

SAN JUAN REGIONAL PLANNING COMMISSION
AGENDA
April 15, 2025
San Juan County Courthouse

San Juan Regional Planning Commission Meetings shall be conducted in a hybrid virtual/in-person format. All persons including Board Members, Staff, Applicants and interested Public may meet in person or via Zoom. The information necessary to connect to the public meeting is listed below.

- 7:00 PM** **Roll Call of Members and Minutes**
 Minutes of March 18, 2025
- 7:10 PM** **Public Hearing: 25-02 USR: A request to build a single-family dwelling**
 within the E-D Economic Development District at TBD Cement Street Blk 33
 Lots 10-12
- 7:30 PM** **Final Plan Submission Silver Cloud Lodge PUD, Bonanza Boy LLC**
- 8:00 PM** **Discuss Affordable Housing Fee In Lieu Of for Proposed Anglo Saxon**
 Subdivision

OTHER:

Times listed above are approximate.

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

ADJOURN: Next Regular Meeting – 7:00 PM, Tuesday May 20, 2025

Join Zoom Meeting

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

Meeting ID: 921 3647 3203

One tap mobile

+16699006833,,92136473203# US (San Jose)

+12532158782,,92136473203# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 921 3647 3203

MEMORANDUM

April 15, 2025

TO: San Juan Regional Planning Commission

FR: William A. Tookey

RE: Bonanza Boy LLC.

Silver Cloud Lodge Planned Unit Development

Mr. Colby Barrett representing Bonanza Boy LLC has submitted a Final Plan application for the Silver Cloud Lodge Planned Unit Development (PUD) for the purpose of developing the Silver Cloud Lodge and other improvements.

A Planned Unit Development is a project, improvement or development which is pre-planned in its entirety, with variation permitted from regulations in the context of the acceptance of the overall plan in its entirety on merits which outweigh the variation from regulations. As Planned Unit Development the application follows the procedures and applicable requirements of the Chapter 7 Subdivision Regulations.

Zoning and Land Use Regulation Section 0-109 Vested Property Rights states: *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.*

The proposed PUD is intended as a mining heritage tourism and outdoor recreation facility. The proposed improvements include the Silver Cloud Lodge, a garage and employee housing structure, accessory structures, camping, utilities and recreational and environmental improvements.

The Lodge will be located on the Shelbyville Lode MS 18168. The Lodge will consist of an approximately 7000 sq. ft. two-story timber framed structure designed similarly to the historic structures that were previously located on the site. The Silver Crown Mine will be reopened and incorporated into the lodge. A small hydropower house, solar greenhouse and sauna would also be constructed. The Lodge will be "off-grid" and powered by solar, micro-hydro, biomass and a backup generator. Additionally, heat pumps and wood stoves will be used to supplement heating. Domestic water will come from the mine adit which flows at about 30 gpm. The water will need minimum treatment. A septic system will be installed on site to treat wastewater.

The proposed lodge is located on County Road 15 aka Forest Service Road 821 near Mill Creek in the Chattanooga area off US Highway 550.

A 2000 sq. ft. garage, a 2000 sq. ft. employee housing structure and a parking area would be located on Bonanza Boy MS 16677.

The Mountain Chief Claim MS 560 B previously owned by Margaret Stern also known as the Artists Cabin has been purchased by the applicant and would continue to be used to provide 2 lodging units. The applicant has submitted a Vacation Rental Application that would include the Artists Cabin and an existing second cabin. These units would become part of the lodging approved as part of the PUD.

The garage/housing structure will be powered and heated by a solar array with a backup generator.

Water will come from a well or spring on site. A septic system will be installed on site to treat the wastewater.

Other improvements would include: development of parking areas; associated grading and utility improvements; realignment of FSR 821.

Additional recreational improvements would include: Dispersed tent camping/glamping and bathroom/shower facilities; hiking trails, rock/ice climbing routes, via ferrata; wetlands and fish and wildlife habitat restoration; mining heritage tourism.

Mr. Colby Barrett dba Bonanza Boy LLC owns approximately 260 acres in the Chattanooga Area. The property is located in the Mountain Zoning District.

The access will be from US Highway 550. A Traffic Study Report has been submitted to the Colorado Department of Transportation (CDOT). An access permit from CDOT has not yet been issued.

The applicant has agreed to consolidate the Pride Lode, Wonderful Lode, Mountain Chief Lode Valley Lode and Shelbyville Lode into one parcel. He has also agreed to consolidated the Bonanza Boy Mill Site and the Mountain Chief Mill Site into one parcel.

