

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

August 10, 2022

Due to the recent COVID-19 surge, San Juan County meetings will be conducted in a hybrid virtual/in-person format. All persons including Board Members, Staff and those with appointments scheduled on the agenda may meet in person or via zoom. For anyone attending the meeting in person and especially at risk participants are strongly encouraged to wear a mask. We encourage community members to participate via zoom. The information necessary to connect to the public meeting is listed below.

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

**OLD BUSINESS:**

Consider Bills and Authorize Warrants  
BOCC Regular Meeting Minutes for July 27, 2022

**APPOINTMENTS:**

8:40 A.M. - Public Hearing – Ordinance 2022-01 AN ORDINANCE FOR THE REGULATION OF TRAFFIC BY THE BOARD OF COUNTY COMMISSIONERS OF SAN JUAN, COUNTY, COLORADO ADOPTING BY REFERENCE THE 2020 EDITION OF THE "MODEL TRAFFIC CODE", REPEALING ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING PENALTIES FOR VIOLATION THEREOF

9:10 A.M. - Martha Johnson, Social Services

9:40 A.M. - Liquor License Renewal CORE Mountain Enterprises LLC

10:00 A.M. - Public Hearing- Sketch Plan, County Improvement Permit Application, Proposed Stalzer Cabin with Detached Garage and Associated Improvements, Forest Queen No. 9 Lode USMS No. 18843, Conundrum Road, Maggie Gulch, County Road 2, San Juan County, CO.

10:30 A.M. - Jon Kaminsky Field Manager, BLM

Other

Lunch – Location to be determined

**CORRESPONDENCE:**

Ryan Bennett

**NEW BUSINESS:**

Treasure's Report

Sales Tax Update7

Public Comment

Commissioner and Staff Reports

**OTHER:**

**ADJOURN: Town County Meeting – Monday 5:00 PM August 22, 2022**

**Next Regular Meeting – 6:30 PM, Wednesday August 24, 2022**

Join Zoom Meeting

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

Meeting ID: 921 3647 3203

One tap mobile

+16699006833,,92136473203# US (San Jose)

+12532158782,,92136473203# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 921 3647 3203

SAN JUAN COUNTY BOARD OF COMMISSIONERS MET AUGUST 10, 2022  
 AND THE FOLLOWING BILLS WERE APPROVED FOR PAYMENT.

23730	ANTHEM BLUE CROSS	AUG MEDICAL INSURANCE	14134.45
23758	SILVERTON RESTORATION	JUNE-JULY 22 CONSULTING	3360.00
23759	CENTURY LINK	SHERIFF BILL	283.19
23760	SILVER SAN JUAN	FIX HOT WATER HEATER (CH)	127.50
23761	IMAGE NET CONSULTING	COPIER USEAGE REMAINDER	100.00
23762	STATE OF COLORADO DPA	TITLES	3.99
23762	STATE OF COLORADO DPA	REN-TITLE-REG (JUNE-JULY)	62.04
DD	ABIGAIL H. ARMISTEAD	SHERIFF DEPUTY WAGES	3415.45
DD	AMIE R. BIOCCHI	DEPUTY-NURSE ASSIST WAGES	3116.64
DD	ANTHONY D. EDWARDS	COMMUNICATIONS WAGES	2521.20
DD	ARTHUR J. DONOVAN	EPD WAGES	4459.57
DD	AUSTIN LASHLEY	COMMISSIONERS WAGES	273.92
DD	BRUCE T. CONRAD	SHERIFF WAGES	3910.37
DD	DEANNA M. JARAMILLO	TREASURERS WAGES	3314.23
DD	ELIZABETH KREMER	JULY 22 ED PAY	2437.05
DD	ERNEST F. KUHLMAN	COMMISSIONERS WAGES	1991.92
DD	JOHN A. JACOBS	SHERIFF DEPUTY WAGES	3665.32
DD	KERI METZLER	CORONER WAGES	902.32
DD	KIMBERLY A. BUCK	ASSESSORS WAGES	3861.94
DD	KRISTINA L. RHOADES	SOCIAL SERVICE WAGES	2186.60
DD	LADONNA L. JARAMILLO	COUNTY CLERK WAGES	3273.72
DD	LOIS MACKENZIE	NURSE ASSISTANT WAGES	1020.31
DD	REBECCA B. JOYCE	COUNTY NURSE WAGES	4076.57
DD	REBECCA J. RHOADES	CUSTODIAN WAGES	1089.52
DD	SARAH B. FRIDEN	SENIOR HELPER WAGES	471.69
DD	STEPHEN W. LOWRANCE	UNDERSHERIFF WAGES	3903.73
23764	UNITED STATES TREASURY	MARCH 22 TAXES (941)	482.29
23765	EMMA E. VIGERS	NURSE ASSISTANT WAGES	595.45
23766	EVELYN V. ARCHULETA	CLERK DEPUTY WAGES	2083.10
23767	LISA M. ADAIR	PLANNER WAGES	1981.64
23768	SCOTT L. FETCHENHIER	COMMISSIONERS WAGES	2034.92
23769	TOMMY WIPF	VETS OFFICER WAGES	354.40
23770	WILLIAM A. TOOKEY	ADMINISTRATOR WAGES	4564.00
23771	CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	20336.82
23772	CITIZENS STATE BANK	STATE TAXES WITHHELD	3318.00
23773	GREAT-WEST LIFE	GROUP RETIREMENT	6762.89
23774	CITIZENS STATE BANK	H S A SAVINGS	1500.00
23775	KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	783.57
23776	VOID		
23777	AFLAC	INDIVIDUAL INSURANCE	177.10
23778	LA PLATA FINANCE DEPT	ANNUAL PORTION REMODLE DA	2700.69
23779	AMWINS GROUP BENEFITS	DENTAL & LIFE INSURANCE	143.31
23780	KRISTINA L. RHOADES	ELECTION JUDGE PAY (RECOUNT)	50.00





23781 SUSAN TOMS	ELECTION JUDGE PAY (RECOUNT)	50.00
23782 KERI METZLER	ELECTION JUDGE PAY (RECOUNT)	50.00
23783 VISA	BILLS	11560.17
23784 ERNEST F. KUHLMAN	REIMB INSURANCE	198.28
23785 SILVERTON STANDARD	LEGALS	839.68
23786 STATE OF COLORADO DPA	JULY 22 TITLES	1.11
23787 WEX BANK	SHERIFFS FUEL	1277.85
23788 IMAGE NET CONSULTING	SHERIFFS BILL	422.63
23789 VERIZON	SHERIFFS BILL	186.91
23790 SILVERTON CHAMBER	COPIES	177.75
23791 BUSINESS OPTIONS	NURSE BILL	22.50
23792 ROCK ENVIRONMENTAL	NURSES BILL	1080.00
23793 LORETTA ST GEORGE	HOSPITAL DEEP CLEANING	125.00
23794 DAYNA KRANKER	NURSE ASSISTANT PAY	1235.00
23795 ROB GARDINER	NURSE ASSISTANT PAY	120.00
23796 DENNIS R. GOLBRICHT	SERVICES RENDERED	2470.00
23797 AMBULANCE ASSOSIATION	SALES TAX MONTYLY PAYMENT	38333.33
23798 AMBULANCE ASSOSIATION	MONTHLY PAYMENT	7200.00
23799 SILVERTON FIRE AUTHORITY	3RD QUARTER PAYMENT	10475.00
23800 LA PLATA TREASURER	APR-JUNE 22 FINAL EXPENSES DA	5935.00
23801 SAN MIGUEL POWER	BILLS	2959.34
23802 DEANNE GALLEGOS	PUBLIC INFO OFFICER PAY	2108.24
23803 SILVERTON PUBLIC SCHOOL	JAN-JUNE 22 AGREEMENT	14768.15
23804 SILVERTON HARDWARE	SUPPLIES	129.39
23805 FORETHOUGHT.NET	BILLS	1162.20
23806 CATHEDRAL STONE	BILLS	1985.52
23807 LA PLATA DETENTION	JULY 22 JAIL BILL	130.00
23808 MASTERS TOUCH, LLC	DELINQUENT TAX NOTICES	362.24
23809 SILVERTON STANDARD	TREASURERS SEMI ANNUAL	384.00
23810 CENTURY LINK	SHERIFFS BILL	72.22
TOTAL GENERAL		221652.93



ROAD

6876 ANTHEM BLUE CROSS	MEDICAL INSURANCE	2104.32
DD DAVID L. ANDREWS	ROAD FOREMAN WAGES	3612.48
DD LOUIS K. GIRODO	ROAD OVERSEER WAGES	4431.32
DD MICHAEL C. MAXFIELD	ROAD OPERATOR WAGES	3477.83
6886 CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	4185.02
6887 CITIZENS STATE BANK	STATE TAXES WITHHELD	654.00
6888 GREAT-WEST LIFE	GROUP RETIREMENT	946.08
6889 CITIZENS STATE BANK	H S A SAVINGS	200.00
6890 KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	240.40
6891 AMWINS GROUP BENEFITS	VISION INSURANCE	38.03
6892 AFLAC	INDIVIDUAL INSURANCE	62.01
6893 VISA	SUPPLIES	331.03
6894 DAVID L. ANDREWS	REIM SUPPLIES	90.60
6895 DELTA RIGGING & TOOLS	6' STEEL DELINEATOR POST	1024.88
6896 SAN MIGUEL POWER	BILLS	191.62
6897 FOUR CORNERS WELDING	KOX-MAC	45.00
6898 IMAGE NET CONSULTING	BILLS	36.81
6899 SILVERTON HARDWARE	SUPPLIES	301.43
6900 HONNEN EQUIPMENT	SUPPLIES	539.66
6901 ALSCO	BILL	74.00
TOTAL ROAD		22586.52

GENERAL	221652.93
ROAD	22586.52
TOTAL FUNDS	244239.45

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

\_\_\_\_\_  
SCOTT L. FETCHENHIER, CHAIRMAN

\_\_\_\_\_  
ERNEST F. KUHLMAN, COMMISSIONER

\_\_\_\_\_  
AUSTIN LASHLEY, COMMISSIONER

\_\_\_\_\_  
LADONNA L. JARAMILLO, CLERK



Additional Bills

1. Aflac	239.11
2. Lawson Products	462.72
3. Century Link	293.18
4. Wagner Cat	21.73
5. VISA	<u>1,006.31</u>
Total	2,023.05



SAN JUAN COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING WEDNESDAY, JULY 27, 2022  
AT 6:30 P.M.

Call to Order: The meeting was called to order by Chairman Scott Fetchenhier. Present were Commissioners Ernest Kuhlman, Austin Lashley, County Attorney Dennis Golbricht and Administrator William Tookey.

Commissioner Kuhlman moved to approve the minutes of July 13, 2022 as presented. Commissioner Lashley seconded the motion. The motion passed unanimously.

Mark Lambert of the San Juan National Forest Service was present to discuss the fire guidelines and how they impact the operation of the train Durango and Silverton Railroad. The acting Columbine District Ranger Daniel Jordan was also present to introduce himself to the Commissioners.

An abatement hearing to consider the petition from Nick Kraus representing Moorhead Property One, LLC. County Assessor Kim Buck was present to explain how she valued the property. Mr. Kraus then presented his evidence as to why the value was in error and should be lowered. Upon completion of the hearing Commissioner Fetchenhier moved to deny the petition. Commissioner Kuhlman seconded the motion. The motion was passed unanimously. There was no determination that the assessed value of the property was erroneous or illegal.

A Public Hearing was held to receive comments concerning Resolution 2022-06 Providing For The Referral To The Registered, Qualified, Electors Of San Juan County, Including The Town Of Silverton, A Question Authorizing The Expanded Use Of The Existing Two Percent (2%) Lodging Tax. Upon completion of the public hearing Commissioner Kuhlman moved to approve Resolution 2022-06 with the ballot question to read:

WITHOUT RAISING TAXES, SHALL SAN JUAN COUNTY BE AUTHORIZED TO ALTER THE USE OF THE EXISTING LODGING TAX TO APPLY FORTY PERCENT (40%) TO MARKETING AND PROMOTION OF LOCAL TOURISM; FORTY PERCENT (40%) TO ACQUIRE, CONSTRUCT, MAINTAIN, ENHANCE, RENOVATE, RELOCATE, IMPROVE, PROMOTE, SUPPORT AND FUND, HOUSING AND CHILDCARE FOR THE TOURISM-RELATED WORKFORCE, INCLUDING SEASONAL WORKFORCE, AND OTHER WORKERS IN THE COMMUNITY; AND TWENTY PERCENT (20%) TO ACQUIRE, CONSTRUCT, MAINTAIN, ENHANCE, RENOVATE, RELOCATE, IMPROVE, PROMOTE, SUPPORT AND FUND SIGNAGE, TRAIL AND TRAILHEAD DEVELOPMENT, ROAD AND BRIDGE PROJECTS, PARKING AND STAGING, AND THE BACKCOUNTRY RANGER POSITION, IN ORDER TO FACILITATE AND ENHANCE VISITOR EXPERIENCES, AND FOR ALL OTHER PURPOSES PERMITTED BY LAW?

\_\_\_\_\_ **YES/FOR**

\_\_\_\_\_ **NO/AGAINST"**

Commissioner Lashley seconded the motion. The motion passed unanimously.

Troy Huffman CDPHE and Aaron McDowell, Brian Devine and others from SJBPH were present to provide an update to the commissioners concerning food retail inspections. Also present was Public Health Director Becky Joyce. CDPHE had been providing the food retail inspections but due to logistics and costs are contracting with SJBPH to do the inspections.

Public Health Director Joyce requested that the County continue to use Covid Funding for hazard bonus pay for the public health employees. Commissioner Kuhlman moved to authorize Covid Funding to be used for hazard bonus pay as requested. Commissioner Lashley seconded the motion. The motion passed unanimously.

Emergency Manager Jim Donovan was present to update the Commissioners on the status of the Trinity Peak Search. He also informed the Commissioners that he had received a grant for radios and a grant for a new search and rescue truck.

Having no further business, the meeting adjourned at 10:05 P.M.

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Scott Fetchenhier, Chairman

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Ladonna L. Jaramillo, County Clerk



## NOTICE OF HEARING

**NOTICE is hereby given of a public hearing before the Board of County Commissioners of San Juan Colorado, at 8:40 AM. of the 10th day of August, 2022, at the County Commissioner's Room, San Juan County Courthouse, 1557 Greene, Silverton, Colorado for the purpose of considering the adoption by reference of the "Model Traffic Code" 2020 edition, with modifications, all as set forth in proposed Ordinance 2022-01, as the traffic ordinance of the County of San Juan, Colorado.**

**NOTICE is further given that all persons may appear and present oral & written testimony regarding this project prior to or at public hearing. Written comment may be sent to PO Box 466, Silverton, CO 81433 or via email to [sanjuancounty@frontier.net](mailto:sanjuancounty@frontier.net).**

**Copies of the Model Traffic Code are on file at the office of the County Clerk and may be inspected during regular business hours. If enacted as an ordinance of the County the Model Traffic Code will not be published in full, but in accordance with state law, copies will be kept on file.**

**The "Model Traffic Code" 2020 edition is published by the Colorado Department of Transportation, Traffic Engineering and Safety Branch, 2829 West Howard Place, Denver, CO 80204. The subject matter of the Model Traffic Code relates primarily to comprehensive traffic control regulations for the County. The purpose of the Ordinance and the Code adopted therein is to provide a system of traffic regulations consistent with state law and generally conforming to similar regulations throughout the state and the nation.**

### ORDINANCE NO. 2022 - 01

#### **AN ORDINANCE FOR THE REGULATION OF TRAFFIC BY THE BOARD OF COUNTY COMMISSIONERS OF SAN JUAN, COUNTY, COLORADO ADOPTING BY REFERENCE THE 2020 EDITION OF THE "MODEL TRAFFIC CODE", REPEALING ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING PENALTIES FOR VIOLATION THEREOF**

**WHEREAS, C.R.S. § 30-15-401(1)(h) authorizes the Board of County Commissioners ("BOCC") to adopt Ordinances to control and regulate the movement and parking of motor vehicles on public property; and**

**WHEREAS, C.R.S. § 42-4-110(1) authorizes all local authorities, including counties, to adopt by reference all or any part of the model traffic code for Colorado published by the Colorado Department of Transportation; and**

**WHEREAS**, C.R.S. § 42-4-111(1) authorizes the County's reasonable exercise of police power with respect to streets and highways under its jurisdiction; and

**WHEREAS**, pursuant to C.R.S. § 30-15-402(1) the BOCC may authorize the Sheriff to apply the penalty assessment procedure provided for in C.R.S. § 16-2-201 for violations of the traffic code; and

**WHEREAS**, pursuant to C.R.S §§ 30-15-402(2) and (3) persons convicted of violating a traffic code Ordinance may be required to pay certain surcharges to penalty assessments; and

**WHEREAS**, the Board of County Commissioners finds that the adoption of a traffic Ordinance that incorporates by reference the 2020 Model Traffic Code for Colorado is in the best interests of the public health, safety, and welfare of the citizens of San Juan County.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SAN JUAN COUNTY, COLORADO:**

**Section 1 - Adoption.** Pursuant to Parts 1 and 2 of Article 16 of Title 31 and Part 4 of Article 15 of Title 30, C.R.S., there is hereby adopted by reference the 2020 edition of the "Model Traffic Code" promulgated and published as such by the Colorado Department of Transportation, Traffic Engineering and Safety Branch, 2829 West Howard Place, Denver, CO 80204. The subject matter of the Model Traffic Code relates primarily to comprehensive traffic control regulations for the City, Town, County. The purpose of this Ordinance and the Code adopted herein is to provide a system of traffic regulations consistent with state law and generally conforming to similar regulations throughout the state and the nation. Three (3) copies of the Model Traffic Code adopted herein are now filed in the office of the San Juan County Clerk and Recorder and may be inspected during regular business hours.

**Section 2 - Deletions.** The 2020 edition of the Model Traffic Code is adopted in its entirety as if set out at length, except for the following sections which are declared to be inapplicable to this County and are therefore expressly deleted:

A. Sections

- 106(4.5)(b)(I) and (II);
- 613; and
- 1012.

B. Section 225(3) is modified to delete the third sentence.

**Section 3 - Additions or Modifications.** The said adopted Code is subject to the following additions or modifications:

A. In addition to the terms specified in Section 1204, it shall be unlawful for any Person to Operate, Stand, Park or Stop a Vehicle in any manner on any County Road or at any place in the unincorporated area of San Juan County, where such movement or Parking of Vehicles has been restricted or prohibited, except when necessary to avoid conflict with other traffic, or in compliance

with the directions of a Police Officer or Traffic Control Device. Parking prohibitions specified in this Ordinance are in addition to the restrictions specified in C.R.S. § 42-4-1204, and as otherwise specified by law. Temporary daytime parking will be allowed for the purpose of celebrations, parades and special events. A Special Event Permit must be obtained from the San Juan County Sheriff's office at no cost in order to park on any County Road overnight.

B. All references to "police" or "peace" officer shall mean the San Juan County Sheriff, Undersheriff, and all related Deputy Sheriffs.

C. Section 109(9) is modified to include skateboards.

D. Section 110(2) is modified to add the following clause: "The San Juan County Court or 6<sup>th</sup> Judicial District Court, whichever is most appropriate, shall have jurisdiction over violations of traffic regulations enacted or adopted by San Juan County."

M. The Appendix Definition of "Police Officer" is amended to add the following clause: "and includes but is not limited to the Sheriff, Undersheriff and every Deputy Sheriff of the San Juan County Sheriff's Office".

N. All references made to the "Model Traffic Code" shall be deleted and the words "San Juan County Traffic Code" be inserted in their stead.

**Section 4 - Penalties.** The following penalties, set forth in full herein, shall apply to this Ordinance:

A. It is unlawful for any person to violate any of the provisions adopted in this Ordinance. The penalty assessment procedure provided by C.R.S. § 16-2-201, may be followed by an arresting officer for any such violation of this Ordinance.

B. Any person who violates this Ordinance commits a traffic infraction C.R.S. § 30-15-402.

C. For its schedule of fines, the BOCC hereby adopts the schedule of fines, penalties, and surcharges set forth in C.R.S. § 42-4-1701, as those fines and penalties correspond to the sections of the Model Traffic Code adopted by this Ordinance for all cases wherein the alleged violator acknowledges guilt or liability, is found guilty by a court of competent jurisdiction, or has judgment entered against him/her. If the penalty for violation of a provision is not otherwise provided in C.R.S § 42-4-1701, or this Ordinance, the penalty for class A and class B traffic infractions shall be fifteen dollars, and the surcharge shall be ten dollars.

D. Unless otherwise provided by law, all fines and penalties, and surcharges thereon, for violations of this Ordinance shall be paid into the treasury of San Juan County.

E. In addition to the penalties prescribed in subsection B, D, and E of this Section, persons convicted of, or admitting responsibility to, a violation of this Ordinance are subject to:

I. Additional surcharges as set forth in C.R.S. § 42-4-1701, if the surcharge is not specified in this Ordinance, which shall be paid to the County General Fund or to the State Treasurer as specified by the Colorado Revised Statute, as amended; and

II. A surcharge of ten dollars that shall be paid to the Clerk of the Court by the defendant. Each Clerk shall transmit the moneys to the Court Administrator of the 6th Judicial District for credit to the Victims and Witness' Assistance and Law Enforcement Fund established in the 6th Judicial District pursuant to C.R.S. § 24-4.2-103.

D. In addition to the penalties prescribed in subsection B, C, and E of this Section, each defendant convicted of, or admitting responsibility to, operating a vehicle in excess of the speed limit in violation of Section 1101, of violating the helmet law for minors of section 109, or of violating the helmet law of Section 1502, shall pay to the Clerk of the court or the County General Fund a twenty dollar (\$20.00) surcharge, as provided in C.R.S. § 30-15-402(3). The Clerk of the Court or the County Administrator shall transmit the moneys to the State Treasurer, who shall credit them to the Colorado Traumatic Brain Injury Trust Fund created pursuant to C.R.S. § 26-1-309.

I. If the surcharge is collected by a county or county court, the surcharge shall be twenty-two dollars of which two dollars shall be retained by the county and the remaining twenty dollars shall be transmitted to the state treasurer and credited to the Colorado traumatic brain injury trust fund created pursuant to C.R.S. § 26-1-309, within fourteen days after the end of each quarter, to be used for the purposes set forth in C.R.S. §§ 26-1-301 to 26-1-310.

E. Pursuant to part 17 of the Model Traffic Code, points assessed against a driving privilege shall be in conformance to the provisions of C.R.S. § 41-2-127 to include reduction in points specified in C.R.S. § 42-2-127 (5.5), except that points assessed for any violation of the provisions stated or adopted in or by this Ordinance shall be reduced as follows if the penalty assessment or fine and surcharge is paid within twenty days of the date of the penalty assessment, notice, or summons and complaint: a six point violation shall be reduced to a three point violation; a four point violation shall be reduced to a two point violation; a three point violation shall be reduced to a two point violation; and a two point violation shall be reduced to a one point violation. If the penalty assessment and surcharge is not paid within the time provided in this Subsection and the alleged offender is found guilty, Court costs shall be assessed in addition to the fine and surcharges imposed on the penalty assessment, notice, or summons and complaints, with said court costs to be used to assist the San Juan County Sheriff's Office Victim Locate and Officer Training Programs.

F. If the penalty assessment procedure authorized by this Ordinance is not used, Court costs may be assessed against violators in addition to the fines imposed by this Ordinance.

**Section 5 - Application.** This Ordinance shall apply to every street, alley, sidewalk area, driveway, park, and to every other public way or public place or public parking area, located in unincorporated San Juan County, the use of which this County has jurisdiction and authority to regulate. The provisions of sections 1401, 1402, and 1413 of the adopted Model Traffic Code,

respectively concerning reckless driving, careless driving, and eluding a police officer shall apply not only to public places and public ways but also throughout the County. -

**Section 6 - Validity.** If any part or parts of this Ordinance are for any reason held to be invalid such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of County Commissioners hereby declares that it would have passed this Ordinance and each part or parts thereof, irrespective of the fact that any one part or parts be declared invalid.

**Section 7 - Repeal.** Existing or parts of Ordinances covering the same matters as embraced in this Ordinance are hereby repealed and all Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any Ordinance hereby repealed prior to the taking effect of this Ordinance.

**Section 8 - Interpretation.** This Ordinance shall be so interpreted and construed as to effectuate its general purpose to conform with the State's uniform system for the regulation of vehicles and traffic. Article and section headings of the Ordinance and adopted Model Traffic Code shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or extent of the provisions of any article or section thereof.

**Section 9 - Certification.** The County Clerk and Recorder shall certify to the passage of this Ordinance and make not less than three copies of the adopted Code available for inspection by the public during regular business hours.

**Section 10. Public Safety.** The provisions of this traffic code are necessary for the immediate preservation of public safety by ensuring a uniform and predictable code to the traveling public and ensuring first responders have access to remote and sensitive areas.

**Section 15. Effective Date.** This Ordinance shall be effective ten days after publication after adoption on the second reading.

INTRODUCED, READ AND ORDERED PUBLISHED BY THE BOARD OF COUNTY COMMISSIONERS OF SAN JUAN COUNTY, STATE OF COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD ON THE 13<sup>th</sup> DAY OF July, 2022.

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

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Scott Fetchenhier, Chairman

Austin Lashley

\_\_\_\_\_  
Ernest Kuhlman

I hereby certify that the above Ordinance was introduced to the Board of County Commissioners of San Juan County, State of Colorado, at its meeting of \_\_\_\_\_ and ordered published one time in full in \_\_\_\_\_ newspaper and on the County website on \_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
Ladonna L. Jaramillo  
Clerk and Recorder

FINALLY ADOPTED, PASSED, APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED PUBLISHED BY TITLE ONLY, IN \_\_\_\_\_ NEWSPAPER AND ON THE COUNTY WEBSITE, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_.

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

\_\_\_\_\_  
Scott Fetchenhier, Chairman

\_\_\_\_\_  
Austin Lashley

\_\_\_\_\_  
Ernest Kuhlman

I hereby certify that the above Ordinance was finally adopted by the Board of County Commissioners of San Juan County, State of Colorado, at its meeting of \_\_\_\_\_ and ordered published one time by title only in \_\_\_\_\_ newspaper and on the County website on \_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
Ladonna L. Jaramillo  
Clerk and Recorder







Department of Social Services  
 Phone 970-387-5631 \* Fax 970-387-5326  
 Martha Johnson, Director  
 5/31/2022

Date 6/27/2022  
 Transmittal No. 5

Vendor	Date	Num	Amount
La Plata County	05/31/2022	11605	\$ 3,100.23
San Juan Cty	05/31/2022	11606	\$ 4,265.42
<b>TOTAL</b>			<b>\$ 7,365.65</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*  
 MARTHA JOHNSON 8-5-2022

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

\_\_\_\_\_  
 Scott Fetchenhier

**San Juan County Social Services  
Profit & Loss Budget vs. Actual  
January through December 2022**

						TOTAL	
	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jan - Dec 22	Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
400.001 REVENUE-State Alloc	21,882.82	5,600.18	5,908.76	6,866.90	6,336.91	46,595.57	159,238.80
400.010 Property Tax Current	0.00	2,088.83	3,307.17	1,145.02	3,581.24	10,122.26	16,000.00
400.020 Specific Ownership tax	114.51	85.80	104.71	89.90	112.15	507.07	1,320.00
400.030 Delinquent Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00
400.040 Penalties/int on Tax	0.00	0.00	0.00	0.17	2.16	2.33	6.00
400.145 REVENUE-CSGB Grant	527.20	0.00	0.00	0.00	0.00	527.20	996.00
400.180 REVENUE-EOC	150.00	0.00	0.00	50.00	0.00	200.00	
400.220 REVENUE-Program Refunds	150.00	175.00	0.00	0.00	114.00	439.00	0.00
<b>Total Income</b>	<b>22,824.53</b>	<b>7,949.81</b>	<b>9,320.64</b>	<b>8,151.99</b>	<b>10,146.46</b>	<b>58,393.43</b>	<b>177,560.80</b>
<b>Expense</b>							
500.100 EXPENSE-Administration	5,086.16	4,973.56	5,666.08	5,850.25	5,365.65	26,941.70	69,000.00
500.110 EXPENSE-Adult Protectio	0.00	0.00	0.00	0.00	0.00	0.00	2,220.00
500.120 EXPENSE-Child Care	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
500.130 EXPENSE-Child Support	12.33	9.34	0.00	0.00	0.00	21.67	600.00
500.140 EXPENSE-Child Welfare	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
500.145 EXPENSE-CSGB Grant	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
500.150 EXPENSE-Colorado Works	16,520.41	0.00	0.00	0.00	0.00	16,520.41	75,000.00
500.160 EXPENSE-Core Services	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	10,000.00	24,000.00
500.200 EXPENSE-LEAP	182.39	323.11	201.72	134.82	0.00	842.04	1,200.00
500.210 EXPENSE-OAP	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
<b>Total Expense</b>	<b>23,801.29</b>	<b>7,306.01</b>	<b>7,867.80</b>	<b>7,985.07</b>	<b>7,365.65</b>	<b>54,325.82</b>	<b>189,020.00</b>
<b>Net Income</b>	<b>-976.76</b>	<b>643.80</b>	<b>1,452.84</b>	<b>166.92</b>	<b>2,780.81</b>	<b>4,067.61</b>	<b>-11,459.20</b>

**San Juan County**  
**CDHS Allocation and Expenditures report**  
For State Fiscal Year 2022  
**5/31/2022**

FIPS

111


<b>Program</b>	<b>Allocation</b>	<b>Expenditures</b>	<b>Remaining</b>	<b>% Remaining</b>	<b>% of Fiscal Year Remaining</b>
CDHS County Admin	81,954	16,400	65,554	79.99%	16.67%
HCPF Regular	21,279	7,038	14,241	66.93%	16.67%
HCPF Enhanced	39,174	1,668	37,506	95.74%	16.67%
<b>APS Admin</b>	<b>2,315</b>	<b>3,688</b>	<b>-1,373</b>	<b>-59.30%</b>	<b>16.67%</b>
APS Client	2,000	0	2,000	100.00%	16.67%
Child Care	8,088	2,670	5,418	66.99%	16.67%
CARE CRSSA Funding	5,000	34	4,966	99.32%	16.67%
Colorado Works	43,050	14,306	28,744	66.77%	16.67%
<b>Child Welfare 80/20</b>	<b>25,496</b>	<b>21,413</b>	<b>4,083</b>	<b>16.02%</b>	<b>16.67%</b>
<b>Child Welfare 100%</b>	<b>2,266</b>	<b>2,266</b>	<b>0</b>	<b>-0.02%</b>	<b>16.67%</b>
Child Welfare PRTF	1,129	0	1,129	100.00%	16.67%
<b>CORE 80/20</b>	<b>8,724</b>	<b>7,648</b>	<b>1,075</b>	<b>12.33%</b>	<b>16.67%</b>
<b>CORE 100%</b>	<b>15,902</b>	<b>14,352</b>	<b>1,550</b>	<b>9.75%</b>	<b>16.67%</b>
SEAP	374	0	374	100.00%	16.67%
LEAP outreach	237	0	237	100.00%	41.67%
Locked-in PHE Non-En	40	0	40	100.00%	16.67%
Locked-in PHE Enhanc	2,525	0	2,525	100.00%	16.67%
<b>Snap incentive</b>	<b>97</b>	<b>97</b>	<b>0</b>	<b>0.00%</b>	<b>16.67%</b>
<b>Total</b>	<b>259,650</b>	<b>91,580</b>	<b>168,070</b>		



Department of Social Services  
Phone 970-387-5631 \* Fax 970-387-5326  
Martha Johnson, Director  
6/30/2022

Date 8/1/2022  
Transmittal No. 6

Vendor	Date	Num	Amount
La Plata County	06/30/2022	11609	\$ 389.32
Silverton Learning Center	06/30/2022	11610	\$ 8,479.59
Silverton School	06/30/2022	11611	\$ 11,000.00
COSDA	06/30/2022	11612	\$ 686.00
La Plata County	06/30/2022	11613	\$ 3,541.77
San Juan Cty	06/30/2022	11614	\$ 4,737.01
<b>TOTAL</b>			<b><u>\$ 28,833.69</u></b>

