excise tax on residential units that exceed 500 square feet (some communities refer to such taxes as a “mansion tax.”) That fund generates between \$250,000 and \$1 million of revenue annually that is dedicated to workforce housing; the town’s RETT generates several million dollars in revenue.

Town and county funds could be paired with state funds to incentivize developers to construct mixed-income rentals that have thus far been difficult to get to pencil.

Build housing. During the next three to five years, the town should prioritize development of two different housing communities:

1) **A summer housing option**—only available to local workforce. As discussed above, the community could be structured as cooperative living or a tiny home village. This solution would accommodate workers who can secure housing during winter months and are evicted during summer season by owners who convert to vacation rentals. This solution could be structured as a private-partnership between the town, county, and local businesses.

2) **Long term mixed income housing**—an extended workforce housing community, within Anvil and utilizing additional town and county land, with units for rent and for sale, primarily deed- and income-restricted, and with occupancy preferences given to local workforce. Short term rentals would not be allowed. Peer community examples include Breckenridge’s Wellington neighborhood and Buena Vista’s The Farm.

Pursue DOLA funding to rehabilitate rental units when landlords agree to offer long term rentals for workforce.



Willy Tookey <admin@sanjuancolorado.us>

FOR SITUATIONAL AWARENESS- EPA BPMD Site work at Anglo Saxon Mine

1 message

Jenkins, Katherine <jenkins.katherine@epa.gov>

Tue, Sep 7, 2021 at 8:56 AM

To: Bonita Peak Notification List <Bonita-Peak-Notification-List@epa.gov>

For Bonita Peak Mining District Superfund Site Situational Awareness:

EPA has mobilized and is starting work this week at the Anglo Saxon Mine site in the Bonita Peak Mining District and it will continue for the next three weeks. This work includes re-routing the adit discharge around and away from waste rock piles and removing sediment from the existing pond. During this work there is a chance that turbidity might increase and may cause localized discoloration in Cement Creek. We do not anticipate this work will have a negative impact on aquatic life or on downstream water uses.

Following the work at the Anglo Saxon Mine, EPA will begin work at the Mammoth Tunnel. EPA expects the work at Mammoth Tunnel to be complete by mid-October. Work will include adding a culvert under County Road 35 to divert mine influenced waste water and removing sediment from the ponds. A half-day road closure will be announced closer to the actual date of culvert installation.

For more information, contact: Athena Jones (jones.athena@epa.gov) or Katherine Jenkins (jenkins.katherine@epa.gov)



Town of
Silverton

PO Box 250
Silverton, CO 81433
970-387-5522



SAN JUAN COUNTY

PO Box 466
Silverton, CO 81433
970-387-5766

Date: September 4, 2021.

For: September 8 Board of County Commissioners Meeting.

From: Town/County Planning Director.

Regarding: Some of the Planning Department Work During the Past Two Weeks.

County Recent Projects

- The Town/County Planning Department staff has been working on several County “administrative review” Land Use Permit and Improvement Permit Applications. These include the following:
 - A proposed residence in the Twilight Meadow Subdivision along Highway 550 which is noted as a potential debris flow area on our County Geohazards Map.
 - Proposed solar panels to be placed on the rooftop of an existing residence in the Twilight Meadow Subdivision along Highway 550.
 - Proposed septic system repair, installation of a water system, and solar panel(s) at an existing cabin near Eureka.
 - A proposed residence and associated improvements on a Lot in the Genoa Lode Subdivision, at the intersection of CR 2 and Arrastra Gulch.
 - A proposed residence and associated improvements on an existing Tract in the Know Your Neighbor Subdivision, near Lime Creek Road.
 - Two applications for proposed driveway improvements which are very incomplete.
- Review of a new, revised access agreement between the County and Sunnyside, to cross County land for sampling, monitoring, drilling, and testing of the Mayflower Mill tailings ponds.
- Receiving an overabundance of emails and phone calls about County parcels and various mining claims, mostly from persons about to close on real estate.
- The Town/County Building Inspector Bill MacDougall and the Town Planning Department Assistant Clark Thornhill are assisting with some of the various County Planning Department work, and this time of year includes some County site visits before snow prevents access.
- During a recent site visit the Building Inspector and I noted several County violations, while we are experiencing a lack of time/staff for enforcement (some common County examples are fences, zircons, signs, RVs, mining reclamation issues, and septic issues).
- The Building Inspector and I have been dealing with three separate County violation sites this week, involving fence, gate, signs, RVs, driveway grading, and occupation of outbuildings with no septic system.
- The Planning Department is making arrangements for a County Historic Review Board site visit tentatively scheduled for September 9 on Ophir Pass.
- There are Town and County projects being conceptual designed at both ends of the Shrine Road.
- The Planning Department has been assisting several people who are trying to prepare County

Improvement Permit or Land Use Permit Applications, namely by informing them what needs to be submitted.