The adjacent landowners were notified via US Mail of the proposed applications. A Public Hearing for the Preliminary Plan was also advertised in the Silverton Standard.

Internet will be provided via Starlink. A satellite phone/Garmin Inreach and CB radio will be available for emergency communications for both sites.

Solid waste will be stored in bear-resistant facilities and then transferred to a transfer station for both sites. The applicant will be required to create an account on the Town of Silverton's Utility billing system for refuse.

Propane will be used for cooking as well as for backup heating. The tank at the lodge will be buried, the tank at the garage will be above ground and screened.

Exterior lighting for both sites will need to comply with the County dark sky requirements.

The applicant has provided a well thought out project and has provided significant technical expertise. The project's location has spectacular scenic and recreational value. It is also almost entirely in avalanche hazard areas.

Of utmost concern must be the safety of the Lodge's guests, workforce, general public and emergency responders. Buildings can be engineered and designed to withstand an avalanche's direct and indirect impact. Avalanche diversions can be constructed to reduce the impact on the structures. However, there is still the safety issue of crossing avalanche terrain to access the buildings. The applicant has provided that winter guests would only be allowed access with a guide knowledgeable in avalanche hazards. That may not be enough and active avalanche mitigation may be required. In addition to the hazards on site there are the avalanche hazards of US 550. Avalanches, avalanche control and road closures could all have an adverse impact on the operation of the lodge during winter months.

The applicant has provided the Silver Cloud Resort Avalanche Safety Plan prepared by Dynamic Avalanche Consulting Ltd. If the project is ultimately approved the applicant will need to strictly adhere to the plan.

The applicant has also provided an Emergency Response Plan to address numerous emergencies.

The applicant has also requested a variance to the minimum setbacks to allow for an underground infiltration gallery to be located to the property corner of the Bonanza Boy Mill Site to minimize the ground water surface water runoff infiltration for better control of water quality. The improvements will be below the surface and should not have any visual or other impacts.

The Planning Commission previously recommended approving the PUD Preliminary Plan with conditions. The County Commissioners approved the Preliminary Plan 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 Bonanza Boy LLC PUD 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. 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.
4. That the applicant fully and completely complies with the Silver Cloud Resort Avalanche Safety Plan.

5. That the applicant provides documentation annually that they have complied with and continue to comply with Sections 5, 6 and 7 of the Silver Cloud Resort Avalanche Safety Plan.
6. That the project is in compliance with Section 7-120 Air Quality as it pertains to wood burning devices. 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.
7. That an affordable housing agreement be negotiated as required by 7-112.8A of the Zoning and Land Use Regulations.
8. The failure to comply with these conditions shall be grounds for the revocation of this approval and for any future Improvement Permits.

The Planning Commission may recommend approval of the Silver Cloud Lodge PUD Final Plan as submitted including the Vacation Rentals, Variance Request, and Land Consolidation recommend approval with conditions, recommend denial or table for additional information. Should the Planning Commission choose to recommend approval of the project they should do so with the following conditions:

