

**SAN JUAN COUNTY, COLORADO**  
**BOARD OF COMMISSIONERS MEETING AGENDA**  
March 12, 2025

**CALL TO ORDER:** 8:30 A.M.

**OLD BUSINESS:**

Consider Bills and Authorize Warrants  
BOCC Regular Meeting Minutes for February 26, 2025

**APPOINTMENTS:**

8:35 A.M. - Social Services Director-Martha Johnson  
8:50 A.M. - Rusty Melcher, County Road Supervisor – CR 2  
9:30 A.M. - Public Hearing – Improvement Permit Sketch Plan Application, Damon Rose - Single-Family Dwelling, Driveway Extension, and Associated Utilities on the Hector Lode MS 14327 Located Southwest of Town of Silverton o US Highway 550  
10:00 A.M. - Lisa Merrill and Melissa Smeins-BLM Remediation Update  
11:00 A.M. - Subdivision Sketch Plan Application, Lloyd and Ester Swartz-Overland Estates Subdivision on the Anglo Saxon Claims et al MS 16687 Located between the Town of Silverton and Gladstone on CR 110

Lunch: Location to be Determined

**CORRESPONDENCE:**

**NEW BUSINESS:**

Capital Business System Proposals – Canon Copier and Canon Scanner  
Region 9 – San Juan County 2024 Performance Report  
Region 9 – Livable Wages 2024 Report  
Sales Tax Report  
Treasurers Report

**OTHER:**

Public Comment  
Commissioner and Staff Reports  
Executive Session to Receive Legal Advice from Counsel Regarding Matters Related to Emergency Services Pursuant to CRS Section 24-6-402(4)(b)

**ADJOURN:**

**Times listed above are approximate.**

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

**Next Regular Meeting – 6:30 PM, Wednesday March 26, 2025**

Join Zoom Meeting

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

By Telephone: Dial 1 669-900-6833 and enter the Webinar ID 92136473203 when prompted.

Meeting ID: 921 3647 3203

You Tube (live and recorded for later viewing, does not support public comment):

<https://www.youtube.com/@sanjuancountycolorado/streams>

SAN JUAN COUNTY BOARD OF COMMISSIONERS MET MARCH 12, 2025  
 AND THE FOLLOWING BILLS WERE APPROVED FOR PAYMENT,

25773	KEENE'S PLUMBING	FIX HEATING	1805.23
25774	ANGELES CONSTRUCTION	JANUARY 25 SHOVELING	1156.25
25775	IMAGE NET CONSULTING	SHERIFFS BILL	128.37
25776	REPLACED CHECK 25728		
25777	SOUTHWEST APPLIANCE	ANVIL APARTMENT FIX	557.81
25778	ANTHEM BLUE CROSS	MEDICAL INSURANCE	17850.18
DD	ABIGAIL H. ARMISTEAD	SHERIFF DEPUTY WAGES	3983.65
DD	ADAM D. CLIFTON	SHERIFF DEPUTY WAGES	4051.65
DD	AMIE R. GARDINER	SHERIFF-NURSE WAGES	3265.66
DD	ANTHONY D EDWARDS	COMMUNICATIONS WAGES	4840.83
DD	ARTHUR J. DONOVAN	EPD WAGES	4958.51
DD	AUSTIN P. LASHLEY	COMMISSIONER WAGES	2296.99
DD	BRUCE T. CONRAD	SHERIFF WAGES	4350.99
DD	CHARLES A. LANIS	DEPUTY CLERK WAGES	3930.15
DD	DEANNA M. JARAMILLO	TREASURERS WAGES	3689.79
DD	GARY L. DAVIS	VETS OFFICER WAGES	1069.08
DD	JOHN A. JACOBS	SHERIFF DEPUTY WAGES	2203.98
DD	KERI METZLER	CORONOR WAGES	1005.03
DD	KIMBERLY A. BUCK	ASSESSORS WAGES	4263.98
DD	KRISTINA L. RHOADES	SOCIAL SERVICE WAGES	3283.36
DD	LADONNA L. JARAMILLO	COUNTY CLERK WWAGES	3775.59
DD	PETER C. MAISEL	COMMISSIONER WAGES	2197.03
DD	REBECCA B. JOYCE	COUNTY NURSE WAGES	4640.47
DD	REBECCA J. RHOADES	CUSTODIAN WAGES	1855.17
DD	STEPHEN W. LOWRANCE	UNDERSHERIFF WAGES	4458.67
25779	SCOTT L. FETCHENHIER	COMMISSIONER WAGES	2153.03
25780	WILLIAM A. TOOKEY	ASMINISTRATOR WAGES	5877.82
25781	CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	23373.72
25782	CITIZENS STATE BANK	STATE TAXES WITHHELD	3783.00
25783	GREAT-WEST	GROUP RETIREMENT	6548.14
25784	CITIZENS STATE BANK	FEB 25 H S A SAVINGS	3950.00
25785	KANSAS CIT LIFE	DENTAL & LIFE INSURANCE	945.12
25786	AMWINS	VISION INSURANCE	180.19
25787	AFLAC	INDIVIDUAL INSURANCE	295.14
25788	VISA	BILLS	4581.74
25789	ORKIN	COURTHOUSE AIR REMEDY	400.00
25790	S & S LOCK SERVICE	REPLACE MAIN DOOR KEYS	2467.50
25791	BOBCAT	BILLS	1300.00
25792	COMMUNITY FOUNDATION	GIFT DISCRPTION	1000.00
25793	KEENE'S PLUMBING	LABOR & MATERIALS HEATER	4173.00
25794	SILVERTON LP GAS	FD TANK FILL UPS	2364.04
25795	TECHNOLOGY WEST	REMOTE SUPORT	340.10
25796	LA PLATA DETENTION	JAN 25 JAIL BILL	156.00
25797	AMAZON BUSINESS	VETS OFFICER SUPPLIES	237.98

25798 GARY L. DAVIS	REIMB MILEAGE	162.40
25799 SILVERTON FIRE AUTHORITY	JAN-FEB 25 CLEANING	320.00
25800 REGION 9 EDD	PRESCHOOL PAYMENT	6000.00
25801 SILVERTON AMBULANCE	2 MONTHLY PAYMENT	49133.33
25802 VOID		
25803 VOID		
25804 AMAZON CAPITAL SERVICES	COMM-ADMI-VETS SUPPLIES	1491.69
25805 SILVERTON STANDARD	LEGALS	74.16
25806 SILVERTON CLINIC	FEB 25 REIMB HERSHEY	1191.49
25807 WEX BANK	SHERIFFS FUEL	1758.10
25808 SILVERTON HARDWARE	CUSTODIAN SUPPLIES	224.78
25809 ALSCO UNIFORMS	CUSTODIAN CLEAN RUGS	156.70
25810 DENNIS R. GOLBRICHT	FEB 25 SERVICES	5825.00
25811 ANGELES CONSTRUCTION	FEB 25 SHOVELING	1425.00
25812 SANI SERV, LLC	3 MO TOILET ON RED MT	543.00
25813 SILVERTON GROCERY	NURSE SUPPLIES	16.58
25814 CENTURY LINK	CUSTODIAN ELEVATOR ROOM	97.95
25815 DR. JOEL, INC	TREASURERS BILL	65.00
25816 DAYNA KRANKER	NURSE ASSISTANT PAY	2960.00
25817 LEE COPENHAGEN	THERAPY SESSION PAY	200.00
25818 BRUCE E. HARING, MA, LPC	MENTAL HEALTH PAY	5100.14
25819 ROBERT ROOF, LPC	COUNSELING PAY	700.00
25820 CASSANDRA ROOF	NURSE ASSISTANT PAY	1820.00
25821 LA PLATA DETENTION	FEB 25 JAIL BILL	1872.00
25822 VERIZON	SHERIFFS BILL	122.04
25823 SILVERTON STANDARD	LEGALS	46.08
25824 SAN MIGUEL POWER	BILLS	4470.21
25825 SILVERTON STANDARD	COMMISSIONERS BILL	158.40
25826 IMAGE NET CONSULTING	SHERIFFS BILL	128.37
25827 SILVERTON LP GAS	HOSPITAL TANK RENTAI	45.00
25828 VISA	COMMUNIC-SOC SER BILLS	442.58
25829 SILVERTON LP GAS	COURTHOUSE FILL UPS	5373.19
25830 CENTURY LINK	SHRIFFS BILL	345.46
25831 CENTURY LINK	SHERIFFS BILL	72.22
25832 GOVERNMENT SOFTWARE	ASSESSORS BILL	17415.93
25833 SAN JUAN COUNTY CLERK	REIMB PETTY CASH	84.15
25834 CO SECRETARY OF STATE	APRIL 21-22 TRAINING	20.00
25835 CO SECRETARY OF STATE	AUGUST 20 TRAINING	20.00
TOTAL GENERAL		259625.89

ROAD			
7567	ANTHEM BLUE CROSS	MEDICAL INSURANCE	3707.25
7568	CENTURY LINK	BILL (333848806-ENS)	156.17
DD	MATHEW J. ZIMMERMAN	ROAD OPERATOR WAGES	3777.77
DD	MICHAEL W. KRISNOW	ROAD FOREMAN WAGES	4381.89
DD	RUSTY C. MELCHER	ROAD OVERSEER WAGES	4991.20
7569	CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	4632.04
7570	CITIZENS STATE BANK	STATE TAXES WITHHELD	715.00
7571	GREAT-WEST LIFE	FEB 25 GROUP RETIREMENT	717.56
7572	CITIZENS STATE BANK	FEB 25 H S A SAVINGS	750.00
7573	KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	193.08
7574	AMWINS GROUP BENEFITS	VISION INSURANCE	27.66
7575	VISA	BILLS	269.06
7576	JOHN DEERE FINANCIAL	JD GRDR PAYMENT	6589.95
7577	SILVERTON LP GAS	TANK FILL UPS	1701.97
7578	VOID		
7579	FOUR CORNERS WELDING	KOX-MAC SUPPLIES	335.38
7580	SILVERTON HARDWARE	SUPPLIES	660.61
7581	MATHEW J. ZIMMERMAN	REIMB CDL CLASS B	2471.27
7582	SAN MIGUEL POWER	BILLS	647.72
7583	ALSCO AMERICAN IND	BILL	80.00
7584	SILVERTON LP GAS	TANK FILL UP	705.54
7585	WAGNER	BILL	18.25
7586	CENTURY LINK	BILL	172.17
TOTAL ROAD			37701.54
1094	TOURISM BOARD	LODGING TAX	25000.00
TOTAL TOURISM BOARD			25000.00
GENERAL	259625.89		
ROAD	37701.54		
LODGING TAX	25000.00		
TOTAL ALL FUNDS	322327.89		

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

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AUSTIN LASHLEY, CHAIRMAN

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SCOTT L. FETCHENHIER, COMMISSIONER

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PETER C. MAISEL, COMMISSIONER

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LADONNA L. JARAMILLO, CLERK

SAN JUAN COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING WEDNESDAY, FEBRUARY 26, 2025  
AT 6:30 P.M.

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

Commissioner Lashley moved to approve the February 12, 2025 minutes as presented. Commissioner Maisel seconded the motion. The motion passed unanimously.

Veteran's Service Officer Gary Davis was present to provide the Commissioners with an update on what he has been doing. He has completed the necessary training and has become a certified Veteran's Service Officer.

Lisa Branner was present representing the Silverton Singletrack Society. She provided the Commissioners with an update and requested that they adopt Resolution 2025-02 Supporting The Application For A Community Impact Program Grant From The State Board Of The Great Outdoors Colorado Trust Fund And The Completion Of Phase Two Of The Baker's Park Trail System.

Commissioner Lashley moved to adopt Resolution 2025-02 as presented. Commissioner Maisel seconded the motion. The motion passed unanimously.

The Commissioners received a request from Region 9 Executive Director Laura Lewis Marchino for a letter of support for the Enterprise Zone redesignation which occurs every 10 year.

Commissioner Maisel moved to provide a letter of support to Region 9 as requested. Commissioner Lashley seconded the motion. The motion passed unanimously.

Land Use Administrator Tookey provided the Commissioners with an annual report from the Planning Department.

A liquor license application from the Silverton Powerhouse Collective for a Special Events License was presented to the Commissioners. Commissioner Maisel moved to approve the license. Commissioner Lashley seconded the motion. The motion passed unanimously.

Anne Chase of the Silverton Housing Authority was present via Zoom to request the Commissioners approve the Affordability Covenants for 735 Marha Rose. Commissioner Maisel moved to approve the Affordability Covenants as presented. Commissioner Lashley seconded the motion. The motion passed unanimously.

Building Inspector Bevan Harris was present to provide the Commissioner with an update on building permits.

Having no further business, the meeting was adjourned at 8:35 P.M.

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Austin Lashley, Chairman

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Ladonna L. Jaramillo, County Clerk




Department of Social Services  
Phone 970-387-5631 \* Fax 970-387-5326  
Martha Johnson, Director  
1/31/2025

Date 1/31/2025  
Transmittal No. 1

Vendor	Date	Num	Amount
San Juan Cty	01/31/2025	11715	\$ 6,379.35
La Plata County	01/31/2025	11714	\$ 3,625.25
La Plata County	01/31/2025	To be Paid	FVG Reimbursement \$ 3,584.12
<b>TOTAL</b>			<b><u>\$ 13,588.72</u></b>

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

3-10-2025

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



Austin Lashley

**San Juan County Social Services  
 Profit & Loss Budget vs. Actual  
 January through December 2025**

	<u>Jan 25</u>	<u>Budget</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
400.001 REVENUE-State Alloc	11,769.37	148,000.00
400.010 Property Tax Current	0.00	21,349.00
400.020 Specific Ownership tax	129.52	1,200.00
400.040 Penalties/Int on Tax	0.00	100.00
400.145 REVENUE-CSGB Grant	1,331.63	1,000.00
400.180 REVENUE-EOC	180.00	800.00
400.220 REVENUE-Program Refunds	0.00	1,000.00
<b>Total Income</b>	<u>13,410.52</u>	<u>173,449.00</u>
<b>Expense</b>		
500.100 EXPENSE-Administration	11,233.37	84,000.00
500.110 EXPENSE-Adult Protectio	0.00	500.00
500.120 EXPENSE-Child Care	49.80	1,500.00
500.130 EXPENSE-Child Support	37.88	2,000.00
500.140 EXPENSE-Child Welfare	0.00	30,000.00
500.145 EXPENSE-CSGB Grant	0.00	1,500.00
500.150 EXPENSE-Colorado Works	0.00	20,000.00
500.160 EXPENSE-Core Services	2,000.00	24,000.00
500.200 EXPENSE-LEAP	267.67	5,000.00
<b>Total Expense</b>	<u>13,588.72</u>	<u>168,500.00</u>
<b>Net Income</b>	<u><u>-178.20</u></u>	<u><u>4,949.00</u></u>



**San Juan County**  
**CDHS Allocation and Expenditures report**  
For State Fiscal Year 2024-25  
**1/31/2025**

FIPS

111

Program	Allocation	Expenditures	Remaining	% Remaining	% of Fiscal Year Remaining
CDHS County Admin	88,006	22,990	65,016	73.88%	41.67%
HCPF Regular	23,708	3,416	20,292	85.59%	41.67%
HCPF Enhanced	48,783	14,230	34,553	70.83%	41.67%
APS Admin	30,000	526	29,474	98.25%	41.67%
APS Client	2,000	0	2,000	100.00%	41.67%
Child Care	8,867	4,710	4,157	46.88%	41.67%
Colorado Works	44,697	10,276	34,421	77.01%	41.67%
Child Welfare 80/20	55,445	28,525	26,921	48.55%	41.67%
<b>Child Welfare 100%</b>	<b>2,155</b>	<b>2,204</b>	<b>-48</b>	<b>-2.24%</b>	<b>41.67%</b>
CORE 80/20	10,350	0	10,350	100.00%	41.67%
<b>CORE 100%</b>	<b>18,869</b>	<b>14,000</b>	<b>4,869</b>	<b>25.80%</b>	<b>41.67%</b>
SEAP	444	0	444	100.00%	41.67%
<b>LEAP L300.5200</b>	<b>530</b>	<b>1,025</b>	<b>-495</b>	<b>-93.34%</b>	<b>66.67%</b>
Locked-in PHE Enhanc (M215.5400)	1,933	0	1,933	100.00%	41.67%
Locked-in PHE Enhanc (M216.5405)	6,283	0	6,283	100.00%	41.67%
<b>Total</b>	<b>342,070</b>	<b>101,901</b>	<b>240,169</b>		



## COUNTY ROAD 2

750 tons of gravel from Tony, with trucking included, \$26,250.00

Magnesium chloride proposal for residential and business areas only for this year

Areas include

- >Mill mud slide to island
- >Howardsville bridge to Hawknest slide
- >Hamlet Slide to Maggie
- >Kitty Mac Mill to raceway
- >County campground
- >Old One Hundred parking lot

This Estimate from GMCO Corporation is for 2.2 miles of road surface @ 27ft wide

Also Hugo is the Rep for this area, will be coming down this spring to look at the water truck and are road, he will bring his dispatcher. Estimate for setting up are truck to apply are own Mag Chloride.



**GMCO Corporation**  
 PO Box 1480  
 0228 Power Line Road  
 Rifle, CO 81650  
 Office: (970) 625-9100  
 Fax: (970) 625-9101  
 Web: gmccorp.com

**Quote**  
**San Juan County-80/20 CS-D&A 2025**  
 February 25, 2025

**Service Address**  
 San Juan County  
 1157 Animas St.  
 County Road 2  
 Silverton, CO 81433

**Billing Address**  
 San Juan County  
 P.O. Box 466  
 Silverton, CO 81433

Item	Description	Quantity	Unit Price	Tax	Amount
IntegriBlend 80/20 CS	IntegriBlend 80/20 CS. Deliver and Apply to 2.2 M x 27'W. Spray at .30 gal/sy. Customer will prep and water the roads just prior to our application of Mag.	10,000.00	\$1.3300	Tax	\$13,300.00
	Please Read: A fuel surcharge will be added on the quoted price if fuel exceeds \$5.02 at the time of delivery based on the regional price from the Department of Energy.				
Additional Fuel Surcharge	Additional Fuel Surcharge	1.00	\$0.0000	Tax	\$0.00
Subtotal:					\$13,300.00
AVATAX (0%):					\$0.00
<b>Total:</b>					<b>\$13,300.00</b>

The quote includes the following terms: This quote does not include sales tax, the Responsible Party is responsible for paying all applicable taxes. Should the quantity of items and/or services change or the applicable tax rate change, the Responsible Party is liable for the balance due. This quote is valid for 7 days, after 7 days, prices are subject to change unless otherwise noted. If the Responsible Party has been approved for credit, payment is due within 30 days of the date printed on the invoice. A finance charge of 1.5% per month will be assessed on all amounts 30 days past due. Otherwise, you are required to prepay, which consists of a credit card pre-authorization hold on funds for 120% of the quote, only valid on purchases less than \$10,000. The card on file will be processed for the final amount, not to exceed the pre-authorized amount.

\_\_\_\_\_  
 Signature authorized representative      Print name      Title      Date



**SAN JUAN COUNTY  
FEBRUARY 2025  
ROAD REPORT**

**EQUIPMENT TIME**

D6T 11 hrs

#1 772G grader 39 hrs

#2 772g grader 29 hrs

Gmc 495 miles

Chevy Silverado 373 miles

D6n 18 hrs

936 loader 16 hrs

Bobcat 22 hrs

## **COUNTY ROAD 2**

#1 772g grader 19 hrs

#2 772g grader 18 hrs

Chevy Silverado 186.5 miles

Gmc 247.5 miles

D6n 18 hrs

Cut ice on the county road 2 between end of pavement and Howardsville

Walked bank back from Howardsville to Maggie

Plowed road 3 times

## **COUNTY ROAD 110**

#1 772g grader 20 hrs

#2 772g grader 11 hrs

Chevy Silverado 186.5 miles

Gmc 247.5 miles

D6T 11 hrs

Plowed road 3 times, pushed back from Silverton Mountain to Gladstone, cut down road surface several times, cut ice around culverts, cut some potholes out



## **County Road 4 Cunningham Gulch**

Stoped plowing road till ice gets better

### **SUMMARY OF JANUARY**

Made as much parking possible for Silverton Mountain unguided weeks, started work on PeterBuilt dump truck, herd of mudslide on Forest Service Road 27, inspected road, meet with Nick from Forrest Service, power company is held responsible, Taking a tractor into south lime creek this spring to clear a rock slide before road opens, if power company does not have Forest Service road 27 open to cabins by the time we are done in LimeCreek Forest Service may have us open Road 27 and reimburse county for the cost.

Flume that froze above the mudslide and soaked the ground causing the mud slide



Run of mud slide to the Forest Service road 27



## MEMORANDUM

March 12, 2025

TO: San Juan County Commissioners

FR: William A. Tookey, Land Use Administrator

RE: Hector Lode

Damon Rose has submitted an Improvement Permit application for the development of a Single-Family Residential structure, driveway extension and associated utility improvements on the Hector Lode USMS 14327. The property is located southwest of Silverton between CR 31 and US 550. It will be accessed from US 550.

The property is currently owned by Damon Rose along with the adjoining Hector Mill Site, Smith Mill Site and Cook Mill Site. The total acreage is 17.94.

The application fees have been paid.

The adjacent landowners have been notified via US Mail of the proposed Improvement Permit application. The list of adjacent property owners and copy of the letter are included.

The property is located with the Mountain Zoning District, the Town-County Mutual Overlay District and the Scenic Preservation Overlay District.

**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 Hector Lode is 6.84 acres and meets the minimum lot area.**

**The proposed residential structure meets the setback requirements.**

**The proposed structure is approximately a 4000 sq. ft. single story unit.**

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

The property was previously approved for the development of a single-family residential unit. A driveway, electrical service and a well have been constructed on site.

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.

**An existing well will be used for potable water.**

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

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

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

**The proposed improvements should have minimal impact on the adjoining properties. Adjoining property owners have been notified and at this time I have not received any comments from them.**

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

**1. The applicant has included a scenic quality report. It appears that the residence has been located to minimize the visual impact. The building site will need to be staked by a Colorado Licensed Surveyor and the applicant will need to construct a story pole on the building site equal to the maximum height of the building to better determine what the potential visual impact may be.**

**2. I do not believe that the site has any historic significance, I have made a site visit but everything was covered by snow. I believe it was determined that the site did not have any historic significance during the previous improvement permit process. If it appears that there is any potential that the site has any historical significance or historic artifacts on site, the Historic Review Committee would need to visit the site for review and**

**recommendation prior to the issuance of the permit. If any artifacts are discovered during construction the project would be shut down until the Historic Review Committee or a qualified archeologist has the opportunity to review the site.**

- 3. The improvements should create minimal adverse impacts upon wildlife. All solid waste, garbage and refuse must be kept within the building, in a separate secure enclosed area or in wildlife/bear-resistant containers until it is properly disposed of at the Transfer station.**
- e. Adequate road access exists or can be developed to ensure access appropriate to the use.

**The applicant has a permitted and developed access from US 550. The applicant has requested extending the driveway to the proposed building location.**

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

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

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

**It appears that the majority of the project site and all of the proposed building envelope is outside of any potential avalanche zone.**

**The County Geohazard Map identifies the site as CST-colluvial slope/talus.**

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

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

**I will conduct a site visit once the snow is gone to identify if there are any historic public use trails on site.**

- 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.**

**Colorado Department of Public Health and Environment has reviewed this application as it pertains to County Ordinance 2020-01. A letter from Mark Rudolph of CDPHE has been enclosed.**

The San Juan Regional Planning Commission has reviewed this application and they are recommending that it be approved with the conditions as listed below.

The San Juan County Commissioners have the option to approve this application as submitted; approve this application with conditions; deny the application; or defer a decision to a later date to receive additional information.

If the County Commissioners choose to approve of the Hector Lode Improvement Permit Sketch Plan Application, they should do so with the following conditions:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Hector Lode shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
3. That an On-Site Wastewater Treatment Permit application be submitted to the La Plata County Public Health Department.
4. The Land Use Administrator visits the site prior to the Preliminary/Final review.
5. That the Hector Lode USMS 14327, Hector Millsite USMS 14327B, Smith Mill Site USMS 17849B and Cook Mill Site USMS 17848B be consolidated into one property.
6. That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.

7. The driveway will need to be staked by a Colorado Licensed Surveyor. Grade and width specification concerning the driveway be provided and that the visual impact of the driveway be considered.
8. If any historic public trail is identified it will need to be added to the certified survey plat.
9. A Cumulative Impact Report will need to be completed prior to Preliminary/Final Plan Appearance.
10. That a geotechnical study be completed to determine adequate foundation and construction prior to the issuance of a building permit.
11. That the applicant be placed on the Town of Silverton's Utility billing system for refuse.
12. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.
13. Any other conditions that the County Commissioners deems necessary.







Building Site



Building Site



From Building Site



Previously Approved Building Site



Existing Driveway



Existing Driveway





**COLORADO**  
Department of Public  
Health & Environment

February 12, 2025

Mr. Willy Tookey  
San Juan County Administrator  
1557 Greene Street, PO Box 466  
Silverton, CO 81433

**RE: Hector Lode USMS 14327, Parcel N2731 - Ordinance 2020-01 CDPHE Improvement Plan Review  
Proposed Rose Residence, San Juan County, Colorado**

Dear Mr. Tookey:

The Colorado Department of Public Health and Environment (the "Department") has reviewed the Hector Lode MS 14327 Improvement Plan submitted to San Juan County on January 28, 2025, by Damon Rose (the "Applicant"). Pursuant to section 5(C)(1) of San Juan County Ordinance 2020-01, the Department authorizes the Applicant and County to proceed with the permit as described in the application.

Based on the Department review, if fully and properly implemented, the Improvement Plan will not affect existing or future remediation efforts, including engineered components, previously completed or proposed on the Hector Lode MS 14327 or adjacent properties. While it is the Department's position that this proposed development will not affect current or proposed remedial efforts; Cook M S - 17848 B, Hector 14327, Hector M S 14327 B, and Smith M S 17849 B are likely to contain residual surface contaminants from historic mine and milling. The Department and EPA have not evaluated the site for suitability for residential use; soil/sediment may have lead and arsenic from historic mining and milling activities or natural mineralized rock. Metals contamination is documented in the nearby surface water. Additionally, the extent of underground mine workings in the vicinity of this area. Additional water released in the environment from the underground septic system may influence the hydrology of the underground mine workings. Property development on these claims should take due care to protect site workers and end users through utilization of an Environmental Professional as described in 40 CFR § 312.10.

