

SAN JUAN REGIONAL PLANNING COMMISSION
AGENDA
July 16, 2024
San Juan County Courthouse

San Juan Regional Planning Commission meetings will 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
Planning Commission Secretary Invoice

7:05 PM Improvement Permit Application
Kirk Huff and Teri Alexander, Winnemucca Mill Site MS 563B Preliminary/Final Plan
Application for the development of a single-family dwelling and associated utility improvements
located in Howardsville accessed from CR 2

OTHER:

ADJOURN: Next Regular Meeting – 7:00 PM, Tuesday August 20, 2024

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

At 6:00 PM A **Work Session** was held in the Town of Silverton Town Hall Meeting Room Regarding **the Town of Silverton Land Use Code-Hazard Zones** **Lucy Mulvihill was present, and Gabby Hart from Clarion was the Town Moderator for the Land Use Code Work Session to give the presentation and answer any questions.**

The San Juan Regional Planning Commission met virtually via zoom and in the Town of Silverton Town Hall Meeting Room on June 18, 2024, at 7:03 PM with roll call showing the following attendance:

Bev Rich	X	Ken Safranski	X
Jim Weller	X	Melissa Childs	X
Lindsey Halvorson	X	Austin Lashley	X
Jim Harper	Absent		

Also present via Zoom were Bev Rich, Melissa Childs, Lindsey Halverson, Dan Rohn, Fabio, Alan Jones, Ken Wuytens, Bob Brokering, Paul Stern, DeAnne Gallegos, and various other guests, Present in the Town Hall Meeting Room were William Tookey, County Administrator and Chris Tookey, Secretary, along with Jim Weller, Ken Safranski, Austin Lashley, Lisa Adair, Colby Barrett, Vivian Barrett Dave Brown, Tamra Miller Brown and Wesley Berg.

MINUTES: May 21, 2024

Austin Lashley made a motion to approve the minutes of May 21, 2024, with a second from Jim Weller. The motion passed unanimously with a show of hands.

PLANNING COMMISSION SECRETARY INVOICE

Presented the invoice for seven meetings at \$50.00 total \$350 and financials and bank meetings at \$150 for total of \$500. Jim Weller made a motion to accept the invoice and Austin Lashley seconded. The motion passed unanimously with a show of hands. The update finally from the bank is that we shall be receiving our statements beginning with our May Statements. We will hopefully see our statements return in May!

PUBLIC HEARING SILVER CLOUD LODGE PUD PRELIMINARY PLAT APPLICATION FOR THE DEVELOPMENT OF A LODGE, ACCESSORY STRUCTURES, ASSOCIATED UTILITIES AND IMPROVEMENTS LOCATED ON SHELBYVILLE LODGE USMS 18168. LOCATED IN THE CHATTANOOGA AREA NEAR US HWY 550.

Colby Barrett was present to give an update on the Preliminary Plat Application. A Public Hearing was held and professional local photographers Wes Berg expressed his concerns regarding the impact might have on various wildlife that are in the area. Since there were no further comments the Public Hearing was closed. The members of the Planning Commission were given time to express their concerns. The lengthy discussion and going over the background of the project, questions and further presentations from

the owner, the Planning Commission then made a motion from Ken Safranski to recommend to the San Juan County Commissioners that they approve the PUD preliminary plat with the conditions as presented. Melissa Childs seconded the motion and the motion passed unanimously with a roll call vote.

A letter was sent to the San Juan County Commissioners.

**SAN JUAN COUNTY VARIANCE APPLICATION HD2 SILVERTON
MOUNTAIN LLC. TO INSTALL A 14FT X 60FT MODULAR OFFICE TRAILER
AT 6226 CR 110 (WALLA WALLA USMS 18063)**

A smaller unit in use now is not comfortable since there have been additional employees hired with the new ownership. Fabio Grasso was available at Zoom to answer questions as the spokesperson for Silverton Mountain LLC.

A Public Hearing was called with no public comments received.

After the presentation and discussion Jim Weller made a motion to recommend approval to the San Juan County Commissioners that they approve the proposed Variance Application with the 10 proposed conditions and the additional conditions from the Planning Commission to include: a three-year limit for the modular not five, skirting, non-reflection paint, a porch with covering and stairs. Lindsey Halvorson seconded, and the motion passed unanimously with a roll call vote.

A letter was sent to the San Juan County Commissioners.

The meeting was adjourned at 9:07 PM.

Respectfully Submitted,

Christine M. Tookey, Secretary

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

August 15, 2023

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: Planned Unit Development for a
Proposed Silver Cloud Lodge
Bonanza Boy LLC,
Shelbyville Lode MS 18168 located in the
Chattanooga Area near US Highway 550

At the regular meeting of the San Juan Regional Planning Commission on August 15, 2023, members of that Commission held a meeting to discuss the Planned Unit Development for a proposed Silver Cloud Lodge Sketch Plan Application on the Shelbyville Lode USMS 18168 and other recreational improvements located near Mill Creek in the Chattanooga area on US Hwy 550.
The owner Colby Barrett is present to answer questions.

After considerable discussion and going over the background of the project, questions and presentations from William Tookey, Land use Administrator, and the applicant. The Planning Commission then voted unanimously to recommend to the San Juan County Commissioners that you approve the PUD Sketch Plan Application for the development of the proposed Silver Cloud Lodge.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

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

June 18, 2024

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: County Variance Application
 Silverton Mountain LLC. To Install a
 14' X 60' Modular Office Trailer at
 6226 CR 110 (Walla Walla USMS 18063)

At the regular meeting of the San Juan Regional Planning Commission on June 18, 2024, members of that Commission held a meeting to discuss the Variance Application to install a 14' X 60' Modular Office Trailer at 6226 CR 110 Silverton Mountain LLC. The smaller unit in use now will not be comfortable with the additional people that will be hired. Fabio Grasso was available on Zoom to answer questions and give the Commission the background of the request since modular units are not allowed by San Juan County.

After considerable discussion the Planning Commission voted unanimously to recommend to the San Juan County Commissioners that you approve the proposed Variance Application to Section 5-102.1 Mobile Units with the 9 proposed conditions of approval as attached. The motion with conditions passed with a roll call vote.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

MEMORANDUM

July 12, 2024

TO: San Juan Regional Planning Commission

FR: William A. Tookey

RE: Kirk Huff and Teri Alexander – Winnemucca Mill Site MS #563B

Kirk Huff and Teri Alexander has submitted a Preliminary/Final Plan Improvement Permit application for the development of the Winnemucca Mill Site in Howardsville. The proposed improvements include a two-story residential cabin, a gravel driveway connecting CR2 to the house with a bridge over Cunningham Creek, a ramp over the historic tramway, and associated utility improvements. The development will be done in two phases. Phase 1 will consist of site preparation and access, the bridge, ramp, and utilities. The cabin will be constructed in phase 2. The total acreage is 5 acres.

The property is currently owned by Kirk Huff and Teri Alexander and the taxes are current. The application was prepared by DHM Design.

The property is located in Howardsville and will be accessed from Country Road 2.