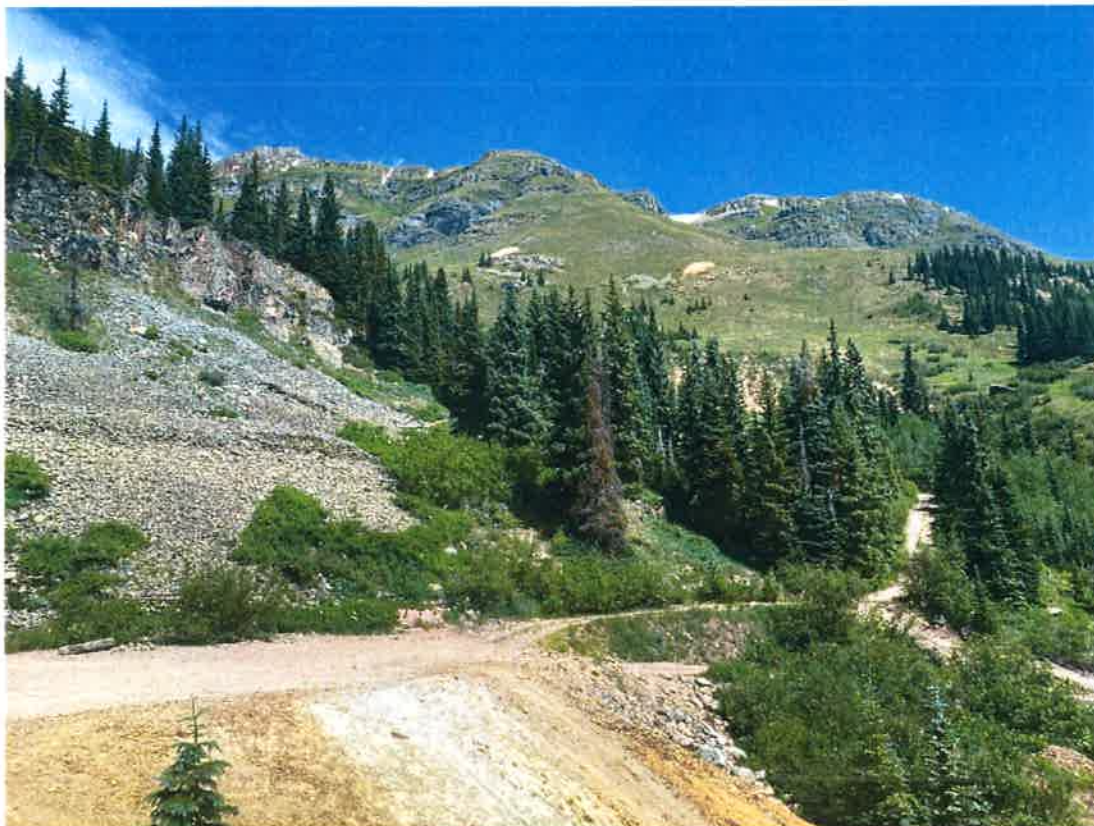
- 1 That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
- 2 All improvements to the Bonanza Boy LLC PUD shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations including wetlands and access.
- 3 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.
- 4 That the applicant fully and completely comply with the Silver Cloud Resort Avalanche Safety Plan.
- 5 That the applicant provides documentation annually that they have complied with and continue to comply with Sections 5, 6 and 7 of the Silver Cloud Resort Avalanche Safety Plan.
- 6 That the project is in compliance with Section 7-120 Air Quality as it pertains to wood burning devices. **The Applicant is proposing 4 woodstoves at the Lodge and 3 woodstoves at the Employee Housing and Garage. 7-120 Air Quality allows for one fireplace or stove for each single-family residence, restaurant or hotel lobby. The employee housing units would be defined as a multi-family dwelling and would not qualify for individual wood burning devices. I believe it would be**

appropriate to allow for one in the reception/office area to provide emergency heating for the building. 1 fireplace in the lodge and 1 woodburning stove in the kitchen would be in compliance with the regulations. The woodburning stove in the guest suite and sauna would not be in compliance with the requirements. While they would not be in compliance with County Regulations the allowance of the 3 woodstoves in the employee housing and in the guest room could be allowed with the condition that they would only be used in emergency situations. The applicant would need to explain the justification for the wood fired stove in the sauna.

- 7 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.
- 8 That an affordable housing agreement be negotiated as required by 7-112.8A of the Zoning and Land Use Regulations. **A Proposed Employee Housing Agreement has been submitted. I believe that it may need some additional discussion. The County Attorney is currently reviewing it.**
- 9 That the proposed vacation rental cabins located on the Mountain Chief Mill Site are upgraded to be in compliance with County, State and Federal Regulations as necessary, including woodstoves, septic and water.
- 10 The failure to comply with these conditions shall be grounds for the revocation of this approval and for any future Improvement Permits.
- 11 Any other conditions as determined necessary by the Planning Commission.

Should the Planning Commission choose to recommend denial of the PUD Preliminary Plan they should do so on the grounds that the risks to the guests, workforce, emergency responders and general public are too great along with any other deficiencies that may be identified in this application.





To: San Juan County Commissioners
Regarding: Proposed Silver Cloud Lodge employee housing and parking
Date: October 15, 2024

Dear Commissioners,

I am writing with regard to the proposed Silver Cloud Lodge development. As I have previously stated, I am convinced that the proposed employee housing and parking area adjacent to the Artist Cabin will have significant negative impacts on wildlife in this area as well as negative visual impacts. As discussed in the public hearing for the preliminary approval, the proposed employee housing and parking area will necessarily require bulldozing wetlands. This will impact the variety of wildlife in this area including moose, elk, deer, fox, coyotes, beaver, birds and many other animals that rely on the wetlands.

I would like to highlight a section of the San Juan County bylaws regarding development impacting wetlands. The complete text from section 4-110.2 of the San Juan County bylaws is included below, however, I have highlighted the relevant text regarding development in the county impacting wetlands. Specifically, the bylaws state that "wetlands ... shall be protected from development". While federal wetland protections may allow for the destruction of wetland areas by creating new wetlands, as has been proposed by the developer, this does not appear to be the case within San Juan County. While I'm not a lawyer, this seems pretty clear to me. I would request that the commissioners request that the lawyer for the county be asked for his legal interpretation of this section of the bylaws in regard to the proposed development.