  
MARTHA JOHNSON

8-5-2022

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



Scott Fetchenhier

3:28 PM  
08/01/22  
Accrual Basis

**San Juan County Social Services  
Profit & Loss Budget vs. Actual  
January through December 2022**

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	TOTAL	
							Jan - Dec 22	Budget
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
400.001 REVENUE-State Alloc	21,883	5,600	5,909	6,867	6,337	26,692	73,288	159,239
400.010 Property Tax Current	-	2,089	3,307	1,145	3,581	1,259	11,381	16,000
400.020 Specific Ownership tax	115	86	105	90	112	-	507	1,320
400.030 Delinquent Property Tax	-	-	-	-	-	-	-	-
400.040 Penalties/Int on Tax	-	-	-	0	2	-	2	6
400.145 REVENUE-CSGB Grant	527	-	-	-	-	-	527	996
400.180 REVENUE-EOC	150	-	-	50	-	-	200	-
400.220 REVENUE-Program Refunds	150	175	-	-	114	-	439	-
<b>Total Income</b>	<b>22,825</b>	<b>7,950</b>	<b>9,321</b>	<b>8,152</b>	<b>10,148</b>	<b>27,951</b>	<b>88,345</b>	<b>177,561</b>
<b>Expense</b>								
500.100 EXPENSE-Administration	5,088	4,974	5,666	5,850	5,366	6,803	33,745	69,000
500.110 EXPENSE-Adult Protectio	-	-	-	-	-	-	-	2,220
500.120 EXPENSE-Child Care	-	-	-	-	-	-	-	2,000
500.130 EXPENSE-Child Support	12	9	-	-	-	-	22	600
500.140 EXPENSE-Child Welfare	-	-	-	-	-	11,551	11,551	12,000
500.145 EXPENSE-CSGB Grant	-	-	-	-	-	-	-	1,000
500.150 EXPENSE-Colorado Works	16,520	-	-	-	-	8,480	25,000	75,000
500.160 EXPENSE-Core Services	2,000	2,000	2,000	2,000	2,000	2,000	12,000	24,000
500.200 EXPENSE-LEAP	182	323	202	135	-	-	842	1,200
500.210 EXPENSE-OAP	-	-	-	-	-	-	-	2,000
<b>Total Expense</b>	<b>23,801</b>	<b>7,306</b>	<b>7,868</b>	<b>7,985</b>	<b>7,366</b>	<b>28,834</b>	<b>83,160</b>	<b>189,020</b>
<b>Net Income</b>	<b>(977)</b>	<b>644</b>	<b>1,453</b>	<b>167</b>	<b>2,781</b>	<b>(883)</b>	<b>3,185</b>	<b>(11,459)</b>

**San Juan County**  
**CDHS Allocation and Expenditures report**  
For State Fiscal Year 2022  
**6/30/2022**

FIPS

111

Program	Allocation	Expenditures	Remaining	% Remaining	% of Fiscal Year Remaining
CDHS County Admin	81,954	17,952	64,002	78.10%	0.00%
HCPF Regular	21,279	7,877	13,402	62.98%	0.00%
HCPF Enhanced	39,174	1,735	37,439	95.57%	0.00%
<b>APS Admin</b>	<b>2,315</b>	<b>3,975</b>	<b>-1,660</b>	<b>-71.70%</b>	<b>0.00%</b>
APS Client	2,000		2,000	100.00%	0.00%
Child Care	8,088	2,830	5,258	65.01%	0.00%
CARE CRSSA Funding	5,000	20	4,980	99.60%	0.00%
Colorado Works	43,050	25,642	17,408	40.44%	0.00%
Child Welfare 80/20	27,762	27,031	731	2.63%	0.00%
Child Welfare 100%	1,129	0	1,129	100.00%	0.00%
Child Welfare PRTF	1,129	0	1,129	100.00%	0.00%
CORE 80/20	8,724	7,724	1,000	11.46%	0.00%
<b>CORE 100%</b>	<b>15,902</b>	<b>16,276</b>	<b>-374</b>	<b>-2.35%</b>	<b>0.00%</b>
SEAP	374	374	0	0.09%	0.00%
<b>LEAP outreach</b>	<b>237</b>	<b>1,341</b>	<b>-1,104</b>	<b>-465.70%</b>	<b>25.00%</b>
Locked-in PHE Non-En	40	0	40	100.00%	0.00%
Locked-in PHE Enhanc	2,525	0	2,525	100.00%	0.00%
Snap incentive	97	97	0	0.00%	0.00%
<b>Total</b>	<b>260,779</b>	<b>112,874</b>	<b>147,905</b>		



## CONTRACT AMENDMENT #2

### SIGNATURE AND COVER PAGE

<b>State Agency</b> Colorado Department of Human Services Office of Adult, Aging and Disability Services Division of Aging and Adult Services	<b>Original Contract Number</b> 21 IHEA 160188
<b>Contractor:</b> San Juan Basin Area Agency on Aging, Inc. <b>Subcontractor:</b> San Juan County <b>Pricing/Funding:</b> Refer to Contract Reimbursement System (CRS) for a breakdown of grant award & budget detail	<b>Amendment Contract Number</b> 23 IHEA 174550
<b>Current Contract Maximum Amount to</b> San Juan Basin Area Agency on Aging Initial Term 09/01/20 to 06/30/21 <b>\$1,549,316.92</b>	<b>Contract Performance Beginning Date</b> July 1, 2022 to June 30, 2023
Extension Terms State Fiscal Year 2022 <b>\$1,820,622.88</b> State Fiscal Year 2023 <b>\$1,562,687.00</b>	<b>Current Contract Expiration Date</b> June 30, 2023
<b>Total for All State Fiscal Years</b> <b>\$4,932,626.80</b>	

### THE PARTIES HERETO HAVE EXECUTED THIS AMENDMENT

Each person signing this Amendment represents and warrants that he or she is duly authorized to execute this Amendment and to bind the Party authorizing his or her signature.

SUBCONTRACTOR	CONTRACTOR WITH STATE AGENCY
San Juan County  <hr/> <b>Signed By:</b>  <hr/> (Print Name)  Date: _____	<b>San Juan Basin Area Agency on Aging</b> <b>10 Burnett Court</b> <b>Suite 302A</b> <b>Durango, CO 81301</b> 970.264.0501 – telephone 970.403.9744 – mobile 888.290.3566 – fax <a href="mailto:director@sibaaa.org">director@sibaaa.org</a>   <hr/> <b>By: Christina Knoell, Executive Director</b> Date: <u>7.14.22</u>

SUBCONTRACTOR agrees to place SJBAAA logo on all promotional materials that may include but are not limited to 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”

## SAN JUAN BASIN AREA AGENCY ON AGING



The sun setting is no less beautiful than the sun rising

**1. PARTIES**

This Amendment (the "Amendment") to the Original Contract shown on the Signature and Cover Page for this Amendment (the "Contract") is entered into by and between the Contractor, and the State.

**2. TERMINOLOGY**

Except as specifically modified by this Amendment, all terms used in this Amendment that are defined in the Contract shall be construed and interpreted in accordance with the Contract.

**3. AMENDMENT EFFECTIVE DATE AND TERM**

**A. Amendment Effective Date**

This Amendment shall not be valid or enforceable until the Amendment Effective Date shown on the Signature and Cover Page for this Amendment. The State shall not be bound by any provision of this Amendment before that Amendment Effective Date, and shall have no obligation to pay Contractor for any Work performed or expense incurred under this Amendment either before or after of the Amendment term shown in §3.B of this Amendment.

**B. Amendment Term**

The Parties' respective performances under this Amendment and the changes to the Contract contained herein shall commence on the Amendment Effective Date shown on the Signature and Cover Page for this Amendment or July 1, 2022, whichever is later and shall terminate on the termination of the Contract.

**4. PURPOSE**

The purpose of this Contract is to provide services for older adults in the Contractor's designated planning and services area as mandated by the Older Americans Act and State Funding for Senior Services. Services include: congregate meals and home delivered meals, transportation, in-home supportive services, caregiver support services, ombudsman services, legal assistance, material aid, and health promotion through evidence-based programs. The distribution and use of funds is approved and monitored by the State Unit on Aging.

This Amendment's purpose is to modify the Statement of Work to clarify that the Legal Services provided through this Contract are prioritized as required by the Older Americans Act. This Amendment will also renew this Contract for an additional term.

**5. MODIFICATIONS**

The Contract and all prior amendments thereto, if any, are modified as follows:

- A. The Contract Initial Contract Expiration Date on the Contract's Signature and Cover Page is hereby deleted and replaced with the Current Contract Expiration Date shown on the Signature and Cover Page for this Amendment.
- B. The Contract Maximum Amount table on the Contract's Signature and Cover Page is hereby deleted and replaced with the Current Contract Maximum Amount table shown on the Signature and Cover Page for this Amendment.
- C. The Contract's Exhibit A: Statement of Work, Section III(K)(2), is hereby modified to:

Legal Assistance Services: The Local Legal Assistance Program is established under the oversight of the Office of the Colorado Legal Assistance Developer (CLAD), which operates under a separate contract with the State to provide oversight, technical assistance, and consultation for the Local Legal Assistance providers. The AAA and the Legal Assistance Program will prioritize legal assistance in the form of advice or representation for cases related to income, health care, long-term care, nutrition, housing,



utilities, protective services, defense of guardianship, abuse, neglect, and age discrimination.

With regard to Legal Assistance Programs provided, the Contractor shall:

- a. Establish and maintain an appropriately staffed Legal Assistance Program;
- b. Require local providers to adhere to the requirements within the SUA Policies and Procedures Manual;
- c. Produce timely reports as required by the Office of the CLAD and the State, including the Legal Assistance Tracking Report; and
- d. Work to resolve any issues noted by the CLAD, such as those identified during the CLAD's on-site Evaluation

**6. LIMITS OF EFFECT AND ORDER OF PRECEDENCE**

This Amendment is incorporated by reference into the Contract, and the Contract and all prior amendments or other modifications to the Contract, if any, remain in full force and effect except as specifically modified in this Amendment. Except for the Special Provisions contained in the Contract, in the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment and any of the provisions of the Contract or any prior modification to the Contract, the provisions of this Amendment shall in all respects supersede, govern, and control. The provisions of this Amendment shall only supersede, govern, and control over the Special Provisions contained in the Contract to the extent that this Amendment specifically modifies those Special Provisions.

# EXHIBIT D-4

## BUDGET FUNDING REQUEST CONTRACT

### SFY 2023 FUNDING REQUEST

#### TITLE III & TITLE VII & STATE FUNDING FOR SENIOR SERVICES

#### SAN JUAN BASIN AREA AGENCY ON AGING, INC.

#### REGION 9

JULY 1, 2022 TO JUNE 30, 2023

### BUDGET FUNDING

FUNDING PART	SFY 21 STATE AND FEDERAL FUNDS	SFY 22 INITIAL STATE AND FEDERAL FUNDS	SFY 22 OPTION LETTER #2 CARRYOVER FROM SFY 21 INCREASE OR DECREASE	TOTAL SFY 22 STATE AND FEDERAL FUNDS OPTION LETTER #2	TOTAL SFY 23 STATE AND FEDERAL FUNDS AMENDMENT #2	GRAND TOTAL SFY 21, SFY 22, AND SFY 23
TITLE III - Part B	\$167,431.00	\$173,643.00	\$19,818.58	\$193,461.58	\$174,884.00	\$535,776.58
TITLE III - Part C1	\$222,689.00	\$231,466.00	\$194,323.38	\$425,789.38	\$229,561.00	\$878,039.38
TITLE III - Part C2	\$116,302.00	\$127,753.00	\$0.00	\$127,753.00	\$133,242.00	\$377,297.00
TITLE III - Part D	\$11,507.00	\$12,456.00	\$0.00	\$12,456.00	\$12,214.00	\$36,177.00
TITLE III - Part E	\$68,764.00	\$74,852.00	\$22,951.74	\$97,803.74	\$76,528.00	\$243,095.74
State E Match	\$4,589.00	\$4,556.00	\$0.00	\$4,556.00	\$4,585.00	\$13,730.00
Federal Admin	\$61,091.00	\$63,142.00	\$25,267.16	\$88,409.16	\$64,925.00	\$214,425.16
TITLE VII - EA	\$989.00	\$863.00	\$0.00	\$863.00	\$883.00	\$2,735.00
TITLE VII - OMB	\$3,276.00	\$2,609.00	\$1,096.00	\$3,705.00	\$4,164.00	\$11,145.00
State Services	\$705,740.00	\$692,646.00	\$0.00	\$692,646.00	\$688,378.00	\$2,086,764.00
State Admin	\$79,026.00	\$76,961.00	\$0.00	\$76,961.00	\$76,486.00	\$232,473.00
State Homestead	\$96,919.00	\$86,597.00	\$0.00	\$86,597.00	\$87,153.00	\$270,669.00
State Homestead Admin	\$10,993.84	\$9,622.00	\$0.00	\$9,622.00	\$9,684.00	\$30,299.84
<b>GRAND TOTAL</b>	<b>\$1,549,316.92</b>	<b>\$1,557,166.00</b>	<b>\$263,456.88</b>	<b>\$1,820,622.88</b>	<b>\$1,562,687.00</b>	<b>\$4,932,626.80</b>

## EXHIBIT E-4

### Supplemental Provisions for Federal Awards

For the purposes of this Exhibit only, Contractor is also identified as “Subrecipient.” This Contract has been funded, in whole or in part, with an award of Federal funds. In the event of a conflict between the provisions of these Supplemental Provisions for Federal Awards, the Special Provisions, the Contract or any attachments or exhibits incorporated into and made a part of the Contract, the Supplemental Provisions for Federal Awards shall control. In the event of a conflict between the Supplemental Provisions for Federal Awards and the FFATA Supplemental Provisions (if any), and/or exhibit regarding SLFRF Federal Provisions, the terms re FFATA and/or SLFRF shall control. If the source of the funding of the Contract is a grant, these Federal Provisions are subject to the Award as defined in §2 of these Federal Provisions, as may be revised pursuant to ongoing guidance from the relevant Federal or State of Colorado agency or institutions of higher education.

1) Federal Award Identification

- i. Subrecipient: **San Juan Basin Area Agency on Aging, Inc.;**
- ii. Subrecipient DUNS number: **360639777 (UEI number M94WNJTLAKY7);**
- iii. The Federal Award Identification Number (FAIN) is:  
Title III Part B – Supportive Services - 2101COOASS-02; Title III Part C1 – Congregate Meals - 2101COOACM-02; Title III Part C2 – Home Delivered Meals - 2101COOAH-02; Title III Part D – Preventative Health - 2101COOAPH-02; TITLE III Part E - National Family Caregiver Support Program - 2101COOAF-02; Title VII EA – Elder Abuse - 2101COOAEA-02; and Title VII Ombudsman – Ombudsman - 2101COOAOM-02
- iv. The Federal award date is October 1, 2020;
- v. The subaward period of performance start date is October 1, 2020 and end date is September 30, 2022;
- vi. Federal Funds available in SFY 2023:

CONTRACT OR FISCAL YEAR	FUNDING PART	AMOUNT OF FEDERAL FUNDS OBLIGATED BY THIS CONTRACT	TOTAL AMOUNT OF FEDERAL FUNDS OBLIGATED TO THE SUBRECIPIENT	TOTAL AMOUNT OF THE FEDERAL FUNDS AWARD COMMITTED TO SUBRECIPIENT BY CDHS
09/01/2020 TO 06/30/2022	FEDERAL ADMIN *	\$64,925.00	\$214,425.16	\$214,425.16
09/01/2020 TO 06/30/2022	FEDERAL PART B	\$174,884.00	\$535,776.58	\$535,776.58
09/01/2020 TO 06/30/2022	FEDERAL PART C-1	\$229,561.00	\$878,039.38	\$878,039.38
09/01/2020 TO 06/30/2022	FEDERAL PART C-2	\$133,242.00	\$377,297.00	\$377,297.00
09/01/2020 TO 06/30/2022	FEDERAL PART D	\$12,214.00	\$36,177.00	\$36,177.00
09/01/2020 TO 06/30/2022	FEDERAL PART E	\$76,528.00	\$243,095.76	\$243,095.76
09/01/2020 TO 06/30/2022	FED ELDER ABUSE PREV.	\$883.00	\$2,735.00	\$2,735.00
09/01/2020 TO 06/30/2022	FEDERAL OMBUDSMAN	\$4,164.00	\$11,145.00	\$11,145.00
TOTAL		\$696,401.00	\$2,290,690.88	\$2,290,690.88

\*Is comprised of 10% Federal Parts B, C-1, C-2, and E as authorized by the Older American's Act.

- i. Federal award project description: Older Americans Act Title III – Grants for State and Community Programs on Aging and Older Americans Act Title VII – Allotments for Vulnerable Elder Rights Protection Activities;
- ii. The name of the Federal awarding agency is Department of Health and Human Services, Administration for Community Living; the name of the pass-through entity is the State of Colorado, Department of Human Services (CDHS); and the contact information for the awarding official is 1-877-614-5533; PMSSupport@psc.gov.
- iii. The Catalog of Federal Domestic Assistance (CFDA) number is:

CONTRACT OR FISCAL YEAR	PROGRAM TITLE	GRANT #	CFDA #
09/01/2020 TO 06/30/2023	TITLE III B SUPPORTIVE SERVICES	2201COOASS-02	93.044
09/01/2020 TO 06/30/2023	TITLE III C1 CONGREGATE MEALS	2201COOACM-02	93.045
09/01/2020 TO 06/30/2023	TITLE III C2 HOME-DELIVERED MEALS	2201COOAHD-02	93.045
09/01/2020 TO 06/30/2023	TITLE III D PREVENTIVE HEALTH	2201COOAPH-02	93.043
09/01/2020 TO 06/30/2023	TITLE III E NFCSP	2201COO AFC-02	93.052
09/01/2020 TO 06/30/2023	TITLE VII ELDER ABUSE PREVENTION	2201COOAEA-02	93.041
09/01/2020 TO 06/30/2023	TITLE VII OMBUDSMAN	2201COOAOM-02	93.042

- x. This award is not for research & development;
  - xi. The indirect cost rate for the Federal award (including if the de minimis rate is charged per 2 CFR §200.414 Indirect (F&A) costs) is pre-determined based upon the State of Colorado and CDHS cost allocation plan.
- 2) All requirements imposed by CDHS on Subrecipient so that the Federal award is used in accordance with Federal statutes, regulations, and the terms and conditions of the Federal award, are stated in Exhibit A, Statement of Work.
  - 3) Any additional requirements that CDHS imposes on Subrecipient in order for CDHS to meet its own responsibility to the Federal awarding agency, including identification of any required financial and performance reports, are stated in Exhibit A, Statement of Work.
  - 4) Subrecipient's approved indirect cost rate is **no (0%) indirect rate**.
  - 5) Subrecipient must permit CDHS and auditors to have access to Subrecipient's records and financial statements as necessary for CDHS to meet the requirements of 2 CFR §200.331 Requirements for pass-through entities, §§ 200.300 Statutory and National Policy Requirements through §200.309 Period of performance, and Subpart F—Audit Requirements of this Part.
  - 6) The appropriate terms and conditions concerning closeout of the subaward are listed in Section 18 of this Exhibit and Exhibit A, Statement of Work.
  - 7) Performance and Final Status. Subrecipient shall submit all financial, performance, and other reports to CDHS no later than 45 calendar days after the period of performance end date or sooner termination of this Contract containing an evaluation and review of Subrecipient's performance and the final status of Subrecipient's obligations hereunder.

## 1) Matching Funds

If a box below is checked, the accompanying provision applies.

- i.  Subrecipient is not required to provide matching funds.
- ii.  Subrecipient shall provide matching funds as stated in Exhibit A, Statement of Work. Subrecipient shall have raised the full amount of matching funds prior to the Effective Date and shall report to CDHS regarding the status of such funds upon request. Subrecipient's obligation to pay all or any part of any matching funds, whether direct or contingent, only extends to funds duly and lawfully appropriated for the purposes of this Contract by the authorized representatives of the Subrecipient and paid into the Subrecipient's treasury or bank account. Subrecipient represents to CDHS that the amount designated as matching funds has been legally appropriated for the purposes of this Contract by its authorized representatives and paid into its treasury or bank account. Subrecipient does not by this Contract irrevocably pledge present cash reserves for payments in future fiscal years, and this Contract is not intended to create a multiple-fiscal year debt of the Subrecipient. Subrecipient shall not pay or be liable for any claimed interest, late charges, fees, taxes or penalties of any nature, except as required by Subrecipient's laws or policies.

## 1. DEFINITIONS.

1.1. For the purposes of these Federal Provisions, the following terms shall have the meanings ascribed to them below.

1.1.1. "Award" means an award of Federal financial assistance, and the Contract setting forth the terms and conditions of that financial assistance, that a non-Federal Entity receives or administers.

1.1.1.1.1. Awards may be in the form of:

1.1.1.1.2. Grants;

1.1.1.1.3. Contracts;

1.1.1.1.4. Cooperative Contracts, which do not include cooperative research and development Contracts (CRDA) pursuant to the Federal Technology Transfer Act of 1986, as amended (15 U.S.C. 3710);

1.1.1.1.5. Loans;

1.1.1.1.6. Loan Guarantees;

1.1.1.1.7. Subsidies;

1.1.1.1.8. Insurance;

1.1.1.1.9. Food commodities;

1.1.1.1.10. Direct appropriations;

1.1.1.1.11. Assessed and voluntary contributions; and

1.1.1.1.12. Other financial assistance transactions that authorize the expenditure of Federal funds by non-Federal Entities.

1.1.1.1.13. Any other items specified by OMB in policy memoranda available at the OMB website or other source posted by the OMB.

1.1.1.2. Award *does not* include:

1.1.1.2.1. Technical assistance, which provides services in lieu of money;

1.1.1.2.2. A transfer of title to Federally-owned property provided in lieu of money; even if the award is called a grant;

1.1.1.2.3. Any award classified for security purposes; or

- 1.1.1.2.1. Any award funded in whole or in part with Recovery funds, as defined in section 1512 of the American Recovery and Reinvestment Act (ARRA) of 2009 (Public Law 111-5).
- 1.1.2. “Contract” means the Contract to which these Federal Provisions are attached and includes all Award types in § of this Exhibit.
- 1.1.3. “Contractor” means the party or parties to a Contract funded, in whole or in part, with Federal financial assistance, other than the Prime Recipient, and includes grantees, subgrantees, Subrecipients, and borrowers. For purposes of Transparency Act reporting, Contractor does not include Vendors.
- 1.1.4. “Data Universal Numbering System (DUNS) Number” means the nine-digit number established and assigned by Dun and Bradstreet, Inc. to uniquely identify a business entity. Dun and Bradstreet’s website may be found at: <http://fedgov.dnb.com/webform>.
- 1.1.5. “Entity” means:
- 1.1.5.1. If the source of funding is a Grant:
    - 1.1.5.1.1. a Non-Federal Entity;
    - 1.1.5.1.2. a foreign public entity;
    - 1.1.5.1.3. a foreign organization;
    - 1.1.5.1.4. a non-profit organization;
    - 1.1.5.1.5. a domestic for-profit organization (for 2 CFR parts 25 and 170 only);
    - 1.1.5.1.6. a foreign non-profit organization (only for 2 CFR part 170) only);
    - 1.1.5.1.7. a Federal agency, but only as a Subrecipient under an Award or Subaward to a non-Federal entity (or 2 CFR 200.1); or
    - 1.1.5.1.8. a foreign for-profit organization (for 2 CFR part 170 only).
  - 1.1.5.2. If the source of funding is not a Grant:
    - 1.1.5.2.1. all of the following as defined at 2 CFR part 25, subpart C;
    - 1.1.5.2.2. A governmental organization, which is a State, local government, or Indian Tribe;
    - 1.1.5.3. a foreign public entity;
    - 1.1.5.4. a domestic or foreign non-profit organization;
    - 1.1.5.5. a domestic or foreign for-profit organization; and
    - 1.1.5.6. a Federal agency, but only a Subrecipient under an Award or Subaward to a non-Federal entity.
- 1.1.6. “Executive” means an officer, managing partner or any other employee in a management position.
- 1.1.7. If the source of funding is a Grant, “Federal Awarding Agency” means a Federal agency providing a Federal Award to a Recipient as described in 2 CFR 200.1. If the source of funding is not a Grant, “Federal Award Identification Number (FAIN)” means an Award number assigned by a Federal agency to a Prime Recipient.
- 1.1.8. “FFATA” means the Federal Funding Accountability and Transparency Act of 2006 (Public Law 109-282), as amended by §6202 of Public Law 110-252. FFATA, as amended, also is referred to as the “Transparency Act.”
- 1.1.9. “Federal Provisions” means these Federal Provisions subject to the Transparency Act and Uniform Guidance, as may be revised pursuant to ongoing guidance from the relevant Federal or State of Colorado agency or institutions of higher education.
- 1.1.10. If the source of funding is a Grant, “Grant” as used herein is the Contract to which these Federal Provisions are attached.

- 1.1.1. “Grantee” means the party or parties identified as such in the Grant to which these Federal Provisions are attached if the source of funding is a Grant.
- 1.1.2. “Non-Federal Entity” means a State, local government, Indian tribe, institution of higher education, or nonprofit organization that carries out a Federal Award as a Recipient or a Subrecipient.
- 1.1.3. “Nonprofit Organization” means any corporation, trust, association, cooperative, or other organization, not including IHFs, that:
  - 1.1.3.1. Is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest;
  - 1.1.3.2. Is not organized primarily for profit; and
  - 1.1.3.3. Uses net proceeds to maintain, improve, or expand the operations of the organization.
- 1.1.4. “OMB” means the Executive Office of the President, Office of Management and Budget.
- 1.1.5. “Pass-through Entity” means a non-Federal Entity that provides a Subaward to a Subrecipient to carry out part of a Federal program.
- 1.1.6. “Prime Recipient” means a Colorado State agency or institution of higher education that receives an Award, or, if the source of funding is a Grant it is that agency or institution identified as the Grantor in the Grant to which these Federal Provisions are attached.
- 1.1.7. “Subaward” means an award by a Prime Recipient to a Subrecipient funded in whole or in part by a Federal Award. The terms and conditions of the Federal Award flow down to the Subaward unless the terms and conditions of the Federal Award specifically indicate otherwise in accordance with 2 CFR 200.101 or 2 CFR 200.38, as applicable. The term does not include payments to a contractor or payments to an individual that is a beneficiary of a Federal program.
- 1.1.8. “Subrecipient” or, if the source of funding is a Grant, “Subgrantee” means a non-Federal Entity (or a Federal agency under an Award or Subaward to a non-Federal Entity) receiving Federal funds through a Prime Recipient to support the performance of the Federal project or program for which the Federal funds were awarded. A Subrecipient is subject to the terms and conditions of the Federal Award to the Prime Recipient, including program compliance requirements. The term “Subrecipient” includes and may be referred to as Subgrantee. The term does not include an individual who is a beneficiary of a federal program.
- 1.1.9. “Subrecipient Parent DUNS Number” means the subrecipient parent organization’s 9-digit Data Universal Numbering System (DUNS) number that appears in the subrecipient’s System for Award Management (SAM) profile, if applicable.
- 1.1.10. “System for Award Management (SAM)” means the Federal repository into which an Entity must enter the information required under the Transparency Act, which may be found at <http://www.sam.gov>.
- 1.1.11. “Total Compensation” means the cash and noncash dollar value earned by an Executive during the Prime Recipient’s or Subrecipient’s preceding fiscal year (see 48 CFR 52.204-10, as prescribed in 48 CFR 4.1403(a), as applicable) and includes the following:
  - 1.1.11.1. Salary and bonus;
  - 1.1.11.2. Awards of stock, stock options, and stock appreciation rights, using the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2005) (FAS 123R), Shared Based Payments;
  - 1.1.11.3. Earnings for services under non-equity incentive plans, not including group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of Executives and are available generally to all salaried employees;
  - 1.1.11.4. Change in present value of defined benefit and actuarial pension plans;

- 1.1.11.1. Above-market earnings on deferred compensation which is not tax-qualified;
- 1.1.11.2. Other compensation, if the aggregate value of all such other compensation (e.g., severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the Executive exceeds \$10,000.
- 1.1.12. "Transparency Act" means the Federal Funding Accountability and Transparency Act of 2006 (Public Law 109-282), as amended by §6202 of Public Law 110-252. The Transparency Act may also be referred to as FFATA.
- 1.1.13. "Uniform Guidance" means the Office of Management and Budget Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which, unless the source of funding is a Grant, supersedes requirements from OMB Circulars A-21, A-87, A-110, and A-122, OMB Circulars A-89, A-102, and A-133, and the guidance in Circular A-50 on Single Audit Act follow-up. The terms and conditions of the Uniform Guidance flow down to Awards to Subrecipients unless the Uniform Guidance or the terms and conditions of the Federal Award specifically indicate otherwise.
- 1.1.14. "Vendor" means a dealer, distributor, merchant or other seller providing property or services required for a project or program funded by an Award. A Vendor is not a Prime Recipient or a Subrecipient and is not subject to the terms and conditions of the Federal award. Program compliance requirements do not pass through to a Vendor.

**2. COMPLIANCE.**

- 2.1. Contractor/Grantee shall comply with all applicable provisions of the Transparency Act and the regulations issued pursuant thereto, all applicable provisions of the Uniform Guidance, including, but not limited to, all applicable Federal Laws and regulations required by this Federal Award. Any revisions to such provisions or regulations shall automatically become a part of these Federal Provisions, without the necessity of either party executing any further instrument. The State of Colorado, at its discretion, may provide written notification to Contractor/Grantee of such revisions, but such notice shall not be a condition precedent to the effectiveness of such revisions.

**3. SYSTEM FOR AWARD MANAGEMENT (SAM) AND DATA UNIVERSAL NUMBERING SYSTEM (DUNS) REQUIREMENTS.**

- 3.1. SAM. Contractor/Grantee shall maintain the currency of its information in SAM until the Contractor/Grantee submits the final financial report required under the Award or receives final payment, whichever is later. Contractor/Grantee shall review and update SAM information at least annually after the initial registration, and more frequently if required by changes in its information.
- 3.2. DUNS. Contractor/Grantee shall provide its DUNS number to its Prime Recipient, and shall update Contractor's/Grantee's information in Dun & Bradstreet, Inc. at least annually after the initial registration, and more frequently if required by changes in Contractor's/Grantee's information.

**4. TOTAL COMPENSATION.**

- 4.1. Contractor/Grantee shall include Total Compensation in SAM for each of its five most highly compensated Executives for the preceding fiscal year if:
  - 4.1.1. The total Federal funding authorized to date under the Award is \$30,000 or more if the source of funding is a Grant, or otherwise \$25,000 or more if the source of funding is not a Grant; and
  - 4.1.2. In the preceding fiscal year, Contractor/Grantee received:
    - 80% or more of its annual gross revenues from Federal procurement contracts and subcontracts and/or Federal financial assistance Awards or Subawards subject to the Transparency Act; and



- 4.1.2.1. \$30,000,000 or more in annual gross revenues from Federal procurement contracts and subcontracts and/or Federal financial assistance Awards or Subawards subject to the Transparency Act if the source of funding is a Grant or otherwise \$25,000,000 or more in annual gross revenues from Federal procurement contracts and subcontracts and/or Federal financial assistance Awards or Subawards subject to the Transparency Act if the source of funding is not a Grant; and
- 4.1.2.2. The public does not have access to information about the compensation of such Executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d) or § 6104 of the Internal Revenue Code of 1986.

## 5. REPORTING.

- 5.1. If Contractor/Grantee is a Subrecipient of the Award pursuant to the Transparency Act, Grantee shall report data elements to SAM and to the Prime Recipient as required in this Exhibit. No direct payment shall be made to Grantee for providing any reports required under these Federal Provisions and the cost of producing such reports shall be included in the Contract/Grant price. The reporting requirements in this Exhibit are based on guidance from the US Office of Management and Budget (OMB), and as such are subject to change at any time by OMB. Any such changes shall be automatically incorporated into this Contract/Grant and shall become part of Contractor's/Grantee's obligations under this Contract/Grant.