The Department review of the Improvement Plan and the Department's conclusions and opinions relating thereto, apply only to conditions on the property that exist at the time of submission and which were addressed in the Improvement Plan application. The submission of any materially misleading information by the applicant in the Improvement Plan shall render the Department's conclusions of the plan void. Likewise, failure of the Applicant to materially comply with the Improvement Plan shall render the Department's conclusions of the Improvement Plan void.

The Department's review requires the Applicant to comply with all applicable federal, state, and local laws or regulations, and the Applicant shall obtain all necessary approvals or permits to conduct the activities required by the Improvement Plan. The Department makes no representation with respect to approvals or permits required by federal or local laws or regulations or state laws or regulations.

Further, the Department shall not be liable for any injuries or damages to persons or property resulting from acts or omissions of the Applicant or those acting for or on behalf of the Applicant, including its officers, employees, agents, successors, representatives, contractors, or consultants in carrying out the activities identified in the Improvement Plan. Nothing in the Department's conclusions on the Improvement Plan, or opinions relating thereto, shall constitute an express or implied waiver of sovereign immunity otherwise applicable to the Department, its employees, agents, or representatives.



Nothing in this letter shall be construed to limit the Department's authority, and the Department reserves all rights and authorities to bring any action pursuant to applicable state laws or regulations.

If you have any questions, please contact me at (303) 692-3311 or [mark.rudolph@state.co.us](mailto:mark.rudolph@state.co.us)

Sincerely,



Mark Rudolph  
CDPHE Bonita Peak Remedial Project Manager

File: Hector Lode USMS 14327, BPMD, CON000802497, CDPHERM HAZ SF - Covenant/Use Restrict





# SAN JUAN COUNTY COLORADO

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

January 31, 2025

To Whom It May Concern:

This letter is to inform you that Damon Rose has submitted an Improvement Permit Application to construct a single-family residence, driveway extension and associated utility improvements on the Hector Lode, USMS #14327 located just outside southwestern boundary of the Town of Silverton and accessed by US Highway 550.

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

It is anticipated that this application will be reviewed by the Planning Commission during their meeting of February 18, 2025.

It is further anticipated that the application will be reviewed by the County Commissioners during their regular meeting of March 12, 2025.

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

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

Sincerely,

A handwritten signature in cursive script that reads "William A. Tookey".

William A. Tookey  
Land Use Administrator





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

February 18, 2025

Board of County Commissioners  
San Juan County  
Silverton, CO 81433

Members of the Commission:

RE: County Improvement Permit Application  
Hector Lode USMS 14327 Sketch Plan  
For Single-family dwelling, Driveway  
Extension and associated utility  
improvements, located on HWY 550, near  
Silverton, in San Juan County

At the regular meeting of the San Juan Regional Planning Commission on February 18, 2025, members of that Commission held a meeting to discuss the Proposed County Improvement Permit Application for a Sketch Plan for the development of a single-family dwelling, driveway extension and associated utility improvements for Hector Lode USMS 14327 located on Hwy 550 near Silverton.

The current owner, Damon Rose, was present via zoom. The proposed application was prepared by Engineer Mountain, Inc and Lisa Adair was present to answer questions.

After discussion and background of the project, questions and presentations from William Tookey, Land use Administrator, and the applicant with input from Lisa Adair, the Planning Commission voted unanimously to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application and Sketch Plan with the 12 proposed conditions of approval. The motion passed unanimously.

Thank you for considering these recommendations.

Sincerely,  
The Planning Commission Members and  
James Weller, Chairman

San Juan Regional Planning Commission recommended conditions of approval for the Damon Rose, Hector Lode USMS 14327 Improvement Permit Sketch Plan Application recommended conditions of approval.

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Hector Lode shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
3. That an On-Site Wastewater Treatment Permit application be submitted to the La Plata County Public Health Department.
4. The Land Use Administrator visits the site prior to the Preliminary/Final review.
5. That the Hector Lode USMS 14327, Hector Millsite USMS 14327B, Smith Mill Site USMS 17849B and Cook Mill Site USMS 17848B be consolidated into one property.
6. That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.
7. The driveway will need to be staked by a Colorado Licensed Surveyor. Grade and width specification concerning the driveway be provided and that the visual impact of the driveway be considered.
8. If any historic public trail is identified it will need to be added to the certified survey plat.
9. A Cumulative Impact Report will need to be completed prior to Preliminary/Final Plan Appearance.
10. That a geotechnical study be completed to determine adequate foundation and construction prior to the issuance of a building permit.
11. That the applicant be placed on the Town of Silverton's Utility billing system for refuse.
12. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.

## MEMORANDUM

March 12, 2025

To: San Juan County Commissioners

Fr: William A. Tookey, Land Use Administrator

Re: Overland Estates Subdivision Sketch Plan

Lloyd and Ester Swartz, Camino Real Estate Holdings, LLC, 9910 Indian School Road, NE, Albuquerque, NM 87112 has submitted a sketch plan application for the subdivision of the proposed Overland Estates. The proposed subdivision would create 11 developable lots for single-family residential, 1 parcel for environmental repository and remediation, and the consolidation of 8 claims totaling more than 70 acres for public access green space. The applicant is proposing the construction of new roads and improvements to existing roads along with the installation of a bridge to cross Cement Creek and tree removal as necessary.

The Overland Estates Subdivision consists of 148 acres that include the following: Mineral Survey No. 16687 Anglo-Saxon #1, Anglo Saxon #2, Anglo Saxon #3, Anglo Saxon #5, Anglo Saxon #7, Mineral Survey No. 884 Monarch Lode, Mineral Survey No. 17255 Freya, Midnight Sun, Ruby, and Transvaal Lodes. The Anglo Saxon #4 is listed as part of the subdivision but would not be included. Any development on the Anglo Saxon #4 will be subject to the full Improvement Permit Application process.

The applicant has provided proof of ownership and a title report.

All property taxes levied against the property have been paid and that there are no unredeemed Certificates of Purchase associated with the property at this time.

Access to the proposed subdivision will be from CR 110 and CR 61. The application incorrectly lists CR 61 as CR 21 in several locations in his project narrative.

A map drawn to 1" = 200' identifying True North, name of subdivision, county, township and range and the lot and road layout has been provided as required. A map of 1" to 100' feet has also been provided to better clarify the proposed subdivided/developable lots. The applicant has provided a breakdown in acreage for roads, living space, and utility easements.

Also provided are the USDA Soil Conservation Service, Soil Types and Boundaries, Winter Sunlight Maps, Avalanche Hazard Maps and Geo Hazard Maps. The applicant provided 2 copies of 24" x 36" maps as required. The maps provided in the packets are 8.5" x 14" but should be 11" x 14". All maps for future packet submittals will need to 11" x 14".

The General Location Map has Porcupine Gulch labeled in the wrong location.

The ownership of adjacent properties has been provided, and the adjacent properties have been notified by mail of the proposed subdivision.

Dudley Ashwood, P.E. has provided a feasibility review for the project and has concluded that “on site well development is available and will be successful for all planned properties”. The Planning Commission is recommending that a representative Test well be drilled and that the water from the well be tested for potability. The applicant has also noted that he has two sites with clean water for domestic use. If the applicant would like the County to consider this as alternative water source he will need to demonstrate that he has adequate water rights for these two sources; define the quality of the water with testing; define the capacity of these sources and demonstrate how the water will be distributed and treated if necessary. The Fire Chief has also requested that a good water source for fire protection needs to be identified.

Mr. Ashwood also states that “Suitable site and soil conditions appear available for planning on-site wastewater treatment systems on all planned properties in the area of planned building construction”.

The applicant has defined a separate parcel with known environmental issues, this site will be excluded from any residential developments. This parcel will need to have institutional controls to regulate that parcel. The applicant will need to work with the Environmental Protection Agency (EPA) and Colorado Department of Public Health and Environment (CDPHE) to develop institutional controls for that site. Both EPA and CDPE received copies of this application.

The applicant has signed a Consent for Access to the Property with the EPA.

The subdivision will need to be in compliance with Ordinance no. 2020-01, an ordinance for the regulation of land use, development and activities upon any property within unincorporated San Juan County containing mine waste source areas where residual mine wastes and remediation components exist, specifically including the Bonita Peak Mining District Superfund Site.

Mark Rudolph, CDPHE has submitted a letter addressing the environmental concerns of the property including the following:

Property development on these claims should take due care to protect site workers and end users through utilization of an Environmental Professional as described in 40 CFR § 312.10.

That the Application provided is misleading in that there is an “EPA Waiver of Liability”. The form provided is a “Consent for Access” letter that allows EPA and designees to enter the site under permission of the owner. No such “Waiver of Liability” has been provided.

CDPHE and EPA shall be provided with permanent access to Lots 1, 3, 7 and 8 of the Subdivision to monitor the Porcupine Mine adit discharge and the existing borehole above the defined Greenspace that encompasses the Anglo Saxon collapsed portal and remedial features.

Any approval of this project would need to be conditional upon the applicant being in compliance with the issues of the CDPHE letter.

The Avalanche Hazard Maps identify that the proposed subdivision is subject to avalanche hazard. However, the proposed building envelopes are located outside of the avalanche hazards.

The Geological Hazard shows that the property is located on CST Colluvial Slopes. Trautner Geotech has provided a report indicating that the proposed building sites are developable or can be mitigated to be developable.

The FEMA Flood Plain Overlay Map shows that the building envelope for Lot 11 is located primarily within Zone A – 100 year flood plain. The applicant will need to have a consultant view the site and have a surveyor shoot the elevations to determine if the site is safe for construction. The Flood Plain Overlay Map needs to be completed by a Colorado Licensed Surveyor. County Road 61 is incorrectly identified as CR 31 on the current flood plain map.

The applicant has provided photos to show the current conditions of the proposed subdivision.

It appears that the proposed building envelopes will minimize the visual impact of residential development. However, the applicant will need to have the building envelopes staked out by a Colorado Licensed Surveyor and then erect a 35-foot story pole at each location to better assess the visual impact. The applicant has also stated that the most of the development will be of the grid. The applicant should provide information on what the visual impact of solar power would be.

Section 7-112.3 Lots, state the no lot shall be divided by a road. The Board of County Commissioners may permit lots to be crossed by a road provided they determine such to be consistent with the intent of these regulations and further provided that such lots may have additional conditions imposed upon them. Lot #1 is divided by existing CR 61. Lot #3, Lot #6, Lot #7, Lot #10, Lot #11 and the unnamed Environmental Lot are divided by CR 110. Lot #3, Lot #6, Lot #7, Lot #8, Lot #9, Lot #10 Lot #11 are divided by an access road.

Regulations also state that Side lot lines should be at substantially right angles. Several of these lot lines are very unusual. The applicant should try to make the lot lines straight where possible.

The applicant will need to provide a justification for the lots divided by a road and for the unconventional lot boundaries.

The minimum lot size is 4 acres provided that the affordable housing requirement is met. All lots meet this minimum lot size.

The required setbacks for a subdivision of 50' from the property line. It appears that the building envelopes setbacks on lots 2 and 10 are about 40'. The setbacks for lots 5, 8 and 9 are about 20'. The minimum setbacks in the Mountain Zoning District are 20' from property lines adjacent to public lands; and 30' from property lines adjacent to private lands. These setbacks were amended several years ago from a 50' minimum. The proposed setbacks meet the Mountain Zoning District but do not meet the Subdivision regulations. Generally, when there are conflicting regulations the most stringent is applied. However, I think it would be reasonable

for the County Commissioners to consider if the Mountain Zone setbacks are adequate if the more stringent subdivision setbacks serve a purpose. The subdivision regulations may need to be amended in the future to be consistent with the current zoning minimum setbacks.

The building envelope on Lot 11 appears to meet the setback requirements but needs to be better defined.

7 – 113 MOUNTAIN SUBDIVISIONS.1(a) Roads state that local mountain roads shall have a minimum deeded right-of-way of 50 feet and a minimum usable road surface of 24 feet. The applicant has proposed constructing a road of 12' to 16' in width. The applicant justifies the narrower roadway as being adequate for the use and would minimize impact on the landscape. For emergency access and egress and for snow removal I believe the minimum standards are reasonable and should be required. Fire Chief Archuleta has also provided comment stating that he believes that the narrower roads are not acceptable and need to be kept to the minimum 24 foot standard.

Grades shall not exceed 8% except as otherwise approved by the Board of County Commissioners. While the proposed new access meets the grade requirements, the applicant will need to provide information concerning the road grade of County Road 61. The steepness of CR 61 may be difficult for emergency service vehicles to access Lots 1, 2, 3 and 4.

.1 (d) states that: At least two points of access and egress shall be available for all lots within the subdivision to ensure adequate access and egress in the event of avalanche, forest fire, or other emergency conditions. Lots 2 and 3 do not have two points of access and egress.

The applicant will also need to design “hammerheads” to allow for emergency services vehicles to turn around.

County regulations also require that the applicant shall dedicate an easement of 60' in width or greater if necessary for any county road that crosses their property. In this case CR 61 is designated as 50' in width. Generally county roads have a minimum width of 60 feet. The plat should be amended to show County Road 61 as 60' in width unless the applicant can provide evidence that road was dedicated at only 50' in width.

7-112.4 Streets states that: No subdivision shall be approved until the applicant has provided the County with clear evidence that all streets and lots within the subdivision will have year-round access to the state highway system by wheeled vehicles.

The applicant addresses this in the sample Homeowners Association. He has language that allows the homeowners to break out the costs between the properties on the north side of CR 110 and the properties on the south side of CR 110. I recommend that the total cost for snow removal be equally shared by property owners of the 11 lots. The Home Owners Association will need to assess all eleven residential lots an equal fee that is adequate to ensure that all roads within the subdivision provide year-round access to wheeled vehicles. No building permit will be issued unless there is clear evidence that the Developer and/or Homeowners Association has the ability to provide adequate snow removal.

The access roads within the subdivision will need to be named and signed.

7-112.5 (e) Construction of unpaved roads shall be according to standards approved by the Board of County Commissioners. The applicant would like to construct the roads using native materials. It is not unreasonable for the Commissioners to require the roads to be constructed with a minimum of 4 inches of  $\frac{3}{4}$ " road base along with adequate ditching, drainage and culverts. This would be required not only for the proposed new access road but also for the existing access roads including CR 61.

It appears from a map that the Assessor was able to provide that CR 61 terminated on the Monarch Claim. This will need to be confirmed by the applicant's surveyor and if so an easement will need to be provided to allow for developable access to the adjoining Porcupine Claim. The applicant has stated that access to the Porcupine is not feasible due to the terrain. A site visit will be required to make that determination.

Affordable Housing – Section 7-112.8A Affordable Housing requires that: 10% of the housing units in each residential subdivision or PUD shall be constructed to be permanently affordable to and occupied by low and moderate income households. For purposes of this Section, a low to moderate income is defined as a household with an income not exceeding eighty percent (80%) of the San Juan County median income, adjusted by family size. The applicant argues that affordable housing is not feasible in a mountain subdivision.

The Commissioners could require the applicant to designate and price one lot to make it affordable for someone making 80% of the area median income (AMI).

In lieu of providing the affordable housing on site the applicant, with County approval, may meet these requirements with a housing assistance fee sufficient to defray the cost of providing permanent low and moderate income housing off site.

A third option would be to provide a fee in lieu of providing an affordable property.

The last time we received an affordable housing fee in lieu of for a subdivision was 1999. At that time the fee was \$100,000 per unit. In order to jump start our affordable housing program we negotiated a fee for 3 units in the amount of \$200,000 or \$66,667 per unit. When adjusting for inflation the \$66,667 fee would equate to over \$124,000 today.

Another possible option would be to consider what the actual sale price of a lot will be and negotiate a fee that is equal to a percentage of the price of the lot. Perhaps the lot price minus the improvement costs.

The site plan identifies a 10' utilities easement. County regulations require a minimum 15' easement. The Planning Commission has recommended that a 10' utilities easement is adequate. I'm not sure a 10' utility easement would be adequate for both electric and water utilities.

The applicant does not plan on installing the electric or telephone utilities. San Miguel Powe has provided a "Will Serve" letter. Lumen (CenturyLink) letter does not provide any commitment

for providing phone service. I am not too concerned about telephone service and could just require that each developed lot be required to subscribe to a satellite provider for their communications. 7 – 114 UTILITIES AND IMPROVEMENTS .1(g) requires the subdivider to construct the electrical services to each lot. Previous subdivisions such as Cole Ranch, Mill Creek and others were required to comply with this stipulation. The Planning Commission has recommended that this requirement be waived. The applicant believes that many of the lot owners would prefer to develop off the grid and not need to extend electrical services. However, the need for pumps for the wells and the designed septic systems could cause a substantial electrical demand. There is also an inequality for the lot owners that do install an electrical service line. The owner of Lot 1 will have to pay significantly more for an electrical service than the owner of Lot 9. In fact, if Lot 1 was the first lot developed most of the other lots would benefit from a reduced cost to extend electrical services to their property. If the developer installs the electrical services to all of the lots, then that financial impact can be equally distributed to all 11 lots.

The applicant has chosen to exclude the Anglo Saxon 4 from the Subdivision Process and sell as a separate mining claim. The owner of the Anglo Saxon 4 will probably be able to take advantage of the costs for snow removal and road maintenance as well as possible extension of electrical services without having to share in the expenses. I would encourage the applicant to reconsider including the Anglo Saxon 4 into the subdivision.

The San Juan Regional Planning Commission has reviewed the Sketch Plan Application and have recommended conditional approval with the conditions as listed below.

The Board of County Commissioners may approve this application as submitted; approve this application with conditions; deny the application; or defer a decision to a later date to receive additional information.

If the Commissioners choose to approve the proposed Overland Estates Subdivision Sketch Plan they should do so with the following conditions as recommended by the San Juan Regional Planning Commission and any additional or amended conditions as deemed necessary by the County Commissioners:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Overland Estates Subdivision 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 and all permits issued with the exception of the subdivision regulations waived or amended as listed below:
  - A. Section 7-112.3 Lots (a), state the no lot shall be divided by a road to be waived.
  - B. Section 7-112.3 Lots (c) Side lot lines should be at substantially right angles to be waived.



- C. Section 7-115 BUILDING STANDARDS .4 Minimum setback: from property line: 50 feet should be amended to allow for 20 foot setbacks adjoining public lands and 30 foot setbacks adjoining private lands.
  - D. Section 7-114 Utilities and Improvements .1(g) requiring the subdivider to construct the electrical services to each lot be waived.
  - E. Section 7 – 113 MOUNTAIN SUBDIVISIONS.1(a) Roads .1 (d) At least two points of access and egress shall be available be waived for Lots 2 and 3 but instead allow for the construction of adequate “Hammerheads”.
  - F. Section 7 – 112 FINAL PLAT DESIGN STANDARDS require a 15 foot utility easement amend to allow for a 10 foot utility easement.
  - G. Consider reducing the requirements of Section 7-113 MOUNTAIN SUBDIVISIONS.1(a) Roads that require that local mountain roads shall have a minimum deeded right-of-way of 50 feet and a minimum usable road surface of 24 feet.
3. All improvements to the Overland Estates Subdivision shall fully and completely comply with, and strictly conform to all applicable State and Federal rules and regulations.
  4. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.
  5. That the subdivision is in compliance with Section 7-120 Air Quality as it pertains to wood burning devices.
  6. The applicant shall utilize an Environmental Professional as described in 40 CFR § 312.10. to ensure that the property development on these claims takes due care to protect site workers as well as the residents.
  7. That CDPHE and EPA shall be provided with permanent access to Lots 1, 3, 7 and 8 of the Subdivision to monitor the Porcupine Mine adit discharge and the existing borehole above the defined Greenspace that encompasses the Anglo Saxon collapsed portal and remedial features.
  8. The applicant will need to have a professional Flood Plain consultant or hydrologist inspect the Building Envelope for Lot 11 and have a Colorado Licensed Surveyor shoot the elevations to determine if the site is safe for construction.
  9. The applicant will provide a FEMA Flood Plain Overlay Map with the proposed subdivided lots and building envelopes located on the map.
  10. The applicant will have the building envelopes staked out by a Colorado Licensed Surveyor and then erect a 35-foot story pole at each location to better assess the visual impact.

11. The applicant will provide to the County, clear evidence that all streets and lots within the subdivision will have year-round access to the state highway system by wheeled vehicles.
12. Provide an easement for CR 61 through the Monarch Claim to provide developable access to the adjoining Porcupine Claim if necessary.
13. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.
14. That an affordable housing agreement be negotiated as required by 7-112.8A of the Zoning and Land Use Regulations.
15. The applicant shall have a test well drilled on a representative lot and have the water from the test well tested for potability.
16. The failure to comply with these conditions shall be grounds for the revocation of this approval and for any future Improvement Permits.
17. 0 – 109 VESTED PROPERTY RIGHTS Approval of a zoning or rezoning application, a permitted use, or an Improvement Permit will not establish a vested property right unless and until final approval thereof has been granted by the Board of County Commissioners or by the designated official allowed to grant such permit under the terms of this Code, or, if applicable, a final plat is approved by the Board of County Commissioners under the subdivision, zoning or other regulations of the County.



# COLORADO

Department of Public  
Health & Environment

February 12, 2025

Mr. Willy Tookey  
San Juan County Administrator  
1557 Greene Street, PO Box 466  
Silverton, CO 81433

**RE: Anglo Saxon Subdivision Parcel N2833 - Ordinance 2020-01 CDPHE Improvement Plan Review  
Proposed Anglo Saxon Subdivision, San Juan County, Colorado**

Dear Mr. Tookey:

The Colorado Department of Public Health and Environment (the "Department") has reviewed the Anglo Saxon Subdivision Plan submitted to San Juan County on January 21, 2025, by Lloyd and Esther Schwartz (the "Applicant"). Pursuant to section 5(C)(1) of San Juan County Ordinance 2020-01, the Department has reviewed this subdivision proposal. The Department authorizes the Applicant and County to proceed with the permit as described in the application with conditions identified herein.

Based on the Department review, if fully and properly implemented, the Improvement Plan will not affect remediation efforts, including engineered components, previously completed or proposed on the combined Anglo Saxon claims under this subdivision proposal. While the Department finds this proposed subdivision will not affect current or proposed remedial efforts, the following claims are likely to contain residual surface contaminants from historic mining activities and open mine-related features: Anglo Saxon Placer MS 16687, Anglo Saxon #1 MS 16687, Anglo Saxon #2 MS 16687, Anglo Saxon #3 MS 16687, Anglo Saxon #4 MS 16687, Anglo Saxon #5 MS 16687, Anglo Saxon #7 MS 16687, Monarch MS 884, Freya MS 17255, Midnight Sun MS 17255, Ruby MS 17255, and Transvaal MS 17255. The Department and EPA have not evaluated the site for suitability for residential use; soil/sediment may have lead and arsenic from historic mining and milling activities or natural mineralized rock. Metals contamination is documented in the nearby surface water. Property development on these claims should take due care to protect site workers and end users through utilization of an Environmental Professional as described in 40 CFR § 312.10.

Please note that the Application provided is misleading that there is an "EPA Waiver of Liability". The form provided is a "Consent for Access" letter that allows EPA and designees to enter the site under permission of the owner. No such "Waiver of Liability" has been provided.

Further, the Department and EPA shall be provided permanent access to Lots 1, 3, 7 and 8 of the Subdivision to monitor the Porcupine Mine adit discharge and the existing borehole above the defined Greenspace that encompasses the Anglo Saxon collapsed portal and remedial features. Based on limited detail in the drawings provided, the waste rock pile at the Anglo Saxon portal will require revegetation that may extend beyond the boundaries shown in the provided figures. The Department also will require all developers of subdivided properties to comply with section 5(C)(1) of San Juan County Ordinance 2020-01 by submitting site development plans for review with San Juan County and subsequent Department review.

The Department review of the Improvement Plan and the Department's conclusions and opinions relating thereto, apply only to conditions on the property that exist at the time of submission and which were addressed in the Improvement Plan application. The submission of any materially misleading information by the applicant in the Improvement Plan shall render the Department's conclusions of the plan void. Likewise, failure of the Applicant to materially comply with the Improvement Plan shall render the Department's conclusions of the Improvement Plan void.

The Department's review requires the Applicant to comply with all applicable federal, state, and local laws or regulations, and the Applicant shall obtain all necessary approvals or permits to conduct the activities



required by the Improvement Plan. The Department makes no representation with respect to approvals or permits required by federal or local laws or regulations or state laws or regulations.

Further, the Department shall not be liable for any injuries or damages to persons or property resulting from acts or omissions of the Applicant or those acting for or on behalf of the Applicant, including its officers, employees, agents, successors, representatives, contractors, or consultants in carrying out the activities identified in the Improvement Plan. Nothing in the Department's conclusions on the Improvement Plan, or opinions relating thereto, shall constitute an express or implied waiver of sovereign immunity otherwise applicable to the Department, its employees, agents, or representatives.

Nothing in this letter shall be construed to limit the Department's authority, and the Department reserves all rights and authorities to bring any action pursuant to applicable state laws or regulations.

If you have any questions, please contact me at (303) 692-3311 or [mark.rudolph@state.co.us](mailto:mark.rudolph@state.co.us)

Sincerely,



Mark Rudolph  
CDPHE Bonita Peak Remedial Project Manager

File: Anglo Saxon Subdivision, BPMD, CON000802497, CDPHERM HAZ SF - Covenant/Use Restrict



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

February 18, 2025

Board of County Commissioners  
San Juan County  
Silverton, CO 81433

Members of the Commission:

RE: County 11 lot Residential Subdivision  
Permit Application Sketch Plan  
For Proposed Overland Subdivision for  
Anglo Saxon Placer, consisting of 6 claims,  
and 4 additional claims approximately 2.5  
miles from Silverton, San Juan County on  
County Road 110.

At the regular meeting of the San Juan Regional Planning Commission on February 18, 2025, members of that Commission held a meeting to discuss the Proposed Overland Subdivision Application Sketch Plan for the creation of 11 developable lots for single-family residential. Located on County Road 110 near Silverton. The current owner, Lloyd Swartz was present in the meeting room.

After discussion and background of the project, questions and presentations from William Tookey, Land use Administrator, and then the applicant passed out a paper with his counter points regarding the 16 conditions to the Planning Commission for discussion. After discussion the Planning Commission members voted unanimously to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application and Sketch Plan for the Overland Subdivision with the proposed conditions as attached. The motion passed unanimously.

Thank you for considering these recommendations.

Sincerely,  
The Planning Commission Members and  
James Weller, Chairman



San Juan Regional Planning Commission recommended conditions of approval for the Lloyd and Esther Swartz Overland Estates Subdivision Sketch Plan Application recommended conditions of approval.