- There is mining reclamation occurring just outside the edge of Town removing hot spots from the tailings below the Lackawanna Mill.

Town Recent Projects

- The Town Board will hold a Public Hearing September 13 to consider approval of an application for a proposed duplex (a long term rental secondary dwelling unit) in the ED zone at 7th and Mineral.
- A person granted a variance in 1980 is ready to build the proposed addition, and the permit application review process is unclear.
- A variance application was submitted to convert a shed into a residence on a non-conforming parcel.
- The owner of an under-construction fourplex structure has applied for a Town Resubdivision to create four townhome parcels.
- In Blagues Addition there is a proposed land transfer and a street abandonment involving wetlands. A packet is being created by the Planning Department regarding the legal documents.
- There are three projects in the early stages of development on both sides of 5th Street between Snowden and the County's Anvil Mountain Subdivision. Some involve proposed rezoning or annexation.
- Block 63, at 7th and 8th, Mineral and Cement, has a third application, just submitted, for a proposed long term rental secondary dwelling unit, in the ED zone (which was intended for light industrial).
- The Planning Department staff has been working with the Town Master Plan Committee who met on August 24, along with the non-profit organization Community Builders; and a DOLA grant was just received, to update the zoning section of the Town Municipal Code in coordination with the consultant Gabe Preston of RPI in Durango.
- The Town has approved moving the part time trainee to a full time position, as of September 1, for the new Town Planning Department Assistant Clark Thornhill. Having a second full time person in the Town/County Planning Department will benefit the County, as well as the Town.
- There are two Town variance applications incoming, both involving RVs/tiny homes on wheels.
- There have been questions over permitting of existing food trucks and vegetable stands in the Town and County.
- Coordination with the new Town attorney team to clarify in writing for an applicant that a proposed condominium project does require a Town Planned Unit Development (PUD) Application.
- A letter from the school was received, addressed to the Planning Commission, regarding concerns over parking congestion, parking signs, and pedestrian safety around the school Block.
- Planning and Building Departments have recently become involved in the affordable housing discussions, and we are starting to meet weekly with others regarding that critical community issue.
- Proposed infrastructure plans were submitted for a site at 8th and Snowden. There are two other proposed infrastructure projects being developed in that area.
- Budget season is beginning so the Town staff is starting work on the proposed 2022 budget.
- The Town/County Planning Department staff is working on the applications (tentatively three) which will be presented to the Planning Commission on September 21.

The Commissioners/citizens can contact me with any Town/County Planning Department questions at: work cell phone (970) 946-9408 or work email address "ladair@silverton.co.us"

SAN JUAN COUNTY ROAD DEPARTMENT

Monthly Road Maintenance Report

AUGUST 2021

County road #110 Gladstone, grading, clean ditches and clean up some on mudslide areas etc. 20 tons gravel trammed and spread.

1-772G grader, 26 hours.

936 loader, 4 hours.

Pickups, 6 hours.

County road #2 to Eureka, grading after rains most of the dust control washed away! Blade mudslide area. We will replace the culvert in the narrow spot it was damaged in the mudslide and we will widen the road a little there too. We might install a bigger culvert in the inside corner where the mudslide ran to handle the water better from the Sunnyside water ditch. Had to hire Rusty Melcher to remove debris out of Boulder Creek trees plugged culvert and water had to run through the upper emergency culvert!!

1-772G grader, 21 hours.

2-772G grader, 7 hours.

936 loader, 9 hours.

Int. dump truck, 2 hours.

Pickups, 4 hours.

25 tons gravel.

County road #2 Animas Forks, Fill over rocks below the Fork so the BLM can get some restroom stuff and pump truck to work on restroom. Fill some holes and clean culverts. Blade lower end.

936 loader, 6 hours.

1772G grader, 1 hour.

Pickup, 1 hour.

County road #99 & CR-9 Picayune Gulch, back fill washed culvert and remove rocks.

936 loader, 3 hours.

Pickup, 1 hour.

County road #3 Stony Pass, road repairs and clean up mudslide damage and culverts on Rio Grande side and on Stony side road repairs and cut and clean ditches and try and improve road for a little while until the ATV's destroy it again.

