

**SAN JUAN COUNTY, COLORADO**  
**BOARD OF COMMISSIONERS MEETING AGENDA**  
July 9, 2025

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

**OLD BUSINESS:**

Consider Bills and Authorize Warrants  
BOCC Regular Meeting Minutes for June 25, 2025

**APPOINTMENTS:**

8:35 A.M. - Social Services Director Martha Johnson  
9:00 A.M. - Rusty Melcher, County Road Supervisor  
9:30 A.M. - Norm Fish – San Juan Triangle Project – Sign Request  
10:00 A.M. - Public Hearing - Improvement Permit Application Christopher Langford, 1208 Lime Creek Road  
11:00 A.M. - Tyler George, Ambulance Association  
11:30 A.M. - Kim Buck, County Assessor  
Other

**CORRESPONDENCE:**

BLM Colorado: Valuing America's Public Lands 2024  
BLM – Stage 1 Fire Restrictions

**NEW BUSINESS:**

Schedule Board of Equalization Hearings  
Treasurer's Semi-Annual Report  
Treasurer's Report  
Public Comment  
Commissioner and Staff Reports

**OTHER:**

**Times listed above are approximate.**

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

**Next Regular Meeting – 6:30 PM, Wednesday July 23, 2025**

Join Zoom Meeting

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

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

Meeting ID: 921 3647 3203

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

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

SAN JUAN COUNTY BOARD OF COMMISSIONERS MET JULY 9, 2025  
AND THE FOLLOWING BILLS WERE APPROVED FOR PAYMENT.

26012 IDS	MAY 25 MAILERS	71.74
26013 SILVERTON LP GAS	NURSE BILL	47.06
26014 LEE COPENHAGEN MSW, LSW	MAY 25 THERAPY NURSE PAY	200.00
26015 J & J LANDSCAPING LLC	SPRINKLER MAINTENANCE	1318.65
26016 DEAN HAVIC, MC	AUTOPSY (SMITH)	1582.00
26017 MILOMEDIA	ACCESSIBILITY AUDIT	4375.00
ACH 4 ALLIED BENEFIT SYS	MEDICAL INSURANCE	20964.77
26018 ORKIN	CUSTODIAN BILL	150.00
DD ABIGAIL H. ARMISTEAD	SHERIFF DEPUTY WAGES	3983.65
DD ADAM D. CLIFTON	SHERIFF DEPUTY WAGES	4051.65
DD AMIE R. GARDINER	NURSE-SHERIFF WAGES	3137.43
DD ANTHONY D. EDWARDS	COMMUNICATIONS WAGES	5140.82
DD ARTHUR J. DONOVAN	EPD WAGES	4958.52
DD AUSTIN P. LASHLEY	COMMISSIONERS WAGES	1750.56
DD BRUCE T. CONRAD	SHERIFFS WAGES	4350.98
DD CHARLES A. LANIS	DEPUTY CLERK WAGES	3789.78
DD DEANNA M. JARAMILLO	TREASURERS WAGES	3884.92
DD GARY L. DAVIS	VETS OFFICERS WAGES	1130.96
DD JOHN A. JACOBS	SHERIFF DEPUTY WAGES	4467.91
DD KERI METZLER	CORONERS WAGES	1005.03
DD KIMBERLY A. BUCK	ASSESSORS WAGES	3960.74
DD KRISTINA L. RHOADES	SOCIAL SERVICES WAGES	3435.64
DD LADONNA L. JARAMILLO	COUNTY CLERKS WAGES	3977.22
DD PETER C. MAISEL	COMMISSIONERS WAGES	2140.26
DD REBECCA B. JOYCE	COUNTY NURSE WAGES	4125.95
DD REBECCA J. RHOADES	CUSTODIAN WAGES	2195.33
DD SCOTT L. FETCHENHIER	COMMISSIONERS WAGES	2153.03
DD STEPHEN W. LOWRANCE	UNDERSHERIFF WAGES	4458.68
DD WILLIAM A. TOOKEY	ADMINISTRATORS WAGES	5890.02
26019 CITIZENS STATE BANK	ANVIL PAYMENT	6770.33
26020 CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	23863.20
26021 CITIZENS STATE BANK	STATE TAXES WITHHELD	3785.00
26022 GREAT-WEST LIFE	JUNE 25 GROUP RETIREMENT	6894.76
26023 CITIZENS STATE BANK	JUNE 25 H S A SAVINGS	3000.00
26024 HUMANA	DENTAL-VIS-LIFE INSURANCE	2091.07
26025 QUALITY HOUSE INTERIORS	ANVIL CARPET ESTIMATE	2438.09
26026 DEPARTMENT OF LABOR	CERTIFICATE FEE	100.00
26027 BLANCA SAENZ	CLEAN UNIT B1	200.00
26028 AFLAC	INDIVIDUAL INSURANCE	182.78
26029 SILVERTON SCHOOL DIST	REIMB APR-JUNE TROWER	8021.35
26030 S & S LOCK SERVICE LLC	NEW LOCKS FOR OFFICES	3001.50
26031 SAUL'S CREEK ENGINEERING	ASSESSORS BILL (YEAR)	560.00
26032 VISA	BILLS	6370.81
26033 VOID		

26034 SAUL'S CREEK ENGINEERING	JUL-DEC 25 MANT-SUPPORT	4560.00
26035 PETER C. MAISEL	REIMB INSURANCE-MEDICARE	1364.54
26036 WILLIAM A. TOOKEY	REIMB MEDICARE	362.91
26037 LADONNA L. JARAMILLO	REIMB MEDICARE	348.96
26038 SCOTT L. FETCHENHIER	REIMB MEDICARE	372.43
26039 LADONNA L. JARAMILLO	REIMB LIFE INSURANCE	23.91
26040 WILLIAM A. TOOKEY	REIMB LIFE INSURANCE	23.91
26041 GARY L. DAVIS	REIMB MILEAGE	319.20
26042 AMAZON	CUSTODIAN BILL	55.24
26043 ALSCO UNIFORMS	CUSTODIAN BILL	164.76
26044 VERO	BILLS	969.10
26045 LA PLATA FINANCE DEPT	DA 25 LPC COURTHOUSE BILL	2700.69
26046 SILVERTON WINDOW CLEAN	CLEAN APARMENT BUILDINGS	280.00
26047 MARIAH REEVES APRICITY	NURSE PAY	1718.75
26048 MARIAH REEVES APRICITY	REIMB MILEAGE	56.56
26049 DAYNA KRANKER	NURSE ASSISTANT PAY	700.00
26050 CASSANDRA ROOF	NURSE ASSISTANT PAY	1816.67
26051 ROBERT ROOF, LPC	COMMUNITY COUNSELING	400.00
26052 BRUCE E. HARING, MA, PC	MENTAL HELATH PROGRAM	5100.14
26053 LEE COPENHAGEN MSW, LSW	THERAPY SESSIONS	300.00
26054 JORDAN BIERMA	REIMB SCHOOL GARDEN	1500.00
26055 SILVERTON SCHOOL DIST	REIMB MAY-JUNE	9992.94
26056 CAPITAL BSINESS SYSTEMS	COPIER BILL	185.40
26057 CODY BRAFORD CONSTRUC	HOSPITAL WORK	375.00
26058 SILVERTON AMBULANCE	MONTHLY PAYMENT	49133.33
26059 SILVERTON HARDWARE	BILLS	360.75
26060 VERIZON	SHERIFFS BILL	122.04
26061 SILVERTON GROCERY	NURSES BILL	69.93
26062 VISA	COMMUNICATIONS BILL	867.07
26063 CENTURY LINK	CUST BILL ELEVATOR ROOM	103.83
26064 CENTURY LINK	SHERIFFS BILL	354.02
26065 CENTURY LINK	SHERIFFS BILL	74.39
26066 DENNIS R. GOLBRICHT	JUNE 25 SERVICES	3225.00
26067 IMAGE NET CONSULTING	SHERIFFS BILL	128.37
TOTAL GENERAL		258107.03

ROAD

7652	FERGUSON WATERWORKS	BILL	1030.80
7653	TRANSWEST TRUCK	BRAKE DRUMS DUMP TK	2037.08
DD	DANIEL W. BECHTEL	ROAD OPERATER WAGES	2266.97
DD	LOUIS K. GIRODO	ROAD OPERATER WAGES	4432.92
DD	MICHAEL W. KRISNOW	ROAD FOREMAN WAGES	3763.54
DD	WILLIAM T. MACDOUGALL	ROAD OPERATER WAGES	2573.59
DD	RUSTY D. MELCHER	ROAD OVERSEER WAGES	4991.21
7654	CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	5980.28
7655	CITIZENS STATE BANK	STATE TAXES WITHHELD	927.00
7656	GREAT-WEST LIFE	GROUP RETIREMENT	755.74
7657	CITIZENS STATE BANK	H S A SAVINGS	500.00
7658	HUMANA INSURANCE	INSURANCE	352.30
7659	OUTDOOR ENVIRONMENTS	GRAVEL	67095.00
7660	JOHN DEERE FINANCIAL	JD GRDR PAYMENT	6589.95
7661	MATHEW ZIMMERMAN	REIMB COBRA	1038.78
7662	ALSCO AMERICAN	BILL	80.00
7663	VISA	BILL	172.94
7664	WHISTLESTOP	FUEL	4696.61
7665	SILVERTON HARDWARE	SUPPLIES	2608.37
7666	FOUR CORNERS WELDING	KOX-MAC	46.50
7667	FERGUSON WATERWORKS	BILL	21442.40
7668	WAGNER	PARTS	7595.79
7669	CENTURY LINK	BILL	171.25
	TOTAL ROAD		141149.02

GENERAL	258107.03
ROAD	141149.02
TOTAL ALL FUNDS	399256.05

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

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AUSTIN LASHLEY, CHAIRMAN

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SCOTT L. FETCHENHIER, COMMISSIONER

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PETER C. MAISEL, COMMISSIONER

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LADONNA L. JARAMILLO, CLERK



SAN JUAN COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING WEDNESDAY, JUNE 25, 2025  
AT 6:30 P.M.

Call to Order: The meeting was called to order by Commissioner Lashley. Present were Commissioners Scott Fetchenhier, Pete Maisel and Administrator William Tookey.

Commissioner Fetchenhier moved to approve the June 11, 2025 minutes with the correction of one typo. Commissioner Maisel seconded the motion. The motion passed unanimously.

Mark Rudoph of CDPHE was present to discuss work that will be occurring at Animas Forks and other remediation updates.

Sarah Moore of SJDA and DeAnne Gallegos were present to provide the Commissioners with the proposed signage for the entrance to Silverton. The Commissioners had previously budgeted \$25,000 for the signs. The estimated cost for the construction and installation of the signs is \$50,000. SJDA did not receive the grant funding that they had applied for. SJDA will begin a fundraising campaign to raise the additional \$25,000 needed.

Jon Kaminsky, Field Manager for the BLM Gunnison Field Office was present to provide the Commissioners with an update on what was happening with the BLM.

A request was received from Kevin Kuhlman to install a bench near the Kuhlman Road Bypass sign was presented to the Commissioner. The Commissioners requested additional information to show exactly where the bench would be located.

A request from the San Juan Triangle Project to use County signs was presented to the Commissioners. It was the consensus of the Commissioners that the applicant attends the next meeting to provide more information.

The GOCO Grant Agreement in the amount of \$750,000 for the construction of Baker's Park multi-use trails was presented to the Commissioners for their consideration. Commissioner Fetchenhier moved to approve the Grant Agreement conditional upon any changes required by the County Attorney. Commissioner Maisel seconded the motion. The motion passed unanimously.

The San Juan County and Silverton Singletrack Society Partnership Agreement was presented to the Commissioners for their consideration. Commissioner Fetchenhier moved to approve the Partnership Agreement conditional upon any changes required by the County Attorney. Commissioner Maisel seconded the motion. The motion passed unanimously.

Having no further business, the meeting was adjourned at 9:01 P.M.

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Austin Lashley, Chairman

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Ladonna L. Jaramillo, County Clerk



Department of Social Services  
Phone 970-387-5631 \* Fax 970-387-5326  
Martha Johnson, Director  
5/31/2025

Date 7/3/2025  
Transmittal No. 5

Vendor	Date	Num	Amount
San Juan Cty	05/31/2025	11726	\$ 5,865.53
La Plata County	05/31/2025	11725	\$ 4,263.21
<b>TOTAL</b>			<b><u>\$ 10,128.74</u></b>

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

  
MARTHA JOHNSON

7-5-2025

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



Austin Lashley

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

Ordinary Income/Expense	TOTAL					
	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jan - May 25
Income						
400.001 REVENUE-State Alloc	8,185.25	7,975.61	9,090.29	9,746.24	8,461.11	43,458.50
400.010 Property Tax Current	0.00	134.79	6,436.35	2,049.29	5,844.91	14,465.34
400.020 Specific Ownership tax	129.52	113.36	97.18	110.44	109.38	559.88
400.040 Penalties/Int on Tax	0.00	0.00	0.00	1.51	1.04	2.55
400.100 REVENUE-Family Voice Grant	3,584.12	7,439.16	0.00	0.00	0.00	11,023.28
400.145 REVENUE-CSGB Grant	1,331.63	0.00	0.00	0.00	0.00	1,331.63
400.180 REVENUE-EOC	180.00	0.00	0.00	0.00	120.00	300.00
400.220 REVENUE-Program Refunds	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	13,410.52	15,662.92	15,623.82	11,907.48	14,536.44	71,141.18
Expense						
500.100 EXPENSE-Administration	7,649.25	7,230.09	7,510.54	8,191.55	7,950.53	38,531.96
500.110 EXPENSE-Adult Protectio	0.00	0.00	1,023.76	455.00	0.00	1,478.76
500.120 EXPENSE-Child Care	49.80	0.00	46.00	0.00	138.90	234.70
500.130 EXPENSE-Child Support	37.88	73.59	0.00	37.89	39.31	188.67
500.140 EXPENSE-Child Welfare	0.00	0.00	0.00	609.99	0.00	609.99
500.145 EXPENSE-CSGB Grant	0.00	0.00	0.00	0.00	0.00	0.00
500.150 EXPENSE-Colorado Works	0.00	0.00	0.00	0.00	0.00	0.00
500.160 EXPENSE-Core Services	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	10,000.00
500.180 EXPENSE-Family Voice Grant	3,584.12	7,439.16	0.00	0.00	0.00	11,023.28
500.200 EXPENSE-LEAP	267.67	180.25	166.49	360.17	0.00	974.58
Total Expense	13,588.72	16,923.09	10,746.79	11,654.60	10,128.74	63,041.94
Net Income	-178.20	-1,260.17	4,877.03	252.88	4,407.70	8,099.24
						4,999.00

**San Juan County**  
**CDHS Allocation and Expenditures report**  
For State Fiscal Year 2024-25  
**5/31/2025**

FIPS

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Program	Allocation	Expenditures	Remaining	% of Fiscal Year	
				% Remaining	Year Remaining
CDHS County Admin	88,006	35,623	52,383	59.52%	8.33%
HCPF Regular	23,708	5,544	18,164	76.62%	8.33%
HCPF Enhanced	48,783	21,391	27,392	56.15%	8.33%
APS Admin	30,000	2,328	27,672	92.24%	8.33%
APS Client	2,000	0	2,000	100.00%	8.33%
Child Care	8,867	5,656	3,211	36.21%	8.33%
Colorado Works	44,697	13,741	30,956	69.26%	8.33%
Colorado Works HB 22-1259 ARPA	464	77	386	83.34%	8.33%
Child Welfare 80/20	55,445	32,620	22,826	41.17%	8.33%
<b>Child Welfare 100%</b>	<b>2,155</b>	<b>2,211</b>	<b>-55</b>	<b>-2.56%</b>	<b>8.33%</b>
CORE 80/20	10,351	0	10,351	100.00%	8.33%
<b>CORE 100%</b>	<b>18,869</b>	<b>22,000</b>	<b>-3,131</b>	<b>-16.60%</b>	<b>8.33%</b>
SEAP	444	0	444	100.00%	8.33%
<b>LEAP L300.5200</b>	<b>1,830</b>	<b>1,732</b>	<b>98</b>	<b>5.38%</b>	<b>33.33%</b>
Locked-in PHE Enhanc (M215.5400)	1,933	0	1,933	100.00%	8.33%
Locked-in PHE Enhanc (M216.5405)	6,283	1,027	5,257	83.66%	8.33%
<b>Total</b>	<b>343,834</b>	<b>143,949</b>	<b>199,886</b>		



**OAA SERVICE CONTRACT BETWEEN  
SAN JUAN BASIN AREA ON AGING INC.  
SAN JUAN COUNTY SOCIAL SERVICES**

- I. **Parties.** This Contract is made by and between the San Juan Basin Area on Aging Inc. (SJBAAA) and San Juan County Social Services (Contractor), whose address is 1557 Greene St., Silverton, CO 81433.
- II. **Contract Purpose.** The purpose of this Contract is to set forth the terms and conditions by which the Contractor shall provide services, as described in Exhibit A, Scope of Work, which is attached to and incorporated into this Contract by this reference.
- This contract is funded through a combination of funds made up of state and federal funding received from the State of Colorado under the Older Coloradans' Act and the Federal Older Americans Act (OAA).
- III. **Contract Term.** This Contract is effective when all parties have executed it (Effective Date). The term of the Contract is from July 1, 2025 through June 30, 2026. All services shall be completed during this term.
- IV. **Contract Renewal.** This Contract may be renewed for three (3) additional one (1) year terms by agreement of both parties in writing and subject to the required approvals. There is no right or expectation of extension and any extension will be determined at the discretion of the SJBAAA.

**CONTRACTOR**

\_\_\_\_\_  
Signed By:

\_\_\_\_\_  
(Print Name)

Date: \_\_\_\_\_

**San Juan Basin Area Agency on Aging**  
**10 Burnett Court**  
**Suite 302A**  
**Durango, CO 81301**  
970.264.0501 – telephone  
970.403.9744 – mobile  
888.290.3566 – fax  
[chairman@sjbaaa.org](mailto:chairman@sjbaaa.org)

\_\_\_\_\_  
**By: Sue Fletcher, Chair, Board of Directors**

Date: \_\_\_\_\_

**CONTRACTOR** agrees to place SJBAAA logo on all promotional materials that may include but are not limited to senior newsletters, press releases, and any brochures that relate to the services and programs funded by this Contract. Language should read as follows:



**Funding for Older Americans Act Programs is made possible by**

Exhibit A  
Scope of Work

A. Requirements. The Contractor shall:

- i. Have on file an up-to-date client grievance and appeal policy which will address any alleged infractions of any federal, state, or local laws by the Contractor against recipients of or applicants for services. This includes, but is not limited to, all pertinent and prevailing laws, regulations, and ordinances of Federal, State, and Local Governments.
- ii. Comply with Voluntary Contribution requirements outlined in OAA Sec. 315(b)(4)(A) which requires a service provider to provide each recipient with an opportunity to voluntarily contribute to the cost of the service.
- iii. Have on file an up-to-date policy and procedure for wait lists which meet the requirements set forth by the SJBAAA.
- iv. Maintain a complaint log and provide copies of any complaints and a summary of the course of action taken in result of the complaint within thirty (30) calendar days to the SJBAAA.
- v. Cooperate with the State Ombudsman program in any investigation and resolution of complaints procedure conducted through the State Ombudsman office concerning access to services.
- vi. Allow on-site evaluation and monitoring of Contract compliance by staff of the SJBAAA.
- vii. The Contractor shall actively participate in work groups, communication with community agents, and projects with the SJBAAA to address the changing needs and demographics in the County related to the contracted services.
- viii. Conduct assessments performed using the State Unit on Aging (SUA)-defined forms for consumers receiving registered services. The forms may be found here: <https://sudscolorado.org/reports-and-assessments>. Contractor shall comply with the [SUDS Service Definitions and Reporting Requirements Guide](#). The Contractor shall ensure the necessary data is received for each assessment and enter the data into the SUA approved data system.

## B. Costs and Services

- i. The Contractor shall not provide the service described herein at cost greater than that charged to other persons in the same community.
- ii. The Contractor shall not charge clients any fees related to services provided under this Contract.
- iii. Programs and service expenditures, including program income, and match reporting, if required, shall be delivered in accordance with Exhibit B, Match Requirements.

## C. Payment

- i. By the close of business on the fifteenth (15th) day of each month, the Contractor shall submit the Reimbursement Request using the data portal in the OAA-SYS® Software, for the services provided in the previous month, in accordance with each service area defined under the Section V. Deliverables table of this SOW to the SJBAAA.
  - a. Utilizing the OAA-SYS® Software the Contractor shall report and document program income, volunteer match, and local match and in-kind contributions defined under E. Deliverables (C).
- ii. Fees. Total fees are all inclusive and no incidentals or other expenses will be reimbursed by the SJBAAA.
  - b. Reporting Completion. The Contractor shall not bill for time spent completing progress report deliverables.

## D. Corrective Action Plans and Withholding of Funds

- i. Failure to comply with this SOW or any other term of this Contract may result in the Contractor submitting a Corrective Action Plan to the SJBAAA within a specified time period, determined by the SJBAAA. Failure to implement the Corrective Action Plan may result in the withholding of funds or termination of this Contract.
- ii. The SJBAAA may withhold full or partial payment to the Contractor for failure to submit any required forms, reports, information, or deliverables required to be submitted or completed in this Contract, SOW, and Exhibits, even if Federal or State funding should be expended prior to the expiration of the Term of this Contract.
  - a. Payment may be withheld until the Contractor:
    1. Submits the required reports, forms, and information;
    2. Submits completed required reports, forms, and information; or
    3. Completes the requirements of the Contract or this SOW.



E. Deliverables

**TOTAL PAYMENT UNDER THIS CONTRACT SHALL NOT EXCEED \$10,550**

The Contractor shall do, perform, and carry out; in a satisfactory and proper manner, as determined by the SJBAAA; the following service areas:

<b>Deliverable</b>	<b>Timeline</b>	<b>Payment / Rate</b>
<b>A. Evaluation</b>	Ongoing throughout the Contract Term, unless otherwise stated.	
1. Consumer Input <ul style="list-style-type: none"><li>i. Contractor shall implement a method for receiving consumer input on the quality of service. This method shall be documented and utilized on a regular basis.</li><li>ii. Examples may include:<ul style="list-style-type: none"><li>a. Consumer forums,</li><li>b. Consumer satisfaction surveys,</li><li>c. Project councils,</li><li>d. Site councils,</li><li>e. Telephone interviews, and</li><li>f. Visits.</li></ul></li></ul>		

Deliverable	Timeline	Payment / Rate
<b>B. Reports</b> – All reports shall be submitted by the Contractor via OAA-SYS Software within in the timelines described below.	Ongoing throughout the Contract Term, unless otherwise stated.	
<p>2. Assessments</p> <p>i. The Contractor shall Conduct assessments as outlined in Exhibit G using the SUA-defined forms for consumers receiving registered services. The Contractor shall ensure the necessary data is received for each assessment and enter the data into the SUA-approved data system.</p> <p>3. Match Contribution.</p> <p>ii. The Contractor shall report in-kind and cash match in OAA-SYS Software and upload verification as requested. The Contractor shall ensure Match is reported in accordance with Exhibit B Match Requirements.</p>	<p>The monthly report and client data sheets (if applicable) are due by the 15<sup>th</sup> of each month, following the month services are provided.</p> <p>One (1) month intervals from time of participation.</p>	<p>If monthly reports are not provided within the time specified, the Contractor understands and agrees the SJBAAA may choose to withhold payment for services.</p>

<b>Deliverable</b>	<b>Timeline</b>	<b>Payment / Rate</b>
<p>C. <b>Services</b> – The services identified below are further described in the SUA-AAA Policies and Procedures, which may be found here:  <a href="#"><u>Policy and Procedure Manual Rochelle 3-3-25.pdf - Google Drive</u></a></p>	<p>Contractor shall submit service units monthly into OAASYS® Software by the close of business on the fifteenth (15<sup>th</sup>) day of each month</p>	\$
1. Chore		<p>Total \$10,550  Units: 422  Rate: \$25.00</p>
2. Total		\$10,550

## **AAA Subcontract Provisions**

### Assumption of Obligations, Rights, Duties and Redress

To the extent that the terms of the SJBAAA's agreements with CDHS apply to the work performed by Contractor under this agreement, SJBAAA assumes towards Contractor all of the obligations, rights, duties, and redress that CDHS assumes towards SJBAAA and Contractor assumes towards SJBAAA all of the same obligations, rights, duties and redress that SJBAAA assumes toward CDHS therein. In the event of any inconsistency among the documents, the specific terms of this agreement shall govern.

### Available Funds-Contingency-Termination

If State, federal or other funds are not appropriated, or otherwise become unavailable to fund this Contract, SJBAAA may, upon written notice, terminate this Contract, in whole or in part, without incurring further liability.

### Good Standing

In the event Contractor is a registered entity with the Colorado Secretary of State, it shall take all necessary measures to ensure that it is in Good Standing with the Secretary of State from the date of this Contract's execution through the Contract Expiration Date. Any failure by Contractor to remain in Good Standing during this term shall constitute a material breach of this Contract.

### Indemnification

To the extent permitted by law, Contractor shall indemnify, save, and hold harmless the SJBAAA and the State of Colorado, as well as both entities' employees, agents and assignees (the "Indemnified Parties"), against any and all costs, expenses, claims, damages, liabilities, court awards and other amounts (including attorneys' fees and related costs) incurred by any of the Indemnified Parties in relation to any act or omission by Contractor, or its employees, agents, subcontractors, or assignees in connection with this Contract. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq. or the Federal Tort Claims Act, 28 U.S.C. 2671 et seq., as now in effect or hereafter amended.

Background Checks (only required for contractors providing services via one-on-one contact or any of the following services: personal care, counseling, homemaker, chore, adult day, respite, transportation, Long-Term Care Ombudsman, home delivered meals, support groups, legal services, evidence-based services, and one-to-one services).

Prior to the delivery of services, a records check through the Colorado Bureau of Investigation (CBI) or another background check system that provides information at the same level of detail or higher than the CBI records check, shall be conducted for all employees, volunteers, and subcontractors providing services.

If an employee, volunteer, or subcontractor has resided in Colorado for less than two years, national background check shall be completed.

Volunteers under the age of 18 years old shall not be required to undergo a background check as long as they are directly supervised and overseen by someone who is over the age of 18 years old who has successfully passed the background check requirement and they are not volunteering for unsupervised one-to-one services or any of the services listed above with the exception of Chore services and Home delivered meals.

If a potential employee, volunteer, contractor, or subcontractor, or subcontractor's employee has been convicted of any of the following offenses, that individual shall be disqualified.

- (a) A crime of violence;
- (b) Any felony offense involving unlawful sexual behavior;
- (c) Any felony domestic violence;
- (d) Any felony offense of child abuse; or
- (e) Any similar felony offense in any other state.

If a potential employee, volunteer, contractor, subcontractor, or subcontractor's employee has been convicted of any of the following offenses, that individual shall be disqualified if less than ten years has passed since the final discharge of all terms of the sentence imposed as a result of the conviction.

- (a) Third degree assault;
- (b) Any misdemeanor domestic violence; (c ) Violation of a protection order;
- (c) Any misdemeanor offense of child abuse;
- (d) Any misdemeanor offense of sexual assault on a client by a psychotherapist; or
- (e) Any similar misdemeanor offense in any other state.

Employees, volunteers, contractors, or subcontractors responsible for transporting individuals shall possess a valid Colorado driver's license, and shall not have had any alcohol/substance related convictions in the past three years, or an accident where the individual was at fault within the past two years.

Employees, volunteers, contractors, and subcontractors providing the services listed are required to report any conviction of a disqualifying offense that occurs after their hire date to their employer and/or the Area Agency on Aging (AAA).

## Insurance

Contractor shall obtain and maintain, and ensure that each Subcontractor shall obtain and maintain, insurance as specified in this section at all times during the term of this Contract. All insurance policies required by this Contract shall be issued by insurance companies as approved by the State.

### A. General Liability

Commercial general liability insurance covering premises operations, fire damage, independent contractors, products and completed operations, blanket contractual liability, personal injury, and advertising liability with minimum limits as follows:

- i. \$1,000,000 each occurrence;
- ii. \$1,000,000 general aggregate;
- iii. \$1,000,000 products and completed operations aggregate; and
- iv. \$50,000 any 1 fire.

### B. Workers' Compensation

“Workers’ compensation insurance as required by state statute, and employers’ liability insurance covering all Contractor or Subcontractor employees acting within the course and scope of their employment.”

**NOTE:** “Additional Insured” status doesn’t exist on a work comp policy with any carrier, therefore a waiver of subrogation is required instead.

### C. Automobile Liability

Automobile liability insurance covering any auto (including owned, hired and non-owned autos) with a minimum limit of \$1,000,000 each accident combined single limit.

### D. Protected Information

Liability insurance covering all loss of State Confidential Information, such as PII, PHI, PCI, Tax Information, and CJL, and claims based on alleged violations of privacy rights through improper use or disclosure of protected information with minimum limits as follows:

- i. \$1,000,000 each occurrence; and
- ii. \$2,000,000 general aggregate.
- iii. Notwithstanding sections D(i) and (ii) above, if Contractor has State Confidential Information for 10 or fewer individuals or revenues of \$250,000 or less, Contractor shall maintain limits of not less than \$50,000.
- iv. Notwithstanding sections D(i) and (ii) above, if Contractor has State Confidential Information for 25 or fewer individuals or revenues of \$500,000 or less, Contractor shall maintain limits of not less than \$100,000.

### E. Professional Liability Insurance

Professional liability insurance covering any damages caused by an error, omission or any negligent act with minimum limits as follows:

- i. \$1,000,000 each occurrence; and
- ii. \$1,000,000 general aggregate.

F. Cyber/Net. Security-Privacy Liability Insurance

Liability insurance covering civil, regulatory, and statutory damages, contractual damages, data breach management exposure, and any loss of income or extra expense as a result of actual or alleged breach, violation or infringement of right to privacy, consumer data protection law, confidentiality or other legal protection for personal information, as well as State Confidential Information with minimum limits as follows:

- i. \$1,000,000 each occurrence; and
- ii. \$2,000,000 general aggregate.

G. Additional Insured

The State and SJBAAA shall be named as additional insured on all commercial general liability policies (leases and construction contracts require additional insured coverage for completed operations) required of Contractor and Subcontractors.

H. Primacy of Coverage

Coverage required of Contractor and each subcontractor shall be primary and noncontributory over any insurance or self-insurance program carried by SJBAAA or the State.

I. Cancellation

The above insurance policies shall include provisions preventing cancellation or non-renewal, except for cancellation based on non-payment of premiums, without at least 30 days prior notice to Contractor and Contractor shall forward such notice to the SJBAAA within seven days of Contractor's receipt of such notice.

J. Subrogation Waiver

All insurance policies secured or maintained by Contractor in relation to this Contract shall include clauses stating that each carrier shall waive all rights of recovery under subrogation or otherwise against SJBAAA or the State, its agencies, institutions, organizations, officers, agents, employees, and volunteers.

K. Public Entities

If Contractor is a "public entity" within the meaning of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S. (the "GIA"), Contractor shall maintain, in lieu of the liability insurance requirements stated above, at all times during the term of this Contract such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the GIA. If a subcontractor is a public entity within the meaning of the GIA, Contractor shall ensure that the subcontractor maintain at all times during the terms of this Contract, in lieu of the liability insurance requirements stated above, such liability insurance, by commercial policy or self-insurance, as is necessary to meet the subcontractor's obligations under the GIA.

Approval of Capital Assets

Contractor shall obtain prior approval from SJBAAA for all Capital Asset purchases, as defined in the State Unit on Aging Policy and Procedure Manual for Area Agencies on Aging and Providers ("Manual"). Contractor shall submit a written request to SJBAAA consistent with the requirements set forth in the Manual prior to purchase.

### Program Income

Program Income is any income generated through delivery of OAA/OCA-funded services (i.e. voluntary contributions).

- A. Voluntary contributions shall be allowed and may be solicited through non-coercive methods.
- B. Program Income shall be added to funds committed to the project or services and used to increase access to services or to further eligible project or service objectives.
- C. The Contactor collects and reports Program Income monthly in the State Approved Financial System.

### Data Entry

Contractor shall maintain accurate information, including reimbursement requests and billing documentation, in State data management systems consistent with the requirements set forth in the Manual.

### Safeguarding of Confidential Information

Contractor shall comply at all times with applicable federal, state, and local law concerning the protection and disclosure of confidential information, including Personally Identifiable Information and Protected Health Information. Contractor shall further comply with such requirements set forth in the Manual and the HIPAA Business Associate Agreement (Exhibit C).

### Independent Contractor

The SJBAAA and Contractor shall perform their duties hereunder as independent contractors and not as employees of the other party. Neither party nor their agents or employees shall be deemed to be an agent or employee of the other party. The parties shall have no authorization, express or implied, to bind each other to any agreement, liability, or understanding except as expressly set forth herein.



Exhibit B  
Match Requirements

**Match Requirements:**

The Older Americans Act, Title III and Title VII service Programs are federally funded Programs and require a minimum in non-Federal cash funds and/or In-Kind Match for each Program. The OAA has established the following funding ratios to govern the degree of Federal participation in costs of services or projects funded:

1. Federal Admin: 25% Local Match (1/3 of the total allocation)
2. Parts B, C-1 and C-2: 10% Local Match (1/9 of the total allocation)
3. Part E: 25% Local Match (1/3 of the total allocation)

Unless otherwise specified by the State, to comply with federal Maintenance of Effort requirements in Sections 306(a)(9), 307(a)(9), and 705(a)(4) of the OAA, Contractor shall provide 25% Local Match (1/3 of the total allocation) for Title VII Programs.

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## HIPAA Business Associate Agreement

### San Juan Basin Area Agency on Aging, Inc.

This Business Associate Agreement ("**BAA**") is entered into effective this 25<sup>th</sup> day of June, 2025 ("**Effective Date**") by and between San Juan Basin Area Agency on Aging, Inc. ("**Business Associate 1**") and Archuleta Seniors ("**Business Associate 2**") (each a "**Party**" and collectively, the "**Parties**").

#### RECITALS

WHEREAS, Business Associate 1 is a "Business Associate" as that term is defined under the Health Insurance Portability and Accountability Act of 1996 (Public Law 104-91), as amended, ("**HIPAA**"), and the regulations promulgated thereunder by the Secretary of the U.S. Department of Health and Human Services ("**Secretary**"), including, without limitation, the regulations codified at 45 C.F.R. Parts 160 and 164 ("**HIPAA Regulations**"); WHEREAS, Business Associate 2 seeks to perform Services for or on behalf of Business Associate 1, and in performing said Services; Business Associate 2 will create, receive, maintain, or transmit Protected Health Information ("**PHI**") or Electronic Protected Health Information ("**ePHI**");

WHEREAS, the parties intend to protect the privacy and provide for the security of PHI and ePHI disclosed by Business Associate 1 to Business Associate 2, or received or created by Business Associate 2, when providing Services in compliance with the HIPAA Act, regulations issued thereunder, applicable guidance issued by the Secretary of the Department of Health and Human Services (HHS), the Health Information Technology for Economic and Clinical Health Act ("**the HITECH Act**") and other applicable state and federal laws, all as amended from time to time; and

WHEREAS, as a Business Associate, Business Associate 1 is required under HIPAA to enter into a Business Associate Agreement (BAA) with Business Associate 2 that meets certain requirements with respect to the use and disclosure of PHI.

#### AGREEMENT

In consideration of above the recitals and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

#### ARTICLE I DEFINITIONS

The following terms shall have the meaning set forth below. Capitalized terms used in this BAA and not otherwise defined shall have the meanings ascribed to them in HIPAA, the HIPAA Regulations, or the HITECH Act, as applicable.

**1.1. "Breach"** shall have the meaning given under 42 U.S.C. § 17921(1) and 45 C.F.R. § 164.402.

- 1.2. "Data Aggregation"** shall have the meaning given under 45 CFR § 164.501.
- 1.3. "Designated Record Set"** shall have the meaning given such term under 45 C.F.R. § 164.501.
- 1.4. "Disclose" and "Disclosure"** mean, with respect to PHI, the release, transfer, provision of access to, or divulging in any other manner of PHI outside of Business Associate 2 or to other than members of its Workforce, as set forth in 45 C.F.R. § 160.103.
- 1.5. "Electronic PHI" or "ePHI"** means PHI that is transmitted or maintained in electronic media, as set forth in 45 C.F.R. § 160.103.
- 1.6. "Protected Health Information" and "PHI"** mean any information, whether oral or recorded in any form or medium, that: (a) relates to the past, present or future physical or mental health or condition of an individual; the provision of health care to an individual, or the past, present or future payment for the provision of health care to an individual; and (b) identifies the individual, or for which there is a reasonable basis for believing that the information can be used to identify the individual. "Protected Health Information" shall have the meaning given to such term under 45 C.F.R. § 160.103. Protected Health Information includes ePHI.
- 1.7. "Security Incident"** shall have the meaning given to such term under 45 C.F.R. § 164.304.
- 1.8. "Services"** shall mean the services for or functions on behalf of Business Associate 1 performed by Business Associate 2 pursuant to any service agreement(s) between Business Associate 1 and Business Associate 2(s) which may be in effect now or from time to time ("**Underlying Agreement**"), or, if no such agreement is in effect, the services or functions performed by Business Associate 2 that constitute a Business Associate relationship, as set forth in 45 C.F.R. § 160.103, *Definition of "Business Associate."*
- 1.9. "Subcontractor"** means a person to whom a Business Associate delegates a function, activity, or service, other than in the capacity of a member of the Workforce of such Business Associate.
- 1.10. "Unsecured PHI"** shall have the meaning given to such term under 42 U.S.C. § 17932(h), 45 C.F.R. § 164.402, and Federal Register documents, including, but not limited to, Federal Register document 74; Federal Register 19006 (April 27, 2009); and 78 Federal Register 5565 (January 25, 2013).
- 1.11. "Use" or "Uses"** mean, with respect to PHI, the sharing, employment, application, utilization, examination, or analysis of such PHI within Business Associate 2's internal operations, as set forth in 45 C.F.R. § 160.103.
- 1.12. "Workforce"** shall have the meaning given to such term under 45 C.F.R. § 160.103.

## **ARTICLE II OBLIGATIONS OF BUSINESS ASSOCIATE**

**2.1. Permitted Uses and Disclosures of Protected Health Information:** Business Associate 2 shall not use or disclose PHI other than performing the Services, as permitted or required by this BAA, or as required by law. Business Associate 2 shall not use or disclose PHI in any manner that would constitute a violation of Subpart E of 45 C.F.R. Part 164 if so used or disclosed by Business Associate 1. However, Business Associate 2 may use or disclose PHI (i) for the proper management and administration of Business Associate 2; (ii) to carry out the legal responsibilities of Business Associate 2, provided that with respect to any such disclosure either: (a) the disclosure is required by law; or (b) Business Associate 2 obtains a written agreement from the person to whom the PHI is to be disclosed that such person will hold the PHI in confidence and will not use or further disclose such PHI except as required by law and for the purpose(s) for which it was disclosed by Business Associate 2 to such person, and that such person will notify Business Associate 2 of any instances of which it is aware in which the confidentiality of the PHI has been breached; (iii) for Data Aggregation purposes for the healthcare operations of Business Associate 1. To the extent that Business Associate 2 carries out one or more of Business Associate 1's obligations under Subpart E of 45 C.F.R. Part 164, Business Associate 2 must comply with the requirements of Subpart E that apply to Business Associate 1 in the performance of such obligations.

**2.2. Prohibited Marketing and Sale of PHI:** Notwithstanding any other provision in this BAA, Business Associate 2 shall comply with the following requirements: (i) Business Associate 2 shall not use or disclose PHI for fundraising or marketing purposes, except to the extent expressly authorized or permitted by this BAA and consistent with the requirements of 42 U.S.C. § 17936, 45 C.F.R. §164.514(f), and 45 C.F.R. § 164.508(a)(3); and (ii) Business Associate 2 shall not directly or indirectly receive remuneration in exchange for PHI, except with the prior written consent of Business Associate 1 and as permitted by the HITECH Act, 42 U.S.C. § 17935(d)(2), and 45 C.F.R. § 164.502(a)(5)(ii).

**2.3. Adequate Safeguards of PHI:** Business Associate 2 shall implement and maintain appropriate safeguards to prevent use or disclosure of PHI other than as provided for by this BAA. Business Associate 2 shall reasonably and appropriately protect the confidentiality, integrity, and availability of ePHI that it creates, receives, maintains, or transmits on behalf of Business Associate 1 in compliance with Subpart C of 45 C.F.R. Part 164 to prevent use or disclosure of PHI other than as provided for by this BAA.

**2.4. Mitigation:** Business Associate 2 agrees to mitigate, to the extent practicable, any harmful effect that is known to Business Associate 2 of a use or disclosure of PHI by Business Associate 2 in violation of the requirements of this BAA.

### **2.5. Reporting Non-Permitted Use or Disclosure**

#### **2.5.1. Reporting Security Incidents and Non-Permitted Use or Disclosure:**

Business Associate 2 shall report to Business Associate 1 in writing each security incident or use or disclosure that is made by Business Associate 2, members of its Workforce or Subcontractors that is not specifically permitted by this BAA, no later than three (3)

business days after becoming aware of such security incident or non-permitted use or disclosure, in accordance with the notice provisions set forth herein. Business Associate 2 shall investigate each security incident or non-permitted use or disclosure of Business Associate 1's PHI that it discovers to determine whether such security incident or nonpermitted use or disclosure constitutes a reportable breach of unsecured PHI. Business Associate 2 shall document and retain records of its investigation of any breach, including its reports to Business Associate 1 under this Section 2.5.1. Upon request of Business Associate 1, Business Associate 2 shall furnish to Business Associate 1 the documentation of its investigation and an assessment of whether such security incident or non-permitted use or disclosure constitutes a reportable breach. If such security incident or nonpermitted use or disclosure constitutes a reportable breach of unsecured PHI, then Business Associate 2 shall comply with the additional requirements of Section 2.5.2 below.

**2.5.2. Breach of Unsecured PHI:** If Business Associate 2 determines that a reportable breach of unsecured PHI has occurred, Business Associate 2 shall provide a written report to Business Associate 1 without unreasonable delay, but no later than thirty (30) calendar days after discovery of the breach. To the extent that information is available to Business Associate 2, Business Associate 2's written report to Business Associate 1 shall be in accordance with 45 C.F.R. §164.410(c), as if "Business Associate 1" were the "Covered Entity," and as if "Business Associate 2" were "Business Associate 1," for purposes of that provision. Business Associate 2 shall cooperate with Business Associate 1 in meeting Business Associate 1's obligations under the HITECH Act with respect to such breach. Business Associate 1 shall have sole control over the timing and method of providing notification of such breach to the affected individual(s), the Secretary and, if applicable, the media, as required by HIPAA and the HITECH Act. Business Associate 2 shall reimburse Business Associate 1 for its reasonable costs and expenses in providing the notification, including, but not limited to, any administrative costs associated with providing notice, printing and mailing costs, and costs of mitigating the harm (which may include the costs of obtaining credit monitoring services and identity theft insurance) for affected individuals whose PHI has or may have been compromised as a result of the breach.