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Overland Estates Subdivision 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 and all permits issued with the exception of the subdivision regulations waived or amended as listed below:
  - A. Section 7-112.3 Lots (a), state the no lot shall be divided by a road to be waived.
  - B. Section 7-112.3 Lots (c) Side lot lines should be at substantially right angles to be waived.
  - C. Section 7-115 BUILDING STANDARDS .4 Minimum setback: from property line: 50 feet should be amended to allow for 20 foot setbacks adjoining public lands and 30 foot setbacks adjoining private lands.
  - D. Section 7-114 Utilities and Improvements .1(g) requiring the subdivider to construct the electrical services to each lot be waived.
  - E. Section 7 – 113 MOUNTAIN SUBDIVISIONS.1(a) Roads .1 (d) At least two points of access and egress shall be available be waived for Lots 2 and 3 but instead allow for the construction of adequate “Hammerheads”.
  - F. Section 7 – 112 FINAL PLAT DESIGN STANDARDS require a 15 foot utility easement amend to allow for a 10 foot utility easement.
  - G. Consider reducing the requirements of Section 7-113 MOUNTAIN SUBDIVISIONS.1(a) Roads that require that local mountain roads shall have a minimum deeded right-of-way of 50 feet and a minimum usable road surface of 24 feet.
3. All improvements to the Overland Estates Subdivision shall fully and completely comply with, and strictly conform to all applicable State and Federal rules and regulations.
4. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.
5. That the subdivision is in compliance with Section 7-120 Air Quality as it pertains to wood burning devices.
6. The applicant shall utilize an Environmental Professional as described in 40 CFR § 312.10. to ensure that the property development on these claims takes due care to protect site workers as well as the residents.

7. That CDPHE and EPA shall be provided with permanent access to Lots 1, 3, 7 and 8 of the Subdivision to monitor the Porcupine Mine adit discharge and the existing borehole above the defined Greenspace that encompasses the Anglo Saxon collapsed portal and remedial features.
8. The applicant will need to have a professional Flood Plain consultant or hydrologist inspect the Building Envelope for Lot 11 and have a Colorado Licensed Surveyor shoot the elevations to determine if the site is safe for construction.
9. The applicant will provide a FEMA Flood Plain Overlay Map with the proposed subdivided lots and building envelopes located on the map.
10. The applicant will have the building envelopes staked out by a Colorado Licensed Surveyor and then erect a 35-foot story pole at each location to better assess the visual impact.
11. The applicant will provide to the County, clear evidence that all streets and lots within the subdivision will have year-round access to the state highway system by wheeled vehicles.
12. Provide an easement for CR 61 through the Monarch Claim to provide developable access to the adjoining Porcupine Claim if necessary.
13. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.
14. That an affordable housing agreement be negotiated as required by 7-112.8A of the Zoning and Land Use Regulations.
15. The applicant shall have a test well drilled on a representative lot and have the water from the test well tested for potability.
16. The failure to comply with these conditions shall be grounds for the revocation of this approval and for any future Improvement Permits.





# SAN JUAN COUNTY COLORADO

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

May 26, 2024

To Whom It May Concern:

This letter is to inform you that Loyd and Esther Swartz have submitted a Land Use Permit Application to construct a road and bridge and a request for a Boundary Agreement for the 12 adjoining properties: the Anglo Saxon Placer, Anglo Saxon #1, Anglo Saxon #2, Anglo Saxon #3, Anglo Saxon #4, Anglo Saxon #5 Anglo Saxon #7, Monarch, Freya, Midnight Sun, Ruby and Transvaal. The property is approximately 2.5 miles north of Silverton on County Road 110.

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

It is anticipated that this application will be reviewed by the Planning Commission during their meeting of May 21, 2024.

It is further anticipated that the application will be reviewed by the County Commissioners during their regular meeting of Jun 12, 2024.

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

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

Sincerely,

William A. Tookey  
Land Use Administrator





Willy Tookey &lt;admin@sanjuancolorado.us&gt;

**Letter dated 1/23/25 in regards to the Swartz Application for the Overland Estates**

**Kathy Van Deman** <catbird1955@gmail.com>  
To: "admin@sanjuancolorado.us" <admin@sanjuancolorado.us>

Thu, Jan 30, 2025 at 9:56 AM

William A. Tookey, Land Use Administrator  
Silverton, Colorado 81433  
San Juan County

January 30, 2025

RE: Porcupine Load #1292

Dear Mr. Tookey,

I have read through the application that the Swartz's have submitted. I have one concern and two requests for information.

**Concern:**

On their map (pages 33 and 34 of the application) they have noted that Porcupine Gulch is between Henrietta Gulch and Topeka Gulch. According to an old topo map, and Google Earth Topo (Image @2025 Airbus) the drainages run as follows:  
Henrietta, Niagara, Topeka, Ohio, Porcupine and then Minnesota. As you can see, the Porcupine is actually between the Ohio and Minnesota and not the Henrietta and Topeka.

**Requests:**

Please send me a legible copy of the area with the claims notated - page 116 of their proposal is not clear. I would also like to ensure that the Porcupine 1292 claim will still be accessible from the road that my father (Donald E. Kendall) built in the early 1950's.

Thank you,

*Kathy Van Deman*

Kathleen Van Deman  
(Daughter of Donald E. Kendall)  
Owner of Porcupine 1292  
315 Pine St.  
Grand Junction, Co 81503  
970-773-8963  
[catbird1955@gmail.com](mailto:catbird1955@gmail.com)





Willy Tookey &lt;admin@sanjuancolorado.us&gt;

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**Overland Subdivision**

1 message

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**Steve Leisle** <steve@insilverton.com>  
To: Willy Tookey <admin@sanjuancolorado.us>

Tue, Feb 11, 2025 at 5:10 PM

Hello Willie,

No surprise! I'm sure you would expect that as the realtor working with Lloyd on the Overland Subdivision that I would be 100% supportive of his project. I still thought it appropriate for me to reach out and give my recommendation for the County to approve the Overland Subdivision Project. I've worked with Lloyd for many years. I'm impressed with his patience, perseverance, creativity and thoughtful design ideas with the Ravens Nest and the Overland properties. As a community member I know we have shortage and need for usable building sites. Lloyd has our community and the environment in mind with his ideas for low impact road design and large areas of open space. He won't dilly dally around, he will get the job done in a timely fashion. I consider myself a friend of Lloyds. I know he will do a good job with the Overland Project. I liked what he did at Ravens Nest so much that Silverton Realty bought his Little Annie property.

Thank you for your time, let me know if you have any questions. Best Regards, Steve Leisle

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[Steve Leisle](#) | Broker/Owner | [Silverton Realty, Inc.](#) | text/voice. 970-749-0814

web. [www.inSilverton.com](http://www.inSilverton.com) | social. [SilvertonRealty](#)

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**Overland 2/18/25 meeting**  
**Counter Points and Discussions**

1. FEMA Overlay – Was provided with out lots shown, Lloyd Bringing one up with lots shown.
2. Story Poles – This seems like a complete waste of time, and would delay the project late into the summer. We have shown photos of the lots and they are very screened. That being said we are not building homes, and we have no idea what size or scope someone will propose in the future. It makes more sense to do this with a cabin permit per the exact positioning and lay out. (This is also listed under permit conditions and can be completed during the development process if so desired)
3. Lots Crossing Roads – This is really more of a boundary adjustment, but the policy for more complex boundary adjustments was never completed. Stopping lots at the County Road would decrease lots below 4 acres.
4. Right angles – Just as with crossing roads to keep the lots practical, given the terrain and 4-acre restriction its necessary to not stick with right angles. Or for instance we have a creek as a non linear obstacle.
5. Set Backs – We are asking for an exception to use the 20’ and 30’ limits instead of 50’, given the ambiguities and as these are large lots, no home can see each other and we are keeping things tight to avoid un-necessary impacts to the environment or encroaching so far into building envelopes.
6. Road Width – 50 ‘easements and 24’ road width is beyond impractical for a handful of homes. Even CR 61 or most county roads for that matter do not meet this standard! This would eat into building envelopes, encroach further into environmentally sensitive areas and create unnecessary blight on the landscape. It may be years or never when cabins are constructed, and with such minimal traffic 2 lanes is simply un-necessary. At Ravens Nest we were asked to keep roads tight and limited to what was needed. This is far more sensible for a small mountain subdivision. Our intention is to MINIMIZE impacts, while creating passible roads for a 40’ truck. With so much land available snow removal is not at all an issue. Strategic turn arounds and passing spots will be added. Some will make use driveways to lesson impacts, others at key points that make sense. Not shown on current drawings, but can be on final plat. Many times, its easier to establish these as you go and learn what works best in the given terrain.
7. CR 61 Grade – We have no control over that, it’s a County Road. Slope likely approaches 8% at one location, but is easily navigated in 2wd and has seen significant, recent county maintenance.
8. Emergency Egress – This is not an easy one to comply with for every back country lot. However only 2 and 3 are at the end of cul-de-sac if you will, and a very short distance to CR 61 with egress in 2 directions. Preference would be for an exception to these. A





switch back road down to the Prodigal Son Easement can be provided, but will require removal of many more trees and switchbacks.

9. Road Materials – Covering the entire road with gravel is unnecessary. Few roads in the back country have gravel. We propose to use cobbles and native fill from Airee lodge as the primary base, saving time, money and environmental costs of transport. Gravel will be added in areas as needed where a significant base is not needed, or light muddy areas and at CR 110 to top the ramp. The native fill has been tested and creates an amazing road base.
10. Affordable Housing – Open to ideas and discussion. The bottom line is back country lots are never going to provide affordable housing as an option. I think a fee makes more sense for affordable housing program. 124K is a significant amount for such a small project however.
11. Utility Easements – Does not seem like 15' is necessary for so few homes, but we can change that.
12. Power – This is not a traditional subdivision, and running power to lots creates a host of problems. Power is directly at the property line, and easements were established. However, many may choose to go solar instead as solar continues to become a preferred choice in the back country. Its likely most of the lots on the hill will go solar. So again, a whole lot of disturbance for something that may go unused. Additionally, we cannot predict the exact spot someone may build a custom home. Typical subdivision requirements across the country power is not provided until at a least 2 acre lots due to financial feasibility and not knowing exact build spots. The applicants are providing solar consultations, design and equipment procurement help for our projects as well.

#### ***Permit Conditions***

13. Clear Evidence of year around Vehicle access – Its access off plowed CR 110. Obviously, roads will not be plowed until someone lives there.
14. Story Poles – As discussed earlier I do not think this helps until home design construction permit.

#### ***Porcupine Comments and others***

Porcupine -- Lloyd spoke with the owners on 2/16/25 and for now a generic easement from the end of Monarch to the Porcupine will be drawn in. But road access on to the porcupine is not feasible due to terrain. Kathleen simply wants access to this legacy, family claim protected. More specifically directly to the Porcupine mine tunnel. We plan to meet on site next summer and attempt to locate the tunnel and further refine the easement in the final Platte. There appears to be some confusion however as to the mines where abouts and I believe it is actually be on our Monarch claim. So this may be a moot point, and CR 61 is to remain open. As this is really important to Donald Kendell ( he actually built the original road even!) We could sell the



Monarch to them as an alternative solution so they actually do own his old mine, pulling it out of the green space commitment. Development of a cabin on this parcel would be challenging or impossible regardless.

Prodigal Son – An Easement has been established.

Airee Lodge – Easement has been established for parking.

Above the Transvaals – No development of green space will be allowed, other than a road easement for the new owners if they so desire. A layout has not been arranged

Existing Cabin -- The applicant has spoken with them and along with the easement they want to have a discussion about adding a gate somewhere on the new road if owners agree to help prevent break ins, which they have had in the past.

### **Color Codes**

**Red – Critical request for an exception**

**Yellow – Would appreciate some consideration for an exception**

**Black – For discussion**





# PROPOSAL

**Prepared for:** San Juan County, Colorado

**Prepared by:** Jonathan Slone, [jslone@capitalmds.com](mailto:jslone@capitalmds.com)

**Date:** 3/6/2025

*The contents of this proposal are confidential trade secret information and are intended for the use of the intended customer only. The contents herein may not be reproduced without the specific written permission of Capital Business Systems, Inc. This is a proposal only and informative in nature. Actual contract terms and conditions, as well as final pricing, will be submitted upon request.*

**Proposed Pricing is effective for 30 days from 3/6/2025**

[www.capitalMDS.com](http://www.capitalMDS.com)

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We consider our clientele to be *associates*, not just customers, and treat them accordingly. Our services are always hands-on, with proactive maintenance the norm. The industry service awards we've won have proven that we understand clearer than most companies how to listen to our clients and address their needs.

James Kreikemeier, President  
Capital Business Systems

- 1**  
**Equipment Performance**  
If you are not satisfied with your equipment, we will replace it
- 2**  
**Service Response**  
We will respond to your service call within four hours in Zone 1
- 3**  
**Reliability Guarantee**  
We offer every client a 98% level of uptime
- 4**  
**Parts and Supplies**  
Local inventory of authorized parts and supplies
- 5**  
**Factory Trained Technicians**  
All technicians trained by a manufacturer certified instructor

We will *exceed* your expectations, every day.

## Proven Leadership

Capital Business Systems was founded on a cornerstone of quality, integrity, and honesty. Today, as a locally owned and operated office technology and document management company, we offer the best document imaging technology from the world's leading companies and support their products with a commitment to 100% customer satisfaction.

## Customer Satisfaction Guarantee

At Capital Business Systems, we do not make promises we cannot keep and the ones we do make, we live up to 100%. In fact, we are so confident in the reliability and performance of our products and our people, we put our promises to you in our Customer Satisfaction Guarantee.

## Selection

**RICOH**

**Canon**

 Microsoft



**RICOH**  
GreenLine



**datto**

## Services



### MANAGED NETWORK SERVICES

Capital Business Systems can consolidate, integrate, and manage your network with predictable technology costs, network accountability, and improved uptime. Our holistic Managed Network Services solution allows you to transfer the risk and accountability of your network to us, so you can continue growing your business - something that typical break/fix service models can't offer.



### MANAGED PRINT SERVICES

Capital Business System's Managed Print Services reduce the burden of printing maintenance on your finances, as well as on your office staff. We ensure that your software and drivers are proactively updated, we identify potential problems before costly repairs are needed, and we provide you with easy access to all the relevant printing supplies.



### MANAGED DOCUMENT SERVICES

Our Managed Document Services provide you with the ability to digitally manage your complete document workflow, increasing productivity, enhancing privacy and reducing costs simultaneously. Managed Document Services typically include storage, retrieval, access control, remote access, audit control, security, backup and disaster recovery.

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## Acquisition Solutions Program

The Capital Business Systems Acquisition Solutions Program is another component to help improve your document management system while keeping expenses under control. We will customize an acquisition program that fits the needs of your organization. Our goal is to provide your organization with the technology that is best suited to the dynamics of your business.

**Flexible Financing**  
To ensure that your program fits comfortably within your budget.

**Single Invoice**  
One all-inclusive invoice covering equipment, service and most supplies.

**National Account Program**  
For out-of-region product placement, in addition to ongoing service and support.

**Managed Print Services**  
Let us optimize, manage and improve your entire document production environment.

## Equipment Service and Support

Capital Business Systems, Inc. is committed to customer satisfaction. Our technicians are measured and compensated under programs that align with our client's desire for maximum system uptime. Each system is assigned a primary and secondary technician to meet reliability and response time expectations. Our technicians carry smartphones that allow them to search service histories, and parts inventories, clear calls, and instantly receive your service request.

Capital Business Systems is a **Canon & Ricoh Authorized Training Center**. Only the top dealer organizations make the investment to provide superior customer service and hold this certification.

## Computer and Networking Certifications



## Warranty Period



The Service and Supply Agreement have calculated the **90-day warranty period** offered with all equipment. Please contact us for additional details.



## Delivery and Installation



**Delivery** includes set-up, attachment of accessories, quality check of all functions, and physical delivery to your location. This is included in the initial investment.



**Installation** includes locating system in designated area, connection of hardware accessories, and connection to appropriate power source. *(It is the responsibility of the customer to provide appropriate power configuration and network connectivity at their location).*



**Use and Function Training** is provided to help you truly leverage the technology. Installation and training staff will provide basic training at time of installation. Detailed application training is arranged with you per your request, as long as the system is maintained under a service agreement with Capital Business Systems. *(We will work with you and your staff's schedule. We can provide specific training per your request, i.e. small groups, individual, etc.)*

## Network Connectivity and Support



We provide post-installation integration and support services. A vendor-trained Capital Business Systems representative will work with your internal staff to integrate your system with your network after installation.

## Additional Considerations

All pricing quoted in this proposal is exclusive of sales, use, and/or property taxes, if applicable. Normal delivery time frames are 10-20 business days from receipt of authorized documents. Capital Business Systems cannot be held responsible for delays resulting from manufacturer backorders, erroneous shipments, or other circumstances beyond our control.

Capital Business Systems is committed to performing account reviews to ensure that equipment is meeting expectations and fulfilling the needs of the workgroup it supports. This also encompasses the tracking of volume levels to realize maximum efficiencies.

*It is our goal to partner with you to help you reach your business goals.*

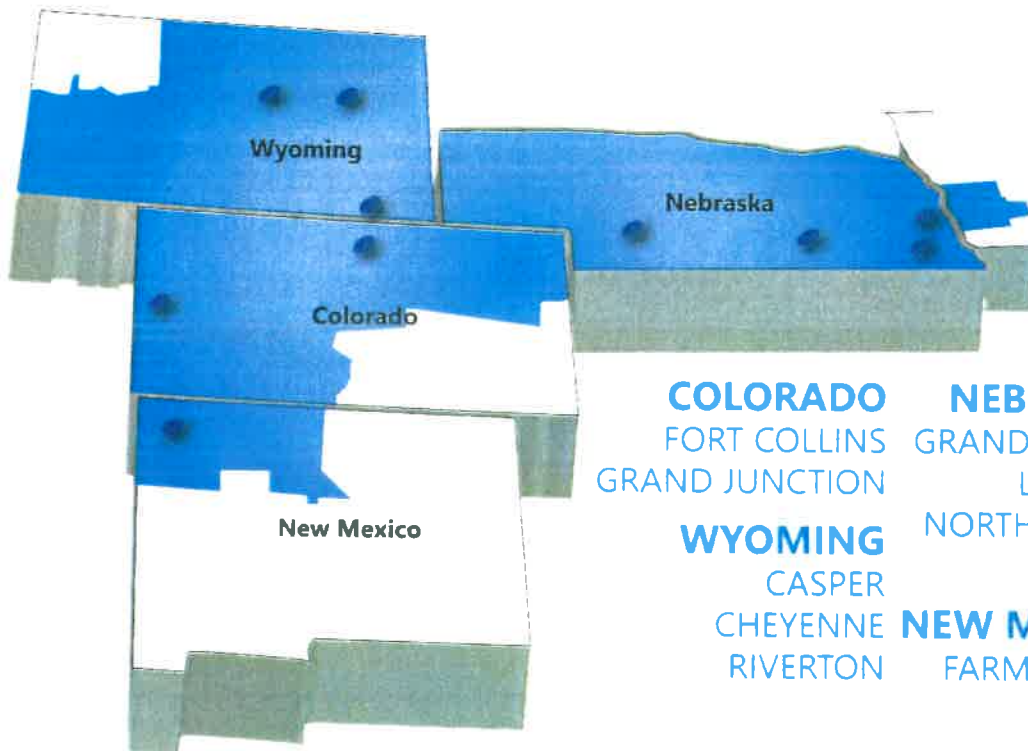
## Company Executives

**James Kreikemeier**  
**Allison Kreikemeier**  
**Nathan Kreikemeier**  
**Jack Lyman**  
**Jeremy Reimers**  
**Cliff Davis**

President & CEO  
Vice President of Operations  
Vice President of Administration  
Chief Financial Officer  
Vice President of Sales and Marketing  
Vice President of Service

*To place a service call, request supplies, or discuss accounts payable or receivables, please call 800-221-0604*

## Office Locations



# Proposed Document Management Solution

## Equipment

<b>Qty</b>	<b>Manufacturer / Model</b>	<b>Description</b>
1	CANON imageRUNNER ADVANCE DX C3926i	<b>imageRUNNER ADVANCE DX C3926i</b> <ul style="list-style-type: none"><li>• Print/Copy Speed: up to 26 ppm (BW/Color, Letter)</li><li>• Scan Speed: up to 270 ipm (300 dpi) (BW/Color, Duplex)</li><li>• Print up to 12" x 18"</li><li>• Includes two 550-sheet paper cassettes</li><li>• Standard security feature set, including Trellix Embedded Control</li></ul>
1	Wireless LAN Board-F1	<b>Wireless LAN Board-F1</b> Enables users to use wireless internet connection.
1	Cabinet Type-W	<b>Cabinet Type-W</b> Used for adjusting the height of the device; also provides space to store toner or additional paper supply.

## \$1 Buyout Lease:

63MO- \$143.24 Per month plus applicable taxes.

**Notes: Price includes delivery, installation and set-up. Service billed quarterly for your convenience.**

## Proposed Service & Supply Agreement \$60.00 per month

Service *Plus* Agreement includes all parts, labor, service calls, preventative maintenance calls, and all supplies, excluding paper.

All black prints to be billed monthly @ \$0.014 per page and color prints to be billed monthly @ \$0.08 per page based on actual volumes.

This agreement requires a minimum of 2,000 black prints and a minimum 400 color prints billed monthly.



# Measuring Customer Satisfaction

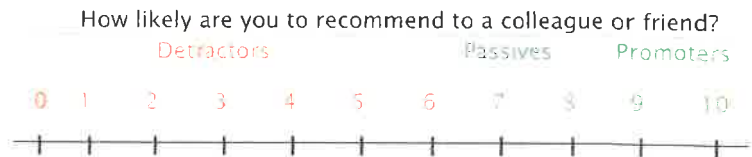
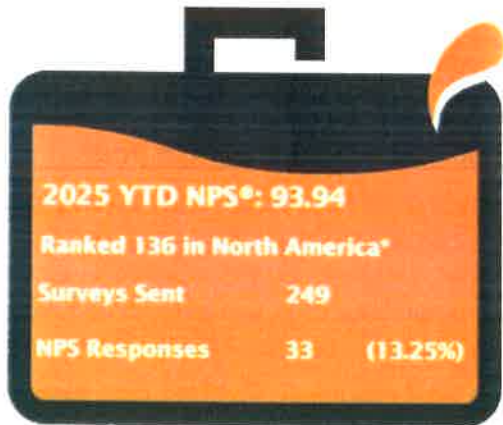
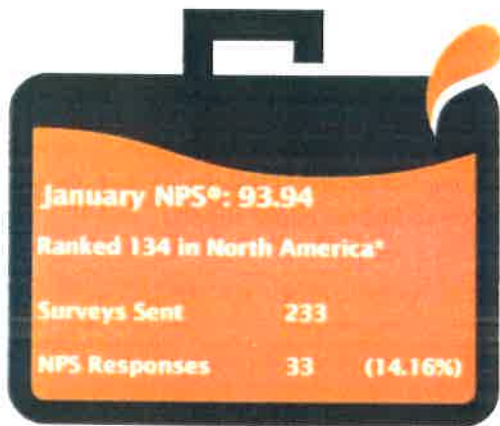
Many companies claim that they have the "Best service in the business" but few even have a way to measure how happy customers are. Here at Capital Business Systems Inc we have a system that allows us to capture feedback after every service call. We use the Net Promoter Score system [www.netpromoter.com](http://www.netpromoter.com)

The average N. American company has a Net Promoter Score® of 30.

Some well-loved companies reach scores into the 70s and 80s

NPS® Leaders - N. America 2024		
Company		NPS
Tesla		97
T-Mobile		82
Starbucks		77
USAA		75
Amazon		73

NPS scores published by Satmetrix Systems



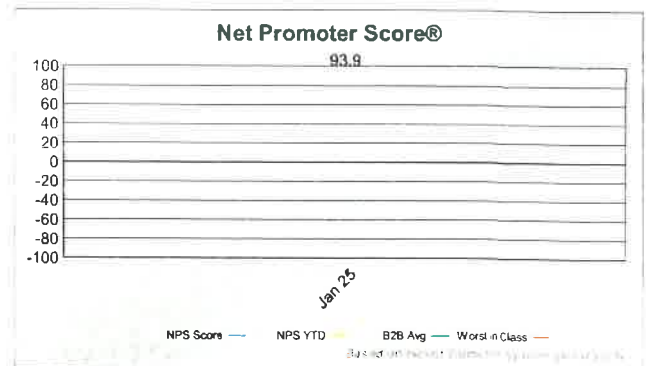
$$\text{NPS}^{\circ} = \text{\% of PROMOTERS (9s and 10s)} - \text{\% of DETRACTORS (0 through 6)}$$

93.94 = 31 (93.94%) - 0 (0.00%)

$$\text{NPS}^{\circ} = \text{\% of PROMOTERS (9s and 10s)} - \text{\% of DETRACTORS (0 through 6)}$$

93.94 = 31 (93.94%) - 0 (0.00%)

The Net Promoter Score (NPS)®, is a straightforward loyalty metric that holds companies and employees accountable for how they treat customers. It is both a loyalty metric and a discipline for using customer feedback to fuel profitable growth in your business. Employees at all levels of the organization understand it, opening doors to customer centric change and improved performance.



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\* Ranking among US and Canada copier dealers using the NPS® system provided by CEO Juice

\*\* Net Promoter, NPS, and Net Promoter Score are trademarks of Satmetrix Systems, Inc., Bain & Company, and Fred Reichheld



### Select Additional Accessories

inch to mm  
View tray-open size  
Top View

( ) Size for installation  
(|) Tray-open size

Component(inch)  
Total(inch)

Main Unit	Hardware Accessories	Print Options	System Options	Accessibility Options	Solutions
ImageRUNNER ADVANCE DX C3935i			ImageRUNNER ADVANCE DX C3930i		
ImageRUNNER ADVANCE DX C3926i					<ul style="list-style-type: none"> <li>ImageRUNNER ADVANCE DX C3930i</li> <li>Print/Copy Speed: up to 30 ppm (BW/Color, Letter)</li> <li>Scan Speed: up to 270 fpm (300 dpi) (BW/Color, Duplex)</li> <li>Print up to 12" x 18"</li> <li>Includes two 550-sheet paper cassettes</li> <li>Standard security feature set, including Trellix</li> </ul>

Back    Reset    Next



imageRUNNER  
ADVANCE DX  
C3935i/C3930i  
C3926i

## imageRUNNER ADVANCE DX C3900 Series

- Print up to 35 ppm (BW/color)
- Scan up to 270 ipm (300 dpi) (BW/color, duplex)
- Print up to 12" × 18"
- 2,300-sheet maximum paper capacity

Canon's comprehensive portfolio of imageRUNNER ADVANCE DX multifunction printers and integrated solutions can help **simplify** the end user experience and management of technology, better **control** sensitive information and print-related costs, and help ensure that technology investments proactively **evolve** with changing needs.