The Sketch Plan application was previously reviewed by the Planning Commission and recommended to the Board of County Commissioners that it be approved with conditions. The County Commissioners reviewed it during their meeting of May 8th and approved it 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 Winnemucca Mill Site MS #563B 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 the Army Corps of Engineers Wetland 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 proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.
5. That a cumulative impact report be completed prior to the Preliminary/Final review.
6. That the applicant be placed on the Town of Silverton's Utility billing system for refuse.
7. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.

The applicant has acknowledged, agreed to or completed the conditions of approval as listed above.

I was able to visit the site with the applicant Kirk Huff, his wife and the County Building Inspector Bevin Harris. The property where the driveway is located on the south side of Cunningham Creek is higher in elevation than CR 2. I've attached the profile for the driveway to show the cut of the driveway. The applicant plans to use the material excavated from the driveway to elevate the proposed house to eliminate any flooding concerns. 4-110.1 of the Zoning and Land Use Regulations requires that:

The design and development of the site shall preserve, to the greatest extent possible, the natural terrain and drainage of the land, the existing topsoil and existing vegetation. Disturbed areas shall be re-vegetated with native plant, grass and wildflower species that are certified weed free as soon as possible after disturbance in order to prevent the establishment and dominance of non-native invasive species.

I believe the applicant has made a good attempt to minimize the visual impact of the structure. I would suggest some strategic vegetation to screen the proposed house from the Bill Ogle property to minimize the impact upon his neighbor and to provide some privacy for his property as well.

The Planning Commission has the option to recommend approval as submitted, approval with conditions, table for additional information or denial.

Should the Planning Commission choose to recommend approval, they should do so with the following conditions prior to the issuance of an Improvement Permit:

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 Winnemucca Mill Site MS #563B 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 the Army Corps of Engineers Wetland 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. The applicant shall preserve, to the greatest extent possible, the natural terrain and drainage of the land, the existing topsoil and existing vegetation. Disturbed areas shall be re-vegetated with native plant, grass and wildflower species that are certified weed free as soon as possible after disturbance in order to prevent the establishment and dominance of non-native invasive species as required by 4-110.1
5. That vegetative screening be provided to minimize the visual impact to his neighbor.

6. That the applicant be placed on the Town of Silverton's Utility billing system for water and refuse.
7. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.
8. Any other conditions that the Planning Commission deems necessary.



Driveway from CR 2- Centerline Staked



Driveway looking back to CR 2



Bridge Crossing looking north



Little Nation Mill from driveway



Driveway from house



Bridge Crossing looking south



House Site



Looking at Bill Ogle's House from the proposed house site



Looking at the Little Nation Mill from the proposed house site

Listed below was the Sketch Plan Application Review for your convenience.

The applicant had also requested a special use permit to allow for a vacation rental. The Commissioners approved the special use permit 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. That adequate emergency communications are provided on site.
3. That sufficient off-street parking be designated on the property and that parking on CR 2 be prohibited.
4. That the applicant acknowledges that CR 2 may not be maintained during times of hazardous winter and avalanche dangers.
5. That the vacation rental is only operated from May 1st through October 31st of each year.
6. The applicant agrees to indemnify and hold harmless the County, its Commissioners, officers, administrators, employees, representatives, and emergency personnel, for any claims and/or damages related to the leasing, usage and operation of the vacation rental.
7. That the applicant obtains a sales tax license from the Colorado Department of Revenue and collects sales tax and lodging tax as required.
8. That the applicant submits a renewal application annually providing the number and dates that the Vacation Rental was occupied.
9. Proof of insurance to operate a vacation rental is provided.
10. That the applicant fully and completely understands that in addition to applicability of the provisions of the San Juan County Zoning and Land Use Regulations, the County may deny renewal or revoke the Special Use Permit based upon a failure to comply with any conditions, a failure to adequately demonstrate the ability to comply in the future, and/or high levels of risk to the public based upon continued similar use. Together with any other relevant evidence of high levels of risk, the County may consider past incidents, expert opinions, and recommendations of emergency services personnel.

The conditional approval to operate a vacation rental is contingent upon the Preliminary/Final Improvement Permit approval and completion for the single-family dwelling unit and associated improvements as submitted on the Winnemucca Mill Site.

Additionally, the applicant will need to provide the maximum capacity for the cabin. Documentation that the water quality and quantity is adequate for that maximum capacity. If treatment of the water is required provide the necessary documentation and approvals of water treatment and testing. Provide documentation that the wastewater treatment system is adequate for that maximum capacity.

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.

Mountain Zoning District. The property is located within the Mountain Zoning District. Any development located within the Mountain Zoning District is a Use Subject to Review and requires a minimum site of 5 acres. The property is 5 acres. The minimum setback of 30 ft. from private property and 20 ft. from public property has been met. The property is also located within the Historic Overlay District.

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

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

The Master Plan notes that private property rights are respected in San Juan County.

Master Plan Goal LU-2 Focus future development on mining claims into growth corridors that are environmentally suitable, where public services are available and that provide feasible opportunity for growing the community and the economy.

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. I believe this application is attempting to meet the intent of the Master Plan.

- a. Adequate potable water is available or can be developed to safely support the proposed use.

The applicant plans to use well water to provide water to the site. A well drilling permit has been issued.

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

The applicant plans on installing a septic system to service the property. The applicant will need to submit an On-Site Wastewater Treatment Application to the 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 received no comments.

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

The applicant has included a scenic quality report. The applicant has located the structure to minimize the visual impact and to preserve the view of the Little Nation Mill.

Cultural Resource Inventory of The Winnemucca Mill Site was prepared by Alpine Archaeological Consultants. Three sites were encountered during the inventory. Two sites were considered non-contributing. The third site was the Little Nation Tramway. The applicant proposes a 20-foot building buffer to protect the physical elements of the tramway and to allow for the uninterrupted views of the tramway along CR 2.

The improvements should create minimal adverse impacts upon wildlife. All solid waste, garbage and refuse must be kept within wildlife/bear-resistant containers until it is properly disposed of at the Transfer station. The applicant plans on constructing a trash enclosure that would be connected to the garage until it was removed to the transfer station.

The bridge and driveway improvements will need to comply with Army Corps of Engineers regulations. The applicant will need to demonstrate that they are in compliance.

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

The applicant will access the property via a private driveway from CR 2. This driveway would include a bridge crossing on Cunningham Creek.

- 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 improvements will have minimal impact on the natural terrain and drainage of the land. All disturbances will need to 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.

An avalanche study was prepared by Wilbur Engineering. A portion of the property is located within an avalanche hazard area. The applicant plans on constructing the structure outside of the avalanche hazard area.

The property is located within a debris fan.

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

If any historic trails are identified they will need to be added to the certified survey plat.

- 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 water and refuse.

The applicant plans to use propane gas or wood fireplace/stoves for heating the units. For fire safety and air quality issues I would recommend that only propane heating systems be allowed.

If the applicant plans on having individual or communal fire pits or rings, they should also be fueled by propane gas.

The applicant will also need to provide a plan for fire prevention and fire protection for the site. His plans would need to be reviewed and approved by the Fire Chief and Sheriff.

The Applicant is also requesting a Special Use Permit to allow for a Vacation Rental. The requirements for a Vacation Rental are listed in Section 4-110.21.3.iii of the County Land Use Regulations. This included that Adequate emergency communications are available on site and that dedicated off-street parking are available to guests at all times.