4-110 DESIGN AND DEVELOPMENT STANDARDS FOR ALL IMPROVEMENT AND USE PERMITS

.2 Areas subject to hazardous conditions, such as 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. Natural features such as riparian areas, wetlands, fens, tarns, springs, streams, rivers, ponds, lakes shall be protected from development with adequate setbacks for any building and other site improvements; minimum required setbacks are: Rivers and Streams: 40 feet for residential development. Fens: 30 feet for all development.

Regards,



Wesley Berg
Resident of San Juan County, Colorado



Willy Tookey <admin@sanjuancolorado.us>

Silver Cloud Lodge & Associated Parking Lot.

1 message

Lanny Wagner <blm145@earthlink.net>

Fri, Sep 6, 2024 at 1:57 PM

Reply-To: blm145@earthlink.net

To: admin@sanjuancolorado.us

San Juan County Commissioners,

I'm writing to you with my concern for the future project within our county named the Silver Cloud Lodge and associated parking lot which is to be constructed on an existing wetlands. The wetlands and attached wildlife corridor to be impacted by the parking lot construction is currently heavily used by; Moose, Elk, Deer, Bear and Beavers. I believe it would be a shame to loose this beautiful area that wildlife depends on to a parking lot and hope that there are alternatives being considered? I understand the need for economic development in our county but believe there needs to be a balance in these decisions!

Thank You

Lanny Wagner & Stacy Jordan



Willy Tookey <admin@sanjuancolorado.us>

from County Website

3 messages

AnneMarie <ferretti4@yahoo.com>
To: admin@sanjuancolorado.us

Tue, Oct 31, 2023 at 2:52 PM

Re: construction in Chattanooga

Hi,

My name is Anne-Marie Mee and I am a local wildlife photographer out of Durango. Wes Berg the local wildlife photographer in Silverton I know well as other long Times residents in Silverton. I have a question as to what might be the construction happening in Chattanooga? I know there was a mine there and it now looks as it was taken down. I have been following a certain pika in that area. I have named him Slash as he has a slash in his left ear. I am now on my 5th year with he and his colony. On my Facebook page he has a huge following and will have a book our next year on he and pika. Being they will be the first to be extinct, and moving near being on the endangered list, I was curious as to the construction causing destruction to the environment they live in. They are all around the valley and it seems such a shame that if indeed construction will come, how very very sad that such special habitat for not only pika, but moose, fox, snowshoe hares and lynx utilize in Chattanooga. It has become a thing where if the forest services do not trade with the owners of the mining claim, then such unfortunate development of something happens. I have been coming up for over 7 years and sit in one area in Chattanooga to document the pika. I would be extremely interested to learn what is the construction. I sit on many boards in Durango and La plata County, to help keep conservation efforts and coexistence up and front for us all to continue to enjoy not just the mountains but the nature and wildlife that comes with the landscape. It is sad how fast our animals are losing such precious habitat. I hope for the pika and other animals in Chattanooga this is not to their demise.

Thank you in advance,

Anne-Marie Mee

Facebook: Anne-Marie Ferretti Mee
Instagram: Anne-Marie_photography_

Willy Tookey <admin@sanjuancolorado.us>
To: AnneMarie <ferretti4@yahoo.com>

Tue, Oct 31, 2023 at 3:22 PM

The construction that is occurring in Chattanooga is the remediation of the mine dump. It is a brownfields cleanup project reviewed and approved by the Colorado Department of Public Health and Environment. The property owner has also proposed the construction of a small lodge on the mine dump and within the mine itself. A public hearing was held for the remediation project and reviewed by the San Juan Regional Planning Commission and approved by the Board of County Commissioners. The sketch plan for the lodge and other development was also reviewed by the Planning Commission and conditionally approved by the County Commissioners. Before any additional construction can occur the applicant will need to provide a Preliminary Plan for review by the Planning Commission and the approval by the County Commissioners. He will then need to repeat that process with a Final Plan. The development will occur on private property owned by the applicant. You can review the application by following the links below.
https://sanjuancounty.colorado.gov/sites/sanjuancounty/files/N2738_Bonanza_Boy_LLC_Part_A.pdf
https://sanjuancounty.colorado.gov/sites/sanjuancounty/files/N2738_Bonanza_Boy_LLC_Part_B.pdf