### WORKFLOW EFFICIENCY

- A large, 10.1" responsive and intuitive touchscreen with smartphone-like usability, making operation clear and virtually seamless.
- Consistent interface across the imageRUNNER ADVANCE DX product line, allowing work to proceed effortlessly and with a minimal learning curve.
- A unique, customized experience that can be tailored to individual preferences using My ADVANCE.
- Supports mobile solutions and integration with many popular cloud services like Google Drive<sup>1</sup>
- Scan and convert documents to searchable digital files in a variety of file formats.
- Integration with Canon and various third-party software with embedded application platform.
- Easily scan to, and print from, cloud services or email directly from the device User Interface<sup>2</sup>



### SECURITY

- Advanced standard security feature set to help safeguard sensitive information and assist in regulatory compliance.
- Integrates with existing, third-party SIEM<sup>3</sup> systems to help provide real-time, comprehensive insights into potential threats to the network and printers.
- Technology to verify that the device boot process, firmware, and applications initialize without alteration at setup. Includes automatic recovery of boot process for self resiliency.
- Trellix<sup>4</sup> Embedded Control<sup>5</sup> utilizes whitelisting to help protect against malware and tampering of firmware and applications.
- Security settings can be established at once by selecting the environment type in Recommended Security Settings. Security policy settings can be configured from a central location and exported to other supported devices.
- Control access to the device and specific features using a host of flexible authentication methods—PIN code, user name/password, or card access<sup>6</sup>



### QUALITY AND RELIABILITY

- Canon's signature reliability and engine technologies help keep productivity high and minimize the impact on support resources.
- Outstanding imaging technologies and toner allow for consistently striking images, thanks to Canon's V<sup>2</sup> color profile.
- Designed to achieve maximum uptime with status notifications that help keep supplies replenished and intuitive maintenance videos for consumables replacement.
- imageRUNNER ADVANCE models have received many awards and recognition from leading industry analysts, often referencing strong reliability. This includes the 2022-2024 BLI Most Reliable A3 Brand Award from Keypoint Intelligence.

<sup>1</sup> Security Information and Event Management  
<sup>2</sup> Optional Cloud Connector term license required



## DEVICE AND FLEET MANAGEMENT

- Designed for quick, easy deployment
- Remote diagnostics and parts life management for proactive maintenance and rapid fixes.
- Easy and intuitive to monitor device status and consumable levels, turn off devices remotely, observe meter readings, manage settings, and implement security policies
- Common firmware and regular updates with Unified Firmware Platform (UFP) for continuous improvements and consistency across a fleet



## COST MANAGEMENT

- Track and assess print, copy, scan, and fax usage and allocate costs to departments or projects
- Apply print policies and restrict usage by user to help reduce unnecessary printing and contribute to cost efficiency
- Standard cloud-based solution provides a centralized dashboard with up-to-the-minute insights into printer activity
- Upgrade to uniFLOW server or cloud-based solutions for full accounting and reporting for compatible Canon and third-party devices, pull printing, job routing, and powerful scan workflows



## SUSTAINABILITY

- A combination of fusing technologies and lower-melting-point toner minimizes power requirements and helps achieve low energy consumption
- Cardboard is now utilized as a sustainable packaging solution
- Drum covers are constructed of regrind plastic, helping to lower environmental impact
- ENERGY STAR<sup>®</sup> certified and rated EPEAT<sup>®</sup> Gold<sup>3</sup>

## CONFIGURATION OPTIONS

## imageRUNNER ADVANCE DX C3900 Series



INNER 2-WAY TRAY (M1)



INNER FINISHER (L1)

2-tray, 550-sheet capacity  
Corner and double stapling up to 50 sheets within the footprint of the main unit  
Supports Staple-free Stapling and Staple On Demand  
Supports optional internal 2/3-hole puncher (Inner 2/3 Hole Puncher-D1)



UTILITY TRAY (B)



COPY TRAY (T)



BOOKLET TRAY (M2)

2-tray, 3,250-sheet capacity  
Corner and double stapling up to 50 sheets  
Booklet-making up to 20 sheets and saddle-folding up to 3 sheets  
Supports Staple-free Stapling and Staple On Demand  
Supports optional 2/3-hole puncher (2/3 Hole Puncher Unit-A1)



STAPLE FINISHER (S1)

2-tray, 3,250-sheet capacity  
Corner and double stapling up to 50 sheets  
Supports Staple-free Stapling\* and Staple On Demand  
Supports optional 2/3-hole puncher (2/3 Hole Puncher Unit-A1)



TABLET FEEDING (M3)

Two 550-sheet cassettes  
Supports up to 12" x 18"  
Supports 14 lb. Bond to 80 lb. Cover



CABINET (M4)

\* Staple-Free stapling, up to 10 pages of 17 lb. Bond

## SPECIFICATIONS

## imageRUNNER ADVANCE DX C3900 Series

### Main Unit

#### Type

Color Laser Multifunctional

#### Core Functions

Standard: Print, Copy, Scan, Send, Store  
Optional: Fax

#### Processor

1.8 GHz Dual Core Processor

#### Control Panel

10.1" TFT LCD WSVGA Color Touch-panel

#### Memory

3.5 GB RAM

#### Solid State Drive

Standard: 256 GB/Maximum: 1 TB

#### Interface Connection

Network: 1000Base-T/100Base-TX/10Base-T

Optional: Wireless LAN Board F-1

#### Others

Standard: USB 2.0 x1 (Host), USB 3.0 x1 (Host),  
USB 2.0 x1 (Device)

Optional: Copy Control Interface, Serial Interface

#### Paper Capacity (LTR, 20 lb. Bond)

Standard: 1,200 Sheets

Maximum: 2,300 Sheets

#### Paper Sources (LTR, 20 lb. Bond)

Standard: Dual 550-sheet Paper Cassettes,  
100-sheet Multipurpose Tray

Optional: Dual 550-sheet Paper Cassettes  
(Cassette Feeding Unit-AW\*)

#### Paper Output Capacity (LTR, 20 lb. Bond)

Standard: 250 Sheets

Maximum: 3,450 Sheets

(with Staple Finisher-AE1/BuCKET  
Finisher-AE1 and Copy Tray-T1)

#### Finishing Capabilities

Standard: Collate, Group

With Finishers: Collate, Group, Offset, Staple, Saddle-Stitch,  
Hole Punch, Eco Staple, Staple On Demand

#### Supported Media Types

Multi-purpose Tray: Thin, Plain, Heavy, Recycled, Coated,  
Color, Tracing, Bond, Transparency,  
Label, Pre-punched, Envelope,  
Postcard, Letterhead

Upper Cassette: Thin, Plain, Heavy, Recycled, Color,  
Tracing, Bond, Transparency, Pre-  
punched, Envelope, Postcard, Letterhead

Lower Cassette: Thin, Plain, Heavy, Recycled, Color,  
Bond, Transparency, Pre-punched,  
Envelope, Postcard, Letterhead

#### Supported Media Sizes

Multi-purpose Tray: 12 x 18", 11 x 17", Legal, Letter, Letter-R,  
Executive, Statement, Statement-R,  
Custom Size/Free Size (4 x 5-7/8" to  
12 x 18", Envelopes (COM10, No 10,  
Monarch, ISO-C5, DL), Envelope Custom  
Size (3-7/8" x 3-7/8" to 12-5/8" x 18"),  
Letter, Executive, Statement-R

Upper Cassette: Custom Size (4-1/8" x 5-7/8" to 11-3/4" x  
8-1/2"), Envelopes (ISO-C5)

Lower Cassette: 12 x 18", 11 x 17", Legal, Letter, Letter-R,  
Executive, Statement-R, Custom Size  
(4-1/8" x 5-7/8" to 12" x 18"), Envelopes  
(COM10, No 10, Monarch, DL)

#### Supported Media Weights

Cassettes: 14 lb. Bond to 140 lb. Index (52 to 256 g/m<sup>2</sup>)

Multipurpose Tray: 14 lb. Bond to 110 lb. Cover (52 to 300 g/m<sup>2</sup>)

Duplexing: 14 lb. Bond to 80 lb. Cover (52 to 220 g/m<sup>2</sup>)

#### Print/Copy Speed (BW and Color)

C3935i: Up to 35 ppm (Letter); Up to 23 ppm  
(Letter-R); Up to 17 ppm (Legal/11" x 17")

C3930i: Up to 30 ppm (Letter); Up to 20 ppm  
(Letter-R); Up to 15 ppm (Legal/11" x 17")

C3926i: Up to 26 ppm (Letter); Up to 20 ppm  
(Letter-R); Up to 15 ppm (Legal/11" x 17")

#### Warm-up Time

From Power On: Approx. 10 Seconds\*

From Sleep Mode: Approx. 10 Seconds\*

Quick Startup Mode: Approx. 4 Seconds\*

#### Dimensions (W x D x H)

22-1/4" x 28-1/2" x 35-3/8" (565 mm x 722 mm x 897 mm)

#### Installation Space (W x D)

Basic: 38-1/2" x 44-1/8" (978 mm x 1119 mm)

Fully Configured: 65" x 44-1/8" (1651 mm x 1119 mm)†

#### Weight

Approx. 187.4 lb. (85 kg) including toner

### Print Specifications

#### Print Resolution (dpi)

1200 x 600, 1200 x 1200

#### Standard Page Description Languages

UFR II, PCL<sup>6</sup>, Accbe, PS<sup>2</sup>, 3

#### Supported File Types

PDF, TIFF, JPEG, EPS, XPS

#### Printing from Mobile Devices and Cloud-based Services

A range of standard and optional software and MEAP-based solutions (including Cloud Connector, AirPrint, Mopria, Universal Print by Microsoft<sup>®</sup>, Canon PRINT Business and uniFLOW Online) are available to provide printing from mobile devices or internet-connected devices and cloud-based services depending on your requirements. Please contact your sales representative for further information.

#### Fonts

PCL: 93 Roman, 10 Bitmap fonts, 2 OCR fonts,  
Andale Mono, WT, J, K, S, T (Japanese,  
Korean, Simplified and Traditional  
Chinese); Barcode Fonts

PS: 136 Roman

#### Operating System<sup>15</sup>

UFR II/PS: Windows<sup>®</sup> 10/11/Server 2012/Server 2012  
R2/Server 2016/Server 2019/Server 2022

PCL: macOS (10.13 or later)

PS: Windows<sup>®</sup> 10/11/Server 2012/Server 2012  
R2/Server 2016/Server 2019/Server 2022

PPD: Windows<sup>®</sup> 10/11, macOS (10.13 or later)

PPD: Windows<sup>®</sup> 10/11, macOS (10.13 or later)

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PPD: Windows<sup>®</sup> 10/11, macOS (10.13 or later)

#### Platen Acceptable Originals

Sheet, Book, 3-Dimensional Objects

#### Platen Maximum Scanning Size

Up to 11-3/4" x 17" (297.0 mm x 431.8 mm)

#### Pull Scan

Color Network ScanGear2 for both Twain and WIA

Supported OS: Windows 8.1/10/Server 2012/Server 2012  
R2/Server 2016

#### Scan Resolution (dpi)

Scan for Copy: 600 x 600

Scan for Send: Push (600 x 600); SMB/FTP/WebDAV,  
Pull (600 x 600)

Scan for Fax: 600 x 600

Scan for Fax: 600 x 600

#### Scan to Mobile Devices and Cloud-based Services

A range of solutions is available to provide scanning to mobile devices and cloud-based services depending on your requirements.

#### Scan Speed (LTR) (BW/CL)

Single-sided Scanning: 135 ipm (300 dpi)/80 ipm (600 dpi)

Double-sided Scanning: 270 ipm (300 dpi)/160/90 ipm (600 dpi)

#### Send Specifications

##### Destination

Standard: E-mail/Internet FAX (SMTP), SMB 3.0,  
FTP, WebDAV, Mail Box

Optional: Super G3 FAX, IP Fax

##### Address Book

LDAP (2,000)/Local (1,000)/Speed Dial (200)

##### Send Resolution (dpi)

Push: Up to 600 x 600 dpi

Pull: Up to 600 x 500 dpi

##### Communication Protocol

File: FTP (TCP/IP), SMB 3.0 (TCP/IP), WebDAV

Email: SMTP, POP3

##### File Format

TIFF, JPEG, PDF/Compact, Searchable, Apply Policy,  
Optimize for Web, PDF/A-1b, Trace & Smooth, Encrypted,  
Device Signature, User Signature), XPS (Compact,  
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**Store Specifications**

**Box (Number Supported)**

100 User In-boxes 1 Memory RX In-box, 50 Confidential Fax In-boxes, Maximum 10,000 Pages (2,000 Jobs Stored)

**Advanced Box**

Communication Protocol: SMB or WebDAV Supported

Client PC: Windows 10/11

Concurrent Connections (Max)

SMB 64

WebDAV 3 (Active Sessions)

**Advanced Box Available Disc Space**

Standard: 16 GB (With Option max 480 GB)

**Security Specifications**

**Authentication and Access Control**

User Authentication (Picture Login, Picture and PIN Login, Card Login, Username and Password Login, Function Level Login, Mobile Login), Department ID Authentication (Department ID and PIN Login, Function Level Login, uniFLOW Online Express™ (PIN Login, Picture Login, Picture and PIN Login, Card Login, Card and PIN Login, Username and Password Login, Department ID and PIN Login, Function Level Login), Access Management System (Access Control)

**Document Security**

Print Security (Secure Print, Encrypted Secure Print, Forced Hold Printing, uniFLOW Secure Print<sup>®</sup>), Receive Data Security (Confidential Fax Inbox Forwarding, Received Documents Automatically), Scan Security (Encrypted PDF, Device Signature PDF/XPS, User Signature PDF/XPS, Adobe LiveCycle Rights Management ES2.5 Integration), BOX Security (Mail Box Password Protected, Advanced Space Access Control), Send Data Security (Setting for requesting password input per transmission, Restricted e-mail/file send functions, Confirming FAX number, Allow/Restrict Fax Driver Transmissions, Allow/Restrict Sending from History, S/MIME Support), Document Tracking (Secure Watermark)

**Network Security**

TLS 1.3, IPsec, IEEE802.1X authentication, SNMP V3.0 Firewall Functionality (IP/MAC Address Filtering), Dual Network Support (Wired LAN/Wireless LAN, Wired LAN/Wired LAN), WPA3 support (Wi-Fi) Disabling Unused Functions (Enabling/Disabling Protocols/Applications, Enabling/Disabling Remote UI, Enabling/Disabling USB Interface), Communication Line Separation (G3 FAX, USB Port, Advanced Space, Scan and Send-Virus Concerns for E-mail Reception)

**Device Security**

Protecting SSD Data [SSD Data Encryption (FIPS140-2 Validated), SSD Lock], Standard SSD Initialize, Trusted Platform Module (TPM), Job Log Conceal Function, Protecting MFP Software Integrity, Automatic Recovery, Checking MFD Software Integrity (Verify System at Startup, Runtime Intrusion Detection with Trellix Embedded Control)

**Device Management and Auditing**

Administrator Password, Digital Certificate and Key Management, Audit Log, Cooperating with External Security Audit System (Security Information and Event Management), Image Data Logging, Security Policy Setting

**Environmental Specifications**

**Operating Environment**

Temperature: 50 to 86 °F

Humidity: 20 to 80% RH (Relative Humidity)

**Power Requirements**

110V-127V 60Hz 8.5A

**Power Consumption**

Maximum: Approx. 1,500 W

Sleep Mode: Approx. 0.8 W

Typical Electricity Consumption (TEC) Rating

C3935i 0.33 kWh

C3930i 0.29 kWh

C3926i 0.25 kWh

**Standards**

ENERGY STAR Certified

Rated EPEAT Gold<sup>1</sup>

**Consumables**

**Toner<sup>2</sup>**

GPR-66 Toner BK/C/M/Y

GPR-66L Toner C/M/Y

**Toner Yield (Estimated @ 5% Coverage)**

GPR-66 Toner

BK: 38,000 pages

GPR-66 Toner

C/M/Y: 25,500 pages

GPR-66L Toner

C/M/Y: 11,000 pages

Subscription to a third-party cloud service required. Subject to third-party cloud service providers' Terms and Conditions.

<sup>1</sup> Third-party SIEM system required. Subject to third-party SIEM system's Terms and Conditions. Canon cannot ensure compatibility with all third-party SIEM systems.

This feature is off by default and must be turned on by the user. Warm-up times are affected once turned on.

<sup>2</sup> Requires additional option.

<sup>3</sup> For current EPEAT rating (Gold/Silver/Bronze), please visit [www.epeat.net](http://www.epeat.net).

<sup>4</sup> Envelope Feeder Attachment A (standard) is required.

<sup>5</sup> Time from device power-on until copy ready (not print reservation).

<sup>6</sup> Time from exiting Sleep mode to when printing is operational.

<sup>7</sup> Time from device power-on to when the copy icon appears and is enabled to operate on the touch panel display.

<sup>8</sup> Includes Single Pass DADF.

<sup>9</sup> With right cover open + Multi-purpose tray extension extended + paper cassette open.

<sup>10</sup> Includes Staple Finisher-AE1/Booklet Finisher-AE1 + Copy Tray-T1 extension extended + paper cassette open.

<sup>11</sup> Requires the optional PCL International Font Set-A<sup>1</sup>.

<sup>12</sup> Requires the optional Barcode Printer Kit-D1.

<sup>13</sup> Other operating systems and environments including AS/400, UNIX, Linux, and Citrix, may be supported. Some solutions are chargeable. SAP Device Types are available via the SAP Market Place. For more information, contact your sales representative.

<sup>14</sup> Detect Feeder Multi Sheet Feed is supported.

<sup>15</sup> No charge for this solution, however, activation is required.

<sup>16</sup> Requires uniFLOW Online/uniFLOW.

<sup>17</sup> 0.8 W Sleep mode not available in all circumstances due to certain settings.

Based on ENERGY STAR Product Specification for Imaging Equipment Version 3.0.

GPR-66L Toner also available for Color (C, M, Y).

Yield estimated @ 5% coverage; is 11,000 images.

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**Ink Included Contract for imagePROGRAF**

TZ 30000

Effective: 4/23/2021

Minimum Monthly Billing	Typical Types of Documents	Meter #	Per Square Foot Charge
\$50.00 for Printer Only \$75.00 for MFP	Line Drawings, Office Documents	980	\$0.15
	Office Documents	981	\$0.25
	Low Coverage Poster	982	\$0.40
	High Coverage Poster	983	\$0.65
	Full Coverage Poster	984	\$1.00

1. Includes full parts and labor maintenance support.
2. Includes all consumables - Ink, Print Heads.
3. Excludes Paper.
4. Billing monthly in arrears.
5. Meters retrieved through imageWARE Remote.

**Ink Included Contract for imagePROGRAF**

TM 200 / TM 300 / TM 305 / Pro 2100 / Pro 4100 / Pro 4100S / Pro 6100 / Pro 6100S  
 TM 200 MFP / TM 300 MFP / TM 305 MFP / TA-20 / TA-30 / TX 3000 / TX 4000 / TX 4100

Effective: 4/23/2021

Minimum Monthly Billing	Typical Types of Documents	Meter/ Counter	Per Square Foot Charge
\$50	Line Drawings, CAD Modes	Duty A 980	\$0.20
	Office Documents	Duty B 981	\$0.30
	Low Coverage Poster	Duty C 982	\$0.50
	High Coverage Poster	Duty D 983	\$0.75
	Fuel Coverage Poster	Duty E 984	\$1.25

1. Includes full parts and labor maintenance support.
2. Includes all consumables - Ink, Print Heads.
3. Excludes Paper.

4. Billing monthly in arrears.
5. Meters retrieved through imageWARE Remote.

# Canon

## More Than Just the Fine Line imagePROGRAF™ Series

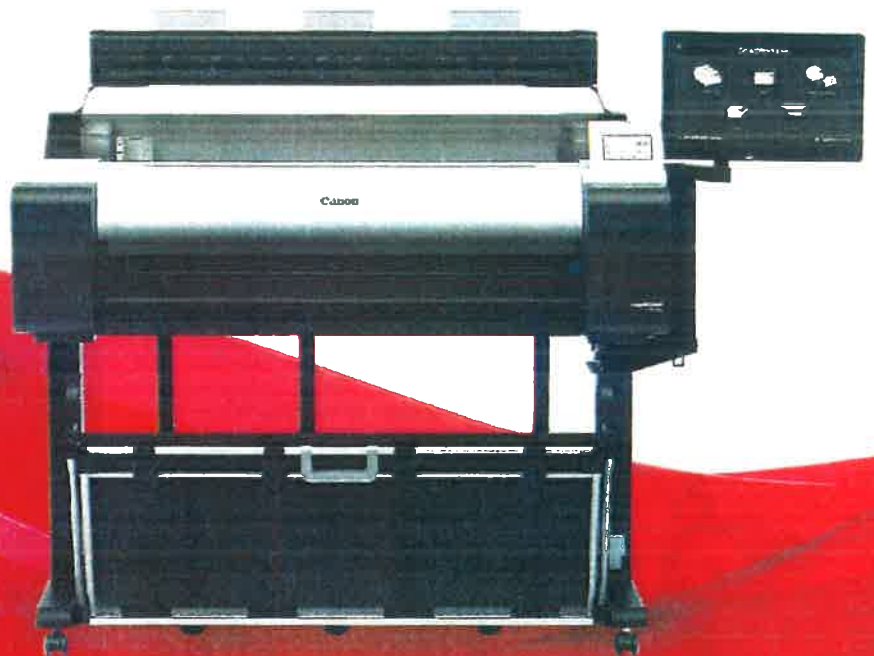
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with New Magenta Ink

Scan-to-Copy/File/Share  
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Speeds up to 3.2 D/min



imagePROGRAF™ TM-240



imagePROGRAF™ TM-355 MFP Z36



imagePROGRAF  
TM Series

# Markets & Applications

Make it a Poster!



## Markets

Retail  
Restaurants  
Education  
Architecture  
Engineering  
Construction  
Hospitality  
Print Shop  
Corporate Spaces  
Real Estate

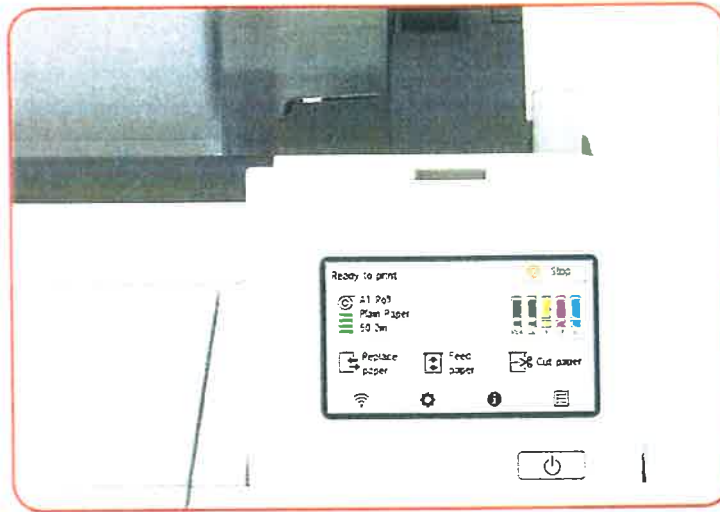
## Applications

Sale Signs  
Maps  
Welcome Signs  
Yard Signs  
Directional Signage  
Fundraisers  
HR Announcements  
Hospitality  
CAD Renderings  
Floor Plans  
Show/Concert Posters  
Infographics  
Menu Display Signs  
Safety Signage  
School Play Posters  
In-Store Displays  
Court Room Graphics  
Trade Shows



## User Interface Screen

- Automatic Media Detection (Type/Length/Width)
- Ink Tank and Sub-Ink Tank Levels



Stackable Basket

*imagePROGRAF TM-250 shown*

### Stackable Basket

*Standard and only available in the TM-350 and TM-250 models and corresponding MFPs*



Catch Basket

*imagePROGRAF TM-340 shown*

### Catch Basket

*Standard and only available in the TM-240 Lm24, TM-340, and TM-340 MFP Lm36*



# Printer Specs

Printing Solutions	imagePROGRAF TM-240/340	imagePROGRAF TM-250/350	imagePROGRAF TM-355
Output Width	24"/36"	24"/36"	36"
Ink Color Set	5 Color Pigment Inks: MBK/BK/C/M/Y	5 Color Pigment Inks: MBK/BK/C/M/Y	5 Color Pigment Inks: MBK/BK/C/M/Y
Available Ink Tank Size	55 ml	130 ml/300 ml	130 ml/300 ml
Hard Drive	N/A	N/A	500 GB
Basket	TM-240: Basket Optional TM-340: Catch Basket	Stackable Basket	Flat Stacking Basket
Maximum Print Speed	TM-240: 2.4 D/min TM-340: 2.7 D/min	TM-250: 2.9 D/min TM-350: 3.2 D/min	TM-355: 3.2 D/min
Maximum Print Speed in Seconds <sup>1</sup>	TM-240: 23 Seconds TM-340: 21 Seconds	TM-250: 20 Seconds TM-350: 17 Seconds	TM-355: 17 Seconds
Maximum Print Resolution	2,400 x 1,200 dpi	2,400 x 1,200 dpi	2,400 x 1,200 dpi
Total Number of Nozzles	15,360 nozzles (MBK 5,120 nozzles, Other Colors 2,560 nozzles each)	15,360 nozzles (MBK 5,120 nozzles, Other Colors 2,560 nozzles each)	15,360 nozzles (MBK 5,120 nozzles, Other Colors 2,560 nozzles each)
Printer Memory	2 GB RAM	2 GB RAM	RAM: 128 GB (Virtual) / 2 GB (Physical) Hard Drive: 500 GB Encrypted
Connectivity	Standard (Built-in): USB 2.0 Hi-Speed, 10/100/1000Base-T/TX, Wireless LAN (IEEE 802.11 b/g/n) <sup>2</sup>	Standard (Built-in): USB 2.0 Hi-Speed, 10/100/1000Base-T/TX, Wireless LAN (IEEE 802.11 b/g/n)	Standard (Built-in): USB 2.0 Hi-Speed, 10/100/1000Base-T/TX, Wireless LAN (IEEE 802.11 b/g/n) <sup>2</sup> Direct USB Thumb Drive
Operating System	Windows <sup>3</sup> & macOS <sup>4</sup>	Windows <sup>3</sup> & macOS <sup>4</sup>	Windows <sup>3</sup> & macOS <sup>4</sup>
Software/Utilities/Applications	Printer Driver PosterArtist Direct Print Plus Free Layout Plus Media Configuration Tool Accounting Manager Quick Toolbox Canon PRINT Inkjet/SELPHY Canon Print Service	Printer Driver PosterArtist Direct Print Plus Free Layout Plus Media Configuration Tool Accounting Manager Quick Toolbox Canon PRINT Inkjet/SELPHY Canon Print Service	Printer Driver PosterArtist Direct Print Plus Free Layout Plus Media Configuration Tool Accounting Manager Quick Toolbox Canon PRINT Inkjet/SELPHY Canon Print Service

<sup>1</sup> For an Arch D Portrait Size CAD Drawing

<sup>2</sup> Wireless printing requires a working network with wireless 802.11b/g or 802.11n capability. Wireless performance may vary based on terrain and distance between the printer and wireless network clients.