The Applicant plans to install Starlink wifi. This would need to be available for guests to use for emergency communications.

The applicant would also need to ensure that the driveway was maintained during the winter so that guests could park their vehicles off CR 2.

The proposed vacation rental also needs to be safely accessible year-round not only to occupants but to emergency services as well.

While CR 2 can be impacted by avalanches the vacation rental does not appear to have any safety issues on site. The applicant should warn their guests of the potential avalanche danger on the property.

Should the Planning Commission choose to recommend approval of the Vacation Rental, they should do so with the following conditions prior to the issuance of a Special Use Permit:

11. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
12. That adequate emergency communications are provided on site.
13. That sufficient off-street parking be designated on the property and that parking on CR 2 be prohibited.
14. That CR 2 may not be maintained during times of hazardous winter and avalanche dangers.
15. That the applicant obtains a sales tax license from the Colorado Department of Revenue and collects sales tax and lodging tax as required.
16. That the applicant submits a renewal application annually providing the number and dates that the Vacation Rental was occupied.
17. Proof of insurance to operate a vacation rental.
18. That the applicant fully and completely understands that in addition to applicability of the provisions of the San Juan County Zoning and Land Use Regulations, the County may deny renewal or revoke the Special Use Permit based upon a failure to comply with any conditions, a failure to adequately demonstrate the ability to comply in the future, and/or high levels of risk to the public based upon continued similar use. Together with any other relevant evidence of high levels of risk, the County may consider past incidents, expert opinions, and recommendations of emergency services personnel.

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

August 15, 2023

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: Planned Unit Development for a
Proposed Silver Cloud Lodge
Bonanza Boy LLC,
Shelbyville Lode MS 18168 located in the
Chattanooga Area near US Highway 550

At the regular meeting of the San Juan Regional Planning Commission on August 15, 2023, members of that Commission held a meeting to discuss the Planned Unit Development for a proposed Silver Cloud Lodge Sketch Plan Application on the Shelbyville Lode USMS 18168 and other recreational improvements located near Mill Creek in the Chattanooga area on US Hwy 550.
The owner Colby Barrett is present to answer questions.

After considerable discussion and going over the background of the project, questions and presentations from William Tookey, Land use Administrator, and the applicant. The Planning Commission then voted unanimously to recommend to the San Juan County Commissioners that you approve the PUD Sketch Plan Application for the development of the proposed Silver Cloud Lodge.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

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

June 18, 2024

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: County Variance Application
 Silverton Mountain LLC. To Install a
 14' X 60' Modular Office Trailer at
 6226 CR 110 (Walla Walla USMS 18063)

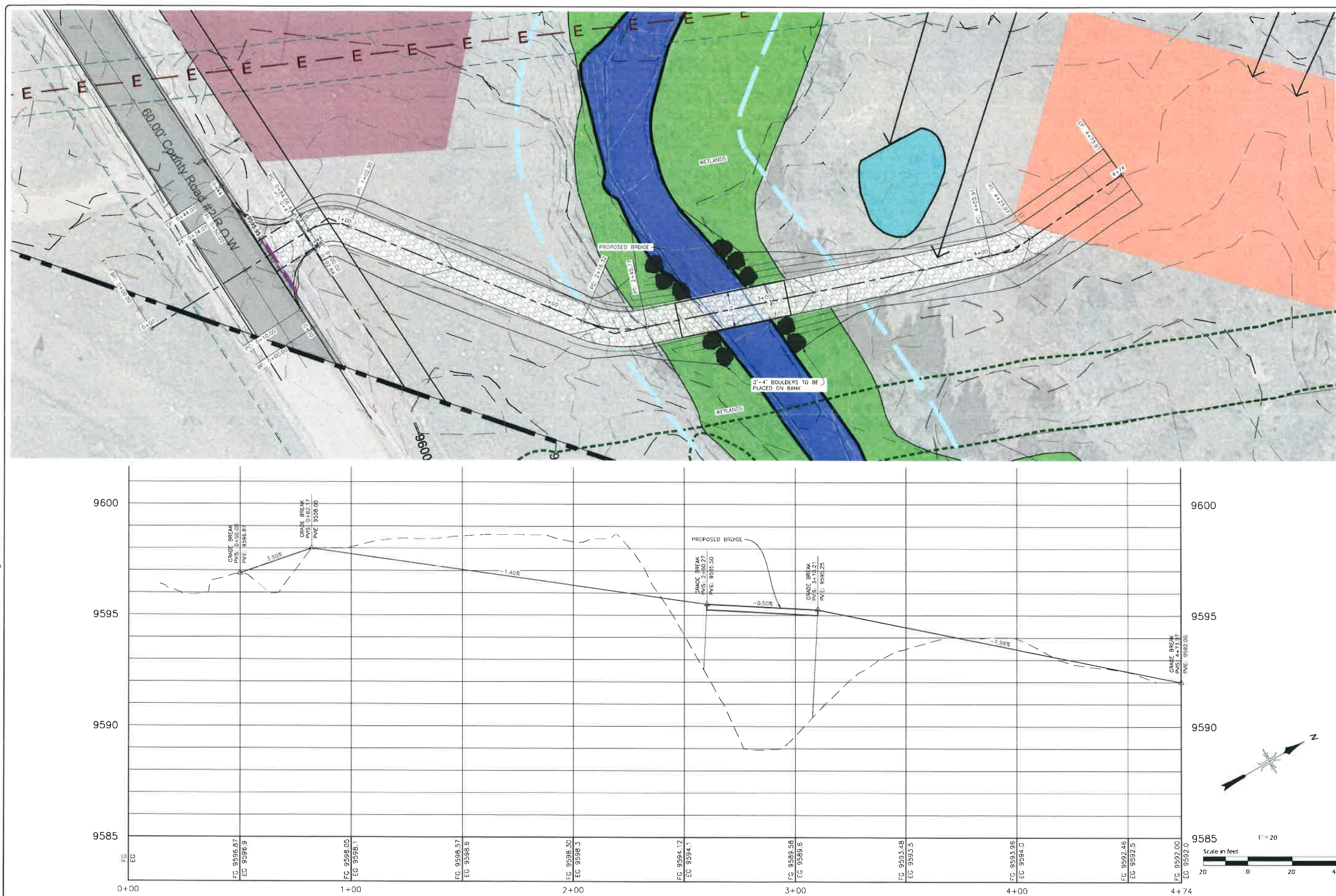
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After considerable discussion the Planning Commission voted unanimously to recommend to the San Juan County Commissioners that you approve the proposed Variance Application to Section 5-102.1 Mobile Units with the 9 proposed conditions of approval as attached. The motion with conditions passed with a roll call vote.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. That all requirements in Section 4-110 of the San Juan County Zoning and Land Use Regulations pertaining to the development of individual building sites shall be met.
3. All improvements to the Walla Walla 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.
4. That the building be painted with a naturalistic, subdued and non-reflective color.
5. That the building be skirted and that a stairway is constructed to the Building Code and a porch roof constructed over the stairway.
6. That all exterior building materials shall be naturalistic, subdued and non-reflective to minimize the visibility of the structure.
7. That the modular office trailer be kept in good repair.
8. That the variance be granted for a period of 3 years.
9. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.