William Tookey
San Juan County Administrator
970-387-5766
admin@sanjuancolorado.us
PO Box 466, Silverton CO 81433

[Quoted text hidden]

AnneMarie <ferretti4@yahoo.com>
To: Willy Tookey <admin@sanjuancolorado.us>

Tue, Oct 31, 2023 at 3:44 PM

William,

Thank you very kindly for your fast response. Oh this saddens me so much for the pika. They are losing so much territory along with climate change they do not stand a chance. Perhaps the owner would be open to listening where all of the pika colonies are and try and make sure their areas are preserved? Perhaps it could be of interest for what he plans? Too bad the pika are not yet on the endangered list but soon will be. There is a large pika project in Colorado taking place to try and keep a count on colonies and areas. I



STAFF REPORT

To: San Juan Regional Planning Commission
From: Lucy Mulvihill, *Community Development Director*
Date: March 25, 2025
RE: 25-02 USR: A request to build a single-family dwelling within the E-D Economic Development District at TBD Cement Street Blk 33 Lots 10-12

PROJECT LOCATION:

TBD Cement Street Blk 33 Lots 10-13

APPLICANTS/OWNERS:

Alisha Gibson

APPLICATION SUBMISSION:

The required documents and application fee were submitted on February 21, 2025.

PUBLIC NOTICE:

- Town Website Posting: March 27, 2025.
- Newspaper Posting: Silverton Standard and Miner newspaper, March 27, 2025.

PUBLIC COMMENT:

As of April 10, 2025, no public comments have been formally received.

ZONING DISTRICT:

E-D Economic Development

ADJACENT PROPERTIES:

- North: Economic Development E-D, Vacant
- South: Economic Development E-D, Train-Related Buildings
- East: Economic Development E-D, Train-related buildings
- West: Multiple Family Residential R-2, Single Family Dwelling Unit

REQUEST:

The applicant proposes constructing a 1,408 sq.ft. single-family dwelling on the northwest corner of a 7,500 sq. ft. lot within the E-D Economic Development District.

PURPOSE OF REVIEW:

Per Silverton Municipal Code (SMC) Section 16-3-70, single-family dwellings are subject to review within the E-D Economic Development District.

CODE EVALUATION:

SMC Section 16-3-70. E-D Economic Development District

(c) *Uses Subject to Review:*

(1) *Single-Family Dwelling*

(e) *Requirements:*





- (1) Minimum lot area: 5,000 square feet.
- (2) Minimum lot width: 50 feet.
- (3) Maximum height of structure: 30 feet.
- (4) Minimum floor area of dwelling unit:
 - a. Dwelling unit: 500 square feet.
 - b. Any use other than dwelling: 500 square feet.
- (5) Minimum setbacks. Principal and accessory structures (walls and fences six feet high or less excluded):
 - a. Front setback: seven feet.
 - b. Side setback: seven feet.
 - c. Rear setback: five feet.

The following table indicates the dimensional standard requirements for buildings in the E-D Zone District and the proposed dimensional standards associated with the proposed single-family dwelling.

Standard	Required	Proposed	Compliant
Minimum Lot Area	5,000 sq.ft.	7500 sq.ft.	Yes
Minimum Lot Width	50 ft.	75 ft.	Yes
Maximum Height of Structure	30 ft.	30 ft.	Yes
Minimum Floor Area of Dwelling Unit	500 sq.ft.	1,408 sq.ft.	Yes
Front Setback	7 ft.	16 ft.	Yes
Side Setback (S)	7 ft.	43 ft.	Yes
Side Setback (N)	7 ft.	10 ft.	Yes
Rear Setback	5 ft.	52 ft.	Yes

The submitted application materials demonstrate that the proposed single-family dwelling meets the required dimensional standards for the zoning district.

SMC Section 16-1-50. Uses subject to review

(a) Applications for uses subject to review or uses in the B-A Business Auto District shall be filed, in writing, with the Town Clerk, along with the required fee as set forth on the Town's Fee Schedule. Such applications shall contain the following information, as applicable:

- (1) Location and identification of all existing and proposed public and private easements.*
- (2) Boundaries of sites to be reserved or dedicated for trails, parks, playgrounds, schools or other public uses and the location of any common area not reserved or dedicated to public use.*
- (3) The area, in square feet, and percentage of the total area of the proposed development, devoted to each type of use.*
- (4) The existing buildings, telephone and power lines and sewer, water, gas and drainage pipes located on the proposed development and adjacent to its boundaries.*
- (5) A description of the land area of the request, including lot and block number, along with a drawing to scale showing boundaries and an indication of existing zoning for all areas on the drawing.*
- (6) The time schedule for any contemplated new construction or uses.*

(b) All applications shall be referred by the Town Clerk to the Board of Trustees. A public hearing shall be held, with at least ten days' advanced notice of the date, time and place of such hearing, to be published in a newspaper of general circulation in the Town.