## 6. EFFECTIVE DATE AND DOLLAR THRESHOLD FOR REPORTING.

- 6.1. If the source of funding is a Grant, Reporting requirements in §8 below apply to new Awards as of October 1, 2010, if the initial award is \$30,000 or more. If the initial Award is below \$30,000 but subsequent Award modifications result in a total Award of \$30,000 or more, the Award is subject to the reporting requirements as of the date the Award exceeds \$30,000. If the initial Award is \$30,000 or more, but funding is subsequently de-obligated such that the total award amount falls below \$30,000, the Award shall continue to be subject to the reporting requirements.
- 6.2. If the source of funding is not a Grant, Reporting requirements in §8 below apply to new Awards as of October 1, 2010, if the initial award is \$25,000 or more. If the initial Award is below \$25,000 but subsequent Award modifications result in a total Award of \$25,000 or more, the Award is subject to the reporting requirements as of the date the Award exceeds \$25,000. If the initial Award is \$25,000 or more, but funding is subsequently de-obligated such that the total award amount falls below \$25,000, the Award shall continue to be subject to the reporting requirements.
- 6.3. The procurement standards in §8 below are applicable to new Awards made by Prime Recipient as of December 26, 2015. The standards set forth in §10 below are applicable to audits of fiscal years beginning on or after December 26, 2014.

## 7. SUBRECIPIENT REPORTING REQUIREMENTS.

- 7.1. If Contractor/Grantee is a Subrecipient, Contractor/Grantee shall report as set forth below:
  - 7.1.1. To SAM. A Subrecipient shall register in SAM and report the following data elements in SAM *for each* Federal Award Identification Number (FAIN) assigned by a Federal agency to a Prime Recipient no later than the end of the month following the month in which the Subaward was made:
    - 7.1.1.1. Subrecipient DUNS Number;
    - 7.1.1.2. Subrecipient DUNS Number if more than one electronic funds transfer (EFT) account;
    - 7.1.1.3. Subrecipient parent's organization DUNS Number;
    - 7.1.1.4. Subrecipient's address, including: Street Address, City, State, Country, Zip (+ 4 if source of funding is a Grant or as otherwise directed per SAM directives for proper reporting), and Congressional District;
    - 7.1.1.5. Subrecipient's top 5 most highly compensated Executives if the criteria in §4 above are met; and

- 7.1.1.1. Subrecipient's Total Compensation of top 5 most highly compensated Executives if the criteria in §4 above met.
- 7.1.2. To Prime Recipient. A Subrecipient shall report to its Prime Recipient, upon the effective date of the Contract/Grant, the following data elements:
  - 7.1.2.1. Subrecipient's DUNS Number as registered in SAM.
  - 7.1.2.2. Primary Place of Performance Information, including: Street Address, City, State, Country, Zip code + 4, and Congressional District.

## **8. PROCUREMENT STANDARDS.**

- 8.1. Procurement Procedures. A Subrecipient shall use its own documented procurement procedures which reflect applicable State, local, and Tribal laws and applicable regulations, provided that the procurements conform to applicable Federal law and the standards identified in the Uniform Guidance, including without limitation, 2 CFR 200.318 through 200.327 thereof.
- 8.2. If the source of funding is a Grant: Domestic preference for procurements (2 CFR 200.322). As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award.
- 8.3. Procurement of Recovered Materials. If a Subrecipient is a State Agency or an agency of a political subdivision of the State, its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247, that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

## **9. ACCESS TO RECORDS.**

- 9.1. A Subrecipient shall permit Recipient/Prime Recipient and its auditors to have access to Subrecipient's records and financial statements as necessary for Recipient to meet the requirements of 2 CFR 200.311-200.332 (Requirements for pass-through entities), 2 CFR 200.300 (Statutory and national policy requirements) through 2 CFR 200.309 (Period of performance), and Subpart F-Audit Requirements of the Uniform Guidance.

## **10. SINGLE AUDIT REQUIREMENTS.**

- 10.1. If a Subrecipient expends \$750,000 or more in Federal Awards during the Subrecipient's fiscal year, the Subrecipient shall procure or arrange for a single or program-specific audit conducted for that year in accordance with the provisions of Subpart F-Audit Requirements of the Uniform Guidance, issued pursuant to the Single Audit Act Amendments of 1996, (31 U.S.C. 7501-7507). 2 CFR 200.501.
- 10.2. Election. A Subrecipient shall have a single audit conducted in accordance with Uniform Guidance 2 CFR 200.514 (Scope of audit), except when it elects to have a program-specific audit conducted in accordance with 2 CFR 200.507 (Program-specific audits). The Subrecipient may elect to have a program-specific audit if Subrecipient expends Federal Awards under only one Federal program (excluding research and development) and the Federal program's statutes, regulations, or the terms and conditions of the Federal award do not require a financial statement audit of Prime Recipient. A program-specific audit may not be elected for research and development unless all of the Federal Awards expended were received from Recipient and Recipient approves in advance a program-specific audit.

- 10.2.1. Exemption. If a Subrecipient expends less than \$750,000 in Federal Awards during its fiscal year, the Subrecipient shall be exempt from Federal audit requirements for that year, except as noted in 2 CFR 200.503 (Relation to other audit requirements), but records shall be available for review or audit by appropriate officials of the Federal agency, the State, and the Government Accountability Office.
- 10.2.2. Subrecipient Compliance Responsibility. A Subrecipient shall procure or otherwise arrange for the audit required by Subpart F of the Uniform Guidance and ensure it is properly performed and submitted when due in accordance with the Uniform Guidance. Subrecipient shall prepare appropriate financial statements, including the schedule of expenditures of Federal awards in accordance with 2 CFR 200.510 (Financial statements) and provide the auditor with access to personnel, accounts, books, records, supporting documentation, and other information as needed for the auditor to perform the audit required by Uniform Guidance Subpart F-Audit Requirements.

## 11. CONTRACT/GRANT PROVISIONS FOR SUBRECIPIENT CONTRACTS.

- 11.1. In addition to other provisions required by the Federal Awarding Agency or the Prime Recipient, Contractors/Grantees that are Subrecipients shall comply with the following provisions. Subrecipients shall include all of the following applicable provisions in all subcontracts entered into by it pursuant to this Contract/Grant.
  - 11.1.1. [Applicable to federally assisted construction contracts.] Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 shall include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.
  - 11.1.2. [Applicable to on-site employees working on government-funded construction, alteration and repair projects.] Davis-Bacon Act. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148).
  - 11.1.3. Rights to Inventions Made Under a contract/grant or agreement. If the Federal Award meets the definition of "funding agreement"/ "funding Contract" under 37 CFR 401.2 (a) and the Prime Recipient or Subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement,"/"funding Contract", the Prime Recipient or Subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the Federal Awarding Agency.
  - 11.1.4. Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended. Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal awardee(s) to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal Awarding Agency and the Regional Office of the Environmental Protection Agency (EPA).
- 11.1.5. Debarment and Suspension (Executive Orders 12549 and 12689). A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235). "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

- 11.1.1. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.
- 11.1.2. Never contract with the enemy (2 CFR 200.215). Federal awarding agencies and recipients are subject to the regulations implementing "Never contract with the enemy" in 2 CFR part 183. The regulations in 2 CFR part 183 affect covered contracts, grants and cooperative agreements that are expected to exceed \$50,000 within the period of performance, are performed outside the United States and its territories, and are in support of a contingency operation in which members of the Armed Forces are actively engaged in hostilities.
- 11.1.3. Prohibition on certain telecommunications and video surveillance services or equipment (2 CFR 200.216). Grantee is prohibited from obligating or expending loan or grant funds on certain telecommunications and video surveillance services or equipment pursuant to 2 CFR 200.216.

## **12. CERTIFICATIONS.**

- 12.1. Unless prohibited by Federal statutes or regulations, Recipient/Prime Recipient may require Subrecipient to submit certifications and representations required by Federal statutes or regulations on an annual basis. 2 CFR 200.208. Submission may be required more frequently if Subrecipient fails to meet a requirement of the Federal award. Subrecipient shall certify in writing to the State at the end of the Award that the project or activity was completed or the level of effort was expended. 2 CFR 200.201(3). If the required level of activity or effort was not carried out, the amount of the Award must be adjusted.

## **13. EXEMPTIONS.**

- 13.1. These Federal Provisions do not apply to an individual who receives an Award as a natural person, unrelated to any business or non-profit organization he or she may own or operate in his or her name.
- 13.2. A Contractor/Grantee with gross income from all sources of less than \$300,000 in the previous tax year is exempt from the requirements to report Subawards and the Total Compensation of its most highly compensated Executives.

## **14. EVENT OF DEFAULT AND TERMINATION.**

- 14.1. Failure to comply with these Federal Provisions shall constitute an event of default under the Contract/Grant and the State of Colorado may terminate the Contract/Grant upon 30 days prior written notice if the default remains uncured five calendar days following the termination of the 30-day notice period. This remedy will be in addition to any other remedy available to the State of Colorado under the Contract/Grant, at law or in equity.
- 14.2. Termination (2 CFR 200.340). The Federal Award may be terminated in whole or in part as follows:
  - 14.2.1. By the Federal Awarding Agency or Pass-through Entity, if a Non-Federal Entity fails to comply with the terms and conditions of a Federal Award;
  - 14.2.2. By the Federal awarding agency or Pass-through Entity, to the greatest extent authorized by law, if an award no longer effectuates the program goals or agency priorities;
  - 14.2.3. By the Federal awarding agency or Pass-through Entity with the consent of the Non-Federal Entity, in which case the two parties must agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated;

- 14.2.1. By the Non-Federal Entity upon sending to the Federal Awarding Agency or Pass-through Entity written notification setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if the Federal Awarding Agency or Pass-through Entity determines in the case of partial termination that the reduced or modified portion of the Federal Award or Subaward will not accomplish the purposes for which the Federal Award was made, the Federal Awarding Agency or Pass-through Entity may terminate the Federal Award in its entirety; or
- 14.2.2. By the Federal Awarding Agency or Pass-through Entity pursuant to termination provisions included in the Federal Award.

EXHIBIT END



Contract Summary -- State Fiscal Year 2023

**Contract Overview**

Submitting Agency:	San Juan County Social Services
Contract Title:	SFY23 Contract
Contract Number:	[Not specified] (2) (2) (2)
Start Date:	7/1/2022
End Date:	6/30/2023
Total Approved Funds:	\$9,100.00

**Service Summary**

Contracted Service	Reimbursement Type	Reimbursement Rate	State/Fed Funds	Units of Service	Unduplicated Clients
Chore	Per Unit	\$25.00	\$9,100.00	524.2	32
<b>TOTAL:</b>			<b>\$9,100.00</b>	<b>524.2</b>	<b>32</b>

**Budget Details**

**Revenues and Expenses (by Service):**

**Chore**

*Revenues*

Budget Item	Description	Amount
Approved Funds		\$9,100.00
Local Cash Match	[Not Specified]	\$1.00
Local In-Kind Match	[Not Specified]	\$1,532.44
Program Income	[Not Required]	\$50.00
<b>TOTAL:</b>		<b>\$10,683.44</b>

*Expenses*

Budget Item	Description	Amount
Personnel	Home Chore Worker [\$10485.40]	\$10,485.40
Travel	[Not Specified]	-
Equipment	[Not Specified]	-
Contractual Services	[Not Specified]	-
Staff Training	[Not Specified]	-
Supplies	[Not Specified]	\$198.04
Other	[Not Specified]	-
<b>TOTAL:</b>		<b>\$10,683.44</b>



**Service Areas and Client Counts**

**Chore**

Service Area	Total 60 + Persons	Frail	Minority	Low Income
San Juan County	32.0	8.0	2.0	13.0

**Non-compensated Services: Unit Counts**

Service	Units
Information and Assistance (ADRC)	1.0
Outreach	1.0

**Attachments**

The following documents have been uploaded to the CRS database and are included by reference as part of this proposal.

Required Document

Submitted Document





Date: August 7, 2022.

For: August 10 Board of County Commissioners Meeting.

From: Planning Department.

Regarding: Summary of Recent Planning Department Work.

**SAN JUAN COUNTY**



PO Box 466  
Silverton, CO 81433

In early August the Planning Department has been working on these County applications:

- Review of County Improvement Permit Application, Two Proposed 11-Unit Condo Buildings, on a parcel known as Phase 1, Cascade Village PUD, Highway 550. The Planning Department coordinated with the applicants' consultants, the water/sewer operator, the Cascade "homeowners association," the Building Department, reviewed additional plans, and then prepared a permit letter, which is currently being reviewed by County staff co-workers.
- Preparation of a County Commissioner Public Hearing staff report/package, for the County Improvement Permit Application, Proposed Stalzer Cabin, Forest Queen No. 9 Lodge, on Comandran Trail, near Maggie Gulch and CR 2. A legal notice was prepared and published, updated information was received from the consultants, and a staff report was written (attached).
- Review of County Improvement Permit Application, Proposed Hawn Cabin and Associated Improvements, Log Cabin Lodge, near Red Mountain Pass; coordination with the applicant by email to add some documents to the submittal; adjacent landowner envelopes were received at the Courthouse.
- Review of County Land Use Permit Application, Proposed Mine Reopening for investigation of rock competency, and associated gate, grading and drainage improvements, Silver Crown Mine/Lodge, located in the Mill Creek area near Chalamooga; applicant has set up a multi-agency site visit for August 31; adjacent land owner envelopes (and application fee check) were received at the Courthouse.
- Coordination with applicant to finalize site layout, building footprint, setbacks, screening, septic system, County Improvement Permit, Proposed Anest Cabin, Carolina Mill Site, Kendall Creek, near Deer Park.
- Ongoing review with Building Department staff of three County Land Use Permit Applications recently submitted by BLM staff; a gate and signage installed at the Pritsburgh, proposed fences and signage on Molus Pass, several proposed Abandoned Mined Lands mining reclamation projects scheduled for this summer and fall
- Ongoing coordination with applicants and their consultants, regarding several other incoming County applications, which are currently being assembled/added to by the applicants.
- Recently obtained a copy of the County Planning Files from Town Staff, for the County staff to use and to save at the Courthouse, which includes several decades of County Planning files, previously only stored on the Town Hall hard drive.
- The County Commissioners and citizens can contact me with any Planning questions at my new email address "planer@sanjuancolorado.us"







Regarding a new gate with signage on the County Road at the Pittsburgh. Prepared by L. Adair, Aug. 7, 2022.

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(1) Here is an email received from BLM staff regarding the new gate with signage on the County Road at the Pittsburgh.

From: Merrill, Lisa D  
Sent: Tuesday, June 21, 2022  
To: Gloria Kaasch Buegger; Bill MacDougall; Lisa Adair; Willy Torkley; John Sties; Todd Bove; Bruce Conrad  
Subject: BLM equipment in Town

All,  
I've not submitted a Land Use Form yet to tell you of our whereabouts with equipment and contractors. I plan to very shortly. Still solidifying plans.  
We are staging a gooseneck and some equipment for a couple of weeks over at the Depot while we work down in lower elevations. Let me know if it gets in anyone's way.  
Our contractor SRS is working down near the Pittsburgh this week installing a gate for a private landowner on the boundary between BLM and his claims. I have sought permission through Bruce Conrad and Gilbert Archuleta to allow for limited welding on the gate with stable fire mitigation in place. Welding will occur Wednesday morning and be brief, timed with forecasted rain. 35 gallons of water on immediate pump, multiple fire extinguishers, and 2 hour observation on commencement of welding activities. We will bring a mini-ex up the Mighty Monarch road to the top of the main wastepile next week in order to divert seep waters off of the pile. We may also move some rock. The work will likely only take a day or 2.  
We will be submitting BLM Abandoned Mine Land's Land Use Form within the next 2 weeks.  
Please let me know if you have any questions.  
Lisa Merrill

(2) Here is a picture of the new gate with signage on the County Road at the Pittsburgh taken by Bevan Harris of the Town/County Building Department in July:



BLM Gate/Signage at the Pittsburgh, Page 1 of 1, Prepared by LMA, August 7, 2022.

**LAND USE PERMIT Notification**  
San Juan County, Colorado

<b>Applicant:</b> BLM Gunnison Field Office		<b>Permit No.:</b>
<b>Address:</b> 210 W Spencer Ave, Suite A		
<b>City and State:</b> Gunnison, CO 81230		<b>Telephone:</b> 970-842-4840

**Description of Use:**

**Provided for informational purposes only.**

The action has three components: 1) Constructing a 0.5 mile back and fall fence; 2) Seeding/reseeded road corridor; 3) Constructing two worm boxes. 1) A 0.5 mile back and fall fence would be constructed along the western edge of the 1000 AC. Construction would be completed during the summer and fall months and would include all back and fall fence and worm boxes. 2) Seeding/reseeded road corridor would be completed during the summer and fall months and would include all back and fall fence and worm boxes. 3) Construction of two worm boxes would be completed during the summer and fall months and would include all back and fall fence and worm boxes. 2) All construction cost details and proposed contracts will be posted with a notice to bid and an invitation to bid on the BLM website. 3) Construction of two worm boxes would be completed during the summer and fall months and would include all back and fall fence and worm boxes. 2) All construction cost details and proposed contracts will be posted with a notice to bid and an invitation to bid on the BLM website. 3) Construction of two worm boxes would be completed during the summer and fall months and would include all back and fall fence and worm boxes.

**Dates and Times of Use:**

Summer 2022, possibly continuing into summer 2023. Exact dates to be determined

**Location of Use:**

BLM road 38 near Moias Pass

**Areas of Concern:**

Applicant should provide attachments for each relevant area  
Land Use Administrator will initial approval if appropriate

Property Ownership	_____	Permission of Property Owner	_____
Vicinity Map	_____	Plans and Drawings	_____
Natural Hazards	_____	Zoning Compatibility	_____
Sanitation	_____	Environmental Impacts	_____
Building Permit	_____	Federal and /or State Permits	_____
Security	_____	Emergency Services	_____
Parking	_____	Insurance Coverage	_____
Clean Up	_____	County Road Impact	_____
Other	_____	Other	_____

**Date Application Submitted:**

\_\_\_\_\_

**By (Signature):**

RACHEL MILLER

**Date Permit Issued:**

\_\_\_\_\_

**By (Signature):**

\_\_\_\_\_

**Conditions:**

\_\_\_\_\_

**Acceptance of Conditions:**

\_\_\_\_\_

**By (Signature):**

\_\_\_\_\_



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

**Megan Mast**

Outdoor Recreation Planner  
Lands and Realty Specialist  
970-387-9871 office  
970-749-8125 cell  
mmast@blm.gov

Sherron Field Station  
1428 Greene St., #101  
Silverton, CO 81433  
[www.blm.gov/colorado](http://www.blm.gov/colorado)

U.S. Department of the Interior  
Bureau of Land Management  
Gunnison Field Office  
DOI-BLM-CO-S060-2022-0009- CX

### CATEGORICAL EXCLUSION

**NUMBER:** DOI-BLM-CO-S060-2022-0009-CX

**PROJECT NAME:** Molas Pass Wetland Protection Fence

**PLANNING UNIT:** Tres Rios Field Office RMP Silverton Management Area

**LEGAL DESCRIPTION:** T4 IN R7W Sec. 31

**APPLICANT:** USDI, Bureau of Land Management

#### **BACKGROUND/INTRODUCTION:**

The Molas Pass area is popular among recreationists for camping, firewood collecting, and snowmobiling. Increasing use of this area led to an expansion of dispersed campsites and road braiding as users tried to avoid rocky or wet parts of the road. Road braids and expanded dispersed campsites compacted soils adjacent to a 12-acre fen and wetland complex, altering groundwater infiltration and surface flows. The road is currently being maintained to address these issues.

Fens are peat-accumulating wetlands fed by groundwater that take thousands of years to form and are highly sensitive to sedimentation and ground or surface water alterations. Occasional users drove into the wetland creating tire ruts and risking localized lowering of the water table. As a result, the fens and wetland complex are at risk. The intent is to prevent further damage and avoid the high cost of extensive restoration or fen and wetland loss in the future. With this goal in mind, the BLM Gunnison Field Office proposes to build 0.5 miles of buck and rail fence along BLM road 83, construct two worm fence barriers, and seed newly protected areas to promote revegetation. These actions would help ensure that the public use the designated road and only camp in areas that will not negatively impact fens.

#### **DESCRIPTION OF PROPOSED ACTION:**

The proposed action has three components:

- 1) Constructing a 0.5 mile fence; 2) Seeding reclaimed road braids; 3) Constructing two worm fences. All actions will take place after July 15<sup>th</sup> to avoid potential impacts to nesting migratory birds.
- 1) A 0.5-mile fence would be constructed along the western edge of BLM road 83. Buck and rail or buck and pole fencing will be the preferred material, with the option to use wire fencing if necessary for short sections as needed. Any wire fencing would be smooth wire with wildlife-friendly specifications. Construction would be minimally ground



disturbing, and all fence bucks would rest on top of the soil surface. The fence would enclose road braids that were abandoned in conformance with the Silverton Area Travel Management Plan (2020). The tops of the fence would be marked with snow poles at a regular interval to ensure they do not pose a safety hazard to winter users. "Restoration" and "No Camping Beyond This Point" signs would be placed on or behind the fence to improve compliance. The fence would be inspected on an annual basis and repaired as needed.

2) All abandoned braids and dispersed campsites would be seeded with an appropriate weed-free native seed mix to aid revegetation and prevent establishment of invasive species. Willows may also be planted in degraded meadows on road margins behind the fence. Two former road braids have been ripped and the remaining braids may be ripped as well during road maintenance. Ideally, any ripping will run perpendicular to the direction of water flow to avoid concentrating flow paths down-slope. Where water tables are higher on the northern end of the road, abandoned road braids may not be ripped in favor of passive restoration. Where feasible, mulch may be placed in restoration areas to reduce risk of erosion and aid seed germination.

3) An approximately 110-foot worm fence would be constructed along a parallel road to prevent an existing impacted campsite from further encroaching into an isolated wetland. An approximately 150-foot worm fence would close a dispersed campsite that is less than 20 feet from an isolated fen. Both worm fences would sit on top of the soil surface to avoid ground disturbing activity. Signs reading "No Camping Beyond This Point" would be posted to improve compliance.

**PLAN CONFORMANCE REVIEW:** The Proposed Action is subject to and has been reviewed for conformance with the following plan (43 CFR 1610.5-3, 516 DM 11.5):

The plan conformance review included consideration of Resource Direction (pgs. 11-7 to 11-125) and Area Direction (pgs. 11-126 to 11-157).

Name of Plan: Tres Rios Field Office Resource Management Plan

Date Approved: February 2015

Resource Management Direction:

Desired Conditions: (pg. 11-40)

Objectives: (pg. 11-40)

Standards: (pg. 11-40 – 11-41)

Guidelines: (pg. 11-41)

Silverton Area Management Direction:

Desired Conditions: (pg. 11-155 to 11-156)

Allowable Uses: (pg. 11-156 to 11-157)

**CATEGORICAL EXCLUSION REVIEW:** The proposed action is categorically excluded from further documentation under the National Environmental Policy Act (NEPA) in accordance with 516 DM 11.9. Number: K-9 Construction of small protective enclosures, including those to protect reservoirs and springs and those to protect small study areas. This categorical exclusion is appropriate in this situation because the proposed action has been reviewed and none of the following extraordinary circumstances described in 516 DM 2, Appendix 2, apply.

<b>Does the proposed action:</b>		<b>Yes</b>	<b>No</b>
1.	Have significant adverse effects on public health and safety?		X
2.	Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (EO 11990), floodplains (EO 11988); national monuments; migratory birds (EO 13186); and other ecologically significant or critical areas?		X
3.	Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources (NEPA §102.216)?		X
4.	Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?		X
5.	Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?		X
6.	Have a direct relationship to other actions with individually insignificant but cumulatively significant environmental effects?		X
7.	Have adverse effects on properties listed, or eligible for listing, in the National Register of Historic Places as determined by either the bureau or office?		X
8.	Have significant impacts on species listed, or proposed to be listed, on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species?		X
9.	Violate a Federal law, or a State, local or tribal law or requirement imposed for the protection of the environment?		X
10.	Have a disproportionately high and adverse effect on low income or minority populations (EO 12898)?		X
11.	Limit access to and ceremonial use of Indian sacred sites on Federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (EO 13007)?		X
12.	Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and EO 13112)?		X

**REMARKS:**

Cultural Resources: Almost all of the area of potential effects has been recently inventoried, with negative results. The remaining area (~02 acres) is very unlikely to contain historic properties, given the negative findings of the adjacent inventories. Therefore, the proposed undertaking will result in a finding of no historic properties affected.

Native American Religious Concerns: The proposed limited surface disturbance is unlikely to concern Tribes, who would be supportive of the environmental protection the structures will offer.

Threatened and Endangered Species: The proposed project is within overall range of Canada lynx (*Lynx canadensis*), a species listed as Threatened under the Endangered Species Act and is located within the Silverton Lynx Analysis Unit (LAU). The proposed project and construction of buck and rail fence would have No Effect on Canada lynx or its habitat. There are no other wildlife species of conservation concern that would be negatively impacted by the proposed project.

Migratory Birds: The work would be conducted outside the migratory bird nesting season. The proposed action is not expected to result in the "take" of any native birds or their nests.

**INTERDISCIPLINARY REVIEW:**

<b>Name</b>	<b>Title</b>	<b>Area of Responsibility</b>
Kathy Brodhead	Wildlife Biologist	Threatened, Endangered and Sensitive Species Migratory Birds
Megan Mast	Outdoor Recreation Planner	Recreation
Rachel Miller	Natural Resource Specialist	Wetlands and Riparian Areas Vegetation
Monica Weiner	Archaeologist	Cultural Resources Native American Religious Concerns
Danielle Schneider	Archaeologist	Cultural Resources Native American Religious Concerns
Jim Lovelace	NEPA Coordinator	Cultural Resources Native American Religious Concerns

**SIGNATURE OF PREPARER:** RACHEL MILLER

**DATE:**

U.S. Department of the Interior  
Bureau of Land Management  
Gunnison Field Office  
DOI-BLM-CO-S060-2022-0009-CX

**DECISION RECORD**

**DECISION:** I have reviewed this Categorical Exclusion and have decided to implement the proposed action.

**RATIONALE:** This project will benefit wetlands and fens within the project area while having no effect on wildlife or cultural resources. Constructing the fence will allow for proactive resource protection and reduce the likelihood of costly wetland restoration needed in the future.

**COMPLIANCE WITH NEPA:**  
This action is listed in the Department Manual (516 DM 2, Appendix 1 and/or 516 DM 11, as amended) as an action that may be categorically excluded. I have evaluated the action relative to the 12 criteria listed above and have determined that it does not represent an exception and is, therefore, categorically excluded from further environmental analysis.

**COMPLIANCE MONITORING:** All project work will be monitored to ensure it complies with the specifications of this CX.

**SIGNATURE OF AUTHORIZED OFFICIAL:**  Digitally signed by JON KAMINSKY  
Date: 2022.03.23 13:24:06 -0600  
Gunnison Field Manager

**DATE SIGNED:**

Molas Pass Proposed Fence and Barriers



**STAFF REPORT FOR THE BOARD OF COUNTY COMMISSIONERS**

**PROPOSED STALZER CABIN, FOREST QUEEN NO. 9 LODGE**

**REPORT DATE:** August 7, 2022

**MEETING DATE:** August 10, 2022

**FROM:** L. Adair

**Application:** Sketch Plan, County Improvement Permit Application, Proposed Stalzer Cabin, with Detached Garage and Associated Improvements, Forest Queen No. 9 Lodge, located on Conundrum Road, Lower Maggie Gulch at County Road 2, San Juan County, CO.

**Applicants/Owners:** Steve and Melanie Stalzer.

**Proposed Improvements:** Proposed improvements include a cabin, detached garage with exterior carport and an office loft, water well, septic system, underground electric service line, propane tank, grading, lights, woodstove.

**Location and Access:** The Forest Queen No. 9 Lodge is accessible by vehicle, from County Road 2, turning onto Maggie Gulch Road (County Road 23), then a turn onto the existing shaded private road called Conundrum Road, then there is an existing on-site gated driveway.

**History of Site:** This site was previously approved by the County, in approximately 2007, for a cabin that was never built. That permit was issued to Steve Lappin, who recently sold this mining claim, and County permits are non-transferable.

**SUMMARY:** **The application and the proposed improvements appear to comply with the Master Plan and the County Zoning and Land Use Regulations. The Planning Department staff, and the Planning Commission, suggests that you can consider conditional approval of this application, with the conditions of approval at the end of this staff report.**

**Application:** 13 copies of the application were received through the mail at Town Hall in early June. The application is well prepared, appears to be very complete, and it contains the required submittal items. It was scanned and posted on the County website. A copy of the application is attached for your review. Updated information was received on August 3 which is also attached.

**Comparison to the Master Plan:** The County Zoning and Land Use Regulations are posted on the County website. The regulations state: *All applications for review under this Chapter will be examined initially to determine whether the proposal is consistent with the County's Master Plan. The 2010 Town/County Master Plan is also posted on the Town and County websites. The Master Plan states: 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. 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. Strategy 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,*

**STAFF REPORT FOR BOCC, STALZER CABIN, FOREST QUEEN NO. 9 LODGE, AUGUST 7, 2022.**

*(4)Silverson-Eureka, Strategy 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.* The County has "Economic Corridors" (where growth can generally be encouraged, when compared to proposed development of remote backcountry sites). The County's "Economic Corridors" are generally located along our year round plowed roads, for example: *Silverton to Eureka- Both sides of CR#2 from Silverton to the intersection of CR#2 and CR250 just upstream of the Eureka boundary. This project site, the Forest Queen No. 9 Lodge, has CR 2 going through it, with the cabin proposed at approximately 500 feet uphill of CR 2. However the vehicular access to the proposed cabin is via two existing unplowed roads, which are very close to CR 2. The building site is in, or very close to, one of the County's "Economic Corridors."* The proposed improvements appear to comply with the intent of the Master Plan.

**Comparison to the County Regulations:** The County Zoning and Land Use Regulations state: *If consistent with the Master Plan, all applications will be reviewed to determine whether, based upon the objective facts contained within the record before the reviewing body:*

*(a) The proposal will have any adverse impact on public health, safety, morals or welfare.*  
The proposed improvements are not expected to have a significant adverse impact on health, safety, morals, or welfare.

*(b) Adequate potable water is available or can be developed to safely support the proposed use, including fire control and suppression.*  
Water will be provided by a proposed on-site water well. If necessary the water will be treated to improve the currently-unknown water quality. Fire control and fire suppression should be incorporated into the water system design.

*(c) Adequate sewage disposal can be provided to support the proposed use.*  
Adequate sewage disposal will be provided by a proposed septic system, and the septic design is included in the application.

*(d) The proposed use will have any adverse effect on public or private property in the vicinity of the development.*  
The proposed improvements are not expected to have a significant adverse impact on nearby public or private property.

*(e) The proposed use will have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife (including habitat, food sources, migration routes, hunting, etc.), erosion or other geological condition.*

The proposed improvements are not expected to have a significant adverse impact on scenic values, historic sites/structures, environmental quality, wildlife, erosion, or geological conditions. The Scenic Quality Report in the application indicates that the structures are not expected to be visible from CR 2 or Maggie Gulch Road; mostly that would be due to dense tree cover. There are no known historic structures/relics on the site.

*(f) Adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services.* "Adequate access" shall require proof that any access is either a public San Juan County road or state highway or else a private road or other access which meets the following minimum standards: *(i) have adequate water bars, bar ditches, culverts and other drainage improvements to prevent erosion of the road which might interfere with access; and (ii) be subject either to (a) deed(s) granting access across all private property the access traverses from the parcel being improved to the nearest public San Juan County road or state highway (in which event the applicant also shall demonstrate the existence of a perpetual agreement governing the use and maintenance of such private road*

**STAFF REPORT FOR BOCC, STALZER CABIN, FOREST QUEEN NO. 9 LODGE, AUGUST 7, 2022.**

*across private property) or (b) one or more valid road permits across any federal or state property lying between the parcel being improved and the nearest public San Juan County road or state highway. If access is via a private road, the applicant also shall either prove that an existing access permit exists for the road issued by San Juan County (if the private road intersects a County road) or by CDOT (if the private road intersects a state highway) or by another county (if the private road intersects a county road lying in another county) or else shall apply for and obtain an access permit for the private road from the relevant agency.*

Adequate road access exists. The road access easement is shown on the 2003 Survey Plat (including Legal Descriptions). The proposed alignment was determined by Bob Larson (surveyor) and Mark Mackie (engineer) in 2003. The access is an existing shared, private road, named by the users as Conundrum Road, which exists from Maggie Gulch Road (County Road 23) to the project site and beyond, built by Mike Fisher in approx 2004. Conundrum Road provides access to the Bullion City Lodge, and the Forest Queen No. 6, 7, 8, 9, and 10 Lodges. For more information on the mining claims and access, please refer to the Survey Plat on the sixth page of the attached application. I believe there is no maintenance occurring, and I believe in the past 3 years the County Road and Bridge Supervisor expressed to me a need for some basic annual maintenance (at the intersection of Conundrum Road and Maggie Gulch Road).