<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p>HUFF WINNEMUCCA HUFF-WINNEMUCCA MILL SITE SILVERTON, CO</p> </div> <div style="width: 50%; text-align: center;"> <p>WETLANDS IMPACT PLAN AND PROFILE</p> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><small>DESIGNED BY</small> BAJ</p> </div> <div style="width: 45%;"> <p><small>DATE</small> BAJ</p> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><small>AS NOTED</small></p> </div> <div style="width: 45%;"> <p><small>DATE ISSUED</small> 2024-02-13</p> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><small>DESIGNED BY</small> BAJ</p> </div> <div style="width: 45%;"> <p><small>DATE</small> BAJ</p> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><small>DESIGNED BY</small> BAJ</p> </div> <div style="width: 45%;"> <p><small>DATE</small> BAJ</p> </div> </div>		<div style="display: flex; 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LANDSCAPE ARCHITECTURE | LAND PLANNING | ECOLOGICAL PLANNING | URBAN DESIGN

June 24th, 2024

San Juan County
Attention: Willy Tookey, County Administrator
1557 Greene St
PO Box 466, Silverton CO 81433

Subject: Winnemucca Prelim/Final LUA Submittal

Dear Willy and Commissioners,

This package contains the requested items for the Winnemucca Mill Site combined prelim and final land use application submittal. This cover letter responds to the conditions of approval. The attached appendix contains the amended site plan, a staking diagram, and the Cumulative Impact Report. Please let us know if you have any questions upon review and we will look forward to hearing next steps.

Conditions of Approval | Improvements

1. *That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.*

Acknowledged.

2. *All improvements to the Winnemucca Mill Site MS #563B 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 the Army Corps of Engineers Wetland.*

All improvements to the Winnemucca Mill Site will comply with and conform to San Juan County Zoning and Land Use Regulations, permits issued, and all applicable State and Federal regulations, including USACE.

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.*

All improvements to the Winnemucca Mill Site will comply with the San Juan County Zoning and Land Use Design and Development Standards for Improvement and Use Permits.

4. *That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.*

Willy's notes: I will need to visit the site with the applicant or their representative prior to the submittal of the Preliminary/Final Improvement Permit application. The improvements, including

DHM DESIGN

the driveway, bridge, and cabin will need to be staked on site by a Colorado Licensed Surveyor prior to the visit.

Complete. Willy, Kirk, and the building inspector met at Winnemucca on Friday 6.21.2024 to review the staked driveway, bridge and house. Please see staking diagram in appendix.



5. *That a cumulative impact report be completed prior to the Preliminary/Final review.*

See attached Appendix for Cumulative Impact Report.

6. *That the applicant be placed on the Town of Silverton's Utility billing system for refuse.*

Acknowledged.

7. *The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit*

Acknowledged.

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Conditions of Approval | Special Use Permit

1. *That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.*

Acknowledged.

2. *That adequate emergency communications are provided on site.*

Acknowledged. Starlink wifi and a land-line phone line will be provided on site.

3. *That sufficient off-street parking be designated on the property and that parking on CR 2 be prohibited.*

The applicant acknowledges that sufficient off-street parking will be provided on the property and that parking on CR 2 is prohibited.

4. *That the applicant acknowledges that CR 2 may not be maintained during times of hazardous winter and avalanche dangers.*

The applicant acknowledges that CR 2 may not be maintained during times of hazardous winter and avalanche dangers.

5. *That the vacation rental is only operated from May 1st through October 31st of each year.*

Acknowledged and accepted.

6. *The applicant agrees to indemnify and hold harmless the County, its Commissioners, officers, administrators, employees, representatives, and emergency personnel, for any claims and/or damages related to the leasing, usage and operation of the vacation rental.*

The applicant agrees.

7. *That the applicant obtains a sales tax license from the Colorado Department of Revenue and collects sales tax and lodging tax as required.*

Acknowledged.

8. *That the applicant submits a renewal application annually providing the number and dates that the Vacation Rental was occupied.*

The applicant will submit a renewal application annually with vacation rental occupation number and dates.

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9. *Proof of insurance to operate a vacation rental is provided.*

Acknowledged.

10. *That the applicant fully and completely understands that in addition to applicability of the provisions of the San Juan County Zoning and Land Use Regulations, the County may deny renewal or revoke the Special Use Permit based upon a failure to comply with any conditions, a failure to adequately demonstrate the ability to comply in the future, and/or high levels of risk to the public based upon continued similar use. Together with any other relevant evidence of high levels of risk, the County may consider past incidents, expert opinions, and recommendations of emergency services personnel.*

The applicant acknowledges the County's right to deny renewal or revoke an SUP based on the conditions stated above.

The appendix items are found on the following pages. Again, thank you very much for your time and please let us know if any questions arise during your review.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Jaynes", written over a horizontal line.

Jason Jaynes, Managing Principal
DHM Design

A handwritten signature in black ink, appearing to read "Jeremy Allinson", written over a horizontal line.