(c) The Board of Trustees shall render its decision within a reasonable timeframe of the date of submission of the application, unless an extension of said time is agreed upon, in writing, by the applicant and the Board of Trustees.



The application is in compliance with SMC Section 16-1-50.

PLANNING COMMISSION ACTION:

The Planning Commission may recommend approval, approval with conditions, denial, or table for additional review.

STAFF RECOMMENDATION:

Staff finds that the application meets the requirements outlined in SMC Sections 16-1-50 and 16-3-70. However, staff notes that the new Land Use Code prohibits single-family dwellings in the C-2 District (formerly E-D).

Recommendation: Approval of Application 25-03 USR, subject to compliance with all relevant regulations.

SAMPLE MOTIONS:

Approval: I move to recommend approval of application 25-03 USR: A request to build a single-family dwelling within the E-D Economic Development District at TBD Cement Street Blk 33 Lots 10-12.

Approval with Conditions: I move to recommend approval of application 25-03 USR: A request to build a single-family dwelling within the E-D Economic Development District at TBD Cement Street Blk 33 Lots 10-12, with the following conditions [insert conditions].

Continuance: I move to continue the review of application 25-03 USR: A request to build a single-family dwelling within the E-D Economic Development District at TBD Cement Street Blk 33 Lots 10-12 to [insert date certain].

Denial: I move to recommend denial of application 25-03 USR: A request to build a single-family dwelling within the E-D Economic Development District at TBD Cement Street Blk 33 Lots 10-12.

ATTACHMENTS:

1. 25-03 USR: A request to build a single-family dwelling within the E-D Economic Development District at TBD Cement Street Blk 33 Lots 10-12
2. Public Notice



LAND USE APPLICATION
Community Development Department
Town of Silverton
1360 Greene Street, Silverton CO, 81433

Applicant: Alisha M. Gibson **Company:** N/A
Mailing Address: P.O. Box 774 Durango, CO 81302
Phone: (970) 779-8157 **Email:** amgibson6@gmail.com

Owner: Alisha M. Gibson
Mailing Address: P.O. Box 774 Durango, CO 81302
Phone: (970) 779-8157 **Email:** amgibson6@gmail.com

Property Location/Address: 10TH & Cement Street Blk 33 Lots 10, 11, 12
Assessor's parcel no. 48291730330003 **Lot Size:** 7500 sqf
Current Zoning: E-D **Proposed Zoning:** C-2
Current Use: Vacant **Proposed Use:** Single-Family Dwelling

Is the property located within an Overlay District? (check all that apply) N/A

- | | | |
|---|---------------------------------------|---|
| <input type="checkbox"/> Limited | <input type="checkbox"/> Historic | <input type="checkbox"/> Architectural Review |
| <input type="checkbox"/> Avalanche Hazard | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Slope Hazard |

(The person listed as "Applicant" will be contacted to answer questions regarding this application, provide additional information when necessary, post public hearing signs, receive a copy of the staff report prior to Public Hearing, and shall be responsible for forwarding all verbal and written communication to the owner.)

Type of action requested (check one or more of the actions below which pertain to your request):

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Site Development Plan approval |
| <input type="checkbox"/> Change of zoning | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Vacation Rental | <input type="checkbox"/> Temporary Use, Building, Sign |
| <input type="checkbox"/> Consolidation Plat | <input type="checkbox"/> Development in Hazard Zones |
| <input type="checkbox"/> Overlay Districts | <input checked="" type="checkbox"/> Use Subject to Review |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Variance/Waiver |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Other: Click to enter text. |

Detailed Description of Request: (ex: will the project include a new structure or renovations of an existing structure, are there any anticipated conflicts with building or zoning codes, etc.) **The proposed request is for a single-family dwelling to be built on the vacant lot. The lot is currently zoned for E-D (Economic Development) with a residential build requiring a Use Subject to Review Application. The anticipated build design of the house will be a two-story rectangular shape approximating 1,400 sqf.**

**CERTIFICATION**

As owner of the aforementioned property, I hereby consent to the submission of this application and authorize the applicant to act on my behalf with regard to this application.

X 

Owner Signature

X 2/20/2025

Date:

I, Click to enter text., certify that the information and attachments submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners.