**2.6. Availability of Internal Practices, Books, and Records to Government:** Business Associate 2 agrees to make its internal practices, books, and records relating to the use and disclosure of PHI received from, or created, or received by the Business Associate 2 on behalf of Business Associate 1, available to the Secretary for purposes of determining Business Associate 1's compliance with HIPAA, the HIPAA Regulations, and the HITECH Act. Except to the extent prohibited by law, Business Associate 2 shall notify Business Associate 1 of all requests served upon Business Associate 2 for information or documentation by or on behalf of the Secretary. Business Associate 2 agrees to provide to Business Associate 1 proof of its compliance with the HIPAA Security Standards.

**2.7. Access to and Amendment of Protected Health Information:** To the extent that Business Associate 2 maintains a Designated Record Set on behalf of Business Associate 1

and within fifteen (15) days of a request by Business Associate 1, Business Associate 2 shall (a) make the PHI it maintains (or which is maintained by its Subcontractors) in Designated Record Sets available to Business Associate 1 for inspection and copying, or to an individual

to enable Business Associate 1 to fulfill its obligations under 45 C.F.R. § 164.524, or (b) amend the PHI it maintains (or which is maintained by its Subcontractors) in Designated Record Sets to enable Business Associate 1 to fulfill its obligations under 45 C.F.R. § 164.526. Business Associate 2 shall not disclose PHI to a health plan for payment or healthcare operations purposes if and to the extent that Business Associate 1 has informed Business Associate 2 that the patient has requested this special restriction, and has paid out of pocket in full for the health care item or service to which the PHI solely relates, consistent with 42 U.S.C. § 17935(a) and 42 C.F.R. § 164.522(a)(1)(vi). If Business Associate 2 maintains PHI in a Designated Record Set electronically, Business Associate 2 shall provide such information in the electronic form and format requested by Business Associate 1 if it is readily reproducible in such form and format, and, if not, in such other form and format agreed to by Business Associate 1 to enable Business Associate 1 to fulfill its obligations under 42 U.S.C. § 17935(e) and 45 C.F.R. § 164.524(c)(2). Business Associate 2 shall notify Business Associate 1 within fifteen (15) days of receipt of a request for access to PHI.

**2.8. Accounting:** To the extent that Business Associate 2 maintains a Designated Record Set on behalf of Business Associate 1, within thirty (30) days of receipt of a request from Business Associate 1 or an individual for an accounting of disclosures of PHI, Business Associate 2 and its Subcontractors shall make available to Business Associate 1 the information required to provide an accounting of disclosures to enable Business Associate 1 to fulfill its obligations under 45 C.F.R. § 164.528 and its obligations under 42 U.S.C. § 17935(c). Business Associate 2 shall notify Business Associate 1 within fifteen (15) days of receipt of a request by an individual or other requesting party for an accounting of disclosures of PHI.

**2.9. Use of Subcontractors:** Business Associate 2 shall require each of its Subcontractors that creates, maintains, receives, or transmits PHI on behalf of Business Associate 2, to execute a Business Associate Agreement that imposes on such Subcontractors the same restrictions, conditions, and requirements that apply to Business Associate 2 under this BAA with respect to PHI.

**2.10. Minimum Necessary:** Business Associate 2 (and its Subcontractors) shall, to the extent practicable, limit its request, use, or disclosure of PHI to the minimum amount of PHI necessary to accomplish the purpose of the request, Use or Disclosure, in accordance with 42 U.S.C. § 17935(b) and 45 C.F.R. § 164.502(b)(1) or any other guidance issued thereunder.

### **ARTICLE III TERM AND TERMINATION**

**3.1. Term:** The term of this Agreement shall be effective as of the Effective Date and shall terminate as of the date that all of the PHI provided by Business Associate 1 to Business Associate 2, or created or received by Business Associate 2 on behalf of Business Associate 1, is destroyed or returned to Business Associate 1, or, if it is infeasible to return or destroy the PHI, protections are extended to such information, in accordance with Section 3.3, or on the date that Business Associate 1 terminates for cause as authorized in Section 3.2, whichever is sooner.

**3.2. Termination for Cause:** Upon Business Associate 1's knowledge of a material breach or violation of this BAA by Business Associate 2, Business Associate 1 shall either:

1. Notify Business Associate 2 of the breach in writing, and provide an opportunity for Business Associate 2 to cure the breach or end the violation within ten (10) business days of such notification; provided that if Business Associate 2 fails to cure the breach or end the violation within such time period to the satisfaction of Business Associate 1, Business Associate 1 may immediately terminate this BAA upon written notice to Business Associate 2; or
2. Upon written notice to Business Associate 2, immediately terminate this BAA if Business Associate 1 determines that such breach cannot be cured.

**3.3. Disposition of Protected Health Information Upon Termination or Expiration**

**3.3.1.** Upon termination or expiration of this BAA, Business Associate 2 shall either return or destroy all PHI received from, or created or received by Business Associate 2 on behalf of Business Associate 1, that Business Associate 2 still maintains in any form and retain no copies of such PHI. If Business Associate 1 requests that Business Associate 2 return PHI, PHI shall be returned in a mutually agreed upon format and timeframe, at no additional charge to Business Associate 1.

**3.3.2.** If return or destruction is not feasible, Business Associate 2 shall (a) retain only that PHI which is necessary for Business Associate 2 to continue its proper management and administration or to carry out its legal responsibilities; (b) return to Business Associate 1 the remaining PHI that Business Associate 2 still maintains in any form; (c) continue to extend the protections of this BAA to the PHI for as long as Business Associate 2 retains the PHI; (d) limit further Uses and Disclosures of such PHI to those purposes that make the return or destruction of the PHI infeasible and subject to the same conditions set out in Section 2.1 and 2.2 above, which applied prior to termination; and (e) return to Business Associate 1 the PHI retained by Business Associate 2 when it is no longer needed by Business Associate 2 for its proper management and administration or to carry out its legal responsibilities.

## **ARTICLE IV MISCELLANEOUS**

**4.1. Amendment to Comply with Law:** This BAA shall be deemed amended to incorporate any mandatory obligations of Business Associate 1 or Business Associate 2 under the HITECH Act, the HIPAA Act, and HIPAA regulations. Additionally, the Parties agree to take such action as is necessary to amend this BAA from time to time as necessary for Business Associate 1 to implement its obligations pursuant to the HIPAA Act, the HIPAA Regulations, or the HITECH Act.

**4.2. Indemnification:** Both companies/organizations hereby agree to indemnify and hold harmless the other, its affiliates, and their respective officers, directors, managers, members, shareholders, employees, and agents from and against any and all fines, penalties, damage, claims, or causes of action and expenses (including, without limitation, court costs and attorney's fees) the companies/organizations incur, arising from violations of the HIPAA Act, the HIPAA Regulations, the HITECH Act, or from any negligence or wrongful acts or omissions, including, but not limited to, failure to perform its obligations that results in a violation of the HIPAA Act, the HIPAA Regulations, or the HITECH Act, by either company/organization or its employees, directors, officers, subcontractors, agents, or members of its workforce.



**4.3. Notices:** Any notices required or permitted to be given hereunder by either Party to the other shall be given in writing: (1 by personal delivery; (2 by electronic mail or facsimile with confirmation sent by United States first class registered or certified mail, postage prepaid, return receipt requested; (3 by bonded courier or by a nationally recognized overnight delivery service; or (4 by United States first class registered or certified mail, postage prepaid, return receipt, in each case, addressed to a Party on the signature page(s to this Agreement or to such other addresses as the Parties may request in writing by notice given pursuant to this Section 4.3. Notices shall be deemed received on the earliest of personal delivery; upon delivery by electronic facsimile with confirmation from the transmitting machine that the transmission was completed; twenty-four (24 hours following deposit with a bonded courier or overnight delivery service; or seventytwo (72 hours following deposit in the U.S. mail as required herein.

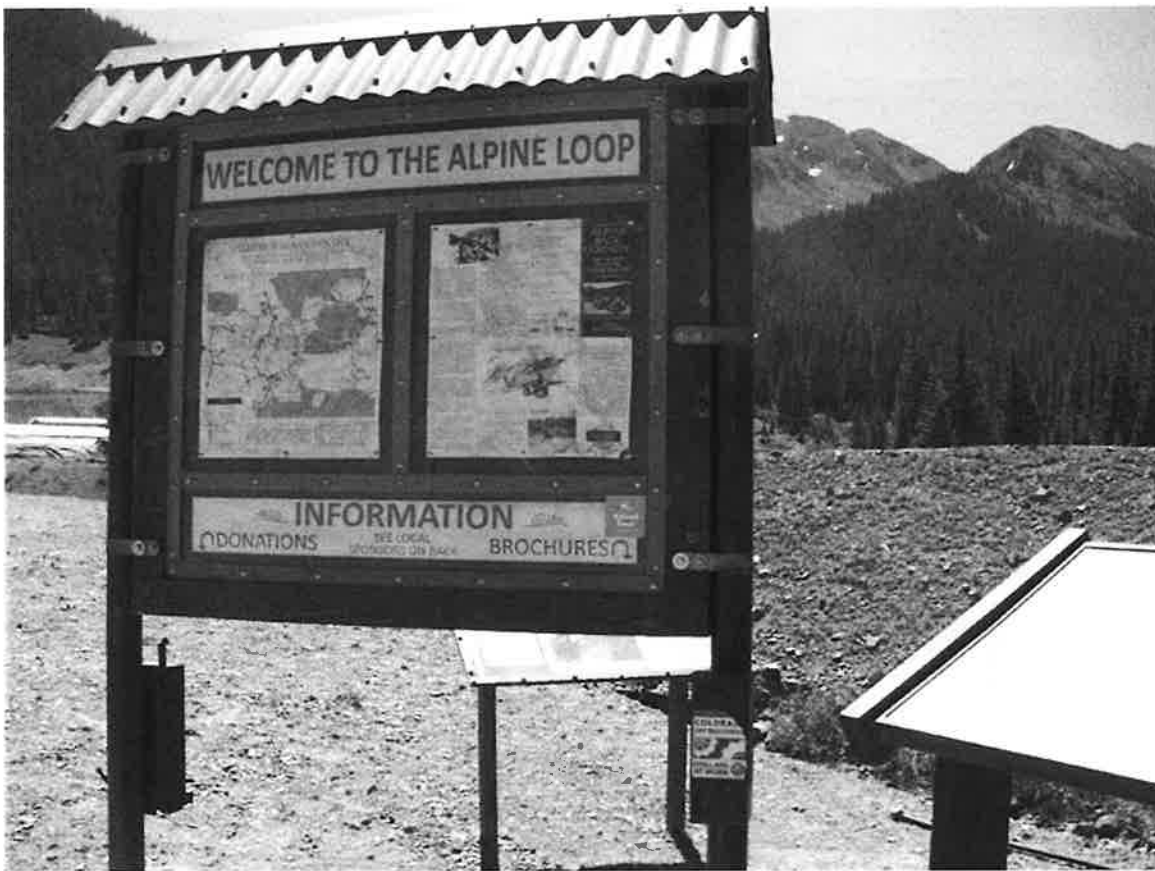
**4.4. Relationship of Parties:** Business Associate 2 is an independent contractor and not an agent of Business Associate 1 under this BAA. Business Associate 2 has the sole right and obligation to supervise, manage, contract, direct, procure, perform or cause to be performed all Business Associate 2 obligations under this BAA.

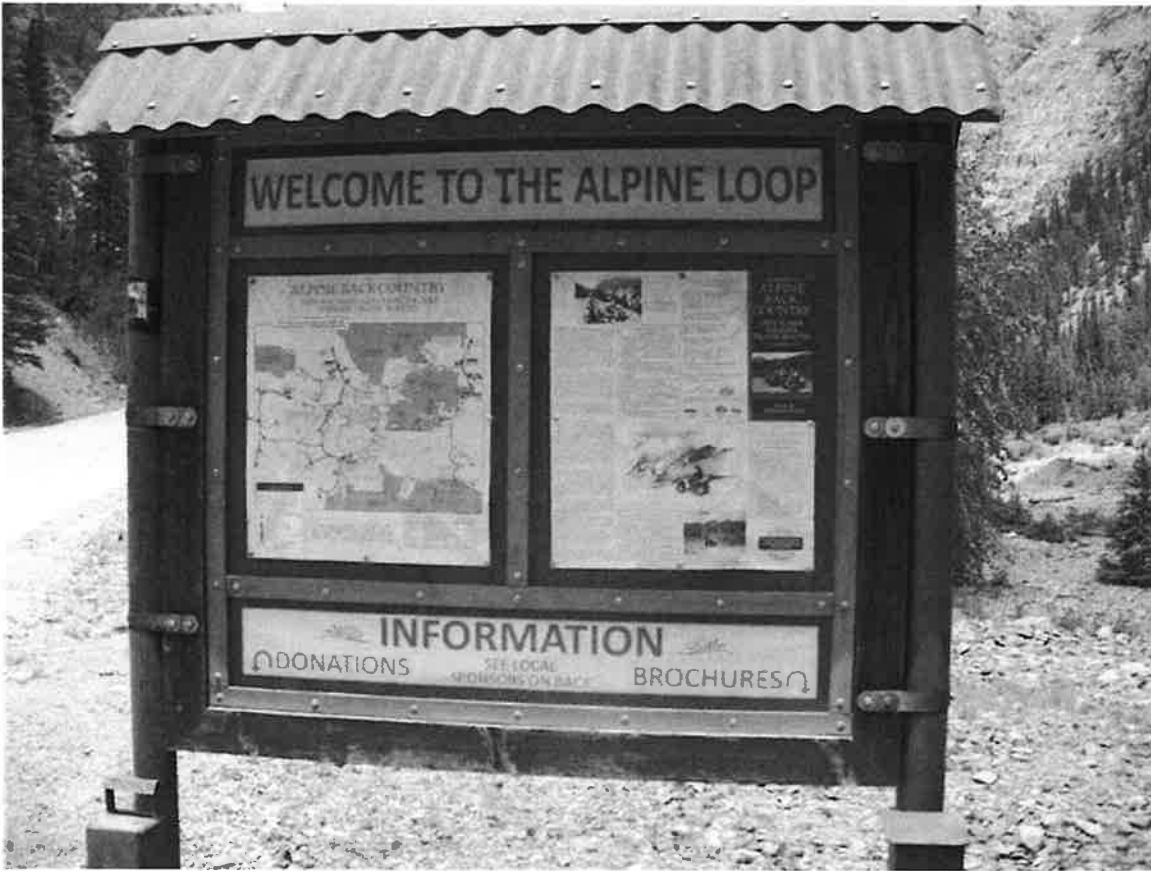
**4.5. Survival:** The respective rights and obligations of the Parties under Sections 3.3 and 4.2 of this BAA shall survive the termination of this BAA.

**4.6. Applicable Law and Venue:** This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado (without regards to conflict of laws principles). The Parties agree that all actions or proceedings arising in connection with this BAA shall be tried and litigated exclusively in the State or federal (if permitted by law and if a Party elects to file an action in federal court) courts located in the counties of Archuleta, Dolores, La Plata, Montezuma and San Juan.









## MEMORANDUM

July 9, 2025

TO: San Juan County Commissioners

FR: William A. Tookey

RE: Improvement Permit Application Christopher Langford, 1208 Lime Creek Road

Christopher Langford has submitted an Improvement Permit Sketch Plan Application to construct and operate a 3-site campground with bath house, septic system, driveway and associated utilities. The proposed improvements would be located at 1208 Lime Creek Road.

The property is located in the Urban Residential Zoning District. The intent of the Urban Residential Zoning District is to permit smaller-lot subdivisions, lower density multi-family units and limited commercial businesses with approved sewer and water systems where appropriate near an existing town, resort or similar development.

The adjacent property owners were notified by mail. Letter attached. We have received written comment from adjacent property owners

Access to the site will be from Lime Creek Road-CR 1. Vehicles will need to be parked on site and not on CR 1. Lime Creek Road is a forest service road.

An application for water rights has been submitted. The applicant will need to provide documentation that the water rights have been granted. The applicant will also need to provide a report as to the potability of the water and how the water will be treated if necessary.

An On-Site Wastewater Treatment System Permit Application has been submitted.

The applicant will install electrical power to the bath house.

The applicant would need to meet all requirements and inspections imposed by the Public Health Department and the State of Colorado.

Bear Proof containers will need to be installed on-site. The containers will need to be serviced on a regular basis. The applicant will need to prove that the solid waste is being serviced in the south county and is not being transported to the Silverton Transfer Station.

The applicant will need a Department of Revenue sales tax license for the business and will need to collect lodging tax and sales tax for San Juan County.

The applicant has provided a Scenic Quality Report. It appears that they have done a good job of minimizing the visual impact. However, staff has not yet had the opportunity to visit the site.

The applicant has also provided a Historical Review of the site. There is an existing cabin on site. The cabin should not be disturbed and if any historical artifacts are discovered during construction the construction should stop until the Historic Review Committee, or a qualified archeologist can visit the site. If the applicant wishes to make improvements to the cabin those should be included in the current application, or they will need a separate Improvement Permit application in the future.

The applicant has provided supplemental information to address two of the issues raised by the Planning Commission.

1. The campsites would include propane fire pits only. Campfires will not be allowed.
2. The proposed build-out of the property would include a Single-Family Dwelling and a Camp Host Site. There are no additional campsites proposed. The proposed single-family dwelling is not currently part of the application and would need a separate Improvement Permit Application at a future date. The Camp Host location was not included in the initial application. If the applicant would like to include the camp host site in the application, he would need to define what that site would be.

The Planning Commission reviewed the application during the June 17, 2025 meeting. They recommended approval of the application with the conditions listed below:

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. That the applicant 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. Identify the exact location of all proposed improvements with the installation of survey stakes and survey flagging. The staking shall be performed by a Colorado licensed surveyor. The Land Use Administrator or designee must inspect the flagging/staking of the proposed development prior to commencing construction.
5. The applicant shall provide the Durango Fire Protection District with all necessary documentation to allow for their review and approval of this project. The applicant shall also pay any required Impact Fee to the Durango Fire Protection District.
6. Provide a list of the exterior finishes to the Building Inspector prior to the issuance of a Building Permit. Due to wildfire concern only fire-resistant materials that maintain a Class B rating or better shall be used for the construction of roof structures. Also, the exterior building materials shall be

naturalistic, subdued and non-reflective to minimize the visibility of the structure.

7. That adequate bear proof trash receptacles are provided, and the site is regularly policed to prevent the accumulation of litter.
8. If any historical artifacts are discovered during construction the construction should stop until the Historic Review Committee, or a qualified archeologist visits the site.
9. That the applicant provide a detailed operations plan for the campground including how the sites will be monitored; the capacity of each site for vehicles and persons; prohibit shooting from the campsites; and how will fire safety be addressed
10. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.
11. Any additional conditions the County Commissioners deems necessary.

The Commissioners may approve the Sketch Plan application as submitted, approve with conditions, deny or table for additional information.

Should the Commissioners choose to recommend approval, they should do so with the conditions listed above and any other conditions that the Commissioners deem necessary.



# SAN JUAN COUNTY COLORADO

1557 GREENE STREET

P.O. BOX 466

SILVERTON, COLORADO 81433

PHONE/FAX 970-387-5766 admin@sanjuancolorado.us

June 6, 2025

To Whom It May Concern:

This letter is to inform you that Christopher Langford has submitted an Improvement Permit Sketch Plan Application for the development of 3 campsites, a bath house and associated utilities. The proposed improvements would be located at 1208 Lime Creek Road. The Legal Property Description is:

N.E.1/4 S.W.1/4 T39N R8W N.M.P (LIME CREEK RD). ALL THAT PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TWR 39N, R8W N.M.P.M. LYING BOTH SOUTHERLY AND WESTERLY OF THE OLD DURANGO SILVERTON ROAD, WHICH WAS FORMERLY KNOWN AS HIGHWAY 550, AND WHICH IS PART OF THE CASCADE TO LIME CREEK SECTION OF THE OLD DURANGO-SILVERTON ROAD CONTAINING APPROXIMATELY 4 ACRES MORE OR LESS. LESS AND EXCEPT Know Your Neighbor Tracts 1 through 13 as described on the recorded survey plat of Lime Creek Area filed October 2, 1970 as Reception 109539. ALSO LESS AND EXCEPT the Old Durango-Silverton Road which was formerly known as Highway 550 and which is a part of the Cascade to Lime Creek Road section of the Old Durango-Silverton Road also known as Lime Creek Road also known as County Road 1

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

It is anticipated that this application will be reviewed by the Planning Commission during their meeting of June 17, 2025.

It is further anticipated that the application will be reviewed by the County Commissioners during their regular meeting of July 9, 2025.

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

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

William A. Tookey  
Land Use Administrator

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

July 6, 2025

Board of County Commissioners  
San Juan County  
Silverton, CO 81433

Members of the Commission:

RE:    County Improvement Permit Application  
Sketch Plan Proposed Langford Campsites  
1208 Lime Creek Road to construct and  
operate a 3-site campground with bath  
house, septic system, driveway and  
associated improvements.

At the regular meeting of the San Juan Regional Planning Commission on June 17, 2025, members of that Commission held a meeting to discuss the Proposed County Improvement Sketch Plan Application to construct and operate a 3-site campground with associated utilities and improvements located at 1208 Lime Creek Road. The applicant Christopher Langford was present via Zoom.

After considerable discussion and background of the project, questions and presentations from William Tookey, Land use Administrator, and the applicant. A period of Public Hearing was called with input from numerous people who had property in the area and had questions that could be answered for them. After the Public Hearing closed the Planning Commission members talked about their concerns. Ken Safranski then made a motion to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application Sketch Plan with 10 Conditions. Jim Weller seconded the motion and asked for a roll call vote. The roll call was as follows: Weller/yes, Safranski/yes, Rich/yes, Childs/yes, Halvorson/yes, Harper/yes, Lashley/no. The motion passed.

Thank you for considering this recommendation.

Sincerely,  
The Planning Commission Members and  
James Weller, Chairman





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

**Lime Creek Campground**

1 message

Alan Heavirland &lt;oldstageent@gmail.com&gt;

Tue, Jun 17, 2025 at 12:16 PM

To: "admin@sanjuancolorado.us" &lt;admin@sanjuancolorado.us&gt;

Hello William A. Tookey,

This letter is a response to the proposed permit for a campground on 1208 Lime Creek Road submitted by Christopher Langford. Our family is new to the area, and our property is directly above the campground and will be heavily impacted by this proposed development. Here are a few of our concerns:

\* First and foremost, FIRE DANGER! After recently purchasing our property, it was extremely difficult to obtain fire insurance coverage. It was very expensive, and many insurance agencies would not even look at it. We are highly concerned that after our first year, when it's time to renew, our policy could be dropped or the premiums would increase. Will Chris provide a commercial fire policy that will cover them? Would it cover all of the other properties in the community if a fire started there and spread? The forest service staff has been cut, and there are some legitimate concerns about fire response times and manpower.

\* Will their proposed site have a full-time host, fire evacuation plan, or fire extinguisher plan, hoses, pumps, generator, etc.?

\* Will the zoning be changed to commercial, and if so, would it open it up for other property owners to change their zoning to commercial? If so, everyone could start a campground, and that is not the environment we want or chose to live in. We had a similar situation in a previous location where we lived in Alaska and there was a small campground that grew and grew until there was nothing but car alarms going off all night long, people trespassing and defecating in your yard, gunshots, drunk people partying all night not caring about the noise ordinances, etc. We want to be good neighbors and support growth and positive endeavors, but we have lived this life in the past, and that is why we moved. Will this proposed plan start at three sites and eventually grow to 20 sites? What is the long-term goal?

Concerns Regarding the Three Campsites

Potential Risks and Concerns at the Campsites

Simultaneous Parking:

Will the three campsites permit the simultaneous parking of campers, motorhomes, and guests of campers? This practice could result in a substantial increase in noise levels.

Gun Safety and Monitoring:

Who will be present at the campsite 24 hours a day to monitor gun usage? There have been instances of gunshots being fired in the National Forest, which is located in close proximity to our residence. We have children and pets, and the potential for stray bullets to strike our property is a cause for concern.

Comprehensive Risk Assessment:

We are deeply concerned about the potential risks associated with these campsites, including fire danger, potential insurance reductions or increases, depreciation of property value, and excessive noise disturbances.

Sincerely,

Alan and Alison Heavirland  
907-362-2628  
1389 County Rd 1  
Durango, CO 81301



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

---

**Fwd: 1208 CR 1 - Langford Campsites**

1 message

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**usablake@gmail.com** <usablake@gmail.com>  
To: Willy Tookey <admin@sanjuancolorado.us>

Tue, Jun 17, 2025 at 6:59 PM

Begin forwarded message:

**From:** Chase LaCroix <chaselacroix@gmail.com>  
**Date:** June 17, 2025 at 12:21:20 PM MDT  
**To:** [admins@sanjuancolorado.us](mailto:admins@sanjuancolorado.us)  
**Subject:** 1208 CR 1 - Langford Campsites

Dear San Juan Planning Commission,

I am writing to comment on the Langford Campsites he would like to develop on his property at 1208 CR 1. I am the owner of 48 Spud Circle.

I have read the Langford application and I support his proposal. I am a big proponent of private property rights.

I have had very positive interactions with Chris since he purchased the property and I believe he is willing and able to create community benefits in conjunction with his project, such as trash services and road maintenance.

Best regards,

Robert Chase LaCroix and Family



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

---

**Proposed Langford Campsite**

1 message

**ROBERT M MCCORMACK** <capt81301@msn.com>

Thu, Jul 3, 2025 at 2:24 PM

To: "admin@sanjuancolorado.us" &lt;admin@sanjuancolorado.us&gt;

July 3, 2025

Attn: Willy Tookey

Dear Willy and Commissioners

In regards to the notice you sent about a campground application being submitted for 1208 Lime Creek Road, in southern San Juan County. [Langford Campsites].

We are against a commercial campground put in the middle of this residential area. Several years ago, a campground was proposed on the same lot and was denied. Some of the same conditions are again on this proposal.

Lime Creek Road already has a large amount of traffic as a forest service access and in addition it provides access to "Know Your Neighbor " subdivision. Additional use for commercial activity will add a lot of stress on the road already hard to maintain.

The County wanted commercial activity at the South end of the County, but it appears that this proposal could cause more stress and liability to the county.

Sincerely

Robert M McCormack

Chrystal R McCormack

156 Macfiretree Ln.

San Juan County



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

---

**Public Comment**

1 message

**Dwink2** <dwink2@aol.com>

Tue, Jul 8, 2025 at 8:40 AM

Reply-To: Dwink2 &lt;dwink2@aol.com&gt;

To: "admin@sanjuancolorado.us" &lt;admin@sanjuancolorado.us&gt;

San Juan County Commissioners,

My name is Doug Winkler. My wife and I are the new owners of Lot 11 in Know Your Neighbor down near Lime Creek Road. We recently heard about this meeting Wednesday regarding the campsite proposal near our property. Unfortunately, we are unable to make the Wednesday meeting.

Based on the current submission, I would like to express our support. I have read the application and spoken with the owners on multiple occasions. I have no objections regarding the application, and believe it will be properly managed.

On Wednesday, I will be with my son out of cell phone range, but if there are any questions, feel free to call me Thursday or respond to this email address. Thank you.

Doug Winkler  
719-310-1147  
Email: [Dwink2@aol.com](mailto:Dwink2@aol.com)

[Sent from AOL on Android](#)



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

---

**Support for Langford Proposal**

1 message

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**Diane Grubbs** <usadiane@gmail.com>

Tue, Jul 8, 2025 at 2:10 PM

To: admin@sanjuancolorado.us

Dear San Juan County,

We, the Campbell Family, are writing to express our strong support for Chris Langford's application to establish a small number of campsites adjacent to the "Know Your Neighbor" Subdivision.

Our family owns the 38-acre parcel directly north of the subdivision and are the majority landowners in the immediate area. While we are related to Chris, we respectfully ask that our input be considered based on our significant presence and long-term interest in the neighborhood.

We believe Chris's proposed project is thoughtful, appropriate for the setting, and aligned with the spirit of the area. We see it as a venture that can provide both economic and community benefits without disrupting the rural character of the land.

We hope the county will support this effort, and we appreciate your time and consideration.

Sincerely,  
The Campbell Family



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

---

**Support for Lime Creek Rd Campsite Project**1 message

---

**Christopher Ripplinger** <chrisofalderaan@gmail.com>

Tue, Jul 8, 2025 at 3:12 PM

To: admin@sanjuancolorado.us

Dear San Juan County Planning Commission and Board,

My name is Chris Ripplinger, my wife and I bought lot 6 and I'm writing to express my support for Chris Langford's proposed campsite project.

I believe the project is a good fit for the area. Any concerns I initially had have been addressed in previous discussions, and I'm confident that both the project and Chris himself will be a positive addition to the community.

Thank you for your time and consideration.

Sincerely,

- Christopher J. Ripplinger

# **Supplemental Information**

## **Sketch Plan**

**Proposed Langford Campsites**

**1208 Lime Creek Road**

**San Juan County, Colorado**



### **Prepared by Applicant:**

Christopher Langford

### **Property Owner:**

Mill Creek Trust - Revocable Living Trust

Attn. Christopher Langford

6515 Brittney Lane,

Cumming, GA 30040

808-492-0009

### **Submitted:**

July 3, 2025

July 3, 2025

San Juan County  
Attn: Willy Tookey  
1557 Greene Street  
Silverton, Colorado 81433

Subject: Supplemental Information, **Proposed Langford Campsites**, 1208 Lime Creek Rd, San Juan County, Colorado.

Dear Willy and Commissioners:

This packet has been prepared to provide clarification and supplemental information regarding the Proposed Langford Campsites Application.

The supplemental information included in this packet is an updated Site Plan showing future "built out" improvements in their entirety.


The applicant would like to add these minor clarifications to the previously submitted documents for Board of County Commissioners review at their meeting on July 9th, 2025.

The purpose of this submittal is to clarify the future proposed "built out" plans for the project site, following the Planning Commission discussion and feedback on June 17th.

Additionally, to address potential fire safety concerns, this project now only includes propane fire pits, and no open flames/campfires will be allowed.

Please contact me or Lisa Adair if you have any questions.

Sincerely,

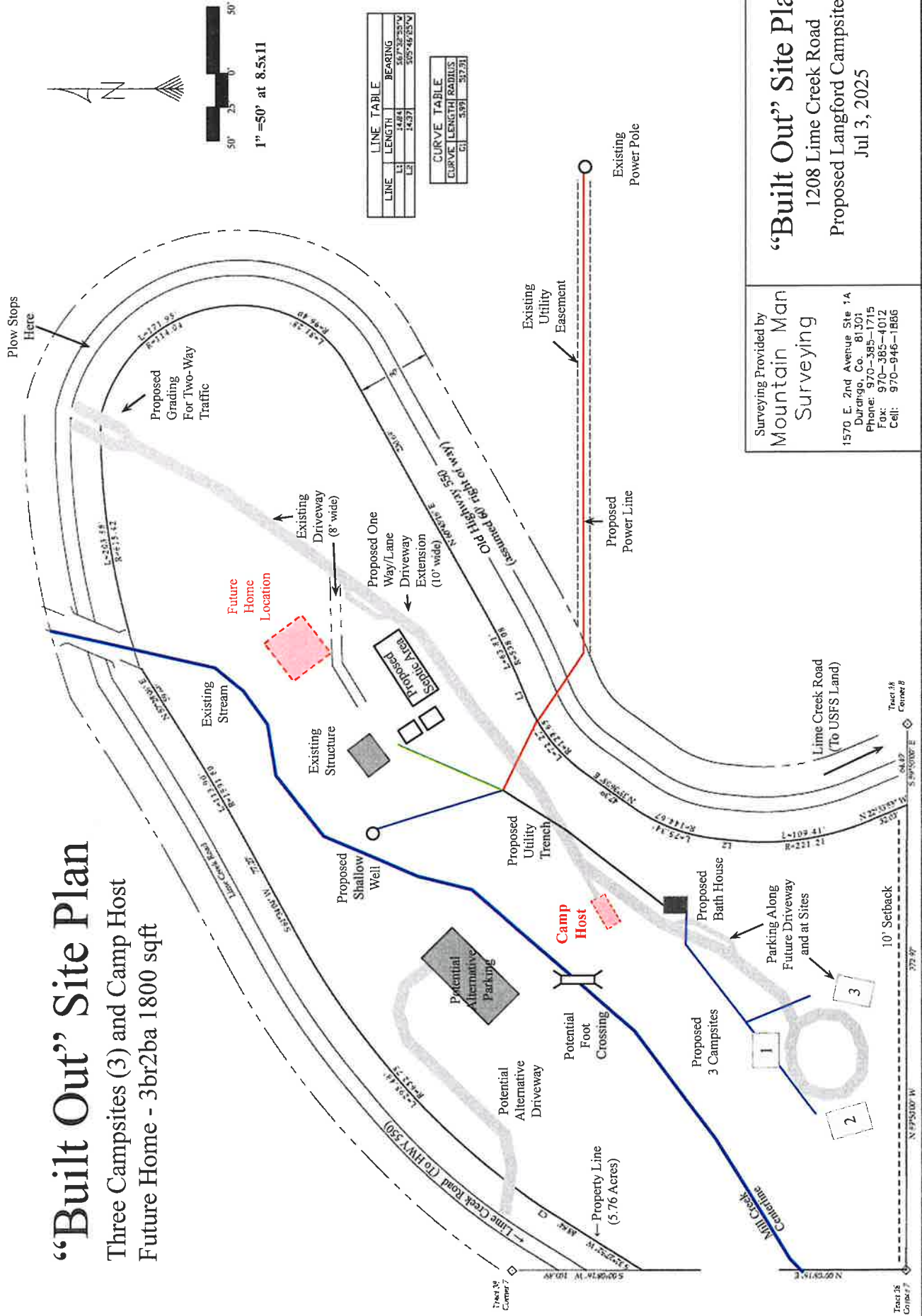
  
Christopher Langford  
Applicant

Submitted 14 copies to Willy Tookey for Staff/Commissioners  
Cc (Electronic Copies): W. Tookey.



# "Built Out" Site Plan

Three Campsites (3) and Camp Host  
Future Home - 3br2ba 1800 sqft

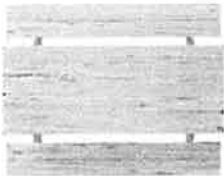


Surveying Provided by  
**Mountain Man  
Surveying**

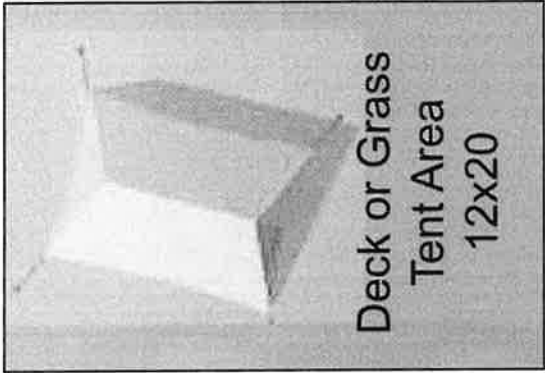
1570 E. 2nd Avenue Site 1A  
Durango, Co. 81301  
Phone: 970-385-1715  
Fax: 970-385-4012  
Cell: 970-946-1866

**"Built Out" Site Plan**  
1208 Lime Creek Road  
Proposed Langford Campsites  
Jul 3, 2025

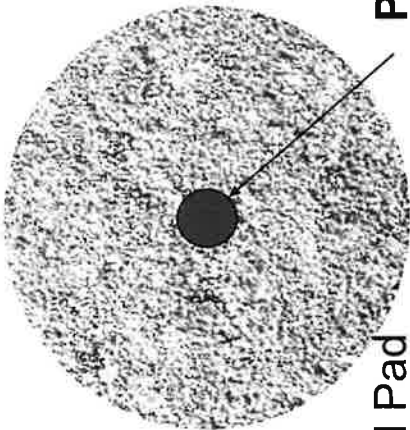
# Revised Campsite Layout 45x30



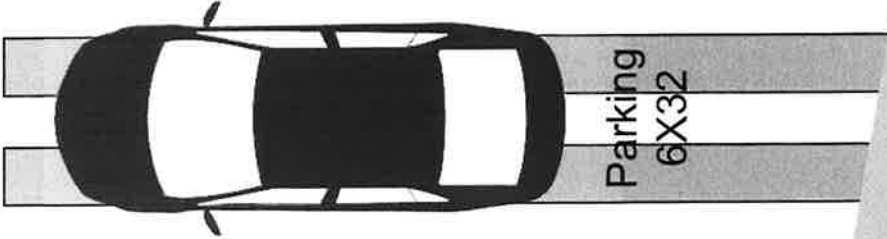
Picnic Table



Deck or Grass  
Tent Area  
12x20



Cleared Pad  
15x15  
Propane Fire Pit  
(No Wood Fires Allowed)



Parking  
6X32

Driveway

**Revised Campsite Detail**  
 Proposed Langford Campsites  
 1208 Lime Creek Rd

**Updates:**  
 Propane Fire Pit Instead of Campfire  
 (No Wood Fires Allowed)

- Deck or Grass Tent area
- Parking Area off Driveway
- Picnic Table
- Gravel Pad for [Propane] Fire Pits

**COUNTY IMPROVEMENT PERMIT**  
**Sketch Plan**  
**Proposed Langford Campsites**  
**1208 Lime Creek Road**  
**San Juan County, Colorado**



**Prepared by Applicant:**

Christopher Langford

**Property Owner:**

Mill Creek Trust - Revocable Living Trust  
Attn. Christopher Langford  
6515 Brittney Lane,  
Cumming, GA 30040  
808-492-0009

**Submitted:**

May 27, 2025



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

May 26, 2025

San Juan County  
Attn: Willy Tookey  
1557 Greene Street  
Silverton, Colorado 81433

Subject: County Improvement Permit Application, Proposed Langford Campsites,  
1208 Lime Creek Road, San Juan County, Colorado.

Dear Willy and Commissioners:

This letter is regarding the Proposed Langford Campsites, located at 1208 Lime Creek Road, in southern San Juan County, Colorado.

I did not prepare this application, but I have been providing suggestions to the Applicant on what documents to submit, and advising on potential impacts to address, during the past few months. I also recently reviewed the draft of the application, and made some suggestions to the Applicant, regarding additional documents to consider including, and parts of the proposal to consider describing in more detail.

It is my understanding that there seems to be a significant amount of unregulated camping nearby, on US Forest Service Public Land, without any septic services available. Therefore, the relatively modest proposal of three proposed designated primitive campsites, with up-to-code proposed water and sewer services to be made available in a proposed on-site "bath house," could be expected to be an overall benefit to the Lime Creek area surface water quality. The location of the project site appears to be designated as one of the County's Economic Corridors. I believe it has year round County Road plowed access, and it is located relatively close to adequate paved access via Highway 550.

Although I did not prepare the application, I have been providing behind the scenes suggestions to the Applicant, and I am available to assist the County and/or the Applicant, if additional studies, documents, or information is needed.

Please feel free to contact me, if I can be of assistance to the County staff, the Applicant, or the Commissioners.

Sincerely,

Lisa M. Adair, PE  
Engineer Mountain, Inc.

Cc: Project Applicant via Email

Engineer Mountain, Inc. - 962 Reese St., Silverton CO - cell (970) 946-2217 - [engineermountaininc@gmail.com](mailto:engineermountaininc@gmail.com)

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Proposed Langford Campsites

Prepared by Applicant

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  - b. Site Plan
  - c. Campsite Layout
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## Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	Christopher Langford			
	Address	6515 Brittney Ln Cumming GA 30040			
Owner	Name	808-492-0009			
	Address				
County	Phone	Ownership of Surface			
		Ownership of Minerals			
		Vicinity Map			
City	Phone	Certified Survey Plat			
	Name	Monumentation			
	Address	Basic Plan Map			
County	Phone	Plans and Drawings			
		Road System Relationship			
		Zoning Compatibility			
Legal Description of Property:		NE 1/4 SW 1/4 T39N R8W NMP (Line Creek Rd) All that part of the NE 1/4 of the SW 1/4 of Section 7 TWR 39N R8W NMP lying both southerly and westerly of the old Durango Silverton Rd. 00 Except Know Your Neighbor tracts 1-13 00 less and Except Line Creek Rd (CRI)			
Township 39N, Range 8W, Section 7		State Mining Permit			
Nature of Improvement Planned:		Owner Notification			
Development of Campsites. Associated utilities and Improvements.		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
		Mineral Resource Impact			
		Wildlife Impact			
		Historic Site Impact			
		Watershed Gearance			
County Building Inspector					
Building Permit					
State Electrical Inspector					
Electrical Permit					
Land Use Zone: Rural Residential		San Juan Basin Health Unit			
Applicant Signature		Sewage Disposal: Test			
Christopher Langford		Design			
		Central Sewage Collection			
Date Application Requested		State Division of Water Resources			
Date Submitted for Permit		Adequate Water Source			
Date Permit Issued		Well Permit			
Date Permit Denied		Central Water Distribution			
Reason for Denial		U.S. Forest Service/BLM			
		Access Approval			
		State Division of Highways			
Receipt		Driveway Permit			
FEE PAYMENT					
Amount					
Date					
Application					
Building Permit					
Subdivision/PL D					
Hearing Notice					
		Subdivision Variance			
		Subdivision Approval			
		PLD Approval			

# RECEIPT

5/27/2025

San Juan County

County Treasurer: Deanna Jaramillo

Date: 5/27/2025

Station: 1

Cashier: 1

Receipt: 5158

Description: IMPROVEMENT PERMIT

System: Cash Receipting

Reference: IMPROVEMENT PERMIT

## Payment Method:

Cash: \$0.00

Checks: \$840.00

Credit Card: \$0.00

Wire: \$0.00

Wire No.:

Amount Tendered: \$840.00

Card Type:

Account Number:

Change Returned: \$0.00

Expiration Date:

Total Paid: \$840.00

Check No.	Name	Amount
1047		\$840.00

Receipt	Trans. Code	Fund	Ledger	Description	Operator	Amount
5158	GenRct	(010)COUNTY GENERAL FUND	0100010000	CASH ACCOUNT	D	\$840.00
5158	GenRct	(010)COUNTY GENERAL FUND	0100041804	LAND USE FEES - IMPROVEM	C	\$840.00

Signature

**E-RECORDED**

simplifile®

ID: 155751  
County: San Juan  
Date: 1.15.25 Time: 11:25 AMState Doc Fee: \$65.40  
Recording Fee: \$13.00**SPECIAL WARRANTY DEED**

**THIS DEED**, is dated this 15th day of January, 2025, and is made between (whether one, or more than one),

John W. Hankla and Catherine C. Hankla

the "Grantor", of the County of La Plata and State of Colorado and Mill Creek Trust

(whether one, or more than one), the "Grantee",

whose legal address is 6515 Brittney Lane, Cumming, GA 30040 of the said County of Forsyth and State of Georgia

**WITNESS**, that the Grantor, for and in consideration of the sum of ( \$654,000.00 ) Six Hundred Fifty Four Thousand Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property together with any improvements thereon located in the County of San Juan and State of Colorado described as follows:

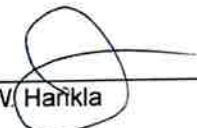
SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 1208 CR 1, Durango, CO 81301

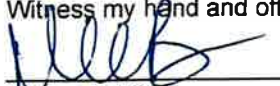
**TOGETHER** with all and singular the hereditaments and appurtenances there unto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever, The Grantor, for the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a)

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

  
\_\_\_\_\_  
John W. Hankla  
\_\_\_\_\_  
Catherine C. HanklaState of Colorado  
County of La PlataThe foregoing instrument was acknowledged before me this 10 day of January, 2025 by John W. Hankla and Catherine C. Hankla.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public:My commission expires: 6/2/26

MELISSA BARTHEL  
Notary Public  
State of Colorado  
Notary ID # 20144021368  
My Commission Expires 06-02-2026



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that part of the NE1/4SW1/4 of Section 7, Township 39 North, Range 8 West, N.M.P.M., County of San Juan, State of Colorado.