*(g) Adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services.*

Conundrum Road provides adequate road access to the project site, from CR 2 and Maggie Gulch Road. Conundrum Road was initially built and snow-plowed by a landowner Mike Fisher, but I do not believe it is currently plowed. This site is located very close to adequate year round access via CR 2, compared to the remote backcountry access for most mining claims. The existing on-site driveway has an existing gate, and if that is locked, a key (or the combination) should be given immediately to the emergency services, which would improve the overall "adequate road access" for emergency services.

*(h) Adequate utilities are or can be made available for the proposed use, unless deemed unnecessary or not practical.* The proposed improvements include adequate utilities, such as septic system, water well, propane tank, and underground electric service line.

*(i) Adequate emergency services exist to serve the proposed use, unless deemed unnecessary or not practical.* Approval of the proposed improvements (proposed single family residential land use) is not expected to overburden the local existing emergency services agencies.

*(j) There are natural hazards which may adversely affect the site or the proposed use of the site.* The adopted County hazard maps, for geological hazards and avalanche risk, show that the proposed improvements are located outside of any known avalanche area, and in a geological area of CST which indicates colluvial slope (which is a slope acted upon or deposited by gravity, rather than alluvial which is water-deposited). In my experience CST appears to be the most typical geological area for proposed cabins. A mining claim noted as CST in this area at this time does not usually require a special expert to prepare a site specific geohazards investigation report or develop proposed mitigation. There are not any known or suspected avalanche hazards or geohazards at the location of the proposed improvements. Given the dense trees at and in the vicinity of the project site, the highest natural hazard risk at this site is expected to be fire-related. That could involve a structure fire causing a wildfire, or a wildfire causing a structure fire. The Applicants have recently been given permission to clean up piles of old tree limbs on the site, and remove old stumps, and potentially remove some dead standing beetlekill trees (up to 5000 board feet of lumbering does not require a County Permit). Due to current fire ban restrictions, the old wooden debris piles and limbs are being hauled away, and not burned on site. Regarding overall natural hazards, there does not appear to be a need for



**STAFF REPORT FOR BOCC, STALZER CABIN, FOREST QUEEN NO. 9 LODGE, AUGUST 7, 2022.**

mitigation of geologic or avalanche hazards, and the Applicants are currently improving the risk of fire hazard at the site. The Applicants should consider incorporating ways to store water, and keep the possibility of fire danger in mind, during design and construction, and utilize the Colorado Firewise guidelines for fire mitigation and an annual fire hazard site evaluation.

**Adjacent Land Owners:** The adjacent land owners (within 1500 feet of the property boundaries) were notified by mail on July 5. No opposition, comments, or inquiries were received to date.

**Application Fee:** A check for the County Application Fee of \$840 was received by the Town Clerk. It was delivered to the County Treasurer's office on July 1, and the County Treasurer confirmed that she has received and deposited the check.

**Geotechnical Report:** The application has a request for approval of this application contingent on an upcoming geotechnical report. Although it would provide interesting and useful information for the site design and foundation design, a geotech report is not technically required for this site (not a geohazards investigation report).

**Detached Garage with Carport and Office Loft:** The detached garage structure, with exterior carport, and second-story office loft, should not have any toilet (or fixtures, sleeping area, or kitchenette), or the proposed septic system would need to be redesigned for 3 bedrooms instead of 2 bedrooms; and the proposed garage shall not be utilized as a secondary dwelling unit. This was briefly discussed with the consultants, and I believe they noted there is no such usage proposed.

**Legal Notice:** A copy of the legal notice is attached.

**Sketch Plan and the 3 Step Review Process:** This application is considered a "Sketch Plan," which is step one of three steps described in the County regulations: Sketch Plan, Preliminary Plan, Final Plan. After recently discussing the three step process (three submittals and six meetings) with the County Administrator and the County Commissioners, it is my understanding that the County prefers to see each applicant at least twice, as described in the Regulations. That usually includes a Sketch Plan, followed by a "combined Preliminary-Final Plan," which typically requires two submittals and four meetings. A main purpose of the Preliminary-Final Plan is to "tie up any loose ends." There are usually several major loose ends for each application, while this one happens to be very complete in comparison. You may wish to confirm for the Applicants that they must return to you at a later date with any "loose ends" addressed. Or considering that this site was once reviewed and approved by the County, in approx. 2007, for the Proposed Lappin Cabin (and a mother's cottage secondary dwelling unit), none of which was ever constructed, you may decide to allow an abbreviated review process, for this specific site.

**Planning Commission Review:** The Planning Commission reviewed this application in July and recommended conditional approval with the conditions of approval in this staff report.

**County Commissioner Options:** The Board of County Commissioners may conditionally approve, deny, or "table" the application.

**Staff Recommendation:** Finding that the Sketch Plan County Improvement Permit Application for the Proposed Stalzer Cabin and associated improvements on the Forest Queen No. 9 Lodge is complete, and that the

**STAFF REPORT FOR BOCC, STALZER CABIN, FOREST QUEEN NO. 9 LODGE, AUGUST 7, 2022.**

proposed improvements appear to comply with the Master Plan and the County Regulations. I suggest you may **conditionally approve this application, with the following conditions of approval.**

**Conditions of Approval:** Here are proposed Conditions of Approval for your consideration, for the Proposed Stalzer Cabin and associated improvements on the Forest Queen No. 9 Lodge:

1. Compliance with all **State and Federal** regulations is required as a condition of this County permit. If regulations differ, then the most stringent shall apply. Failure to comply with State and Federal regulations shall void this County permit.
2. The Applicants shall immediately provide a key (or the combination number) to the emergency services agencies for the existing driveway gate (if there is a lock on the gate) for the purpose of increasing timely access for fire or other emergency event.
3. All County Improvement Permits are contingent on the San Juan Basin Public Health Department final approval of the **septic** system.
4. San Juan County requires **reseeding** of any disturbed soil ground surface with certified weed free native seed, in accordance with the applicable San Juan County Zoning and Land Use Regulations.
5. San Juan County has "dark sky" lighting requirements. Exterior/visible lighting on this site shall comply with the applicable San Juan County Zoning and Land Use Regulations.
6. The proposed improvements shall be adequately **screened** from view, in general compliance with the County's adopted screening requirements. Although not anticipated, if the proposed structures or improvements are determined to be unacceptably visible from CR 2 or CR 23, then tree planting shall be required (with final determination made by the County Commissioners).
7. The Applicants and proposed improvements shall comply with all applicable San Juan County Zoning and Land Use **Regulations**. Violation of the San Juan County Zoning and Land Use Regulations may cause this permit to be void. If requirements differ, the most stringent shall apply. In particular all applicants are required to carefully review the Regulations in Section **4-110**, to assure compliance.
8. This approval is for the proposed single family residential land use, and does not allow for the use of the structures as a **Vacation Rental**, or any secondary dwelling unit, as those land uses would require further County review.
9. Use of a wildlife mitigation consultant from the Four Corners region is encouraged, to create a defensible space and **fire mitigation** recommendations, to reduce the overall hazards, of a forest fire causing structure fire, and to reduce the hazards of a structure fire causing a forest fire. A wildfire mitigation consultant can be utilized to assist with items including but not limited to: defensible space, dead standing/brush/tree thinning, placement/sizing of cisterns, any fire suppression system, availability of water, placement of propane and combustibles, selection of heat sources, woodstoves, fire resistant building materials, fire truck access/turnaround.
10. On site burning of cut tree limbs and brush requires notification of the Sheriff and Fire Departments prior to the controlled burn. Water and tools shall be readily available directly adjacent to the fire during any

**STAFF REPORT FOR BOCC, STALZER CABIN, FOREST QUEEN NO. 9 LODGE, AUGUST 7, 2022.**

- controlled burn, and there shall be no unsupervised campfires or burn piles. Burning is not permitted during a Fire Ban, and Fire Bans have variable additional requirements (regarding chainsaws, spark arresters, campfires, grills, etc.) The Sheriff and Fire Department shall have the right to prevent a landowner and contractor from burning; if weather conditions are expected to be dry or windy. Additionally, all required permits, including but not limited to San Juan Basin Health Department and CDPHE permits, shall be obtained by the Applicants prior to any **controlled burns**.
11. Immediately prior to tree clearing, grading, and foundation excavation occurring within 30 feet of any of the project site property lines, the **property lines** shall be roped off using survey flagging or caution tape. The survey flagging that is marking the closest property line shall be clearly understandable in the field, for measuring and to prevent the soil, rocks, tree clearing, and heavy equipment from trespassing onto any adjacent lands.
12. **Building materials** shall meet the requirements of the San Juan County Land Use regulations including natural colors and non-reflective materials. The building materials shall consist of natural materials reflecting the natural terrain. The Applicants are encouraged to consider the possibility of overall future increasing fire hazard in this County, and encouraged to utilize as much fire-proof and fire-resistant building materials as possible.
13. The County Regulations require that **woodstoves** are EPA-approved. The Applicants are encouraged to utilize the Fire Inspector and/or Fire Chief to review plans before construction, and visit the site at the time of structure Certificate of Occupancy, to check chimneys, spark arrester caps, woodstove, heat source clearance from walls, smoke alarms, fire extinguishers, egress, and overall fire safety of the structures and the site.
14. As a condition of all County permits, the Applicants shall acknowledge that **emergency services** may not be available in a timely manner, and may not be available at all.
15. A **"bear proof trash"** solid waste storage system is required, and refuse utility billing through the Town.
16. Any on-site existing public **trails** shall remain open to public access.
17. Prior to equipment mobilization, the Applicants shall have the excavator/contractor contact the County Road & Bridge Dept. Supervisor, for any necessary required **maintenance** of the existing shared private road (named Conundrum Road) where it intersects with Maggie Gulch Road.

## PUBLIC HEARING

Notice is hereby given to the members of the general public that the San Juan County Colorado Board of County Commissioners will hold a Public Hearing at the San Juan County Courthouse, 1557 Greene St., Silverton, CO, at 10:00 AM on Wednesday, August 10, 2022 in person and via Zoom to receive public comments on a County Improvement Permit Application for the Proposed Stalzer Cabin on the Forest Queen No. 9 Lodge, Maggie Gulch, San Juan County, CO. The Applicants are Melanie & Steve Stalzer. The purpose of the Application is to request approval of the proposed residential use of a mining claim.

NOTICE is further given that all persons may present oral/written testimony regarding this Application prior to/during the Public Hearing. Comments may be sent by email to [planner@sanjuancolorado.us](mailto:planner@sanjuancolorado.us), by mail to San Juan County, PO Box 466, Silverton CO 81433, or hand-delivered to the County Courthouse. The Zoom Meeting ID Number for County meetings is 921 3647 3203. Interested persons may contact the Planning Department with any questions or comments about the Application.

Published in the Silverton Standard & Miner: July 28, 2022.

SAN JUAN COUNTY



PO Box 466, Silverton, CO 81433

July 5, 2022

Dear Property Owner:

The Planning Department of San Juan County Colorado has received an application, and you have been identified as an Adjacent Land Owner. A property you own is located near the project site listed below. You are under no obligation to reply to this letter or take any action.

County Improvement Permit Application, Proposed Stalzer Cabin and Associated Improvements, FOREST QUEEN NO. 9 LODGE USMS No. 18843, located on Comandrum Road, Mammie Gulch (County Road 23), near County Road 2, in San Juan County, Colorado.

If you are interested in this application, you may view the application documents on the "San Juan County Colorado" government website. This application is being posted on the County website under the following tabs: County Government – Building & Planning – Proposed Additions/Applications.

This application will be reviewed by the San Juan Regional Planning Commission on Tuesday July 19, 2022. The meeting begins at 7 PM, it is open to the public, occurring in-person at the County Courthouse, and attendance is also via free Zoom software (Zoom Meeting ID Number 921 3647 3203).

Adjacent Land Owners and Citizens may submit written and/or verbal comments regarding this application, before and/or during the meeting. Comments before the meeting can be sent to the County Planning Department, using the contact information below. Email (or written) comments are preferred, because they are printed and placed directly into the individual Board members' meeting packets.

After the July 19 Planning Commission meeting, this application will be reviewed by the Board of County Commissioners (estimated meeting date August 10). The Planning Commission is only an "advisory" board that makes "recommendations." Approval or denial of individual County applications is decided by a vote of the Board of County Commissioners.

Please contact me if you have questions or comments.

Thank you,

A handwritten signature in black ink, appearing to read "Lisa M. Adair".

Lisa M. Adair PE

County Planning Department  
San Juan County Colorado

Email address: [planner@sanjuancolorado.us](mailto:planner@sanjuancolorado.us)  
Mail comments to: San Juan County, PO Box 466, Silverton, CO 81433.  
Hand deliver comments to: County Courthouse, 1357 Greene Street, Silverton  
Cell phone number: (970) 946-2217

RECEIVED 8/3/22  
AMM

July 28, 2022

San Juan County Commissioners  
Attn: Lisa Adair, Planning Director  
San Juan County, Colorado

**Subject: Application for Improvement Permit – Sketch Plan Review**  
Proposed Stotzer Cabin located at TBD County Road 23, Forest Queen No. 9 Lodge, MS  
18843, near Maggie Gulch, San Juan County, Colorado.

Ms. Lisa Adair and Commissioners.

In the time since the assembly of the enclosed Improvement Permit for Planning Commission review, an existing conditions map and topographic survey have been created, and the site plan and floor plan drawings have been updated to reflect this new information. The general concept has not changed and is now more accurate to reflect recorded site conditions.

Please reference the attached updated documents in your review, which immediately follow this memo:

- 1 – Existing Conditions Map (New Information)
- A – Vicinity Map (Updated to show winter parking location)
- F-1 – Enlarged Site Plan (Updated to reflect existing conditions)
- F-2 – Enlarged Site Plan (New drawing to show topography)
- G – Floor Plan (Updated to show smaller garage)

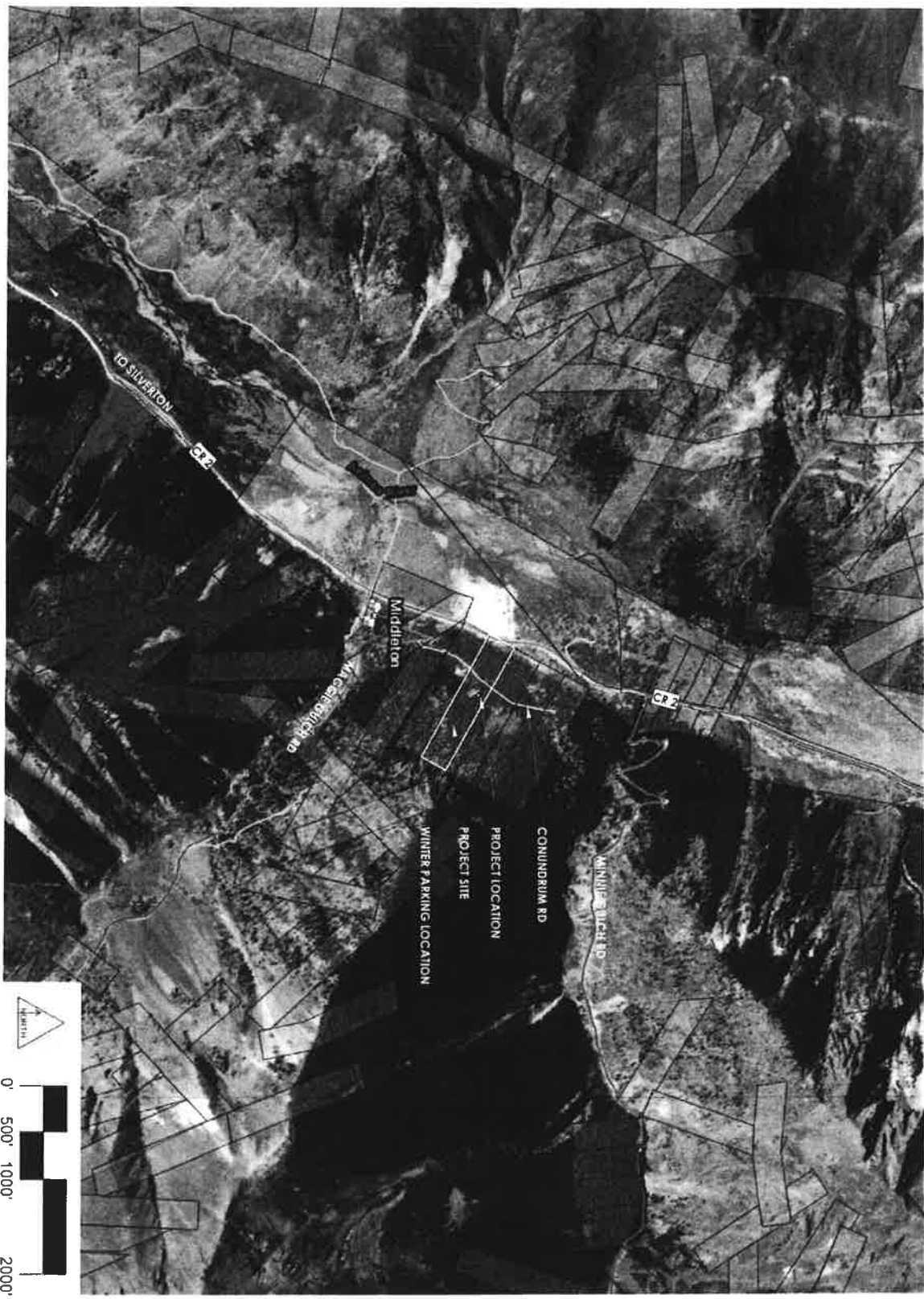
The applicants are seeking approval with the conditions outlined in the Planning Commission staff report. They are also requesting an abbreviated review in order to begin utility installation and site work preparation this season and begin home construction next building season. The Planning Commission unanimously endorsed this approach, as they supported the project as designed and presented.

We appreciate your time and consideration of this application. Please contact Mountain Grain, LLC if you have any questions.

Sincerely,



Christopher M. Clemmons, RA  
Mountain Grain, LLC  
970-515-7882



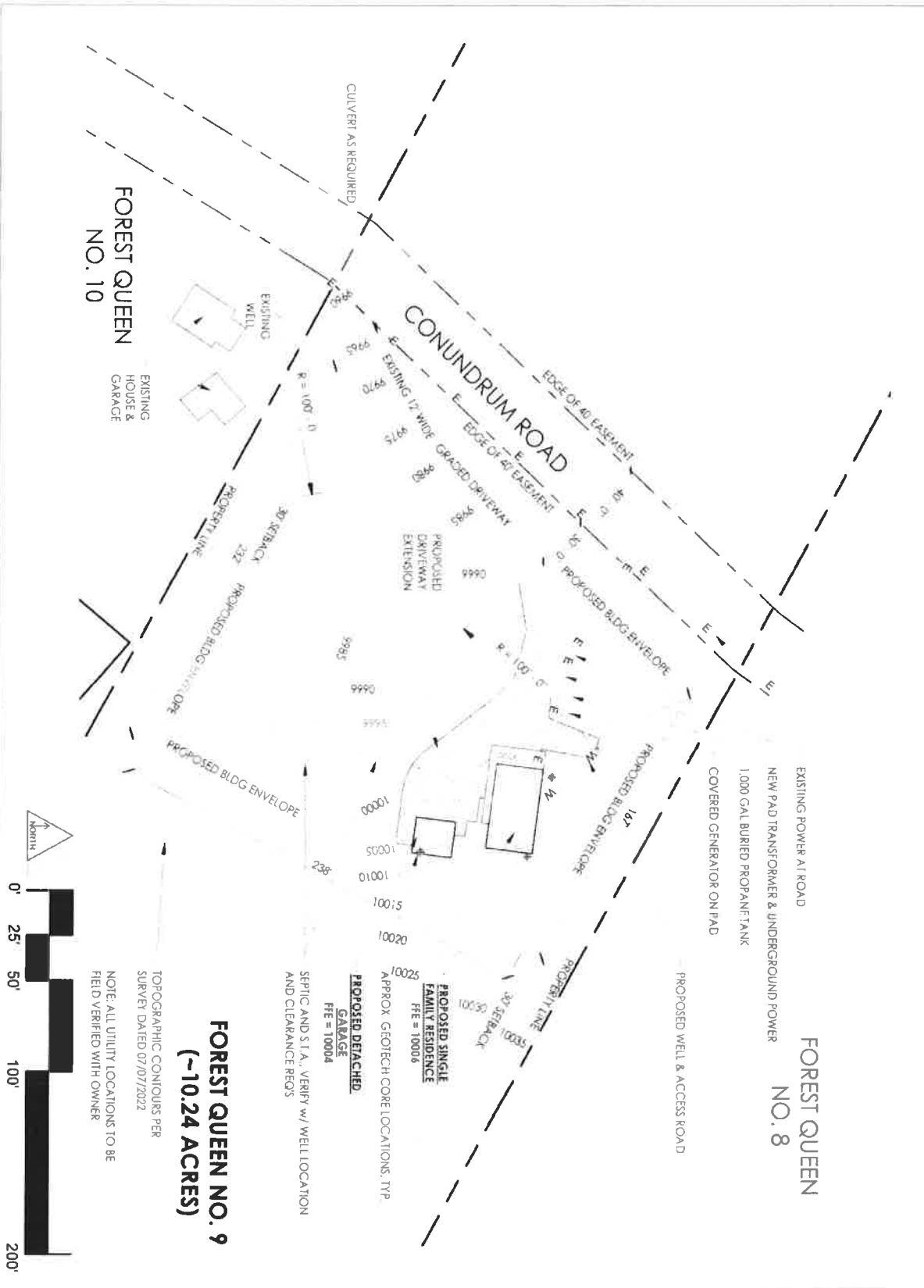
SCALE: 1" = 1000'
<b>A</b>
VICINITY MAP

NEW CONSTRUCTION OF:
<b>THE STALZER CABIN</b>
FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433

PROJECT #:
21-17
ASSESSOR'S PARCEL #:
47730310050041



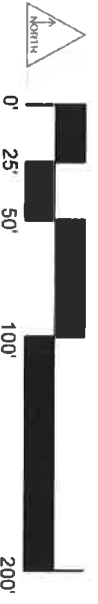




FOREST QUEEN NO. 10  
EXISTING HOUSE & GARAGE

FOREST QUEEN NO. 8

**FOREST QUEEN NO. 9**  
**(~10.24 ACRES)**



TOPOGRAPHIC CONTOURS PER SURVEY DATED 07/07/2022  
NOTE: ALL UTILITY LOCATIONS TO BE FIELD VERIFIED WITH OWNER

NEW CONSTRUCTION OF:

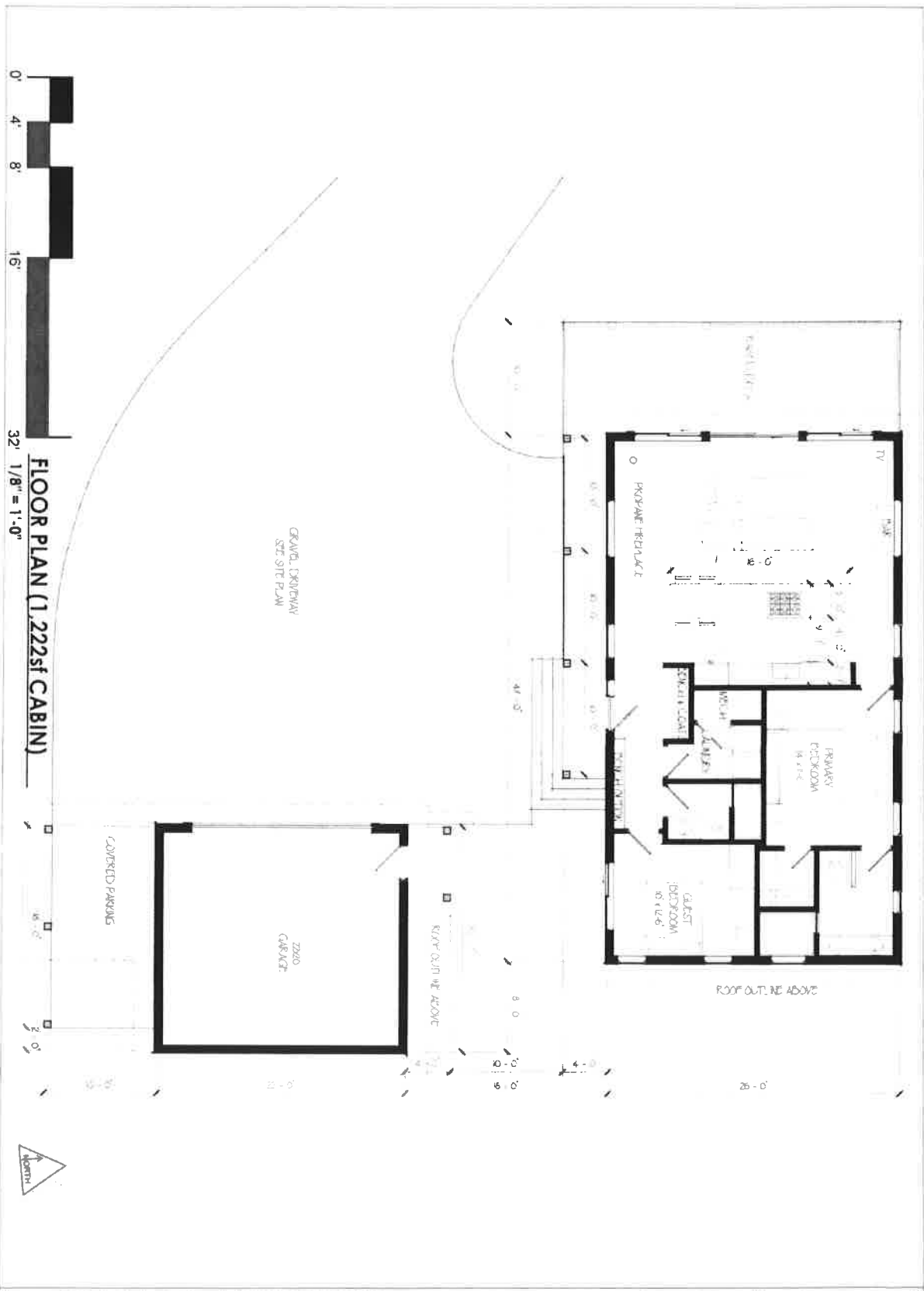
**THE STALZER CABIN**

FOREST QUEEN NO. 9  
CONUNDRUM RD, SILVERTON, CO 81433

PROJECT #:  
21-17  
ASSESSOR'S PARCEL #:  
47730310050041



ENLARGED SITE PLAN W/ TOPOGRAPHY  
F-2  
SCALE: 1" = 50'-0"



<p>FLOOR PLAN</p> <p>G</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>NEW CONSTRUCTION OF:</p> <p><b>THE STALZER CABIN</b></p> <p>FOREST QUEEN NO. 9          CONUNDRUM RD, SILVERTON, CO 81433</p>	<p>PROJECT #</p> <p>21-17</p>	<p>MOUNTAIN GRAIN ARCHITECTURE</p> <p>DOMINICK J. COLEMAN          LICENSED ARCHITECT          COLORADO LICENSE # 100000000          780.833.1234</p>
	<p>ASSESSOR'S PARCEL #:</p> <p>47730310050041</p>		

RECEIVED  
6/27/22

May 23, 2022

San Juan County Planning Commission  
Attn: Lisa Adair, Planning Director  
1360 Greene St  
Silverton, Colorado 81433

**Subject: Application for Improvement Permit – Sketch Plan Review**  
Proposed Stotzer Cabin located at TBD County Road 23, Forest Queen No. 9 Lodge, MS  
18943, near Maggie Gulch, San Juan County, Colorado.

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Ms. Lisa Adair and Commissioners,

This submittal has been prepared to describe the proposed improvements on Forest  
Queen No. 9 Lodge, owned by Steve and Melanie Stotzer.

The attached documents have been prepared for a San Juan County Application for  
Improvement Permit as a "Sketch Plan Review". The Applicant requests review of this  
project by the Planning Commission at their meeting on June 21, 2022, and to consider  
approval contingent upon receiving a favorable geotechnical report for the proposed  
structure location.

The proposed improvements consist of a 1,200 SF cabin, detached garage, and  
associated utility improvements, all of which can be accessed by an existing driveway  
off Conundrum Road.

Thank you for your consideration of this application for improvements. Please contact  
Mountain Grain, LLC if you have any questions.

Sincerely,

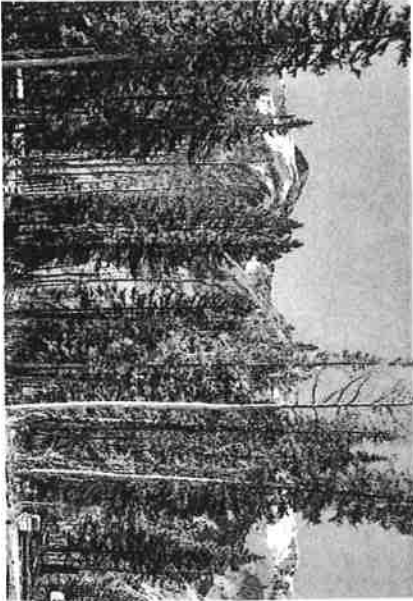
  
Christopher M. Clemmons  
Mountain Grain, LLC

# Application for Improvement Permit

Sketch Plan Submittal

## **Stalzer Cabin + Garage**

TBD County Road 23, Maggie Gulch  
Forest Queen No. 9 Lodge  
San Juan County, Colorado



### Applicant:

Steve and Melanie Stalzer  
705 Amherst Rd  
Gypsum, CO 81637  
(970) 471-4582

### Prepared By:

Mountain Grain, LLC  
801 Florida Rd Ste 12  
Durango, Colorado 81301  
(970) 515-7882

### Contractor:

Brian Anderson, 9318 Contracting LLC  
(970) 799-4375


## **Table of Contents**

1. San Juan County Application for Improvement Permit
2. Warranty Deed
3. Survey Plat
4. Maps of Adjacent Landowners
5. List of Adjacent Landowners
6. Project Narrative
7. Project Plans
  - a) Vicinity Map
  - b) Sketch Plan with County Avalanche Map
  - c) Sketch Plan with County Geohazards Map
  - d) Sketch Plan with Topography
  - e) Sketch Plan with Aerial Image
  - f) Enlarged Site Plan
  - g) Draft Floor Plans
8. Sepsic System Permit and Engineered Design
9. Well Permit
10. San Juan Basin Public Health – Forest Queen Neighbor Water Quality Tests
11. San Juan County Relationship to County Road and State Highway Systems Form
12. Scenic Quality Report

San Juan County, Colorado  
**Application for Improvement Permit**

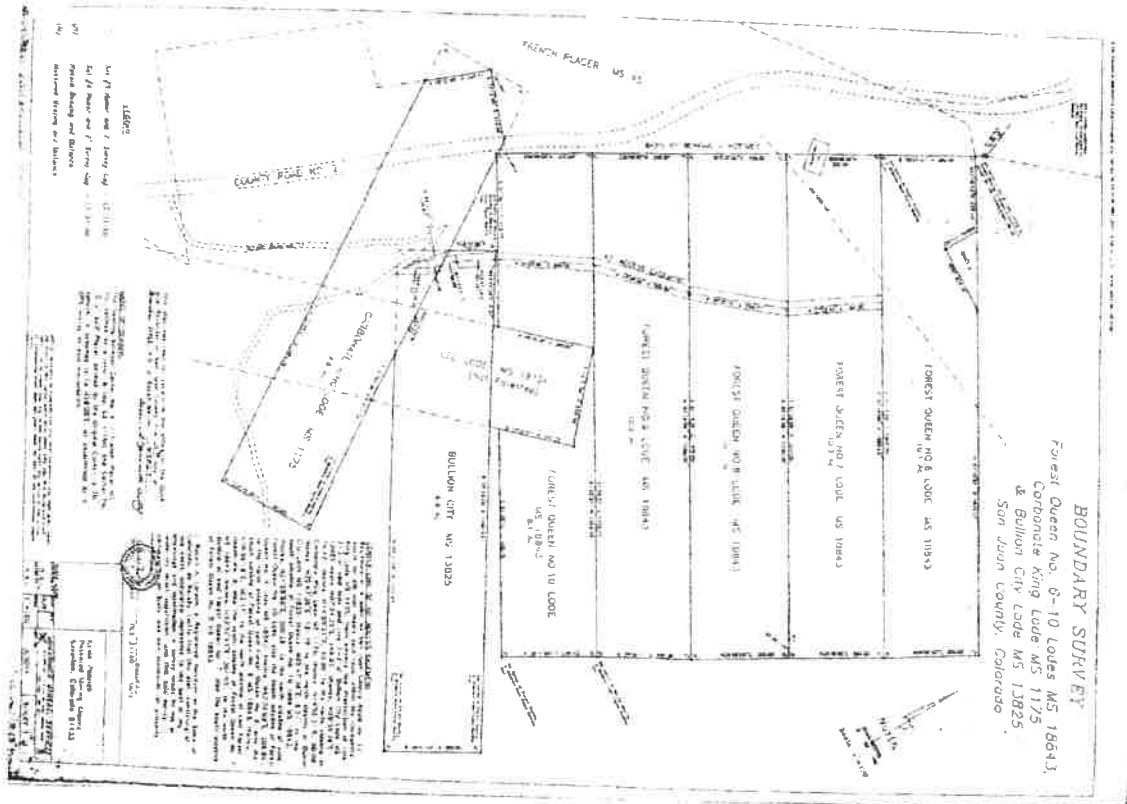
Name	Steve & Malaine Shitzer	APPROVAL CHECK LIST	Issued	Date
Address	705 Ambrose Rd Gypsum, CO 81637	Land Use Administrator		
Phone	(970) 471-4582 Home	Ownership of Interest		
Age	Same	Validity Map		
Legal		Certified Survey Plat		
Name	9318 Contracting, LLC - Brian Anderson	Maintenance		
Address		Basic Plans Map		
Phone		Plans and Drawings		
Legal Description of Property:		Road System Relationship		
		Zoning Responsibility		
		Short-Term Permit		
		Owner Verification		
		Adjacent Island		
		Geologic Hazard		
		Fire/Haz. Hazard		
		Natural Resource Impact		
		Wildlife Impact		
		Historic Site Impact		
		Universal Certificate		
		County Building Inspector		
		Building Permit		

Township 42N, Range 0W, Section 31  
 Number of Improvement Features:  
 Proposed single-family cabin, detached garage  
 and associated site and utility improvements.