Jeremy Allinson, Natural Resource Programs Manager
DHM Design

On behalf of Kirk Huff, Property Owner

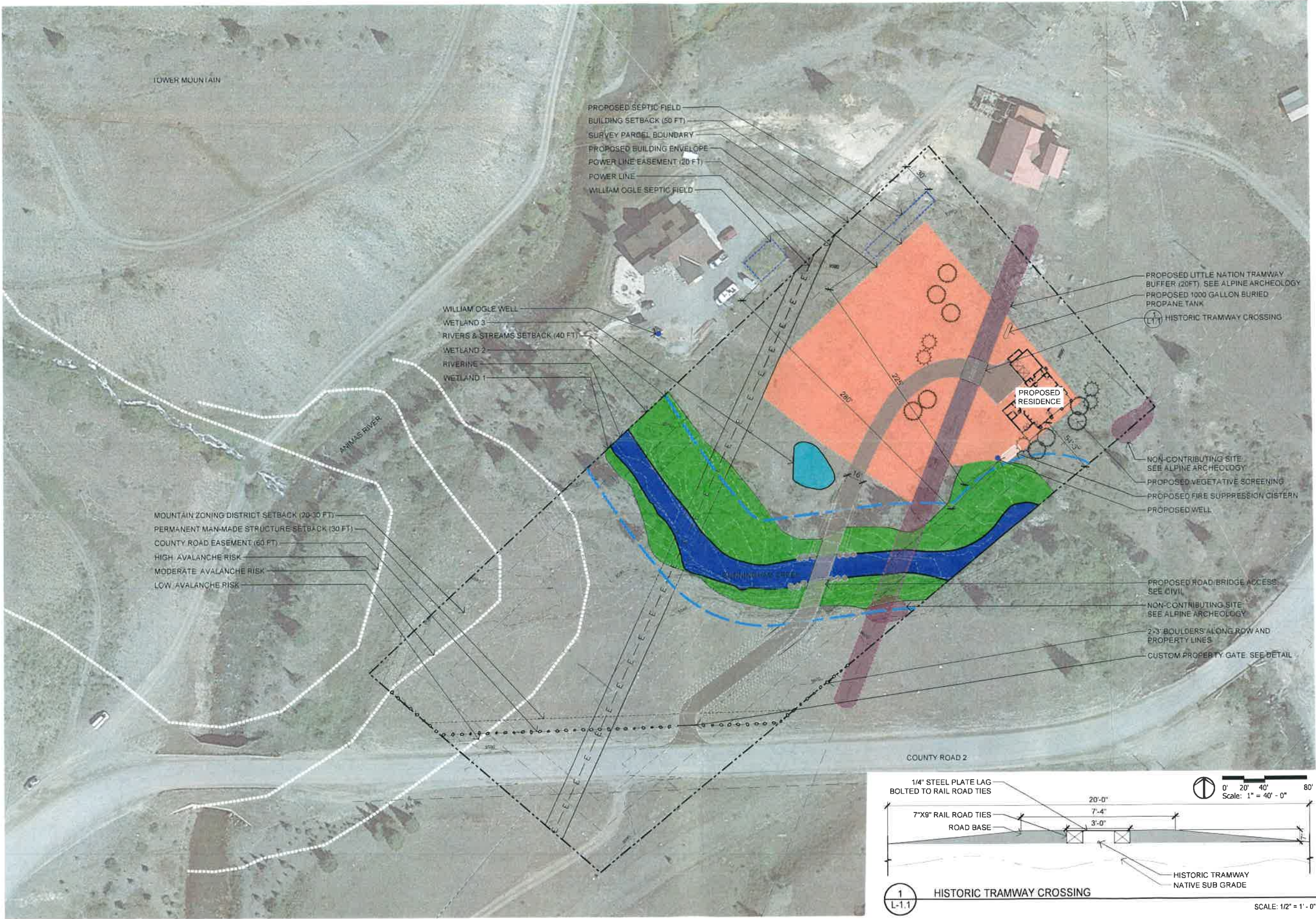
Winnemucca Mill Site

Combined Prelim and Final Land Use Application

Appendix

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2. Gate Detail.....	7
3. Staking Diagram.....	8
4. Cumulative Impact Report	9



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Winnemucca Mill Site

San Juan County, Colorado

PROJECT NUMBER: 22053 DATE: APRIL, 2024

DESIGNED BY: JA
DRAWN BY: AS
CHECKED BY: AS
REVISIONS:

JOB DESCRIPTION:

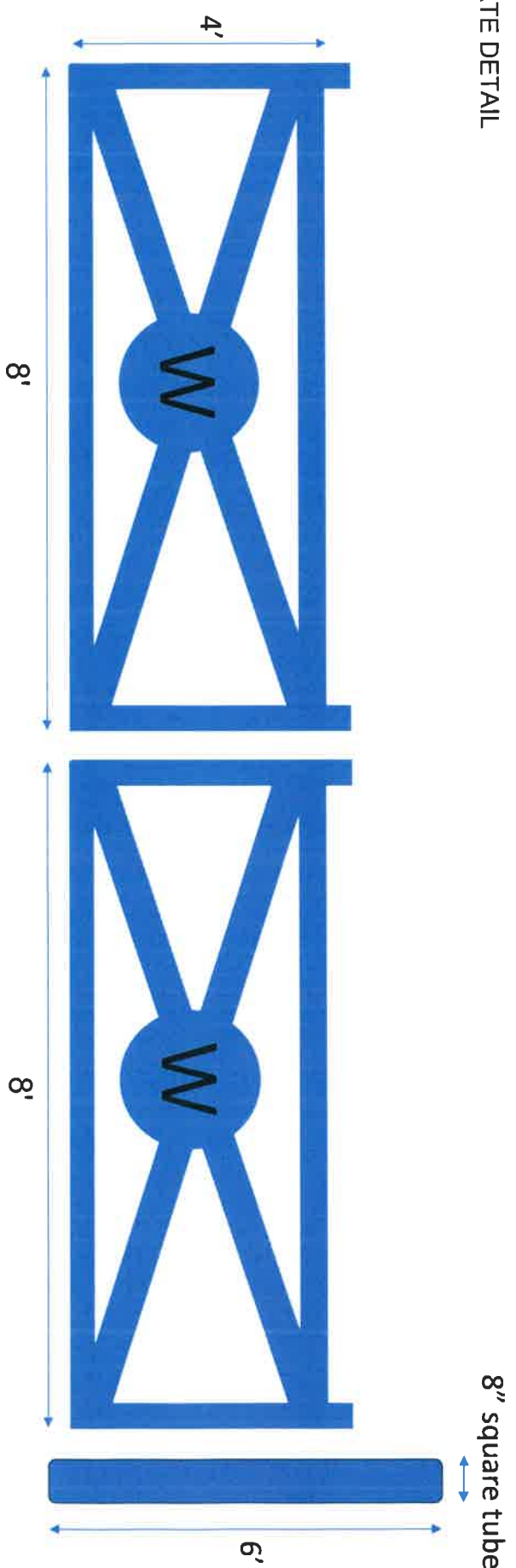
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

L1.1

WINNEMUCCA PRELIM/FINAL APP SUBMITTAL
GATE DETAIL

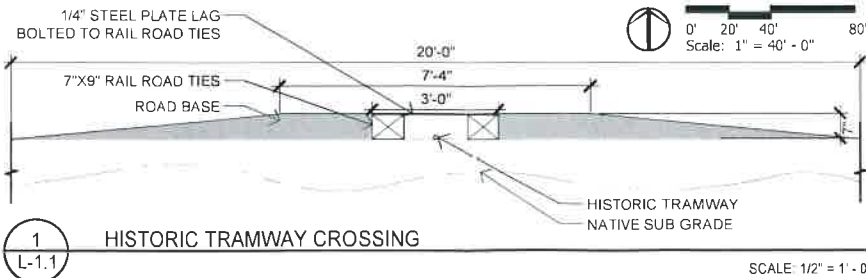


Gate will be custom built.

3" x 6" steel tube with 24" round W water jet cut in center

Hung off of 8" square tube on each side

6.12.24



L1.1

Winnemucca Mill Site Land Use Application | Cumulative Impact Report June, 2024

Introduction

The following is a Cumulative Impact Report (CIR) for the Winnemucca MS in Howardsville, CO, as required as a condition of approval for Winnemucca's Sketch Plan Improvement Permit Application received on 5.10.24. This report was prepared in accordance with the County Zoning and Land Use Regulations, Section 4-103.

We have included a narrative section describing the development potential of the adjacent properties, the cumulative impact excerpt section from the San Juan County Planning Packet, along with an adjacent neighbor parcel map and correlating neighbor development assessment spreadsheet on the following pages.

The "Vicinity"

In this document, we have selected the 1,500' adjacent neighbors boundary as the "relative area" of impact to evaluate the development potential of the "vicinity" surrounding the project. As articulated in the code, this number encapsulates properties that have the potential to be affected by the Winnemucca MS improvements (enough to warrant mailings. This offset was also used as the "vicinity" in other CIR found on the County's website.

Parcel Demographics

Winnemucca MS has 43 neighboring parcels located within a 1,500' radius. These parcels have 35 separate owners. See spreadsheet in the following pages.