LESS AND EXCEPT Know You Neighbor Tracts 1 thru 13 as described on the recorded survey plat of Lime Creek Area filed October 2, 1970 as Reception No. 109539.

ALSO LESS AND EXCEPT the Old Durango-Silverton Road which was formerly known as Highway 550 and which is a part of the Cascade to Lime Creek Road section of the Old Durango-Silverton Road also known as Lime Creek Road also known as County Road 1.

## **CERTIFICATE OF TRUST**

This CERTIFICATE OF TRUST is made pursuant to Colorado Revised Statutes §15-5-1013(1), which provides in pertinent part, "Instead of furnishing a copy of the trust instrument to a person other than a beneficiary, the Trustee may furnish to the person a certification of trust." In compliance with said statute, this CERTIFICATE OF TRUST is created in order to certify and evidence the establishment of a revocable living trust named the **MILL CREEK TRUST** dated **January 9th**, which was entered into by **CHRISTOPHER LANGFORD**.

The original Trustee of the above-referenced Trust is **CHRISTOPHER LANGFORD**, whose current address is 6515 Britney Lane, Cumming, GA 30040. Upon the death, incapacity, resignation, or otherwise failure to serve of the original Trustee, the successor Trustees shall be:

### **1. R. Brett Langford**

#### **TRUSTEE(S) POWERS**

The Trustee has the power and authority to manage and control the Trust Estate in such manner as the Trustee may deem advisable and shall have, enjoy, and exercise all powers and rights over and concerning the Trust Estate and its proceeds as fully and amply as though the Trustee were the absolute and unqualified owner of the same. This includes all powers set forth by law and specifically provided for under Colorado Revised Statutes Sections §15-5-815 and §15-5-816 et seq. Therefore, the Trustees may create financial accounts at financial institutions and insurance companies.

Any Co-Successor Trustee may act without the consent or authorization of any other Co-Successor Trustee. Third parties may rely on the actions of any one Trustee.

#### **REVOCATION AND AMENDMENT OF TRUST**

While the Trustor is living, the Trust shall be revocable and amendable by the Trustor. Following the death of the Trustor, the Trust shall become irrevocable and not subject to alteration or amendment.

#### **TITLE TO TRUST PROPERTY SHALL BE AS FOLLOWS:**

**CHRISTOPHER LANGFORD**, as Trustee (and to his successors in Trust) of the **MILL CREEK TRUST**, dated **January 9th 2025**.

The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this CERTIFICATE OF TRUST to be incorrect. This CERTIFICATE is made this the **9th day of January, 2025**.

**TAX IDENTIFICATION NUMBER: NA** (During the lifetime of the Trustor, this Trust is a Grantor Trust under the Grantor Trust Rules of Sections 671-677 of the Internal Revenue Code. After the death of the Trustor, the Successor Trustee will then, and only then, be required to obtain an Employer Identification Number for the Trust.)



CHRISTOPHER LANGFORD, Trustee

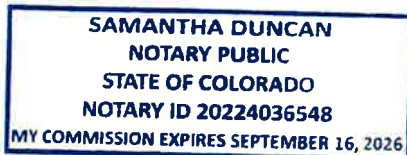
STATE OF Colorado  
COUNTY OF La Plata: SS.

On the 6 day of March 2025, before me, the undersigned, a Notary Public in and for said State, residing therein, duly commissioned and sworn, personally appeared **CHRISTOPHER LANGFORD**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County, the day and year in this certificate first above written.

Notary Public 

My Commission Expires: September 16 2026





Property Records  
San Juan County Colorado

## PARCEL R5952

50910000070001

### Owners

MILL CREEK TRUST  
6515 BRITTNEY LN  
CUMMING, GA 30040-5305

### Parcel Summary

Location	1208 COUNTY ROAD 1 DURANGO, CO 81301
Use Code	<u>RS: Residential Real Estate</u>
Tax District	<u>103: South County</u>
Mill Levy	45.729000
Acreage	4.0000
Section	7
Township	39
Range	8
Neighborhood	<u>South County Nbhd</u>

### Legal Description

N.E.1/4 S.W.1/4 T39N R8W N.M.P (LIME CREEK RD). ALL THAT PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TWR 39N, R8W N.M.P.M. LYING BOTH SOUTHERLY AND WESTERLY OF THE OLD DURANGO SILVERTON ROAD, WHICH WAS FORMERLY KNOWN AS HIGHWAY 550, AND WHICH IS PART OF THE CASCADE TO LIME CREEK SECTION OF THE OLD DURANGO-SILVERTON ROAD CONTAINING APPROXIMATELY 4 ACRES MORE OR LESS. LESS AND EXCEPT Know Your Neighbor Tracts 1 through 13 as described on the recorded survey plat of Lime Creek Area filed October 2, 1970 as Reception 109539. ALSO LESS AND EXCEPT the Old Durango-Silverton Road which was formerly known as Highway 550 and which is a part of the Cascade to Lime Creek Road section of the Old Durango-Silverton Road also known as Lime Creek Road also known as County Road 1.



//

## Certified Values

STANDARD	2025
Market Value	\$572,295
Exempt Value	\$0
Taxable Value	\$572,295
Assessed Value	\$35,768

## Value History

	2024	2023	2022	2021	2020
Market Value	\$338,578	\$338,578	\$214,700	\$214,700	\$230,000
Exempt Value	\$30,000	\$30,000	\$0	\$0	\$0
Taxable Value	\$308,578	\$308,578	\$214,700	\$214,700	\$230,000
Assessed Value	\$86,093	\$86,093	\$62,263	\$55,337	\$60,145

Document/Transfer/Sales History

Official Record	Date	Type	V/I	Sale Price	Ownership	Sale Code
155751	2025-01-10	<u>Special Warranty Deed</u>	Improved	\$654,000	Grantor: JOHN W HANKLA & CATHERINE C HANKLA Grantee: MILL CREEK TRUST	Q
155432	2024-07-10	<u>Special Warranty Deed</u>	Improved	\$655,000	Grantor: DOOLEY THOMAS W AND NANCY J Grantee: JOHN W HANKLA & CATHERINE C HANKLA	Z_Sol
144035	2005-03-04	<u>Quit Claim Deed</u>	Improved	\$0	Grantor: ASSEMBLIES OF GOD FOUNDATION Grantee: DOOLEY THOMAS W AND NANCY J	TC
143980	2005-01-24	<u>Special Warranty Deed</u>	Improved	\$258,000	Grantor: ELDER CHARITABLE REMAINDER UNITRUST-ASSEMBLIE Grantee: DOOLEY THOMAS W AND NANCY J	
143815	2004-10-04	<u>Warranty Deed</u>	Improved	\$0	Grantor: ELDER LIVING TRUST JAMES A JR, TRUSTEE Grantee: ELDER CHARITABLE REMAINDER TRUST-ASSEMBLIES	C
B242 P207	1994-07-22	<u>Quit Claim Deed</u>	Improved	\$0	Grantor: JAMES & JEAN ELDER Grantee: JAMES ELDER LIVING TRUST	C

Buildings

Building # 1, Section # 1, Building, Single-Family Residence, Ranch 1 Story

Type	Model	Heated Sq Ft	YrBltd	EFY
RES	0001	634	1950	2024

Components

Code	Description	
115	Frame Rustic Log	100%
213	Metal, Formed Seams	100%
641	Single 1-Story Fireplace	1

Structural Elements

Type	Description	Qty
BED	Bedrooms	0.00
BTHF	Bath-Full	0.00

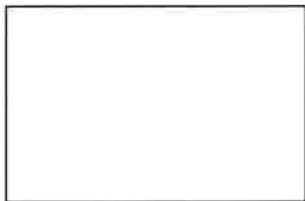
Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
GBA	634	100%	634

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Total Adj	Value	Notes
1112	Single Family Residential Land				4.00	Acres	\$145,000.00	4.00	0.90	\$522,000	GISid: 11204.





## **LIST OF ADJACENT LAND OWNERS**

Proposed Langford Campsites  
1208 Lime Creek Rd  
San Juan County, Colorado

### **Adjacent Land Owner**

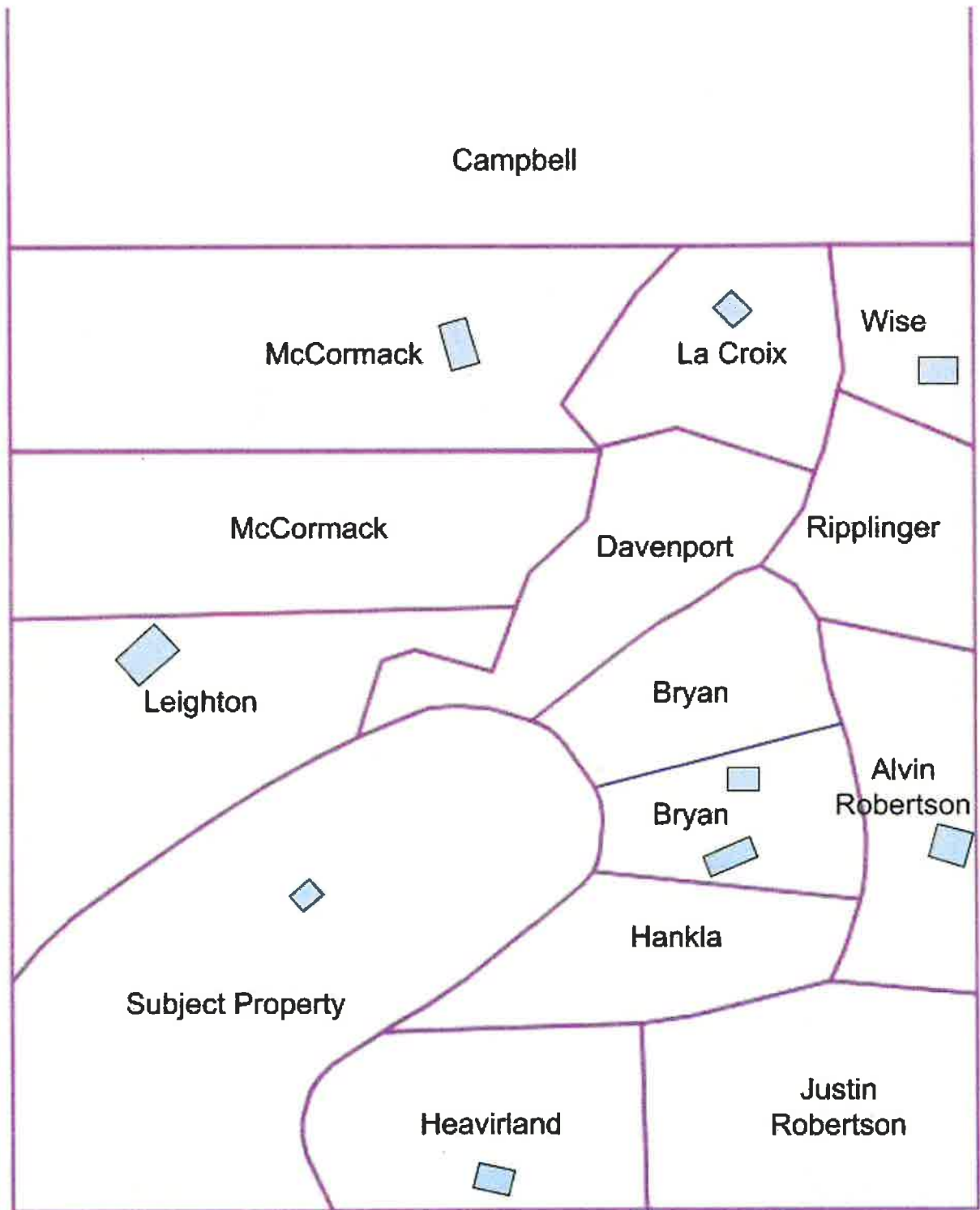
### **Property**

(Addresses omitted for privacy in electronic file, as requested by some.)

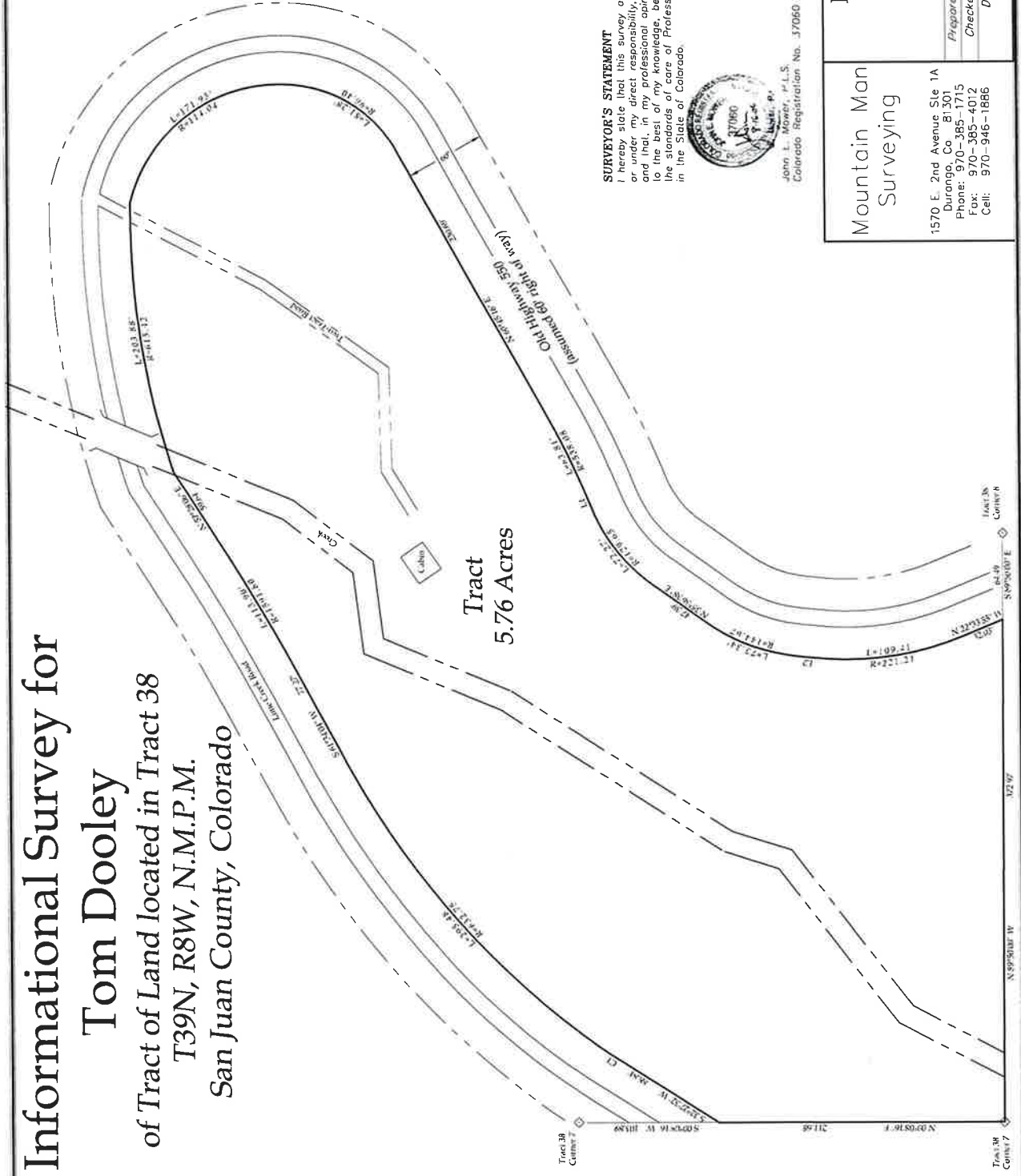
McCormack Robert & Chrystal	Know Your Neighbor Lot #1 & #2
152 Macfire Tree Lane, LLC	Know Your Neighbor Tract #3
Boris C Wise And Eva M Molin Westerholm	Know Your Neighbor Tract #4
Robert Chase Lacroix	Know Your Neighbor Tract #5
Christopher R.	Know Your Neighbor Tract #6
Davenport Cole Walker	Know Your Neighbor Tract #7
Robertson Alvin	Know Your Neighbor Tract #8
Bryan Gary K & Kelley D	Know Your Neighbor Tract #9 & #1
John W Hankla & Catherine C Hankla	Know Your Neighbor Tract #11
Heavirland Alan P And Alison A	Know Your Neighbor Tract #12
Robertson Justin	Know Your Neighbor Tract #13
Limecreek Properties LLC	Parcel R5953
Master Plan Ministries Inc	Parcel R5969



# MAP OF ADJACENT LAND OWNERS



# Informational Survey for Tom Dooley of Tract of Land located in Tract 38 T39N, R8W, N.M.P.M. San Juan County, Colorado



Tract  
5.76 Acres

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.04	S67°30'25"W
L2	14.37	S27°46'25"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	3.99	507.96

**SURVEYOR'S STATEMENT**  
I hereby state that this survey and plat was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, it is true and correct to the best of my knowledge, belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.



John L. Mower, P.L.S.  
Colorado Registration No. 37060

Informational Survey for  
Tom Dooley  
of Tract of Land located in Tract 38  
T39N, R8W, N.M.P.M.  
San Juan County, Colorado

Mountain Man  
Surveying

1570 E. 2nd Avenue Ste 1A  
Durango, Co. 81301  
Phone: 970-385-1715  
Fax: 970-385-4012  
Cell: 970-946-1886

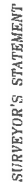
Prepared By: JLM  
Checked By: JLM  
Date: 8-1-08  
Scale: 1"=50'  
Project: NO. 001010



Tom Dooley

T39N, R8W, N.M.P.M.

San Juan County, Colorado



the standards of the less advanced people of the world in a false and untrue way, and to make the people of the world believe that the people of the world are not as good as they are.

$$u = t, \quad p = q, \quad f = 0$$

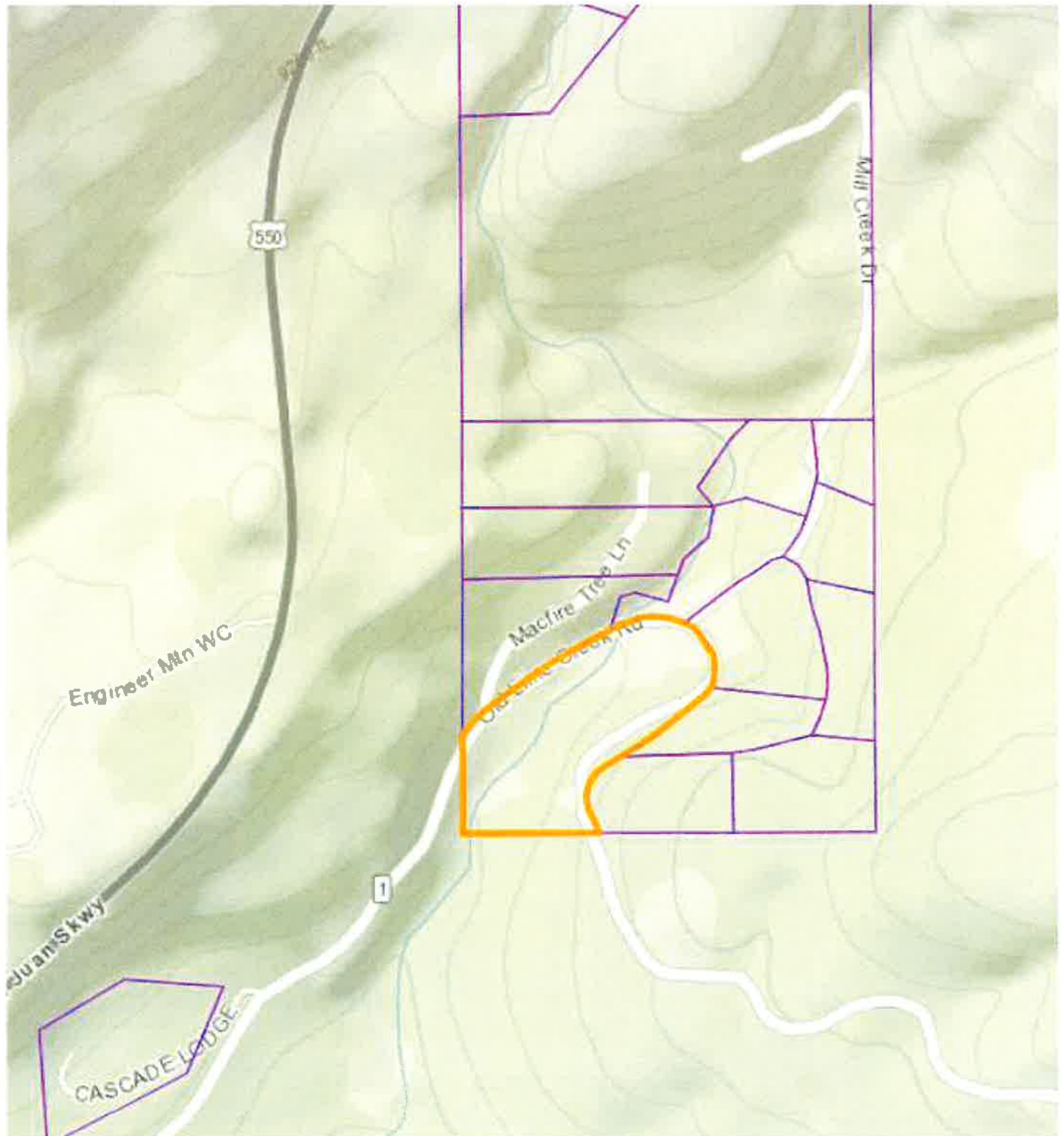
Informational Survey for

# Mountain Man Surveying

151/L L 2nd Avenue Ste 1A  
Durango, Co 81301  
Phone 970-385-715  
Fax 970-325-4012  
Cell 970-946-1886

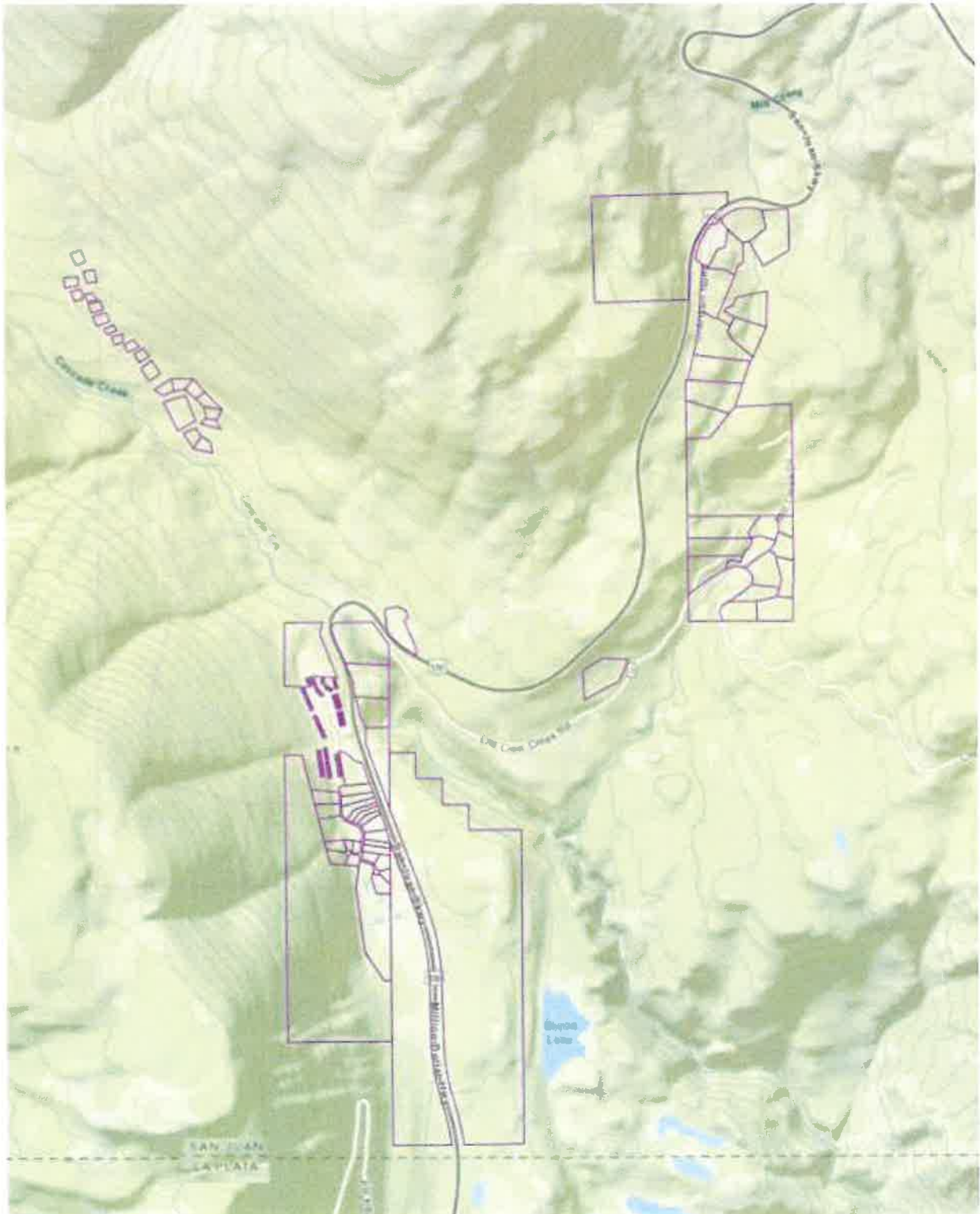
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**VICINITY MAPS**  
Proposed Langford Campsites  
1208 Lime Creek Rd  
San Juan County, Colorado

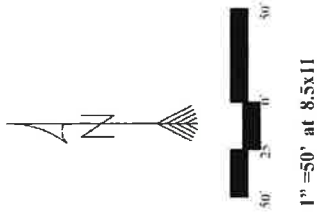
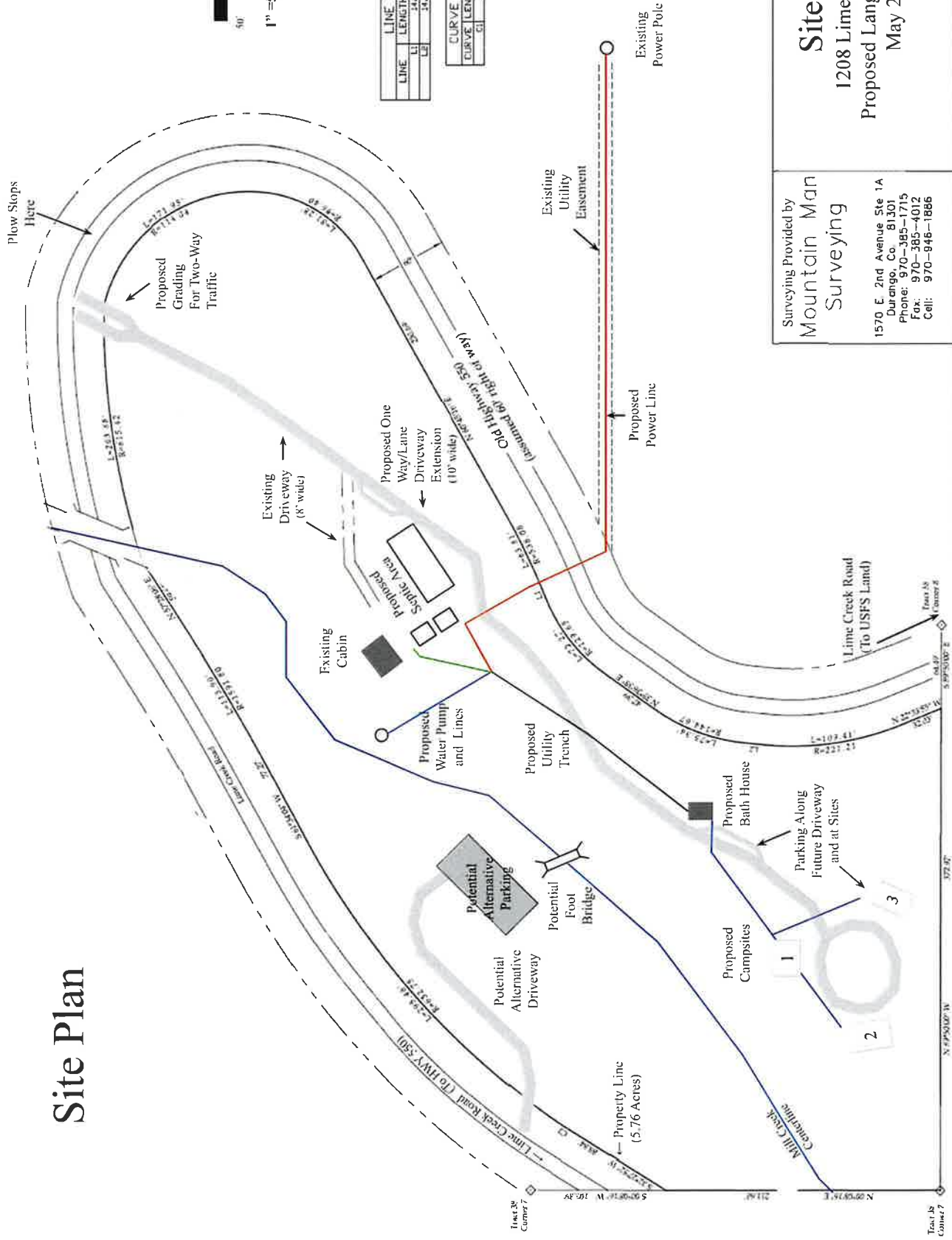




**VICINITY MAPS**  
Proposed Langford Campsites  
1208 Lime Creek Rd  
San Juan County, Colorado



# Site Plan

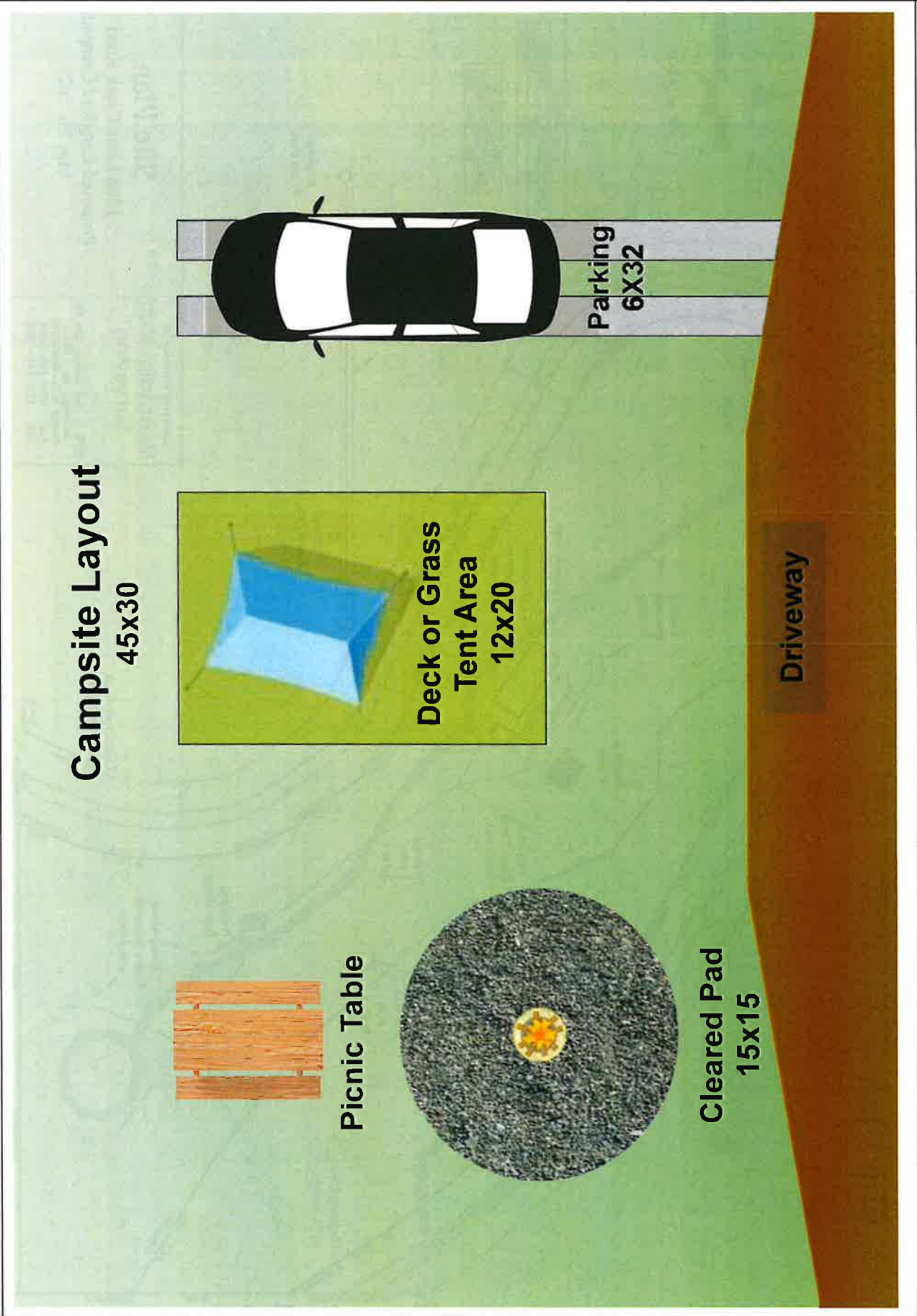


LINE TABLE		
LINE	LENGTH	BEARING
L1	14.84	S 67°32'25" W
L2	14.37	S 55°46'25" W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	5.99	517.93

Surveying Provided by  
**Mountain Man Surveying**  
 1570 E. 2nd Avenue Ste 1A  
 Durango, Co. 81301  
 Phone: 970-385-1715  
 Fax: 970-385-4012  
 Cell: 970-946-1886

**Site Plan**  
 1208 Lime Creek Road  
 Proposed Langford Campsites  
 May 26, 2025



<b>Campsite Detail</b> Proposed Langford Campsites 1208 Lime Creek Rd		<ul style="list-style-type: none"><li>• Deck or Grass Tent area</li><li>• Parking Area off Driveway</li><li>• Picnic Table</li><li>• Gravel Pad for Fire Pits</li></ul>
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**PROJECT NARRATIVE**  
**Proposed Langford Campsites**  
1208 Lime Creek Rd

**Proposed Campsites (3 sites)**

---

**Project Summary**

This project proposes setting up three campsites. The intent is to offer a simple, nature-oriented overnight experience with minimal infrastructure. A new permanent bathhouse and septic system will be installed to support basic guest needs.

It should be noted that there is existing dispersed camping directly adjacent to the property on USFS Land which is often crowded in summer and lacks adequate bathroom facilities or a septic system. As an option with proper sanitation, this project is expected to benefit the local water quality.

---

**Campsite Layout and Features**

Each of the three sites will include:

- A level tent pad
- A designated parking space
- A fire ring and picnic table

The campsites will only have water for drinking and fire safety. There will be no permanent lighting at the campsites. There will be electricity and potable water at the bath house.

---

**Bathhouse and Utilities**

A centrally located permanent bathhouse will include:

- Two toilets
- Two shower/toilet combo units.
- Basic hand washing facilities

The bathhouse will be connected to a new septic system, which will be sized up for any possible future use of the rustic cabin or other potential unknown future use. Water will be supplied to the bathhouse only; campsites will remain without direct service. Electric service will be run to the bathhouse for lighting and water heating.. The only permanent lighting will be Dark-Sky compliant, downward facing lights around the bathhouse. They will be oriented away from neighbor viewsheds.

**PROJECT NARRATIVE**  
**Proposed Langford Campsites**  
1208 Lime Creek Rd

---

**Access**

The existing dirt/gravel drive will be extended to the camping area and will connect to each of the primitive campsites, with parking located directly at each unit. The access road will be designed for low-speed traffic and minimal grading. It will be 10' wide in most places, and 20' wide at the entrance to accommodate 2-way traffic. No central parking area is proposed, however a possible entrance before the neighborhood could be used, to alleviate the already low amounts of traffic.

---

**Site Impact and Management**

The proposed design minimizes grading and preserves existing vegetation. Drainage will be managed using natural contours to prevent erosion. No known or suspected wetlands are proposed to be impacted.

Trash will be collected in bear-safe containers and removed regularly. It will be shared with the neighborhood and located for collection in a place deemed safe and convenient by neighbors and the County. Suggested location would be near HWY 550 for easy access by the service truck and for minimized impacts from possible bear activity.

Staffing and guest services will be handled by the property owner or designated local operator. A full-time caretaker is not planned, but may be considered for management and safety.

---

**Campground Rules**

Campground rules will be established and visitors will be made aware of them. They will address policies that should minimize impacts to the neighborhood, such as Quiet Hours, Trash Disposal, Wildlife, Pets, Speed Limit, Firearms, Music.

---

**Seasonality**

The project will begin primarily as a Summer offering, but could be expanded to allow winter camping. Snow will be cleared from roads, parking areas, and bathhouse access paths as needed. Infrastructure is being selected to support long-term durability in all seasons.

## **PROJECT NARRATIVE**

### **Proposed Langford Campsites**

1208 Lime Creek Rd

The maximum allowable stays will be 14 days.

---

#### **Emergency Communication**

Cell Phone service is available on the property. Although signal strength can be limited, it should work well for contacting emergency services. Starlink provided WiFi internet will be available at the campsites and bathhouse to augment emergency communication (Wifi calling and emergency services texting). Additionally, excellent cell reception can be found both directions up the road, and guests will be made aware.

---

#### **Existing Structures**

Existing structures on the property will remain unchanged and are not part of this application. Our research on the history of the property and the structure is included in this Application.



ACCOUNTABILITY · INTEGRITY · RESPECT

Public Health Department  
185 Suttle Street, Suite 100  
Durango, CO 81303  
(970) 247-5702

## On-Site Wastewater Treatment System (OWTS) Permit Application

Owner: Christopher Langford Phone: (808) 492-0009  
Project Address (street, town/city, zip): 1208 County Road 1 Durango, Colorado 81301  
Assessor's Parcel #: 5952 Subdivision: N/A Lot#: \_\_\_\_\_  
Lot Size: 4.00 (acres) # of Dwellings: 2 # of Bedrooms: 1 Water Supply: Spring/ Well  
List Commercial Uses (e.g., office, factory, event venue): \_\_\_\_\_  
Owner's Mailing Address: 6515 Brittney Ln Cumming, GA 30040  
Owner's Email Address: cbretlangford@gmail.com cc: USABLAKE@gmail.com

**\*For detailed parcel information please visit your county assessor's website or see your property tax statement\***


### On-site Wastewater Treatment System (OWTS) Permit Types

Choose the most applicable permit type from the list below and check the box in upper-left corner

<input checked="" type="checkbox"/> <b>New Construction - (\$1123.00)</b> <i>For new OWTS and complete system replacement</i> <ul style="list-style-type: none"><li>Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions.</li><li>A design must be submitted to LPCPHD. LPCPHD must have payment and application to review designs for permit issuance.</li></ul>	<input type="checkbox"/> <b>Alteration - (\$1068.00)</b> <i>For changes/additions to existing permitted OWTS</i> <ul style="list-style-type: none"><li>Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions.</li><li>A design must be submitted to LPCPHD. LPCPHD must have payment and application to review designs for permit issuance.</li></ul>
<input type="checkbox"/> <b>Change Of Use - (\$518.00)</b> <i>For expanded use (e.g., bedroom count) of an existing permit without system modifications, OR new service connections (e.g., garages, shops) added to an existing permit</i> <ul style="list-style-type: none"><li>For expanded use, provide a certification report from a Professional Engineer (PE) or system designer.</li><li>For new service connections, provide a proposed site plan and describe scope of work below.</li><li>Change of Use does NOT allow for connection of new uses (e.g., second dwellings, ADUs) unless the system was originally designed for it – use Alteration instead</li></ul>	<input type="checkbox"/> <b>Minor Repair - (\$408.00)</b> <i>For replacement of OWTS components with no change to permitted use</i> <ul style="list-style-type: none"><li>Submit application with payment, transfer of title inspection report (if available) and a simple site plan showing location of repairs.</li><li>List repairs/scope of work below (e.g. tank replacement, aerators, pipe repairs, etc.)</li><li>A permit is NOT required for repair of components that do not provide treatment (e.g., fencing, tank lids, inspection ports)</li></ul>

Please describe in detail work to be completed: Installation of a new gravity septic system (Tanks & leech field)

**I acknowledge:** (1) This application does not guarantee that an On-site Wastewater Treatment System ("OWTS") can be installed or a building permit issued; (2) The issuance of the OWTS permit does not imply any warranty by La Plata County Public Health Department as to the operation of the OWTS; (3) The OWTS must be constructed in accordance with the La Plata County Public Health Department On-site Wastewater Treatment System Regulations and any Conditions of Approval set by LPCPHD; and (4) The owner of the property assumes the responsibility and liability for the proper maintenance of the OWTS.

Owner's Signature:  Date: \_\_\_\_\_

Submit completed application to [eh@lpcgov.org](mailto:eh@lpcgov.org) or at our office.

**This is NOT a permit; this application does not authorize construction or repairs.  
All OWTS construction/repair work must be performed by an installer licensed by LPCPHD.**

Soil Analysis Performed by Debbi Michal -  
Tri State Consulting, LLC - 970-317-7111

### Visual and Tactile Evaluation of 1208 Lime Creek Rd:

I arrived on site about 9:40am March 18<sup>th</sup> 2020. It was overcast and a snowflake or two were falling on the already snow-covered ground. Test pit one (TP1) was already dug with a sample from the 3' deep area and set aside for me to take. This pit is NE of the assumed bed area and in a relatively low part of the field. Ground water had risen in TP1 to about 3' below the ground level. Test Pit 2 (TP2) was about 2.5' higher in elevation and SW of the assumed bed area. I watched TP2 being dug and grabbed my sample from dirt about 3' deep. Ground water started to enter the pit at about 6' below ground surface but after about 5 minutes it had risen to 5.5'.

Both pits appeared to have clay near the ground level as evidenced in the pictures. However, in the tactile tests very little clay was noticed.

With the dirt from **TP 1** I was able to make a ball but the ribbon would break at less than one inch. The dirt was noticeably gritty but did leave a silty residue on my hand. The structure was moderate when pinched. I placed the soil as a Type 2 Sandy Loam. LTAR of 0.60 I was barely able to make a ball from **TP 2** dirt. As I tried to push and mold a ribbon the ball failed. I was not able to make a ribbon. As I watch the dirt being removed from the pit it visually has a single grain fall from the bucket. It felt very gritty in my hand. I placed the soil as a Type 1 Loamy Sand. LTAR of 0.80

With the groundwater being the limiting barrier the bed will need to be raised from existing ground. The NE corner will need to be raised 4' and the SW corner will need to be raised 1.5' to keep a 4' thick soil layer between the bottom of the chambers and the groundwater. Using the more restrictive of the two LTARs I would recommend using a LTAR of 0.60 but a case could be made of averaging them.