Land Use Zone	Mountain Zone	State Licensed Inspector		
Applicant Signature		Universal Permit		
Date Application Requested		San Juan Basin Historic Park		
Date Submitted for Permit		Special District Fee		
Date Permit Issued		Design		
Date Permit Expired		Central San Juan Conservancy		
Max. Area of Disturbance		State Division of Water Resources		
		Adjacent Water Source		
		Well Permit		
		-. Corral Water Distribution		
		U.S. Forest Service/BLM		
		AGREED APPROVAL		
		State Division of Highways		
		General Fee Permit		
Permit	44 E. KAY/VALLEY	Application		
		Building Permit		
		Subdivision ID		
		Issuing Number		
		Subdivision Ordinance Approval		
		TRD Approval		



**BOUNDARY SURVEY**  
 Forest Queen No. 8-10 Lots MS 18643,  
 Corporate King Lot MS 1175  
 & Bullion City Lot MS 13825,  
 San Juan County, Colorado



18695  
 Lot 17 shown on 7 Survey Map  
 Lot 18 shown on 7 Survey Map  
 Revised Boundary and Distance  
 No. 10  
 National System and Distance

18695  
 Lot 17 shown on 7 Survey Map  
 Lot 18 shown on 7 Survey Map  
 Revised Boundary and Distance  
 No. 10  
 National System and Distance

18695  
 Lot 17 shown on 7 Survey Map  
 Lot 18 shown on 7 Survey Map  
 Revised Boundary and Distance  
 No. 10  
 National System and Distance

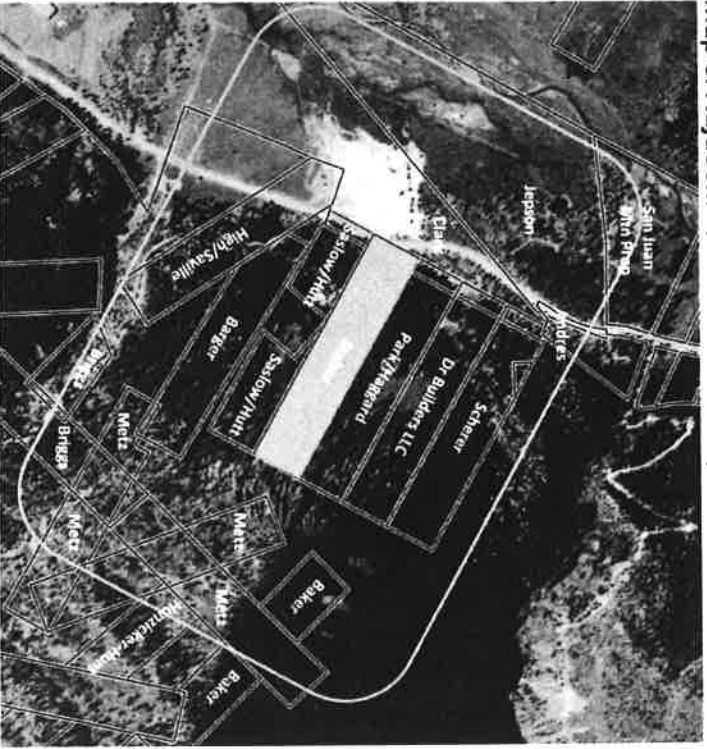
18695  
 Lot 17 shown on 7 Survey Map  
 Lot 18 shown on 7 Survey Map  
 Revised Boundary and Distance  
 No. 10  
 National System and Distance

18695  
 Lot 17 shown on 7 Survey Map  
 Lot 18 shown on 7 Survey Map  
 Revised Boundary and Distance  
 No. 10  
 National System and Distance

18695  
 Lot 17 shown on 7 Survey Map  
 Lot 18 shown on 7 Survey Map  
 Revised Boundary and Distance  
 No. 10  
 National System and Distance

18695  
 Lot 17 shown on 7 Survey Map  
 Lot 18 shown on 7 Survey Map  
 Revised Boundary and Distance  
 No. 10  
 National System and Distance





Map of Adjacent Landowners within 1,500 ft

Stolzer Cabin  
Forest Queen No. 9

**List of Adjacent Landowners within 1,500 ft**

---

Andres, John & Annette  
7996 Peter Hoover Rd  
New Albany, OH 43054-8553

Barger, Jerry & Melanie  
PO Box 621  
Silverton, CO 81433-0621

Meitz Revocable Living Trust  
21 Road 2358  
Aztec, NM 87410-9316

Hugh, Andrew, Saville, Brett  
500 E 4th Ave  
Durango, CO 81301-5613

Scherer, Joy & Janet  
148 Forrest Oaks Dr  
Gun Barrel City, TX 75156-3522

San Juan Mountain Properties LLC:  
c/o Sandra Ippolite  
7592 Agujita Dr  
Sarasota, FL 34240-1471

Baker, Carl & Anne  
c/o Diane Baker  
23111 Kings Ln  
Shell Knob, MO 65747-7564

Jepson, Joseph; Meadows, Cheryl  
PO Box 729  
Silverton, CO 81433-0729

Dr Builders LLC  
721 Pike Dr  
Pagosa Springs, CO 81147-9008

## **Project Narrative**

---

### **Applicant Name and Address:**

Steve and Melanie Stalzer  
705 Amherst Rd  
Gypsum, CO 81637  
(970) 471-4582

### **Project Location:**

TBD County Road 23, Maggie Gulch  
Forest Queen No. 9 Lode  
San Juan County, Colorado

### **Legal Description**

Forest Queen No. 9 Lode MS # 18843, Township 42 North, Range 6 West, Section 31 of the  
New Mexico Principle Meridian, San Juan County, Colorado.

### **Proposed Development:**

1,200 SF cabin, detached garage with office loft, corport, gravel driveway extension,  
water well, septic system, and associated site and utility improvements.

### **Zoning:**

Mountain Zoning District

### **Acreage:**

10.33 acres

### **Water Service:**

The Applicant plans to construct a new well near the northeast corner of the building envelope as shown on the included site plan. The proposed well is approved for an ordinary household use with one to three single-family dwellings, as well as use for home garden/lawn irrigation up to 1-acre, and domestic animal watering. The proposed well will be constructed by a Colorado licensed well driller in accordance with the Colorado Division of Water Resources regulations. The permit has been issued and is included with this application.

Due to concerns regarding water quality in the area, the Applicant obtained previous well water test results performed by San Juan Basin Public Health from two adjacent Forest Queen neighbors. These test results have been included in this application for reference. The Applicant will install any necessary water filters once the water quality at the property is determined by San Juan Basin Public Health.

**Sewer Service:**

An onsite septic system is proposed for the cabin and will be located south of the cabin as shown on the included site plan. The septic permit has been issued by San Juan Basin Public Health and the system has been engineered by a Colorado licensed professional engineer in accordance with San Juan Basin Public Health regulations. The septic permit and septic design are included with this application submittal.

**Power:**

The Applicant plans to tie into existing power located along Conundrum Road west of the proposed cabin. The new service from Conundrum Road will be an underground service line. A 1000-gallon propane tank is also proposed for year-round hydronic heating in the cabin. The proposed location of the tank is shown on the site plan included with this application.

**Phone:**

The Applicant does not plan to install any phone service at this property.

**Access from County Road:**

The property is accessed by Conundrum Road which provides access to Forest Queen properties No. 6-10. This existing road originates from County Road 23, or Maggie Gulch Road. The intersection of Conundrum Road and CR 23 is approximately one-quarter mile from County Road 2. The proposed cabin will be accessed by an existing driveway off Conundrum Road as shown in the site plan.

**Heating:**

Propane powered in-floor hydronic radiant heat system will be used as the primary source of heat for the cabin. A wood burning stove and isolated electric heating units will be used as supplemental heating where necessary. The garage will be unconditioned, but the conditioned loft above will be heated with an electric heating unit.

**Exterior Lighting:**

Exterior lighting will be incorporated near all entry points and deck spaces for safe egress in, out and around the exterior spaces of the cabin and detached garage. All exterior lighting will be in conformance with the San Juan County Dark Sky requirements.

**Solid Waste Management:**

The Applicant will be responsible for bi-weekly trash disposal provided by Bruin Waste Management. On-site trash will be always contained within the provided dumpster until removal to the transfer station.

**Landscaping:**  
Revegetation and landscaping screening will be provided by the Applicant in accordance with the requirements of San Juan County to preserve the natural appearance of the area and minimize visual impact of views. The Applicant will create a defensible space around the proposed cabin by removal of combustible ground cover and thinning of trees and shrubs near the cabin, as recommended by the Colorado State Forest Service Firewise Practices.

**Surveying:**  
A boundary survey for this lot was prepared by Bob Larson PLS of Monadnock Mineral Service. A copy of this survey is included with this application submittal.

**Subsurface Conditions:**  
Subsurface conditions will be tested and recorded by Trautner Geotech LLC, once conditions permit a site visit. The finalized report can be supplied to the County if requested. The final design for the proposed cabin and garage foundations will take into consideration the characteristics of the soils, slopes and potential geological hazards in a manner intended to protect the health, safety and welfare of users in the area.

**Building Envelope and Siting:**  
The proposed project site and building envelope will be located on the east side of Conundrum Road near the existing driveway, as shown on the included site plan. The siting best utilizes the natural topography and the least vegetated area which requires less disturbance to the site.

**County Avalanche Map:**  
The Sketch Plan for this project has been overlaid onto the County Avalanche Map, which is included with this application submittal for review. According to the County Avalanche Map, the building envelope does not appear to be within a potential avalanche area. The eastern portion of the lot is within a potential avalanche area according to the County Avalanche Map, however no clear signs of avalanche activity are present.

**County Geohazards Map:**  
The Sketch Plan for this project has been overlaid onto the County Geohazards Map, which is included with this application submittal for review. According to the County Geohazards Map, the proposed building appears to be in an area of colluvial slopes, specifically thick colluvial overburdens (cst1), defined as an area of thick colluvial or glacial accumulations, generally thicker than 2 meters. Those areas categorized as "cst1" are regarded as potentially unstable. Slumps created from road cuts can provide a good indication of the stability of the area. The eastern portion of the lot contains an area of talus slopes (ts), which is described as an area of active deposition of material from rockfall and debris flow. The building envelope is far outside the area of "ts".

The proposed foundation for the cabin and garage will follow all excavation and foundation design recommendations outlined by the geotechnical engineer for the specific soils found at the building site.

**Foundation:**

The foundation of the cabin will include ICF stem walls and concrete spread footings that will extend below frost depth and 12" minimum below native grade. The garage will be slab-on-grade with frost-protected spread footings. The deck will include wood posts with concrete spot footings that will extend below frost depth.

**Elevation of Structure:**

The floor elevation of the proposed cabin is approximately 10,001 feet and the garage 9,999 feet, both of which are below 11,000 feet, where the County has limits on cabin square footage.

**Cabin and Garage Size and Height:**

The cabin will be one story and will be approximately 26'x47' with a 450 SF deck. The detached garage will be approximately 24'x22', with a 280 SF office loft and a 10'x22' carport on the south wall. The overall footprint of the cabin is rectangular with an L-shaped deck on the west and south sides. Both the cabin and detached garage have a 12:12 sloped gable roof, and the carport and covered deck/walkways will have a 4:12 shed roof. The conditioned home area will be approximately 1,220 SF and the garage will be 530 SF.

The maximum height of the cabin, which is measured from the lowest adjacent native grade up to the peak of the 12:12 roof, is approximately 27'-0", which is below the County height limit of 35 feet. The maximum height of the detached garage measured from the lowest adjacent native grade up to the peak of the 12:12 roof is approximately 23'-0".

**Building Plans:**

Preliminary building plans for the proposed cabin are included in the following section of this package.

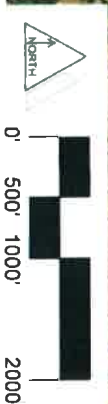
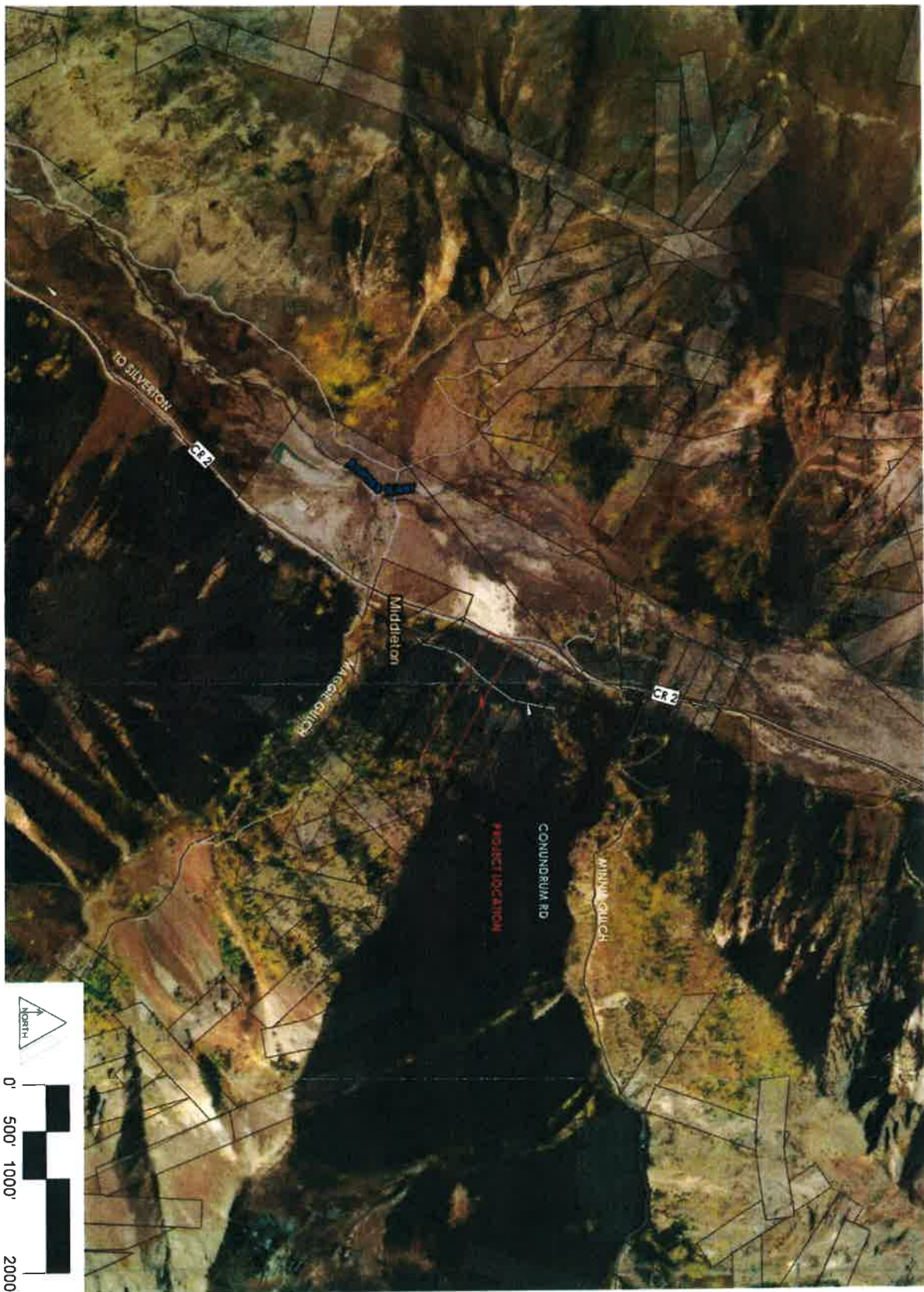
**Cabin Style:**

The simple form and material selection most reflect the mountain contemporary style, with a focus on the surrounding views to the west and south by having ample glazing and deck area.

**Building Materials:**

A colorized rendering of the cabin and garage, which shows proposed building materials and design vernacular, is included in the Scenic Quality Report for your review. The proposed materials consist of the following:

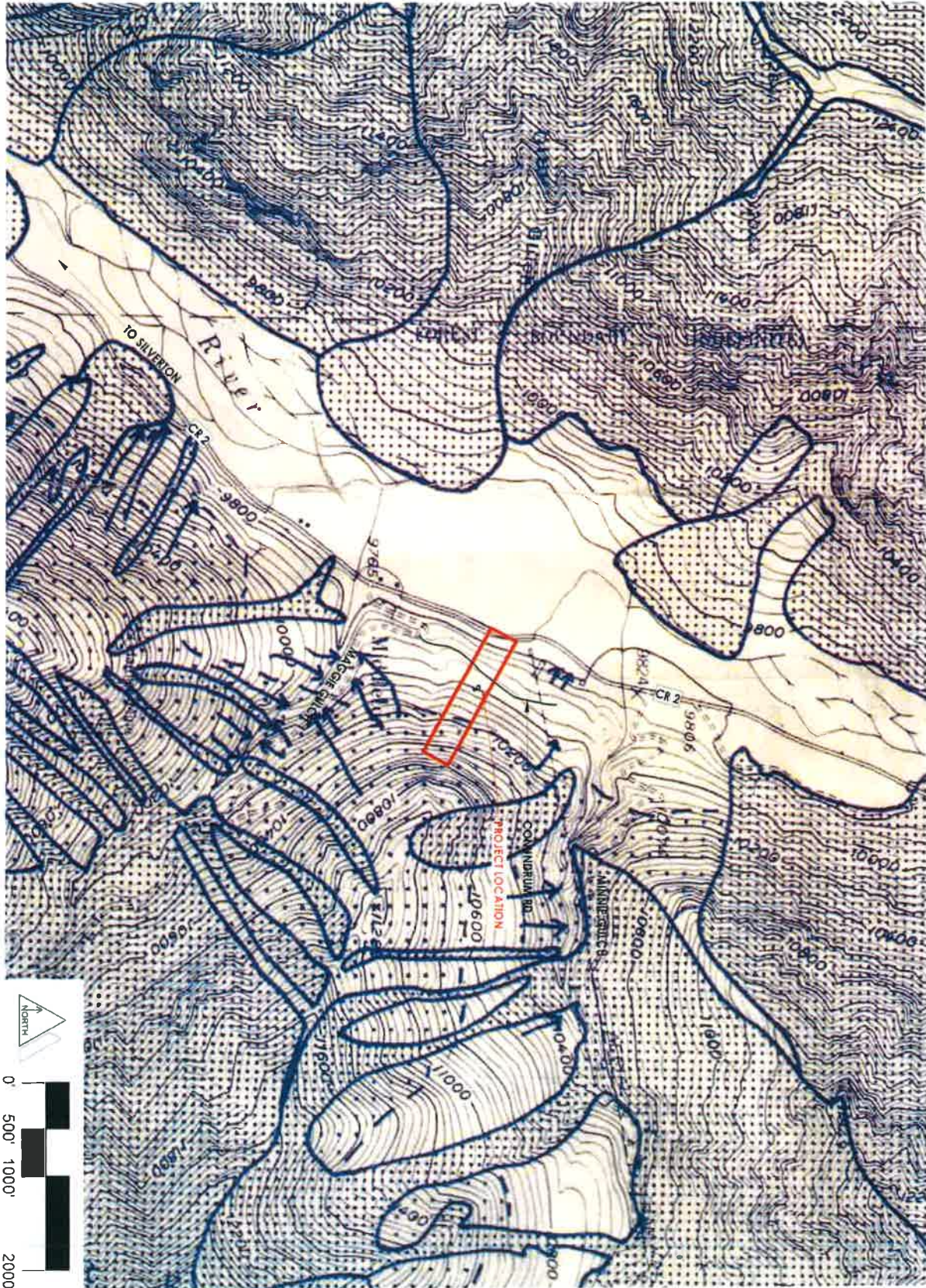
- Brown/grey faux barnwood siding and soffit
- Black vertical corrugated wainscot (3 to 4 feet high)
- Black corrugated roof with matching trim
- Black window sashes and frames
- Black metal railing at decks



SCALE: 1" = 1000' VICINITY MAP A	NEW CONSTRUCTION OF: <b>THE STALZER CABIN</b>	PROJECT #: 21-17	 ARCHITECTURE 2000 W. 10TH ST. SALT LAKE CITY, UT 84119 801.462.9999 info@mountaingrain.com mtg@mountaingrain.com
	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433	ASSESSOR'S PARCEL #: 47730310050041	

FOR IMPROVEMENT PERMIT | 05.18.2022





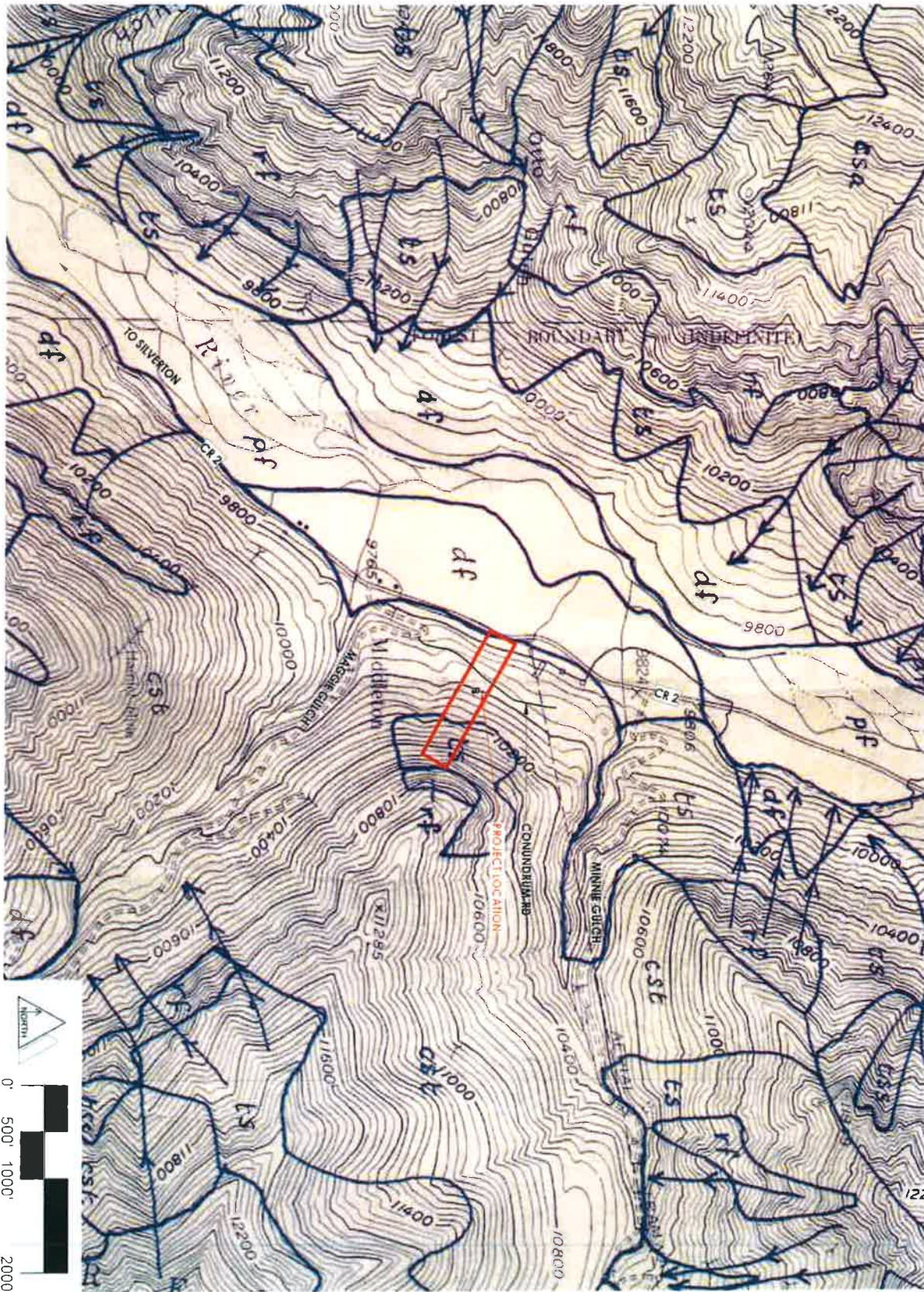
SKETCH PLAN  
 & COUNTY  
 AVALANCHE  
 MAP  
 B  
 SCALE: 1" = 1000'

NEW CONSTRUCTION OF:  
**THE STALZER CABIN**  
 FOREST QUEEN NO 9  
 CONUNDRUM RD, SILVERTON, CO 81433

PROJECT #:  
 21-17  
 ASSESSORS  
 PARCEL #:  
 47730310050041







SCALE: 1" = 1000'	DATE: 05/18/2022
SKETCH PLAN BY: [Redacted] & COUNTY GEOHAZARD MAP	C

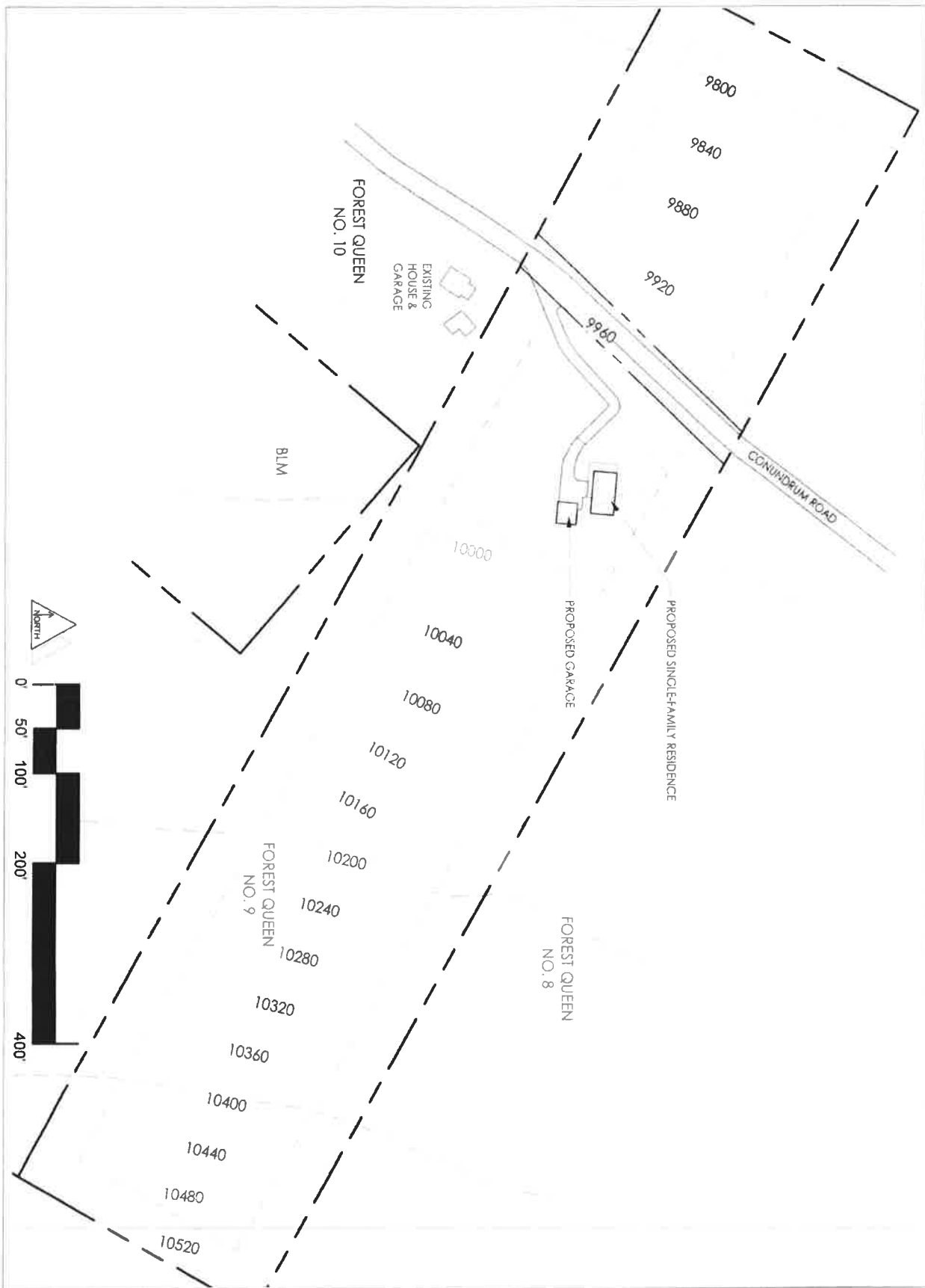
NEW CONSTRUCTION OF: <b>THE STALZER CABIN</b>
FOREST QUEEN NO. 9 CONJUNDRUM RD, SILVERTON, CO 81433

PROJECT #: 21-17
ASSESSOR'S PARCEL #: 47730310050041

**MOUNTAIN**  
grain  
ARCHITECTURE

3000 E. HIGHWAY 103  
SILVERTON, CO 81433  
719.261.1111





SKETCH PLAN WITH TOPOGRAPHY  
 D  
 SCALE: 1" = 100'-0"