X 

Applicant Signature

X 2/20/2025

Date

To be filled out by staff:

DATE RECEIVED: 2/21/2025	RECEIVED BY: Lucy Mulvihill
FEES PAID: 2/21/2025	CASE NO: 25-02 USR Blk 33 Lots 10-12
PRE-APP MEETING DATE: 2/4/2025	CASE MANAGER: Lucy Mulvihill

Exhibit A

Gibson Lot Narrative

Parcel R2805

APN 48291730330003

Lots Number 10, 11, 12 Block 33 Economic Development Zone

The Gibson home will be a single-family residential home like others on the same block as well as across Cement Street and 10th Street. The Owner/Applicant has resided in southwest Colorado and has been contributing to the San Juan County/Silverton community since 2005. Below are highlights for the project:

- Received confirmation from a local excavation business for assistance with dirt work (foundation/taps) scheduled for this year
- Water and Sewer main lines are directly in the front of the lots located on Cement Street within several feet of the proposed site location
- Water and sewer tap fee application has been submitted and fees were paid on 2/14/2025
- The power line is located next to the lot for quick and easy connection and San Miguel Power has been contacted
- An ample buffer has been provided for the power line proximity in relation to building site
- The project will conform to all local building codes and regulations including setbacks in the ED zone as well as incorporate any/all of the new policies per the LUC going into effect 2/26/2025 regarding lighting, landscape and snow removal
- Design & Lighting Standards (Optional) – While not mandatory, applicant will consider incorporating: Townwide Design Standards (LUC 15-6-30(b)) Outdoor Lighting Standards (LUC 15-6-40)
- Pending approval, anticipated construction will commence spring/summer 2025 with completion expected in the fall of 2026 (hopefully sooner)

Continuing information for the USR Application

REASON FOR REQUEST BELOW:

A Use Subject to Review (USR) Application is required for construction of a single-family residence within the ED zone.

I initially purchased this lot with the intent to build a residential home back in 2019. I had conversations and gathered information from Bill MacDougal and others at the town hall. I had a builder, engineer, architect, and support ready to go when COVID19 arrived. I halted the project in fear of what the economy would do. Prices skyrocketed and I decided to save money and build in a few years. Once COVID 19 eased up I decided to have a child and planned to restart the building process when my daughter turned 3. My daughter will be 3 in April.

Exhibit A

BRIEF DESCRIPTION OF THE PROPOSED USE BELOW:

The use will be a modest two-bedroom single-family home designed to complement the other existing homes on the block and Silverton as a whole.

BRIEFLY DESCRIBE THE BENEFITS TO THE COMMUNITY AS A WHOLE, IF THIS IS ALLOWED:

- The house will provide our family a home in Silverton which will allow benefits to the community such as the following:
- Provides more opportunity for me to volunteer time to local organizations such as Silverton Single Track Society and Search & Rescue
- Having my child in Silverton could bring additional money to the day care and/or employ childcare for sitters
- The construction of the build will provide local job opportunities. I plan to use Silverton tradesmen for construction to the greatest extent possible.
- The site plan was specifically designed to reserve space for a future ADU, with the intent it could be used as a long-term rental to provide housing for locals. Housing availability is a critical challenge facing Silverton, and I believe that placing two dwelling units on three 25X100 lots is an efficient use of limited in-town space.
- I am willing to provide yard space to host and support local events (Hard Rock 100, Silverton White Out, etc.)
- I am willing to allow use of the property for the local schools to utilize for a garden, greenhouse, or 4-H prospect (if permitted)

LIST ANY SPECIFIC CONDITIONS WHICH YOU WOULD BE WILLING TO INCORPORATE INTO THIS REQUESTED USE:

I am willing to build an ADU in the future to meet additional housing needs.

[illegible][illegible]

PROJECT NAME	CORONA RESIDENCE
PROJECT ADDRESS	TROCEMENT STREET SILVERTON COLORADO
PROJECT DESCRIPTION	A NEW SINGLE FAMILY RESIDENCE OLSON ARCHITECTS LLC RACHEL M OLSON - AIA 804 E 2ND AVENUE SUITE 102 DENVER CO 80202
ARCHITECT FIRM	OLSON ARCHITECTS LLC
DATE DRAWN	07-16-10
DRAWING #	001
SHEET NO.	001 OF 001
SCALE	AS SHOWN
DESIGNED BY	RACHEL M OLSON
CHECKED BY	JAMES W OLSON
IN CHARGE	JAMES W OLSON

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SIGNATURE		
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ACQUISITION		
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the same cell type
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type.