Access Summary:

- 10 adjacent parcels have direct public ROW access from CR2.
- 20 parcels appear to have access via an existing easement / driveway or are accessed via another County Road (CR22 or CR22a).
- 11 parcels do not have access.
- 2 parcels are owned by the County and are substantially the access, CR2.
- 43 total parcels

Developability Assessment:

The following is an estimate of the development potential of the cumulative 30 parcels with public ROW or private drive access.

- 7 Developed: Residential
 - #1 Lorilla MS
 - #3 Gold Hill MS
 - #26 None Such MS
 - #28 Keystone – 562
 - #30 Keystone MS
 - #31 Diamond L MS
 - #35 Springtime MS

- 3 Developed: Industrial
 - #5 Pride of the West: Howardsville Placer
 - #6 Pride of the West: Little Nation Tract III
 - #7 Pride of the West: Little Nation Tract IV

- 2 Developed: Commercial
 - #32: CB Cobb: Rock Pirates
 - #33: Little Nation MS: San Juan Historical Society

- 17 Undeveloped with Future Development Potential
 - #2 Enterprise MS- “vacant”
 - #4 Henry M Teller MS- “vacant”
 - #8 Silver Star 1781–“natural resources”
 - #9 Commodore – “natural resources”
 - #11 Progressive - “natural resources”
 - #12 Rochester- “natural resources”
 - #17 Garfield - “natural resources”
 - #18 Minnesota - “natural resources”
 - #19 Vienna Placer – “natural resources”
 - #20 DUX - “natural resources”
 - #21 Vampire- “natural resources”
 - #22 Katy- 797 - “natural resources”
 - #23 Katy MS- “natural resources”
 - #24 Cascade MS – “vacant”
 - #25 Howardsville MS – “vacant”
 - #27 Springtime-15565 - “vacant”
 - #29 Winnemucca-563 - “natural resources”

- 14 Undeveloped and Unlikely to be Developed
 - #10: JIC: San Juan Holding Company- San Juan Land Holding
 - #13: Iron Side- no access
 - #14: Obolus- no access
 - #15: Colfax- no access
 - #16: Snow Bird #1- no access
 - #34: Hayden Campsite- no access
 - #36: Lorilla-19063- no access

#37: Monitor- no access
#38: Henry M Teller- no access
#39 Columbia- no access
#40: Standard- no access
#41: Democrat- no access
#42: Cascade MS- CR2 Bridge
#43: CR2 ROW

Notes:

1. JIC is owned by Houghton unlimited LLC c/o San Juan Land Holding Company LLC. According to LinkedIn, "San Juan Land Holding Company, LLC managed a number of entities which hold properties in the San Juan Mountains for conservation and historic preservation purposes."
2. We assume that the 11 parcels without access are unlikely to be developed in the future. The 2 parcels that are CR2 also have no further development potential.

Developability Summary:

Already Developed Parcels: 12 parcels (28%)

Undeveloped and Unlikely to be Developed: 14 parcels (33%)

- 11 have no access and thus no development potential.
- 2 are part of CR2 and thus have no development potential.
- 1 property held in conservation

Undeveloped w/ Future Development Potential: 17 parcels (39%)

39% of the adjacent parcels within 1,500' of Winnemucca have the potential for future development. Winnemucca is located within the Silverton to Eureka Economic Corridor. This percentage is consistent with the San Juan County Masterplan Goal LU-2 to focus future mining claim development into growth corridors.

Cumulative Impact Excerpt from the San Juan County Planning Packet:

6. How many properties/parcels/claims are located within a relevant area for determination of cumulative impacts under (4-103.1 and .2))?

43 neighboring parcels are located within a 1,500' radius of the Winnemucca Mill Site Property. These 43 parcels have 35 different owners.

Describe the area deemed to be relevant and the basis for that determination.

The “relevant area” is defined as the 1,500’ adjacent neighbor boundary. This was the criteria used for other Cumulative Impact Reports found on the San Juan County website.

A. How many other parcels are accessed via same road?

The Winnemucca property is located along CR2, within the Silverton to Eureka Economic Corridor, where the County’s long range planning documents have stipulated a clustering of development. As such, within 1,500’ of Winnemucca, 10 adjacent parcels have direct public ROW access from CR2. 20 parcels appear to have access via an existing easement / driveway, or are accessed via another County Road (CR22 or CR22a). 11 parcels do not have access. 2 parcels are owned by the County and are the road CR2.

B. How many other parcels are located within the same drainage basin or other relevant area and might be affected by drainage from the property?

The Winnemucca property is bisected by Cunningham Creek, a tributary of the Animas River. As such, in its existing condition, run off from the Winnemucca parcel is mostly contained on site. The runoff from new improvements or changes in grade will be directed away from adjacent landowners and will not impact the drainage on neighboring properties.

C. How many other parcels are located within the same air shed?

43 neighboring properties within 1,500’.

D. Are any other parcels likely to obtain water from any underground source which is interconnected with any underground water source which is proposed to be tapped for water for use on the property? If so, how many?

The follow is a list of the three wells found within ~1,500’ of the Winnemucca Mill Site based on the Colorado Division of Water Resources Well Permit Map Viewer:

1. Neighbor Bill Ogle, LP: Lorilla MS. Depth=60, permit # 287613, likely tapping into the same shallow ground water source.
2. Applicant: Davey F Bruce. This looks like it is on Kim Davey Eisner’s property: Diamond MS. Depth= 305, permit # 203314.
3. Applicant: Janet Powell. This looks like it’s on the Pride of the West’s property: Howardsville Placer. Depth= 96, permit #289198.

8. Historic Impact Review (3-105) Might the proposed development have any impact on historic sites or assets located either on or off the property? (4-103.3(e)) If so, identify the historic sites or assets which might be affected and explain how they might be affected and how the applicant proposes to avoid such effects.

On the property: Alpine Archaeological Consultants conducted a cultural resource inventory of the Winnemucca Mill Site in August of 2023. Three sites were encountered during the inventory: two historic artifact concentrations (non-contributing) and the Little Nation Tramway. The tramway is eligible for inclusion in the National Register of Historic Places. See Cultural Resource Inventory in appendix.

Adjacent to the property: We are lucky to be neighbors with the Little Nation Mill, owned by the Historical Society, to which the tramway on our property connects.

While the proposed development was sited to reduce visual impact to the neighboring properties and to keep the viewsheds of the historic tramway from CR 2 intact, the improvements will invariably impact the Mill and neighbors in some capacity.

9. Potential Health Impacts – Might the proposed use (when considered cumulatively with existing or potential development on all other properties within the relevant area – see number listed in 6 and in 6(a – d)above) have any adverse impact on health of humans, wildlife or natural habitat or on environmental quality? (3-106, 4-103.3(a) and (e))

☐ Y ☒ N Wildlife

☐ Y ☒ N Dust, smoke, fumes, contaminants or air pollution

☐ Y ☒ N Noise

☐ Y ☒ N Water pollution

☐ Y ☒ N Adverse affect on quality of water for human consumption? (1-115.3)

☐ Y ☒ N Soil contamination, erosion, etc.

☐ Y ☒ N Hazardous materials/substances

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks.

Does not apply.

10. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see number listed in 6(a) above) have any adverse impacts on County roads? (3-107) ☐ Y ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks.

The property has been approved conditionally as a vacation rental for the summer months only. The amount of wear and tear and dust on CR2 created by the new development will be similar to that created by the adjoining residential parcels.

11. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on other property? (4-103.3(d)) [] Y [x] N.

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks.

The proposed residence will be visible from adjoining properties and from CR2; the impact of development of access improvements and a single-family residence is similar to the adjoining parcels and general local context.

12. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on scenic values? (4-103.3(e)) [] Y [x] N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks.

The house is sited lower than CR2 and will be partially screened from the road and neighbors, conforming to the context of the neighborhood. The site plan includes buffers around the Winnemucca's historic assets to ensure continued sight lines from CR to the Tramline.

13. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on wildlife (habitat, food sources, migration, hunting, etc.)? (4-103.3(e)) [] Y [x] N

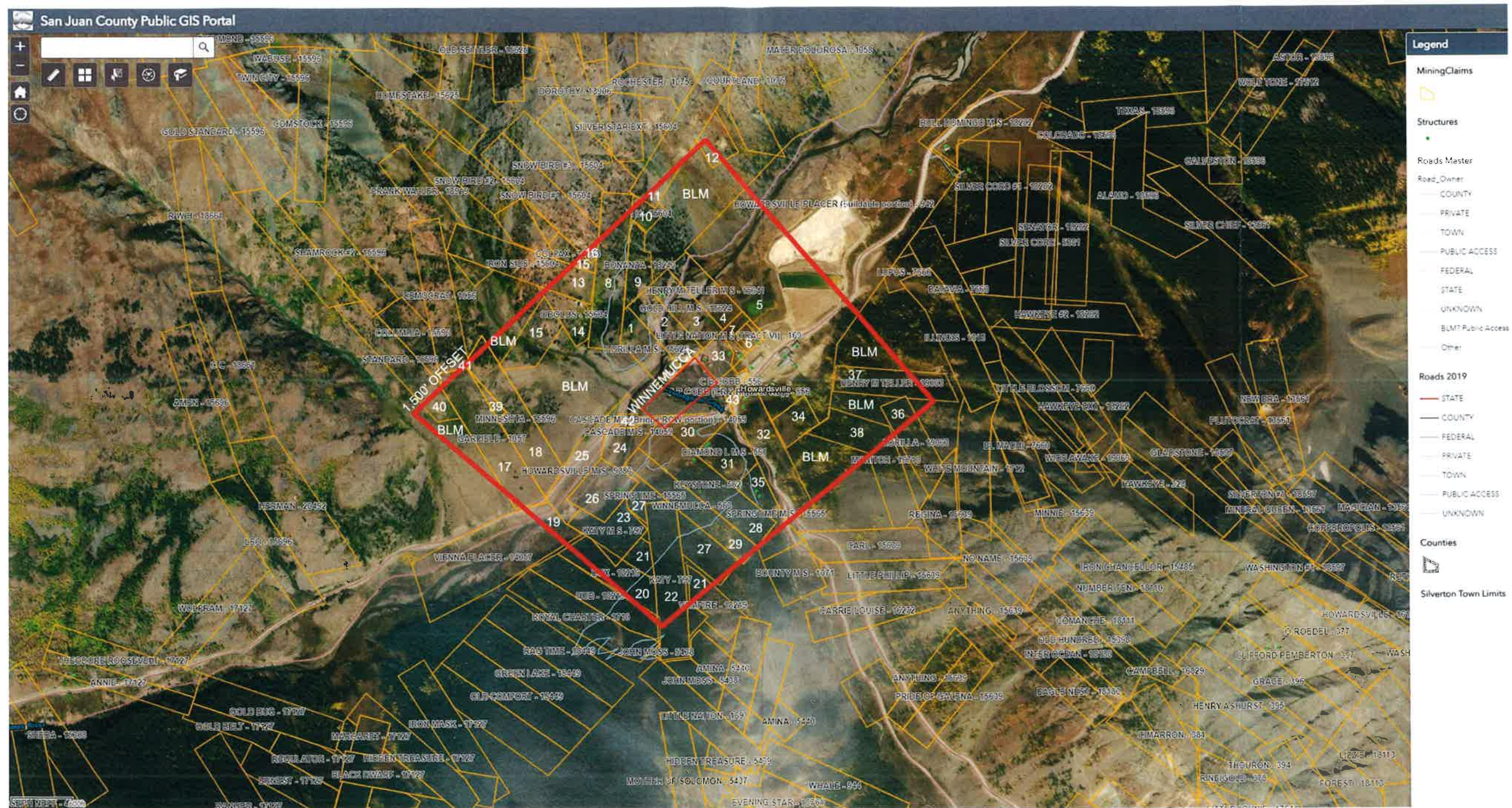
Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks.

The proposed improvements do not impact any known critical habitat, nor sever wildlife movement patterns. The proposed density (one, single-family residence) and location on the 5-acre parcel will not substantively impact wildlife.

14. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on erosion or other natural condition? (4-103.3(e)) [] Y [x] N.

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks.

The proposed improvements will have no impact on erosion. All site disturbance will be revegetated.



Winnemucca | Cumulative Impact Report

Adjacent Neighbor Development Assessment

June 2024

Key:
No Access
CR2 Access
Private Drive Access
Road Parcel
Notes:
1. Spreadsheet is organized by owner, not by parcel. As such, multiple lines can be devoted to the same parcel and individual lines can contain multiple parcels.
2. Bolded text , within a larger list, are commonly owned mining claim parcels that are within the 1,500' boundary. Non-bolded claims within a list are owned by the same owner, but are not located within 1,500'.