D6N tractor, 38 hours on Rio Grande side.

D6N tractor, 37 hours on Stony side so far.

Pickups, 16 hours, travel and fuel.

County road #4 Cunningham Gulch, grading above the Highland Mary Mill and rock removal.

2-772G grader, 12 hours.

Pickup, 1 hour.

County road #4A Upper Cunningham, grade to Stony intersection.

2-772G grader, 4 hours.

County road #8 Ophir Pass, grading and rock removal from second switchback to the highway.

1-772G grader, 8 hours.

Pickup, 1 hour.

County road #8A Ruby Basin road, clean small mudslide and remove rocks.

1-772G grader, 2 hours.

County road #14 Brooklyn mine road, repair ditches and grade switchbacks after hail storm.

1-772G grader, 3 hours.

County road #10 lower Corkscrew Pass, backfill over culvert and rock removal.

936 loader, 1 hour.

Pickup, 1 hour.

County road #21 Arrastra Gulch, grade and clean and repair ditches. Backfill edge of road where water damaged road edges. Rock removal etc.

1-772G grader, 5 hours.

936 loader, 2 hours.

Pickup, 2 hours.

County road #21A Little Giant Basin, Unstick tractor with Rusty Melcher excavator to dig around D6T and level it out and build a road to let her tractor walkout! Repairs road and rebuilt section where tractor was stuck. Melcher's bill \$840.00.

D6T tractor, 14 hours.

Melcher's excavator, 6 hours.

Pickups, 2 hours.

County road #22 River road, blade and repairs and fill small washouts and rock removal.

936 loader, 2 hours.

772G grader, 2 hours.

County road #35 Prospect Gulch, grade lower end and clean up small mudslide.

1-772G grader, 1 hour.

Equipment Maintenance and Repairs, 50 Hours. blew tire on 1-72G grader. The graders are ready for 2000 hour services from John Deere. D6T tractor lost rock guards when off road need to replace. Oil changes and cutting edges etc.

Mike Maxfield was off for 11 days due to illness and Covid 19 had to isolate!

Dave Andrew's has been on comptime/ vacation for 10 days!

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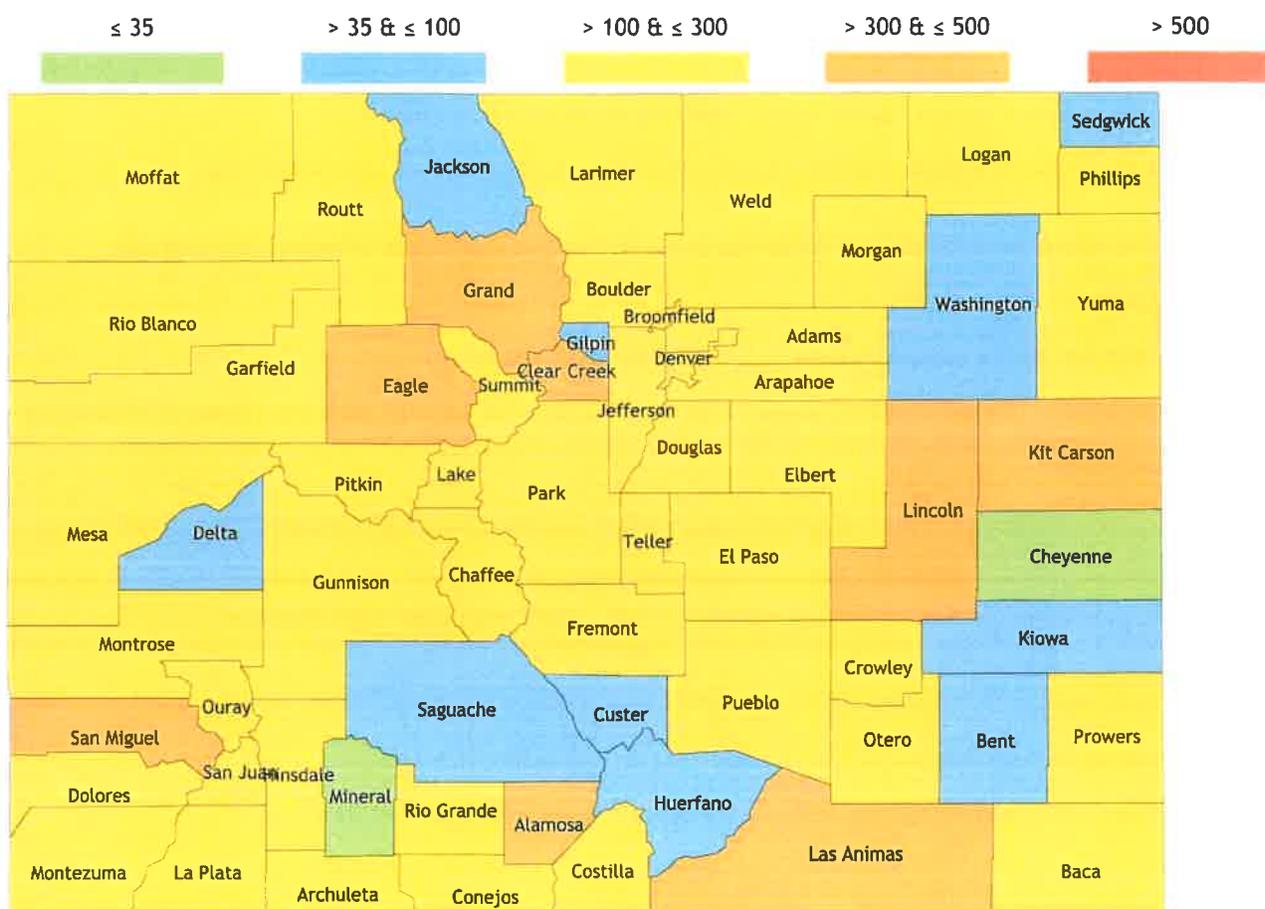
San Juan County, Colorado, records first COVID-19-related death