**Soil Analysis Performed by Debbi Michal -  
Tri State Consulting, LLC - 970-317-7111**

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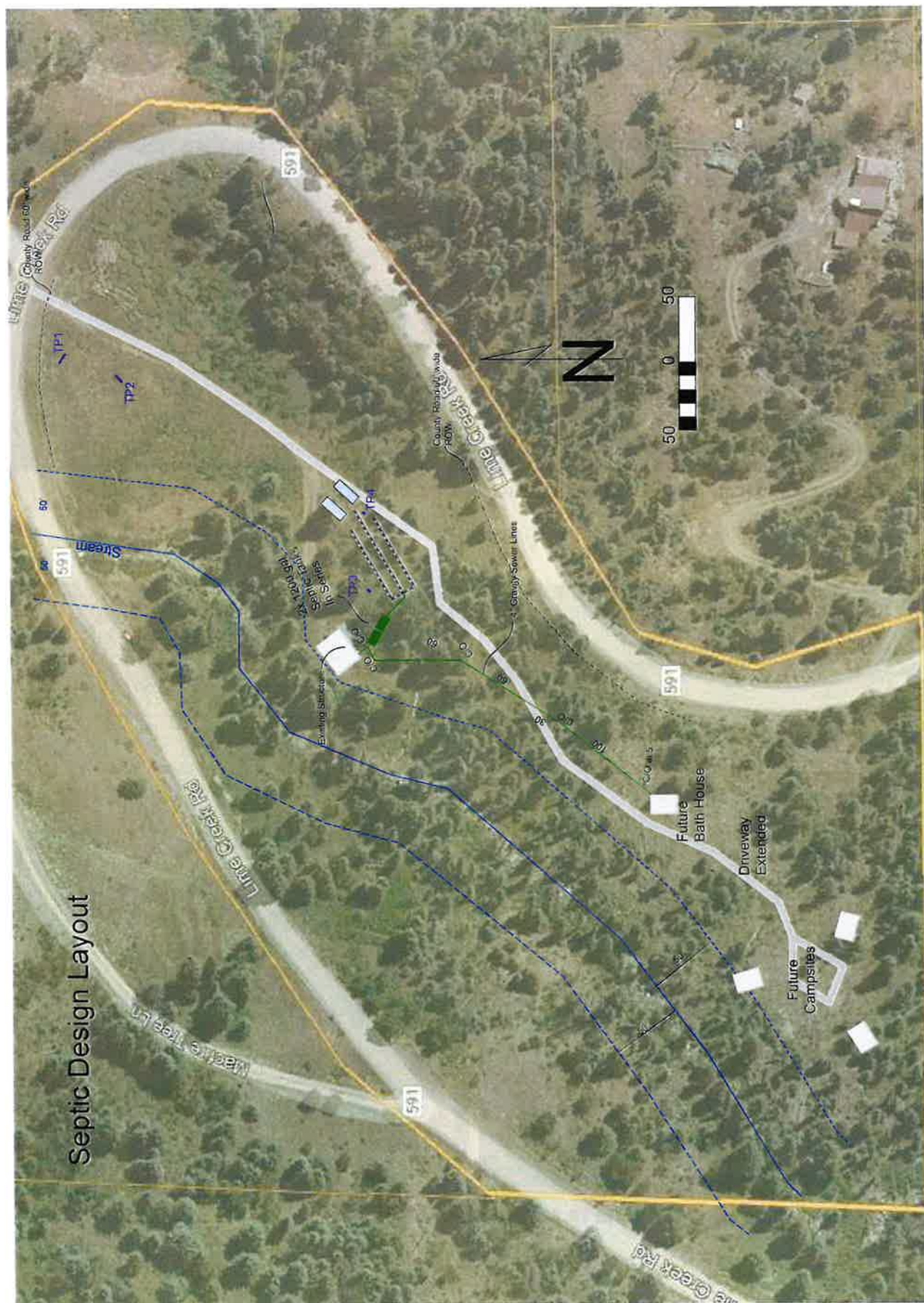


Test Pit 1: Dug prior to my arrival. 3' deep to water Test Pit 2 being dug



Test Pit 2: 6' deep and water started in TP 2 Water at 5.5' deep

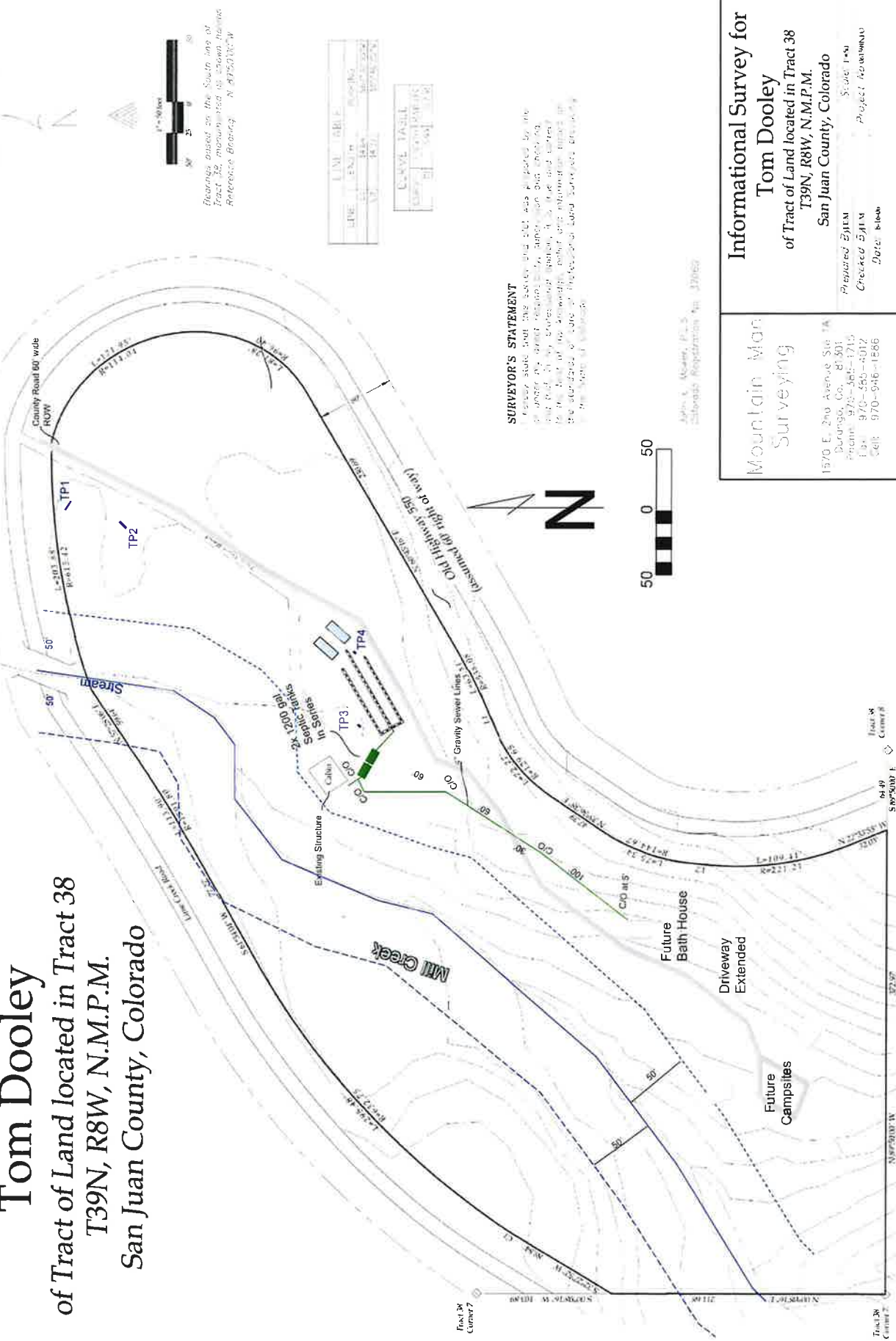






of Tract of Land located in Tract 38  
T39N, R8W, N.M.P.M.  
San Juan County, Colorado

**Tom Dooley**  
of Tract of Land located in Tract 38  
T39N, R8W, N.M.P.M.  
San Juan County, Colorado



the 1970s, the 1980s, and the 1990s. The 1970s were characterized by a strong emphasis on the environment and social justice. The 1980s saw a shift towards economic growth and technological advancement. The 1990s were marked by a focus on globalization and international relations.

C. RYLE TAIL	
CLAY	200

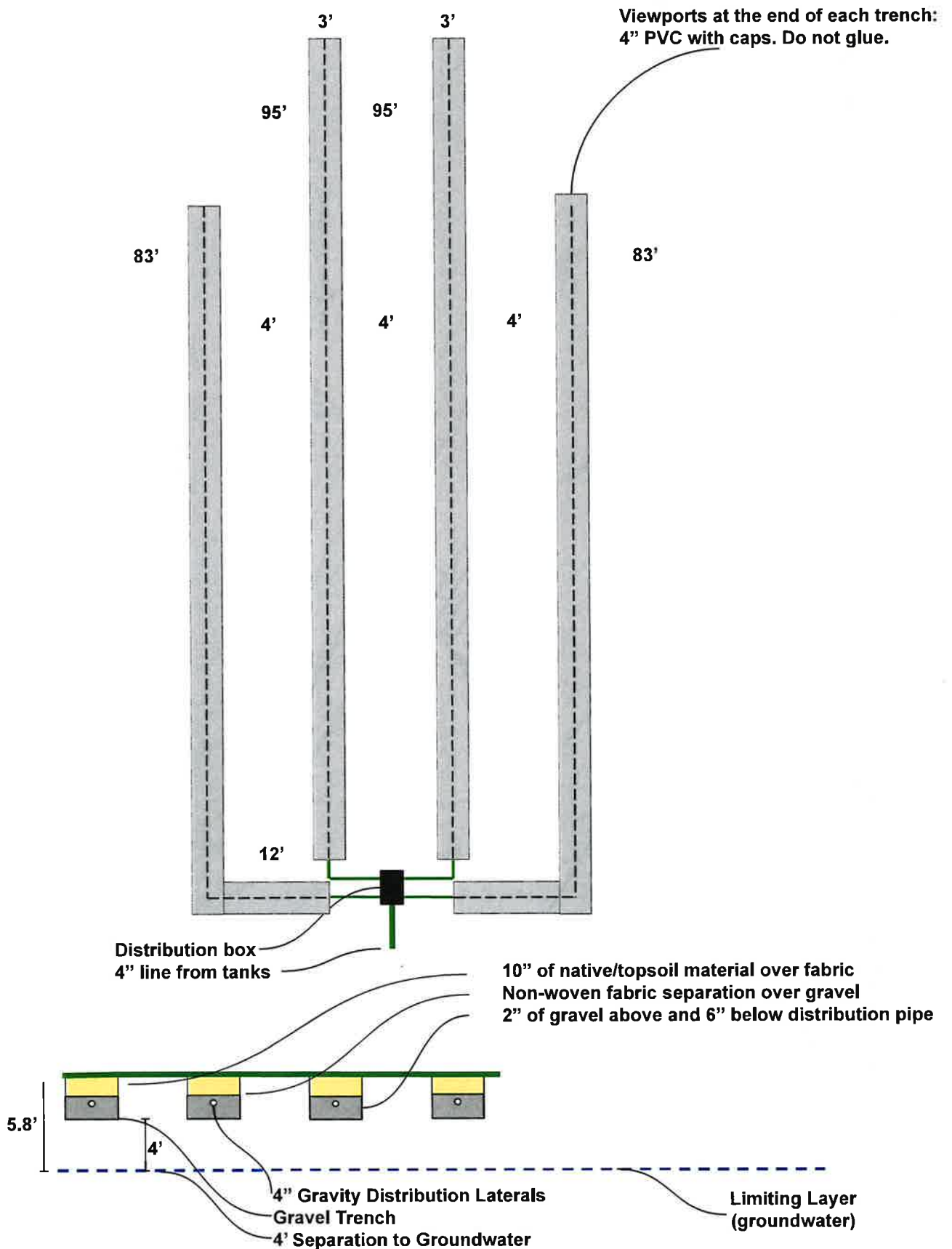
John C. Moore, Ph.D.  
Colorado Registration #m 17069

San Juan County, Colorado

Prepared By	Steve Loh
Checked By	Project Management
Date	8-10-09

570 E. 2nd Avenue Ste 1A  
Durango, Co. 81301  
Phone: 970-381-1715  
Fax: 970-385-4012  
Cell: 970-946-1586

# Trench Detail



# OSWTS Design Calculations

---

## Design Flow

Existing structure if renovated for future use	300 gpd
Campsites 3	150 gpd
Potential future use unknown	450 gpd

**Total** **900 gpd**

## Total Septic Tank Size

900 gpd x 48hr detention time = 1800 gal  
2x 1000 gal tanks in series

## Absorption Field

Total Qd= 900 gal/day  
LTAR: Structureless, Granular Type 1 Loamy Sand. 0.80 g

## Sizing Factors

Trench (gravity) 1

$$A=Q/(LTAR) = 900/ (.8) = 1125 \text{ sqft}$$

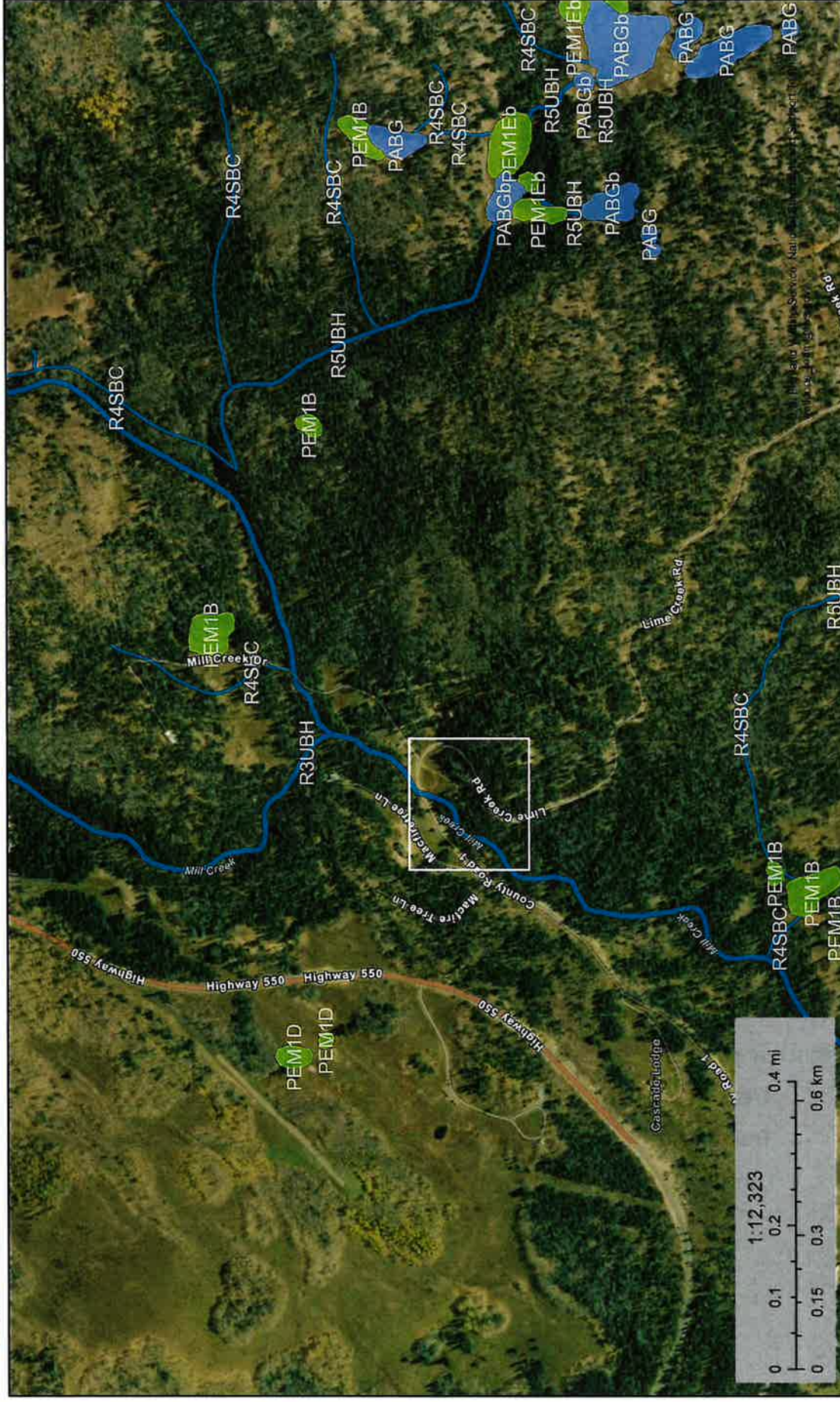
Trench area 1125 sqft

Trench width 3'

Trenches 4

Length per trench 96





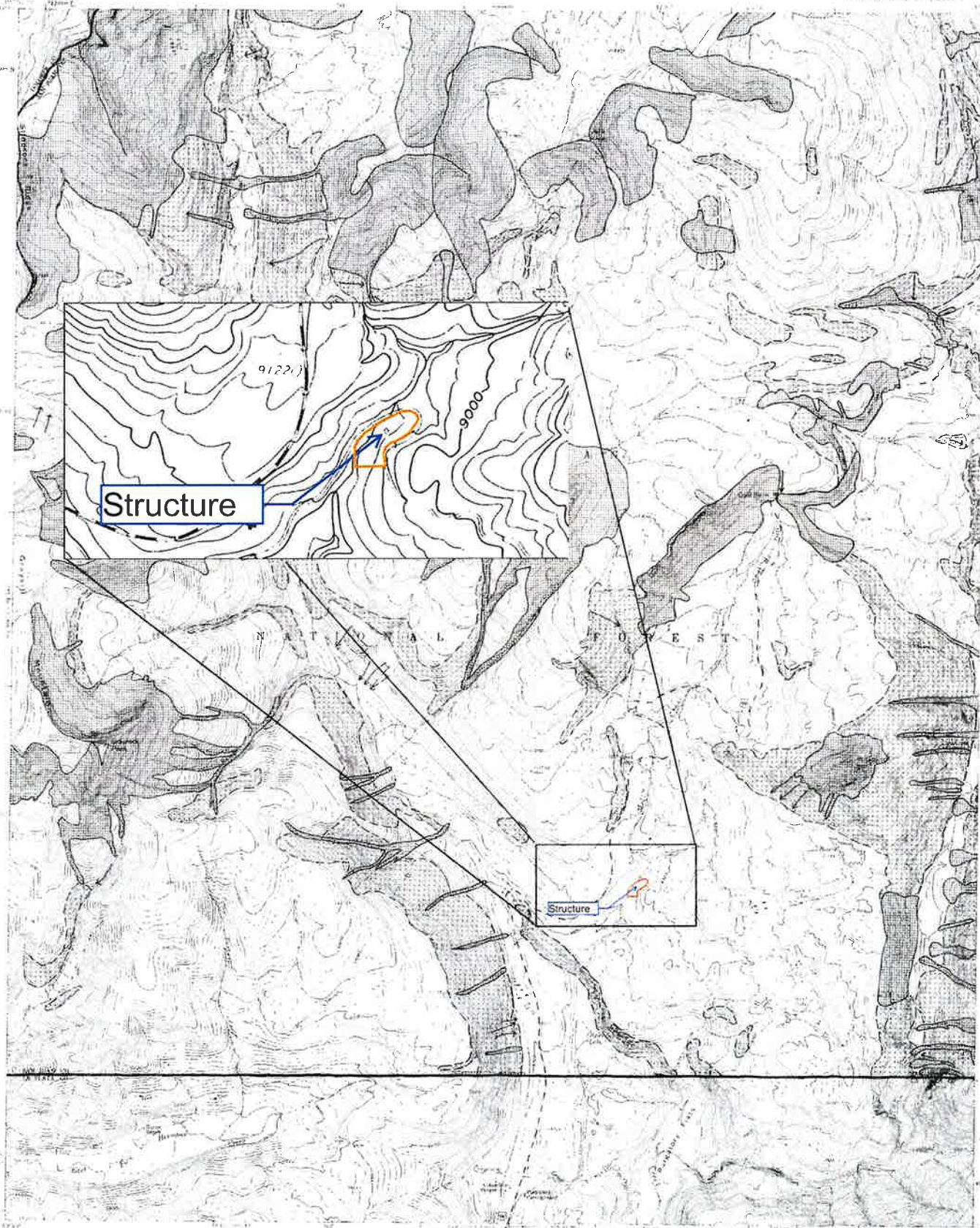
May 10, 2025

## Wetlands

- | Wetland Type                   | Wetland Type                      |
|--------------------------------|-----------------------------------|
| Estuarine and Marine Deepwater | Other                             |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland |
|                                | Freshwater Pond                   |
|                                | Riverine                          |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





Map of the area shown in the topographic map  
prepared by the U.S. Geological Survey  
Topographic map prepared by the U.S. Geological Survey  
The U.S. Geological Survey is not responsible for the  
accuracy or completeness of the information  
contained in this map. The U.S. Geological Survey  
is not responsible for the accuracy or completeness  
of the information contained in this map.

AVAILABILITY STATEMENT  
This report is available to the public  
without charge. The report is available  
in the following format:   
Unpublished map, subject to correction  
Unpublished map, subject to correction

ENGINEER MOUNTAIN QUADRANGLE  
COLORADO  
7.5-MINUTE SERIES TOPOGRAPHIC





FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER 25 CHICAGO OR WASHINGTON 25. U.S. GEOLOGICAL SURVEY, DENVER 25 CHICAGO OR WASHINGTON 25. U.S. GEOLOGICAL SURVEY, DENVER 25 CHICAGO OR WASHINGTON 25.




1961

## THE GEOMORPHIC MAPS

The categories in this legend (Table 2) are not, strictly speaking, hazard categories, since this concept cannot be divorced from considerations of the potential for interaction with features of human occupancy. However, the categories do specify various levels of geo-

morphic instability and are genetic, in that the origin of features and the predominant processes involved are implied. It should also be understood that most of the categories refer to readily identifiable features in the landscape, such as rock glaciers, talus slopes,

TABLE 2  
*Geomorphic hazard legend*

Category and map abbreviation	Description of category
Rockfall ( <i>rf</i> )	Source areas for falling rock. Includes potential rockfall areas.
Rock glacier ( <i>rg</i> )	Area affected by the slow downslope creep of talus, generally due to the presence of an ice core.
Talus slope ( <i>ts</i> )	An area of active deposition of material from rockfall and debris flow. Mass failure may occur as talus slides or debris flows.
Subcategory	Talus slide ( <i>ts</i> )  Active or recently active debris flow tracks.
Debris fan ( <i>df</i> )	A flattened, cone-shaped deposit which accumulates from repeated deposition of stream flood and debris flow material at the exit point of a tributary stream into a larger valley.
Subcategory	 Active or recently active debris flow tracks.
Landslide ( <i>ls</i> )	A large-scale failure of slope material involving surficial and/or rock. Failure may involve rotational slumping, shallow faulting, flow, and translation of material along inclined shear planes.
Subcategory	 Active or recently active slip faces.
Expansive soil and rock ( <i>es</i> )	Areas of clay-rich, cohesive soils, derived mainly from clay and shale formations. Significant volume changes occur during cycles of wetting and drying. Due to the scale of mapping, areas so defined may include rock outcrops which are not expansive (e.g., sandstone).
Colluvial slopes	
Subcategories	
<i>cst</i>	Areas of thick colluvial or glacial accumulations, generally thicker than 2 m. Potential mass failure areas.
<i>csa</i>	Areas of accelerated colluvial activity on slopes where deposits are less than 2 m thick.
<i>csn</i>	Areas of moderate colluvial activity on slopes where colluvial deposits are less than 2 m thick.
<i>csi</i>	"Inactive" colluvial slopes, having slight colluvial activity on slopes less than 15%, having deposits less than 2 m thick.
Physiographic floodplain ( <i>pf</i> )	An area experiencing frequent erosion and deposition from streamflow. Areas defined probably encompass most of the 100-yr floodplain but mapping is not based on stream discharge records.
Swamp ( <i>sw</i> )	Areas subjected to seasonal or longer-term inundation from high water-table conditions.
Subsidence ( <i>sb</i> )	Areas subject to collapse of surficial material and/or bedrock due to removal of subsurface fluids, or removal of subsurface rock by solution or mineral extraction.
Tailings ( <i>tail</i> )	Large deposits of rock waste from a milling operation which occur either as large pond deposits or as steep cones on slopes.



District Court, Water Division <u>Seven</u> , Colorado Court Address: <u>1060 E 2nd Ave #106</u> <u>Durango CO 81301</u>		▲ COURT USE ONLY ▲
CONCERNING THE APPLICATION FOR WATER RIGHTS OF Applicant: <u>Christopher Langford</u>		
In the <u>Animas</u> River or its Tributaries In <u>San Juan</u> COUNTY		
Attorney or Party Without Attorney (Name and Address): <u>Christopher Langford</u> Phone Number: <u>808-492-0009</u> E-mail: <u>cbretlangford@gmail.com</u> FAX Number: _____ Atty. Reg. #: _____		Case Number: _____ Division: _____ Courtroom: _____
<b>APPLICATION FOR <input type="checkbox"/> CONDITIONAL <input checked="" type="checkbox"/> ABSOLUTE WATER RIGHTS (SURFACE)</b>		
<b>Instructions:</b> All lines and boxes should be filled in or shown as not applicable (N/A) with the exception of section 3.B where only 3.B.1 or 3.B.2 should be completed. Attach additional sheets as needed. Attach all maps as required. It is the applicant's responsibility to provide the location for each structure in this application. For structures that are already decreed, use, verbatim, the location from the most recent decree that adjudicated the location. For new structures, provide a PLSS location (quarter-quarter, section, township and range) and a single point location description using either UTM coordinates (for example from a GPS device) (preferred) or measured distances from known section lines.		

1. Name, mailing address, email address and telephone number of applicant(s) (if there are multiple applicants and the space provided is not adequate, provide additional sheets as needed):

Name of Applicant	Mailing Address	Email address	Telephone Number
<u>Christopher Langford</u>	<u>6515 Brittney Ln</u> <u>Cumming GA 30040</u>	<u>cbretlangford@gmail.com</u>	<u>808-492-0009</u>

2. Name of structure: Lime Creek Diversion ☐ ditch ☐ spring ☒ other stream

3. Location of Structure

**A. Public Land Survey System (PLSS) (Required):**

Include the source of PLSS information, for example: GIS system such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); field survey; scaled from USGS topographic map; or other source:

Legal Description: County	<u>NE</u> 1/4 of the	<u>SW</u> 1/4	Section <u>7</u>	Township <u>39</u> N or S <input checked="" type="checkbox"/> <input type="checkbox"/>	Range <u>8</u> E or W <input type="checkbox"/> <input checked="" type="checkbox"/>	Principal Meridian <u>NMP</u>
------------------------------	-------------------------	---------------	---------------------	---	---	----------------------------------

**B. Point of diversion (Required) (Complete either 1 or 2 below)**

1. Location information in UTM format (Preferred):

UTM Zone must be 12 or 13; Units must be Meters; Datum must be NAD83; and Units must be set to true North. Include the source of the UTM coordinates, for example: GPS device; GIS System such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); scaled



from USGS topographic map; or other source. In areas having generally recognized street addresses, also include street address, and if applicable, the lot, block, and subdivision. Attach a legible 8 1/2 x 11 inch map to this application illustrating the location of the structure.

<b>UTM coordinates</b>		
Easting	<u>253480.43</u>	Northing <u>4171765.64</u>
<input type="checkbox"/> Zone 12 <input checked="" type="checkbox"/> Zone 13		
Street Address: <u>1208 County RD 1, Durango CO 81301</u>		
Subdivision:	Lot	Block
<u>NA</u>	<u>NA</u>	<u>NA</u>
Source of UTM's (for example, hand-held Garmin GPS or located from aerial map, etc): <u>Google Earth</u>		
Accuracy of location displayed on GPS device (for example, accurate to within 200 feet): <u>15m</u>		

2. Distance from Section Lines (if not providing a UTM coordinate above):

Include perpendicular distances from section lines to the structure location. Include the source of PLSS information, for example: GIS system such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); field survey; scaled from USGS topographic map; or other source. In areas having generally recognized street addresses, also include street address, and if applicable, the lot, block, and subdivision. Attach a legible 8 1/2 x 11 inch map to this application illustrating the location of the structure.

<b>Distance from Section Lines</b> (not from property lines)		
_____ Feet from <input type="checkbox"/> N <input type="checkbox"/> S and _____ Feet from <input type="checkbox"/> E <input type="checkbox"/> W		
Source of PLSS information:		
Street Address:		
Subdivision:	Lot	Block

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

5. A. Date of appropriation: TBD 2025  
 B. How appropriation was initiated: Place Pump and pipe at Point of Diversion  
 C. Date water applied to beneficial use: TBD 2025

6. Amount claimed in cubic feet per second (cfs) or gallons per minute (gpm) (1 cfs = 448.8 gpm).  
 Conditional \_\_\_\_\_ (☐ cfs ☐ gpm) Absolute .05 (☐ cfs ☐ gpm)

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

7. List All Uses or Proposed Uses: Campsites, ~~and~~ Cabin house, bathhouse.

A. If irrigation, complete the following:

Number of acres historically irrigated \_\_\_\_\_; proposed to be irrigated \_\_\_\_\_.

Does the Applicant intend to use this water right to supplement irrigation on an area of land already irrigated under another water right? ☐ yes ☐ no

Legal description of irrigated acreage. Mark the location of the irrigated acreage on a USGS topographic map and attach to this application a legible 8 1/2 x 11 inch copy of the applicable portion of the map.

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

We would be using water for Campsites and a related bathhouse. Water would also be used for the Cabin. Water will be pumped to uses.

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

Name of Owner	Mailing Address
<u>NA</u>	

9. Remarks or any other pertinent information:

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☒ By checking this box, I am acknowledging I am filling in the blanks and not changing anything else on the form.

☐ By checking this box, I am acknowledging that I have made a change to the original content of this form.

\_\_\_\_\_  
Signature of Attorney (if any)

\_\_\_\_\_  
Date

---

### VERIFICATION

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed on the 25 day of May, 2025, at Cumming, GA  
(date) (month) (year) (city or other location, and state OR country)

Christopher Langford  
Printed Name

Signature

Christopher Langford  
Signature

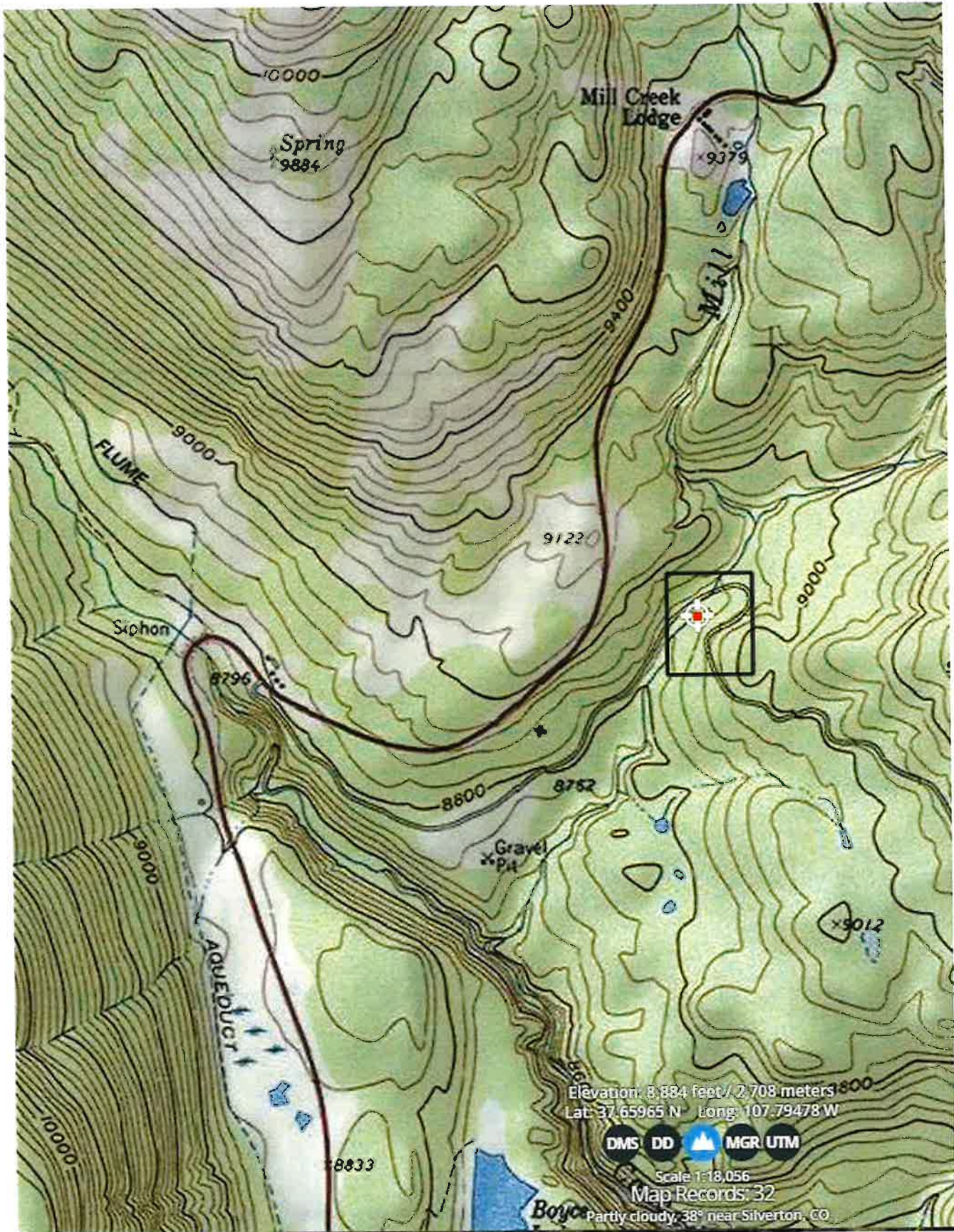
The person signing this verification is: ☒ Applicant ☐ Engineer ☐ Other (describe) \_\_\_\_\_

---

Verifications of other persons having knowledge of the facts may be attached to this Application.



Attachment to Application For Surface Water Rights  
USGS Map





SAN JUAN COUNTY, COLORADO  
DRIVEWAY AND ROAD ACCESS PERMIT

Improvement  
Permit No. \_\_\_\_\_

Applicant: Christopher Langford  
6515 Brittany Lane  
Cumming GA 30046  
808-492-0009

Location of Proposed Driveway or Access on County Road No. 1 :  
1208 County Road 1 (Lime Creek Road)  
The current driveway is at the end of the  
plowed section of Lime Creek Road, at the northeastern  
most part of the property.

Description of Proposed Driveway or Access, including materials to be used:  
Existing access is to be widened to permit  
two-way traffic and safe turning. Gravel/road-  
base will be used in place of natural soils.  
No changes will be made to the County Road.

Comment and Recommendations of County Road Supervisor:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Terms and Conditions of Issuance of Permit (or reason for denial):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Permit Approved \_\_\_\_\_ or Denied \_\_\_\_\_. Date: \_\_\_\_\_

Land Use Administrator: \_\_\_\_\_

# BOARD OF COUNTY COMMISSIONERS

## San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671

### RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

I, the undersigned, applicant engaged in the processing of Application for Improvement Permit No. TBD, San Juan County, Colorado, do hereby acknowledge the following facts:

1. The real property' which is the subject of said application is on this date located approximately 0 ft from County Road No. 1, the nearest designated and publicly maintained county road.
2. Said County Road No. 1 is on this date maintained on an Annual basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 1.3 mi from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 20 day of May, 2025.



Applicant

ATTEST:

Position:



# SCENIC QUALITY REPORT

## Proposed Langford Campsites

### 1. INTRODUCTION AND SITE LOCATION

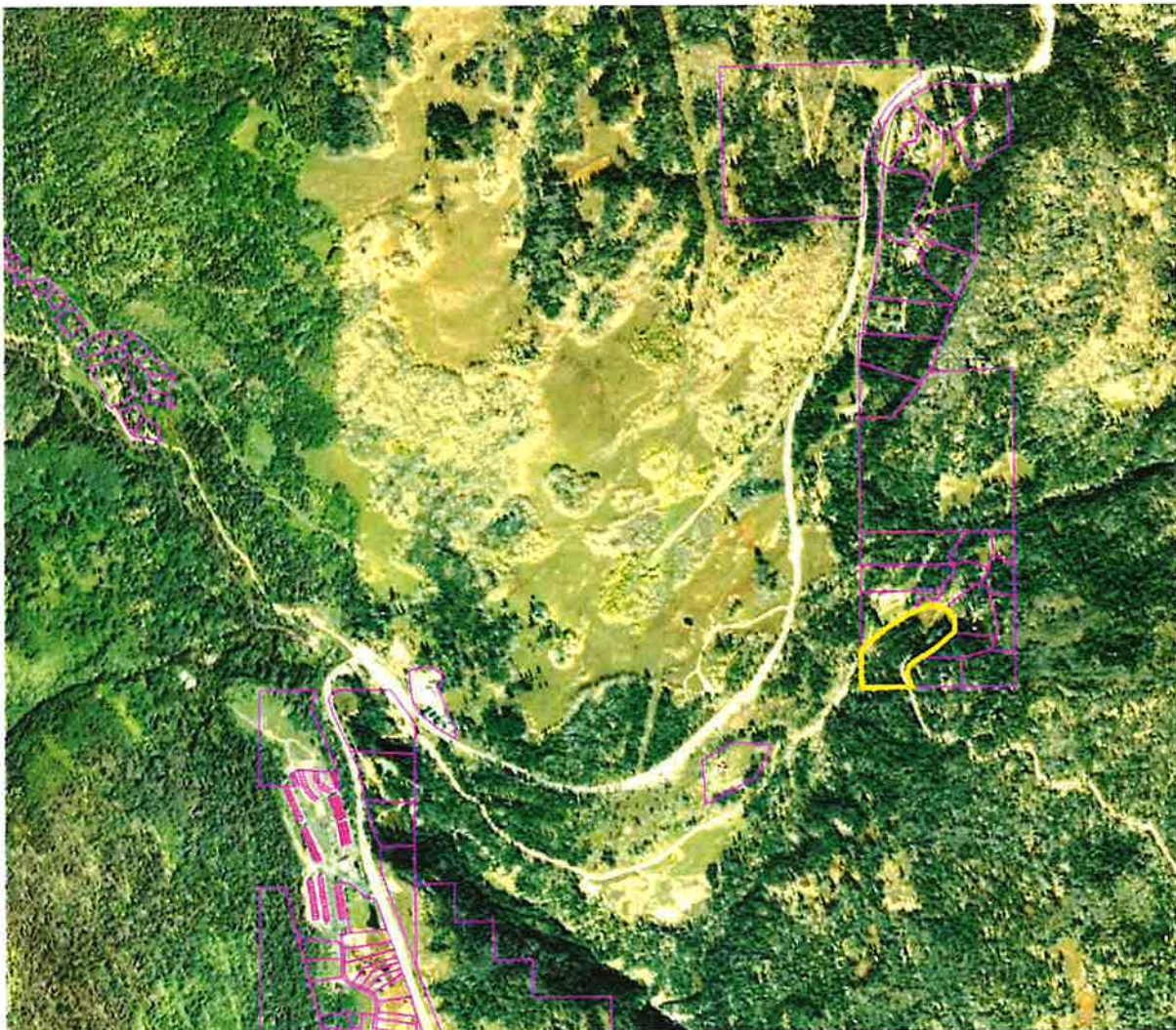
San Juan County regulations state the following:

All development proposals... *shall be required to include a Scenic Quality Report as part of the sketch plan submittal.*

This is a Scenic Quality Report for the Langford Campsites on Lime Creek Road, located in the South County area, at 1208 County Road 1 (Lime Creek Rd.)

The Proposal is located off County Road 1 or Lime Creek Rd, with existing driveway access. The access is within the County's current plowed snow routes. The proposed campsites will use this same access.

The site is located within the County's Master Plan "Economic Development Corridor," where development is to be concentrated and encouraged, when compared to development on more remote and less accessible backcountry sites.





# SCENIC QUALITY REPORT

## Proposed Langford Campsites

### 2. PROJECT SITE AND PROPOSED LOCATION

County regulations require that this Scenic Quality Report include the following information:

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

Below are views from the county road and neighborhood from the North into the property. No sites will be visible from here. You must continue on Lime Creek Rd to be able to see the sites.





# SCENIC QUALITY REPORT

## Proposed Langford Campsites

An elevated view of the property from the North and from the South, marking location of the campsites.





## SCENIC QUALITY REPORT

### Proposed Langford Campsites

#### 3. VISIBILITY FROM HIGHWAY 550

Highway 550 provides year round access between Durango and Silverton. Highway 550 does not pass close enough for any visibility.

#### 4. VISIBILITY FROM LIME CREEK ROAD

Lime Creek Road passes around the project site, between the site and the Know Your Neighbor parcels. Most of the property is obscured by the thick forest except for the meadow.



Below is an elevated view looking North, as you first encounter it on Lime Creek Rd. No visibility.