#	Property	Parcel #	Owner	Acres	Access	Developability
1	LORILLA M S - 15625 B	48290020010010	HOWARDSVILLE HOLDINGS LP	4.48	Yes, driveway easement	Developed: House
2	ENTERPRISE M S - 15604 B	48290010010008	PAVIGLIANITI OSCAR M & SHANNON	5	yes, via CR22A, and neighbor (Lorilla MS) driveway easement through property	Undeveloped with future development potential
3	GOLD HILL M S - 15624 B	48290010010071	RENFROE LYNDOL & JOYCE TRUST	5	Yes, via CR22A, plus access agreement from Tusco Inc	Developed: House
4	HENRY M TELLER M S - 15641 B	48290010010007	SULLIVAN R L	5	yes, via CR22A	Undeveloped with future development potential
5,6,7	HOWARDSVILLE PLACER - 942 (portion of), LITTLE NATION M S - 169B TRACTS III AND VI.	48290010010091	PRIDE OF THE WEST LLC; c/o TODD C HENNIS	118.96	yes, via CR2 and CR22A	Developed: industrial- pride of the west mill
8	SILVER STAR - 1781	48290020010009	RINGHOFFER SANDOR	10.3	yes, existing private road	Undeveloped with future development potential
9	BONANZA - 18243, COMMODORE - 15604	48290020010003	KAPLAN RICHARD W & BRIDGET H	10.36	yes, existing private road	Undeveloped with future development potential
10	DOROTHY - 18906, JIC - 15604, SOUTH CHALLENGE - 15624.	48290020010032	HOUGHTON UNLIMITED LLC; c/o San Juan Land Holding Company LLC	25.12	yes, existing private road	Undeveloped and unlikely to be developed
11,12	COURTLAND - 1076, PROGRESSIVE - 1074 , ROCHESTER - 1075	48290010010005	RINGHOFFER SANDOR	28.3	yes, existing private road	Undeveloped with future development potential
13	IRON SIDE - 15604, SILVER STAR EXT - 15604	48290020010001	CLOUD RICHARD R	12	no access	Undeveloped, unlikely to be developed
14	OBOLUS - 15604.	48290020010027	SALEM MINERALS INC	2.69	no access	Undeveloped, unlikely to be developed
15	COLFAX - 16138.	48290020010033	HENNIS TODD C	3.47	no access	Undeveloped, unlikely to be developed
16	LITTLE ANNIE - 15596 MINERAL RIGHTS ONLY, PROTECTION - 15596 UND 1/2 INT IN 10.33 ACRES, TWIN CITY - 15596 UND 1/2 INT IN 6.624 ACRES, SNOW BIRD #1 - 15604, SNOW BIRD #2 - 15604, SNOW BIRD #3 - 15604	48290020010007	SNOWBIRD LLC	43.84	no access	Undeveloped, unlikely to be developed
17	GARFIELD - 1057 UND 1/3 INT IN 10.30 ACRES	48290020010021	NORQUIST BRUCE	3.43	yes- CR2	Undeveloped with future development potential
18	MINNESOTA - 15596 UND 1/12 INT IN 9.475 ACRES	47750001110001	SANDBERG JEFF AND JERRY	7.08	Yes- CR2	Undeveloped with future development potential
18	MINNESOTA - 15596 UND 1/9 INT IN 9.475 ACRES, MINNEAPOLIS - 15596	48290020010014	ROCK FREDERICK UHLMAN II	11.23	yes - CR2	Undeveloped with future development potential
18	MINNESOTA - 15596 UND 1/9 INT IN 9.475 ACRES	48290020010142	CALHOUN DELMAR E	1.05	yes - CR2	Undeveloped with future development potential
18	MINNESOTA - 15596 UND 1/9 INT IN 9.475 ACRES	48290020010143	GOODWIN LE ROY W II	1.05	yes - CR2	Undeveloped with future development potential
18	MINNESOTA - 15596 UND 1/9 INT IN 9.475 ACRES	48290020010144	HALLOCK LARRY	1.05	yes - CR2	Undeveloped with future development potential
18	MINNESOTA - 15596 UND 1/6 INT. OF 9.475 ACRES	48290020010145	PERSON JOHN & BETTY; c/o GAIL PE	1.58	yes - CR2	Undeveloped with future development potential
18	MINNESOTA - 15596 UND 2/9 INT IN 9.475 ACRES	48290020010147	GOODWIN LE ROY W II	2.11	yes - CR2	Undeveloped with future development potential
18,17	MINNESOTA - 15596 UND 1/24 INT IN 9.475 ACRES, GARFIELD - 1057 UND 1/6 INT IN 10.30 ACRES	48290020010212	HOUGHTON HOLDINGS LLC; c/o San	2.11	yes - CR2	Undeveloped with future development potential
18,17	MINNESOTA - 15596 UND 1/24 INT IN 9.475 ACRES, GARFIELD - 1057 UND 1/6 INT IN 10.30 ACRES	48290020010213	GRAYJAY MEADOWS LLC	2.11	yes - CR2	Undeveloped with future development potential
19	VIENNA PLACER - 14057	48290110010005	BURDINE DANE AND TERESA	19.81	yes, CR2 and CR 22.	Undeveloped with future development potential

Winnemucca | Cumulative Impact Report

Adjacent Neighbor Development Assessment

Key:
No Access
CR2 Access
Private Drive Access
Road Parcel
Notes:
1. Spreadsheet is organized by owner, not by parcel. As such, multiple lines can be devoted to the same parcel and individual lines can contain multiple parcels.
2. Bolded text , within a larger list, are commonly owned mining claim parcels that are within the 1,500' boundary. Non-bolded claims within a list are owned by the same owner, but are not located within 1,500'.

20	DUX - 18219	48290110010002	FIELD JAMES R	7.25	yes, private drive access	Undeveloped with future development potential
21	VAMPIRE - 18219	48290120010010	HARWELL RICHARD E & SUSAN H; ROGERS GEORGE L JR & CRYSTAL	5.98	yes, private drive access	Undeveloped with future development potential
22	KATY - 797	48290120010022	FIELD JAMES R	10.2	yes, private drive access	Undeveloped with future development potential
23	KATY M S	48290110010013	GILBERT DON	2.31	yes, private drive access	Undeveloped with future development potential
24,25	CASCADE M S - 14059 B, HOWARDSVILLE M S - 9883 B	48290020010022	HUDSON R E & KATHY	9	yes, CR2 and CR 22.	Undeveloped with future development potential, although owners own adjacent parcel with
26	NONE SUCH M S - 1864 B	48290020010023	HUDSON R E & KATHY	5	yes, private drive access	Developed: house
27	SPRINGTIME - 15565	48290120010009	VANDENBERG RANDY N & KRISTI A	6.24	yes, private drive access	Undeveloped with future development potential
28, 29	KEYSTONE - 562 A, WINNEMUCCA - 563	48290010010009	BRADLEY G CLARK	17.56	yes, private drive access	Keystone: Developed: house; Winnemucca: undeveloped with potential for development
30	KEYSTONE M S - 562 B	48290010010111	EISNER KIM DAVEY	4.69	yes, CR2	Developed: house
31	DIAMOND L M S - 561 B	48290010010011	EISNER KIM DAVEY	4.5	yes, CR4 and private drive	Developed: house
32	C B COBB - 556	48290010010022	HR1 LLC	10.14	yes, CR2 and CR4	Developed: multiple cabins
33	LITTLE NATION M S - 169 B	48290010010023	SAN JUAN COUNTY HISTORICAL SOC	2.43	yes, private drive	Developed: little nation mill
34	HAYDEN CAMPSITE PART OF HOWARDSVILLE PLACER	48290010010092	SAN JUAN COUNTY HISTORICAL SOC	2.65	no access	Hayden Campsite, unlikely to be developed
35	BOUNTY M S - 1071 B, SPRINGTIME M S - 15565 B	48290120010008	EISNER KIM DAVEY	9.83	yes, private drive	Developed: house
36,37,38	LORILLA - 19063, MONITOR - 16710, WHITE MOUNTAIN - 1712, MINNIE - 15639 UND 1/2 INT IN 4.92 ACRES, HENRY M TELLER - 19063, ILLINOIS - 1315	48290010010012	30 LLC	41.78	no access	Undeveloped, unlikely to be developed
39, 40	COLUMBIA - 15596, SHAMROCK #2 - 15596, STANDARD - 15596	48290020010017	GIBSON REBECCA JANE	24.35	no access	Undeveloped, unlikely to be developed
41	DEMOCRAT - 1056	48290020010011	DE JULIO ANGELO	10.33	no access	Undeveloped, unlikely to be developed
42	CASCADE M S - 14059 B (HOWARDSVILLE BRIDGE LAND)	48290020010230	SAN JUAN COUNTY	1	CR2 bridge	Developed: bridge
43	CR2 ROW	48290010010096	SAN JUAN COUNTY	0.52	CR2	Developed: county road