<sup>3</sup> 32bit: Windows 7, Windows 8.1, Windows 10 64bit: Windows 10/Windows 7, Windows 8.1, Windows 10, Windows 11, Windows Server 2008R2, 2012, 2012R2, 2016, 2019, 2022

<sup>4</sup> macOS 10.15.7 ~ macOS 13





## 2024 Performance Report San Juan County, Colorado

The Region 9 Economic Development District of Southwest Colorado Inc. (Region 9) is a nonprofit, 501 (c) 6 public-private partnership that promotes and coordinates economic and community development efforts throughout Southwest Colorado. Region 9 covers 5 counties, 10 municipalities and the 2 Native American Tribes in Colorado (Ute Mountain Ute and Southern Ute). Incorporated in 1989, Region 9 is led by a 26-member Board of Directors; 17 from local governmental jurisdictions and 9 from the private sector.

### 2024 San Juan Representatives

**William Tookey** – San Juan County and Region 9 Board Chair  
**Charles Alex Lanis**, At-large, San Juan  
**Gloria Kaasch-Buerger/Dayna Kranker**, Town of Silverton  
**Bill McDougall** – Loan Committee  
**Fritz Klinke** – Loan Committee



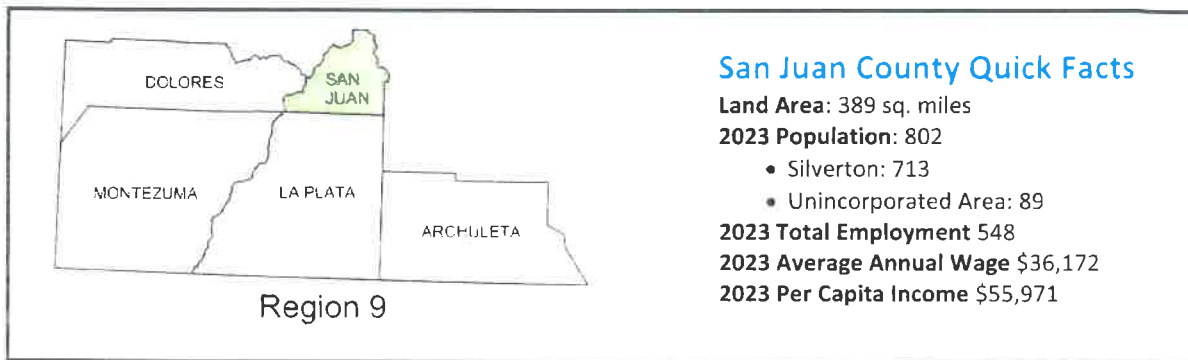
### Region 9 Staff and Contractors

**Laura Lewis Marchino** – Executive Director  
**Brian Rose** – Deputy Director  
**Jenny Stollar** – Business Loan Officer  
**Terry Blair-Burton** – Program Administrator  
**Shirley Jones** – Finance Director  
**Irina Hauser** – Staff Accountant  
**Stephani Burditt** – Grant Compliance Specialist  
**Elizabeth Heine** – Office Manager

**Heather Otter** – Economic Development Project Manager  
**Shak Powers** – Regional Projects Manager  
**Tiffany Brodersen** – Community Grant Writer  
**Claire West**, SWORD Project Coordinator  
**Donna Graves**, Information Services  
**Elizabeth Marsh** – SCAPE Executive Director  
**Brittany Cupp** – SCAPE Program & Community Manager

### Region 9 Programs and Services

- Business loans
- Regional broadband, housing, transportation
- Colorado State Data Center local affiliate
- Technical assistance and special projects
- Southwest Enterprise Zone administration
- Research for community and regional projects
- Southwest Colorado Accelerator Program for Entrepreneurs (SCAPE)
- Grant Navigator
- Comprehensive Economic Development Strategy (CEDS)
- Administrative support for San Juan Development Association with financials and microloan program
- Administrative support for San Juan Resource Conservation District, All Hazards, SWIMT
- Facilitation for SouthWEST Opioid Response District (SWORD)



**Technical Assistance** – Region 9 provides technical assistance in San Juan County and Silverton by participating in community meetings and initiatives, researching and administering grants, and advocating for communities at the Regional, State, and Federal levels. Activities are listed below.

**County-wide** – Responded to 72 inquiries regarding business resources, loans, grant, EZ Contribution Projects, and data requests. This increased from 55 in 2023. There were 133 in 2022, and 117 in 2021.

	Business Loans	Data	EZ	Grant	General Inquiry	Totals
San Juan	14	1	9	7	9	40
Silverton	6	0	14	6	6	32

- Served on SJDA Board, participated in Stakeholders’ meetings, and administered microloan program
- Co-hosted an Eco Devo Meet Up in Silverton with SJDA
- Presented on business resources and incentives at Silverton Business Summit
- Participated on the Central San Juan High Alpine Communities Roadmap Team covering San Juan County
- Provided letters of support for San Juan County and Silverton Singletrack Society for Baker’s Park, Town of Silverton for the Community Business Preservation Program, and an SJDA application for Local Planning Capacity grant for the Silverton Housing Authority
- Facilitated the Community Development Action Plan updates for 2024-2026

**Regional Highlights** – Region 9 serves San Juan County through regional initiatives and programming including broadband, transportation, and transit initiatives, as well as coordination around regional housing. Highlights include:

- Facilitated SouthWEST Opioid Response District (SWORD) Council meetings. The SWORD Council has allocated opioid settlement dollars towards a regional recovery campus, and funded \$438,256 in community grants
- Responded to 1,744 inquiries covering business resources, grants, and data requests across the region. This number increased from 1,661 in 2023. Inquiries were 1,786 in 2022, 1,760 in 2021 and 1,228 in 2020
- Worked with area governments and internet service providers on continued Broadband middle mile infrastructure funding. Region 9 is coordinating weekly and monthly collaboration meetings for stakeholders
- Received \$1.33 Million in new grant funding to Region 9/SWCCOG including: \$999,999K DOLA for Broadband equipment; \$14,723 SBA Microloan and Technical Assistance funds; \$90K for USDA Rural Business Development Grant for a regional biomass study; \$34K for DOLA REDI; \$100K in Grant Navigator funds; and \$92,515.66 of RMAP Business Technical Assistance funds
- Pending grants as of Dec. 31, 2024 include: CDBG \$270K, CHIPS Market Study \$47K, EDA application for Broadband equipment \$434,863.24
- Staff made 34 presentations at meetings and community events covering everything from housing, broadband, Enterprise Zone, Grant resources, businesses financing, and data
- Conducted quarterly Economic Development meetups for economic development professionals in the region
- Provided quarterly e-newsletter and monthly Grant Digest
- With 99% of all goods transported in and out of the region by truck, Region 9 participated in a Four Corners Railroad Initiative studying the feasibility of a railroad spur line in Northern New Mexico
- Region 9 and Region 10 EDDs coordinate a cross-region stakeholder group which supported a High Alpine Recreation study, now available on both websites
- Worked with housing organizations around SB174 compliance, funding opportunities, workforce housing builds, and start-up housing manufacturer business support
- Regional Grant Navigator wrote and edited 23 grants, including 5 for the region and the rest for individual town/counties. Total funds granted to the region totaled \$1,881,344
- Worked on 2050 Regional Transit and Transportation Plan Update for CDOT Region 5. Region 9 administers the Southwest Regional Transportation Planning Region

**Southwest Colorado Accelerator Program for Entrepreneurs (SCAPE)** – offers in-depth mentoring, education, and access to equity funding for early stage and growing companies. The program has launched 53 companies based in rural Southwest Colorado. These businesses raised \$60M in capital contributing to the creation of 230 local jobs. SCAPE is the hub of the entrepreneurial ecosystem and hosts regional investment and startup initiatives. Visit [www.goscape.org/](http://www.goscape.org/). Region 9 is a proud investor in this program.

**Enterprise Zone Program** – Region 9 is the Southwest Colorado Rural Enterprise Zone (EZ) Administrator and determines if a business is located within EZ boundaries, processes EZ tax certification forms, administers the designation of EZ Contribution Projects, and certifies donations.

Businesses in the EZ boundaries are eligible for a variety of tax credits. Currently, all of Montezuma, San Juan and Dolores Counties, and sections of La Plata and Archuleta Counties, are designated EZ areas. Archuleta, Montezuma, Dolores, and San Juan Counties have also been designated as Enhanced Rural Enterprise Zones (EREZ) through 2026. **Boundaries will be updated in 2026.**

In 2024, Region 9 received 753 inquiries about the Enterprise Zone Program, a number that has seen growth since 2018. Most inquiries included questions and problem solving regarding the new Salesforce database. Business participation in the SWEZ continues to be inconsistent year-to-year based on the uniqueness of the individual businesses claiming credits. **In 2024, the SWEZ saw increased jobs, more investment and more tax credits from the participating businesses.**

Region 9				
2024	# Businesses Filing	Tax Credits	\$ Invested	Jobs Created
Archuleta	25	\$ 63,547	\$ 1,139,941	7
Dolores	16	\$ 26,672	\$ 637,870	2
La Plata	35	\$ 208,650	\$ 4,572,235	32
Montezuma	145	\$ 708,385	\$ 19,553,774	37
San Juan	3	\$ 12,638	\$ 111,278	3
<b>Total</b>	<b>224</b>	<b>\$ 1,019,892</b>	<b>\$ 26,015,098</b>	<b>81</b>

**EZ Contribution Projects** – allow donor contributions of at least \$100 (depending on the organization) to Enterprise Zone projects which are eligible for a 25% State tax credit on cash donations, and a 12.5% State tax credit on in-kind donations. Region wide in 2024, there were 27 designated Enterprise Zone Contribution Projects. Two new projects were added, one renewed, four projects termed out, and two projects were ended. Projects generated a total of \$1.357 million in economic activity through direct and in-kind contributions.

This an increase from last year's \$1.16M, \$1.343M in 2022, 2021's \$1.46M; and 2020's 30 projects at \$2.35M. A decline in contributions was expected because our region lost active projects to the new Homeless Contribution Tax Credit and many of the newly approved projects are smaller organizations.

Enterprise Zone Contribution Projects that impacted San Juan County in 2024

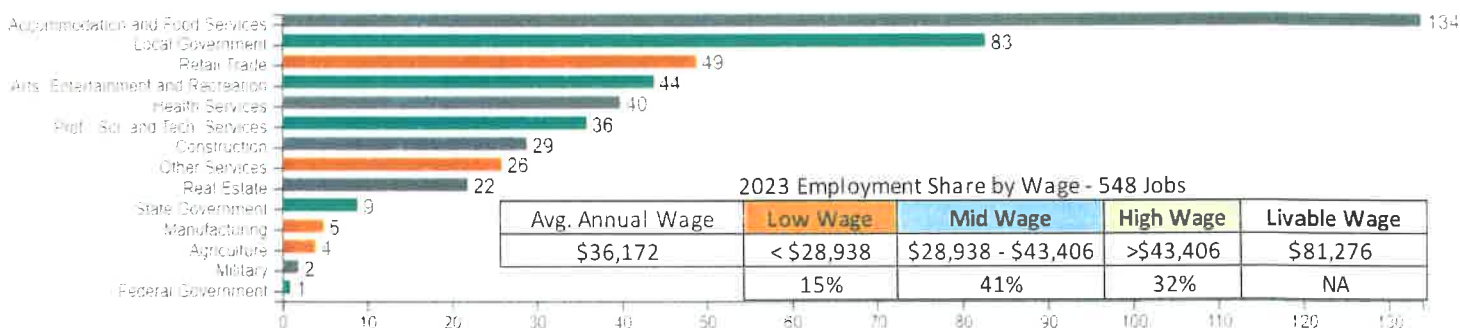
- Axis Health System - regional
- Region 9 Economic Development District of SW Colorado – Broadband Project
- San Juan Development Association

**Data** – Region 9 offered data tools and prepared strategy and research reports. Region 9 is a Colorado State Data Center local affiliate and provides reliable, unbiased, and timely regional socio-economic data to citizens and policymakers. All the District’s reports and data tools can be found at [www.region9edd.org](http://www.region9edd.org) under the Data tab.

- Region 9 Economic Snapshot 2024
- Livable Wage Update
- Regional Data DashboardRegional
- Commercial Property Search Tool

**Livable Wage** – In Region 9, the amount needed to be economically self-sufficient varies by geographic location. This report used the 2024 Colorado minimum wage of \$14.42 per hour, which amounts to \$30,455 per year working full time. Fair Market Rents proposed by HUD are used to estimate housing costs in San Juan County. Many (24%) of the jobs in San Juan County/Silverton are in accommodation and food services, with an average annual wage of \$29,979. Across all industries the average annual wage is \$36,172. This is only 38% of the estimated livable wage (\$95,965) for a family of four.

### Jobs by Sector: San Juan County, 2023



Silverton, Unincorporated	(1bdr)	(2bdr)	(2bdr)
<b>2024 SAN JUAN COUNTY MONTHLY COSTS (1)</b>	<b>Adult</b>	<b>Adult + Preschooler</b>	<b>2 Adults + Preschooler + School-age*</b>
Housing (2)	\$ 1,324	\$ 1,486	\$ 1,486
Childcare (3)	\$ -	\$ 975	\$ 1,603
Utilities (4)			
Food	\$ 418	\$ 616	\$ 1,218
Transportation	\$ 401	\$ 411	\$ 790
Travel Expense 4 trips x 100 miles x .625	\$ 250	\$ 250	\$ 250
Health Care	\$ 239	\$ 705	\$ 864
Miscellaneous	\$ 342	\$ 531	\$ 743
Taxes	\$ 602	\$ 1,051	\$ 1,477
Earned Income Tax Credit (-)	\$ -	\$ -	\$ -
Childcare Tax Credit (-)	\$ -	\$ (50)	\$ (100)
Child Tax Credit (-)	\$ -	\$ (167)	\$ (333)
<b>SELF SUFFICIENCY WAGE</b>			
Hourly Wage for each working adult (5)	\$ 20.31	\$ 33.01	\$ 22.72
# of jobs at minimum wage (\$14.42)	1.41	2.29	1.58
Monthly Costs	\$ 3,575	\$ 5,810	\$ 7,997
Annual	\$42,902	\$ 69,721	\$ 95,965
Emergency Savings	\$ 75	\$ 165	\$ 106

\* school-age childcare costs estimated by UW

**Loans** – In 2024, there was 1 new loan and 1 paid off. San Juan County loans represented 11% of all the loans dispersed by Region 9, up from 2023 at 1%.

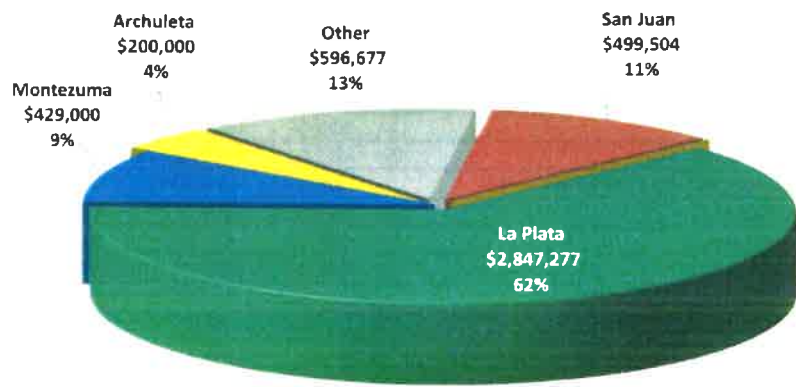
As a primary lender for start-up businesses, Region 9 provides commercial loans to businesses. Loan funding supports businesses in creating and retaining jobs, leveraging other funds, or exporting a good or service from the local economy. The Business Loan Fund (BLF) includes several Federal and State sources: Community Development Block Grants (CDBG) from the Colorado Office of Economic Development and International Trade (OEDIT) (contracted through La Plata County and the 5-county region through an inter-governmental agreement); the USDA Intermediary Re-lending (IRP) & Rural Micro Entrepreneur Assistance Program (RMAP); the Economic Development Administration (EDA); Start Up Loan Fund through OEDIT; Small Business Administration Microloan Program (SBA) and revolved funds from previously restricted funds that are re-distributed in the community. Loan clients from San Juan County communities are listed on the following page.

**Loan Clients**

- 9318 Contracting
- Anvil Townhomes **NEW**
- Bearded Wonder Services
- Maisel Excavation
- Mark Morgan
- Mountain Studies Institute
- San Juan County
- The Avon Hotel
- Venture Snowboards

<b>Paid Off</b>
Avon Hotel

**Loans Disbursed**  
**Jan. 1 – Dec. 31, 2024**  
**Total = \$4,572,458**





# Livable Wages in Southwest Colorado 2024 Update

Prepared by Donna Graves, Information Services, Inc. and Zac Robinson for Region 9 Economic Development



*A healthy community has a diverse and sustainable economy  
that pays livable wages and offers meaningful work.*



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Questions regarding this report can be addressed to Donna Graves, Information Services, Inc. at [dkgraves1956@gmail.com](mailto:dkgraves1956@gmail.com), or Heather Otter [heather@region9edd.org](mailto:heather@region9edd.org).

More information regarding demographics and the economies of the counties in Region 9 can be found at <https://www.region9edd.org/>.

**Region 9 Economic Development District of Southwest Colorado, Inc.**  
**135 Burnett Drive, Unit 1**  
**Durango, CO 81301**  
**Phone 970-247-9621**



## LIVABLE WAGES IN SOUTHWEST COLORADO – 2024 UPDATE

### Executive Summary

A healthy community has a diverse and sustainable economy that pays livable wages and offers meaningful work. But what level of income is necessary to support a given size and type of household? A livable wage addresses the essential financial needs for basic living tools such as shelter, healthcare, childcare, and nutrition. When one earns less than a livable wage, he or she is forced to make undesirable choices such as working two or more jobs, working longer hours, making longer commutes, sharing a residence, or giving up basic items such as a vehicle or insurance.

The Region 9 Economic Development District of Southwest Colorado (Region 9) has estimated livable wages since 1999, using a consistent method in order to compare costs and wages each year. In this report, *Livable Wages in Southwest Colorado – 2024 Update*, Region 9 uses estimated expenditures prepared by the Center for Women’s Welfare University of Washington School of Social Work (UW). The UW has allowed Region 9 access to the data inputs for our five counties (Archuleta, Dolores, La Plata, Montezuma and San Juan), as well as the technical documentation.<sup>1</sup>

In Region 9, the amount needed to be economically self-sufficient varies by geographic location. The 2024 Colorado minimum wage is \$14.42 per hour, which amounts to \$30,455 per year working full time. We found that in Region 9, Montezuma County is the least expensive (\$91,519 annually), and Archuleta County is the most expensive place to live (\$105,919 annually) for a family of four. Using housing costs specific to each community we found that Pagosa Springs is the most expensive community in the region for a family of four (\$25.08 per hour for each working adult) due to the high cost of housing. Cortez (\$18.93) and Town of Dolores (\$18.74) are the least expensive communities for a family of four.

When we link our livable wage findings to average annual wages by sector in each county in our region, we find that most employment sectors do not provide enough income to meet the basic needs of a family of four, especially if there is only one bread winner in the household. We know that there is a growing workforce shortage in our area. Being able to attract and retain workers is essential for a healthy economy.

Closing the wage gap between current wages and self-sufficiency wages require both **reducing costs** and **raising incomes**. Raising public awareness at the local level is also essential to closing the wage gap. In order to enhance the quality of life through fair wages a number of strategies may be useful.

- Reduce costs of housing and childcare.
- Build a coalition of workers, employers, government and organizations who work together in achieving a living wage.
- Educate workers, employers and government officials about the importance of creating a living wage.
- Publicly recognize employers who provide, or aspire to provide, a living wage.
- Advocate for improving minimum wages at the local, state and national level.

---

<sup>1</sup> [https://selfsufficiencystandard.org/wp-content/uploads/2024/09/SSS2024\\_TechnicalBrief\\_2024909.pdf](https://selfsufficiencystandard.org/wp-content/uploads/2024/09/SSS2024_TechnicalBrief_2024909.pdf)

## Background

The Region 9 Economic Development District of Southwest Colorado (Region 9) has estimated livable wages since 1999, using a consistent method in order to compare costs and wages each year. In this *2024 Update*, Region 9 uses estimated expenditures for our counties prepared by the Center for Women’s Welfare University of Washington School of Social Work (UW). To date, the UW has not yet prepared an updated report for Colorado counties. However, the UW has allowed Region 9 access to the 2024 data inputs for our five counties, as well as the technical documentation.<sup>2</sup>

These data are reported by UW for each county nation-wide, compiled into a report known as the *Self Sufficiency Standard (Standard)*.<sup>3</sup> The *Standard* defines the income needed to realistically support a family without public or private assistance. It calculates the costs of six basic needs: housing, child-care, food, transportation, health care, and miscellaneous.<sup>4</sup> We have also used their estimate of taxes and tax credits with the caveat that they may not fully reflect our local adjustments to housing, childcare and utilities.

The *Standard* is updated periodically. In the interim years adjustments are made using the West Region Consumer Price Index (CPI). The Consumer Price Index is a key statistic for purposes of economic and social policymaking and has substantial and wide-ranging implications for governments, businesses and workers. The Colorado Constitution requires the Colorado minimum wage to be adjusted annually for inflation, as measured by the Consumer Price Index used for Colorado. However, the 2019 *Update Report* by Region 9 found that estimating the increase in costs using the CPI drastically underestimates the real increases in the cost of basic needs faced by Colorado families.

Many of the expenditures estimated by UW are applied to southwest Colorado. However, for this *2024 Update* we have substituted housing and childcare costs with those that are specific to our communities, as was done in past reports. Housing information is collected by calling property managers, looking at online listings, and following ads in local newspapers over a period of several months to obtain a **median** housing cost for 1 and 2- bedroom rental units in each county/community. This information is not readily available in some areas such as: Dolores County; Bayfield and Ignacio (La Plata County); Town of Dolores (Montezuma County); and San Juan County, thus Fair Market Rents provided by the U.S. Department of Housing and Urban Development (HUD) are used.<sup>5</sup>

Where available, childcare costs are obtained through the childcare centers in each county, though not all of the centers provided information about average tuition costs for preschoolers. We also used the estimates provided by UW for summer/part-time tuition for school-age children as most centers in the region do not provide these services due to lack of capacity.

A mileage allowance is also added for the communities of Silverton, Rico, and Dove Creek to recognize the extra distance that people in those towns must travel for many basic goods and services. Commuting is common in the region as residents juggle the cost of housing with job availability.

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<sup>2</sup> [https://selfsufficiencystandard.org/wp-content/uploads/2024/09/SSS2024\\_TechnicalBrief\\_2024909.pdf](https://selfsufficiencystandard.org/wp-content/uploads/2024/09/SSS2024_TechnicalBrief_2024909.pdf)

<sup>3</sup> <https://selfsufficiencystandard.org/>

<sup>4</sup> Miscellaneous includes, clothing, shoes, paper products, diapers, nonprescription medicines, cleaning products, household items, personal hygiene items, and telephone, cell phone and internet.

<sup>5</sup> Fair Market Rent from HUD <https://www.huduser.gov/portal/datasets/fmr.html#year2024>

## Key Findings

### Housing Costs

Many estimates of Fair Market Rent (FMR), including those used by the Standard, are drawn from surveys conducted by the Department of Housing and Urban Development (HUD). Those rental costs include utilities. However, most of those surveys are conducted in metropolitan areas, and often do not reflect the reality of rental costs in small, rural areas.

2024 Comparison of Median Rental Costs to Fair Market Rent Estimates Region 9	<sup>1</sup> Actual Rental Costs		<sup>2</sup> Fair Market Rent (FMR)	
	1 BDR	2 BDR	1 BDR	2 BDR
Archuleta County - Pagosa Springs	\$ 1,750	\$ 2,000	\$ 1,063	\$ 1,397
Dolores County - Dove Creek	NA	NA	\$ 817	\$ 1,074
Dolores County - Rico	NA	NA	\$ 817	\$ 1,074
La Plata County	\$ 1,550	\$ 2,075	\$ 1,402	\$ 1,716
La Plata County - Bayfield	NA	NA	\$ 1,402	\$ 1,716
La Plata County - Durango	\$ 1,759	\$ 2,100	\$ 1,402	\$ 1,716
La Plata County - Ignacio	NA	NA	\$ 1,402	\$ 1,716
Montezuma County	\$ 1,100	\$ 1,500	\$ 966	\$ 1,269
Montezuma County - Cortez	\$ 1,075	\$ 1,300	\$ 966	\$ 1,269
Montezuma County - Dolores	NA	NA	\$ 966	\$ 1,269
Montezuma County - Mancos	\$ 1,300	\$ 1,825	\$ 966	\$ 1,269
San Juan County - Silverton	NA	NA	\$ 1,324	\$ 1,486

Highlighted cells indicate the estimated rental amount used for this report

NA = Actual rents not available for this community.

(1) Source: Median of compilation of online listings.

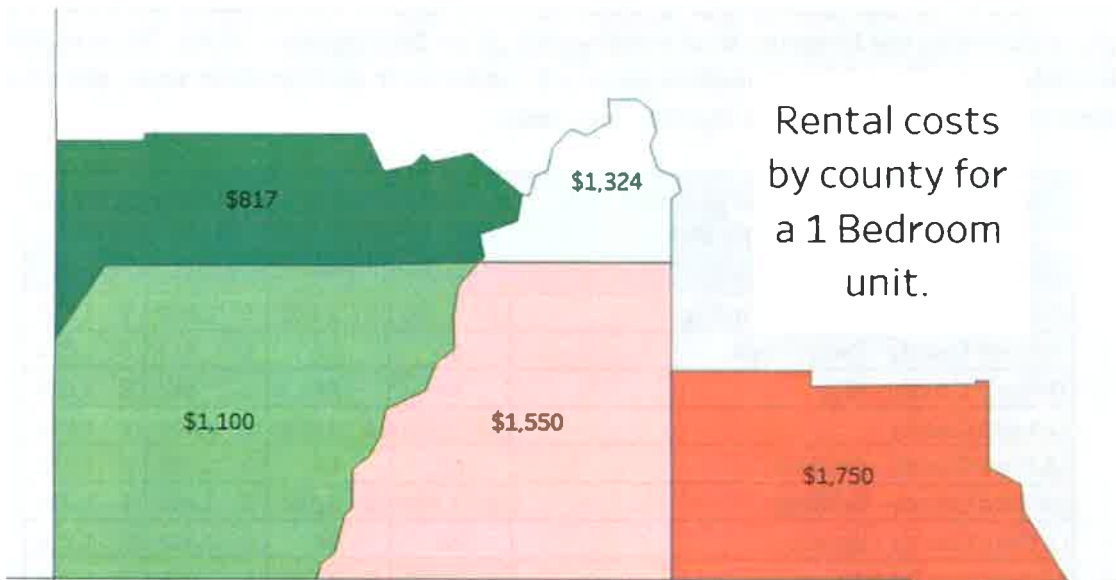
(2) Fair Market Rent <https://www.huduser.gov/portal/datasets/fmr.html#year2024>

We are assuming that a single adult would rent a one-bedroom unit, while an adult with a preschooler or two adults with a preschooler and a school-aged child would rent a two-bedroom unit. It is also conceivable that a family of four would make the choice to rent a one-bedroom unit, especially in the areas with high rent.