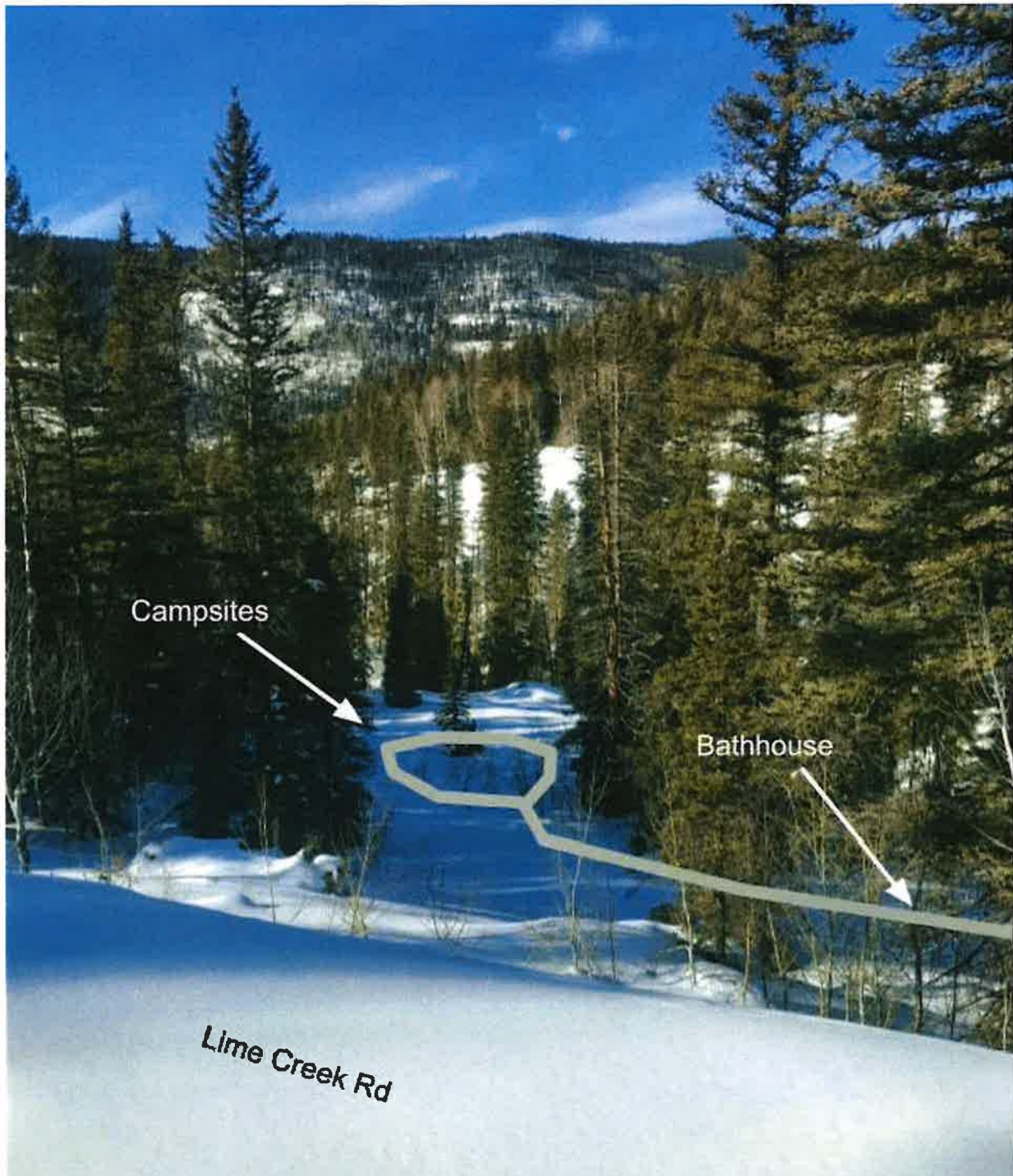




## SCENIC QUALITY REPORT

### Proposed Langford Campsites

A view from Lime Creek Rd past the neighborhood, on your way to the Spud Lake Trailhead, looking over the edge of the road down into the area where the campsites will be. There are many dispersed campsites past this area. There will be visibility, but all but lot 12 will be unaffected.





## SCENIC QUALITY REPORT

### Proposed Langford Campsites

A wider angle from the same general area looking West, down onto the site from Lime Creek Road.



A view from the same spot on Lime Creek looking North.





## SCENIC QUALITY REPORT

### Proposed Langford Campsites

#### 5. VIEWS FROM THE PROPOSAL

In the County Scenic Quality Report regulations, it is requested that we provide information about the view FROM the site.

Most views from the site are obscured by forest. From the open section you can see Lime Creek Rd. as it bends around the property.

This is a view from the property driveway intersection with Lime Creek Road looking up Spud Circle.



A view looking from the Campsite area up toward the road. The bathhouse would be on the left if built.



## SCENIC QUALITY REPORT

### Proposed Langford Campsites

This view from the existing cabin shows that you can see other structures from the property and Lime Creek Rd. Not every use is or needs to be completely hidden.



# SCENIC QUALITY REPORT

## Proposed Langford Campsites

### 6. VISIBILITY FROM PUBLIC LANDS AND EXISTING TRAILS

The County Scenic Quality regulations require the following information:

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

The campsites are placed in an area that has little impact on the scenic quality as people drive on Lime Creek Rd. Further up the road drivers encounter vehicles and camping on the side of the road. The project site borders Forest Service public lands on the South. The public lands adjacent are likely never used because of the terrain and steepness coming from Lime Creek Rd. Our campsites will actually open up this area of public land to be to be seen and enjoyed.

There are no significant trails in the viewing vicinity of the project site.

### 7. SITE DESIGN WORKS WITH NATURAL TOPOGRAPHY

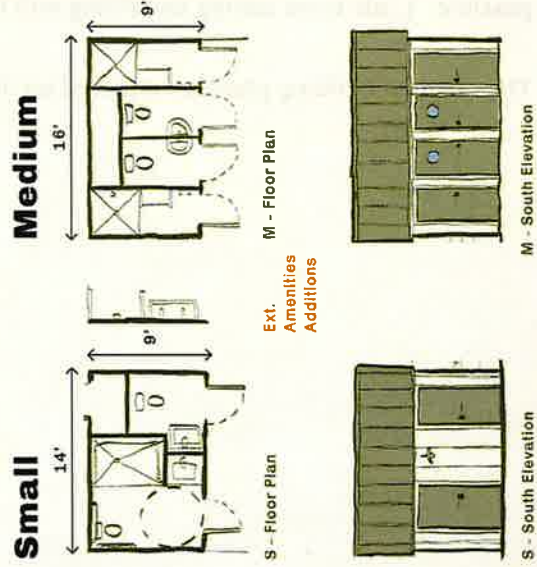
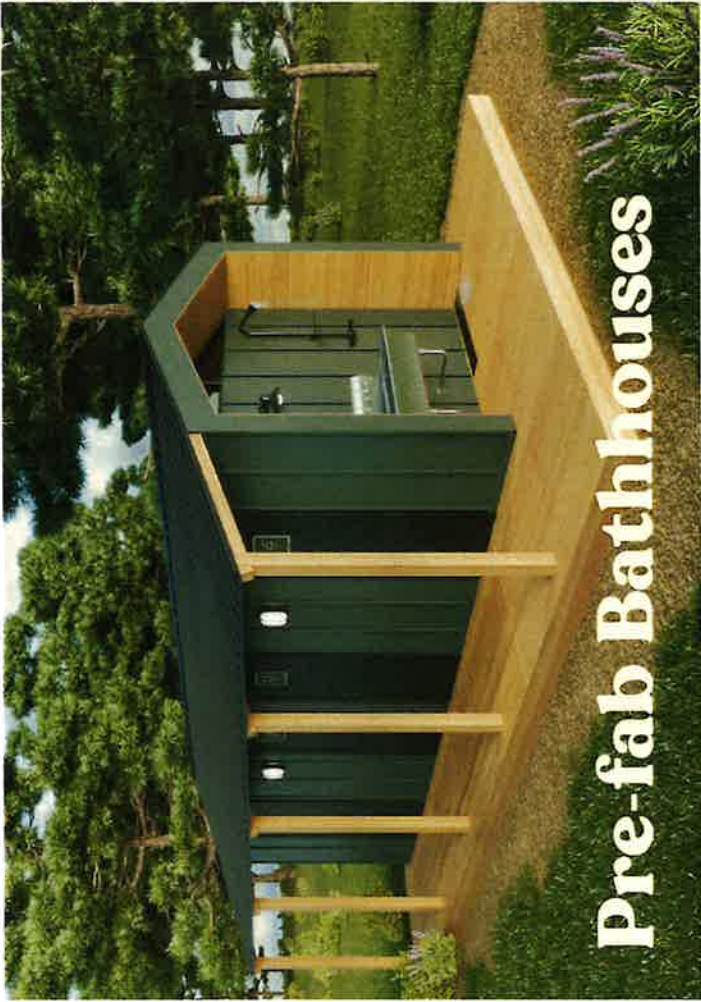
County regulations require that the Scenic Quality Report includes information regarding the following:

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

The proposed sites have been designed to work with the existing topography on the property as best as possible. Little to no cutting and filling will be necessary because of the relatively flat areas being used.

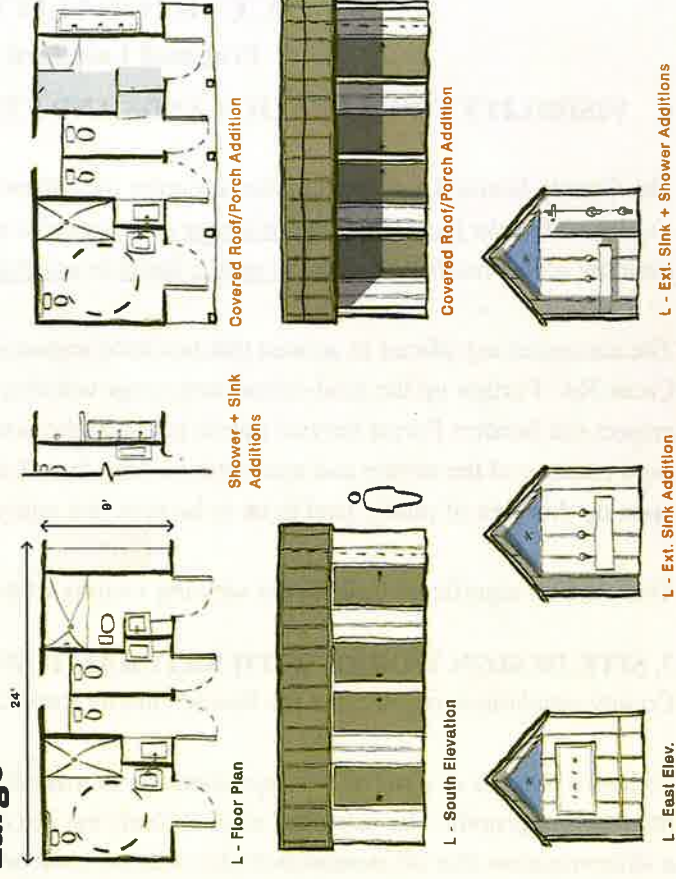
The required building plans are attached on the following pages for your review.





PRODUCT	Small Bathroom	Medium Bathroom	Large Bathroom
Size	9' x 14'	9' x 16'	9' x 24'
# of Showers	1	2	2
# of Toilets	2	2	4
ADA Compliant?	Yes	No	Yes
SPECS			
Envelope	<ul style="list-style-type: none"><li>LP SmartSide Board &amp; Batten</li><li>Standing Seam Metal Roof</li></ul>	<ul style="list-style-type: none"><li>Spray Foam Insulation</li><li>PVC &amp; PEX Plumbing</li></ul>	<ul style="list-style-type: none"><li>On-Demand Gas Water Heater</li><li>Multi-zone mini split</li></ul>
Interior Finishes	<ul style="list-style-type: none"><li>Sealed T&amp;G Pine Boards</li><li>Subway Tile</li></ul>	<ul style="list-style-type: none"><li>LVP Flooring</li><li>1-Piece Fiberglass Shower</li></ul>	<ul style="list-style-type: none"><li>Matte Black Fixtures &amp; Hardware</li><li>Steel Door</li></ul>
Plan Configurations	Additions can go on either sides, and plans can be mirrored as needed as well.		
PRICING			
Base Price	\$34,500	\$49,500	\$59,500
ADDITIONS			
Covered Porch(es)	+\$3,000	+\$3,000	+\$3,000
Outdoor Sink		+\$5,000	
Outdoor Shower		+\$2,000	

## Large





**PINE**

www.mhcamp.com  
11 MacArthur Dr.  
Greentown, PA 18043  
Large Buildings with Sink  
& Shower Erection

**Ferncrest**

www.ferncrest.com



REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/11
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
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98	REVISION	
99	REVISION	
100	REVISION	

**FERNCREST  
CAMPGROUND  
BATH HOUSE**  
18 EDGAR LANE  
GREENTOWN, PA 18046

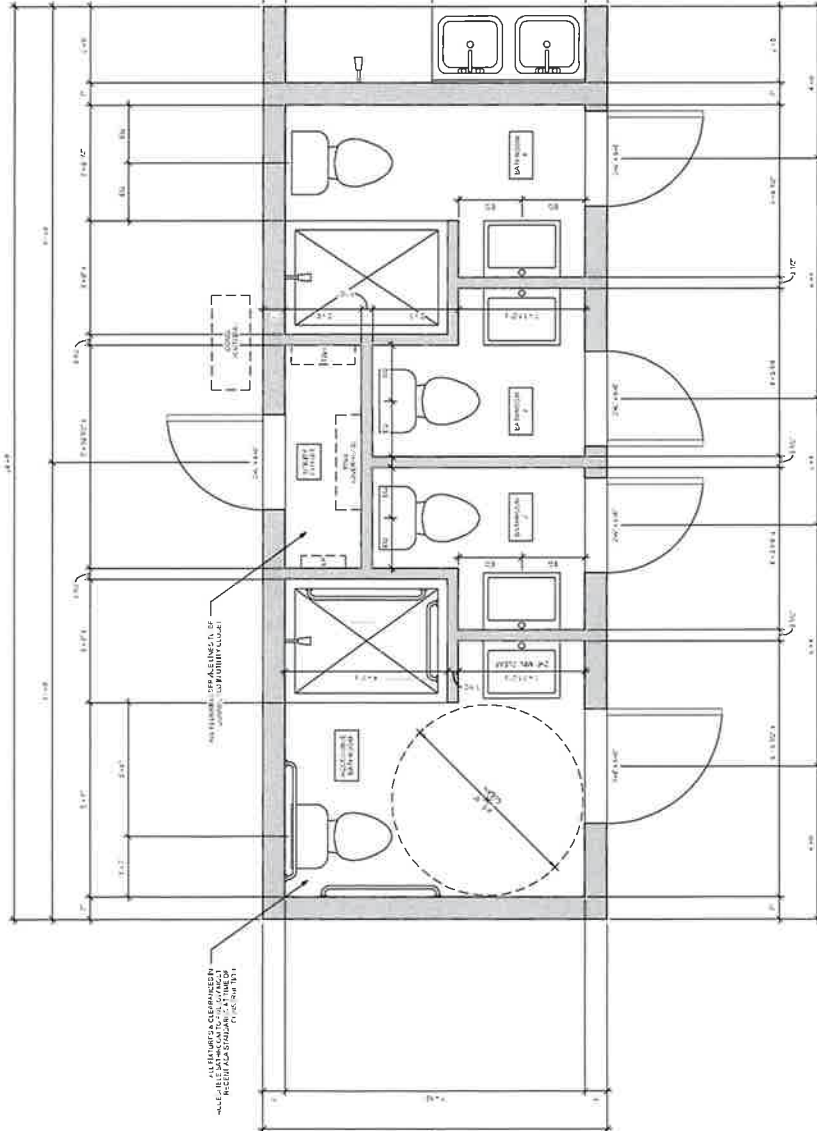
PROJECT NUMBER	60031
DATE	07/27/15
DESIGNED BY	JB
CHECKED BY	JB
DATE	08/11/15
SCALE	AS SHOWN

**A-003**

8'4" x 12'



Total Length 24'-0"



8'4" x 12'



# SCENIC QUALITY REPORT

## Proposed Langford Campsites

### 8. TOPSOIL, UTILITIES, LIGHTING, AND DRIVEWAYS

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

#### A. TOPSOIL

County regulations require that the project should include the following:

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

Any topsoil removed during construction of the proposed improvements will be separately stockpiled on-site, to be used for landscaping and re-vegetation.

#### B. UTILITIES

County regulations require that the project should include the following:

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

The project includes the following proposed utilities: a proposed underground septic system with leach field, associated underground sewer piping, and proposed water supply equipment and lines. The septic system leach field location was selected based on San Juan Basin Health Department regulations and setbacks.

The applicant plans to tie in to the existing power line that crosses through Know Your Neighbor Subdivision and terminates in the forest to the East between lot 12 and 13.. There is an easement there. The utility construction will occur with the least amount of disturbance necessary, in order to limit any damage to the natural environment. The power lines cross the road towards the end of the neighborhood, obscured by trees. Most neighbors wont normally see the lines nor should they be easily noticeable.

#### C. EXTERIOR LIGHTING

County regulations require that the project should include the following:

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

The proposed exterior lighting for this project is a minimum amount of downward facing lighting, just enough for safety purposes. No sodium vapor lights are proposed or will be used. All exterior lighting will be in conformance with the requirements of San Juan County regulations. We as well want to preserve the night sky for our visitors.

#### D. DRIVEWAYS

County regulations require that the project should include the following:

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

# **SCENIC QUALITY REPORT**

## **Proposed Langford Campsites**

There is an existing driveway for the original structure, off Lime Creek Rd. which will serve as the access for the proposal. It sits on natural grade and can remain that way. The applicant plans to extend the road and make only necessary adjustments. The construction will be conducted to minimize excavation and disturbance of the surrounding grade.

### **9. BUILDING MATERIALS**

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

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

The bathhouse will utilize natural colors and textures for the exterior sides and roof. No highly reflective materials will be used.

### **10. DESIGN AND ORIENTATION**

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

*Include evidence to demonstrate that the site improvements are designed and/or oriented in ways that allow them to blend in with and utilize the natural topography and vegetation.*

The Campsites are placed in an area that is tucked away and will not be visible from most of the neighborhood and will be minimally impactful to visitors to Lime Creek Rd. The road and the areas were chosen so that they work with the natural topography, minimizing cuts and fills.

### **11. CONCLUSION**

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

- The applicant's proposal is in an area that has zero visibility from highways/established trails, etc. and minimal visibility from neighborhoods and county roads. The area will have minimal visibility from adjacent public lands.
- The proposed access bears a logical relationship to the surrounding topography and will minimize excavation/fill.
- All utilities will be as low of a visual impact as possible.
- All design decisions are meant to have the least impact on the natural topography and environment.

Thank you for your consideration and review of the proposal. If you would like additional information, please contact applicant Christopher Langford at 808-492-0009

**Historic Review**  
**Langford Campsites**  
**1208 Lime Creek Road**

**Introduction:**

We have conducted quite a bit of research on the property and suggest that the existing cabin on the property likely has little historical value. However, our proposal will have no adverse effects on the cabin. We plan continued maintenance, and eventually restoration. We believe the structure deserves protection from the owners (which is one reason we bought the property), though it should not be registered as an official historical building. In any case, we have prepared the following info and photos for your consideration.

**Construction Date:**

According to some reports, the cabin was built as a cattle-ranching, summer cabin. Cattle were grazed in the area up until the late 90s.

We found the original land patent signed by Theodore Roosevelt in 1903. A quit-claim deed in 1945 mentions the right to “construct and maintain a cabin on said premise.” It could be assumed that the mentioned cabin was not there prior to that date but was built thereafter, consistent with county records stating 1950 as the construction.

The next deed in 1962 mentions the land “together with all improvements thereon situate,” indicating a possible structure. And, the 1975 aerial image **at right** shows the driveway path established, indicating use. Based on our research, the build date of 1950 is likely correct, but could technically be anywhere between 1945-1962.



**Historical Outhouse:**

Previous owners report there was an outhouse located about 30 or so feet east of the cabin's stone chimney. It was in poor shape and was hauled off when the property was cleaned by a previous owner.

**Historic Relics:**

It is very unlikely that there will be any historical relics found by any ordinary means, due to vegetation growth, a history of rental tenants, and the extensive clean-up efforts of previous owners.

**Construction:**

The cabin was most likely built as minimal shelter for summer use. It seems that no bathroom or water systems were built in the structure. The cabin was likely to be built with dead trees felled, by hand, in the surrounding area. It is on a slab foundation made of concrete. The chimney was likely to have been built with stones from the property and adjacent creek. The concrete floor is mostly covered by linoleum tiles (also consistent with the build date), and could be the original covering, based on the history of linoleum. The roof has 5-6" log rafters under the milled boards used as roof decking. It also has asphalt shingles and that

**Historic Review**  
**Langford Campsites**  
**1208 Lime Creek Road**

could have been the original roofing material, as asphalt shingles were widely used by the early 1910s. A metal roof was later added on top of the shingles and is currently in use.

**Upkeep and Renovations:** Upkeep appears to be minimal at best, especially on the exterior. The entire inside is bare, especially the floor where it appears there may have been minimal cabinets. The linoleum is in an extremely poor state. No original furniture or fixtures remain. Under previous ownership (prior to 2005) the premise was rented out for storage and winter use. Many sub-standard changes were attempted, to insulate and air-seal. There is modern fiberglass insulation and drywall in the attic area. Much clutter and trash needed to be removed from the property; including tires, batteries, gas-cans, etc. outside, and all sorts of stored items inside.

**Historical Significance:** For an understanding of what criteria to consider for a historic building, we consulted the document “How to Apply the National Register Criteria for Evaluation.” Link here: [bit.ly/HistCriteria](http://bit.ly/HistCriteria)  
Based on those criteria, this cabin has some mild historical significance, however, it seems to be lacking in “**historic integrity**.” Compared to other historical buildings, such as the Mill Creek Lodge or Cascade Lodge (see [bit.ly/CascLodge](http://bit.ly/CascLodge)), this structure has very little “historical,” “social,” or “architectural significance.” It is only slightly **historically** significant, being built in 1950. It is situated along the Old Durango-Silverton Road, now Lime Creek Road, but was built after this section was no longer used. It was not **socially** significant, as it appears to have only been used privately. It is only somewhat **architecturally** significant, but not particularly unique in style. It likely does not have enough historical criteria to be listed.

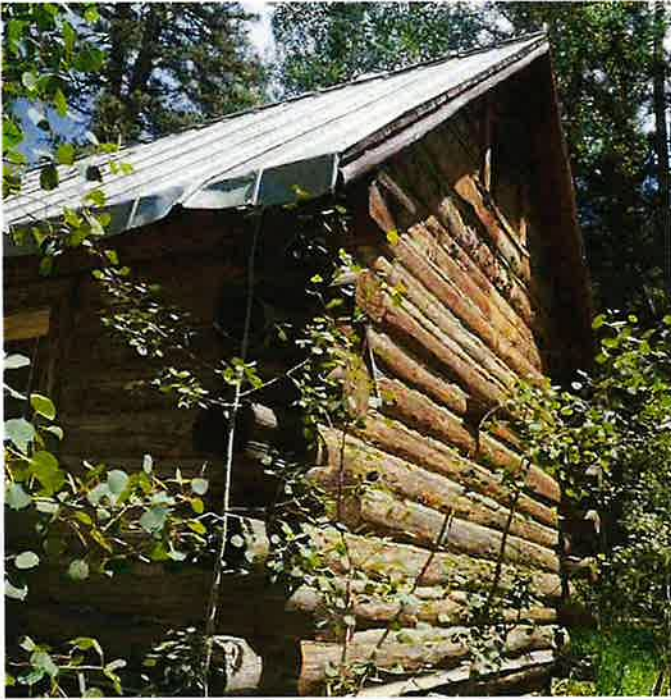


**Historic Review**  
**Langford Campsites**  
**1208 Lime Creek Road**





**Historic Review**  
**Langford Campsites**  
**1208 Lime Creek Road**



**Historic Review  
Langford Campsites  
1208 Lime Creek Road**







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Search Result

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Continue to

Installment	Account Number	Tax Payer Name	Tax Year	Installment Balance	
1st	R5972	M&M DRITLEIN FA...	2023	\$0.00	<a href="#">Bill Detail</a> ▾
2nd	R5972	M&M DRITLEIN FA...	2023	\$0.00	<a href="#">Bill Detail</a> ▾
Full Due	R5972	M&M DRITLEIN FA...	2023	\$0.00	<a href="#">Bill Detail</a> ▾
1st	R5972	M&M DRITLEIN FA...	2024	\$0.00	<a href="#">Bill Detail</a> ▾
2nd	R5972	M&M DRITLEIN FA...	2024	\$0.00	<a href="#">Bill Detail</a> ▾
Full Due	R5972	M&M DRITLEIN FA...	2024	\$0.00	<a href="#">Bill Detail</a> ▾

Installment: Full Due

Account Number: R5972

Parcel Number: R5972

Tax Year: 2024

Tax Type: Real Estate

Tax Payer Name: M&M DRITLEIN  
FAMILY TRUST

Property Street Address: 54 MILL  
CREEK  
DR

City, State, Zip: DURANGO, CO  
81301

Statement Number: 276

Tax District: 103

Installment Paid:

Installment Balance: \$0.00

Installment Balance: \$0.00

Full Due with Interest: \$0.00

**RECEIPTS**  
**SAN JUAN COUNTY TREASURER**  
 Tax Year / Statement #: 2024 / 258

**Date - Time:**  
 5/27/2025 - 11:12:47AM

**Tax District:** 103 - SOUTH COUNTY

**Parcel #:** R5952

**Land Nbhd:** 3

**Property Address/Legal:** 1208 COUNTY ROAD 1 - DURANGO, CO 81301

JOHN00054

JOHN W HANKLA & CATHERINE C HANKLA

1361 E 3RD AVE

DURANGO, CO 81301-5241

**Owner:** JOHN W HANKLA & CATHERINE C HANKLA

**Legal:** N.E.1/4 S.W.1/4 T39N R8W N.M.P (LIME CREEK RD). ALL THAT PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7 TWR 39N R8W N.M.P.M. LYING BOTH SOUTHERLY AND WESTERLY OF

**Value:** 86,093

**Property Type:** RL

**Lot:**

Taxing Authority	Mill Levy	Amount
103 County	19.641000	1,690.95
103 DURANGO FIRE PROTECTION DISTRICT	8.200000	705.96
103 SCHOOL DISTRICT #1	16.508000	1,421.23
103 SOUTHWEST WATER CONS	0.380000	32.72

Taxes Paid							
Receipt #	Payment Date	Tax Descr.	1st Half	2nd Half	Interest / Fees	Total	Comment
2025013	01/27/2025	AdValorem	1,925.43	1,925.43	0.00	3,850.86	
Grand Total Paid						3,850.86	

Tender Collected							
Payment Date	Check Paid	Cash Paid	Card Paid	AAE/Rev. Paid	Change	Operator	Paid By
01/27/2025	3,859.86	0.00	0.00	0.00	9.00	Deanna Jaramil	TITLE DURANGO LLC

Remaining Penalties	Remaining Fees	Remaining 1st Half	Remaining 2nd Half	Remaining Total
0.00	0.00	0.00	0.00	0.00



**SAN JUAN COUNTY**

**SUPPLEMENT TO APPLICATION FOR IMPROVEMENT AND LAND USE PERMITS**

(Attach additional sheets as necessary)

County Land Use Regulations, the County Master Plan and relevant forms may be found on the County website: <http://www.sanjuancountycolorado.us/planning>

**NOTE: THIS CHECK LIST HAS BEEN PREPARED TO MAKE IT EASIER FOR APPLICANTS FOR LAND USE PERMITS TO DETERMINE WHAT IS REQUIRED BY SAN JUAN COUNTY FOR LAND USE APPROVAL. IF YOU DON'T THINK YOU CAN COMPLETE IT, CONSIDER HIRING A PROFESSIONAL TO ASSIST YOU. SEVERAL PROFESSIONALS ARE AVAILABLE IN SILVERTON OR ELSEWHERE WHO ARE FAMILIAR WITH THE COUNTY LAND USE CODE AND MIGHT BE ABLE TO ASSIST YOU IN COMPLETING YOUR APPLICATION. THE COUNTY PLANNER CANNOT COMPLETE THIS CHECK LIST FOR YOU!**

See Section 3-102 for a preliminary list of information required for all improvement and use permit applications.

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**NOTE: NO LAND USE OR IMPROVEMENT PERMIT APPLICATION WILL BE REVIEWED BY THE SAN JUAN COUNTY PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS UNTIL THE LAND USE ADMINSTRATOR HAS CERTIFIED THAT THE APPLICATION IS COMPLETE AND CONTAINS ALL REQUIRED INFORMATION.**

---

1. A. Names/Addresses/telephone numbers/email addresses of all Owners of any interest in Property and a description of their interest (fractional ownership, mineral interests, easements, etc.)

Christopher Langford 808-492-0009  
cbretlangford@gmail.com 100%

---

B. Property Description/location/size (3-102.3): 1208 Limne Creek Rd (C1)  
5.76 Ac

---

- Proof of ownership or consent of all owners of any interest in the land (3-102.2)?  
☒ Y ☐ N
- Proof of legal and adequate access for maximum use of proposed development and provision of emergency services consistent with the proposed use? (3-102.2, 3-102.12, 3-102.13, 4-103.3(f)) ☐ Y ☐ N
- ☐ federal access permit if access is across federal land (3-102.13, 4-103.3(f)(ii))

☐ Easement if access is across private property owned by others (4-103.3(f)(ii))

☒ County driveway permit if access is from adjacent County road or if access requires new intersection with or change to any County road (3-102.12)

☐ State driveway permit if access is from adjacent State highway (3-102.12)

☐ Road Use and Maintenance Agreement if multiple properties accessed from a private road (3-1-2.13, 4-103.3(f)(ii))

How does the applicant propose to get to and from the state highway system?

Existing access is on County Road 1 to Hwy 550

C. What is the proposed improvement or use? Campsites

D. Name and contact info for any contractor who will be working on the project.

NA

E. Are there any existing structures or other improvements on the Property? ☒ Y ☐ N  
If yes, describe them in detail including nature or type of improvement, location, etc. and provide photographs of all such improvements.

An old log cabin exists on the property. No utilities were installed. It has a wood fireplace, loft and ladder, and a metal roof.

F. Are there any historic structures, sites or artifacts known on the property? ☐ Y ☒ N  
If so, describe them in detail including nature or type, location, etc. and provide photographs of all such structures, sites and known artifacts.

The existing structure has no historical significance.

G. Are all property taxes assessed against the property fully paid up (2-105.5, 3-102.18)  
☒ Y ☐ N If the Answer is NO, the application cannot be processed until all taxes are fully paid.

2. Applicable Land Use Zone: Map: Rural Residential : elevation of property? 8910

Density: Urban Residential

A. Is the proposed use consistent with the intent of the applicable zone as stated in the Code (see section 1-106.1 for statement of intent for each zone)? ☒ Y ☐ N

B. Is proposed development consistent with applicable zone regulations re density, minimum parcel size, setbacks (see 1-113)? ☒ Y ☐ N

C. If the proposed use is in the Mountain Zone (see 1-106.1): No

- Does the proposed use adversely affect natural and scenic environment? If so, how? No

- Is the proposed use consistent with seasonal access? ☒ Y ☐ N
- Is it within the alpine tundra ecosystem (see 1-107.1)? ☐ Y ☒ N Note: Residential development is prohibited within any alpine tundra ecosystem.
- Is the applicant or any related person or entity the owner of any existing residence in the Mountain Zone? ☐ Y ☒ N If so, what existing property?

Note: Under 1-107.1, if an applicant has an existing residential property in the Mountain Zone, any land use application cannot be processed as a use subject to review but must be reviewed using the criteria of the subdivision regulations in Chapter 7.

D. If the proposed development is at or above 11,000 feet elevation, does it meet the limitations on square footage (4-110.20)?

E. Is the proposed use a vacation rental? ☐ Y ☒ N If so, is it permitted under and consistent with the vacation rental regulations (4-110.21)?

F. Is the proposed development a subdivision? ☐ Y ☒ N If so, see Chapter 7 of the Code for additional requirements.

3. Are any Overlay Zones applicable? (check all applicable)

☒ Scenic preservation – is property within 1500 ft of ☐ SNGRR? ☒ Hwy 550?  
☐ Alpine Loop? (1-107.4, 1-114) *Not visible from 550.*

☐ Mineral (see 1-107.5) – is property located within Sections 10, 13, 14, 15, 16, 17, 22 25 of T 41 N, R 7 W? (1-116.1)

☐ Watershed Protection? (1-107.6)

☐ Town – County Mutual Interest (1-107.7) – is property ever likely to be connected to Town services or annexed into Town? (1-107.7, 1-117)

☐ Does the property likely cross a county line or is access from another County?

4. Master Plan Compliance (4-103.3):

A. What provisions of Master Plan apply to area or to proposed use/development?

*Goal LU-2, LU-2.1, EVI*

*Goal R-4*

*Future Land Use Plan: Economic Corridors: 1. South County*

B. Is the proposed development consistent with applicable Master Plan provisions? List applicable sections and explain how proposed development/use is consistent with those provisions?

5. Is County review of the application likely to cost the County more than the base review fee (see 2-104.1)? ☐ Y ☒ N If so, what additional services is the County likely to require in connection with its review of the application? \_\_\_\_\_

6. How many properties/parcels/claims are located within a relevant area for determination of cumulative impacts under (4-103.1 and .2)? 14 Describe the area deemed to be relevant and the basis for that determination An area surrounding the proposal extending 1500' in all directions, including all lots accessed from CR1.

A. How many other parcels are accessed via same road? 14

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? 0

C. How many other parcels are located within the same air shed? 1-2

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? 0

7. Do any natural hazards pose a risk on the property or with regard to any access to the property? (check as applicable)

☐ Avalanche Hazard (Chapter 8)

☐ Geologic Hazard (Chapter 9)

☐ Floodplain Hazard (Chapter 10)

☒ Wildfire Hazard (Chapter 11)

Explain the nature of the natural hazards which may pose a risk in connection with the proposed development and how the applicant proposes to minimize or avoid such risks.

Due to heavy forest and brush, there is a mild risk of Wildfire.  
We will implement FireWise practices and work with Durango Fire.  
Campfires will be limited to extremely safe locations.

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. No

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. Impacts beyond those inherent to Lime Creek Rd and the San Juan National Forest will be negligible or non existent. Net impacts will be positive. See Cumulative Impacts Report

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. Actual impacts to County roads will be positive. Our traffic is negligible considering Lime Creek Rd's current usage. Together with neighbors we have developed a plan to reduce dust, potholes, and protruding rocks, from current levels.

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 ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. Most neighbors we have spoken to agree that our proposal

will not affect the neighborhood negatively. In addressing their concerns, we have come up with win-win solutions to improve the neighborhood. Dust control, potholes, trash pick-up.

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 ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. We chose the location of the campsites to minimize scenic disturbance, to neighbors especially, but also visitors and campers on Lime Creek Rd.

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 ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. Wildlife will have/experience minimal impacts. Wildlife already avoid the area because of the heavy traffic on Lime Creek Rd, which completely surrounds the property.

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 ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. The proposal will have little to no affects increasing erosion. The use is specifically suited for maintaining the natural condition

15. Are Skyline Regulations (3-102.7, 4-110.18) applicable? ☐ Y ☒ N If yes, has the Applicant demonstrated compliance with Skyline regulations? ☐ Y ☐ N

☐ Photos of existing property conditions (3-102.7(a))

☐ Representations of proposed development against skyline (3-102.7(b))

☐ Story poles (if necessary) (3-102.7(c))

16. Has the applicant provided a Scenic Quality Report (4-110.19)? ☒ Y ☐ N

16. Has Applicant provided proof of availability of adequate source of potable water for maximum potential use of proposed development, fire fighting and other purposes (3-102.8, 4-103.3(b))

☐ Decreed water right

☒ Central water system

☐ Well permit

☒ Water storage system

17. Has Applicant provided proof of adequate sewage disposal for maximum use of proposed development (3-102.10, 4-1-3.3(c)) ☐ Y ☐ N

☒ Central sewer system ☐ existing or ☒ new

☐ Individual septic system permit

18. Has the Applicant provided proof of adequate utilities for maximum use of proposed development (4-103.3(g))? ☒ Y ☐ N

a. electric ☐ SMPA service commitment

☒ other LPEA

b. telephone communications ☐ land line service commitment

☒ cell phone service available

☒ satellite phone service available

☒ other

19. A. What emergency services might be required by the proposed development or its potential uses?

☒ Fire

☒ EMS

☒ Law Enforcement

☐ Mountain or back country rescue

☐ Other \_\_\_\_\_

B. What are probable response times for any indicated emergency services?

☒ Fire 15 min

☒ EMS 15 min

☒ Law Enforcement 35 min

☐ Mountain or back country rescue \_\_\_\_\_

☐ Other \_\_\_\_\_

C. Has the Applicant provided proof of availability of each emergency service which might be required for the proposed use (unless deemed unnecessary) (4-103.3(h))?

Explain how Applicant proposes to secure each emergency service which may be required by or in connection with the proposed development or its use?

An impact fee will be paid to Durango Fire. Fire and Rescue Station 16 is 3.4 miles or 9 minutes away, across from Purgatory Resort.

D. If any emergency service listed is deemed unnecessary, explain why it is unnecessary?

The property has excellent access via County Road 1 to Highway 550.

20. Is Expert Assistance required for any portion of the County's review? If so, in what area and for what purpose?

21. Are any special permit conditions needed to:

No a. Protect of health, safety or welfare of general public? (2-110.1)

No b. Protect of persons or property? (2-110.1)

No c. Protect of historic assets? (1-114.3, 2-110.1)

No d. Protect of scenic views and vistas? (1-114.2, 1-115.1, 1-116.4, 2-110.1)

No e. Protect cultural assets? (2-110.1)

No f. Protect against natural hazards? (2-110.2 and .3)

No g. Protect environmental assets? (1-114.2, 1-115.1 1-116.4)

No h. Address soils, slopes, geologic hazards? (1-114.4, 1-115.2, 1-116.5)

No i. Adequately address access incl. roads, drives, parking? (1-114.5, 1-116.6)

No j. Protect water purity? (1-115.1)

No k. Preserve access to mineral development? (1-116.3)



## **Master Plan Compliance**

### **Proposed Langford Campsites**

#### **INTRODUCTION**

San Juan County regulations state the following:

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

Additionally, the "Supplement to Application for Improvement and Land Use Permits" asks the applicant, *"Is the Proposed Development consistent with applicable Master Plan provisions? List applicable sections and explain how proposed development/use is consistent with those provisions?"*

Yes. The proposal is consistent with the Master Plan.

Applicable sections:

#### **Town of Silverton and 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 opportunities for growing the community and the economy.*

Explanation:

The property is not off on it's own, creating new impacts. It is adjacent to existing developments, thereby concentrating development as the master plan directs This property is specifically in an Economic Development Corridor, or Growth Corridor. It has year round plowed access, and public services are close and convenient. Durango Fire has a station that is 10 minutes away, providing fire and EMS services. The County Road is flat and easy to access in all seasons. The entrance to the property is also level and easy to access and maintain. It is one of the most suitable lots for development in the unincorporated county.

#### ***Future Land Use Plan***

*Economic corridors [that have year-round plowed county roads] are suitable for residential, light industrial, and flexible commercial uses and already contain existing residential development and some mixed commercial, industrial and mining development.*

**Master Plan Compliance**  
**Proposed Langford Campsites**

*1. South County on or near Highway 550- Durango Mountain Resort master plan area, Cascade Village, the Mill Creek subdivision, and **Know Your Neighbor** residential area along the south end of Lime Creek Road from the intersection at the Cascade Creek curve to the end of the plowed access.*

Explanation:

The property is suitable for mixed and commercial uses based on criteria spelled out in the master plan. For one, it is the most developable property in the Lime Creek Area. It already has year round plowed access. The considered use is already being done within less than 1000 feet in both directions along Lime Creek Rd. It blends in very naturally.

***Goal R-4** Create opportunities for developed campgrounds while allowing for dispersed, informal camping.*

***Strategies***

***R-4.2** Identify areas in Silverton and the county that are suitable for campgrounds given natural resources, natural hazards, infrastructure and public services*

Explanation:

This would be considered, though on a very small scale, a developed campground. The development of which is specifically a goal of the Master Plan, which reflects the vision of the people of San Juan County. This application is a manifestation of that vision. We have quite literally “identified an area in the County that is suitable for a campground, given natural resources, natural hazards, infrastructure, and public services.”

**Conclusion:**

This proposal is consistent with all parts of the Master Plan including environmental and scenic concerns, promoting and developing the local economy, and focusing responsible growth into Economic Corridors.

## **Master Plan Compliance**

### **Proposed Langford Campsites**

#### **Excerpt from the Silverton Compass Master Plan (Which reflect local sentiment)**

##### **STRENGTHEN OUR LOCAL ECONOMY**

Strengthening our local economy is a cornerstone of the Compass Project. A primary goal of the community is to develop a resilient year-round economy and improve job opportunities and wages.

... Entrepreneurship is an important part of our future economy. Identifying ways to support entrepreneurial businesses through their early stages can increase the number that become significant contributors to the local economy in coming years.

##### **STRATEGIES & ACTION ITEMS**

###### **Strategy A. Expand Winter and Shoulder Seasons to Enhance Year Round Economy**

7. Create new activities in winter and shoulder seasons

###### **Strategy B. Support and Enable Local Businesses and Entrepreneurship**

1. Continue Chamber efforts to promote Silverton to businesses that align with the community's values.
2. Help local businesses connect to resources available to support small businesses such as assisting with site locations, information on the town process, etc.
3. Identify and create new incubator spaces to promote local entrepreneurship.
5. Ensure local land use policies and processes are fair and predictable and make it possible to start or expand businesses that fit in Silverton.

###### **Strategy C. Support Creative Industries, Small Businesses, and other Entrepreneurial Efforts**

##### **RESPONSIBLE LAND USE, GROWTH, AND DEVELOPMENT STRATEGY**

The most important strategy to encourage future responsible growth is to update the local land use policies that allow for the type of development the community desires. The community has expressed the desire to create policy and zoning that protects land and growth but does not gatekeep.

##### **STRATEGIES & ACTION ITEMS**

###### **Strategy A. Update Local Land Use Policies**

- 1 Reduce zoning districts to create flexibility to expand building types throughout town.
2. Update dimensional standards to provide more flexibility for a variety of building types while maintaining the historic character.
  - a. **Reduce parking requirements** for small scale infill projects.
  - b. **Reduce setbacks.**
  - c. **Reduce minimum** lot areas and floor area.
  - d. **Reduce** lot coverage percentages
  - e. **Increased height limits.**
- 3 **Limit regulation of uses** and building types to **provide flexibility** for home/building reuse, and non-traditional creative/maker/office spaces in neighborhoods.
- 4 Develop systems for property owners by creating **more efficient and predictable development review and permitting processes...**

*Town of  
Silverton and  
San Juan County  
Master Plan*



*2010*



# ECONOMIC VITALITY

## VISION

WE WORK FROM OUR STRENGTHS AS A MOUNTAIN COMMUNITY TO BUILD A YEAR-ROUND, DIVERSE, AND PROSPEROUS ECONOMY.

- \* **Small businesses thrive.** Small businesses fit with the character and spirit of the community and will remain the economic engines of the community, providing the basis for year-round prosperity and job growth.
- \* **Small businesses provide goods and services for locals.** The population supports and benefits from businesses that provide basic necessities of life for locals.
- \* **Tourism expands and diversifies.** Tourism markets are continually expanded. Opportunities for mountain recreation, adventure, education and competition generate excitement and attract visitors and residents. Well-promoted special events, performances, heritage, art, and our distinct culture and lifestyles bring in more tourists who stay longer and attract new residents. Lodging, developed campsites, dining, and entertainment options expand and are available year-round.
- \* **Innovative businesses and organizations balance with tourism.** Existing and new businesses and organizations capitalize on the mountain environment and local culture to reach new markets for locally produced commodities and services. The cultivation and support of existing and new economic drivers provides higher paying jobs and eases seasonal fluctuations.

## GOALS AND STRATEGIES

**Goal EV-1** *Town and county officials will work cooperatively and in partnership with applicants, creating a business friendly environment.*

### Strategies

#### EV-1.1

Encourage economic growth and investment with town land use standards and procedures for businesses and organizations that are clear, predictable, and consistent from the outset of the application process.

#### EV-1.2

Develop a road-map or checklist that lists clearly the steps to get town approval for new businesses, business relocations, or business expansions.

#### EV-1.3

Town and county officials take a leadership role to align and coordinate the efforts of individuals, groups and organizations to grow the local economy.

**Goal EV-2** *The practical and well-planned extension of infrastructure and utilities makes Silverton and San Juan County more attractive and user-friendly.*

**EV-2.1** Update the town development standards to reflect best practices for design/ engineering appropriate for a small mountain town with historic resources.

**Goal EV-3** *The town and county partner with businesses, organizations and individuals to fund infrastructure improvements and economic development projects.*

#### Strategies

##### EV-3.1

Local governments partner with organizations and individuals to secure funding for infrastructure projects: communications, water and sewer, and streets/ roads.