Preliminary

GIBSON RESIDENCE
180 CEMENT STREET & 10TH
SILVERTON, CO 81433
PHILBERT 801-6375

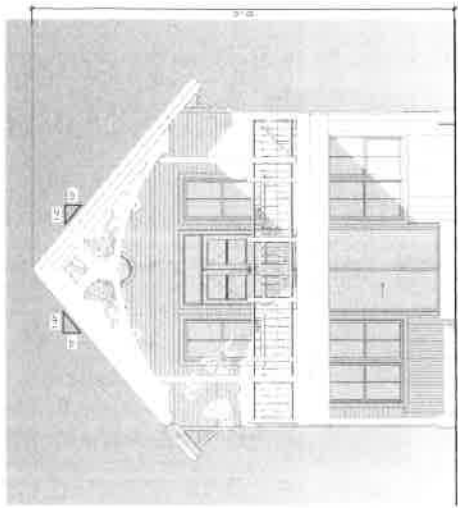
Free of charge to all authors. For more information, please contact the editorial office at editors@journals.sagepub.com.

Preliminary

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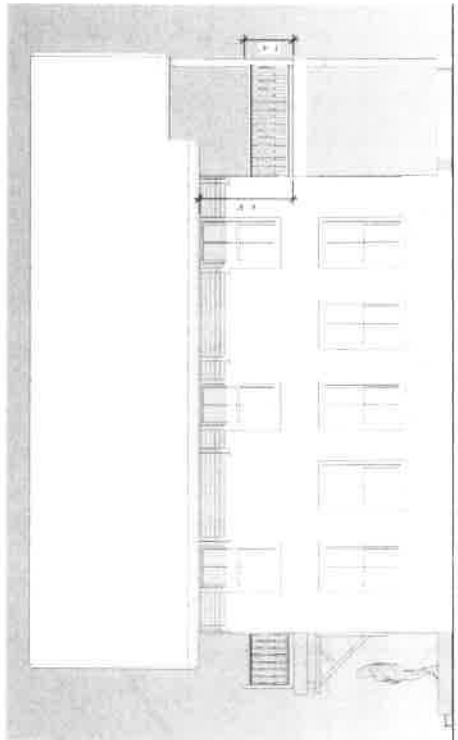
ELEVATIONS

A2.01

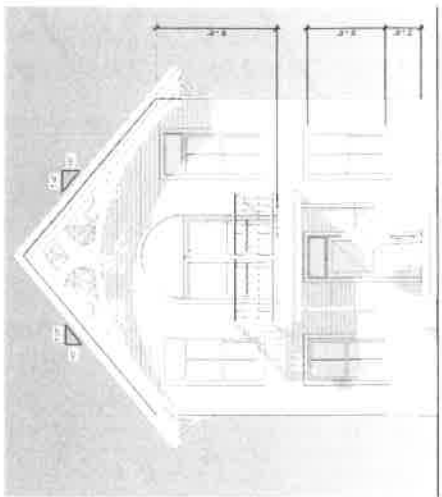


1 SOUTH EAST ELEVATION $\frac{1}{4}'' = 1'-0''$

2 NORTH EAST ELEVATION
1/4" = 1'-0"



3 SOUTH WEST ELEVATION
1/4" = 1'-0"



4 NORTH WEST ELEVATION
1:4" = 1'-0"

PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that the following Public Hearings will be held to consider a Use Subject to Review Application to allow a single unit dwelling within the E-D Economic Development Zoning District, at TBD Cement Street Block 33 Lots 10-12, Silverton Colorado. Applicant: Alisha M. Gibson.

Notice is hereby given that the Public Hearing is scheduled as follows:

- San Juan Regional Planning Commission Public Hearing on Tuesday, April 15, 2025, at 7 pm at the San Juan County Court House 1557 Greene St, Silverton, CO 81433
- Town of Silverton Board of Trustees Public Hearing on Monday, April 28, 2025, at 7 pm at Town Hall 1360 Greene St, Silverton, CO 81433

NOTICE is further given that all interested parties are invited to present written or oral testimony regarding this application either prior to or during the public hearing.

In-person or virtual public comment will be taken during the public hearing.

Written comments must be submitted by 5:00 pm on Wednesday, April 9, 2025.

Comments can be emailed to planning@silverton.co.us or mailed to the Community Development Department at
Silverton Town Hall
1360 Greene Street (FedEx/UPS)
PO Box 250 (U.S. Mail)
Silverton, CO 81433.

Contact Community Development Director Lucy Mulvihill (970) 946-9408
(lmulvihill@silverton.co.us) with any questions/comments about this Application.

Published in the Silverton Standard & the Miner: Thursday, March 27, 2025.