Coronavirus updates for La Plata, Montezuma, Dolores, San Miguel and Archuleta counties

By Kala Parkinson Journal staff writer

Thursday, Sep. 2, 2021 7:53 Updated Thursday, Sep. 2, 2021 9:36



A state COVID-19 map showing one-week cumulative incidence rates, or new cases reported per 100,000 people by county, as of Thursday.

Courtesy Colorado Department of Public Health and Environment



A 53-year-old woman died from COVID-19 in San Juan County, the county's first recorded death attributed to the disease, the San Juan County Office of Emergency Management said Wednesday.

The woman was a part-time resident, the county agency said.

La Plata, Montezuma, Dolores and Archuleta counties all fell into the yellow level. San Miguel County was at Level Orange, with a one-week cumulative incidence rate of 465 reported cases per 100,000 people.

The Centers for Disease Control and Prevention classifies all six counties as having high community transmission rates.

As of Wednesday, San Juan County had 86 total cases since the beginning of the pandemic, according to data from the CDPHE.

The county had a high rate of transmission and a 5.88% virus positivity rate. Almost 91% of the eligible population is fully vaccinated, according to the CDC.

La Plata County

The CDC reported 85 cases over the past seven days in La Plata County, with a 4.55% positivity rate and 69.3% vaccination rate.

There have been 4,737 total cases and 46 total deaths since the pandemic began, according to CDPHE data.

That data showed one death in the past seven days.

Montezuma County

As of Wednesday, seven-day data showed 57 cases, with a 6.45% of positivity rate – down from 8.51% last week, according to the CDC. No deaths were reported this week, and 59.3% of the eligible population was fully vaccinated.

State data showed that there have been 2,391 total cases in the county, and 29 deaths – none in the past week.

Last week, the county announced that it would no longer post COVID-19 case updates to its website and Facebook page.

Dolores County

Dolores County has 40.3% of its eligible population fully vaccinated, CDC data showed.

CDPHE data reflected 150 total cases in the county – three new in the past week – and one death, but no deaths in the past week.

San Miguel County

In San Miguel County, 41 cases were recorded in the past seven days. The county had a 3.35% virus positivity rate, and 79.5% of eligible residents were fully vaccinated.

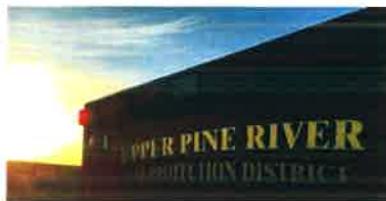
Three people have died in the past week, and 1,039 cases have been recorded since the pandemic began.

Archuleta County

Twenty-four cases, zero deaths and a 9.22% positivity rate were recorded in the past seven days, according to CDC data. The county's transmission rate was rated high, and 54.9% of the eligible population was fully vaccinated.

Two deaths and 1,263 cases have been recorded since the pandemic began, according to CDPHE.

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