##### EV-3.2

Promote the enterprise zone designation via Region 9 Economic Development to encourage existing businesses to expand, new businesses to locate in San Juan Couty and to encourage private donations to economic development enterprises.

**Goal EV-4** *Town/county operations and maintenance practices, policies and rules support the community's economic engines.*

#### Strategies

##### EV-4.1

Town and county rules and practices for maintenance and operations need to be communicated clearly to residents and visitors using a variety of media and signage.

##### EV-4.2

The level of enforcement of town and county rules for maintenance and operations is proportionate the nature of each violation.

##### EV-4.3

Town and county rules and practices for maintenance and operations are reviewed once per year and revised where needed to best serve the public interest.

**Goal EV-5** *Enhance the attractiveness of the downtown for businesses and organizations to contribute to increased vitality in the core of the community.*

#### Strategies

##### EV-5.1

Enhance signage throughout town.

##### EV-5.2

Add Information kiosk/restroom building on 12th St where the train stops.



**EV-5.3** Replace street lights with a more pedestrian-oriented/ornamental, historically appropriate lights at intersections and mid-block throughout the historic district.

**EV-5.4** Add planters along street that are removed in winter throughout the historic district.

**EV-5.5** Connect sidewalks on Blair St. throughout the historic district.

**EV-5.6** Widen sidewalks on Greene St and Blair St throughout the historic district while allowing for adequate snow storage.

**Goal EV-6** *Widen sidewalks on Greene St and Blair St throughout the historic district while allowing for adequate space for snow removal..*

## Strategies

**EV-6.1** Discourage the further proliferation of residential uses as the primary use into the undeveloped/vacant portions of the southern tier of the Economic Development Zoning District in Silverton. To enhance light industrial and flexible commercial development potential, allow for residential units that are part of mixed use developments in this portion of the Economic Development zone.

**Goal EV-7** *Promote the use of vacant platted lots in Town to benefit the community.*

## Strategies

### EV-7.1

The areas of previously platted lots in Town that remain vacant and have proven to be difficult to develop are given options in the land use regulations and master plan for replanning and re-developing to fit the site and benefit the community.





# TOWN AND MINING CLAIM LAND USE

## VISION FOR TOWN

SILVERTON IS A FUNCTIONAL AND PROSPEROUS SMALL TOWN THAT IS EFFICIENT AND ATTRACTIVE WITH A VIBRANT DOWNTOWN, A CLEAR GEOGRAPHIC IDENTITY, AND A WELL-PRESERVED HERITAGE.

**Silverton is the heart of the community.** Focusing housing, commercial services, and civic and cultural centers in and near the Town of Silverton enhances economic vitality, is cost efficient for government, and makes town more attractive while absorbing growth that might otherwise end up in the backcountry.

**Treat the entrances into Silverton with care.** The gateways into town are attractive transitions from mostly undeveloped land into small town densities. Aesthetic improvements to the entrances and intersection safety improvements make it an attractive town to enter and exit via train or car.

**Silverton has viable options for developing and expanding diverse businesses.** Mixed commercial and residential land uses and aesthetic enhancements contribute to a compact and appealing downtown that people use. Existing buildings in downtown are feasible options for improving or expanding existing businesses or starting new businesses. Silverton and nearby areas offer options for locating light industrial development, warehousing, and other businesses requiring special buildings and site design.

**Commercial, industrial, and civic building development is sensitive to the quality of life in residential neighborhoods.** It is a priority in the design of future non-residential development to minimize and mitigate impacts on existing residential neighborhoods.

## VISION FOR LAND USE

THE PATCHWORK OF MINING CLAIMS IN THE COUNTY IS A PREDOMINANTLY NATURAL BACKCOUNTRY LANDSCAPE AND ACCESS TO THE BACKCOUNTRY IS INTACT.

**Private property rights are respected in San Juan County.**

**The mountain landscapes retain their character.** The backcountry outside of Silverton in the county is a predominantly natural landscape with visible mining history and pockets of developed recreation.

**Impacts of residential and commercial development on natural assets are mitigated.** Where residential development occurs on mining claims, it is designed to cluster structures in focused growth areas and/or build them in low-visibility places outside of environmentally sensitive areas, leaving visible ridgelines and other scenic resources undeveloped and minimizing impacts on the environment.

*Altus Plan*



**Mineral development opportunities are intact.** Land will remain available for modern and environmentally responsible mining and backcountry homeowners are aware that mining is a possible use for mining claims.

## GOALS AND STRATEGIES

**Goal LU-1** *Align land use designations, zoning, and other policies to better fit the existing and planned land uses and evolving trends in Silverton.*

### Strategies

**LU-1.1** Initiate amendments to align the land use designations, zoning, and other policies to accommodate the existing and planned land uses and trends in the Reese and Blagues Additions in the Northeast portion of Silverton.

**LU-1.2** Work with the Durango and Silverton Railroad to re-evaluate the area along the tracks entering town to sketch plans that mutually benefit the railroad and the Silverton/San Juan community and are consistent with the Animas River Corridor Revitalization Plan.

**LU-1.3** Review and revise the Business Pedestrian zone districts in Silverton to promote and enhance opportunities for mixed uses including light industrial in the downtown business district, while maintaining the unique character of these blocks.

**LU-1.4** On the shrine hillside, create flexibility to increase gross density per dwelling unit and to allow reconfiguration of lot lines subject to approval of a plan redesigning all or most of the hillside.

**LU-1.5** Initiate zoning code amendments to make setbacks independent of land use.

**LU-1.6** Find a new site for a new county/town shop and allow redevelopment of the current site to fit its prime commercial location.

**LU-1.7** Review Silverton's R2 zone district to ensure that maximum allowable building sizes in lot consolidation projects are not too large for a residential neighborhood.

**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 opportunities for growing the community and the economy.*

### Strategies

**LU-2.1** Encourage most future development to occur in the growth following economic corridors: 1) South County on or near Highway 550 2) Silverton/Hwy 550 3) Silverton-Gladstone 4) Silverton-Eureka.

**LU-2.2** Identify areas in the growth corridors that are suitable for mixed light industrial uses, cottage industries, mining, and residential uses considering natural hazards, habitat resources, scenic impacts, and sensitivity to residential land uses.

**Goal LU-3** *Generate positive outcomes and benefits for the community from future resort-like developments.*

**Strategies**

**LU-3.1** Identify possible adjustments to the County Land Use code that are needed to achieve public benefits from a resort-like development.



STREET SCAPE ENHANCEMENTS - LU-1.3



## CHAPTER 7



## RECREATION



# RECREATION

## VISION

RECREATIONISTS BENEFIT FROM THE DIVERSE TERRAIN, SCENERY AND NATURE IN THE CANYONS, MOUNTAINS, AND ON THE RIVERS OF SAN JUAN COUNTY AND SILVERTON. DEVELOPED RECREATION ENHANCES THE NATURAL ASSETS AND PROVIDES ALTERNATIVES TO OUTDOOR RECREATION.

**San Juan County has balanced opportunities for motorized and non-motorized recreation experiences in large, predominantly naturally appearing landscapes.**

**An integrated and well-connected network of roads, trails, and trailheads are present to support mixed motorized / non-motorized outdoor recreation and geographically separate opportunities for non-motorized experiences.**

**Public road and trail access is maintained if property is developed.** Public lands near Silverton provide a day-to-day connection with the mountains and water ways nearby. Neighborhood trailheads and trails are convenient, easy to find and user- friendly providing quick entry to a natural setting. These lands are a community asset and contribute to healthy lifestyles for people of all ages.

**Developed outdoor recreation provides relatively easy access to enjoy a wide range of recreation experiences.** Our ski areas, developed campgrounds, and outfitters make Silverton and San Juan County a desirable and exciting place to live and visit. The well-used parks and open space in Silverton provide diverse recreational opportunities for residents and visitors.

**Indoor recreational opportunities are developed.** To diversify the recreational opportunities and provide all-weather options for residents and visitors, the community develops cost-efficient, adaptable indoor recreation facilities.





## GOALS AND STRATEGIES

**Goal R-1** *Maintain historic trails and roads and other legal public access through private property.*

### **Strategies**

**R-1.1** Continue to require that public access is ensured as private property is developed in the town and county.

**Goal R-2** *Expand and enhance opportunities for outdoor recreation in and near Silverton.*

### **Strategies**

**R-2.1** Continue to implement existing adopted trails and recreation plans: the 2004 Silverton Area Trails Plan and the Kendall Mountain Recreation Area Plan.

**R-2.2** Support efforts to obtain ownership, leases, or permission to use rights-of-way for trail construction.

**R-2.3** Redevelop the former dump-site into a open space/passive recreation area.

**R-2.4** Transfer ownership of the 100 acre Kendall Mountain Recreation Area parcel from the Bureau of Land Management to the Town of Silverton.

**R-2.5** BLM works in partnership with the county to implement the recreation and vision and goals in this plan.

**Goal R-3** *Continue to expand and diversify winter recreation opportunities in and near Silverton.*

### **Strategies**

**R-3.1** Expand and enhance the Kendall Mountain Recreation Area and Silverton Mountain.

**R-3.2** Partner with regional organized recreation groups to develop non-motorized groomed Nordic ski trails in and near town.

**R-3.3** Expand and enhance opportunities for outfitters.

**Goal R-4** *Create opportunities for developed campgrounds while allowing for dispersed, informal camping.*

### **Strategies**

**R-4.1** Develop a campground at Eureka that offers a spectrum camping from tent sites to RV sites and the associated facilities and infrastructure.

**R-4.2** Identify areas in Silverton and the county that are suitable for campgrounds given natural resources, natural hazards, infrastructure and public services

**Goal R-5** *Expand and enhance opportunities for indoor recreation.*

### **Strategies**

**R-5.1** Partner with the school and private businesses to provide public indoor recreation.

**R-5.2** Utilize the Kendall Mountain Recreation Center to expand opportunities for indoor recreation.

# FUTURE LAND USE PLAN

The future land use plan is a geographic and thematic representation of the direction for physical planning contained in the Vision, Goals, and Strategies. See the Public Involvement summary for background on how the future land use plan was developed interactively with the plan participants.

**Economic corridors** are represented on the map entitled San Juan County Future Land Use Plan: Economic Corridors. The map represents the length of the corridors and shows which drainage or road defines the corridor. But it is not intended to be a precise delineation of the width or exact location of sites within the corridor that are suitable for development. Economic corridors are suitable for residential, light industrial, and flexible commercial uses and already contain existing residential development and some mixed commercial, industrial and mining development. Generally, the corridors contain less-steep terrain and more developable mining claims than other parts of the unincorporated county. The economic corridors have year-round plowed county roads or direct access to Hwy 550, meaning that they have year-round access to services dependent on wheeled vehicle access (ambulance, fire and law enforcement).

1. South County on or near Highway 550- Durango Mountain Resort master plan area, Cascade Village, the Mill Creek subdivision, and Know Your Neighbor residential area along the south end of Lime Creek Road from the intersection at the Cascade Creek curve to the end of the plowed access.
2. Silverton/Hwy 550- Both sides of the highway from Big Bend coming into town off of Molas Pass and up Mineral Creek to the end of the string patented mining claims just upstream of the confluence of Bear Creek and Mineral Creek.
3. Silverton-Gladstone: Both sides of CR #110 from Silverton, beyond Silverton Mountain ski area to the end of the year-round plowed county road access at the intersection of CR#110 with CR#51B.
4. Silverton-Eureka- Both sides of CR#2 from Silverton to the intersection of CR#2 and CR25a just upstream of the Eureka boundary.

## Relevant Vision, Goals, Strategies Silverton and Mining Claim Land Use

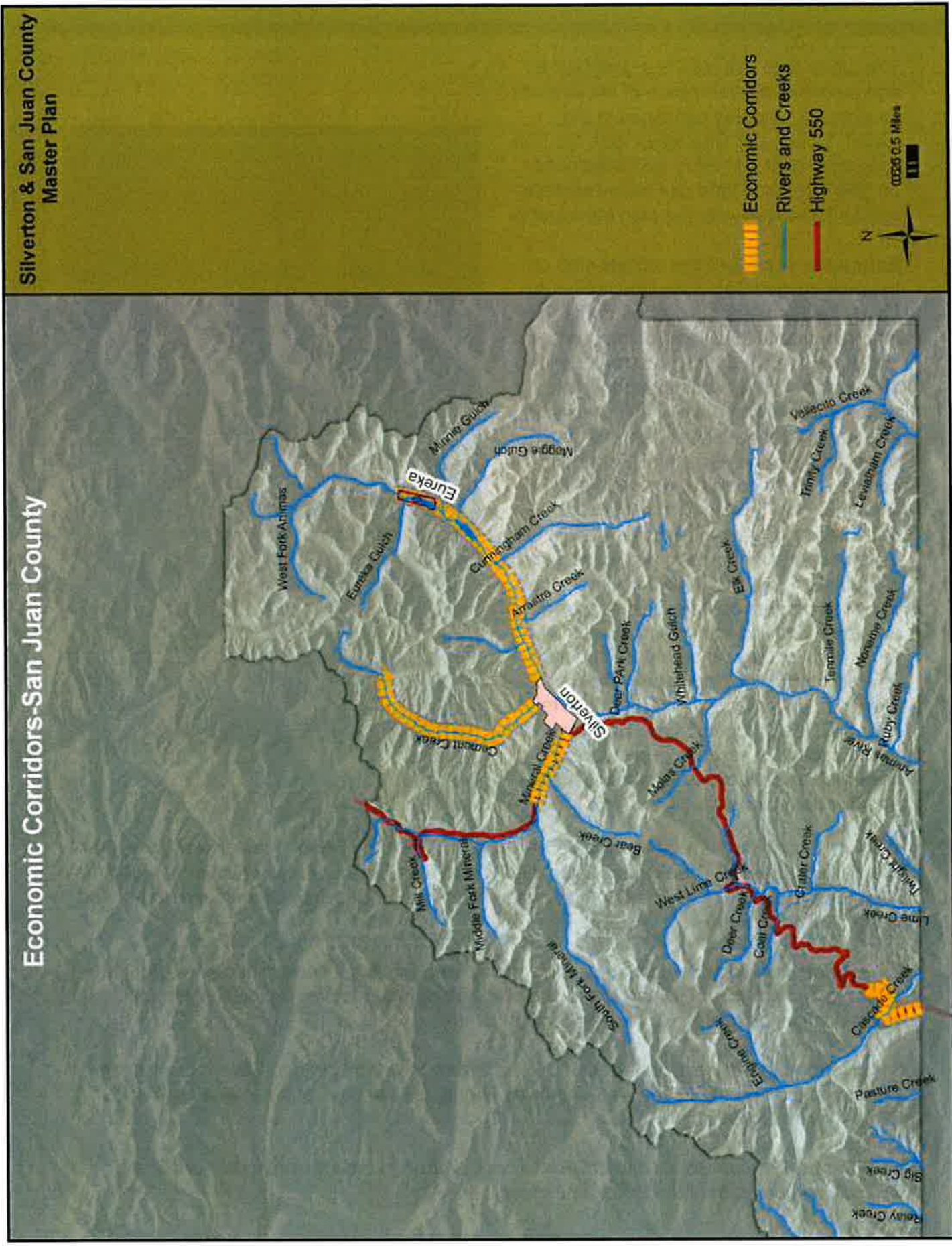
**Vision:** The patchwork of mining claims in the county is a predominantly natural backcountry landscape and access to the backcountry is intact. Private property rights are respected in San Juan County. The out-of-town landscapes retain their character. The backcountry outside of Silverton in the county is a predominantly natural landscape with visible mining history and pockets of developed recreation.

***Goal LU-2*** Focus future development on mining claims into economic corridors that are environmentally suitable, where public services are available and that provide feasible opportunities for growing the community and the economy



Silverton & San Juan County  
Master Plan

Economic Corridors-San Juan County



### **Adaptations to commercial and industrial land use designations.**

The need for flexibility in the existing building stock and vacant lots to allow for light industrial and flexible commercial uses in Silverton echoed throughout the master planning process in many venues for public involvement. The row of blocks on Silverton's southwest corner that is nearest the train tracks requires coordinated planning between the town and railroad owners. Historically, the train track corridors into town offer services that are related to the railroad operations. The actual uses would be different than they were during the mining days, but there is a potential for development along the railroad tracks that mutually benefits the railroad and the town. The map entitled Adaptations to Commercial and Light Industrial Land Use Designations shows the areas that have been suggested as being suitable for changes to the land.

#### **Relevant Vision, Goals, Strategies Silverton and Mining Claim Land Use**

##### **Vision:**

The patchwork of mining claims in the county is a predominantly natural backcountry landscape and access to the backcountry is in-tact. Private property rights are respected in San Juan County. The mountain landscapes retain their character. The backcountry outside of Silverton in the county is a predominantly natural landscape with visible mining history and pockets of developed recreation.

***Goal LU-1*** Align land use designations, zoning, and other policies to better fit the existing and planned land uses and evolving trends in Silverton.

##### **Strategies**

**LU-1.2** Work with the Durango and Silverton Railroad to re-evaluate the area along the tracks entering town to sketch plans that mutually benefit the railroad and the Silverton/San Juan community and are consistent with the Animas River Corridor Revitalization Plan.

**LU-1.3** Review and revise the Business Pedestrian zone districts in Silverton to promote and enhance opportunities for mixed uses including light industrial in the downtown business district, while maintaining the unique character of these blocks.

**LU-1.7** Review Silverton's R2 zone district to ensure that maximum allowable building sizes in lot consolidation projects are not too large for a residential neighborhood.





# DURANGO FIRE & RESCUE

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## THIS ITEM APPEARS ON

NEW CONSTRUCTION (/NEW-CONSTRUCTION)

EXISTING BUILDINGS (/EXISTING-BUILDINGS)

# NEW FIRE CODE PLAN REVIEW APPLICATION

**Allow 14 days for review after full submittal, including fees.**

**If fee statement isn't received within two business days please contact the Fire Marshal Division:  
[firemarshal@durangofire.org](mailto:firemarshal@durangofire.org); 970-382-6001**

**Phased projects will require a meeting prior to permit issuance to identify the additional inspections and reviews required based on the phasing.**

**PDF uploads cannot be any larger than 16 MB. There is an option to share files through a shared link. See instructions below.**

## APPLICANT

### Name (required)

Christopher Langford

### Phone (required)

808-492-0009

### Email (required)

cbretlangford@gmail.com

**Mailing Address (required)**

6515 Brittany Ln

**City/State/Zip (required)**

Cumming, GA 30040

**PROJECT/SITE****Name (required)**

TBD

**Gross Sq. Ft. (required)**

200

**Address (required)**

1208 County Road 1 (Lime Creek Rd)

**City/State/Zip (required)**

Durango, CO 810301

**BUILDING OWNER****Name (required)**

Christopher Langford

**Phone (required)**

808-492-0009

**Email (required)**

cbretlangford@gmail.com

**Mailing Address (required)**

6515 Brittany Ln

**City/State/Zip (required)**

Cumming, GA 30040

## GENERAL CONTRACTOR

### Name (required)

Same as Owner

### Phone (required)

NA

### Email (required)

NA

### Mailing Address (required)

NA

### City/State/Zip (required)

NA

## OCCUPANT/BUSINESS OWNER

### Name (required)

Same as Owner

### Phone (required)

NA

### Email (required)

NA

### Mailing Address (required)

NA

### City/State/Zip (required)

NA

## PLAN SUBMITTAL

### What type of plan submittal? (required)

- ☒ New Building
- ☐ Remodel/Addition

- ☐ Tenant Improvement
- ☐ Change of Use

**IBC Occupancy Classification (required)**

None

**IBC Construction Type (required)**

Type V or Type VA

**Number of Stories (required)**

Group U - Utility

**Area of Work Sq. Ft. (required)**

200

**Building Height (required)**

12

**File (PDF set of scaled plans submitted - hard copy when required by DFR), Specifications (PDF only), Other Info. (The max size file that can be uploaded is 16 MB. If you need to share files through a shared link, please do so in the box below.)**

04f Bath House Plans.pdf

**Shared Link****Additional File**

No file chosen

**Additional File**

No file chosen

**Additional File**

No file chosen

**File**

No file chosen

**SCOPE OF WORK****Describe the scope of work. (required)**



Setting up campsites and building a bathhouse.

Submit

## RESUBMITTAL PERMIT APPLICATIONS - ALL PROJECT TYPES

If you have a resubmittal of any project type, please use this application.

APPLICATION »

(/resubmittal-permit-applications-all-project-types)

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DESTINATION=%2FNEW-FIRE-CODE-PLAN-REVIEW-APPLICATION)



# SAN JUAN COUNTY COLORADO

1557 GREENE STREET  
P.O. BOX 466  
SILVERTON, COLORADO 81433  
PHONE 970-387-5766    [admin@sanjuancolorado.us](mailto:admin@sanjuancolorado.us)

July 9, 2025

Patrick Rondinelli  
Regional Manager - Southwest Region  
Colorado Department of Local Affairs

Mr. Patrick Rondinelli:

San Juan County would like to submit an Administrative Planning Grant proposal in partnership with Silverton Medical Rescue in partnership for the design and engineering of a new building to serve as the primary station for Silverton Medical Rescue (SMR) and San Juan County Office of Emergency Management (OEM).

San Juan County has a year-round population of around 700 people but receives over 1 million tourist visitors a year and must have the infrastructure to support these visitors. The Town of Silverton and San Juan County share the burden of supporting the infrastructure to serve these visitors and one of those is our emergency medical services. Silverton Medical Rescue is the sole ambulance and rescue provider for the Town and County and the growing tourist numbers have increased their call volume significantly over the past 5 years. The growing demand for emergency services has necessitated an increase in vehicles and equipment to provide adequate year-round service. The results are that SMR have outgrown their current building. San Juan County has agreed to help address Silverton Medical Rescue's needs by providing them with the property, seek grant assistance, and monetary support to construct a new building.

## **Project Scope**

The goal of this project is to give SMR and OEM a permanent station that can house apparatus, on-duty employees, classrooms for continuing education, office space for administrative duties, storage for both disposable medical supplies and search & rescue gear, as well as a 'hardened' space for the emergency manager to work out of. The emergency managers office will be built to all required State and Federal specifications and will be able to continue to operate in the case of a power outage or communications breakdown or any natural or man-made disaster. Plans would also include classrooms for continuing education for SMR staff as well as community safety classes and CPR and first aid classes.

The project would include the use of land currently owned by San Juan County. The former Road and Bridge Department shop and garage presently occupies the property will need to be demolished. After the building is removed, an environmental impact study as well as a FEMA floodplain study will need to be completed before starting building. Reynolds Ash & Assoc of Durango, Colorado has been retained to help us with the conceptual design once we start the project (they have been hired by several of our neighboring municipalities to design buildings for them including buildings for the Durango Fire Protection District).

## **Budget and Timeline**

Reynolds Ash & Associates has provided us with a quote of \$40,000 for this portion of the project. We are requesting \$20,000 in grant funding from DOLA and will provide \$20,000 in local funds. Our timeline for this project is dependent upon our start date; we believe that since we have the land necessary for the building, once

we have design and engineering plans, we could gain momentum very quickly. After we have this initial planning stage completed, we anticipate applying for EIAF grant funding along with other grant sources to proceed with construction. San Juan County has earmarked sales tax funds to provide the cash match. We are in phase 1 of the process which includes securing land for the building, initial grant writing, the next phases include the administrative grant application, conceptual design, planning and engineering, tier I grant application, demo of old building and site preparation, environmental assessment and floodplain assessment, Tier II grant application, construction of new building. Reynolds Ash & Associates will begin work on this project as soon as grant funds are awarded and the completion of this phase is estimated to take two months.

### **Financial Need**

In 2017, San Juan County Voters approved a referendum to increase sales tax by 1.5% with the proceeds going to support emergency services in our County, this measure passed easily. Even with the passage of this sales tax increase, the County does not have the ability to fund an EMS building without outside help. Most of the collected sales tax goes to daily operations of SMR as well as support the volunteer fire dept. San Juan County Public Health, San Juan County Sheriffs Dept, and the San Juan County Office of Emergency Management, and with building costs increasing, the amount set aside is not estimated to be enough. 87% of San Juan County is public lands. This significantly reduces our ability to provide adequate tax revenues to cover the demands throughout the County. The recent budget impacts on BLM and Forest Service are requiring San Juan County to commit greater resources to provide emergency services, road access, and general health and safety for increased number of recreational users on federal lands.

### **Project Urgency and Readiness to Begin Work**

San Juan County has an immediate need for a new building that can safely house our EMS equipment, apparatus, and staff; the current building is not big enough to keep everything inside in one place, the staff is staying in a separate building nearby, and the building itself is in very bad shape. The list of things that are out of compliance, broken, or breaking is too long to list here, suffice to say that when storms are bad enough in Silverton, there is a chance that we cannot get our ambulance out of the building. There have also been near accidents where staff could have been injured when parts of the building collapsed or broke off the roof and nearly hit an employee. Also, our emergency manager is currently working out of an office that is not 'hardened' which could result in their inability to manage a disaster effectively or appropriately if we lost power or communication. SMR has simply outgrown the building and needs a space that is specifically designed to EMS standards and where we can house all our employees and equipment in the same building.

As stated earlier, we have secured property to build the station on and we have been working with an architect and engineering company who have specialized in fire and EMS buildings and worked with several of our municipal neighbors to construct public buildings. We believe that with an administrative grant, we can start planning our project and build momentum, ultimately moving right from planning and design to building and finally move-in.

### **Energy and mineral impact in the geographic area of the local government**

San Juan County was the home of countless mining and milling operations through its founding up until 1991, and we are still dealing with the environmental and infrastructure impacts from this industry. We still have dozens of historic mine and mill buildings in our County that serve as a tourist attraction to over 1 million visitors a year, this puts an undue burden on our emergency services, and we have seen call increases of at 20% over the last 5 years. A new building will help us keep our staff, equipment, and apparatus in good working order and allow us to respond quickly and effectively to any incidents or accidents in our county.

Respectfully Submitted,

Austin Lashley, Chairman  
San Juan County Commissioners



## COUNTY ASSESSOR

1557 Greene Street, P.O. Box 596  
Silverton, CO 81433

Phone: 970-387-5632  
E-mail: [assessor@sanjuancolorado.us](mailto:assessor@sanjuancolorado.us)  
Web: [sanjuancounty.colorado.gov/assessor](http://sanjuancounty.colorado.gov/assessor)



July 2, 2025

San Juan County Board of Equalization:

The following information is reported to the CBOE each year pursuant to § 39-8-105, C.R.S.

1) Assessed Value:

The total assessed value of all taxable property in San Juan County after assessor protest adjustments, but prior to CBOE adjustments is **\$85,901,004**, a 17% increase from the final 2024 valuation. The assessed value could be reduced by State Assessed appeals, CBOE adjustments, subsequent higher-level appeals, and/or legislative action.

2) Real Property Protests:

The Assessor's office received protests on 101 parcels from 71 property owners.

- 18 Mining Claim accounts (vacant land)
- 30 Vacant Land (not including mining claims)
- 42 Residential
- 11 Commercial/Industrial and Mixed Use

Parcels	Determination
34	Property record updated and adjusted
26	No changes made
23	Other misc adjustments (e.g. recent purchase price)
17	Adjustment based on market comparison
1	Classification change

3) Personal Property:

No Personal Property protests have been received. There are 2 businesses that own taxable Personal Property but failed to return a declaration in accordance with § 39-3-119.5, C.R.S. The Assessor's office valued these accounts using the best information available.

**Account Name**

P20510 American Heritage Railways Hotels (Grand Imperial)  
P20029 Silverton Lakes RV Resort LLC

4) Movable Equipment Apportionments (Oil/Gas Drilling Rigs): None

Kimberly Buck  
San Juan County Assessor



2025 Real Property Valuation Protests

Parcel	District	Prop Type	Finding	Owner	Petitioner
R2540	Silverton	Commercial	Market data supports valuation by Assessor	SILVERTON LAKES RV RESORT	HEIDI STEVENS
R2662	Silverton	Commercial	Property record has been updated and adjusted	PAUL E ZIMMERMAN / SHARON A ZIMMERMAN	
R2666	Silverton	Commercial	Market data supports valuation by Assessor	PAUL E ZIMMERMAN / SHARON A ZIMMERMAN	
R2745	Silverton	Commercial	Petitioner info supports a decrease in value	KEVIN E BALDWIN	
R3027	Silverton	Commercial	Property record has been updated and adjusted	JERELE WILLIAM CHAMBERS / DANA ANN CHAMBERS	TODD HENNIS
N1846	County	Industrial	Petitioner info supports a decrease in value	SALEM MINERALS INC	
N1160	County	Mining Claim	Market data supports valuation by Assessor	KENT TAYLOR	
N1193	County	Mining Claim	Property record has been updated and adjusted	PLACER GULCH PROPERTIES LLC	
N1202	County	Mining Claim	Property record has been updated and adjusted	ROBERT J STEWART JR / CRAIG H STEWART	RYAN BENNETT
N1709	County	Mining Claim	Market data supports valuation by Assessor	CHARLES V HOCH / BRUCE A HOCH	RYAN BENNETT
N1757	County	Mining Claim	Petitioner info supports a decrease in value	RUSSELL TAYLOR / CATHERINE TAYLOR	DAVID DOW
N1979	County	Mining Claim	Adjustment based on Market Comparison	DOW TRUST	
N1984	County	Mining Claim	Land class correction	BRIAN SCHARER / KRISTIE SCHARER	
N1986	County	Mining Claim	Petitioner info supports a decrease in value	BRIAN SCHARER / KRISTIE SCHARER	
N2160	County	Mining Claim	Property record has been updated and adjusted	TOPEK TRUST	WYATT CARMACK
N2469	County	Mining Claim	Adjustment based on Market Comparison	JOHN SCOT LYON JACKSON	
N2470	County	Mining Claim	Adjustment based on Market Comparison	ACES PROSPECT LLC	
N2521	County	Mining Claim	Market data supports valuation by Assessor	TOPEK TRUST	
N2524	County	Mining Claim	Market data supports valuation by Assessor	TOPEK TRUST	WYATT CARMACK
N2547	County	Mining Claim	Property record has been updated and adjusted	TOPEK TRUST	
N2629	County	Mining Claim	Property record has been updated and adjusted	KENT TAYLOR	
N2855	County	Mining Claim	Property record has been updated and adjusted	CHARLES V HOCH / BRUCE A HOCH	
N2875	County	Mining Claim	Petitioner info supports a decrease in value	BRIAN J / TAWNY M BELLEAU	STAN PARK
N2882	County	Mining Claim	Petitioner info supports a decrease in value	NEW DIRECTION TRUST CO IRA	
R2755	Silverton	Mixed Use	Property record has been updated and adjusted	1139 GREENE ST LLC	
R2828	Silverton	Mixed Use	Property record has been updated and adjusted	JAMES M / MIKKI M GALLANDAT	
R6007	Silverton	Mixed Use	Petitioner info supports a decrease in value	KENNETH AND JANET PETERSON TRUST	NANETT SANDSTROM
N1111	County	Non-Res	Property record has been updated and adjusted	DANIEL J LEMKUIL	
R2692	Silverton	Non-Res	Market data supports valuation by Assessor	PAULA TRAUTNER	
N1588	County	Residential	Property record has been updated and adjusted	BENNET J BARNES	
N1629	County	Residential	Property record has been updated and adjusted	CHRIS BLATTER / ARDEN BLATTER	ASSESSOR'S OFFICE
N1733	County	Residential	Property record has been updated and adjusted	EDWARD / CLARICE RENOUX	
N2142	County	Residential	Petitioner info supports a decrease in value	DANIEL A JOHNSON / EVA R JOHNSON	
N2354	County	Residential	Adjustment based on Market Comparison	VERNON L BRIDGEWATER	
N2854	County	Residential	Petitioner info supports a decrease in value	STEVEN L WILLIAMSON	ASSESSOR'S OFFICE
R1105	Silverton	Residential	Adjustment based on Market Comparison	JOHN H WRIGHT	
R1157	Silverton	Residential	Property record has been updated and adjusted	VINCENT W TOOKEY / CAROLINE F TOOKEY	
R2546	Silverton	Residential	Market data supports valuation by Assessor	PAUL WOLFEHAGEN / KATHERINE WOLFEHAGEN	
R2547	Silverton	Residential	Property record has been updated and adjusted	PAUL WOLFEHAGEN / KATHERINE WOLFEHAGEN	ASSESSOR'S OFFICE
R2575	Silverton	Residential	Property record has been updated and adjusted	SARAH R BARNEY / MICHAEL F BARNEY	
R2673	Silverton	Residential	Property record has been updated and adjusted	KATHERINE ELEANOR WALLER	
R2704	Silverton	Residential	Property record has been updated and adjusted	MICHAEL P GERYAK	
R2793	Silverton	Residential	Property record has been updated and adjusted	CHRISTOPHER J / BROOKE A STILLWELL	ASSESSOR'S OFFICE
R2845	Silverton	Residential	Property record has been updated and adjusted	MICHAEL & WENDY HAGER FAMILY TRUST	
R2866	Silverton	Residential	Petitioner info supports a decrease in value	DARLENE E BOLFING	
R2870	Silverton	Residential	Property record has been updated and adjusted	JAMES P WELLER / TIESHA WELLER	
R2880	Silverton	Residential	Property record has been updated and adjusted	KEITH KRANKER / DAYNA M KRANKER	ASSESSOR'S OFFICE
R2955	Silverton	Residential	Property record has been updated and adjusted	CHRISTOPHER J / BROOKE A STILLWELL	
R2977	Silverton	Residential	Property record has been updated and adjusted	BENNET J BARNES	
R2983	Silverton	Residential	Petitioner info supports a decrease in value	JOHN D SITES / KAREN M SREBACIC-SITES	
R3008	Silverton	Residential	Property record has been updated and adjusted	NANCY M BERRY / PARKER S NEWBY	ASSESSOR'S OFFICE
R3076	Silverton	Residential	Property record has been updated and adjusted	PAUL E ZIMMERMAN / SHARON A ZIMMERMAN	
R4109	Silverton	Residential	Property record has been updated and adjusted	DANIEL M POWELL / JULIA M RICHARDS	
R5080	Silverton	Residential	Petitioner info supports a decrease in value	LYNDON K SKINNER / MELODY A SKINNER	
R5081	Silverton	Residential	Adjustment based on Market Comparison	VIENNA REVOCABLE TRUST	

Parcel	District	Prop Type	Finding	Owner	Petitioner
R5913	S County	Residential	Petitioner info supports a decrease in value	SERIES A, 21 MEADOW LANE DURANGO LLC	PENROD
R5954	S County	Residential	Petitioner info supports a decrease in value	TERRENCE J ZERR / CHRISTINE A ZERR	
R5967	S County	Residential	Petitioner info supports a decrease in value	ROBERT M MCCORMACK / CHRYSTAL R MCCORMACK	
R5978	S County	Residential	Petitioner info supports a decrease in value	ALAN P HEAVIRLAND / ALISON A HEAVIRLAND	
R2797	S County	Condo	Market data supports valuation by Assessor	PATRICIA A BRONTE, TRUST	
R5768	S County	Condo	Adjustment based on Market Comparison	MONICA PATRICIA GRIFFIN	
R5774	S County	Condo	Adjustment based on Market Comparison	DAWN L DODD / CHRISTOPHER P DODD	
R5775	S County	Condo	Adjustment based on Market Comparison	RICHARD AND LAURA PUCKETT REV TRUST	
R5777	S County	Condo	Petitioner info supports a decrease in value	JOSPEH V MANGONE / THEDA R MANGONE	
R5806	S County	Condo	Adjustment based on Market Comparison	HEATHER R PODHAJECKI ET AL	
R5836	S County	Condo	Adjustment based on Market Comparison	KURT G COCHRAN	
R5848	S County	Condo	Petitioner info supports a decrease in value	QT CASCADE LLC	BOB QUILLIN
R5853	S County	Condo	Petitioner info supports a decrease in value	WILLIAM MILLER / KIMBERLY D MILLER	
R5854	S County	Condo	Petitioner info supports a decrease in value	BR JAKINO INVESTMENTS LLC	BRANDON JAKINO
R5872	S County	Condo	Adjustment based on Market Comparison	IREKE COOPER / ALYSSA S COOPER	
R5873	S County	Condo	Adjustment based on Market Comparison	JERRY L MCCAFFITY / MLMC INVESTMENTS LLC	
R1002	Silverton	Vacant Land	Market data supports valuation by Assessor	SUSAN R MORRIS / TERRY O MORRIS	
R1004	Silverton	Vacant Land	Market data supports valuation by Assessor	TIFFANY SMITH DEKAY / KEVIN DEKAY	SUE MORRIS
R1007	Silverton	Vacant Land	Property record has been updated and adjusted	SUSAN R MORRIS / TERRY O MORRIS	
R1017	Silverton	Vacant Land	Property record has been updated and adjusted	SUSAN R MORRIS / TERRY O MORRIS	
R1018	Silverton	Vacant Land	Property record has been updated and adjusted	TIFFANY SMITH DEKAY / KEVIN DEKAY	SUE MORRIS
R1019	Silverton	Vacant Land	Market data supports valuation by Assessor	SUSAN R MORRIS / TERRY O MORRIS	
R1020	Silverton	Vacant Land	Market data supports valuation by Assessor	TIFFANY SMITH DEKAY / KEVIN DEKAY	SUE MORRIS
R1022	Silverton	Vacant Land	Property record has been updated and adjusted	TIFFANY SMITH DEKAY / KEVIN DEKAY	SUE MORRIS
R1023	Silverton	Vacant Land	Property record has been updated and adjusted	SUSAN R MORRIS / TERRY O MORRIS	
R1072	Silverton	Vacant Land	Market data supports valuation by Assessor	MICHAEL P GERYAK	
R1148	Silverton	Vacant Land	Adjustment based on Market Comparison	THORN-KRON REVOCABLE TRUST	CHARLIE THORN
R1398	County	Vacant Land	Adjustment based on Market Comparison	KENT TAYLOR	
R2586	Silverton	Vacant Land	Adjustment based on Market Comparison	MICHAEL F BARNEY / CHARLES PATRICK BARNEY	
R2587	Silverton	Vacant Land	Adjustment based on Market Comparison	THORN-KRON REVOCABLE TRUST	CHARLIE THORN
R2654	Silverton	Vacant Land	Market data supports valuation by Assessor	CARY R GOSS	
R2824	Silverton	Vacant Land	Market data supports valuation by Assessor	MICHAEL P GERYAK	
R2893	Silverton	Vacant Land	Market data supports valuation by Assessor	VAN MIEGHEM LIVING TRUST	
R2896	Silverton	Vacant Land	Adjustment based on Wetlands Inventory Map	STEPHEN BEABER	
R2997	Silverton	Vacant Land	Petitioner info supports a decrease in value	CRAIG T DOUGLAS / CHRISTOPHER D TEICHERT	
R3061	Silverton	Vacant Land	Market data supports valuation by Assessor	PETER BRITTEN EATON JR	
R3062	Silverton	Vacant Land	Market data supports valuation by Assessor	PETER BRITTEN EATON JR	
R3119	Silverton	Vacant Land	Property record has been updated and adjusted	MICHAEL P GERYAK	
R4061	Silverton	Vacant Land	Market data supports valuation by Assessor	JOHN STRAUS / JENNIFER BEEMER STRAUS	
R4069	Silverton	Vacant Land	Market data supports valuation by Assessor	DERON M / CECILIA A DAVENPORT	
R5073	Silverton	Vacant Land	Market data supports valuation by Assessor	JAMES R ROBERTS / ELLEN S ROBERTS	
R5968	S County	Vacant Land	Market data supports valuation by Assessor	ROBERT M MCCORMACK / CHRYSTAL R MCCORMACK	
R5972	S County	Vacant Land	Adjusted based on unusual conditions of sale	CHRISTOPHER RIPPLINGER	BLAKE CAMPBELL
R7106	Silverton	Vacant Land	Market data supports valuation by Assessor	BRENDAN HODGE	
R7128	Silverton	Vacant Land	Market data supports valuation by Assessor	JAMES R ROBERTS / ELLEN S ROBERTS	
R7129	Silverton	Vacant Land	Market data supports valuation by Assessor	JAMES R ROBERTS / ELLEN S ROBERTS	

# PUBLIC NOTICE

Notice is hereby given that beginning on July 1, 2025 the County Board of Equalization will sit in the San Juan County Courthouse to review the assessment roll of all taxable property located in the county, as prepared by the County Assessor, and to hear appeals from determinations made by the Assessor.

*Austin Lashley*

Austin Lashley, Chair  
Board of County Commissioners

The San Juan County Commissioners acting as the San Juan County Board of Equalization will hear appeals from July 1 to August 5 for taxpayers that disagree with the property value established by the assessor.

The first step of the appeal process is for property owners to file objections with the assessor. Only those who filed timely objections with the assessor may petition the county board for a hearing. The deadline for filing an appeal with the county board is July 15 for real property and July 20 for personal property.

A hearing will be scheduled for you to present information supporting your objection to the county board. The county board must mail a written decision no later than August 12. If you disagree with the county board's decision, you may carry your appeal to the Board of Assessment appeals, district court, or request a binding arbitration hearing. The appeal must be filed within 30 days of the county board's decision.



U.S. Department of the Interior  
Bureau of Land Management

# BLM Colorado: Valuing America's Public Lands 2024

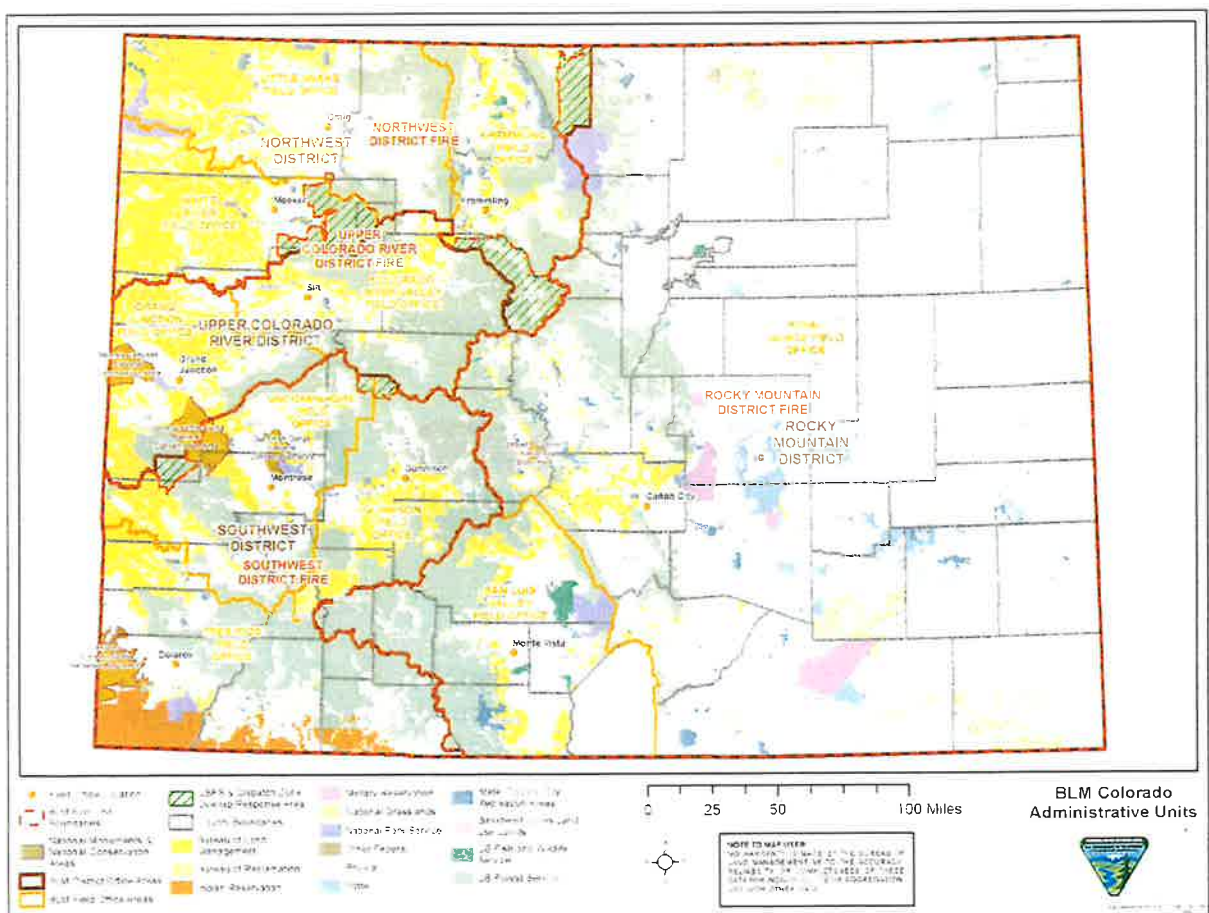
Economic activity across BLM-managed lands in Colorado generated **\$8.8 billion** in fiscal year 2023 and supported **39,400 total jobs**.