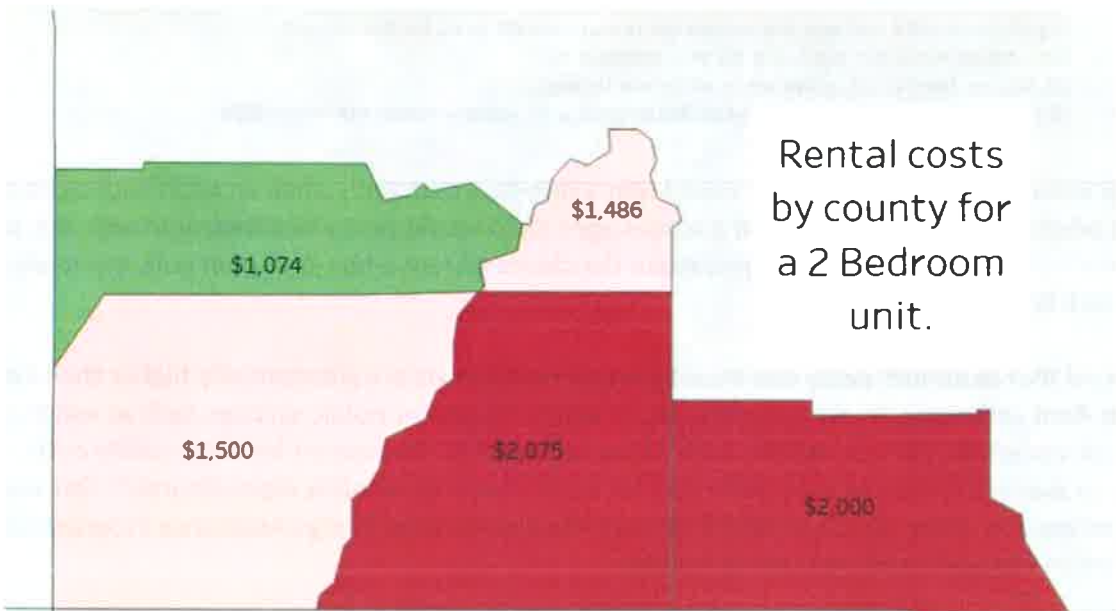
**We found that in almost every community actual rental costs are substantially higher than Fair Market Rent estimates.** In many communities’ landlords pay for public services such as water, sewer and trash collection, but not utilities such as gas and electric. To account for these utility costs, we have added an average energy consumption rate for each county to monthly expenditures.<sup>6</sup> This average does not include utility costs subsidized through the Low-Income Energy Assistance Program (LEAP), which could reduce the overall cost of utilities.

<sup>6</sup> Low-Income Energy Affordability Data Tool Map Export (<https://lead.openei.org/>)

## 2024 Median Rental Costs by County



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## Livable Wages in SW Colorado – 2024 Update

### Poverty Guidelines

For most workers throughout Colorado, earnings above the official Federal Poverty Level are far below what is needed to meet families' basic needs.<sup>7</sup>

2024 POVERTY GUIDELINES FOR THE 48 CONTIGUOUS STATES AND THE DISTRICT OF COLUMBIA	
Persons in family/household	Poverty guideline
1	\$15,060
2	\$20,440
3	\$25,820
4	\$31,200

### Minimum Wage

In Colorado, the amount needed to be economically self-sufficient varies by geographic location. The 2024 Colorado minimum wage is \$14.42 per hour, which amounts to \$30,455 per year working full time.<sup>8</sup>

### Livable Hourly Wage by Area

Using housing costs specific to each community we found that Pagosa Springs is the most expensive community in the region for a family of four (\$25.08 per hour for each working adult) due to the high cost of housing. Cortez (\$18.93) and Town of Dolores (\$18.74) are the least expensive communities for a family of four.

Region 9 - 2024 Livable Hourly Wage by Area			*2 Adults + Preschooler + School-age
	Adult	Adult + Preschooler	
Archuleta County - Pagosa Springs	\$ 22.39	\$ 39.09	\$ 25.08
Dolores County - Dove Creek	\$ 15.09	\$ 27.39	\$ 18.94
Dolores County - Rico	\$ 15.16	\$ 27.46	\$ 18.98
La Plata County - Bayfield, Ignacio	\$ 19.35	\$ 33.74	\$ 23.12
La Plata County - Durango	\$ 22.74	\$ 37.28	\$ 24.89
Montezuma County - Cortez	\$ 15.94	\$ 28.27	\$ 18.93
Montezuma County - Dolores	\$ 15.13	\$ 27.90	\$ 18.74
Montezuma County - Mancos	\$ 17.22	\$ 31.25	\$ 20.42
San Juan County - Silverton	\$ 20.31	\$ 33.01	\$ 22.72

\* Per hour for each working adult

### Average Annual Living Expense by County

We found that in Region 9, Montezuma County is the least expensive (\$91,519 annually), and Archuleta County is the most expensive place to live (\$105,919 annually) for a family of four.

Region 9 - 2024 Average Annual Living Expense by County			2 Adults + Preschooler + School-age
	Adult	Adult + Preschooler	
<b>Archuleta County</b>	\$ 47,296	\$ 82,552	\$ 105,919
Dolores County - Dove Creek	\$ 31,870	\$ 57,850	\$ 80,019
Dolores County - Rico	\$ 32,020	\$ 58,003	\$ 80,169
<b>La Plata County</b>	\$ 45,521	\$ 78,442	\$ 104,827
La Plata County - Bayfield, Ignacio	\$ 40,877	\$ 71,266	\$ 97,651
La Plata County - Durango	\$ 48,029	\$ 78,742	\$ 105,127
<b>Montezuma County</b>	\$ 36,995	\$ 68,263	\$ 91,519
Montezuma County - Cortez	\$ 33,660	\$ 59,710	\$ 79,944
Montezuma County - Dolores	\$ 31,944	\$ 58,930	\$ 79,164
Montezuma County - Mancos	\$ 36,360	\$ 66,010	\$ 86,244
<b>San Juan County</b>	\$ 42,902	\$ 69,721	\$ 95,965

<sup>7</sup> <https://aspe.hhs.gov/topics/poverty-economic-mobility/poverty-guidelines>

<sup>8</sup> The Standard assumes adults work eight hours per day for 22 days per month for 12 months per year (2,112 hrs.)

## Livable Wages in SW Colorado – 2024 Update

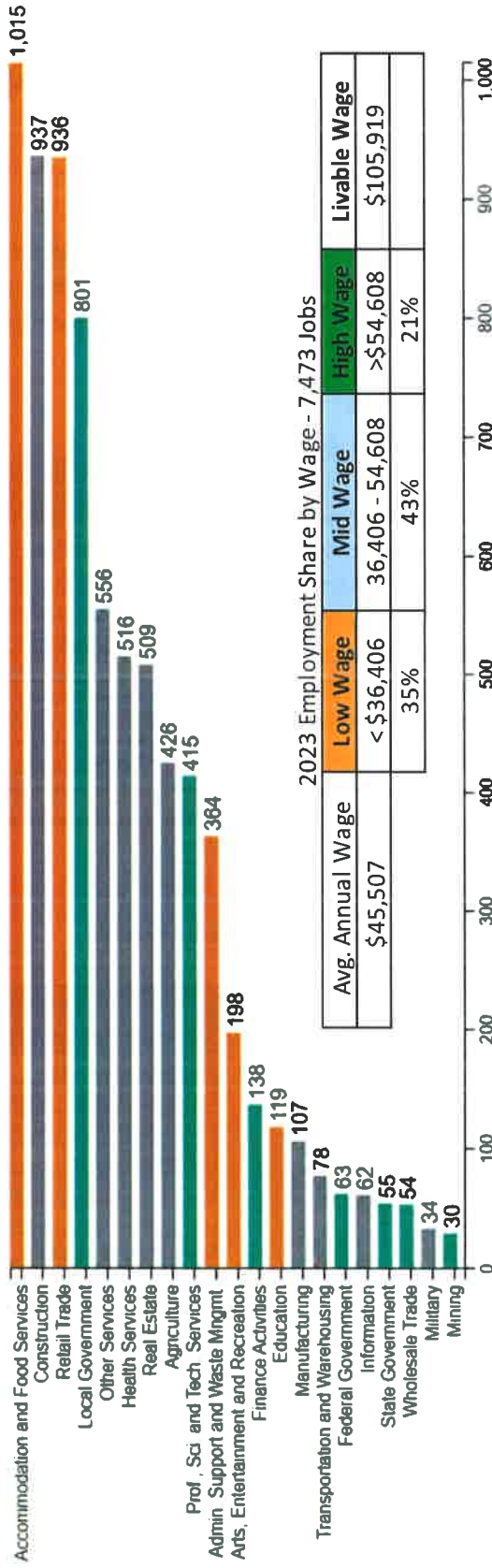
### Wages by Job Sector

Since almost all working-age families meet their income needs with employment, a crucial question is whether the jobs available provide sufficient wages. When we link our livable wage findings to average annual wages by sector in each county in our region, we find that most employment sectors do not provide enough income to meet the basic needs of a family of four, especially if there is only one bread winner in the household. Data from the Quarterly Census of Wages is not yet available for 2024, thus 2023 data is used in this report.

Jobs in the mining and utilities sectors provide an adequate income in each county where they exist. Professional and management services also provide sufficient wages in most areas. The most numerous jobs in Region 9 are local government (13%), health services (11%), and retail trade (11%). These occupations do not provide sufficient wages to support a family of four.

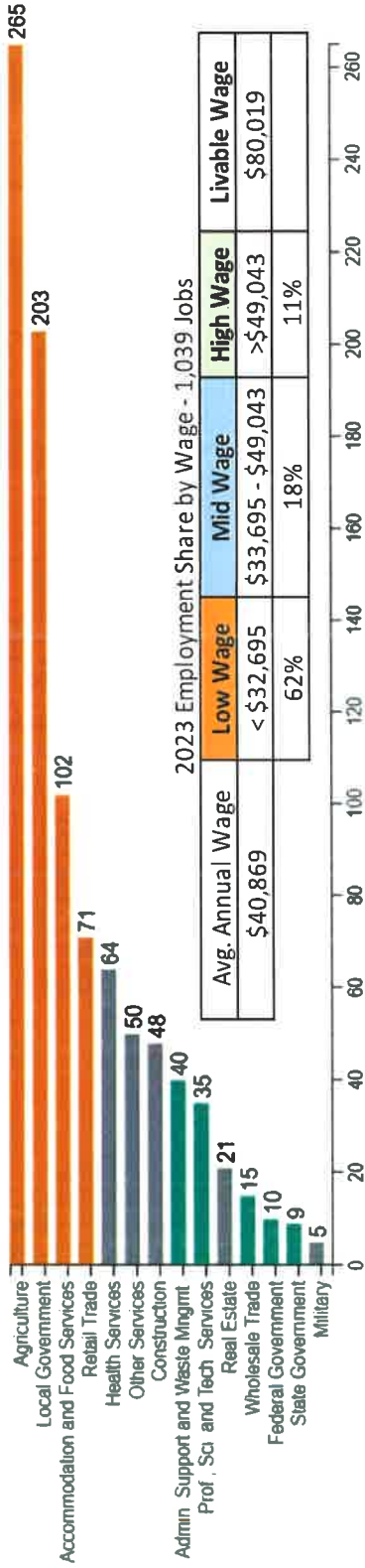
**Low Wage < 80% of AAW**  
**Mid Wage > 80% and < 120% of AAW**  
**High Wage > 120% of AAW**

### Jobs by Sector: Archuleta County, 2023



Livable Wages in SW Colorado – 2024 Update

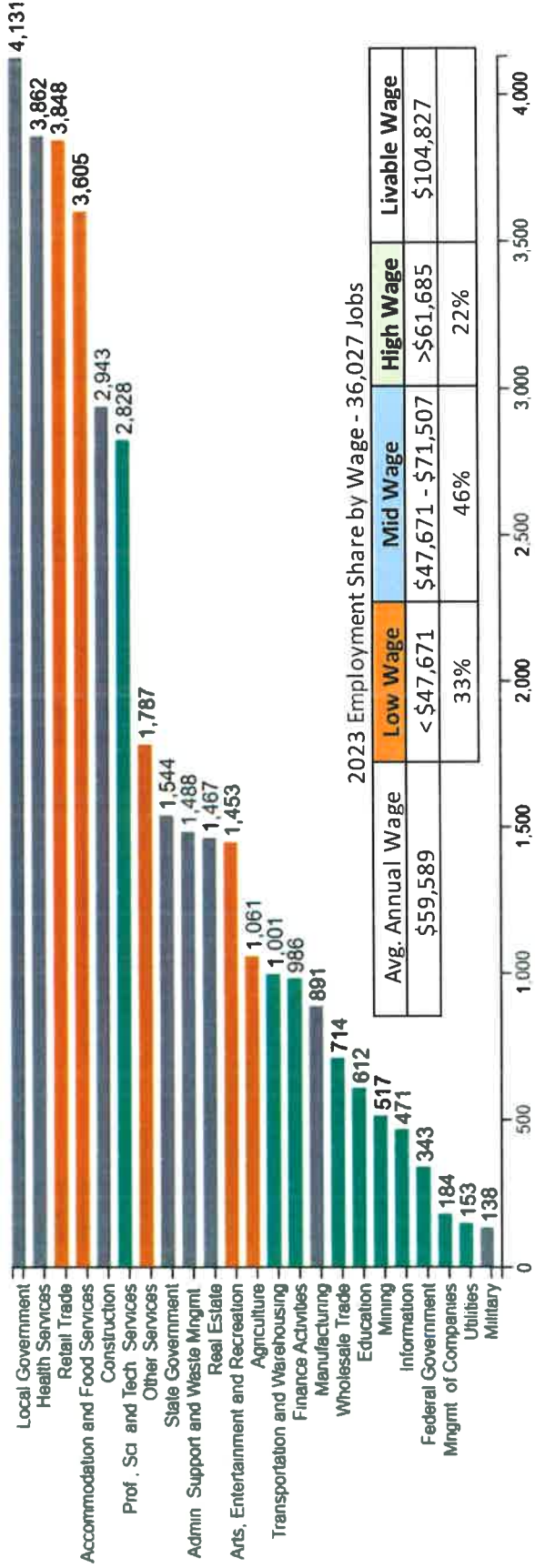
Jobs by Sector: Dolores County, 2023



2023 Employment Share by Wage - 1,039 Jobs

Avg. Annual Wage	Low Wage	Mid Wage	High Wage	Livable Wage
\$40,869	< \$32,695	\$33,695 - \$49,043	> \$49,043	\$80,019
	62%	18%	11%	

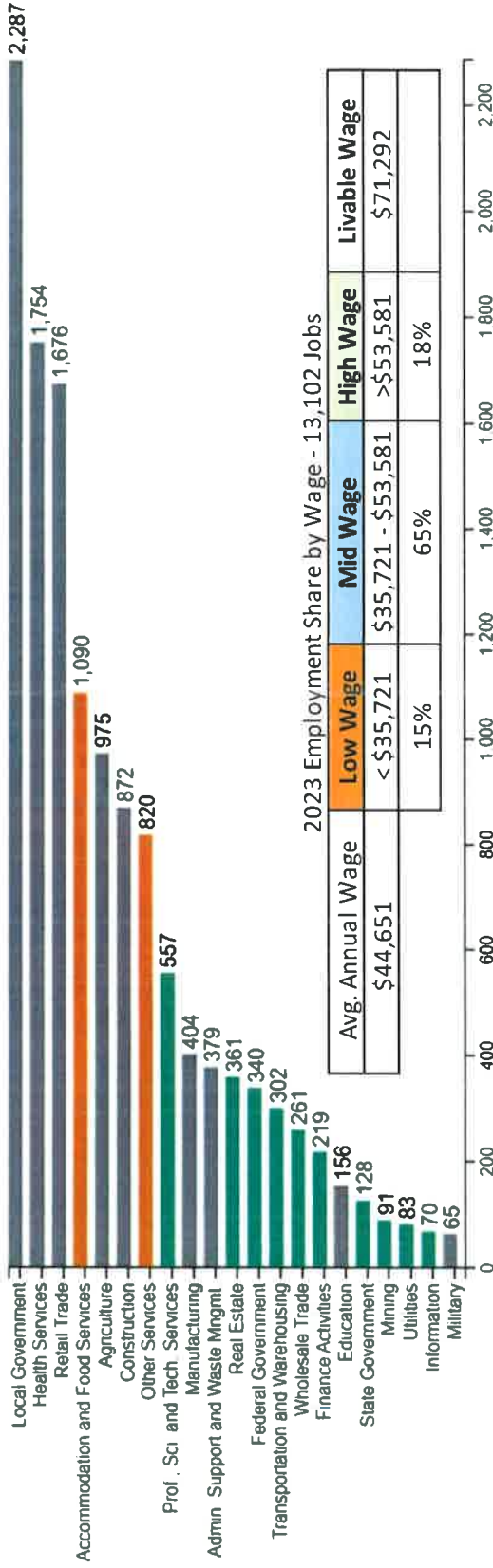
Jobs by Sector: La Plata County, 2023



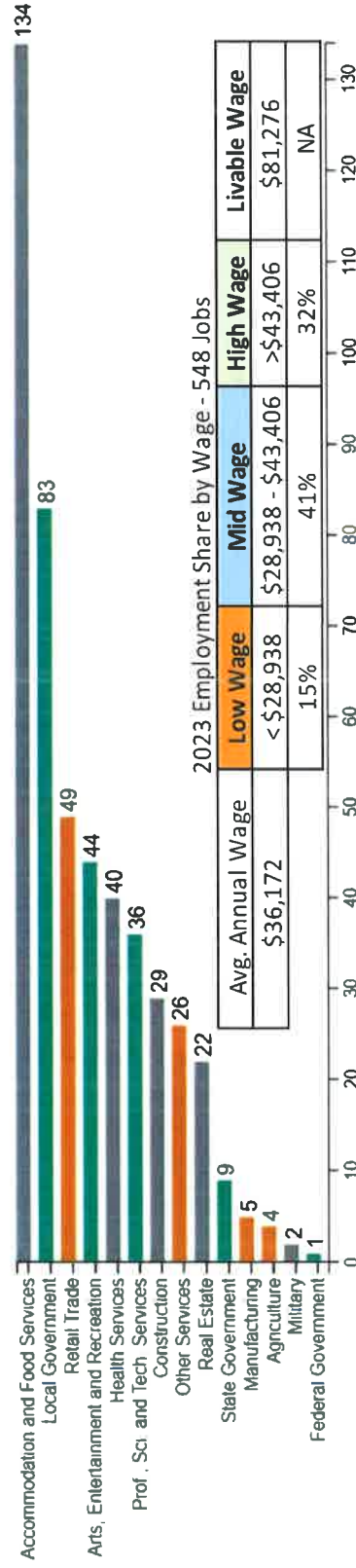
2023 Employment Share by Wage - 36,027 Jobs

Avg. Annual Wage	Low Wage	Mid Wage	High Wage	Livable Wage
\$59,589	< \$47,671	\$47,671 - \$71,507	> \$61,685	\$104,827
	33%	46%	22%	

### Jobs by Sector: Montezuma County, 2023



### Jobs by Sector: San Juan County, 2023





## Livable Wages in SW Colorado – 2024 Update

A healthy community has a diverse and sustainable economy that pays livable wages and offers meaningful work. But what level of income is necessary to support a given size and type of household? A livable wage addresses the essential financial needs for basic living tools such as shelter, healthcare, childcare, and nutrition. When one earns less than a livable wage, he or she is forced to make undesirable choices such as working two or more jobs, working longer hours, making longer commutes, sharing a residence, or giving up basic items such as a vehicle or insurance.

Closing the wage gap between current wages and the Self-Sufficiency Standard requires both **reducing costs** and **raising incomes**.

**Reducing costs** means ensuring families who are struggling to cover basic costs have access to work supports. These offer stability and resources while they become self-sufficient, and include childcare assistance, food benefits, and the Earned Income Tax Credit. Most individuals cannot achieve self-sufficiency through stopgap measures or in a single step, but require support through transitional work supports and programs, as well as the removal of barriers to help families work towards self-sufficiency over time.

**Raising incomes** means enhancing skills as well as improving access to jobs that pay self-sufficient wages and have career potential. A strong economy will mean good jobs that pay self-sufficient wages, a workforce with the skills necessary to fill those jobs, and enhancing connections and removing barriers between those jobs and the workers that need them.

Key to raising incomes are public policies such as living/minimum wage policies and paid sick and family/medical leave, which increase wages directly. Likewise, access to education, training, and jobs that provide real potential for skill and career advancement over the long term are also important.

### Livable Wage by County/Community

The livable wage per hour (and annually) for each community is summarized in the following pages, as well as how many jobs an individual would need (at minimum wage) to sustain just the basic needs of a household. A mileage allowance is also added for the communities of Rico, Dove Creek and Silverton to recognize the extra distance that people in those towns must travel for many basic goods and services.

Housing affordability/attainability is a long term, ongoing priority across the region. Housing experts agree that ideally a family should not spend more than one-third of their income on housing costs. The lack of workforce housing continues to impact economic growth and diversity when businesses cannot recruit employees because there is no place for them and their families to live. Attracting and retaining a viable workforce is key to economic health. Rising rents, simultaneous increases in short term vacation rentals and decreases in long-term rentals, a lack of low-price housing stock, and low wages have been identified as factors contributing to a housing crisis. Policy considerations and long-term funding is needed to address this critical issue.

The provision of quality, affordable childcare is also an issue of primary economic importance. There are coalitions of educators, policy makers and citizens working on childcare initiatives. These initiatives seek to lower costs for parents, raise salaries for teachers, and provide more capacity.

Livable Wages in SW Colorado – 2024 Update

Monthly expenses vary proportionately by county. Generally, housing and childcare costs are the largest part of a families’ expenses. The Childcare and Child Tax Credits are federal programs.<sup>9</sup>

**2024 Family of Four - % of Monthly Costs**

	Archuleta	Dolores		La Plata			Montezuma			San Juan
	All	Dove Creek	Rico	Bayfield	Durango	Ignacio	Cortez	Dolores	Mancos	All
<b>Housing</b>	30%	16%	16%	21%	24%	21%	20%	19%	25%	19%
<b>Childcare</b>	16%	21%	21%	21%	19%	21%	24%	25%	23%	20%
<b>Utilities</b>	3%	0%	0%	0%	3%	0%	4%	3%	4%	0%
<b>Food</b>	12%	15%	15%	14%	13%	14%	13%	13%	12%	15%
<b>Transportation</b>	8%	14%	15%	10%	9%	10%	9%	9%	8%	13%
<b>Health Care</b>	12%	13%	13%	11%	10%	11%	11%	11%	10%	11%
<b>Miscellaneous</b>	9%	10%	10%	9%	9%	9%	9%	9%	9%	9%
<b>Taxes</b>	17%	17%	17%	19%	18%	19%	16%	16%	15%	18%
<b>Childcare Tax Credit (-)</b>	-1%	-1%	-1%	-1%	-1%	-1%	-2%	-2%	-1%	-1%
<b>Child Tax Credit (-)</b>	-4%	-5%	-5%	-4%	-4%	-4%	-5%	-5%	-5%	-4%
<b>Monthly Costs</b>	<b>\$ 8,827</b>	<b>\$ 6,668</b>	<b>\$6,681</b>	<b>\$8,138</b>	<b>\$ 8,761</b>	<b>\$8,138</b>	<b>\$ 6,662</b>	<b>\$ 6,597</b>	<b>\$7,187</b>	<b>\$ 7,997</b>

The notes below pertain to each of the tables on the following pages:

- <sup>1</sup> Monthly costs for each county are estimated by the Center for Women’s Welfare University of Washington School of Social Work (UW).
- <sup>2</sup> Source: Compilation of online listings, newspapers and property managers. Rental costs reflect listings within city limits of each municipality, and in rural areas of each county. Some areas do not have an adequate number of listings , so FMR reported by HUD was used in this report.
- <sup>3</sup> Source: Childcare centers in each jurisdiction, not all centers reported so costs from UW were used. Childcare expenses are averaged for all age groups per child per day. Assumes that one child (preschooler) in the family is in full time childcare and the school age child is in childcare for 3 months in the summer. Programs for school-aged children in early learning centers are not readily available due to capacity issues.
- <sup>4</sup> Source: Low-Income Energy Affordability Data Tool Map Export (<https://lead.openei.org/>).
- <sup>5</sup> Source: The *Standard* assumes adults work eight hours per day for 22 days per month and 12 months per year. Each cost component in the Standard is first calculated as a monthly cost. Hourly and annual Self-Sufficiency Wages are calculated based on the monthly Standard by dividing the monthly Self-Sufficiency Standard by 176 hours per month to obtain the hourly wage and multiplying by 12 months per year to obtain the annual wage. Tax Credits are subtracted (-) from monthly costs. The hourly wage shown is for each working adult.
- <sup>6</sup> Source: The emergency savings amount is calculated by UW to make up for the earnings of one adult becoming unemployed over the average job loss period, less the amount expected to be received in unemployment benefits. In two-adult households, it is assumed that the second adult continues to be employed, so that the savings only need to cover half of the family’s basic living expenses over the job loss period. The savings calculation does not include the higher costs of living presented here.

<sup>9</sup> Federal Child Care Tax Credit Internal Revenue Service, “Publication 503. Child and Dependent Care Expenses,” <https://www.irs.gov/pub/irs-pdf/p503.pdf> (accessed September 26, 2023). Federal Child Tax Credit: Internal Revenue Service, “Publication 972. Child Tax Credit,” <https://www.irs.gov/pub/irs-pdf/p972.pdf> (accessed January 11, 2021).