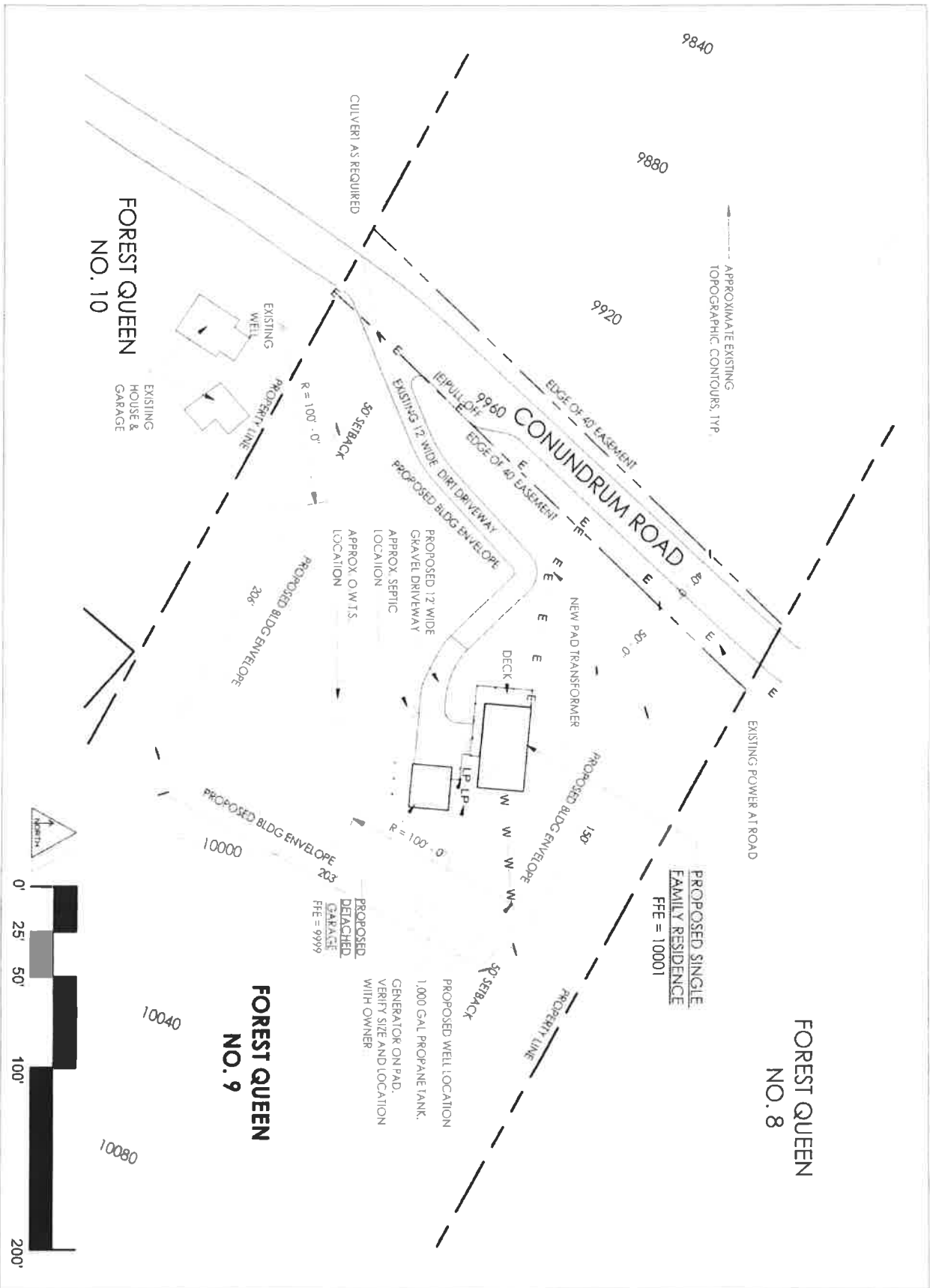
NEW CONSTRUCTION OF:  
**THE STALZER CABIN**  
 FOREST QUEEN NO. 9  
 CONUNDRUM RD, SILVERTON, CO 81433

PROJECT #:  
 21-17  
 ASSESSOR'S PARCEL #:  
 47730310050041

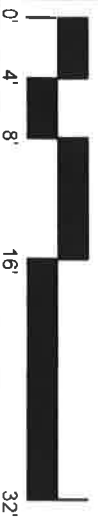
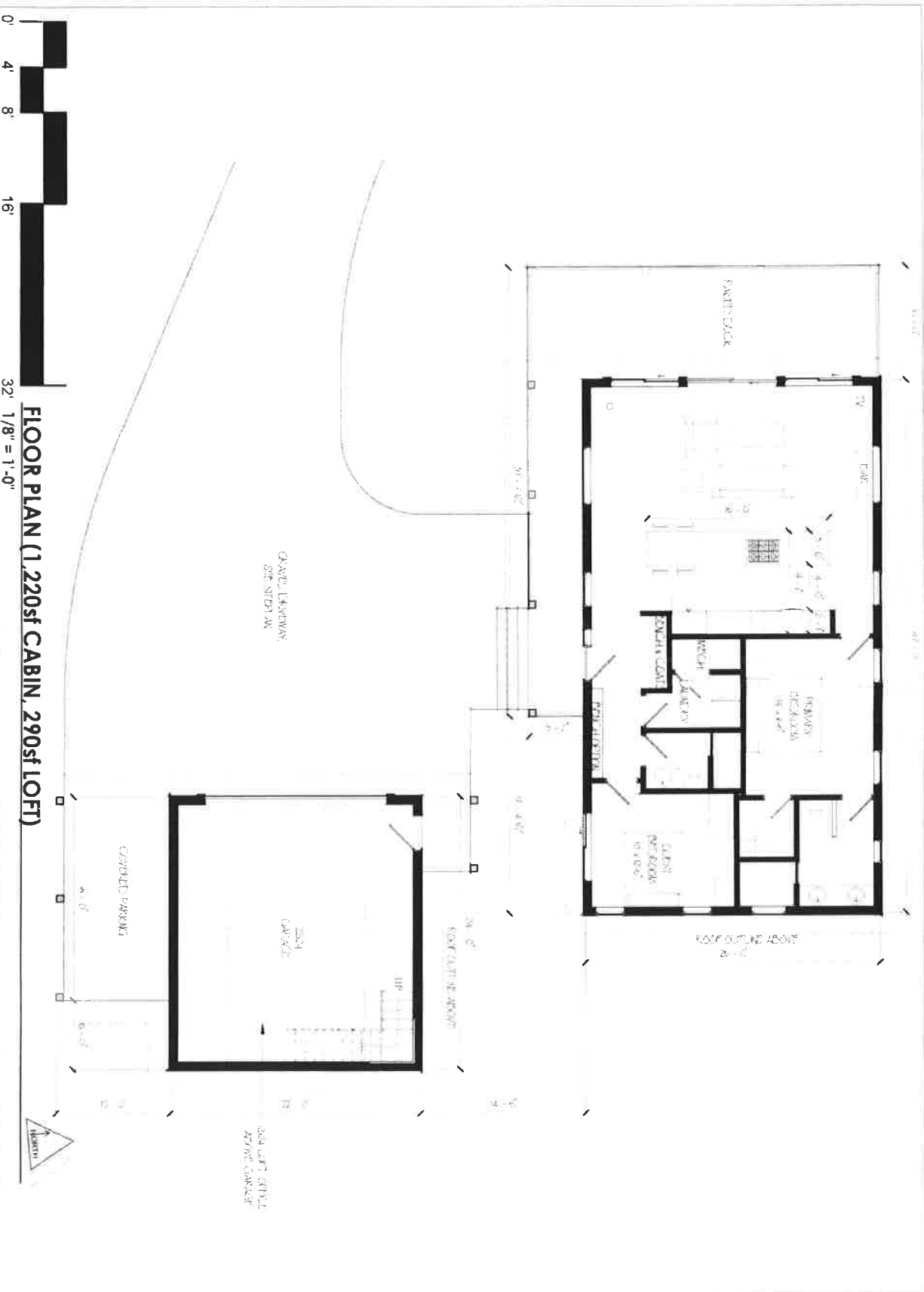




SHEET # <b>E</b> SCALE: 1" = 100'-0"	SKETCH PLAN WITH AERIAL IMAGE	NEW CONSTRUCTION OF: <b>THE STALZER CABIN</b>	PROJECT #: 21-17	
		FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433	ASSESSOR'S PARCEL #: 47730310050041	



ENLARGED SITE PLAN  F	NEW CONSTRUCTION OF: <b>THE STALZER CABIN</b>	PROJECT #: 21-17	 MOUNTAIN grain ARCHITECTURE 10013rd Ave Silverton, CO 81433 970.534.7800 970.534.8111
	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433	ASSESSOR'S PARCEL #: 47730310050041	



**FLOOR PLAN (1,220sf CABIN, 290sf LOFT)**  
 SCALE: 1/8" = 1'-0"

<b>FLOOR PLAN</b>  <b>G</b>  SCALE: 1/8" = 1'-0"	NEW CONSTRUCTION OF: <b>THE STALZER CABIN</b>	PROJECT #: 21-17	 <b>MOUNTAIN grain</b> ARCHITECTURE EVANSTON, ILLINOIS 847.487.1100 www.mountaingrain.com
	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433	ASSESSOR'S PARCEL #: 47730310050041	

SAN JUAN BASIN  
public health

281 Sawyer Drive  
Durango, CO 81303  
Phone: (970) 247-5702

PERMIT #: WW/P2019-0323  
ISSUED: 09/13/2019  
EXPIRES: ~~09/13/2022~~  
09/13/2022

ON-SITE WASTE WATER TREATMENT PERMIT

APPLICANT: STEPHEN LAPPIN  
258 LITTLE PARK RD  
GRAND JUNCTION, CO 81507-4704  
(970) 280-0293

PROPERTY OWNER: STEPHEN LAPPIN  
258 LITTLE PARK RD  
GRAND JUNCTION, CO 81507-4704  
LIC #: EXP:

ADDRESS: FOREST QUEEN 9, MS16843, CR 23, MAGGIE  
GULCH  
PARCEL #: 47730310050041-S

PERMIT TYPE: CONSTRUCTION  
SUBDIVISION:

LOT #: 1  
DWELLING UNITS: 1  
SITE EVAL LTRAC: .6  
DEPTH: 54"

SEPTIC TANKS: 1,000  
DESIGN FLOW: 300 gpd  
DISTRIBUTION: Gravity

SOIL TREATMENT: Trenches: (04) 12" deep with sand bed  
3' X 32' each with 7 chambers (28 total)

WORK DESCRIPTION:  
SPECIAL CONDITIONS

AUTHORIZATION TO BEGIN CONSTRUCTION OR REPAIRS

The authorized design and above specifications are authorized for construction, subject to the above special conditions. All provisions of the SJBPB On-site Wastewater Treatment System regulations must be complied with whether specified herein or not. The granting of this permit does not give authority to violate any other state or local law or regulation governing construction or land use.

Authorized By: *Josh Batshler*  
Date: 9/13/19

FINAL INSPECTION

The above system has been inspected and found to comply with the requirements as described on the issued permit.  
DUDLEY ASHWOOD  
1951 THURBERRD RD  
HESPERUS, CO 81326  
System Designed by (name, company, phone)  
Finalized By: \_\_\_\_\_ Date: \_\_\_\_\_

**dudley ashwood, p.e.**  
c i v i l e n g i n e e r

August 29, 2019

**NEW ON-SITE WASTEWATER TREATMENT SYSTEM**

PROPERTY OF: STEPHEN LAPPIN  
FOREST QUEEN 9, MS19843, CR 23  
SILVERTON, CO

SUBHD # 2019-323

A new on-site wastewater treatment system (OWTS) is planned to serve a new 2 bedroom cabin on a 10 acre parcel of land. The planned home site is in the west central portion of the property. The OWTS will consist of a Septic Tank and a Soil Treatment Area (STA). The STA is planned to the south west of the cabin site, in an open meadow area, where terrain grades are moderate, in the 15-20% +/- range sloping to the southwest.

Site soils in the vicinity of the STA are underlain by a silty loam. Soil and site conditions warrant the use of Trench construction with Infiltrator Chambers, using gravity flow for the STA.

A seasonal high groundwater, as evidenced by soil mottling, exists at 54" below grade within the STA, and is considered the limiting layer for sanitary planning. Trenches are proposed to be excavated 12" into existing grade, to remove the topsoil layer and access underlying silt loam soils, and then backfilled to existing grades with sand filler treatment media. Infiltrator chambers will then be set upon backfilled media, providing a minimum 48" vertical separation to the seasonal high groundwater.

This OWTS is designed in compliance with the requirements of the San Juan Basin Public Health (SJBPH) OWTS 2018 Regulations (1)

STA location:

- 37°51'28.16" N 107°34'08.48" W
- elevation 7400 feet
- USDA/NRCS soils are reported as Frisco-Horsehead complex
- mean annual precipitation: 18 to 20 inches
- parent material: slope alluvium
- landform: mountain flank
- slope: southwest, 15-20%

Two (2) deep test pits were excavated nearby the planned STA:

DP	Soil Description	Soil Type	Table Reference
DP 1	0" - 8" topsoil/loam	[blocky/moderate]	Soil Type 2[[Table 10-1(2)]]
1&2	8" - 70" grey brown stony silt loam	[blocky/moderate]	Soil Type 2[[Table 10-1(2)]]
	water 60" soil mottling 54" rock 70"		
DP 3	0" - 6" topsoil/loam	[blocky/moderate]	Soil Type 2[[Table 10-1(2)]]
	6" - 80" grey brown stony silt loam	[blocky/moderate]	Soil Type 2[[Table 10-1(2)]]
	water 64" soil mottling 60" rock 80"		
DP 4	0" - 6" topsoil/loam	[blocky/moderate]	Soil Type 2[[Table 10-1(2)]]
	6" - 72" grey brown stony silt loam	[blocky/moderate]	Soil Type 2[[Table 10-1(2)]]
	water 36" soil mottling 30" rock 80"		



**dudley ashwood, p.e.**  
c i v i l e n g i n e e r

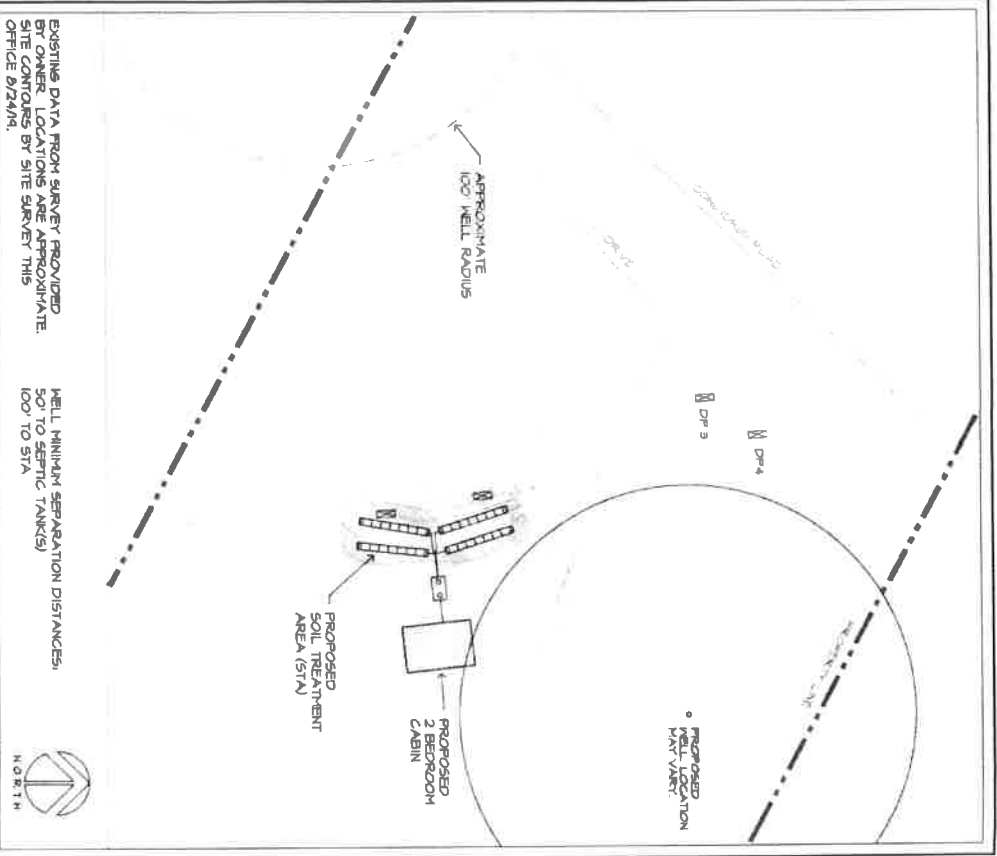
- **Wastewater Flow:** Table 6-1(a): Residential: 2 bedrooms: **Q<sub>o</sub> = 300 gpd**
- **Septic Tank:** Table 9-1(a): **provide 1000 gallon septic tank with effluent screen**
- **Proposed STA:** Trench with Quick4 Infiltrator™ Chambers.  
From visual and tactile inspection: Table 10-1(a): Soil Type 1a 2
- Absorption (A) LTR: Table 10-1(a): Soil Type 2 LTR = 0.60 gpd/sf
- STA area required = 300 gpd / 0.6 gpd/sf = 500 sf
- STA Size Adjustment/Application: Table 10-2(a): Trench/Gravity factor = 1.0
- STA area required = 500 sf x 1.0 = 500 sf
- STA Size Adjustment/Distribution Media: Table 10-3 (a):
  - Chamber factor: STA reduction allowed for Chambers = 0.7
  - STA area required = 500 x 0.7 = 350 sf
  - Trench length = 350 sf / 3 sq/ft = 117 ft
- **Propose 4 - 32 ft trench with 28 ft Infiltrator chamber**

- **provide:**
  - 1000 gallon septic tank with effluent screen
  - Soil Treatment Area:
    - 4 - 32 ft trench rows with 28 ft of Quick4 Infiltrator™ chamber each row
    - STA trench area = 384 sf
    - excavate 12" deep trench, aligned with grade, backfill to existing grade with sand filter treatment media, and set infiltrators on media

• All OSTW work shall be inspected and certified by the design engineer



(1) San Juan Basin Public Health (SJBPH) On-Site Wastewater Treatment Systems Regulations 2018  
(2) Regulation 43



EXISTING DATA FROM SURVEY PROVIDED BY OWNER. LOCATIONS ARE APPROXIMATE SITE CONTOURS BY SITE SURVEY THIS OFFICE 8/24/19.

WELL MINIMUM SEPARATION DISTANCES, 50' TO SEPTIC TANK(S) 100' TO STW



**dudley ashwood, p.e.**

c l i v i l e n g i n e e r

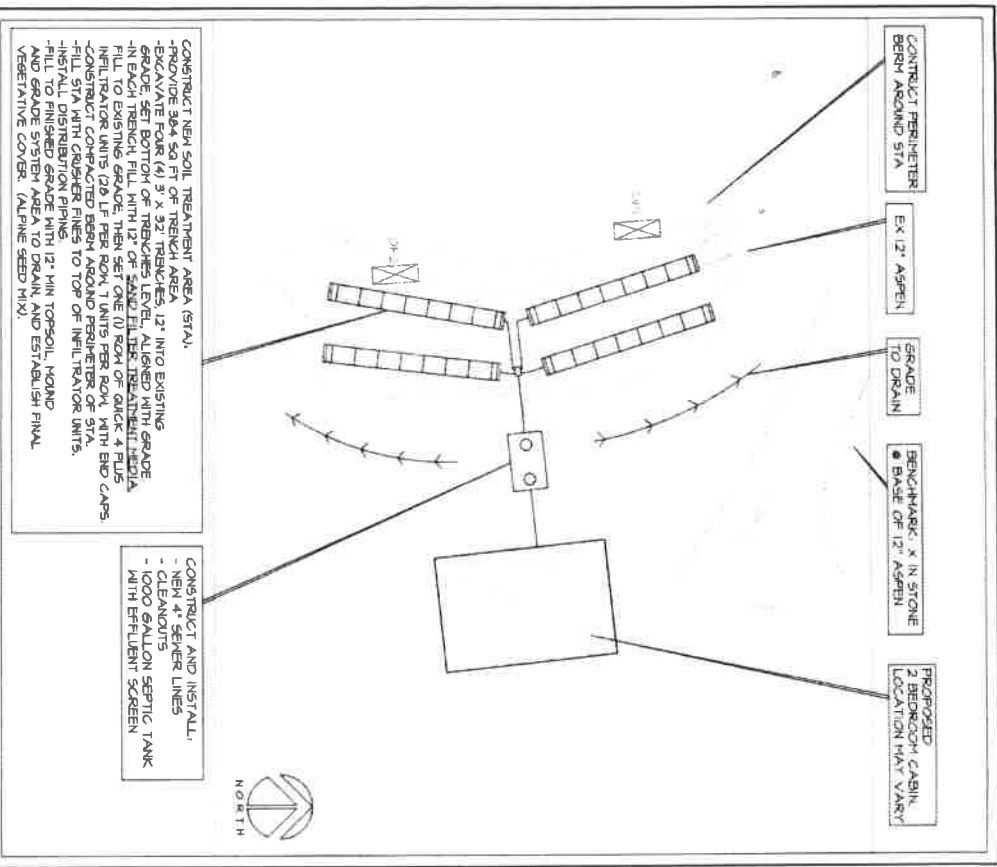
7441 1/2 Highway Road, Englewood, CO 80150  
 (303) 751-8811 | dudley.ashwood@gmail.com

**LOCATION PLAN**

PROPERTY OF STEPHEN LAPPIN  
 FOREST QUEEN 4, MS18D43, CR 23  
 SILVERTON, CO

AUGUST 21, 2019  
 SCALE 1" = 50'





CONSTRUCT PERIMETER  
BERM AROUND STA.

EX 12" ASPEN

GRADE  
TO DRAIN

BENCHMARK 'X' IN STONE  
● BENCH OF 12" ASPEN

PROPOSED  
CABIN  
2 LOCATION THAT VARY

CONSTRUCT AND INSTALL:  
- NEW 4" SEWER LINES  
- 100 GALLON SEPTIC TANK  
- WITH EFFLUENT SCREEN

CONSTRUCT NEW SOIL TREATMENT AREA (STA).  
- PROVIDE 36" x 50" FT OF TRENCH AREA  
- EXCAVATE FOUR (4) 3' x 32' TRENCHES, 12" INTO EXISTING  
- SOIL. FILL WITH 12" SAND, 12" TREATMENT MEDIA  
- BACKFILL WITH 12" OF SAND. THE TREATMENT MEDIA  
- IN EACH TRENCH SHALL BE SET ONE (1) ROW OF QUICK 4 PLUS  
- INFILTRATOR UNITS (28 LF PER ROW, 7 UNITS PER ROW, WITH BMD CANS  
- CONSTRUCT COMPACTED BERM AROUND PERIMETER OF STA.  
- FILL STA WITH CRUSHER FINES TO TOP OF INFILTRATOR UNITS.  
- INSTALL DISTRIBUTION PIPING  
- 12" MIN TOPSOIL, MOUND  
- AND GRADE TO MAKE TO DRAIN AND ESTABLISH FINAL  
- VEGETATIVE COVER. (ALPINE SEED MIX)

**dudley ashwood, p.e.**  
civil engineer

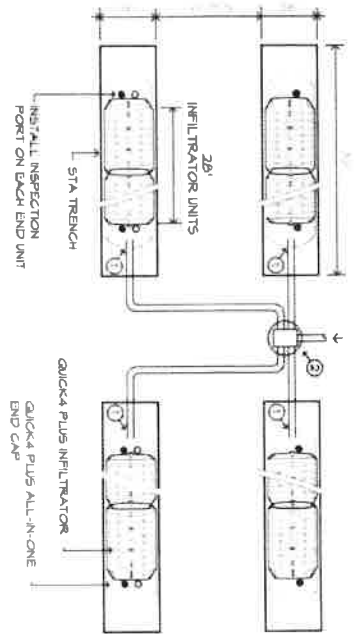
1601 Ironwood Lane, Leadville, CO 81136  
870 303 9811 | dudley.ashwood@mead.com

**SITE PLAN**  
PROPERTY OF STEPHEN LAPPIN  
FOREST QUEEN 9, MS18043, CR 23  
SILVERTON, CO

August 21, 2014  
SCALE: 1" = 20'



SET TOP OF CHAMBER ELEVATION  
BELOW SEPTIC TANK INVERT



- ① CONNECT INLET PIPE INTO UPPER PORT. SET INLET BELOW DISTRIBUTION INLET. USE 12" X 12" CONCRETE PAVEN. OR EQUAL.
- ② PROVIDE DISTRIBUTION BOX WITH SPEED LEVELERS AND ADJUST FOR EQUAL FLOW TO ALL OUTLETS. SET OUTLET INVERTS NO LOWER THAN TOP OF CHAMBER UNITS. PROVIDE RISER AND COVER TO GRADE.

**dudley ashwood, p.e.**

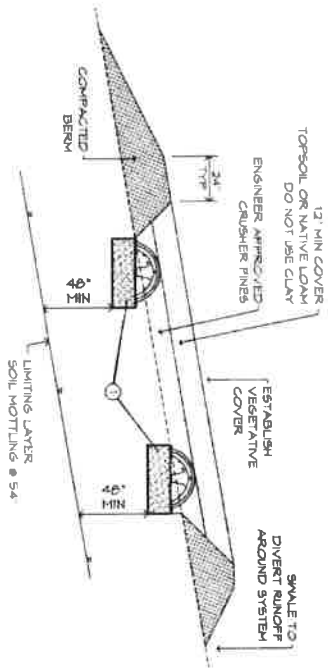
c i v i l   e n g i n e e r

1861 Highland Road, Greenwood, CO 81238  
810 633 8811   d.ashwood@earthlink.net

**STA - PLAN**

PROPERTY OF STEPHEN LAPPIN  
FOREST QUEEN 4, MS18943, CR 23  
SILVERTON, CO

August 21, 2014



**STA SECTION**

NTS

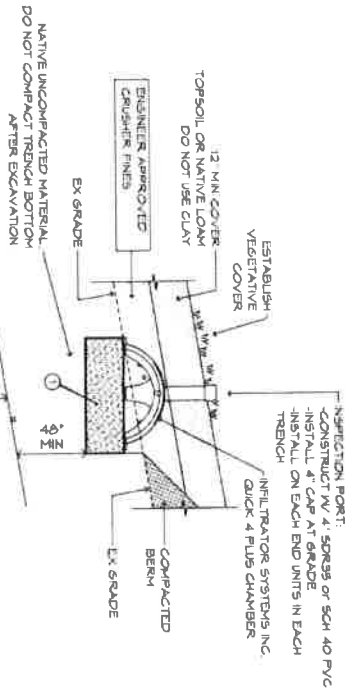
- ① EXCAVATE 36" WIDE TRENCH 12" DEEP THROUGH TOPSOIL, BACKFILL TO EXISTING GRADE WITH SAND FILTER TREATMENT MEDIA

SAND FILTER TREATMENT MEDIA SHALL BE CLEAN COARSE SAND PASSING THE #4 SIEVE WITH AN EFFECTIVE SIZE BETWEEN 0.25 AND 0.60 MM, AND A UNIFORMITY COEFFICIENT OF 4.0 OR LESS, WITH LESS THAN 3% PASSING THE #200 SIEVE, AND MAY BE ASTM 33 CONCRETE SAND, WITH LESS THAN 3% PASSING THE #200 SIEVE. PROVIDE A RECENT GRADATION ANALYSIS OF THE SAND MEDIA TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.

**dudley ashwood, p.e.**  
civil engineer

1841 1/2 Industrial Blvd. (Highway 101, Box 1124)  
Silverton, CO 81163  
970.903.3411 dudley.ashwood@juniel.com

**INFILTRATOR DETAILS**  
PROPERTY OF STEPHEN LAPPIN  
FOREST, QUEEN 9, MS18643, CR 23  
SILVERTON, CO  
AUGUST 27, 2014



TYPICAL INFILTRATOR SECTION  
NTS

- ① EXCAVATE 96" WIDE TRENCH 12" DEEP THROUGH TOPSOIL BACKFILL TO EXISTING GRADE WITH SAND FILLER TREATMENT MEDIA

SAND FILLER TREATMENT MEDIA SHALL BE CLEAN COARSE SAND PASSING THE #4 SIEVE WITH AN EFFECTIVE DEGREE OF SORTING AND A UNIFORMITY COEFFICIENT OF 4.0 OR LESS WITH LESS THAN 5% PASSING THE #20 SIEVE AND MAY BE ASTM 33 CONCRETE SAND WITH LESS THAN 3% PASSING THE #200 SIEVE. PROVIDE A RECENT GRAVIMETRY ANALYSIS OF THE SAND MEDIA TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.

**dudley ashwood, p.c.**  
civil engineer  
INFLTRATOR DETAILS  
PROPERTY OF STEPHEN LAPPIN  
FOREST QUEEN 9, M518043, CR 23  
SILVERTON, CO  
AUGUST 21 2014

**GENERAL NOTES**

1. ALL CONSTRUCTION AND COMPONENTS SHALL CONFORM TO THE CURRENT SANITARY BASIN PUBLIC HEALTH AND REQUIREMENTS AS THAT BE STIPULATED HEREIN.
2. DESIGN APPROVAL BY THE SBAH IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR SHALL HAVE A PRE-CONSTRUCTION MEETING OR DISCUSSION WITH THE DESIGN ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION TO REVIEW OR DISCUSS SYSTEM COMPONENTS AND CONSTRUCTION IF NEEDED - CALL ME AT 470-503-4811.
4. THE DESIGN ENGINEER SHALL INSPECT SYSTEM CONSTRUCTION. NOTIFIED INSPECTIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR SCHEDULING PURPOSES. REQUIRED INSPECTIONS MAY INCLUDE:
  - SOIL TREATMENT AREA (STA) PREPARATION
  - SYSTEM LAYOUT
  - SOIL TREATMENT TESTING AND APPROVAL (IF APPLICABLE)
  - SELECT FILL INSTALLATION PRIOR TO BACKFILL
  - PRESSURE DISTRIBUTION SYSTEM TESTING PRIOR TO BACKFILL (IF APPLICABLE)
  - FINAL GRADING AND LANDSCAPING
5. CALL BEFORE YOU DIG - CALL 811 - OR - 1-800-422-1987 - OR - ~~see calling~~
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. VERIFY THE LOCATION AND ELEVATION OF ALL ONTS COMPONENTS PRIOR TO CONSTRUCTION. CONTACT THE DESIGN ENGINEER (470-403-4611) IF A CONFLICT WITH THE INTENT OF THIS PLAN IS DISCOVERED.
8. MAINTAIN ALL REQUIRED SETBACKS FROM ALL ONTS COMPONENTS.
9. PROHIBIT VEHICULAR AND LARGE ANIMAL TRAFFIC OVER ADOPTION AREAS.
10. DO NOT DISCHARGE WATER TREATMENT DISCHARGES TO THIS ON-SITE WASTEWATER TREATMENT SYSTEM.

**CONSTRUCTION NOTES**

1. SEWER LINES SHALL BE 4" SCH 40 PVC FOR 5' MIN FROM TANKS AND BUILDINGS, AND MAY BE 4" SCH 40 PVC OR 4" SDR 35 ELSEWHERE.
2. MINIMUM SEWER PIPE SLOPE SHALL BE 1/8" (1/8" PER FOOT).
3. INSTALL CLEANOUT TO GRADE ON SEWER LINE AT BUILDING(S) AND CHANGES IN DIRECTION PER UPC, AND AT MIN 100' INTERVALS.
4. CONSTRUCT NEW SOIL TREATMENT AREA (STA) - SEE NOTES ON SITE PLAN
5. GRADE AREA ABOVE SOIL TREATMENT AREA TO DIVERTE RUNOFF AROUND SYSTEM AREA.