In FY 23, oil and gas produced from federal lands generated **\$5.7 billion**, or nearly **65%** of the total BLM economic contributions to the state's economy.

Recreation, another significant contributor to the state's economy, generated **\$1.5 billion** in economic output and supported **11,300 jobs** from BLM-managed lands across Colorado.

Colorado ranked in the **top 5 among the nation's BLM states** for economic contributions in FY 23 for recreation (3rd), oil and gas (4th), coal (3rd) and timber (2nd).

BLM Colorado authorizes livestock grazing on **7.8 million acres** in the state, supporting livestock management on **about 2,400 separate grazing allotments** by **more than 1,000 ranching operations**.



Source: The BLM: Valuing America's Public Lands 2024, <https://www.blm.gov/about/data/socioeconomic-impact-report#:~:text=As%20steward%20for%20approximately%202024,5,the%20benefit%20of%20all%20Americans>





U.S. Department of the Interior  
Bureau of Land Management

# BLM Colorado: Valuing America's Public Lands 2024

STATE TOTALS

**\$ 8.8 billion in economic activity**

**39,400 jobs**

BLM Colorado manages 8.3 million surface acres and 27.1 million subsurface acres. BLM Colorado public lands generate tens of thousands of jobs and billions of dollars in revenue every year for local, state and national economies.

<b>Recreation</b> \$1.5 billion 11,300 jobs	<b>Coal</b> \$583.9 million 1,700 jobs	<b>Oil &amp; Gas</b> \$5.7 billion 19,800 jobs	<b>Timber</b> \$24.2 million 143 jobs
<b>Grazing</b> \$76.3 million 932 jobs	<b>Rodeo</b> \$152.2 million 555 jobs	<b>BLM Expenditures</b> \$511.5 million 2,900 jobs	<b>Payments to State &amp; Counties</b> \$269.5 million 2,200 jobs

DISTRICT TOTALS

<div>Northwest \$ 2.4 billion 9,400 jobs</div> <div><div>\$210.9 million</div><div>\$16.7 million</div><div>\$436 million</div><div>\$37.8 million</div><div>\$1.6 billion</div><div>\$148.9 million</div></div>	<div>Rocky Mountain \$ 1.9 billion 8,100 jobs</div> <div><div>\$381.6 million</div><div>\$5.7 million</div><div>n/a</div><div>\$10 million</div><div>\$1.5 billion</div><div>\$2.7 million</div></div>
<div>Southwest \$ 1.6 billion 8,000 jobs</div> <div><div>\$509.9 million</div><div>\$1.8 million</div><div>\$147.9 million</div><div>\$12.3 million</div><div>\$972.6 million</div><div>n/a</div></div>	<div>Upper Colorado River \$ 2.1 billion 8,900 jobs</div> <div><div>\$356.2 million</div><div>\$12,200</div><div>n/a</div><div>\$16.3 million</div><div>\$1.7 billion</div><div>\$661,200</div></div>



U.S. Department of the Interior  
Bureau of Land Management

# BLM Colorado: Strengthening America's Timber Industry

BLM Colorado plays a vital role in the timber industry, providing sustainably harvested timber to the nation while improving forest health and reducing wildfire risk. Through responsible forest management, BLM supports local economies, increases domestic timber supply and enhances landscape resilience.

## Timber by the Numbers FY23

**\$24.2**  
million

Economic output generated for Colorado communities.

**7.2**  
million

Board feet of timber harvested.

**#2**

Colorado ranks second among the nation's BLM-managed states for timber production economic contributions.

**>140**

Jobs supported.

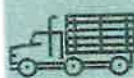
## Success Story: Restoring Poncha Pass to Protect Communities

In the Poncha Pass area near Salida, the BLM and Colorado State Forest Services (CSFS) collaborated under the Good Neighbor Authority program to address severe forest health issues. The region faced significant threats from Douglas-fir beetle infestations, leading to high tree mortality rates and increased wildfire risks. By removing infested and dying trees, the project not only curbed the spread of pests but also reduced fuel loads that could exacerbate wildfires. This proactive management protected residents, critical infrastructure and vital watersheds.



### Increased Timber Production

BLM and CSFS removed beetle-infested trees, supplying high-value timber to the nation while reducing wildfire risks.



### Economic Benefits

The project created jobs for loggers, truckers and mill workers supporting Colorado's forest products industry and strengthening rural economies.



### Good Neighbor Authority in Action

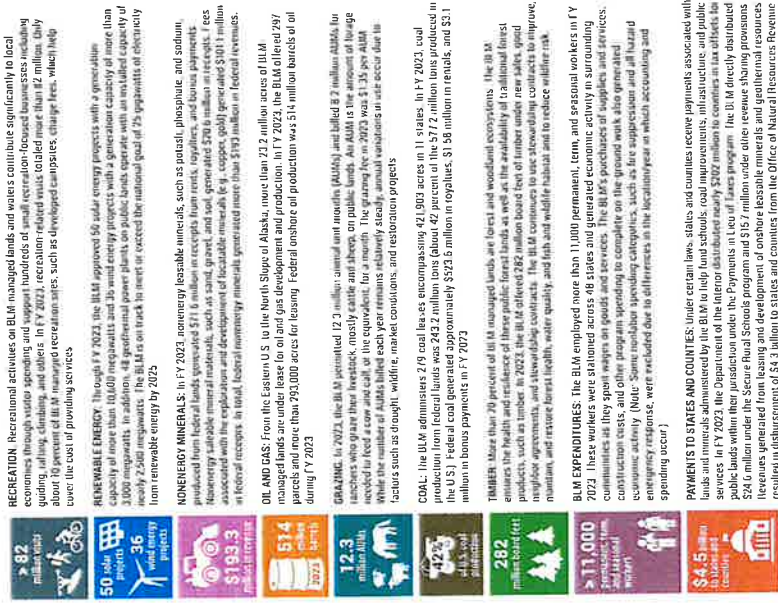
Collaboration between BLM and CSFS streamlined forest management efforts, demonstrating the power of federal-state partnerships in improving land resilience.

All reported economic outputs reflect estimated total effects, or direct effects and ripple effects throughout the economy. All totals are rounded to the nearest

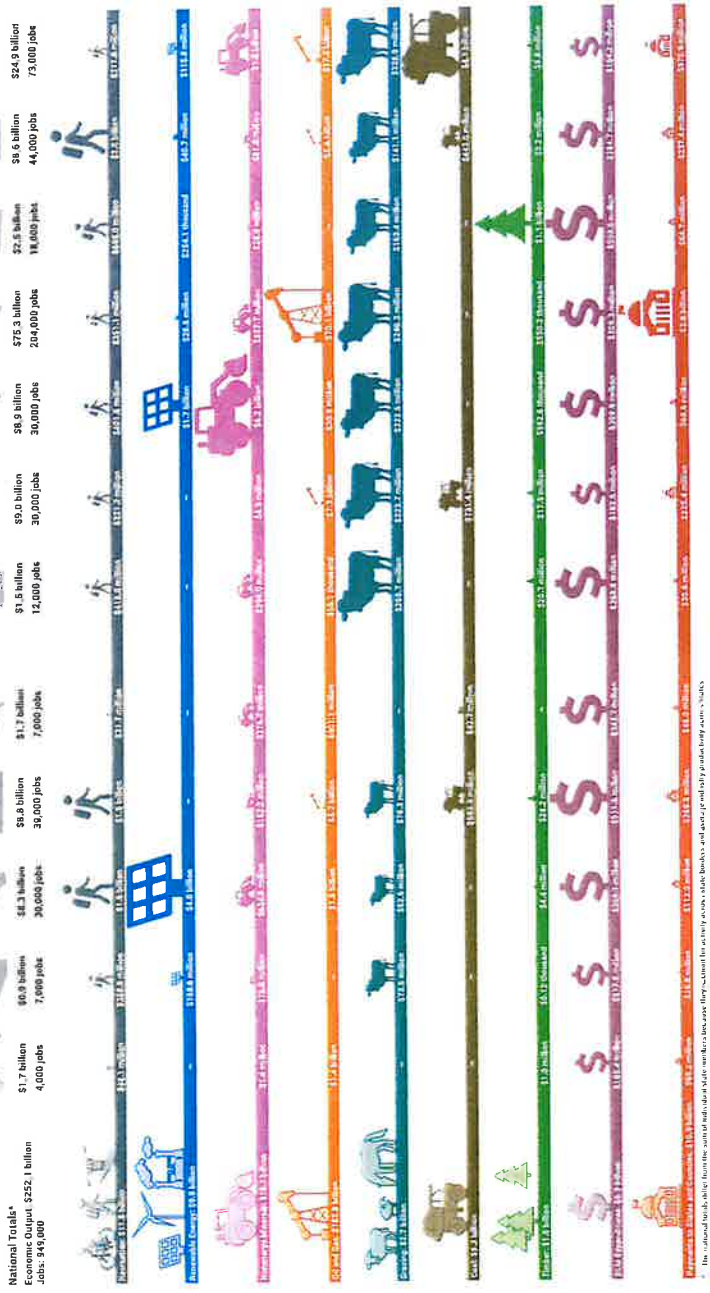




Economic Sectors



Total Economic Output and Jobs for Fiscal Year 2023





## Benefits of Public Lands

Economic Vitality

economic vitality is represented throughout this brochure economic activity generated from well-managed lands and the economic support to the economic resilience and viability of communities.

10,379 transplants and 719,000 pounds of native plants and animals are used annually to support native habitat on 75,900 pounds of edible and medicinal plants (e.g., pine nuts, berries) and 230,155 pounds of (e.g., pine nuts, berries) under all amounts.

**Education and knowledge**  
Public lands support farming and research related to  
cultural, historical, and natural resources  
**356 paleontology permits issued/managed**  
5,641 archaeology, paleontology, and  
other objects added to museum  
collections  
+ 560,000 acres inventoried for  
archaeological resources

- 1.2 million acres of fuels (e.g., dry grasses, forests) treated to reduce wildfire risk and protect communities
- 3,667 events sponsored for residents to learn about

[illegible]

**MONTANA/DAKOTAS** Two dinosaur skeletons in the Big Horn Mountains

NEVADA. Oil and gas mineral interests in Nevada were \$14.76 million (all of these revenues are distributed to the state, 28 percent) to the county in which the geothermal facility is located, and 25 percent to the U.S. Treasury. Reported production for geothermal power with federal interest in Nevada was 2,775,161 horsepower hours.

**NEW MEXICO** has 10 managed public lands in New Mexico drew more than 4 million visitors. New Mexico recreation sites are used for various activities such as hiking, cycling, hunting, fishing, camping, and boating. The state is said to have more than 100 million acres of public land, which is about one-third the size of the state's economy.

**ONE GON WASHINGTON:** The DMAs Spokane District offers many unique features including the Channeled Scablands landscape formations, San Juan Islands National Monument, and Yakima River Canyon. Despite its proximity to densely populated coastal areas, the Spokane District offers an excellent opportunity for people to explore the 400,000 acres of diverse landscapes.

infrastructure law and inflation reduction Act projects totaling more than \$27 million, which improved access, recreation, rehabilitation and restoration. Hells Revenge, a popular trail was designated as

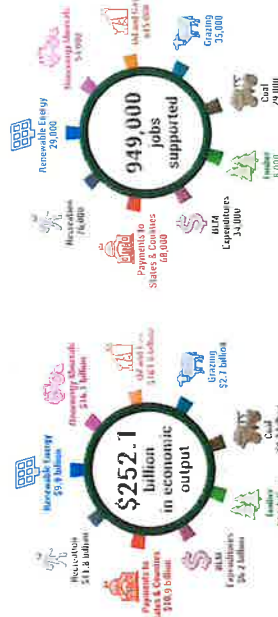
**WYOMING** The Lody Field Office hosted a Conservation Outdoors Recreation Education (CORE) youth group for a week of public lands stewardship projects in the northern Big Horn Basin. For 25 years, the BLM has maintained a partnership with the nonprofit Self Help Center of Casper, which runs CORE. The program connects disadvantaged, at-risk, and special needs youths to the outdoors.

All state facts are for FY 2023

U.S. Department of the Interior  
Bureau of Land Management

As steward for approximately 245 million acres of America's public lands, the Bureau of Land Management (BLM) manages some of the nation's most historic and scenic landscapes as well as some of the nation's most important natural resources. These public lands include majestic landscapes, mountains, arctic tundra, and meandering rivers. For nearly a century, BLM has been managing these lands for the benefit of all Americans. The BLM's mission is to protect, restore, and enhance the health of the nation's public lands, and to provide for the enjoyment of these lands by present and future generations. The BLM is responsible for managing the nation's public lands, and for providing for the enjoyment of these lands by present and future generations. The BLM is responsible for managing the nation's public lands, and for providing for the enjoyment of these lands by present and future generations. The BLM is responsible for managing the nation's public lands, and for providing for the enjoyment of these lands by present and future generations.

## Fiscal Year 2023



1. *Introduction*



U.S. Department of the Interior  
Bureau of Land Management

# Questions?

**Thank You!**

Lisa Strunk  
CO State Economist  
303-239-3647  
[lstrunk@blm.gov](mailto:lstrunk@blm.gov)







## BLM Colorado: Valuing America's Public Lands 2024

### \$ 8.8 billion in economic activity

39,400 jobs

BLM Colorado manages 8.3 million surface acres and 27.1 million subsurface acres. BLM Colorado public lands generate tens of thousands of jobs and billions of dollars in revenue every year for local, state and national economies.

<b>Recreation</b> \$1.5 billion 11,300 jobs	<b>Coal</b> \$583.9 million 1,700 jobs	<b>Oil &amp; Gas</b> \$5.7 billion 19,800 jobs	<b>Timber</b> \$24.2 million 143 jobs
<b>Grazing</b> \$76.3 million 932 jobs	<b>Wild Horse &amp; Burro</b> \$152.2 million 555 jobs	<b>BLM</b> \$511.5 million 2,900 jobs	<b>Payments to State &amp; Counties</b> \$269.5 million 2,200 jobs

**Northwest**  
\$ 2.4 billion  
9,400 jobs

\$210.9 million	\$436 million	\$1.6 billion
\$16.7 million	\$37.8 million	\$148.9 million

**Southwest**  
\$ 1.6 billion  
8,000 jobs

\$509.4 million	\$147.9 million	\$972.6 million
\$1.8 million	\$12.3 million	n/a

**Rocky Mountain**  
\$ 1.9 billion  
8,100 jobs


\$381.6 million	n/a	\$1.5 billion
\$5.7 million	\$10 million	\$2.7 million

**Upper Colorado River**  
\$ 2.1 billion  
8,900 jobs

\$356.2 million	n/a	\$1.7 billion
\$12,200	\$16.3 million	\$661,200


All reported amounts reflect estimated land effects, or direct effects and spent efforts managed for economy activities per reported to the western.

## Check out the new BLM Colorado Economic Contributions publication and [website](#)



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### BLM Colorado: Valuing America's Public Lands

BLM Colorado manages 8.3 million surface acres and 27.1 million subsurface acres. BLM Colorado public lands generate tens of thousands of jobs and billions of dollars in revenue every year for local, state and national economies.

Key findings from the report include:

- Recreation is the top economic activity generated by BLM Colorado public lands, contributing 35.4% of total economic activity.
- Oil and gas production is the second largest economic activity, contributing 21.1% of total economic activity.
- Timber production is the third largest economic activity, contributing 10.1% of total economic activity.
- Grazing is the fourth largest economic activity, contributing 7.1% of total economic activity.
- Payments to state and county governments are the fifth largest economic activity, contributing 6.1% of total economic activity.

View a breakdown of BLM Colorado's economic impact by sector, district, and field office below. All statistics are from fiscal year 2023.

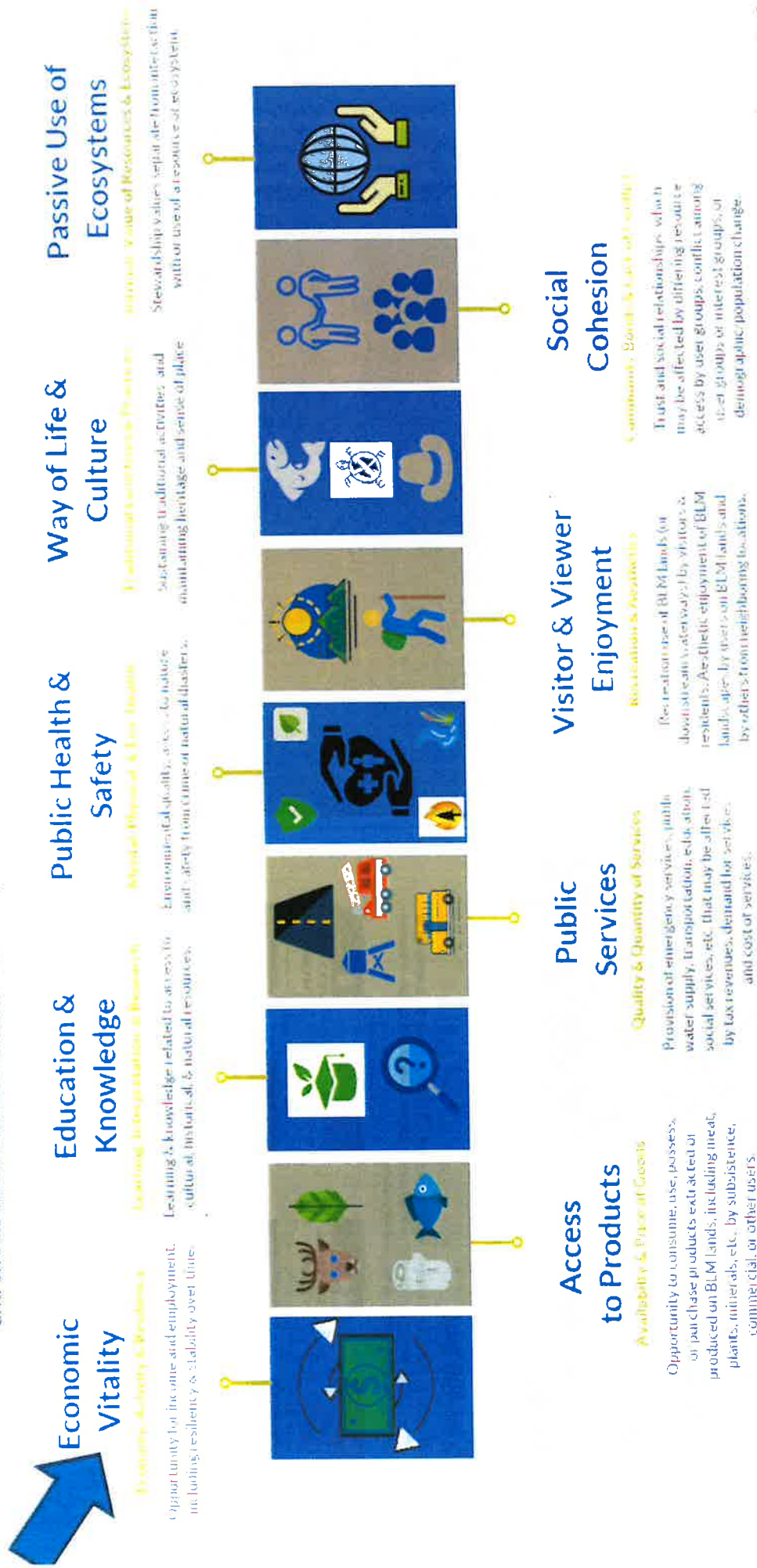
**BLM Colorado State Totals**





## Socioeconomic Values to Consider in NEPA Planning & Analysis

BLM management actions that affect resource conditions and access may, in turn, affect the following socioeconomic values. Each socioeconomic value may have different meaning to different affected populations, and effects on each socioeconomic value may also differ among demographic groups and user groups through time.





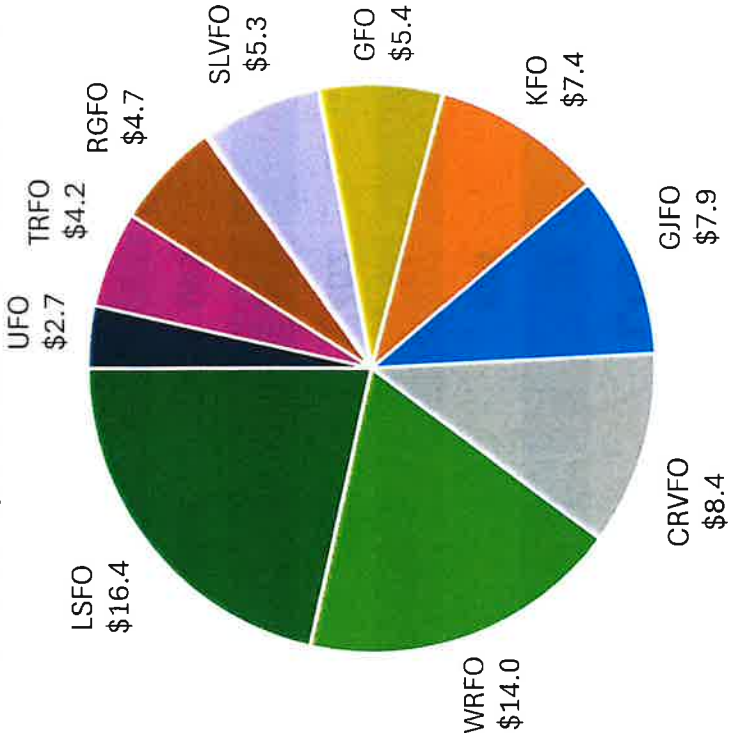
## Economic Output by State (FY 23, \$millions)

State	Recreation	Oil & Gas	Grazing	Coal	Renew.	Timber	Nonenergy	Total
Alaska	48	1,393	0	0	0	1	1	1,703
Arizona	369	0	73	0	169	0	77	931
California	1,603	1,485	53	0	4,032	4	635	8,289
Colorado	1,459	5,691	76	584	0	24	152	8,767
Eastern States	32	901	0	43	0	0	377	1,742
Idaho	418	0	264	0	0	21	394	1,526
Montana/Dakotas	321	7,251	224	731	0	18	5	8,969
Nevada	402	31	222	0	1,684	1	6,209	8,920
New Mexico	351	70,059	240	0	27	1	558	75,311
Oregon/Washington	699	0	163	0	0	1,078	28	2,537
Utah	1,965	5,367	141	443	41	3	82	8,574
Wyoming	212	17,349	239	4,099	116	7	1,774	24,931
<b>Rank (Colorado)</b>	<b>3</b>	<b>4</b>	<b>8</b>	<b>3</b>	<b>8</b>	<b>2</b>	<b>7</b>	<b>5</b>

\*Table excludes BLM expenditures and payments to states/counties but are included in the total.

# Resource Use by Field Office

Economic Output-Grazing by FO, FY 2023 (\$millions)



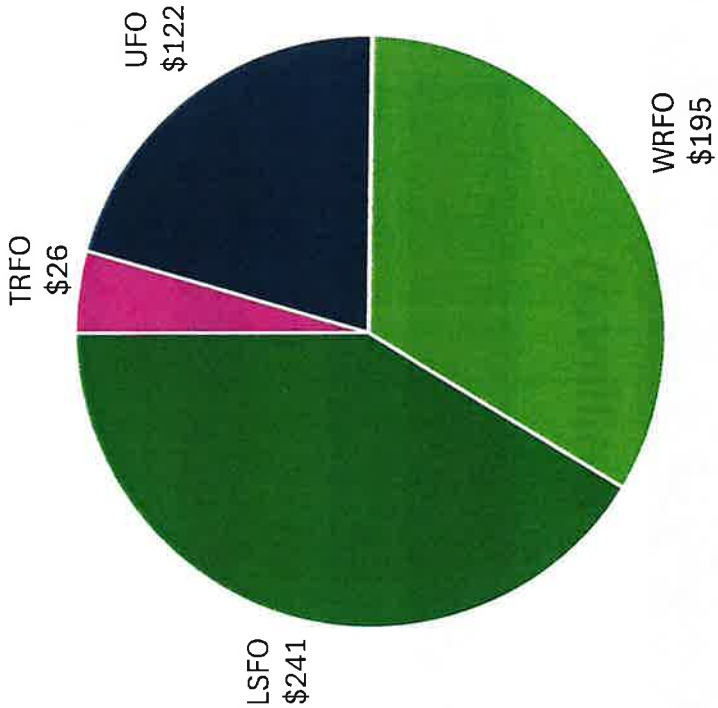
## Grazing

- \$76 million, 930 jobs
- LSFO, WRVFO, & CRVFO contribute \$40 million, 500 jobs
- 7.8 million acres; 2,400 allotments; 1,000 ranching operations

## Coal

- \$584 million, 1,700 jobs
- LSFO, WRFO, UFO, & TRFO
- LSO represents over 40% of the statewide total contributions

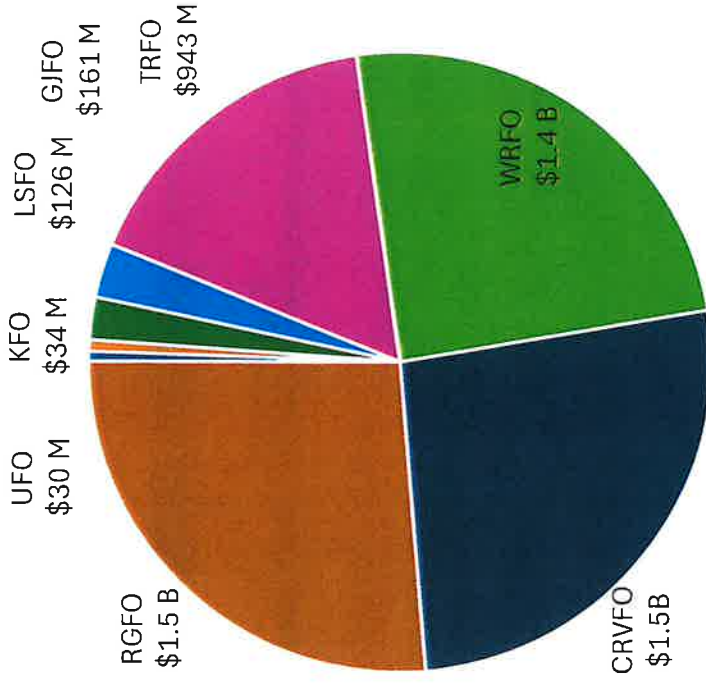
Economic Output Coal by FO, FY 2023 (\$millions)





## Resource Use by Field Office

Economic Output-Oil & Gas by Field Office, FY 2023



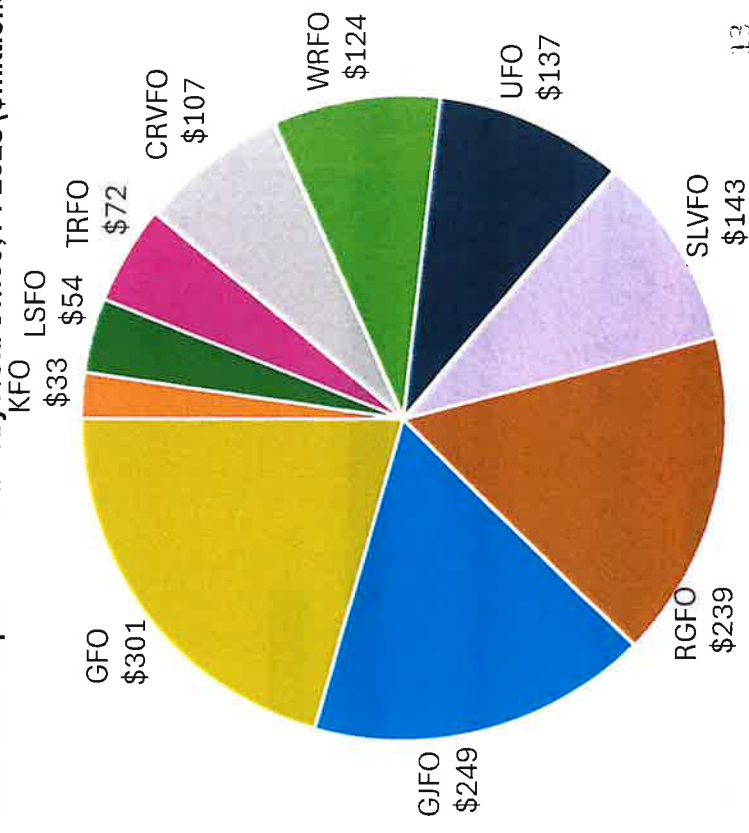
### Oil & Gas

- \$5.7 billion, 19,800 jobs
- RGFO, CRVFO, & WRFO contribute \$4.4 billion, >15,000 jobs
- 8 out of 10 field offices

### Recreation

- \$1.5 billion, 11,300 jobs
- GFO, GJFO, & RGFO contributed 54% of the total statewide recreation
- All field offices

Economic Output-Recreation by Field Office, FY 2023 (\$millions)

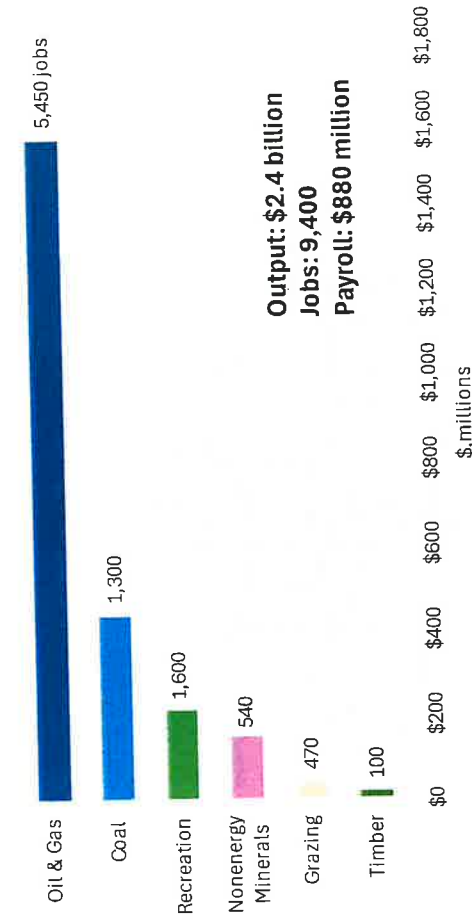




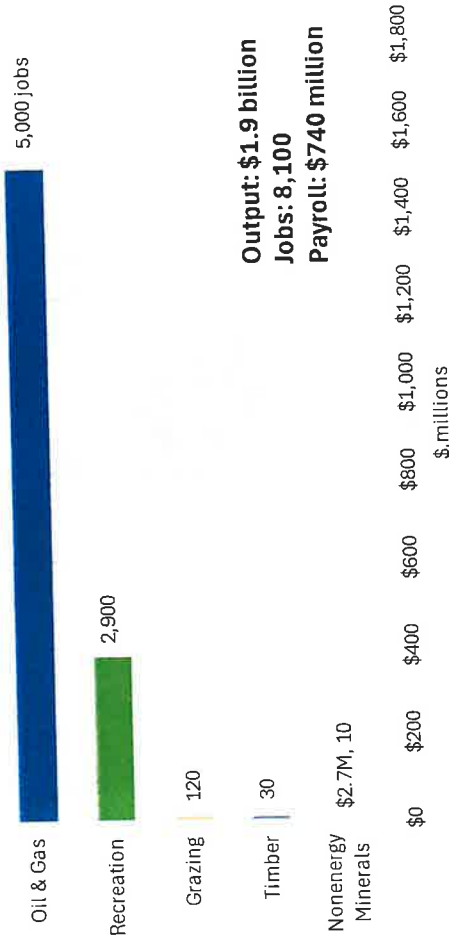


# BLM Colorado Economic Contributions by District

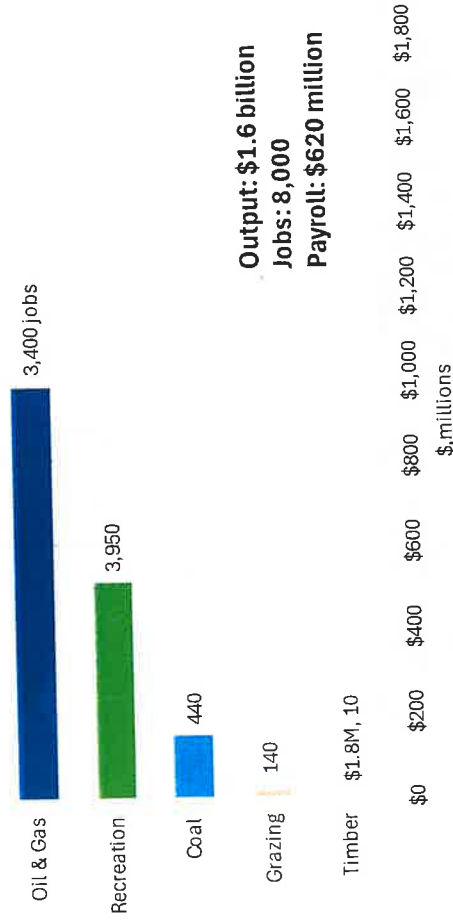
Northwest District Economic Contributions (\$ millions)  
By Resource FY 23



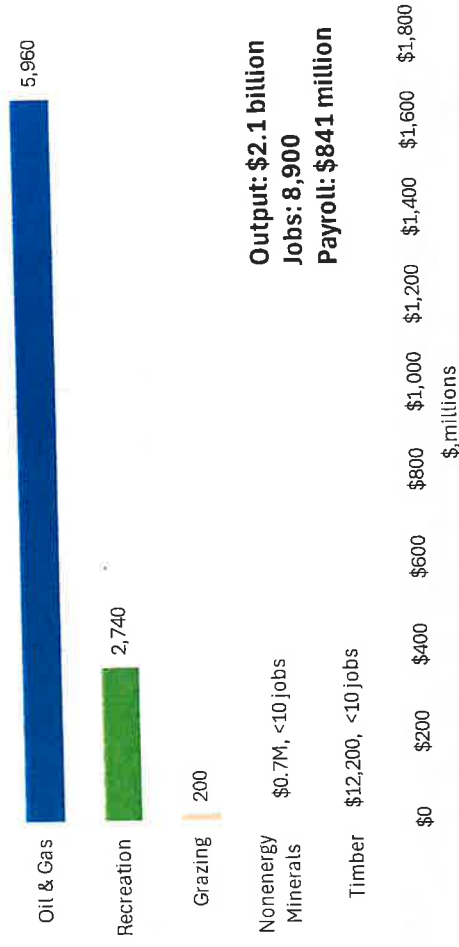
Rocky Mountain District Economic Contributions (\$ millions)  
By Resource FY 23

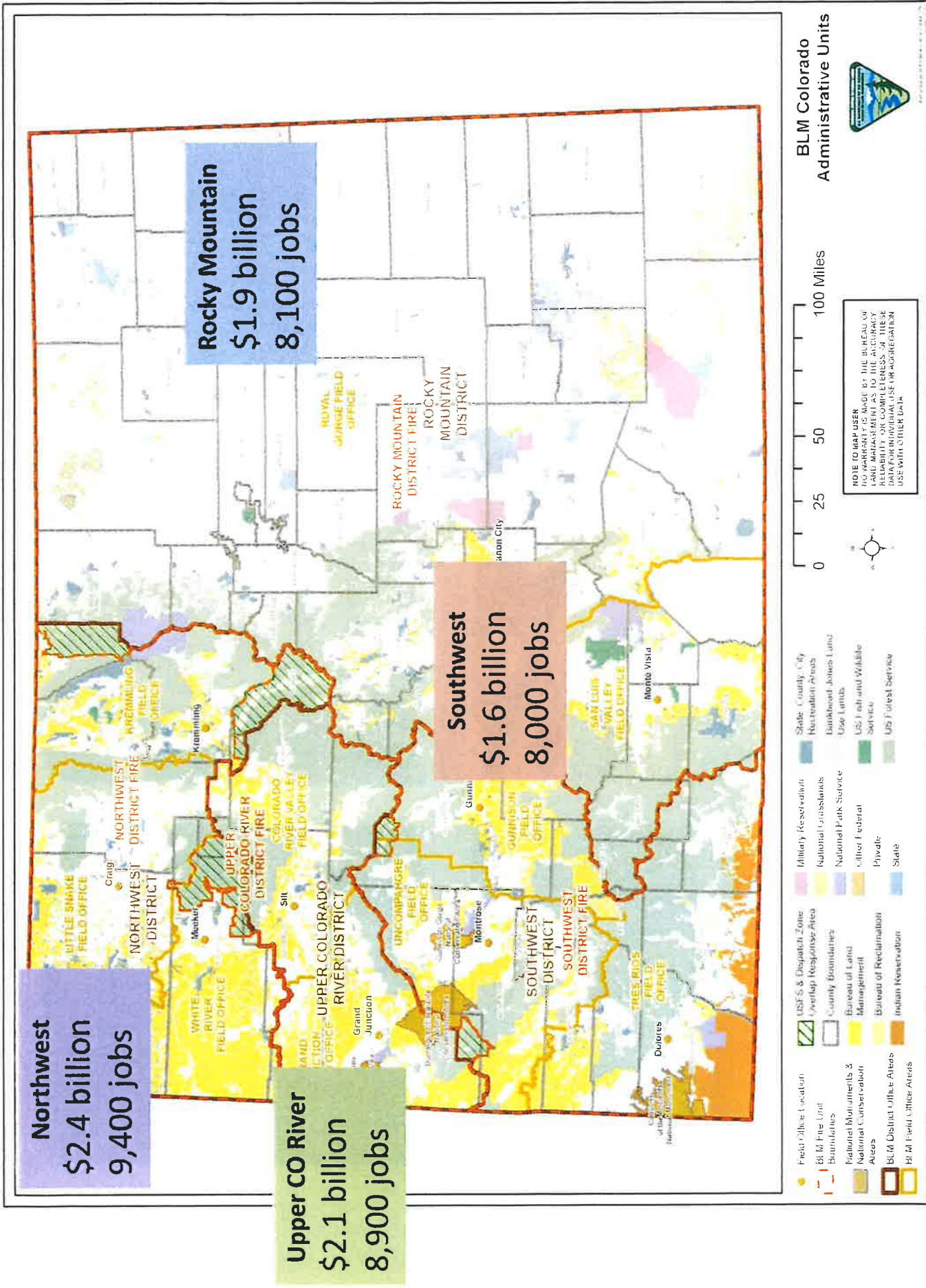


Southwest District Economic Contributions (\$ millions)  
By Resource FY 23



Upper Colorado River District Economic Contributions (\$ millions)  
By Resource FY 23







## What metrics are reported?



FT, PT, &  
seasonal  
employees;  
does not  
include FTE

Direct effects  
*Economic activity directly attributable to resource*



Wages,  
salaries, &  
benefits



Market value  
of production  
of  
goods/services

Total effects  
*Includes direct & ripple effects*



# Economic Sectors Cont'd

- 3 Ingredients
1. Volume
  2. Market value
  3. Model of the economy

## Grazing

(based on billed AUMs or animal unit months; market value of the livestock; & secondary effects how activity affects other sectors of the economy)



## Coal

(based on short tons, market price per short ton, & economic activity)



## Timber

(includes those from harvesting and processing; volumes are based on resource use levels; per unit market price or cost; & economic activity)



## Payments to States & Counties

(PILT)



## BLM Expenditures

(permanent, term, & seasonal worker impacts that generate economic activity)







# Economic Sectors

- 3 Ingredients**
- 1. Volume**
  - 2. Market value**
  - 3. Model of the economy**



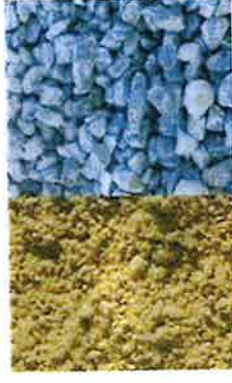
## **Recreation**

(based on visitation, trip related expenditures, & secondary effects of economic activity)



## **Renewable Energy**

(based on construction such as project capacity and construction costs, production including installed capacity and capacity factors, & output price)



## **Nonenergy Minerals**

(based on amount of minerals extracted in a given year, per unit market price for these minerals, & secondary effects of economic activity)

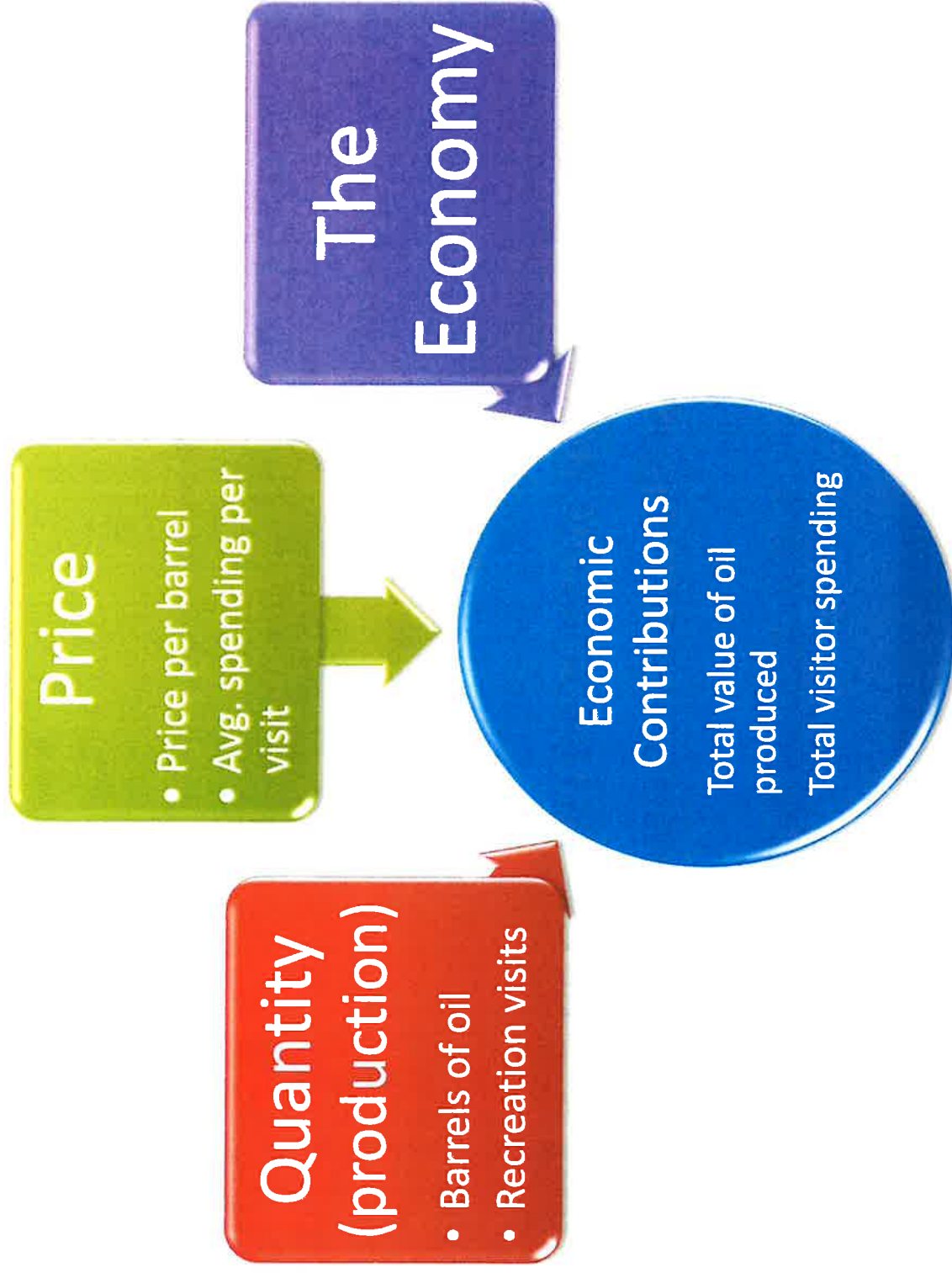


## **Oil & Gas**

(based on volume of oil and gas produced & number of wells spudded & completed; price per resource, cost to drill or complete; secondary effects of economic activity)



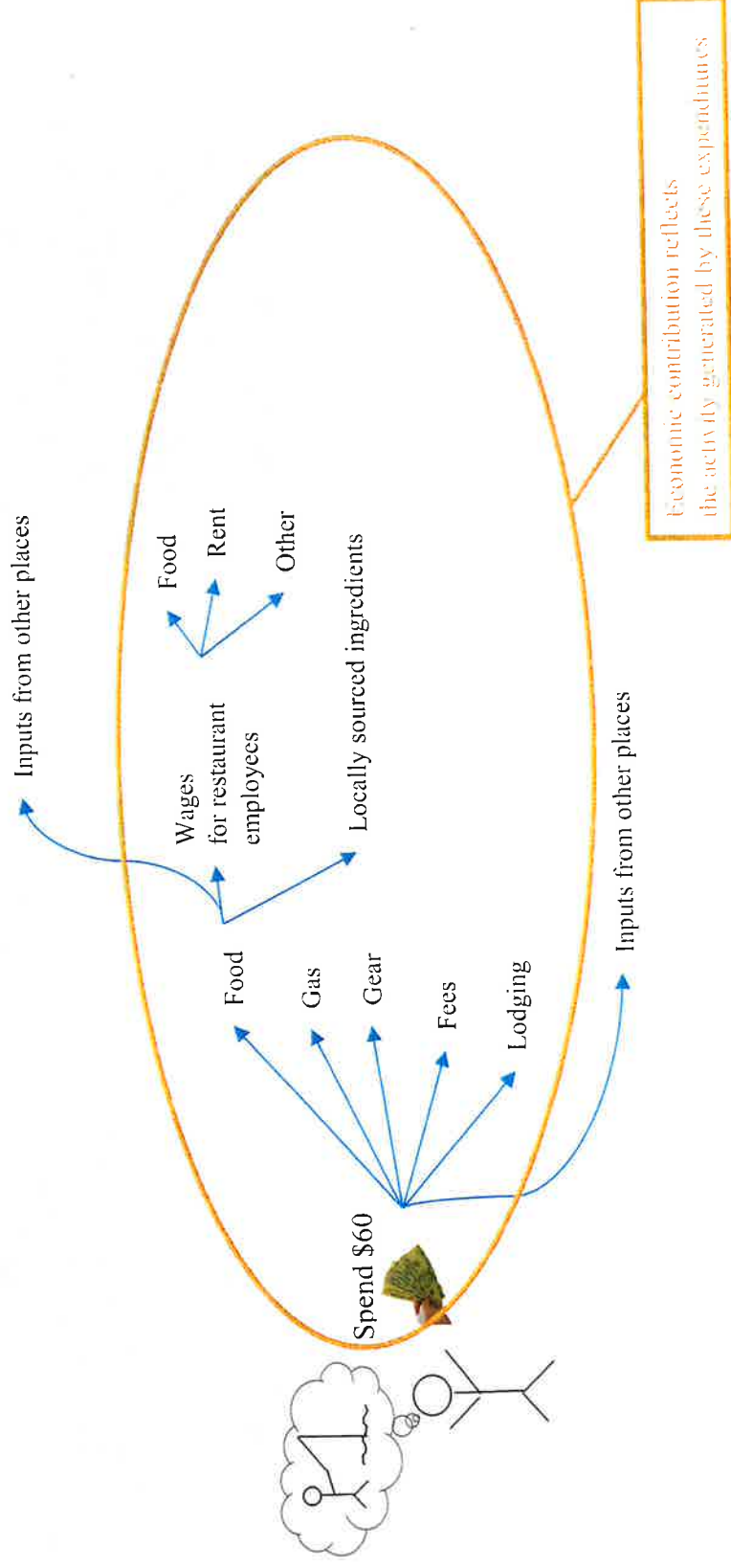
# How do we estimate contributions?