Livable Wages in SW Colorado – 2024 Update

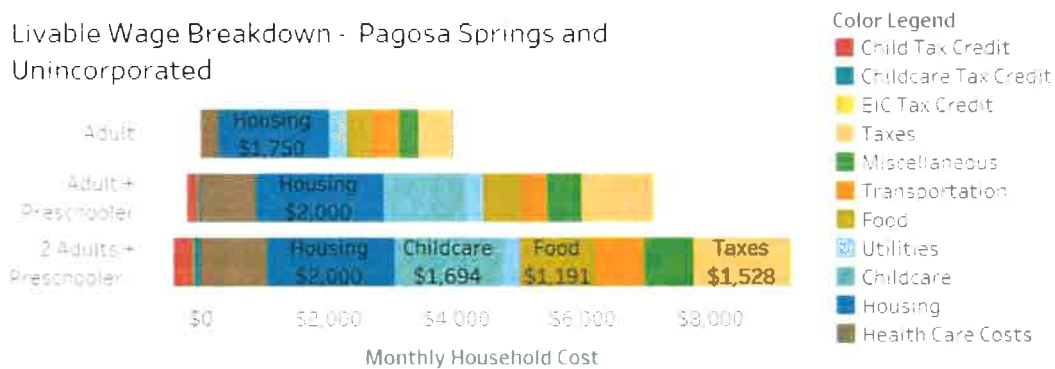
Archuleta County

We found that in this region Archuleta County is the most expensive county for a family to live. This is driven primarily by housing costs. Many (14%) of the service jobs in Archuleta County support tourism in accommodations (lodging) and food services with an average annual wage of \$29,856. Across all industries the average annual wage is \$45,507. This is only 43% of the estimated livable wage (\$105,919) for a family of four (two working adults, a preschooler and one school age child).

Pagosa Springs and Unincorporated	(1bdr)	(2bdr)	(2bdr)
2024 ARCHULETA COUNTY MONTHLY COSTS (1)	Adult	Adult + Preschooler	2 Adults + Preschooler + School-age*
Housing (2)	\$ 1,750	\$ 2,000	\$ 2,000
Childcare (3)	\$ -	\$ 1,280	\$ 1,694
Utilities (4)	\$ 270	\$ 270	\$ 270
Food	\$ 409	\$ 603	\$ 1,191
Transportation	\$ 396	\$ 406	\$ 779
Health Care Costs	\$ 281	\$ 883	\$ 1,041
Miscellaneous	\$ 318	\$ 547	\$ 757
Taxes	\$ 517	\$ 1,108	\$ 1,528
Earned Income Tax Credit (-)	\$ -	\$ -	\$ -
Childcare Tax Credit (-)	\$ -	\$ (50)	\$ (100)
Child Tax Credit (-)	\$ -	\$ (167)	\$ (333)
<b>SELF SUFFICIENCY WAGE</b>			
Hourly Wage for each working adult (5)	\$ 22.39	\$ 39.09	\$ 25.08
# of jobs at minimum wage (\$14.42)	1.55	2.71	1.74
Monthly Costs	\$ 3,941	\$ 6,879	\$ 8,827
Annual	\$47,296	\$ 82,552	\$ 105,919
Emergency Savings (6)	\$ 70	\$ 183	\$ 108

\* school-age childcare costs estimated by UW

Livable Wage Breakdown - Pagosa Springs and Unincorporated



Livable Wages in SW Colorado – 2024 Update

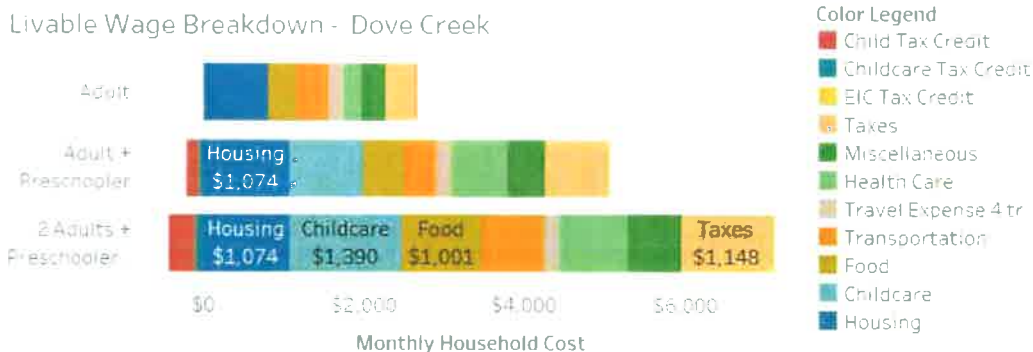
Dolores County

Across all employment industries in Dolores County the average annual wage is \$40,869. This is only 51% of the estimated livable wage (\$80,019) for a family of four in Dove Creek (two working adults, a preschooler and one school age child), and 51% of the estimated livable wage in Rico (\$80,169). Fair Market Rents proposed by HUD are used to estimate housing costs in Dove Creek.

Dove Creek	(1bdr)	(2bdr)	(2bdr)
2024 DOLORES COUNTY MONTHLY COSTS (1)	Adult	Adult + Preschooler	2 Adults + Preschooler + School-age
Housing (2)	\$ 817	\$ 1,074	\$ 1,074
*Childcare (3)	\$ -	\$ 917	\$ 1,390
Utilities (4)			
Food	\$ 344	\$ 506	\$ 1,001
Transportation	\$ 396	\$ 406	\$ 779
Travel Expense 4 trips x 75 miles x .625	\$ 188	\$ 188	\$ 188
Health Care	\$ 239	\$ 705	\$ 864
Miscellaneous	\$ 283	\$ 464	\$ 658
Taxes	\$ 390	\$ 777	\$ 1,148
Earned Income Tax Credit (-)	\$ -	\$ -	\$ -
Childcare Tax Credit (-)	\$ -	\$ (50)	\$ (100)
Child Tax Credit (-)	\$ -	\$ (167)	\$ (333)
<b>SELF SUFFICIENCY WAGE</b>			
Hourly Wage for each working adult (5)	\$ 15.09	\$ 27.39	\$ 18.94
# of jobs at minimum wage (\$14.42)	1.05	1.90	1.31
Monthly Costs	\$ 2,656	\$ 4,821	\$ 6,668
Annual	\$ 31,870	\$ 57,850	\$ 80,019
Emergency Savings	\$ 62	\$ 134	\$ 97

\* childcare costs estimated by UW

Livable Wage Breakdown - Dove Creek



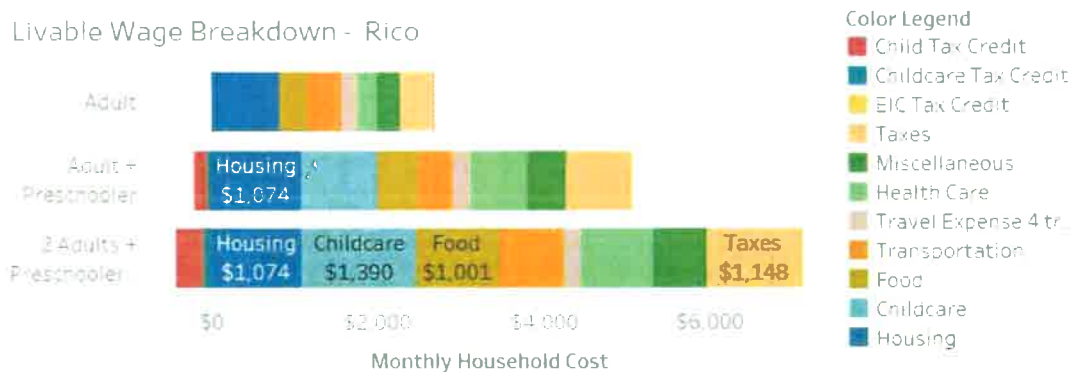
Livable Wages in SW Colorado – 2024 Update

Our method for calculating costs does not consider that many residents in Rico commute daily to Telluride (San Miguel County) for work, a distance of 56 miles round trip. San Miguel County is one of the most expensive areas of the state in which to live, so many workers find housing in Dolores County. Fair Market Rents proposed by HUD are used to estimate housing costs in Rico.

Rico	(1bdr)	(2bdr)	(2bdr)
2024 DOLORES COUNTY MONTHLY COSTS (1)	Adult	Adult + Preschooler	2 Adults + Preschooler + School-age
Housing (2)	\$ 817	\$ 1,074	\$ 1,074
*Childcare (3)	\$ -	\$ 917	\$ 1,390
Utilities (4)			
Food	\$ 344	\$ 506	\$ 1,001
Transportation	\$ 396	\$ 406	\$ 779
Travel Expense 4 trips x 80 miles x .625	\$ 200	\$ 200	\$ 200
Health Care	\$ 239	\$ 705	\$ 864
Miscellaneous	\$ 283	\$ 464	\$ 658
Taxes	\$ 390	\$ 777	\$ 1,148
Earned Income Tax Credit (-)	\$ -	\$ -	\$ -
Childcare Tax Credit (-)	\$ -	\$ (50)	\$ (100)
Child Tax Credit (-)	\$ -	\$ (167)	\$ (333)
<b>SELF SUFFICIENCY WAGE</b>			
Hourly Wage for each working adult (5)	\$ 15.16	\$ 27.46	\$ 18.98
# of jobs at minimum wage (\$14.42)	1.05	1.90	1.32
Monthly Costs	\$ 2,668	\$ 4,834	\$ 6,681
Annual	\$ 32,020	\$ 58,003	\$ 80,169
Emergency Savings (6)	\$ 62	\$ 134	\$ 97

\* childcare costs estimated by UW

Livable Wage Breakdown - Rico



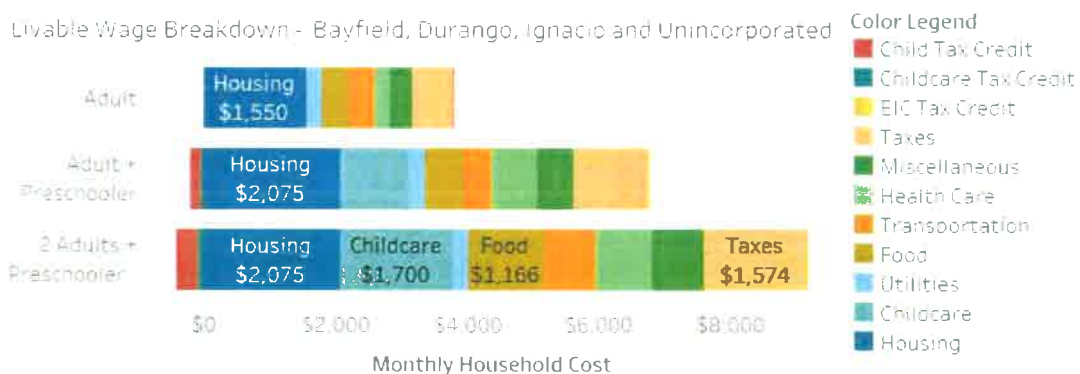
## Livable Wages in SW Colorado – 2024 Update

### La Plata County

Wages and employment in the county are highly dependent on service sector jobs (44% of employment). Many of the jobs in La Plata County are in accommodation and food services (10%), with an average annual wage of \$28,782. Across all industries the average annual wage is \$59,589. This is only 57% of the estimated livable wage (\$104,827) for two working adults with two children renting a two - bedroom unit.

Bayfield, Durango, Ignacio and Unincorporated	(1bdr)	(2bdr)	(2bdr)
2024 LA PLATA COUNTY MONTHLY COSTS (1)	Adult	Adult + Preschooler	2 Adults + Preschooler + School-age*
Housing (2)	\$ 1,550	\$ 2,075	\$ 2,075
Childcare (3)	\$ -	\$ 1,048	\$ 1,700
Utilities (4)	\$ 239	\$ 239	\$ 239
Food	\$ 400	\$ 590	\$ 1,166
Transportation	\$ 396	\$ 406	\$ 779
Health Care	\$ 240	\$ 708	\$ 866
Miscellaneous	\$ 347	\$ 554	\$ 770
Taxes	\$ 622	\$ 1,133	\$ 1,574
Earned Income Tax Credit (-)	\$ -	\$ -	\$ -
Childcare Tax Credit (-)	\$ -	\$ (50)	\$ (100)
Child Tax Credit (-)	\$ -	\$ (167)	\$ (333)
<b>SELF SUFFICIENCY WAGE</b>			
Hourly Wage for each working adult (5)	\$ 21.55	\$ 37.14	\$ 24.82
# of jobs at minimum wage (\$14.42)	1.49	2.58	1.72
Monthly Costs	\$ 3,793	\$ 6,537	\$ 8,736
Annual	\$45,521	\$ 78,442	\$ 104,827
Emergency Savings (6)	\$ 77	\$ 191	\$ 109

\* school-age childcare costs estimated by UW



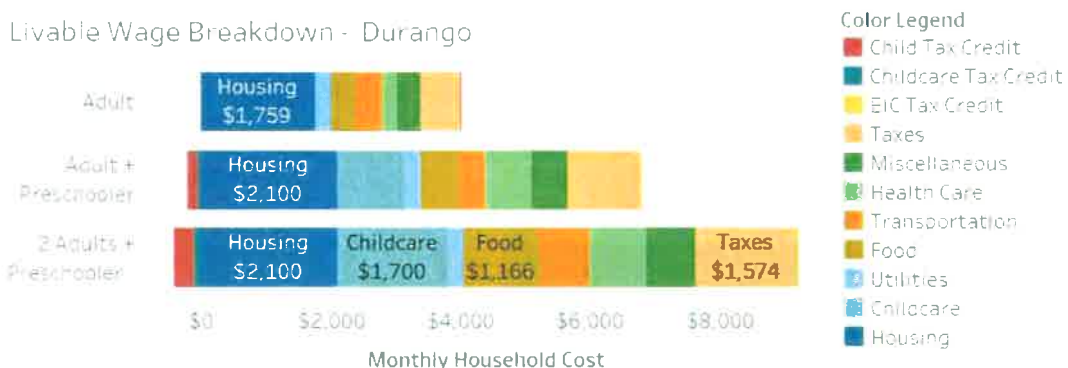
## Livable Wages in SW Colorado – 2024 Update

We found that Durango is the second most expensive community in the region for a family of four (\$24.89 per hour for each working adult) due primarily to the high cost of housing.

Durango	(1bdr)	(2bdr)	(2bdr)
2024 LA PLATA COUNTY MONTHLY COSTS (1)	Adult	Adult + Preschooler	2 Adults + Preschooler + School-age*
Housing (2)	\$ 1,759	\$ 2,100	\$ 2,100
Childcare (3)	\$ -	\$ 1,048	\$ 1,700
Utilities (4)	\$ 239	\$ 239	\$ 239
Food	\$ 400	\$ 590	\$ 1,166
Transportation	\$ 396	\$ 406	\$ 779
Health Care	\$ 240	\$ 708	\$ 866
Miscellaneous	\$ 347	\$ 554	\$ 770
Taxes	\$ 622	\$ 1,133	\$ 1,574
Earned Income Tax Credit (-)	\$ -	\$ -	\$ -
Childcare Tax Credit (-)	\$ -	\$ (50)	\$ (100)
Child Tax Credit (-)	\$ -	\$ (167)	\$ (333)
<b>SELF SUFFICIENCY WAGE</b>			
Hourly Wage for each working adult (5)	\$ 22.74	\$ 37.28	\$ 24.89
# of jobs at minimum wage (\$14.42)	1.58	2.59	1.73
Monthly Costs	\$ 4,002	\$ 6,562	\$ 8,761
Annual	\$ 48,029	\$ 78,742	\$ 105,127
Emergency Savings (6)	\$ 77	\$ 191	\$ 109

\* school-age childcare costs estimated by UW

Livable Wage Breakdown - Durango



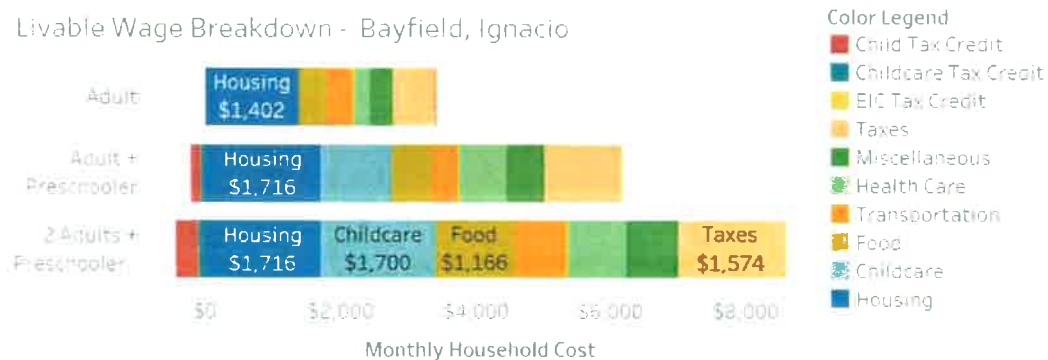
Livable Wages in SW Colorado – 2024 Update

Many people that live in and around Bayfield and Ignacio commute to Durango for work. These towns have the same livable wage estimates based on similar costs. Fair Market Rents proposed by HUD are used to estimate housing costs in these communities.

Bayfield, Ignacio	(1bdr)	(2bdr)	(2bdr)
<b>2024 LA PLATA COUNTY MONTHLY COSTS (1)</b>		<b>Adult + Preschooler</b>	<b>2 Adults + Preschooler + School-age*</b>
Housing (2)	\$ 1,402	\$ 1,716	\$ 1,716
Childcare (3)	\$ -	\$ 1,048	\$ 1,700
Utilities (4)			
Food	\$ 400	\$ 590	\$ 1,166
Transportation	\$ 396	\$ 406	\$ 779
Health Care	\$ 240	\$ 708	\$ 866
Miscellaneous	\$ 347	\$ 554	\$ 770
Taxes	\$ 622	\$ 1,133	\$ 1,574
Earned Income Tax Credit (-)	\$ -	\$ -	\$ -
Childcare Tax Credit (-)	\$ -	\$ (50)	\$ (100)
Child Tax Credit (-)	\$ -	\$ (167)	\$ (333)
<b>SELF SUFFICIENCY WAGE</b>			
Hourly Wage for each working adult (5)	\$ 19.35	\$ 33.74	\$ 23.12
# of jobs at minimum wage (\$14.42)	1.34	2.34	1.60
Monthly Costs	\$ 3,406	\$ 5,939	\$ 8,138
Annual	\$ 40,877	\$ 71,266	\$ 97,651
Emergency Savings (6)	\$ 77	\$ 191	\$ 109

\* school-age childcare costs estimated by UW

Livable Wage Breakdown - Bayfield, Ignacio





Livable Wages in SW Colorado – 2024 Update

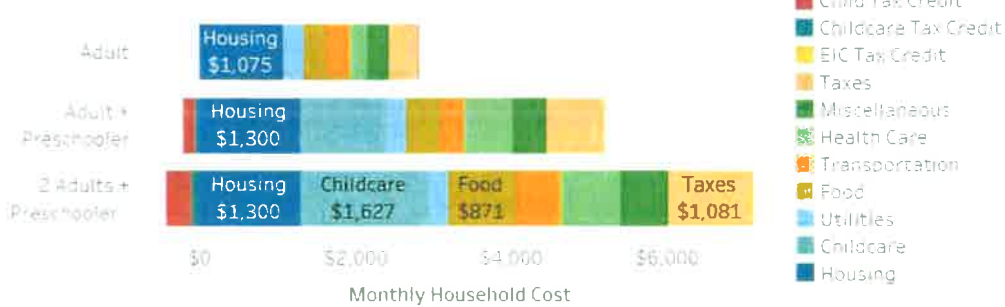
Montezuma County

Rental rates for housing in Montezuma County are among the lowest in the region, based on Fair Market Rent estimates. An estimated 13% of the jobs in Montezuma County support health services with an average annual wage of \$45,025. Across all industries the average annual wage is \$44,651. This is only 56% of the estimated livable wage (\$79,944) for a family of four (two working adults, a preschooler and one school-age child).

Cortez	(1bdr)	(2bdr)	(2bdr)
2024 MONTEZUMA COUNTY MONTHLY COSTS (1)	Adult	Adult + Preschooler	2 Adults + Preschooler + School-age
Housing (2)	\$ 1,075	\$ 1,300	\$ 1,300
Childcare (3)	\$ -	\$ 1,084	\$ 1,627
Utilities (4)	\$ 263	\$ 263	\$ 263
Food	\$ 298	\$ 439	\$ 871
Transportation	\$ 296	\$ 304	\$ 585
Health Care	\$ 227	\$ 634	\$ 748
Miscellaneous	\$ 270	\$ 438	\$ 620
Taxes	\$ 376	\$ 731	\$ 1,081
Earned Income Tax Credit (-)	\$ -	\$ -	\$ -
Childcare Tax Credit (-)	\$ -	\$ (50)	\$ (100)
Child Tax Credit (-)	\$ -	\$ (167)	\$ (333)
<b>SELF SUFFICIENCY WAGE</b>			
Hourly Wage for each working adult (5)	\$ 15.94	\$ 28.27	\$ 18.93
# of jobs at minimum wage (\$14.42)	1.11	1.96	1.31
Monthly Costs	\$ 2,805	\$ 4,976	\$ 6,662
Annual	\$33,660	\$ 59,710	\$ 79,944
Emergency Savings (6)	\$ 65	\$ 140	\$ 101

\* childcare costs estimated by UW

Livable Wage Breakdown - Cortez



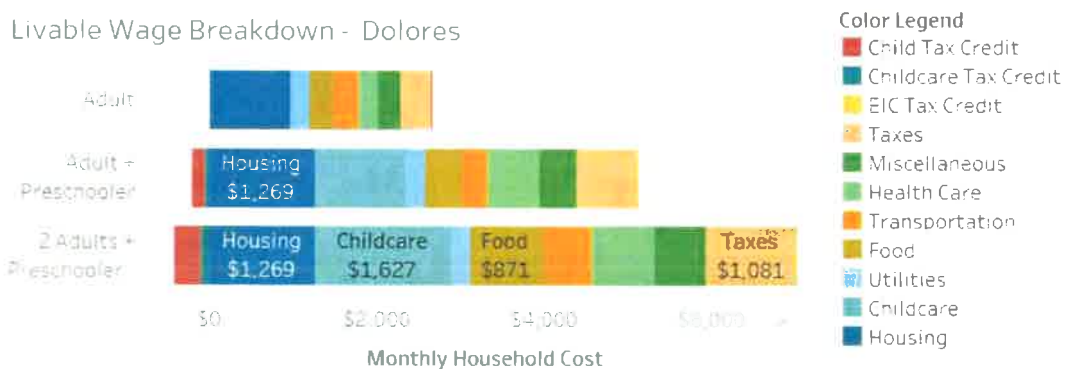
Livable Wages in SW Colorado – 2024 Update

Fair Market Rents proposed by HUD are used to estimate housing costs in the Town of Dolores.

Dolores	(1bdr)	(2bdr)	(2bdr)
2024 MONTEZUMA COUNTY MONTHLY COSTS (1)	Adult	Adult + Preschooler	2 Adults + Preschooler + School-age
Housing (2)	\$ 966	\$ 1,269	\$ 1,269
Childcare (3)	\$ -	\$ 1,084	\$ 1,627
Utilities (4)	\$ 229	\$ 229	\$ 229
Food	\$ 298	\$ 439	\$ 871
Transportation	\$ 296	\$ 304	\$ 585
Health Care	\$ 227	\$ 634	\$ 748
Miscellaneous	\$ 270	\$ 438	\$ 620
Taxes	\$ 376	\$ 731	\$ 1,081
Earned Income Tax Credit (-)	\$ -	\$ -	\$ -
Childcare Tax Credit (-)	\$ -	\$ (50)	\$ (100)
Child Tax Credit (-)	\$ -	\$ (167)	\$ (333)
<b>SELF SUFFICIENCY WAGE</b>			
Hourly Wage for each working adult (5)	\$ 15.13	\$ 27.90	\$ 18.74
# of jobs at minimum wage (\$14.42)	1.05	1.93	1.30
Monthly Costs	\$ 2,662	\$ 4,911	\$ 6,597
Annual	\$ 31,944	\$ 58,930	\$ 79,164
Emergency Savings (6)	\$ 65	\$ 140	\$ 101

\* childcare costs estimated by UW

Livable Wage Breakdown - Dolores



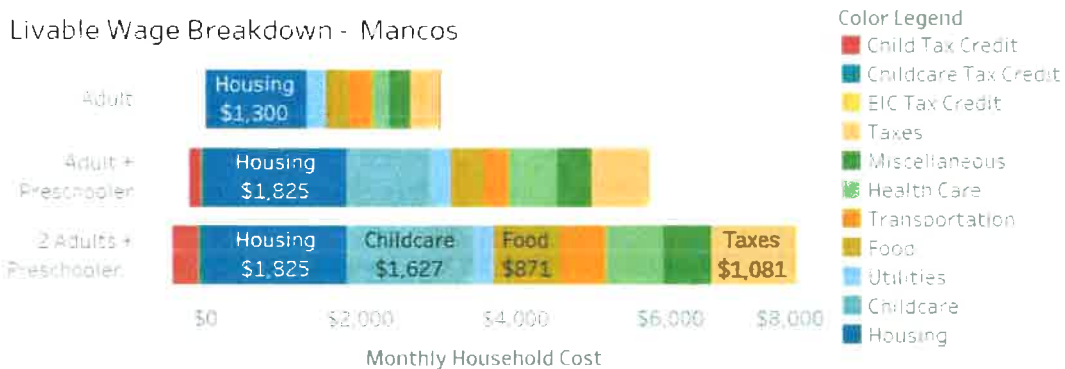
Livable Wages in SW Colorado – 2024 Update

Mancos has become a more attractive rental market in recent years, possibly due to high housing costs in the surrounding areas, i.e. Durango.