SETBACKS (AS OF 1/1/2024)	SEPTIC TANK	SOIL TREATMENT AREA (STA)
SEWER LINES	10'	100'
SPRINGS, WELLS, SECTION LINES, CISTERN	10'	25'
CONCRETE FOUNDATION	5'	20'
FOUNDATION WALL, BASEMENT OR FOOTING DRAIN	5'	10'
STRUCTURE W/OH BASEMENT OR FOOTING DRAIN	10'	10'
PROPERTY LINE	10'	10'
SUBSURFACE DRAIN, INTERMITTENT IRRIGATION LATERAL	50'	25'
LAKE WATERCOURSE, IRRIGATION DITCH, STREAM	10'	25'
DRY GULCH	10'	5'
SEPTIC TANK	10'	25'
DRY GULCH, CUT BANK, FILL CREST	10'	25'

**dudley ashwood, p.e.**

c i v i l e n g i n e e r

1615 HIGHLAND ROAD, SILVERTON, CO 81129  
970 913 3873 dudley@wcdpgrps.com

**NOTES**

PROPERTY OF STEPHEN LAPPIN  
FOREST QUEEN 4, MS19843, CR 23  
SILVERTON, CO

August 21, 2014



**COLORADO**  
 Division of Water Resources  
 Department of Natural Resources

**WELL PERMIT NUMBER** 326290-  
**RECEIPT NUMBER** 10020432

**ORIGINAL PERMIT APPLICANT(S)**

MELANIE STRALZER  
 STEVE STRALZER

**APPROVED WELL LOCATION**

Water Division: 7 Water District: 30  
 Designated Basin: N/A  
 Management District: N/A  
 County: SAN JUAN  
 Parcel Name: FOREST QUEEN NO. 9  
 Physical Address: CR 23 ANIMAS FORKS, CO 81433  
 NE 1/4 NW 1/4 Section 31 Township 42.0 N Range 6.0 W New Mexico  
 P.M.  
 Well to be constructed on specified tract of land

**PERMIT TO CONSTRUCT A NEW WELL**

**ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT  
 CONDITIONS OF APPROVAL**

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another senior of a vested water right from seeking relief in a civil court action.
  - 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
  - 3) Approved pursuant to CRS 37-92-602(3)(b)(i).
  - 4) The use of groundwater from this well is limited to fire protection, ordinary household purposes inside not more than 2 single family dwellings, the irrigation of not more than one acre of home gardens, and lawns, and the watering of domestic animals and poultry. This well is to be located on Forest Queen #9 Lode, San Juan County.
  - 5) The pumping rate of this well shall not exceed 15 GPM.
  - 6) Pursuant to Rule 6.2.1 of the Water Well Construction Rules, the well construction contractor shall submit the accurate well location on work reports required by Rule 17-1 within 60 days of completion of the well. The measured location must be accurate to 200 feet of the actual location. The location information must include a GPS location (UTM coordinates) pursuant to the Division of Water Resources' guidelines.
  - 7) **ADVANCE NOTICE REQUIRED** - Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advance notification by 11:59 pm the day before (to the State Engineer prior to each of the following for this well: the start of well construction, the initial installation of the first permanent pump, and the initial installation of a system connected to the water well supply system. Any change in the date of construction/installation must be re-noticed prior to the activity) by 11:59 pm the day before. Information regarding the notification process and a link to the electronic notification form can be found on the Division of Water Resources website at: [dwr.colorado.gov](http://dwr.colorado.gov)
- NOTE:** This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-041) available at: [dwr.colorado.gov](http://dwr.colorado.gov)

Issued By: JEFF TITUS Date Issued: 4/11/2022  
 Expiration Date: 4/11/2024



**RESIDENTIAL Water Well Permit Application**

Note: Also use this form to apply for livestock watering. Review form instructions prior to completing form. Hand completed forms must be completed in black or blue ink or typed.

**1. Applicant Information**

Name: Steve & Melanie Stalzer  
 Mailing address: 705 Amherst Rd, Gypsum, CO 81637  
 Phone: (970) 471-4582  
 Email: [steve@8150advisors.com](mailto:steve@8150advisors.com)

**2. Type Of Application (check applicable boxes)**

- Construct new well
- Replace existing well
- Use existing well
- Change or increase use
- Change or increase use

**3. Refer To (if applicable)**

Well permit #: \_\_\_\_\_  
 Disapproved permit #: \_\_\_\_\_

**4. Location Of Proposed Well (Important: See instructions)**

County: San Juan  
 Section: 42  
 Range: 6  
 Township: NMPM  
 NE 1/4 of the NW 1/4  
 E 1/2 of the NW 1/4  
 NW 1/4 of the NW 1/4

Well location address (include City, State, Zip): \_\_\_\_\_  
 Direction: \_\_\_\_\_

General GPS coordinates (include UTM Vertical, UTM Eastings, & UTM Northings): \_\_\_\_\_

For groundwater wells only - indicate and direction from well to new well:  
 Direction: \_\_\_\_\_

Well depth (approx.): \_\_\_\_\_

Well casing material: \_\_\_\_\_

Well screen material: \_\_\_\_\_

Well casing diameter: \_\_\_\_\_

Well screen diameter: \_\_\_\_\_

Well casing length: \_\_\_\_\_

Well screen length: \_\_\_\_\_

Well casing depth: \_\_\_\_\_

Well screen depth: \_\_\_\_\_

Well casing diameter: \_\_\_\_\_

Well screen diameter: \_\_\_\_\_

Well casing length: \_\_\_\_\_

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Well casing length: \_\_\_\_\_

Well screen length: \_\_\_\_\_

Well casing diameter: \_\_\_\_\_

Well screen diameter: \_\_\_\_\_

Well casing length: \_\_\_\_\_

Office Use Only Form GWS-44 (01/2020)

RCVD 4/7/2022

**6. Use Of Well (check applicable boxes)**

- A. Ordinary household use in one single-family dwelling (no outdoor use)
- B. Ordinary household use in 1 to 3 single-family dwellings
- C. Livestock watering (on farm/ranch/range/pasture)

Number of dwellings: 3

Home garden/irrigation, not to exceed one acre: \_\_\_\_\_

Domestic animal watering - (non-commercial): \_\_\_\_\_

Livestock watering (on farm/ranch/range/pasture): \_\_\_\_\_

Well depth: \_\_\_\_\_

Maximum pumping rate: \_\_\_\_\_

Annual amount to be withdrawn: \_\_\_\_\_

Well depth: \_\_\_\_\_

Well casing diameter: \_\_\_\_\_

Well screen diameter: \_\_\_\_\_

Well casing length: \_\_\_\_\_

Well screen length: \_\_\_\_\_

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Well screen length: \_\_\_\_\_

Well casing diameter: \_\_\_\_\_

Well screen diameter: \_\_\_\_\_

**7. Well Data (Proposed)**

Well depth: \_\_\_\_\_

Maximum pumping rate: \_\_\_\_\_

Annual amount to be withdrawn: \_\_\_\_\_

Well depth: \_\_\_\_\_

Well casing diameter: \_\_\_\_\_

Well screen diameter: \_\_\_\_\_

Well casing length: \_\_\_\_\_

Well screen length: \_\_\_\_\_

Well casing diameter: \_\_\_\_\_

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Well casing length: \_\_\_\_\_

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Well casing diameter: \_\_\_\_\_

Well screen diameter: \_\_\_\_\_

Well casing length: \_\_\_\_\_

Well screen length: \_\_\_\_\_

Well casing diameter: \_\_\_\_\_

Well screen diameter: \_\_\_\_\_

Well casing length: \_\_\_\_\_

Well screen length: \_\_\_\_\_

Well casing diameter: \_\_\_\_\_

Well screen diameter: \_\_\_\_\_

Well casing length: \_\_\_\_\_

Well screen length: \_\_\_\_\_

Well casing diameter: \_\_\_\_\_

Well screen diameter: \_\_\_\_\_

**8. Water Supplier**

Is this parcel within boundaries of a water service area?  YES  NO

If yes, provide name of supplier: \_\_\_\_\_

**9. Type Of Sewage System**

- Septic tank / absorption leach field
- Central system: District name: \_\_\_\_\_
- Vault: Location sewerage to be hauled to: \_\_\_\_\_
- Other (explain): \_\_\_\_\_

**10. Proposed Well Driller License # (optional)**

Steve Stalzer 04/06/2022

Steve Stalzer

Office Use Only

Parcel area only

10020432

yes notification

ACTIVATED

WV

WV

CWCD

FDHC

BRUCE

SAS

DV

WD

BA

MD

SAN JUAN BASIN  
public health



Anthony Doctor  
105 CR 23  
Durango, CO 81301

Dear Anthony,

On behalf of San Juan Basin Public Health (SJBPH) and the Colorado Department of Public Health and Environment (CDPHE), thank you once again for participating in our project testing private domestic drinking water wells in the Animas Valley. Thanks to you and almost one hundred of your neighbors, we have a better picture of groundwater in the valley than ever before.

As part of this project, we collected a sample from your well at 105 CR 23 on 9/30/2021. This sample was analyzed at two different laboratories for levels of various contaminants. Analysis is now complete, and results can be found on the following page. **Your results include a possible health concern, and action may be required on your part.**

In the table on the next page, some substances are reported with two values. The first is what was *actually found* in your sample. The second is a comparison value, either a health standard or a nuisance standard (set to protect appliances, plumbing, etc.), or both. Substances found in your water in excess of a health standard are highlighted in red. Substances found in your water in excess of a nuisance standard, but below a health standard, are highlighted in yellow. More information about any highlighted result follows on page three.

In addition, you will see metals reported as both "total" and "dissolved." Total metals are what we compare to health and nuisance standards. Dissolved metals are those that pass through a fine filter, and therefore may pose additional health risks. We include both in our testing to better inform our knowledge of water quality and your decisions regarding water filtration and treatment.

It is important to remember that, where possible, we collected samples *prior* to filtration and treatment at your home. Therefore, these results reflect what is in your well and not necessarily in your drinking water. If you have highlighted results, we recommend that you consult with SJBPH and/or a water treatment professional to ensure you are adequately protecting your drinking water. Regardless of your specific results, SJBPH and CDPHE advise that all private well owners install some sort of filtration on their water system, as even favorable results may change with time. More information about home water treatment from the US Environmental Protection Agency can be found at <http://bit.ly/1YQZNFx>.

As always, feel free to contact me with any questions about your results or your water system. Best regards,

Brian Devine  
Water/Air Quality Program Manager  
San Juan Basin Public Health  
970-335-2030

Chemistry Testing Results

Well ID: S1BDW2200

Name: PVT WELL / DOCTER

Date Collected: 9/30/2021

Address: 105 CR 23

Substance	Your Result	Unit*	Comparison Level†	Unit* †	Notes†
Aluminum, Dissolved	<18	µg/L	(nuisance standard) 200	µg/L	BDL
Aluminum, Total	1.29	µg/L	(health standard) 10	µg/L	BDL
Arsenic, Dissolved	<0.11	µg/L	(health standard) 10	µg/L	BDL
Arsenic, Total	<0.055	µg/L	(health standard) 5	µg/L	J
Cadmium, Dissolved	0.071	µg/L	(health standard) 5	µg/L	BDL
Cadmium, Total	<0.53	µg/L			BDL
Cobalt, Dissolved	<0.53	µg/L			J
Cobalt, Total	3.1	µg/L	(nuisance standard) 1000	µg/L	
Copper, Dissolved	1.4	µg/L	(health standard) 1300	µg/L	
Copper, Total	26.5	µg/L	(nuisance standard) 300	µg/L	
Iron, Dissolved	162	µg/L	(nuisance standard) 300	µg/L	
Iron, Total	3.31	µg/L			
Lead, Dissolved	1.4	µg/L			
Lead, Total	213	µg/L			
Manganese, Dissolved	217	µg/L	(nuisance standard) 50	µg/L	BDL
Manganese, Total	<1.5	µg/L			BDL
Nickel, Dissolved	<0.25	µg/L	(health standard) 50	µg/L	BDL
Nickel, Total	4	µg/L	(health standard) 30	µg/L	J
Selenium, Dissolved	0.231	µg/L	(nuisance standard) 5000	µg/L	BDL
Selenium, Total	7.4	µg/L	(health standard) 1	mg/L	
Uranium, Total	11.5	µg/L	(nuisance standard) 250	mg/L	
Zinc, Dissolved	<0.024	mg/L	(nuisance standard) 2	mg/L	
Zinc, Total	0.712	mg/L	(nuisance standard) 4	mg/L	
Nitrate plus Nitrite, as Nitrogen Chloride Fluoride	2.08	mg/L			
Hardness	73.1	mg/L			
Temperature	9.6	°C			
Specific Conductance	186	µS/cm	(nuisance standard) 6.5-8.5		
pH	8.28				
Turbidity	1.78	FNU			
Total Coliform Bacteria	ABSENT		Should be absent in treated water		
E. coli	ABSENT		Should be absent in treated water		

\* Units: µg/L = micrograms per liter; mg/L = milligrams per liter; µS/cm = microsiemens per centimeter;

FNU = Formazin Nephelometric Unit (a measure of murkiness)

† See page 4 for a list of sources for comparison levels and explanations for the Notes column

‡ Exceeding this level may prompt additional testing but may not indicate a health risk, see Page 3

### More Information about Results Higher than Comparison Levels

#### Lead, Total

Lead is a toxic metal that can be harmful to human health even at low exposure levels. Lead is persistent, and it can build up in the body over time. Young children, infants, and fetuses are particularly vulnerable to lead because the effects occur at lower exposure levels in children than in adults. In children, low levels of exposure have been linked to damage to the nervous system, learning disabilities, shorter stature, impaired hearing, and impaired formation and function of blood cells.

The health standard for lead in drinking water is 15 µg/L. Technically, this is an "action level" wherein, if a public water system has a certain number of samples above this standard, they must take certain actions to reduce the amount of lead in their customers' water. It is critical to properly treat your well water and to maintain your treatment system according to the manufacturer's instructions. Test your actual drinking water for lead annually to ensure that your treatment system is functioning.

#### Manganese, Total

Drinking water in excess of the manganese nuisance standard may present a black to brown color and/or a bitter metallic taste, and it may cause black staining of household fixtures. There is no health standard for manganese in drinking water.

#### Fluoride

Excess fluoride exposures during the formation of the teeth in children can cause tooth discoloration and/or pitting. Optimally fluoridated water (around 0.7 mg/L) keeps teeth strong and reduces cavities. The nuisance standard of 2.0 mg/L is intended as a guideline for an upper boundary level in areas which have high levels of naturally occurring fluoride. The level of the standard was set based upon a balancing of the beneficial effects of protection from tooth decay and the undesirable effects of excessive exposures leading to discoloration.

Drinking water in excess of the health standard of 4.0 mg/L over the course of a lifetime may lead to increased likelihood of bone fractures in adults, and may result in effects on bone leading to pain and tenderness. Children 8 years and younger exposed to excessive amounts of fluoride over the health standard have an increased chance of developing pits in the tooth enamel.

#### Sources: Comparison Levels

#### Arsenic, Cadmium, Copper, Lead, Selenium, Nitrate/Nitrite, Fluoride (health standards)

These health standards represent the national Maximum Contaminant Levels for Inorganic Chemicals, as set by the US Environmental Protection Agency (EPA) and CDPHE. While these standards are legally enforceable only on public water systems, not private wells, they represent a level of safety that protects the health of private well owners. The full set of standards and more information can be found at <https://www.epa.gov/ground-water-and-drinking-water/table-regulated-drinking-water-contaminants#inorganic>.

#### Uranium (health standard)

This health standard represents the national Maximum Contaminant Levels for Radionuclides, as set by the EPA. Like those listed above, they represent a level of safety that protects the public health of

private well owners despite legally applying only to public water systems. The full set of standards and more information can be found at <https://www.epa.gov/ground-water-and-drinking-water/table-regulated-drinking-water-contaminants#Radionuclides>.

**Aluminum, Copper, Iron, Manganese, Zinc, Chloride, pH (nuisance standards)**

These nuisance standards represent the national Secondary Drinking Water Standards for Nuisance Chemicals, as set by the EPA. These are non-mandatory standards to assist public water systems in managing their drinking water for aesthetic and economic considerations. They are not legally enforceable, but represent a level of safety that protects private well owners and their home plumbing and treatment systems. The full set of standards and more information can be found at <https://www.epa.gov/dwstandards/regulations/secondary-drinking-water-standards-guidance- nuisance-chemicals>.

**Total Coliform Bacteria and E. coli (health standards)**

The national health standards for bacteria are based on repeated testing and a certain *percentage of tests* over the course of a month being ABSENT for bacteria and E. coli. Because we only performed one test of each at your well (and possibly a follow-up test inside your home), we represent the health standard as being ABSENT in your treated water.

**Notes Appearing on Page 2**

**BDL = Below Detection Limit:** There was too little of the substance in the sample to be detected by laboratory equipment. The value is reported as less than the detection limit, and the true amount of the substance in the sample could be anywhere from zero to just below the detection limit.

**J = Below Reporting Limit:** The substance was detected, but at a small enough level that it could not be determined with great accuracy. The result reported in the table is an estimate.

**QC = Flagged by Quality Control:** This result was flagged for failing to meet quality control criteria. We have low confidence in the exact result. The substance may or may not be present in the sample.

SAN JUAN BASIN  
public health



COLORADO  
Water Quality Control Division

Jesse Hutt  
1013 CR 23  
Durango, CO 81301

Dear Jesse,

On behalf of San Juan Basin Public Health (SJBPH) and the Colorado Department of Public Health and Environment (CDPHE), thank you once again for participating in our project testing private domestic drinking water wells in the Animas Valley. Thanks to you and almost one hundred of your neighbors, we have a better picture of groundwater in the valley than ever before.

As part of this project, we collected a sample from your well at 1013 CR 23 on 11/18/2021. This sample was analyzed at two different laboratories for levels of various contaminants. Analysis is now complete, and results can be found on the following page: **Your results include a possible health concern, and action may be required on your part.**

In the table on the next page, some substances are reported with two values. The first is what was *actually found* in your sample. The second is a comparison value, either a health standard or a nuisance standard (set to protect appliances, plumbing, etc.), or both. Substances found in your water in excess of a health standard are highlighted in red. Substances found in your water in excess of a nuisance standard, but below a health standard, are highlighted in yellow. More information about any highlighted result follows on page three.

In addition, you will see metals reported as both "total" and "dissolved." Total metals are what we compare to health and nuisance standards. Dissolved metals are those that pass through a fine filter, and therefore may pose additional health risks. We include both in our testing to better inform our knowledge of water quality and your decisions regarding water filtration and treatment.

It is important to remember that, where possible, we collected samples *prior* to filtration and treatment at your home. Therefore, these results reflect what is in your well and not necessarily in your drinking water. If you have highlighted results, we recommend that you consult with SJBPH and/or a water treatment professional to ensure you are adequately protecting your drinking water. Regardless of your specific results, SJBPH and CDPHE advise that all private well owners install some sort of filtration on their water system, as even favorable results may change with time. More information about home water treatment from the US Environmental Protection Agency can be found at <http://bit.ly/1Xq7NFX>.

As always, feel free to contact me with any questions about your results or your water system. Best regards,

Brian Devine  
Water/Air Quality Program Manager  
San Juan Basin Public Health  
970-335-2030

Chemistry Testing Results

Date Collected: 11/18/2021

Well ID: S1BDW2205

Address: 1013 CR 23

Name: PVT WELL / HUTT

Substance	Your Result	Unit*	Comparison Level†	Unit*	Notes‡
Aluminum, Dissolved	31.9	µg/L	(nuisance standard) 200	µg/L	J
Aluminum, Total	21.8	µg/L			J
Arsenic, Dissolved	0.803	µg/L	(health standard) 10	µg/L	
Arsenic, Total	0.781	µg/L			
Cadmium, Dissolved	0.459	µg/L	(health standard) 5	µg/L	J
Cadmium, Total	0.491	µg/L			J
Cobalt, Dissolved	1.7	µg/L			J
Cobalt, Total	1.6	µg/L			BDL
Copper, Dissolved	<1.8	µg/L	(nuisance standard) 1000	µg/L	BDL
Copper, Total	<1.8	µg/L	(health standard) 1300		BDL
Iron, Dissolved	9.6	µg/L			
Iron, Total	19.4	µg/L	(nuisance standard) 300	µg/L	BDL
Lead, Dissolved	<0.34	µg/L	(health standard) 15	µg/L	BDL
Lead, Total	<0.34	µg/L			BDL
Manganese, Dissolved	534	µg/L	(nuisance standard) 50	µg/L	BDL
Manganese, Total	<1.5	µg/L			BDL
Nickel, Dissolved	<1.5	µg/L			BDL
Nickel, Total	<0.25	µg/L	(health standard) 50	µg/L	BDL
Selenium, Dissolved	<0.25	µg/L			J
Selenium, Total	0.188	µg/L	(health standard) 30	µg/L	J
Uranium, Total	0.197	µg/L			J
Zinc, Total	17.5	µg/L	(nuisance standard) 5000	µg/L	
Nitrate plus Nitrite, as Nitrogen	<0.024	mg/L	(health standard)† 1	mg/L	BDL
Chloride	0.473	mg/L	(nuisance standard) 250	mg/L	
Hardness	197	mg/L			
Temperature	12.9	°C			
Specific Conductance	430.6	µS/cm	(nuisance standard) 6.5-8.5		
pH	7.7				
Turbidity	4.04	FNU			
Total Coliform Bacteria	ABSENT		Should be absent in treated water		
E. coli	ABSENT		Should be absent in treated water		

\*Units: µg/L = micrograms per liter; mg/L = milligrams per liter; µS/cm = microsiemens per centimeter;

FNU = Formazin Nephelometric Unit (a measure of murkiness)

†See page 4 for a list of sources for comparison levels and explanations for the Notes column

‡Exceeding this level may prompt additional testing but may not indicate a health risk, see Page 3

#### More Information about Results Higher than Comparison Levels

##### **Manganese, Total**

Drinking water in excess of the manganese nuisance standard may present a black to brown color and/or a bitter metallic taste, and it may cause black staining of household fixtures. There is no health standard for manganese in drinking water.

##### **Fluoride**

Excess fluoride exposures during the formation of the teeth in children can cause tooth discoloration and/or pitting. Optimally fluoridated water (around 0.7 mg/L) keeps teeth strong and reduces cavities. The nuisance standard of 2.0 mg/L is intended as a guideline for an upper boundary level in areas which have high levels of naturally occurring fluoride. The level of the standard was set based upon a balancing of the beneficial effects of protection from tooth decay and the undesirable effects of excessive exposures leading to discoloration.

Drinking water in excess of the health standard of 4.0 mg/L over the course of a lifetime may lead to increased likelihood of bone fractures in adults, and may result in effects on bone leading to pain and tenderness. Children 8 years and younger exposed to excessive amounts of fluoride over the health standard have an increased chance of developing pits in the tooth enamel.

#### Sources: Comparison Levels

##### **Arsenic, Cadmium, Copper, Lead, Selenium, Nitrate/Nitrite, Fluoride (health standards)**

These health standards represent the national Maximum Contaminant Levels for Inorganic Chemicals, as set by the US Environmental Protection Agency (EPA) and CDPHE. While these standards are legally enforceable only on public water systems, not private wells, they represent a level of safety that protects the health of private well owners. The full set of standards and more information can be found at <https://www.epa.gov/ground-water-and-drinking-water/able-regulated-drinking-water-contaminants#inorganic>.

##### **Uranium (health standard)**

This health standard represents the national Maximum Contaminant Levels for Radionuclides, as set by the EPA. Like those listed above, they represent a level of safety that protects the public health of private well owners despite legally applying only to public water systems. The full set of standards and more information can be found at <https://www.epa.gov/ground-water-and-drinking-water/able-regulated-drinking-water-contaminants#radionuclides>.

##### **Aluminum, Copper, Iron, Manganese, Zinc, Chloride, pH (nuisance standards)**

These nuisance standards represent the national Secondary Drinking Water Standards for Nuisance Chemicals, as set by the EPA. These are non-mandatory standards to assist public water systems in managing their drinking water for aesthetic and economic considerations. They are not legally enforceable, but represent a level of safety that protects private well owners and their home plumbing and treatment systems. The full set of standards and more information can be found at



**Total Coliform Bacteria and *E. coli* (health standards)**

The national health standards for bacteria are based on repeated testing and a certain percentage of tests over the course of a month being ABSENT for bacteria and *E. coli*. Because we only performed one test of each at your well (and possibly a follow-up test inside your home), we represent the health standard as being ABSENT in your treated water.

**Notes Appearing on Page 2**

**BDL = Below Detection Limit:** There was too little of the substance in the sample to be detected by laboratory equipment. The value is reported as less than the detection limit, and the true amount of the substance in the sample could be anywhere from zero to just below the detection limit.

**J = Below Reporting Limit:** The substance was detected, but at a small enough level that it could not be determined with great accuracy. The result reported in the table is an estimate.

**QC = Flagged by Quality Control:** This result was flagged for failing to meet quality control criteria. We have low confidence in the exact result. The substance may or may not be present in the sample.

**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. \_\_\_\_\_, 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 0.35 miles from County Road No. 2, the nearest designated and publicly maintained county road.
2. Said County Road No. 2 is on this date maintained on an year-round basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 6 miles 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 29<sup>th</sup> day of March, 2022.

ATTEST: \_\_\_\_\_  
Applicant

Position: \_\_\_\_\_

# 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. \_\_\_\_\_, 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 450 feet from County Road No. 23, the nearest designated and publicly maintained county road.
  2. Said County Road No. 23 is on this date maintained on an seasonal basis by San Juan County.
  3. The real property which is the subject of said application is on this date located approximately 6 miles 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 29<sup>th</sup> day of March, 2022.

ATTEST:

  
Applicant

Position:

## Scenic Quality Report

---

### 1. INTRODUCTION AND SITE LOCATION

San Juan County regulations state the following:

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

The following is a Scenic Quality Report for the proposed Stutzer Cabin, located on Forest Queen No. 9 Lode, USMS # 18843, near Maggie Gulch, San Juan County, Colorado.

The project site is presumed to be located within San Juan County's Future Land Use Plan "Economic Corridor". These economic corridors are suitable for residential development because of their moderately sloping terrain and year-round access. This property is accessed off Conundrum Road via County Road 23 which is not maintained year-round, so the Applicant will be limited to seasonal vehicular access and OHV access during winter months.

A Vicinity Map showing the general project location is included in this submittal for reference.

### 2. PROJECT SITE AND PROPOSED CABIN LOCATION

County regulations require that this Scenic Quality Report adhere to the following:

*The designated view sheds shall include natural and historic features as seen from and toward the site. Provide written descriptions of these view sheds and how they will be preserved. Existing site photos and graphic depictions of the proposed development shall be submitted so that staff, the Planning Commission and the Board of County Commissioners can assess the visual impacts of the project on the view shed and the effectiveness of proposed mitigation measures.*

The property consists of 10.33 acres of dispersed evergreens with a large clearing and grassy meadow near the top of the existing driveway. The entire lot slopes down towards the river valley from east to west, with the moderately sloping clearing near the middle of the lot, and steeper grades on the east and west portions of the lot. The property is located off Conundrum Road via County Road 23, on the east side of County Road 2.

The building envelope is not visible from County Road 2 or County Road 23 due to the dense pines and elevation change between road and site. At the junction of County Road 2 and County Road 23, the elevation is approximately 9,775 feet, around 226 feet lower than the project site at 10,001 feet. At the junction of County Road 23 and Conundrum Road, the elevation is approximately 9,880 feet, around 121 feet lower than the project site. In addition, the long and steep driveway limits visibility from Conundrum

Stalzer Cabin  
Forest Queen No. 9  
Scenic Quality Report

Road, with a starting elevation of approximately 9,960 feet which is around 41 feet lower than the proposed cabin elevation of approximately 10,001 feet. The proposed cabin and garage will not be visible from either of the adjacent County Roads and will be somewhat visible to a neighbor traveling on Conundrum Road.

The proposed building envelope is the most buildable and accessible portion of the property, with a large portion of it already cleared by the previous owner. The Applicant's chose the siting for the cabin and garage due to the proximity to the existing driveway and generally moderate grade. The previously cleared area to the south of the proposed cabin and garage will be used for the onsite septic system and associated leach field.

The following photos show the proposed building area, which includes the cabin and detached garage.



VIEW NORTH



VIEW EAST

### 3. VISIBILITY OF THE CABIN FROM COUNTY ROAD 2

County Road 2 runs north/south parallel along the west property line. Due to the dense pines and change in elevation from County Road 2 to the project site, the building site is

Stalzer Cabin  
Forest Queen No. 9  
**Scenic Quality Report**

not visible from the road, therefore it was not possible to provide an image showing the visibility of the proposed cabin from the road.

Below are two recent photos taken by a driver traveling on County Road 2 looking towards the project site. As shown in the photos, the Forest Queen #10 neighbor directly south of the Applicant, who has a similar building siting, is not visible from County Road 2. The neighbor at Forest Queen #7 is shown in the second photo for location reference.



VIEW NORTHEAST FROM CR 2 / CR 23 INTERSECTION



VIEW EAST FROM CR 2 (Forest Queen #7 at far-left side of photo)

#### **4. VISIBILITY OF THE CABIN FROM COUNTY ROAD 23**

County Road 23 connects County Road 2 and Conundrum Road south of the property. The surface of County Road 23 is a naturally graded dirt road used seasonally for recreation. The proposed cabin will not be visible for a driver heading either direction on County Road 23 due to the dense pines and change in elevation.

#### **5. VISIBILITY OF THE CABIN AT TOP OF DRIVEWAY**

The image on the following page shows the proposed cabin and detached garage superimposed onto the site to show approximate scale and visibility from the top of the existing driveway. Due to the dense pines and steep grades, it was not possible to show the cabin superimposed onto the site from County Road 2 or 23.

Following the superimposed image, a rendered aerial view is also provided to show the overall layout and size of the two structures.



PROJECT #:  
21-17

ASSESSOR'S  
PARCEL #:  
4770010050041

NEW CONSTRUCTION OF:  
**THE STALZER CABIN**

FOREST QUEEN NO. 9  
CONUNDRUM RD., SILVERTON, CO 81433

FOR IMPROVEMENT PERMIT | 05.18.2022

RENDERED  
VIEW FROM  
CONUNDRUM  
ROAD

SHEET TITLE:  
3D-1

SCALE:





PROJECT #:	21-17
ASSESSOR'S PARCEL #	4770010050041
NEW CONSTRUCTION OF:	<b>THE STALZER CABIN</b>
	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433 FOR IMPROVEMENT PERMIT   05 18 2022
SHEET TITLE:	RENDERED AERIAL VIEW FROM WEST
PERIT:	3D-2
SCALE:	

**4. VIEWS FROM THE PROPOSED CABIN**

In the County Scenic Quality Report regulations, it is requested that information about the view from the building envelope is provided. Photos are included below and on the follow pages that show views from the proposed cabin looking south, west, north and east (approximately).

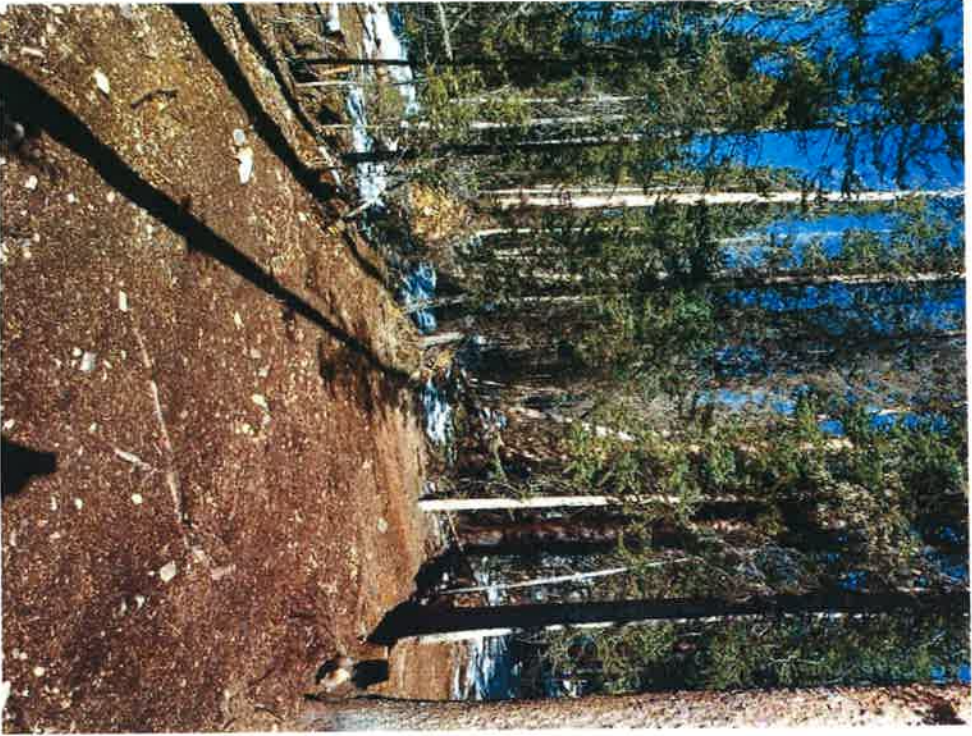


VIEW SOUTH

Slizer Cabin  
Forest Queen No. 9  
Scenic Quality Report



VIEW WEST



VIEW NORTH

Stutzer Cabin  
Forest Queen No. 9  
Scenic Quality Report



Stutzer Cabin  
Forest Queen No. 9  
Scenic Quality Report



VIEW EAST

## 7. LOCATION OF STRUCTURE MINIMIZES VISIBILITY FROM PUBLIC LANDS AND EXISTING TRAILS

The County Scenic Quality regulations require the following information:

*Evidence shall be provided to show that the location of the structure is designed to minimize the visual impacts and that it does not detract from the scenic quality of adjacent public lands, existing trails or historic resources*

The property is surrounded primarily by privately owned parcels on three sides and BLM land on the east side. The BLM land adjacent to the property consists of steep terrain and no known existing recreational trails.