# Economic Contributions 101

Key Question: How does spending in one sector of the economy affect overall economic activity in an area?





## Economic Contributions 101

Key Question: How does spending in one sector of the economy affect overall economic activity in an area?







U.S. Department of the Interior  
Bureau of Land Management

## The BLM: Valuing America's Public Lands 2024

As steward for approximately 245 million acres of America's public lands, the Bureau of Land Management (BLM) manages some of the nation's most historic and scenic landscapes, as well as vast natural resources for the benefit of all Americans. These public lands include rangelands, forests, mountains, arctic tundra, and deserts and encompass one-tenth of the nation's surface and approximately one-third of its subsurface mineral resources. The BLM authorizes responsible resource use on these lands while conserving the natural and cultural legacy of iconic landscapes and sustaining healthy ecosystems that provide clean air and water and support biodiversity.

Activities related to BLM land management support hundreds of thousands of jobs and generate billions of dollars in revenue for communities across the country. This brochure provides a snapshot of how the diverse activities the BLM authorized on public lands during fiscal year (FY) 2023 generated \$252.1 billion in total economic output. This economic activity supported 949,000 total jobs and contributed substantial revenue to the U.S. Treasury and state governments. This includes contributions to the economy from the BLM's expenditures while carrying out its mission, as well as payments the agency transfers to states and counties.

## Economic Contributions from BLM-Managed Lands

Fiscal Year 2023



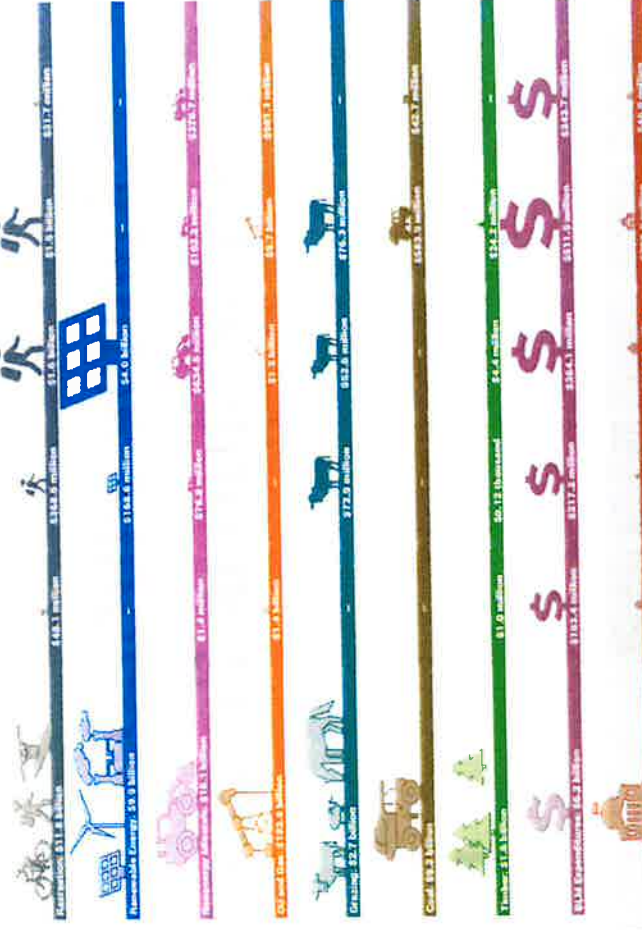
All figures for expenditures, outputs, and jobs are rounded. The two totals reflect the addition of unrounded values.

# BLM's Valuing America's Public Lands 2024 Brochure

## Total Economic Output and Jobs for Fiscal Year 2023

National Total  
Economic Output: \$252.1 billion  
Jobs: 949,000

State	Economic Output	Jobs
Alaska	\$1.7 billion	4,000 jobs
Arizona	\$0.9 billion	7,000 jobs
California	\$8.3 billion	30,000 jobs
Colorado	\$8.8 billion	39,000 jobs
Eastern States	\$1.7 billion	7,000 jobs



All figures for expenditures, outputs, and jobs are rounded. The two totals reflect the addition of unrounded values.



# Economic Contributions from BLM-Managed Lands

Fiscal Year 2023

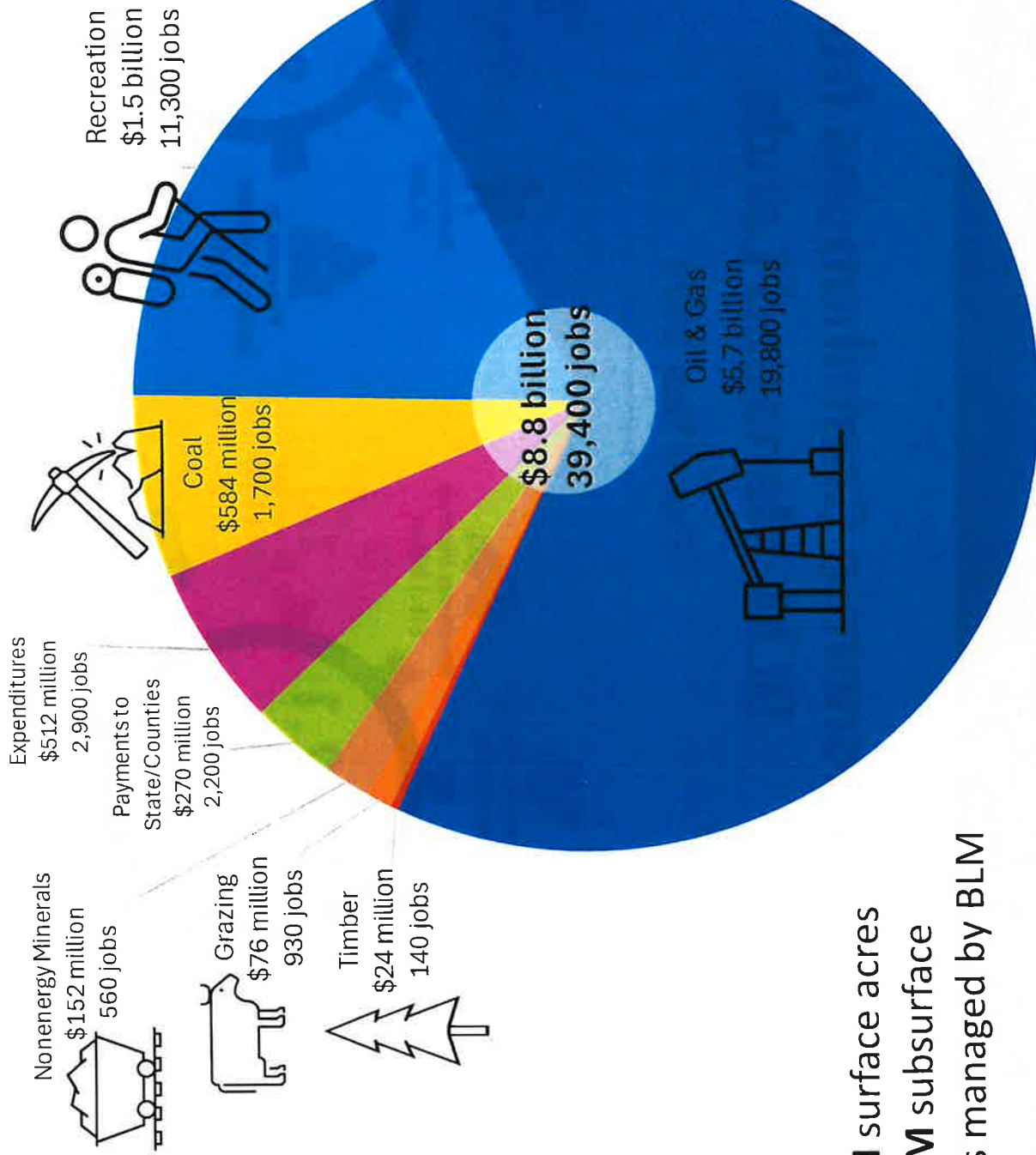


All reported economic outputs and jobs are rounded. The two totals reflect the sum of unrounded values.



# BLM Colorado Economic Contributions

Total Output by Resource, FY 23



**8.3M** surface acres  
**27.1M** subsurface  
acres managed by BLM

State	Recreation	Non-Energy Minerals	Oil and Gas	Grazing	Coal	Timber
Utah	\$0	\$0	\$0	\$0	\$0	\$0
Colorado	\$0	\$0	\$0	\$0	\$0	\$0
California	\$0	\$0	\$0	\$0	\$0	\$0
Oregon - Washington	\$0	\$0	\$0	\$0	\$0	\$0
Idaho	\$0	\$0	\$0	\$0	\$0	\$0
Nevada	\$0	\$0	\$0	\$0	\$0	\$0
Arizona	\$0	\$0	\$0	\$0	\$0	\$0
New Mexico	\$0	\$0	\$0	\$0	\$0	\$0
Montana - Dakotas	\$0	\$0	\$0	\$0	\$0	\$0
Wyoming	\$0	\$0	\$0	\$0	\$0	\$0
Alaska	\$0	\$0	\$0	\$0	\$0	\$0
Eastern States	\$0	\$0	\$0	\$0	\$0	\$0

Colorado Rank	2	7	4	8	3	2
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## Fire Prevention Order: COS06-25-01 Stage 1 Fire Restrictions

### Gunnison Field Office

**Due to dry conditions and high fire danger, under authority of the Federal Land Policy and Management Act of 1976 (Title 43, United States Code, Section 1701, et. seq.) pursuant to Title 43, Code of Federal Regulations (CFR) 9212.2(a), the Bureau of Land Management Gunnison Field Office, is implementing Fire Restrictions for all BLM-administered public lands within the boundaries of Gunnison Field Office beginning Thursday, July 3, 2025, at 0001 hours.**

Under Stage 1 Fire Restrictions the following acts are prohibited:

- Building, maintaining, attending, or using a fire or campfire except within agency-provided fire grates at developed recreation sites. Devices using gas, jellied petroleum, or pressurized liquid fuel are permitted.
- Smoking, except in an enclosed vehicle or building, a developed recreation site, or while stopped in an area at least three feet in diameter that is barren or cleared of all flammable materials.
- Operating a chainsaw without a USDA or SAE approved spark arrester properly installed and working, a chemical fire extinguisher of not less than 8 ounces capacity by weight, and one round point shovel with an overall length of at least 36 inches.
- Using a welder, either arc or gas, or operating acetylene or other torch with open flame, except in cleared areas of at least 10 feet in diameter with a chemical pressurized fire extinguisher of not less than 8 ounces capacity.
- Using exploding targets.

These fire restrictions are in addition to the year-round wildfire prevention restrictions on BLM-administered public lands in Colorado. These are:

- Leaving a fire unattended or unextinguished.
- Possession, discharge or use of any fireworks.
- Discharge of a firearm using incendiary or tracer ammunition.
- Burn, ignite or cause to burn any tire, wire, magnesium, or any other hazardous or explosive material.
- Operate any off-road vehicle on public lands unless the vehicle is equipped with a properly installed spark arrester pursuant to 43 CFR 8343.1 (c).

The following persons are exempt from this order:

1. Persons with a permit or letter of authorization specifically authorizing the prohibited act or omission.
2. Any Federal, State, or local officer or member of an organized rescue or firefighting force in the performance of an official duty.

Executed in Gunnison, Colorado on Tuesday, July 1st, 2025.

Agency Administrator

Digitally signed by JON KAMINSKY  
Date: 2025.07.01 14:24:24 -06'00'

Violation of this Fire Prevention Order is punishable by a fine of not more than \$100,000, or imprisonment of not more than 12 months, or both. (43 CFR 9212.4 and 18 U.S.C. 3571). Restitution for total suppression and damage costs incurred will be borne by the violator.

## STAGE 1

# FIRE RESTRICTIONS ARE IN EFFECT!



**No fires of any type, including charcoal, fire pans or fires in rock campfire rings outside of developed areas.**



**Campfires are only allowed in designated metal fire rings in developed campgrounds.**



**Consider campfire alternatives, such as gas stoves, grills and lanterns.**



**No smoking except inside vehicle or within barren area free of vegetation.**



**Fireworks, exploding targets and firing of tracer or incendiary devices are always prohibited.**

# Statement of Revenues and Disbursements

San Juan County

Selected Fiscal Year: 2025

Selected Date Range: 1/1/2025 - 6/30/2025

Fund	Balance 1/1/2025	Current Tax	Prior Tax	Specific Ownership	Misc. Collections	Disbursements	Treasurer's Fees	Other Expenses	Balance 6/30/2025
010 - COUNTY GENERAL FUND	\$2,062,249.54	\$1,016,378.68	(\$740.08)	\$41,284.48	\$775,735.12	(\$2,120,391.77)	\$10,963.22	\$0.00	\$1,785,479.19
020 - COUNTY ROAD & BRIDGE	\$97,085.79	\$13,191.24	(\$13.63)	\$760.51	\$619,957.90	(\$341,405.01)	(\$3,539.66)	\$0.00	\$386,037.14
030 - CONTINGENT FUND	\$54,554.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,554.94
035 - AMENDMENT 1-EMERGENCY	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00
040 - SOCIAL SERVICE FUND	\$68,955.42	\$15,566.62	(\$11.34)	\$632.30	\$84,520.30	(\$76,060.76)	\$0.00	\$0.00	\$93,602.54
045 - AFFORDABLE HOUSING FUN	\$317,009.80	\$101.47	\$0.00	\$0.00	\$88,287.55	\$0.00	\$0.00	\$0.00	\$405,398.82
050 - CONSERVATION TRUST	\$15,062.15	\$538.98	\$0.00	\$0.00	\$195.75	\$0.00	\$0.00	\$0.00	\$15,796.88
051 - LODGING TAX FUND	\$370,281.32	\$0.00	\$0.00	\$0.00	\$55,503.28	\$0.00	\$0.00	(\$50,000.00)	\$375,784.60
052 - TOURISM BOARD FUND	\$17,922.60	\$0.71	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	(\$62,687.51)	\$5,235.80
055 - NOXIOUS WEED FUND	\$11,896.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,896.78
060 - TOWN OF SILVERTON	\$1,781.17	\$306,638.43	\$0.00	\$12,612.56	\$13,715.40	(\$328,477.65)	(\$6,269.91)	\$0.00	\$0.00
070 - DURANGO FIRE PROTECTIO	\$0.00	\$54,339.12	\$0.00	\$2,408.61	\$0.00	(\$54,030.79)	\$0.00	(\$2,716.94)	\$0.00
080 - SOUTHWEST WATER CONSE	\$0.00	\$20,327.61	(\$13.53)	\$810.98	\$0.00	(\$20,109.33)	\$0.00	(\$1,015.73)	\$0.00
090 - ADVERTISING FEES	\$12,468.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,468.40
100 - REDEMPTION	\$312.30	\$0.00	\$0.00	\$0.00	\$25,211.55	(\$22,162.39)	\$0.00	(\$2,981.38)	\$380.08
110 - SCHOOL GENERAL	\$0.00	\$816,205.59	(\$554.43)	\$32,697.81	\$0.00	(\$840,325.95)	\$0.00	(\$8,023.02)	\$0.00
116 - SCHOOL BOND	\$0.00	\$66,867.06	(\$48.69)	\$2,716.09	\$0.00	(\$69,534.46)	\$0.00	\$0.00	\$0.00
200 - SPECIAL ASSESSMENTS	\$4,240.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,240.20
210 - 911 AUTHORITY	\$92,344.23	\$0.00	\$0.00	\$0.00	\$26,405.64	\$0.00	\$0.00	(\$18,127.36)	\$100,622.51
220 - TREASURER'S FEES	\$21,668.05	\$0.00	\$0.00	\$0.00	\$1,370.00	\$0.00	\$0.00	\$0.00	\$23,038.05
230 - ASSESSOR'S PENALTY	\$5,548.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,548.41



Statement of Revenues and Disbursements

San Juan County

Selected Fiscal Year: 2025

Selected Date Range: 1/1/2025 - 6/30/2025

Fund	Balance 1/1/2025	Current Tax	Prior Tax	Specific Ownership	Misc. Collections	Disbursements	Treasurer's Fees	Other Expenses	Balance 6/30/2025
240 - TREASURER'S DEEDS/FORE	\$19,066.41	\$0.00	\$0.00	\$0.00	\$2,978.01	\$0.00	\$0.00	(\$8,059.04)	\$13,985.38
250 - CLERK TECHNOLOGY FEES	\$5,774.40	\$0.00	\$0.00	\$0.00	\$281.00	\$0.00	\$0.00	\$0.00	\$6,055.40
260 - ADMIN FEE	\$2,698.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,698.42
270 - PEAK INVESTMENTS	\$58,168.39	\$0.00	\$0.00	\$0.00	\$7,405.41	\$0.00	\$0.00	\$0.00	\$65,573.80
280 - ABATEMENTS	(\$2,333.91)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,333.91)
300 - ESCROW-AMBULANCE	\$105,131.76	\$0.00	\$0.00	\$0.00	\$576.63	\$0.00	\$0.00	\$0.00	\$105,708.39
350 - ESCROW-COMPUTER EQUIP	\$4,656.53	\$0.00	\$0.00	\$0.00	\$115.86	\$0.00	\$0.00	\$0.00	\$4,772.39
360 - ASSESSOR/TREASURER ESC	\$3,956.06	\$0.00	\$0.00	\$0.00	\$163.26	\$0.00	\$0.00	\$0.00	\$4,119.32
400 - ESCROW-GRAVEL	\$150,801.11	\$0.00	\$0.00	\$0.00	\$260.67	\$0.00	\$0.00	\$0.00	\$151,061.78
410 - COUNTY BARN ESCROW	\$64,478.26	\$0.00	\$0.00	\$0.00	\$1,208.57	\$0.00	\$0.00	\$0.00	\$65,686.83
420 - ROAD EQUIP PURCHASE ES	\$11,958.34	\$0.00	\$0.00	\$0.00	\$1,292.82	\$0.00	\$0.00	\$0.00	\$13,251.16
430 - LOST 4-WHEELERS ESCROW	\$4,323.04	\$0.00	\$0.00	\$0.00	\$86.88	\$0.00	\$0.00	\$0.00	\$4,409.92
440 - SEARCH & RESCUE ESCROW	\$26,527.54	\$0.00	\$0.00	\$0.00	\$372.64	\$0.00	\$0.00	\$0.00	\$26,900.18
450 - COURTHOUSE ESCROW	\$148,480.19	\$0.00	\$0.00	\$0.00	\$11,498.68	\$0.00	\$0.00	\$0.00	\$159,978.87
460 - MSI ESCROW	\$40,168.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,168.22
470 - EMERGENCY PREPAREDNES	\$3,146.97	\$0.00	\$0.00	\$0.00	\$186.95	\$0.00	\$0.00	\$0.00	\$3,333.92
500 - HISTORICAL ARCHIVES ESC	\$620.55	\$0.00	\$0.00	\$0.00	\$55.29	\$0.00	\$0.00	\$0.00	\$675.84
550 - ASPHALT ESCROW	\$105,231.79	\$0.00	\$0.00	\$0.00	\$1,922.10	\$0.00	\$0.00	\$0.00	\$107,153.89
570 - FOREST RESERVE ESCROW	\$139,258.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$139,258.39
590 - EMERGENCY SERVICES SAL	\$1,897,398.52	\$0.00	\$0.00	\$0.00	\$330,747.20	\$0.00	\$0.00	(\$45,000.00)	\$2,183,145.72
600 - FIRE TRUCK FUND	\$108,808.79	\$0.00	\$0.00	\$0.00	\$1,661.43	\$0.00	\$0.00	\$0.00	\$110,470.22

# Statement of Revenues and Disbursements

San Juan County

Selected Fiscal Year: 2025

Selected Date Range: 1/1/2025 - 6/30/2025

Fund	Balance 1/1/2025	Current Tax	Prior Tax	Specific Ownership	Misc. Collections	Disbursements	Treasurer's Fees	Other Expenses	Balance 6/30/2025
650 - LAND USE ESCROW	\$83,580.94	\$0.00	\$0.00	\$0.00	\$726.72	\$0.00	\$0.00	\$0.00	\$84,307.66
700 - WORKFORCE HOUSING ESC	\$122,001.81	\$0.00	\$0.00	\$0.00	\$402.86	\$0.00	\$0.00	\$0.00	\$122,404.67
750 - ESCROW-SHERIFF VEHICLE	\$40,516.45	\$0.00	\$0.00	\$0.00	\$189.58	\$0.00	\$0.00	\$0.00	\$40,706.03
800 - PUBLIC TRUSTEE	\$120.00	\$0.00	\$0.00	\$0.00	\$885.00	\$0.00	\$0.00	(\$795.00)	\$210.00
810 - SPECIFIC OWNERSHIP TAX	\$18,850.32	\$0.00	\$0.00	\$19,753.36	\$0.00	\$0.00	\$0.00	\$0.00	\$38,603.68
820 - TAX HOLDING FUND	\$6,120.14	\$398,055.15	\$1,740.18	\$0.00	\$1,353.14	\$0.00	\$0.00	(\$1,381.68)	\$405,886.93
900 - ADVANCED COLLECTIONS	\$32,460.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$32,460.95)	\$0.00
<b>Grand Totals:</b>	\$6,385,351.48	\$2,708,210.66	\$358.48	\$113,676.70	\$2,105,273.19	(\$3,872,498.11)	\$1,153.65	(\$233,248.61)	\$7,208,277.44

San Juan County

# Composition of Cash Balances and Investments

As Of: 6/30/2025 Including Account Details

	Net Bank Balance	Investments	Cash on Hand/ In Transit	Total
<i>Cash and Cash Items</i>				
CASH ON HAND				
Cash on Hand	\$0.00	\$0.00	\$200.00	\$200.00
CASH ON HAND:	\$0.00	\$0.00	\$200.00	\$200.00
<i>Demand and Time Deposits</i>				
ALPINE BANK				
FEE COLLECTION ACCOUNT Checking	\$5,997.01	\$0.00	\$0.00	\$5,997.01
BILL PAY ACCOUNT Checking	\$0.00	\$0.00	\$0.00	\$0.00
ALPINE BANK:	\$5,997.01	\$0.00	\$0.00	\$5,997.01
CITIZENS STATE BANK				
Tourism Fund Checking	\$5,358.19	\$0.00	\$0.00	\$5,358.19
Affordable Housing Checking	\$424,015.25	\$0.00	\$0.00	\$424,015.25
911 Authority Checking Checking	\$100,966.58	\$0.00	\$0.00	\$100,966.58
General Checking Checking	\$4,018,981.37	\$0.00	\$0.00	\$4,018,981.37
CITIZENS STATE BANK:	\$4,549,321.39	\$0.00	\$0.00	\$4,549,321.39

Investment Pool

	Net Bank Balance	Cash on Hand/		Total
		Investments	In Transit	
CITIZENS STATE BANK				
100120367	\$0.00	\$1,169,364.95	\$0.00	\$1,169,364.95
CITIZENS STATE BANK:	\$0.00	\$1,169,364.95	\$0.00	\$1,169,364.95
COLOTRUST				
CO-01-0646-8001	\$0.00	\$1,156,579.39	\$0.00	\$1,156,579.39
COLOTRUST:	\$0.00	\$1,156,579.39	\$0.00	\$1,156,579.39
PEAKS INVESTMENT MANAGEMENT				
GTR-041850	\$0.00	\$326,814.70	\$0.00	\$326,814.70
PEAKS INVESTMENT MANAGEMENT:	\$0.00	\$326,814.70	\$0.00	\$326,814.70
	\$4,555,318.40	\$2,652,759.04	\$200.00	\$7,208,277.44

Dannan Jaramillo 7/7/25



Report Selection Criteria:

Selected Fund Type: ALL

Include Encumbrances? NO

Include Pri Yr Liabilities? NO

Printed in Alpha by Fund Name? NO

Exclude Additional Cash? NO

Include Pending Cash? NO

Selected Funds :

Fiscal Year: 2025

From Date: 6/1/2025

From Period: 6

Thru Date: 6/30/2025

To Period: 6

Option: Period

Exclude Transfers Breakdown? NO

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
General Fund (01)					
010 - COUNTY GENERAL FUND	\$1,846,982.67	\$170,793.76	(\$232,297.24)	\$0.00	\$1,785,479.19
020 - COUNTY ROAD & BRIDGE	\$258,319.36	\$164,123.77	(\$36,405.99)	\$0.00	\$386,037.14
030 - CONTINGENT FUND	\$54,554.94	\$0.00	\$0.00	\$0.00	\$54,554.94
035 - AMENDMENT 1-EMERGENCY FUN	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00
040 - SOCIAL SERVICE FUND	\$89,824.36	\$9,620.92	(\$5,842.74)	\$0.00	\$93,602.54
045 - AFFORDABLE HOUSING FUND	\$393,408.59	\$11,990.23	\$0.00	\$0.00	\$405,398.82
050 - CONSERVATION TRUST	\$15,502.68	\$294.20	\$0.00	\$0.00	\$15,796.88
051 - LODGING TAX FUND	\$368,925.43	\$31,859.17	(\$25,000.00)	\$0.00	\$375,784.60
052 - TOURISM BOARD FUND	\$25,103.46	\$0.04	(\$19,867.70)	\$0.00	\$5,235.80
055 - NOXIOUS WEED FUND	\$11,896.78	\$0.00	\$0.00	\$0.00	\$11,896.78
060 - TOWN OF SILVERTON	\$9,659.21	\$22,531.68	(\$32,190.89)	\$0.00	\$0.00
070 - DURANGO FIRE PROTECTION DIS	\$0.00	\$3,536.09	(\$3,536.09)	\$0.00	\$0.00
080 - SOUTHWEST WATER CONSERVAT	\$0.00	\$1,521.20	(\$1,521.20)	\$0.00	\$0.00
090 - ADVERTISING FEES	\$12,468.40	\$0.00	\$0.00	\$0.00	\$12,468.40
100 - REDEMPTION	\$380.08	\$3,202.89	(\$3,202.89)	\$0.00	\$380.08
110 - SCHOOL GENERAL	\$0.00	\$60,822.19	(\$60,822.19)	\$0.00	\$0.00
116 - SCHOOL BOND	\$0.00	\$4,981.93	(\$4,981.93)	\$0.00	\$0.00
200 - SPECIAL ASSESSMENTS	\$4,240.20	\$0.00	\$0.00	\$0.00	\$4,240.20
210 - 911 AUTHORITY	\$99,301.68	\$4,576.99	(\$3,256.16)	\$0.00	\$100,622.51
220 - TREASURER'S FEES	\$23,038.05	\$0.00	\$0.00	\$0.00	\$23,038.05
230 - ASSESSOR'S PENALTY	\$5,548.41	\$0.00	\$0.00	\$0.00	\$5,548.41
240 - TREASURER'S DEEDS/FORECLOS	\$13,985.38	\$0.00	\$0.00	\$0.00	\$13,985.38
250 - CLERK TECHNOLOGY FEES	\$5,971.40	\$84.00	\$0.00	\$0.00	\$6,055.40
260 - ADMIN FEE	\$2,698.42	\$0.00	\$0.00	\$0.00	\$2,698.42
270 - PEAK INVESTMENTS	\$66,309.71	(\$735.91)	\$0.00	\$0.00	\$65,573.80
280 - ABATEMENTS	(\$2,333.91)	\$0.00	\$0.00	\$0.00	(\$2,333.91)

# Fund Status Report

San Juan County

## Report Selection Criteria:

Selected Fund Type: ALL  
 Include Encumbrances? NO  
 Include Pri Yr Liabilities? NO  
 Printed in Alpha by Fund Name? NO  
 Exclude Additional Cash? NO  
 Include Pending Cash? NO  
 Selected Funds :  
 Fiscal Year: 2025  
 From Period: 6  
 To Period: 6  
 Exclude Transfers Breakdown? NO  
 From Date: 6/1/2025  
 Thru Date: 6/30/2025  
 Option: Period

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
300 - ESCROW-AMBULANCE	\$105,612.01	\$96.38	\$0.00	\$0.00	\$105,708.39
350 - ESCROW-COMPUTER EQUIP	\$4,753.03	\$19.36	\$0.00	\$0.00	\$4,772.39
360 - ASSESSOR/TREASURER ESCROW	\$4,092.03	\$27.29	\$0.00	\$0.00	\$4,119.32
400 - ESCROW-GRAVEL	\$151,018.21	\$43.57	\$0.00	\$0.00	\$151,061.78
410 - COUNTY BARN ESCROW	\$65,484.82	\$202.01	\$0.00	\$0.00	\$65,686.83
420 - ROAD EQUIP PURCHASE ESCROW	\$13,035.07	\$216.09	\$0.00	\$0.00	\$13,251.16
430 - LOST 4-WHEELERS ESCROW	\$4,395.40	\$14.52	\$0.00	\$0.00	\$4,409.92
440 - SEARCH & RESCUE ESCROW	\$26,837.59	\$62.59	\$0.00	\$0.00	\$26,900.18
450 - COURTHOUSE ESCROW	\$158,050.30	\$1,928.57	\$0.00	\$0.00	\$159,978.87
460 - MSI ESCROW	\$40,168.22	\$0.00	\$0.00	\$0.00	\$40,168.22
470 - EMERGENCY PREPAREDNESS	\$3,302.67	\$31.25	\$0.00	\$0.00	\$3,333.92
500 - HISTORICAL ARCHIVES ESCROW	\$666.60	\$9.24	\$0.00	\$0.00	\$675.84
550 - ASPHALT ESCROW	\$106,832.62	\$321.27	\$0.00	\$0.00	\$107,153.89
570 - FOREST RESERVE ESCROW	\$139,258.39	\$0.00	\$0.00	\$0.00	\$139,258.39
590 - EMERGENCY SERVICES SALES TA	\$2,143,623.59	\$39,522.13	\$0.00	\$0.00	\$2,183,145.72
600 - FIRE TRUCK FUND	\$110,192.52	\$277.70	\$0.00	\$0.00	\$110,470.22
650 - LAND USE ESCROW	\$84,186.19	\$121.47	\$0.00	\$0.00	\$84,307.66
700 - WORKFORCE HOUSING ESCROW	\$122,337.33	\$67.34	\$0.00	\$0.00	\$122,404.67
750 - ESCROW-SHERIFF VEHICLE	\$40,674.34	\$31.69	\$0.00	\$0.00	\$40,706.03
800 - PUBLIC TRUSTEE	\$90.00	\$236.00	(\$116.00)	\$0.00	\$210.00
810 - SPECIFIC OWNERSHIP TAX	\$10,813.87	\$38,603.69	(\$10,813.88)	\$0.00	\$38,603.68
820 - TAX HOLDING FUND	\$177,904.95	\$388,436.74	(\$160,454.76)	\$0.00	\$405,886.93
900 - ADVANCED COLLECTIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
950 - WEST SIDE SPECIAL IMP. DISTRIC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
960 - HOSPITAL GRANT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
* Fund Type Total *	\$6,849,115.05	\$959,472.05	(\$600,309.66)	\$0.00	\$7,208,277.44

Operator: djaramillo

7/7/2025 2:19:29 PM

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Report ID: GLLT85a

Report Selection Criteria:

Selected Fund Type: ALL

Include Encumbrances? NO

Include Pri Yr Liabilities? NO

Printed in Alpha by Fund Name? NO

Exclude Additional Cash? NO

Include Pending Cash? NO

Fiscal Year: 2025

From Period: 6

To Period: 6

Exclude Transfers Breakdown? NO

From Date: 6/1/2025

Thru Date: 6/30/2025

Option: Period

Selected Funds :

Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
* Report Total *	\$6,849,115.05	\$959,472.05	\$0.00	\$7,208,277.44

San Juan County

Composition of Cash Balances and Investments

As Of: 6/30/2025 Including Account Details

Cash and Cash Items	Cash on Hand/			
	Net Bank Balance	Investments	In Transit	Total
CASH ON HAND				
Cash on Hand	\$0.00	\$0.00	\$200.00	\$200.00
CASH ON HAND:	\$0.00	\$0.00	\$200.00	\$200.00
Demand and Time Deposits				
ALPINE BANK				
FEE COLLECTION ACCOUNT Checking	\$5,997.01	\$0.00	\$0.00	\$5,997.01
BILL PAY ACCOUNT Checking	\$0.00	\$0.00	\$0.00	\$0.00
ALPINE BANK:	\$5,997.01	\$0.00	\$0.00	\$5,997.01
CITIZENS STATE BANK				
Tourism Fund Checking	\$5,358.19	\$0.00	\$0.00	\$5,358.19
Affordable Housing Checking	\$424,015.25	\$0.00	\$0.00	\$424,015.25
911 Authority Checking Checking	\$100,966.58	\$0.00	\$0.00	\$100,966.58
General Checking Checking	\$4,018,981.37	\$0.00	\$0.00	\$4,018,981.37
CITIZENS STATE BANK:	\$4,549,321.39	\$0.00	\$0.00	\$4,549,321.39





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

**Summertime in the Rockies**

1 message

**Colorado Brownfields** <info@cobrownfieldspartnership.org>  
Reply-To: Colorado Brownfields <info@cobrownfieldspartnership.org>  
To: Willy <admin@sanjuancolorado.us>

Thu, Jul 3, 2025 at 10:22 AM

**Brownfields & Superfund Unit Leader Retiring After 31 Years**

Doug Jamison is stepping into retirement from the Colorado Department of Public Health and Environment after over 30 years of dedicated service. As the longtime Superfund and Brownfields Unit Leader, Doug has overseen critical environmental cleanup programs, managed multi-million-dollar cooperative grants, and led initiatives to assess and remediate contaminated sites across the state. His leadership and deep institutional knowledge have been instrumental in advancing public health and environmental protection. Colorado owes much of its progress on Superfund and Brownfields work to his

steady stewardship, and his presence will be greatly missed. Please direct all future correspondence after July 31st to [mark.rudolph@state.co.us](mailto:mark.rudolph@state.co.us) and [kathleen.knox@state.co.us](mailto:kathleen.knox@state.co.us).



### **\$11.6 Million in EPA Grants for Colorado Cleanup**

On May 16, 2025, the EPA announced over \$11.6 million in Brownfields Grants to support cleanup and revitalization efforts across seven Colorado communities. The funding—part of a larger \$267 million national investment—will help address contamination at sites in Canon City, Cortez, Fountain, Trinidad, Lamar, and Denver, as well as support CDPHE's revolving loan fund. Projects include asbestos and lead abatement, cleanup of petroleum and dry-cleaning solvents, and redevelopment of historic or underutilized properties into mixed-use and affordable housing. Officials from EPA, CDPHE, and Colorado's congressional delegation highlighted the grants as critical investments in environmental health and local economic growth.

### **EPA Announces \$267 Million in National Brownfields Funding**

This round of Colorado grants is part of a nationwide \$267 million EPA investment, the largest to date. Here's how it breaks down:

- \$121.8 million for site assessments and outreach
- \$88.2 million for direct cleanup
- \$15 million for revolving loan funds
- \$42 million in supplemental funding for high-performing grantees



EPA Administrator Lee Zeldin emphasized the importance of turning contaminated spaces into “thriving community assets”—and the numbers back it up: since 1995, the program has leveraged \$42 billion in redevelopment and helped create over 220,000 jobs. Since 1995 the Brownfields Program specifically has distributed nearly \$2.9 billion in grants to assess and clean up contaminated sites. Overall the EPA grants nearly \$4 billion dollars per year.



### Canon City Brownfield Success: Hotel St. Cloud Case Study

On May 14–15, 2025, Cañon City hosted a two-day event, “Exploring Small Developer Success with Jim Heid,” spotlighting the Hotel St. Cloud—a landmark Brownfield redevelopment in the city’s historic downtown. Organized by Downtown Colorado, Inc. and the City of Cañon City, the event showcased how the Building Small approach empowers local residents to become developers and investors in their own communities. The redevelopment, led by visionary firm Unbridled, transformed the once-blighted property into a vibrant, historically preserved asset, demonstrating how creative planning, community vision, and environmental cleanup can catalyze economic and cultural revitalization in small towns across Colorado.



## **Pueblo's Brownfield Cleanup Faces Temporary Setback Due to Funding Freeze**

In early 2025, a critical \$1 million EPA grant for brownfield cleanup in Pueblo was temporarily frozen due to federal budget reviews. The grant was earmarked for remediating the El Centro del Quinto Sol Recreation Center, which has been contaminated with lead paint and asbestos. This funding freeze threatened to delay the project, which is essential for revitalizing the area.

However, the EPA later confirmed that the funding would move forward, allowing the redevelopment to proceed. This temporary setback highlights the ongoing challenges and importance of reliable funding for brownfield projects, which are vital for community health and economic development.

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## **WE NEED YOU to Support the Brownfields Tax Deduction**

Momentum is building to reinstate a key federal incentive that could unlock more private investment in brownfield cleanup. At a recent House Energy & Commerce Subcommittee hearing, lawmakers discussed expanding brownfield redevelopment—especially for projects like AI infrastructure—and emphasized the need for stronger financial tools. In response, Representatives Sherrill and Turner have reintroduced H.R. 815, a bipartisan bill to reinstate the federal brownfields tax deduction, allowing cleanup costs to be deducted in the year they're incurred rather than over a decade. This deduction previously helped transform sites in over 40 states. The National Brownfields Coalition is urging supporters to contact their representatives and advocate for this important tool to encourage investment and accelerate revitalization.

Why it matters:

- Encourages private sector investment in underutilized sites
- Reduces environmental risks and improves community health