Mancos	(1bdr)	(2bdr)	(2bdr)
2024 MONTEZUMA COUNTY MONTHLY COSTS (1)	Adult	Adult + Preschooler	2 Adults + Preschooler + School-age
Housing (2)	\$ 1,300	\$ 1,825	\$ 1,825
Childcare (3)	\$ -	\$ 1,084	\$ 1,627
Utilities (4)	\$ 263	\$ 263	\$ 263
Food	\$ 298	\$ 439	\$ 871
Transportation	\$ 296	\$ 304	\$ 585
Health Care	\$ 227	\$ 634	\$ 748
Miscellaneous	\$ 270	\$ 438	\$ 620
Taxes	\$ 376	\$ 731	\$ 1,081
Earned Income Tax Credit (-)	\$ -	\$ -	\$ -
Childcare Tax Credit (-)	\$ -	\$ (50)	\$ (100)
Child Tax Credit (-)	\$ -	\$ (167)	\$ (333)
<b>SELF SUFFICIENCY WAGE</b>			
Hourly Wage for each working adult (5)	\$ 17.22	\$ 31.25	\$ 20.42
# of jobs at minimum wage (\$14.42)	1.19	2.17	1.42
Monthly Costs	\$ 3,030	\$ 5,501	\$ 7,187
Annual	\$36,360	\$ 66,010	\$ 86,244
Emergency Savings (6)	\$ 65	\$ 140	\$ 101

\* childcare costs estimated by UW

Livable Wage Breakdown - Mancos



Livable Wages in SW Colorado – 2024 Update

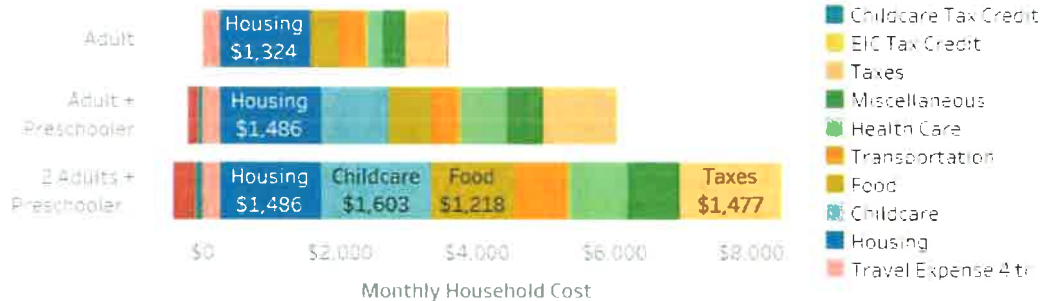
San Juan County

Fair Market Rents proposed by HUD are used to estimate housing costs in San Juan County. Many (24%) of the jobs in San Juan County/Silverton are in accommodation and food services, with an average annual wage of \$29,979. Across all industries the average annual wage is \$36,172. This is only 38% of the estimated livable wage (\$95,965) for a family of four.

Silverton, Unincorporated	(1bdr)	(2bdr)	(2bdr)
2024 SAN JUAN COUNTY MONTHLY COSTS (1)	Adult	Adult + Preschooler	2 Adults + Preschooler + School-age*
Housing (2)	\$ 1,324	\$ 1,486	\$ 1,486
Childcare (3)	\$ -	\$ 975	\$ 1,603
Utilities (4)			
Food	\$ 418	\$ 616	\$ 1,218
Transportation	\$ 401	\$ 411	\$ 790
Travel Expense 4 trips x 100 miles x .625	\$ 250	\$ 250	\$ 250
Health Care	\$ 239	\$ 705	\$ 864
Miscellaneous	\$ 342	\$ 531	\$ 743
Taxes	\$ 602	\$ 1,051	\$ 1,477
Earned Income Tax Credit (-)	\$ -	\$ -	\$ -
Childcare Tax Credit (-)	\$ -	\$ (50)	\$ (100)
Child Tax Credit (-)	\$ -	\$ (167)	\$ (333)
<b>SELF SUFFICIENCY WAGE</b>			
Hourly Wage for each working adult (5)	\$ 20.31	\$ 33.01	\$ 22.72
# of jobs at minimum wage (\$14.42)	1.41	2.29	1.58
Monthly Costs	\$ 3,575	\$ 5,810	\$ 7,997
Annual	\$ 42,902	\$ 69,721	\$ 95,965
Emergency Savings	\$ 75	\$ 165	\$ 106

\* school-age childcare costs estimated by UW

Livable Wage Breakdown - Silverton, Unincorporated



## Summary

In summary, we found that in Region 9, Montezuma is the least expensive county, and Archuleta is the most expensive county to live for a family of four. Using housing costs specific to each community we found that Cortez and Town of Dolores are the least expensive communities in the region for a family. The Town of Pagosa Springs is the most expensive community in the region for a family due to the high cost of housing. Workforce housing policy and childcare initiatives are being discussed in all counties in the region.

Closing the wage gap between current wages and self-sufficiency wages require both **reducing costs** and **raising incomes**. Raising public awareness at the local level is also essential to closing the wage gap. In order to enhance the quality of life through fair wages a number of strategies may be useful.

- Reduce costs of housing and childcare.
- Build a coalition of workers, employers, government and organizations who work together in achieving a living wage.
- Educate workers, employers and government officials about the importance of creating a living wage.
- Publicly recognize employers who provide, or aspire to provide, a living wage.
- Advocate for improving minimum wages at the local, state and national level.

More information regarding demographics and the economies of the counties in Region 9 can be found at <https://www.region9edd.org/>.



2025 SALES TAX

	Town			County			Emergency Services		
	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total
January	42,058.84	7,839.09	49,897.93	14,081.87	10,390.32	24,472.19	35,085.66	11,392.64	46,478.30
February	66,561.90	8,954.62	75,516.52	29,185.43	10,958.32	40,143.75	59,838.19	12,444.78	72,282.97
March	52,024.75	6,699.63	58,724.38	18,758.59	8,284.29	27,042.88	44,236.71	9,364.34	53,601.05
April			-			-			-
May			-			-			-
June			-			-			-
July			-			-			-
August			-			-			-
September			-			-			-
October			-			-			-
November			-			-			-
December			-			-			-
<b>Total</b>	160,645.49	23,493.34	184,138.83	62,025.89	29,632.93	91,658.82	139,160.56	33,201.76	172,362.32

**County Sales Tax**

	2020	2021	2022	2023	2024	2025 % Change	5yr. Average	
January	6,854.79	16,723.50	18,815.24	18,426.92	18,750.01	24,472.19	23.38%	19,437.57
February	22,860.78	19,987.28	25,634.49	29,745.98	32,738.05	40,143.75	18.45%	29,649.91
March	14,595.18	16,402.87	20,922.98	20,542.77	30,763.23	27,042.88	-13.76%	23,134.95
April	15,280.29	15,820.09	26,540.36	21,934.71	23,895.98		8.21%	20,694.29
May	12,778.47	24,773.54	43,984.48	41,544.42	34,047.62		-22.02%	31,425.71
June	9,946.40	17,549.36	10,146.13	17,053.96	15,760.40		-8.21%	14,091.25
July	17,737.22	13,668.65	21,647.93	14,730.22	18,218.92		19.15%	17,200.59
August	10,921.79	32,028.49	26,943.45	25,208.63	23,801.21		-5.91%	23,780.71
September	21,745.79	30,048.75	29,774.28	61,264.92	38,301.27		-59.96%	36,227.00
October	18,726.14	29,953.36	34,135.62	44,727.88	38,164.64		-17.20%	33,141.53
November	17,785.19	29,182.27	30,541.07	32,071.57	34,467.94		6.95%	28,809.61
December	17,476.46	19,698.95	17,991.84	20,435.59	28,700.41		28.80%	20,860.65
<b>Total</b>	186,708.50	265,837.11	307,077.87	347,687.57	337,609.68	91,658.82	-2.99%	250,430.44
Year to Date	44,310.75	53,113.65	65,372.71	68,715.67	82,251.29	91,658.82	16.46%	



### Emergency Services Sales Tax

	2020	2021	2022	2023	2024	2025	% Change	5-Year Ave.
January	22,081.29	35,673.96	42,007.94	38,798.45	41,271.81	46,478.30	11.20%	40,846.09
February	38,888.47	40,698.37	51,602.55	49,470.71	52,821.73	72,282.97	26.92%	46,696.37
March	30,899.33	39,142.28	64,129.75	50,505.67	54,231.68	53,601.05	-1.18%	47,781.74
April	32,992.58	39,017.29	54,305.90	50,263.76	55,911.99		10.10%	46,498.30
May	28,328.62	53,200.16	64,390.89	66,881.55	65,309.31		-2.41%	55,622.11
June	20,323.77	38,209.24	36,187.24	70,348.73	37,965.02		-85.30%	40,606.80
July	29,408.23	54,965.11	58,069.60	36,858.14	68,828.78		46.45%	49,625.97
August	62,795.11	139,369.81	119,039.47	131,561.66	130,124.77		-1.10%	116,578.16
September	120,650.92	164,773.79	154,524.58	198,918.58	181,512.35		-9.59%	164,076.04
October	108,852.60	139,222.51	142,140.85	176,409.86	170,684.32		-3.35%	147,462.03
November	107,416.93	136,598.38	133,850.03	167,528.30	164,521.88		-1.83%	141,983.10
December	63,130.77	93,550.49	84,746.99	90,930.59	98,499.14		6.80%	75,551.76
<b>Total</b>	<b>665,768.62</b>	<b>974,421.39</b>	<b>1,004,995.79</b>	<b>1,128,476.00</b>	<b>1,121,682.78</b>	<b>172,362.32</b>	10.94%	757,424.56
Year to Date	91,869.09	115,514.61	157,740.24	138,774.83	148,325.22	172,362.32	13.95%	

### Lodging Tax Revenue

	2020	2021	2022	2023	2024	2025	% Change	5 yr. Average
January	3,729.44	543.94	1,034.65	8,688.65	866.92	6,549.01	655.43%	3,536.63
February	14,088.47	20,282.97	17,982.00	21,651.33	21,463.00	16,480.42	-23.21%	19,571.94
March	454.00	660.00	11,775.69	5,698.15	209.00	363.00	73.68%	3,741.17
April	-	1,489.56	1,091.00	68.78	729.34		960.40%	675.74
May	14,069.00	30,651.70	31,766.09	30,512.00	37,272.00		22.16%	28,854.16
June	300.40	1,007.32	1,525.85	3,654.58	0.00		-100.00%	1,297.63
July	573.00	11,854.90	2,241.00	663.85	1,906.05		187.12%	3,447.76
August	13,978.56	57,659.81	31,076.00	26,017.87	28,103.94		8.02%	31,367.24
September	139.00	248.50	718.26	1,596.58	2,722.34		70.51%	1,084.94
October	780.48	1,346.59	1,473.79	683.55	18,384.37		2589.54%	4,533.76
November	58,396.70	76,493.41	71,800.28	70,496.20	82,095.76		16.45%	71,856.47
December	1,918.52	3,364.85	2,534.04	2,331.79	2,299.41		-1.39%	2,387.91
<b>Total</b>	<b>\$ 108,427.57</b>	<b>\$ 205,603.55</b>	<b>\$ 175,018.65</b>	<b>\$ 172,063.33</b>	<b>\$ 196,052.13</b>	<b>\$ 23,392.43</b>	13.94%	152,148.20
Year to Date	18,271.91	21,486.91	30,792.34	36,038.13	22,538.92	23,392.43	3.79%	

	Town Sales Tax					2025 % Change	5-Year Ave.	
	2020	2021	2022	2023	2024			
January	28,417.92	40,358.55	48,401.82	43,654.63	47,289.18	49,897.93	5.23%	45,920.42
February	39,259.76	45,122.36	56,934.96	49,412.31	51,782.22	75,516.52	31.43%	48,502.32
March	34,763.49	46,228.85	81,691.27	56,271.57	56,013.09	58,724.38	4.62%	54,993.65
April	37,422.14	46,611.62	60,354.74	58,492.54	65,569.02		10.79%	53,690.01
May	24,839.85	60,352.89	59,047.63	65,473.02	70,454.07		7.07%	56,033.49
June	22,518.84	43,589.40	41,669.35	95,511.31	44,987.59		-112.31%	49,655.30
July	29,239.56	74,281.24	71,269.47	44,246.65	91,914.29		51.86%	62,190.24
August	90,106.11	190,977.70	163,532.09	185,303.71	184,418.15		-0.48%	147,159.11
September	170,982.30	233,606.46	217,481.13	257,025.50	252,137.38		-1.94%	211,674.07
October	155,155.28	192,817.13	193,304.52	237,546.24	234,988.02		-1.09%	186,119.44
November	153,802.89	189,389.35	183,632.90	235,991.13	228,784.18		-3.15%	181,842.42
December	83,368.79	129,991.56	117,612.17	125,062.82	128,908.45		2.98%	104,202.02
<b>TOTAL</b>	<b>869,876.93</b>	<b>1,293,327.11</b>	<b>1,294,932.05</b>	<b>1,453,991.43</b>	<b>1,457,245.65</b>	<b>184,138.83</b>	<b>10.94%</b>	<b>1,016,146.51</b>
Year to Date	102,441.17	131,709.76	187,028.05	149,338.51	155,084.49	184,138.83	15.78%	

Remote Town Sales Tax - Month Collected							
	2019	2020	2021	2022	2023	2024	2025
January	226.94	2,665.41	7,137.41	18,727.85	6,501.09	8,786.68	7,839.09
February	49,386.28	5,252.72	6,744.78	7,164.49	9,212.54	7,908.51	-
March	894.21	4,049.16	10,221.18	9,734.40	10,861.19	10,017.48	-
April	852.39	5,391.71	6,870.33	7,026.64	13,421.87	9,677.17	-
May	2,696.78	4,983.35	9,701.78	7,962.66	10,946.74	8,206.97	-
June	3,444.00	7,827.11	13,826.19	17,869.99	11,026.74	19,310.02	-
July	2,981.52	11,801.24	16,736.42	14,542.52	17,609.67	17,482.28	-
August	2,652.50	12,441.45	14,756.06	12,933.86	17,151.81	15,229.30	-
September	2,286.57	10,544.18	12,717.24	10,280.87	19,902.65	17,674.29	-
October	2,018.43	8,487.00	27,347.76	17,708.75	12,234.15	10,799.04	-
November	2,827.77	5,994.61	9,195.92	7,803.27	8,035.89	7,839.09	-
December	4,688.76	7,310.95	12,788.01	8,628.52	7,962.05	75,516.52	-
TOTAL	74,956.15	86,748.89	148,043.08	140,383.82	144,866.39	208,447.35	7,839.09
YTD	74,956.15	86,748.89	148,043.08	140,383.82	144,866.39	208,447.35	7,839.09

Remote Emergency Services Sales Tax - Month Collected							
	2019	2020	2021	2022	2023	2024	2025
January	167.86	4,051.74	6,735.19	15,300.16	8,540.81	10,191.52	9,364.34
February	30,969.48	6,049.12	6,019.09	7,896.61	9,898.07	10,510.73	-
March	809.27	4,560.71	9,322.30	18,724.25	11,995.67	12,374.89	-
April	628.71	5,443.90	7,699.31	7,612.23	12,796.80	11,184.17	-
May	1,892.28	4,857.16	9,945.76	8,646.96	11,014.56	10,659.57	-
June	2,570.26	6,471.47	13,577.53	15,552.84	12,673.34	12,067.98	-
July	2,405.48	10,111.26	15,600.53	12,826.79	18,240.81	21,004.93	-
August	3,702.92	10,307.22	13,290.24	11,943.37	17,832.36	16,132.43	-
September	2,075.54	9,243.47	11,926.06	10,941.10	18,060.82	17,416.23	-
October	1,780.63	7,604.14	20,488.41	15,185.16	12,416.81	12,932.56	-
November	2,348.89	5,585.20	10,295.36	9,707.69	10,872.26	11,392.64	-
December	8,712.17	7,274.58	12,263.74	10,394.20	11,298.39	72,282.97	-
TOTAL	58,063.49	81,559.97	137,163.52	144,731.36	155,640.70	218,150.62	9,364.34
YTD	58,063.49	81,559.97	137,163.52	144,731.36	155,640.70	218,150.62	9,364.34

Remote County Sales Tax - Month Collected							
	2019	2020	2021	2022	2023	2024	2025
January	41.21	3,806.85	3,628.40	5,753.99	7,165.10	7,520.80	8,284.29
February	84.44	4,410.17	2,876.38	5,470.91	6,625.40	8,909.76	-
March	398.52	3,236.13	4,696.12	20,226.35	8,333.13	9,783.63	-
April	151.91	3,304.40	5,449.37	3,221.41	7,054.33	8,218.67	-
May	325.95	2,775.50	6,212.46	5,873.38	6,677.71	8,849.45	-
June	661.74	2,510.43	7,899.27	7,016.18	9,251.92	6,038.92	-
July	861.00	4,350.51	8,226.05	5,981.69	11,577.52	16,127.79	-
August	1,050.42	4,023.33	6,509.70	6,176.77	11,381.82	10,584.26	-
September	1,028.90	4,221.36	6,365.70	7,226.03	8,996.53	10,193.49	-
October	825.95	3,659.87	5,435.83	6,589.09	7,634.04	9,894.40	-
November	924.35	2,933.00	7,277.72	7,730.04	9,360.85	10,390.32	-
December	9,228.08	4,317.03	6,835.25	8,003.28	10,116.56	40,143.75	-
TOTAL	15,582.47	43,548.58	71,412.25	89,269.12	104,174.91	146,655.24	8,284.29
YTD	15,582.47	43,548.58	71,412.25	89,269.12	104,174.91	146,655.24	8,284.29

Total Remote Sales Tax - Month Collected							
	2019	2020	2021	2022	2023	2024	2025
January	436.01	10,524.00	17,501.00	39,782.00	22,207.00	26,499.00	25,487.72
February	80,440.20	15,712.01	15,640.25	20,532.01	25,736.01	27,329.00	-
March	2,102.00	11,846.00	24,239.60	48,685.00	31,189.99	32,176.00	-
April	1,633.01	14,140.01	20,019.01	17,860.28	33,273.00	29,080.01	-
May	4,915.01	12,616.01	25,860.00	22,483.00	28,639.01	27,715.99	-
June	6,676.00	16,809.01	35,302.99	40,439.01	32,952.00	37,416.92	-
July	6,248.00	26,263.01	40,563.00	33,351.00	47,428.00	54,615.00	-
August	7,405.84	26,772.00	34,556.00	31,054.00	46,365.99	41,945.99	-
September	5,391.01	24,009.01	31,009.00	28,448.00	46,960.00	45,284.01	-
October	4,625.01	19,751.01	53,272.00	39,483.00	32,285.00	33,626.00	-
November	6,101.01	14,512.81	26,769.00	25,241.00	28,269.00	29,622.05	-
December	22,629.01	18,902.56	31,887.00	27,026.00	29,377.00	187,943.24	-
TOTAL	148,602.11	211,857.44	356,618.85	374,384.30	404,682.00	573,253.21	25,487.72
YTD	148,602.11	211,857.44	356,618.85	374,384.30	404,682.00	573,253.21	25,487.72

**6 YEAR TOTAL** 2,069,397.91

# Fund Status Report

## Report Selection Criteria:

Selected Fund Type: ALL  
 Include Encumbrances? NO  
 Include Pri Yr Liabilities? NO  
 Printed in Alpha by Fund Name? NO  
 Exclude Additional Cash? NO

Fiscal Year: 2025

From Period: 2

To Period: 2

From Date: 2/1/2025

Thru Date: 2/28/2025

Option: Period

## Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
<b>General Fund (01)</b>					
010 - COUNTY GENERAL FUND	\$1,592,845.87	\$343,386.72	(\$568,247.58)	\$0.00	\$1,367,985.01
020 - COUNTY ROAD & BRIDGE	\$55,137.54	\$56,448.01	(\$62,320.34)	\$0.00	\$49,265.21
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	\$89,792.75	\$15,872.56	(\$21,821.01)	\$0.00	\$83,844.30
045 - AFFORDABLE HOUSING FUND	\$336,705.98	\$15,497.55	\$0.00	\$0.00	\$352,203.53
050 - CONSERVATION TRUST	\$15,096.91	\$33.53	\$0.00	\$0.00	\$15,130.44
051 - LODGING TAX FUND	\$376,830.33	\$16,480.42	\$0.00	\$0.00	\$393,310.75
052 - TOURISM BOARD FUND	\$17,922.70	\$0.16	(\$3,730.00)	\$0.00	\$14,192.86
055 - NOXIOUS WEED FUND	\$11,896.78	\$0.00	\$0.00	\$0.00	\$11,896.78
060 - TOWN OF SILVERTON	\$1,800.41	\$5,483.57	(\$5,483.57)	\$0.00	\$1,800.41
070 - DURANGO FIRE PROTECTION DIS	\$0.00	\$1,914.75	(\$1,914.75)	\$0.00	\$0.00
080 - SOUTHWEST WATER CONSERVAT	\$0.00	\$334.59	(\$334.59)	\$0.00	\$0.00
090 - ADVERTISING FEES	\$12,468.40	\$0.00	\$0.00	\$0.00	\$12,468.40
100 - REDEMPTION	\$312.30	\$3,676.46	(\$3,676.46)	\$0.00	\$312.30
110 - SCHOOL GENERAL	\$0.00	\$13,029.93	(\$13,029.93)	\$0.00	\$0.00
116 - SCHOOL BOND	\$0.00	\$1,066.06	(\$1,066.06)	\$0.00	\$0.00
200 - SPECIAL ASSESSMENTS	\$4,240.20	\$0.00	\$0.00	\$0.00	\$4,240.20
210 - 911 AUTHORITY	\$93,996.72	\$3,729.47	(\$2,634.44)	\$0.00	\$95,091.75
220 - TREASURER'S FEES	\$21,688.05	\$1,230.00	\$0.00	\$0.00	\$22,918.05
230 - ASSESSOR'S PENALTY	\$5,548.41	\$0.00	\$0.00	\$0.00	\$5,548.41
240 - TREASURER'S DEEDS/FORECLOS	\$16,512.41	\$1,404.39	(\$3,000.00)	\$0.00	\$14,916.80
250 - CLERK TECHNOLOGY FEES	\$5,824.40	\$26.00	\$0.00	\$0.00	\$5,850.40
260 - ADMIN FEE	\$2,698.42	\$0.00	\$0.00	\$0.00	\$2,698.42
270 - PEAK INVESTMENTS	\$59,197.04	\$779.34	\$0.00	\$0.00	\$59,976.38
280 - ABATEMENTS	(\$2,333.91)	\$0.00	\$0.00	\$0.00	(\$2,333.91)

# Fund Status Report

## Report Selection Criteria:

Selected Fund Type: ALL  
 Include Encumbrances? NO  
 Include Pri Yr Liabilities? NO  
 Printed in Alpha by Fund Name? NO  
 Exclude Additional Cash? NO

Fiscal Year: 2025

From Period: 2

To Period: 2

From Date: 2/1/2025

Thru Date: 2/28/2025

Option: Period

## Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
300 - ESCROW-AMBULANCE	\$105,234.98	\$99.17	\$0.00	\$0.00	\$105,334.15
350 - ESCROW-COMPUTER EQUIP	\$4,677.27	\$19.93	\$0.00	\$0.00	\$4,697.20
360 - ASSESSOR/TREASURER ESCROW	\$3,985.28	\$28.08	\$0.00	\$0.00	\$4,013.36
400 - ESCROW-GRAVEL	\$150,847.77	\$44.83	\$0.00	\$0.00	\$150,892.60
410 - COUNTY BARN ESCROW	\$64,694.59	\$207.86	\$0.00	\$0.00	\$64,902.45
420 - ROAD EQUIP PURCHASE ESCROW	\$12,189.75	\$222.35	\$0.00	\$0.00	\$12,412.10
430 - LOST 4-WHEELERS ESCROW	\$4,338.59	\$14.94	\$0.00	\$0.00	\$4,353.53
440 - SEARCH & RESCUE ESCROW	\$26,593.48	\$63.72	\$0.00	\$0.00	\$26,657.20
450 - COURTHOUSE ESCROW	\$150,522.04	\$1,969.74	\$0.00	\$0.00	\$152,491.78
460 - MSI ESCROW	\$40,168.22	\$0.00	\$0.00	\$0.00	\$40,168.22
470 - EMERGENCY PREPAREDNESS	\$3,180.43	\$32.15	\$0.00	\$0.00	\$3,212.58
500 - HISTORICAL ARCHIVES ESCROW	\$630.45	\$9.51	\$0.00	\$0.00	\$639.96
550 - ASPHALT ESCROW	\$105,575.84	\$330.58	\$0.00	\$0.00	\$105,906.42
570 - FOREST RESERVE ESCROW	\$139,258.39	\$0.00	\$0.00	\$0.00	\$139,258.39
590 - EMERGENCY SERVICES SALES TA	\$1,943,876.82	\$72,282.97	\$0.00	\$0.00	\$2,016,159.79
600 - FIRE TRUCK FUND	\$109,106.18	\$285.75	\$0.00	\$0.00	\$109,391.93
650 - LAND USE ESCROW	\$83,711.02	\$124.99	\$0.00	\$0.00	\$83,836.01
700 - WORKFORCE HOUSING ESCROW	\$122,073.92	\$69.29	\$0.00	\$0.00	\$122,143.21
750 - ESCROW-SHERIFF VEHICLE	\$40,550.38	\$32.61	\$0.00	\$0.00	\$40,582.99
800 - PUBLIC TRUSTEE	\$180.00	\$103.00	(\$193.00)	\$0.00	\$90.00
810 - SPECIFIC OWNERSHIP TAX	\$16,925.85	\$14,510.00	(\$16,925.86)	\$0.00	\$14,509.99
820 - TAX HOLDING FUND	\$26,132.37	\$962,573.47	(\$19,759.71)	\$0.00	\$968,946.13
900 - ADVANCED COLLECTIONS	\$32,460.95	\$0.00	(\$32,460.95)	\$0.00	\$0.00
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
<b>* Fund Type Total *</b>	\$5,989,651.22	\$1,533,418.45	(\$756,598.25)	\$0.00	\$6,766,471.42

# Fund Status Report

San Juan County

**Report Selection Criteria:**

Selected Fund Type: ALL  
Include Encumbrances? NO  
Include Pri Yr Liabilities? NO  
Printed in Alpha by Fund Name? NO  
Exclude Additional Cash? NO

Fiscal Year: 2025

From Period: 2

To Period: 2

From Date: 2/1/2025

Thru Date: 2/28/2025

Option: Period

**Selected Funds :**

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
* Report Total *	\$5,989,651.22	\$1,533,418.45	(\$756,598.25)	\$0.00	\$6,766,471.42

San Juan County

# Composition of Cash Balances and Investments

As Of: 3/6/2025 Including Account Details

	Net Bank Balance	Investments	Cash on Hand/ In Transit	Total
<i>Cash and Cash Items</i>				
<b>Cash on Hand</b>				
Cash on Hand	\$0.00	\$0.00	\$200.00	\$200.00
<b>Cash on Hand:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$200.00</b>	<b>\$200.00</b>
<i>Demand and Time Deposits</i>				
<b>Citizens State Bank</b>				
Tourism Fund Checking	\$18,495.00	\$0.00	\$0.00	\$18,495.00
Affordable Housing Checking	\$370,819.96	\$0.00	\$0.00	\$370,819.96
911 Authority Checking Checking	\$92,801.38	\$0.00	\$0.00	\$92,801.38
General Checking Checking	\$3,751,277.40	\$0.00	\$0.00	\$3,751,277.40
<b>Citizens State Bank:</b>	<b>\$4,233,393.74</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,233,393.74</b>