County Road 24 (Minnie Gulch Road), and County Road 23 (Maggie Gulch Road), located north and south of the property, respectively, are both used recreationally by the public. Due to the topographic nature of the gulches in which these roads run, the building envelope is entirely out of sight from public roads so will have no visual impact to the public. In addition, the steep grade and dense pines provides natural screening that further obstructs visibility of the proposed structures, maintaining the scenic quality of the area.

## 8. BUILDING DESIGN AND THE NATURAL TOPOGRAPHY AND VEGETATION

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

*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 report shall include, but not be limited to, site photos, perspective sketches, photo-simulations and/or three-dimensional models at an appropriate scale*

The proposed cabin is sited on the most level portion of the lot at the end of an existing driveway, which best utilizes the existing topography and grading improvements done by the previous owner. A large portion of the building envelope contains a previously cleared area, which the Applicant will utilize for their new septic system and leach field.

The proposed design is shown on the Applicant's draft floor plans included with this application.

## 9. TOPSOIL, UTILITIES, LIGHTING AND DRIVEWAYS

This section describes design features associated with topsoil, location of utilities, exterior lighting, and any proposed driveways.

o) Topsoil

County regulations require that the project should include the following:

*Plans to remove and save topsoil, prior to any grading or excavation, and how it will be replaced and reused for re-grading and re-vegetation purposes.*

A portion of the topsoil removed at the cabin area during construction will be used in creating a nicely graded driveway extension and building pad for the cabin and garage. Any additional removed topsoil will be used for vegetation and landscaping as desired by the Applicant and/or required by the County.

b) Utilities

County regulations require that the project should include the following:

*Location and installation of utilities in ways that will minimize impacts to the view shed and natural environment.*

The project includes a proposed underground septic system and leach field, a new residential water well with underground piping, new power line coming from Conundrum Road with underground service to the cabin, and an underground propane tank.

The septic system location was selected based on existing soils and site conditions as shown on the septic design plans included with this submittal. The septic system maintains the 100-foot minimum clear radius from existing and proposed water wells as shown on the included site plan. A proposed residential water well will provide water to the cabin and be located east of the cabin. The primary heat source is proposed to be a propane powered hydronic radiant system with a supplemental wood stove and isolated electric heating units.

All the utilities will be installed with the least amount of disturbance possible to the natural environment, including vegetation preservation and the use of existing utilities where possible.

c) Exterior Lighting

County regulations require that the project should include the following:

*Exterior lighting shall preserve the Dark Sky environment and view of the stars. 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 the project will be incorporated in all locations necessary to safely access the cabin, garage, carport, and uncovered deck. All exterior lighting will be fully shielded, will be compatible with the rural mountain character of the area, and will be in conformance with the requirements of San Juan County Dark Sky requirements.

d) Driveways

County regulations require that the project should include the following:

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

There is currently an existing driveway on the property which stems off the east side of Conundrum Road and terminates near the proposed building site. The driveway will be extended east towards to access the proposed cabin and garage, and will require minimal cut and fill due to the topography in that location.

## 10. BUILDING MATERIALS

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

*Provide written descriptions and photos of the proposed building materials, colors and textures. Utilizing and integrating elements, colors and textures found naturally in the landscape and prohibition of reflective materials, such as highly reflective glass or metals.*

The proposed cabin will include the following materials:

- Brown/grey faux barnwood siding and soffit
- Black vertical corrugated wainscot (3 to 4 feet high)
- Black corrugated roof with matching trim
- Black window sashes and frames
- Black metal railing of decks

The following photos are examples of the proposed building materials selected by the Applicant:



Stutzer Cabin  
Forest Queen No. 9  
Scenic Quality Report



Corrugated siding, black window sashes and frames



Faux barnwood siding w/corrugated



Faux barnwood soffit

## 11. CONCLUSION

This project aims to conform to the County Scenic Quality Regulations as shown in this report and is believed to do so as summarized below:

- The Applicant has chosen a building site that will have the least impact to the natural landscape and overall visibility while still maintaining reasonable access from Conundrum Road using the existing driveway.
- The cabin is one-story which helps to minimize the overall and perceived height.
- All proposed utilities will be placed underground to minimize visual obstructions.
- Using the existing driveway will minimize additional disturbance of cut and fill of the topography.
- The darker material palette allows the structure to blend and not compete with its natural surroundings.

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Thank you for your review and consideration of the proposed Stalzer Cabin located at Forest Queen #9 Lode. If you have any questions or need additional information, please contact Chris or Ashley Clemmons of Mountain Grain, LLC at (970) 515-7882.

Date: August 7, 2022.  
For: August 10 Board of County Commissioners Meeting  
From: Planning Department.  
Regarding: Summary of Recent Planning Department Work.



P.O. Box 466  
Silverton, CO 81433

In early August the Planning Department has been working on these County applications:

- Review of County Improvement Permit Application, Two Proposed 11-Unit Condo Buildings, on a parcel known as Phase I, Cascade Village PUD, Highway 550. The Planning Department coordinated with the applicants' consultants, the water/sewer operator, the Cascade "homeowners association," the Building Department, reviewed additional plans, and then prepared a permit letter, which is currently being reviewed by County staff co-workers.
- Preparation of a County Commissioner Public Hearing staff report/packet, for the County Improvement Permit Application, Proposed Stalzer Cabin, Forest Queen No. 9 Lodge, on Conundrum Trail, near Maggie Gulch and CR 2. A legal notice was prepared and published, updated information was received from the consultants, and a staff report was written (attached).
- Review of County Improvement Permit Application, Proposed Hawk Cabin and Associated Improvements, Log Cabin Lodge, near Red Mountain Pass; coordination with the applicant by email to add some documents to the submittal; adjacent landowner envelopes were received at the Courthouse
- Review of County Land Use Permit Application, Proposed Mine Reopening for investigation of rock competency, and associated gate, grading and drainage improvements, Silver Crown Mine/Lodge, located in the Mill Creek area near Chathamoga; applicant has set up a multi-agency site visit for August 31; adjacent land owner envelopes (and application fee check) were received at the Courthouse.
- Coordination with applicant to finalize site layout, building footprint, setbacks, screening, septic system, County Improvement Permit, Proposed Anest Cabin, Carolina Mill Site, Kendall Creek, near Deer Park.
- Ongoing review with Building Department staff of three County Land Use Permit Applications recently submitted by BLM staff: a gate and signage installed at the Pittsburgh, proposed fences and signage on Molas Pass, several proposed Abandoned Mined Lands, mining reclamation projects scheduled for this summer and fall
- Ongoing coordination with applicants and their consultants, regarding several other incoming County applications, which are currently being assembled/added to by the applicants.
- Recently obtained a copy of the County Planning files from Town Staff, for the County staff to use and to save at the Courthouse, which includes several decades of County Planning files, previously only stored on the Town Hall hard drive.
- The County Commissioners and citizens can contact me with any Planning questions at my new email address: "planner@sanjuancolorado.us"

**LAND USE PERMIT Notification**  
**San Juan County, Colorado**

Applicant:		Permit No.:
Use based on behalf of: BLM Gunnison Field Office Abandoned Mine Lands Program in Silverton		NA
Address:		
1428 Greene St.		
City and State:		Telephone:
Silverton, Colorado 81433		970-789-5363

**Description of Use: Provided for informational purposes only.**

At the Wyoming Mine in Cement Creek, we are staging equipment and tools for all projects in a Cement Box.  
 For up to 2 weeks at Grand Gulch located at bottom of Mendocino Gulch BLM will stage for hydroelectric pick up gear for Wyoming Mine project (located on other side of  
 property) (see attached) Staging on BLM lands is 3100 sq ft. 2 pallets of materials, 12 super sacks, 1/2 of pallet, 2-3 metal jaw boxes, 100 gallons of fuel in a slip  
 tank, main motor, and generator. Slip tank will be present for loading.  
 on BLM lands is 3100 sq ft. 2 pallets of materials, 12 super sacks, 1/2 of pallet, 2-3 metal jaw boxes, 100 gallons of fuel in a slip  
 tank, main motor, and generator. Slip tank will be present for loading.  
 at the bottom of Cement Creek. BLM will stage for hydroelectric pick up gear for Wyoming Mine project (located on other side of  
 property) (see attached) Staging on BLM lands is 3100 sq ft. 2 pallets of materials, 12 super sacks, 1/2 of pallet, 2-3 metal jaw boxes, 100 gallons of fuel in a slip  
 tank, main motor, and generator. Slip tank will be present for loading.  
 at the bottom of Cement Creek. BLM will stage for hydroelectric pick up gear for Wyoming Mine project (located on other side of  
 property) (see attached) Staging on BLM lands is 3100 sq ft. 2 pallets of materials, 12 super sacks, 1/2 of pallet, 2-3 metal jaw boxes, 100 gallons of fuel in a slip  
 tank, main motor, and generator. Slip tank will be present for loading.

**Dates and Times of Use:**  
 Wyoming Mine July 6-10, 2022  
 Cement Creek July 6-10, 2022

**Location of Use:**  
 Wyoming Mine, 1/2 mile south of Cement Creek, San Juan County, Colorado  
 Cement Creek, 1/2 mile south of Wyoming Mine, San Juan County, Colorado  
 See map. Wyoming Mine is located on BLM lands in Cement Creek, San Juan County, Colorado. Cement Creek is located on BLM lands in Cement Creek, San Juan County, Colorado. The location of the Wyoming Mine is shown on the map. The location of the Cement Creek is shown on the map. The location of the Wyoming Mine is shown on the map. The location of the Cement Creek is shown on the map.

**Areas of Concern:** Applicant should provide attachments for each relevant area  
 Land Use Administrator will initial approval if appropriate

Property Ownership	_____	Permission of Property Owner	_____
Vicinity Map	_____	Plans and Drawings	_____
Natural Hazards	_____	Zoning Compatibility	_____
Sanitation	_____	Environmental Impacts	_____
Building Permit	_____	Federal and /or State Permits	_____
Security	_____	Emergency Services	_____
Parking	_____	Insurance Coverage	_____
Clean Up	_____	County Road Impact	_____
Other	_____	Other	_____

**Date Application Submitted:** July 6, 2022 **By (signature):** 

**Date Permit Issued:** \_\_\_\_\_ **By (signature):** \_\_\_\_\_

**Conditions:** \_\_\_\_\_

**Acceptance of Conditions:** \_\_\_\_\_ **By (signature):** \_\_\_\_\_





Regarding a new gate with signage on the County Road at the Pittsburgh, Prepared by L. Adair, Aug. 7, 2022.

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(1) Here is an email received from BLM staff regarding the new gate with signage on the County Road at the Pittsburgh.

From: Merrill, Lisa D  
Sent: Tuesday, June 21, 2022  
To: Giona Kaason-Buerger; Bill MacDougall; Lisa Adair; Willy Tooker; John Sites; Todd Bove; Bruce Conrad  
Subject: BLM equipment in Town

All,  
I've not submitted a Land Use Form yet to tell you of our whereabouts with equipment and contractors. I plan to very shortly. Still solidifying plans.  
We are staging a gooseneck and some equipment for a couple of weeks over at the Depot while we work down in lower elevations. Let me know if it gets in anyone's way.  
Our contractor SRS is working down near the Pittsburgh this week installing a gate for a private landowner on the boundary between BLM and his claims. I have sought permission through Bruce Conrad and Gilbert Archuleta to allow for limited welding on the gate with stable fire mitigation in place. Welding will occur Wednesday morning and be brief, timed with forecasted rain, 35 gallons of water on immediate pump, multiple fire extinguishers, and 2 hour observation on commencement of welding activities. We will bring a mini-ex up the Mighty Monarch road to the top of the main wastepile next week in order to divert seep waters off of the pile. We may also move some rock. The work will likely only take a day or 2.  
We will be submitting BLM Abandoned Mine Land's Land Use Form within the next 2 weeks.  
Please let me know if you have any questions.  
Lisa Merrill

(2) Here is a picture of the new gate with signage on the County Road at the Pittsburgh taken by Bevan Harris of the Town/County Building Department in July:



BLM Gate/Signage at the Pittsburgh, Page 1 of 1, Prepared by LMA, August 7, 2022.







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

**Megan Mast**  
Outdoor Recreation Planner  
Lands and Realty Specialist  
970-387-3871 office  
970-749-8125 cell  
mmast@blm.gov

**Silverton Field Station**  
1428 Green St., #101  
Silverton, CO 81433  
[www.blm.gov/colorado](http://www.blm.gov/colorado)

U.S. Department of the Interior  
Bureau of Land Management  
Gunnison Field Office  
DOI-BLM-CO-S0660-2022-0009- CX

### CATEGORICAL EXCLUSION

**NUMBER:** DOI-BLM-CO-S0660-2022-0009-CX

**PROJECT NAME:** Molas Pass Wetland Protection Fence

**PLANNING UNIT:** Tres Rios Field Office RMP Silverton Management Area

**LEGAL DESCRIPTION:** T41N R7W Sec. 31

**APPLICANT:** USDI, Bureau of Land Management

**BACKGROUND INFORMATION:**

The Molas Pass area is popular among recreationists for camping, firewood collecting, and snowmobiling. Increasing use of this area led to an expansion of dispersed campsites and road branding as users tried to avoid rocky or wet parts of the road. Road brands and expanded dispersed campsites compacted soils adjacent to a 12-acre fen and wetland complex, altering groundwater infiltration and surface flows. The road is currently being maintained to address these issues.

Fens are peat-accumulating wetlands fed by groundwater that take thousands of years to form and are highly sensitive to sedimentation and ground or surface water alterations. Occasional users drove into the wetland creating tire ruts and risking localized lowering of the water table. As a result, the fens and wetland complex are at risk. The intent is to prevent further damage and avoid the high cost of extensive restoration or fen and wetland loss in the future. With this goal in mind, the BLM Gunnison Field Office proposes to build 0.5 miles of buck and rail fence along BLM road 83, construct two worm fence barriers, and seed newly protected areas to promote revegetation. These actions would help ensure that the public use the designated road and only camp in areas that will not negatively impact fens.

**DESCRIPTION OF PROPOSED ACTION:**

The proposed action has three components:

1) Constructing a 0.5 mile fence; 2) Seeding reclaimed road braids; 3) Constructing two worm fences. All actions will take place after July 1<sup>st</sup> to avoid potential impacts to nesting migratory birds.

- 1) A 0.5-mile fence would be constructed along the western edge of BLM road 83. Buck and rail or buck and pole fencing will be the preferred material, with the option to use wire fencing if necessary for short sections as needed. Any wire fencing would be smooth wire with wildlife-friendly specifications. Construction would be minimally ground

disturbing, and all fence bucks would rest on top of the soil surface. The fence would enclose road braids that were abandoned in conformance with the Silverton Area Travel Management Plan (2020). The tops of the fence would be marked with snow poles at a regular interval to ensure they do not pose a safety hazard to winter users. "Restoration" and "No Camping Beyond This Point" signs would be placed on or behind the fence to improve compliance. The fence would be inspected on an annual basis and repaired as needed.

2) All abandoned braids and dispersed campsites would be seeded with an appropriate weed-free native seed mix to aid revegetation and prevent establishment of invasive species. Willows may also be planted in degraded meadows on road margins behind the fence. Two former road braids have been ripped and the remaining braids may be ripped as well during road maintenance. Ideally, any ripping will run perpendicular to the direction of water flow to avoid concentrating flow paths down-slope. Where water tables are higher on the northern end of the road, abandoned road braids may not be ripped in favor of passive restoration. Where feasible, mulch may be placed in restoration areas to reduce risk of erosion and aid seed germination.

3) An approximately 110-foot worm fence would be constructed along a parallel road to prevent an existing impacted campsite from further encroaching into an isolated wetland. An approximately 150-foot worm fence would close a dispersed campsite that is less than 20 feet from an isolated fen. Both worm fences would sit on top of the soil surface to avoid ground disturbing activity. Signs reading "No Camping Beyond This Point" would be posted to improve compliance.

**PLAN CONFORMANCE REVIEW:** The Proposed Action is subject to and has been reviewed for conformance with the following plan (43 CFR 1610.5-3, 516 DM 11.5):

The plan conformance review included consideration of Resource Direction (pgs. 11-7 to 11-125) and Area Direction (pgs. 11-126 to 11-157).

Name of Plan: Tres Rios Field Office Resource Management Plan

Date Approved: February 2015

Resource Management Direction:

Desired Conditions: (pg. 11-40)

Objectives: (pg. 11-40)

Standards: (pg. 11-40 – 11-41)

Guidelines: (pg. 11-41)

Silverton Area Management Direction:

Desired Conditions: (pg. 11-155 to 11-156)

Allowable Uses: (pg. 11-156 to 11-157)

**CATEGORICAL EXCLUSION REVIEW:** The proposed action is categorically excluded from further documentation under the National Environmental Policy Act (NEPA) in accordance with 516 DM 11.9, Number: K.9. Construction of small protective enclosures, including those to protect reservoirs and springs and those to protect small study areas. This categorical exclusion is appropriate in this situation because the proposed action has been reviewed and none of the following extraordinary circumstances, described in 516 DM 2, Appendix 2, apply:

Does the proposed action:	Yes	No
1. Have significant adverse effects on public health and safety?		X
2. Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (EO 11990), floodplains (EO 11988); national monuments; migratory birds (EO 13186); and other ecologically significant or critical areas?		X
3. Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources (NEPA §102.216D)?		X
4. Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?		X
5. Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?		X
6. Have a direct relationship to other actions with individually insignificant but cumulatively significant environmental effects?		X
7. Have adverse effects on properties listed, or eligible for listing, in the National Register of Historic Places as determined by either the bureau or office?		X
8. Have significant impacts on species listed, or proposed to be listed, on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species?		X
9. Violate a Federal law, or a State, local or tribal law or requirement imposed for the protection of the environment?		X
10. Have a disproportionately high and adverse effect on low income or minority populations (EO 12898)?		X
11. Limit access to and ceremonial use of Indian sacred sites on Federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (EO 13007)?		X
12. Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and EO 13112)?		X

**REMARKS:**

Cultural Resources: Almost all of the area of potential effects has been recently inventoried, with negative results. The remaining area (~.02 acres) is very unlikely to contain historic properties, given the negative findings of the adjacent inventories. Therefore, the proposed undertaking will result in a finding of no historic properties affected.

Native American Religious Concerns: The proposed limited surface disturbance is unlikely to concern Tribes, who would be supportive of the environmental protection the structures will offer.

Threatened and Endangered Species: The proposed project is within overall range of Canada lynx (*Lynx canadensis*), a species listed as Threatened under the Endangered Species Act and is located within the Silverton Lynx Analysis Unit (LAU). The proposed project and construction of buck and rail fence would have No Effect on Canada lynx or its habitat. There are no other wildlife species of conservation concern that would be negatively impacted by the proposed project.

Migratory Birds: The work would be conducted outside the migratory bird nesting season. The proposed action is not expected to result in the "take" of any native birds or their nests.

**INTERDISCIPLINARY REVIEW:**

Name	Title	Area of Responsibility
Kathy Brodhead	Wildlife Biologist	Threatened, Endangered and Sensitive Species Migratory Birds
Megan Mast	Outdoor Recreation Planner	Recreation
Rachel Miller	Natural Resource Specialist	Wetlands and Riparian Areas Vegetation
Monica Weimer	Archaeologist	Cultural Resources Native American Religious Concerns
Danielle Schneider	Archaeologist	Cultural Resources Native American Religious Concerns
Jim Lovelace	NEPA Coordinator	Cultural Resources Native American Religious Concerns

**SIGNATURE OF PREPARER:** RACHEL MILLER

**DATE:**

U.S. Department of the Interior  
Bureau of Land Management  
Gunnison Field Office  
DOI-BLM-CO-S060-2022-0009-CX

**DECISION RECORD**

**DECISION:** I have reviewed this Categorical Exclusion and have decided to implement the proposed action.

**RATIONALE:** This project will benefit wetlands and fens within the project area while having no effect on wildlife or cultural resources. Constructing the fence will allow for proactive resource protection and reduce the likelihood of costly wetland restoration needed in the future.

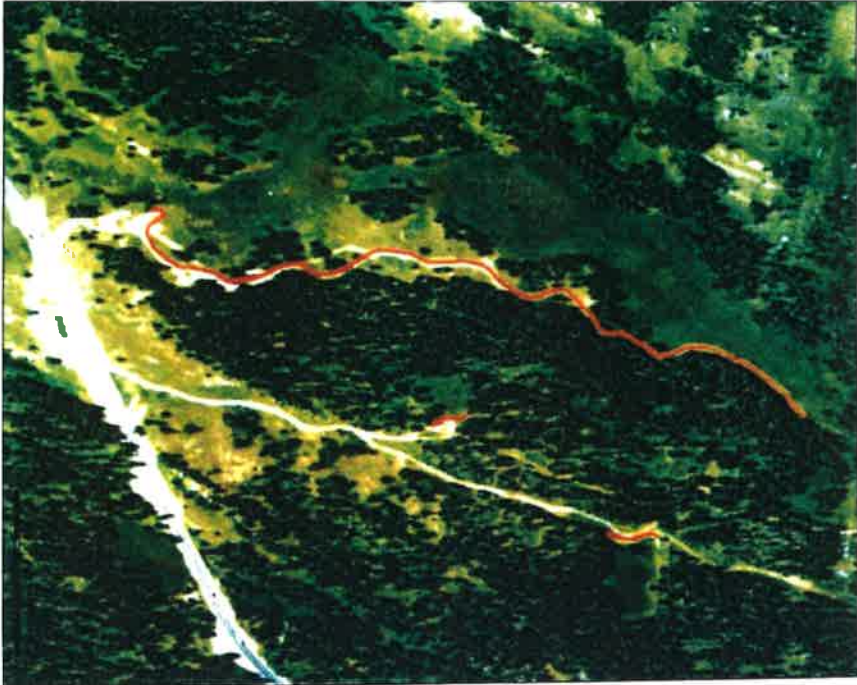
**COMPLIANCE WITH NEPA:**  
This action is listed in the Department Manual (516 DM 2, Appendix 1 and/or 516 DM 11, as amended) as an action that may be categorically excluded. I have evaluated the action relative to the 12 criteria listed above and have determined that it does not represent an exception and is, therefore, categorically excluded from further environmental analysis.

**COMPLIANCE MONITORING:** All project work will be monitored to ensure it complies with the specifications of this CX.

**SIGNATURE OF AUTHORIZED OFFICIAL:**  Digitally signed by JON KAMINSKY  
Date: 2022.03.23 13:24 06 -0600  
Gunnison Field Manager

**DATE SIGNED:**

Molas Pass Proposed Fence and Barriers



STAFF REPORT FOR THE BOARD OF COUNTY COMMISSIONERS

**PROPOSED STALZER CABIN, FOREST QUEEN NO. 9 LODGE**

**REPORT DATE:** August 7, 2022

**MEETING DATE:** August 10, 2022

**FROM:** L. Adair

**Application:** Sketch Plan, County Improvement Permit Application, Proposed Stalzer Cabin, with Detached Garage and Associated Improvements, Forest Queen No. 9 Lodge, located on Conundrum Road, Lower Maggie Gulch at County Road 2, San Juan County, CO.

**Applicants/Owners:** Steve and Melanie Stalzer.

**Proposed Improvements:** Proposed improvements include a cabin, detached garage with exterior carport and an office loft, water well, septic system, underground electric service line, propane tank, grading, lights, woodstove.

**Location and Access:** The Forest Queen No. 9 Lodge is accessible by vehicle, from County Road 2, turning onto Maggie Gulch Road (County Road 23), then a turn onto the existing shared private road called Conundrum Road, then there is an existing on-site gated driveway.

**History of Site:** This site was previously approved by the County, in approximately 2007, for a cabin that was never built. That permit was issued to Steve Lappin, who recently sold this mining claim, and County permits are non-transferable.

**SUMMARY:** The application and the proposed improvements appear to comply with the Master Plan and the County Zoning and Land Use Regulations. The Planning Department staff, and the Planning Commission, suggests that you can consider conditional approval of this application, with the conditions of approval at the end of this staff report.

**Application:** 13 copies of the application were received through the mail at Town Hall in early June. The application is well prepared, appears to be very complete, and it contains the required submittal items. It was scanned and posted on the County website. A copy of the application is attached for your review. Updated information was received on August 3 which is also attached.

**Comparison to the Master Plan:** The County Zoning and Land Use Regulations are posted on the County website. The regulations state: *All applications for review under this Chapter will be examined initially to determine whether the proposal is consistent with the County's Master Plan. The 2010 Town/County Master Plan is also posted on the Town and County websites. The Master Plan states: 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. 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. Strategy 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,*



**STAFF REPORT FOR BOCC, STALZER CABIN, FOREST QUEEN NO. 9 LODGE, AUGUST 7, 2022.**

*(4) Silverton-Eureka, Strategy 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.* The County has "Economic Corridors" (where growth can generally be encouraged, when compared to proposed development of remote backcountry sites). The County's "Economic Corridors" are generally located along our year round plowed roads, for example: Silverton to Eureka- Both sides of CR#2 from Silverton to the intersection of CR#2 and CR250 just upstream of the Eureka boundary. This project site, the Forest Queen No. 9 Lodge, has CR 2 going through it, with the cabin proposed at approximately 500 feet uphill of CR 2. However the vehicular access to the proposed cabin is via two existing unplowed roads, which are very close to CR 2. The building site is in, or very close to, one of the County's "Economic Corridors." The proposed improvements appear to comply with the intent of the Master Plan.

**Comparison to the County Regulations:** The County Zoning and Land Use Regulations state: *If consistent with the Master Plan, all applications will be reviewed to determine whether, based upon the objective facts contained within the record before the reviewing body:*

*(a) The proposal will have any adverse impact on public health, safety, morals or welfare.*

The proposed improvements are not expected to have a significant adverse impact on health, safety, morals, or welfare.

*(b) Adequate potable water is available or can be developed to safely support the proposed use, including fire control and suppression*

Water will be provided by a proposed on-site water well. If necessary the water will be treated to improve the currently-unknown water quality. Fire control and fire suppression should be incorporated into the water system design.

*(c) Adequate sewage disposal can be provided to support the proposed use.*

Adequate sewage disposal will be provided by a proposed septic system, and the septic design is included in the application.

*(d) The proposed use will have any adverse effect on public or private property in the vicinity of the development.*

The proposed improvements are not expected to have a significant adverse impact on nearby public or private property.

*(e) The proposed use will have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife (including habitat, food sources, migration routes, hunting, etc.), erosion or other geological condition.*

The proposed improvements are not expected to have a significant adverse impact on scenic values, historic sites/structures, environmental quality, wildlife, erosion, or geological conditions. The Scenic Quality Report in the application indicates that the structures are not expected to be visible from CR 2 or Maggie Gulch Road; mostly that would be due to dense tree cover. There are no known historic structures/relics on the site.

*(f) Adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services.* "Adequate access" shall require proof that any access is either a public San Juan County road or state highway or else a private road or other access which meets the following minimum standards: (i) have adequate water bars, bar ditches, culverts and other drainage improvements to prevent erosion of the road which might interfere with access; and (ii) be subject either to (a) deed(s) granting access across all private property the access traverses from the parcel being improved to the nearest public San Juan County road or state highway (in which event the applicant also shall demonstrate the existence of a perpetual agreement governing the use and maintenance of such private road

**STAFF REPORT FOR BOCC, STALZER CABIN, FOREST QUEEN NO. 9 LODE, AUGUST 7, 2022.**

*across private property) or (b) one or more valid road permits across any federal or state property lying between the parcel being improved and the nearest public San Juan County road or state highway. If access is via a private road, the applicant also shall either prove that an existing access permit exists for the road issued by San Juan County (if the private road intersects a County road) or by COOT (if the private road intersects a state highway) or by another county (if the private road intersects a county road lying in another county) or else shall apply for and obtain an access permit for the private road from the relevant agency.*

Adequate road access exists. The road access easement is shown on the 2003 Survey Plat (including Legal Descriptions). The proposed alignment was determined by Bob Larson (surveyor) and Mark Mackie (engineer) in 2003. The access is an existing shared, private road, named by the users as Conundrum Road, which exists from Maggie Gulch Road (County Road 23) to the project site and beyond, built by Mike Fisher in approx 2004. Conundrum Road provides access to the Bullhorn ChiyLode, and the Forest Queen No. 6, 7, 8, 9, and 10 Lodes. For more information on the mining claims and access, please refer to the Survey Plat on the sixth page of the attached application. I believe there is no maintenance occurring, and I believe in the past 3 years the County Road and Bridge Supervisor expressed to me a need for some basic annual maintenance (at the intersection of Conundrum Road and Maggie Gulch Road).

*(g) Adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services.*

Conundrum Road provides adequate road access to the project site, from CR 2 and Maggie Gulch Road. Conundrum Road was initially built and snow-plowed by a landowner Mike Fisher, but I do not believe it is currently plowed. This site is located very close to adequate year round access via CR 2, compared to the remote backcountry access for most mining claims. The existing on-site driveway has an existing gate, and if that is locked, a key (or the combination) should be given immediately to the emergency services, which would improve the overall "adequate road access" for emergency services.

*(h) Adequate utilities are or can be made available for the proposed use, unless deemed unnecessary or not practical.* The proposed improvements include adequate utilities, such as septic system, water well, propane tank, and underground electric service line.

*(i) Adequate emergency services exist to serve the proposed use, unless deemed unnecessary or not practical.* Approval of the proposed improvements (proposed single family residential land use) is not expected to overburden the local existing emergency services agencies.

*(j) There are natural hazards which may adversely affect the site or the proposed use of the site.*

The adopted County hazard maps, for geological hazards and avalanche risk, show that the proposed improvements are located outside of any known avalanche area, and in a geological area of CST which indicates colluvial slope (which is a slope acted upon or deposited by gravity, rather than alluvial which is water-deposited). In my experience CST appears to be the most typical geological area for proposed cabins. A mining claim noted as CST in this area at this time does not usually require a special expert to prepare a site specific geohazards investigation report or develop proposed mitigation. There are not any known or suspected avalanche hazards or geohazards at the location of the proposed improvements. Given the dense trees at and in the vicinity of the project site, the highest natural hazard risk at this site is expected to be fire-related. That could involve a structure fire causing a wildfire, or a wildfire causing a structure fire. The Applicants have recently been given permission to clean up piles of old tree limbs on the site, and remove old stumps, and potentially remove some dead standing beetlekill trees (up to 5000 board feet of lumbering does not require a County permit). Due to current fire ban restrictions, the old wooden debris piles and limbs are being hauled away, and not burned on site. Regarding overall natural hazards, there does not appear to be a need for

**STAFF REPORT FOR BOCC, STALZER CABIN, FOREST QUEEN NO. 9 LODGE, AUGUST 7, 2022.**

mitigation of geologic or avalanche hazards, and the Applicants are currently improving the risk of fire hazard at the site. The Applicants should consider incorporating ways to store water, and keep the possibility of fire danger in mind, during design and construction, and utilize the Colorado Firewise guidelines for fire mitigation and an annual fire hazard site evaluation.

**Adjacent Land Owners:** The adjacent land owners (within 1500 feet of the property boundaries) were notified by mail on July 5. No opposition, comments, or inquiries were received to date.

**Application Fee:** A check for the County Application Fee of \$840 was received by the Town Clerk. It was delivered to the County Treasurer's office on July 1, and the County Treasurer confirmed that she has received and deposited the check.

**Geotechnical Report:** The application has a request for approval of this application contingent on an upcoming geotechnical report. Although it would provide interesting and useful information for the site design and foundation design, a geotech report is not technically required for this site (nor a geohazards investigation report).

**Detached Garage with Carport and Office Loft:** The detached garage structure, with exterior carport, and second-story office loft, should not have any toilet (or fixtures, sleeping area, or kitchenette), or the proposed septic system would need to be redesigned for 3 bedrooms instead of 2 bedrooms; and the proposed garage shall not be utilized as a secondary dwelling unit. This was briefly discussed with the consultants, and I believe they noted there is no such usage proposed.

**Legal Notice:** A copy of the legal notice is attached.

**Sketch Plan and the 3 Step Review Process:** This application is considered a "Sketch Plan," which is step one of three steps described in the County regulations: Sketch Plan, Preliminary Plan, Final Plan. After recently discussing the three step process (three submittals and six meetings) with the County Administrator and the County Commissioners, it is my understanding that the County prefers to see each applicant at least twice, as described in the Regulations. That usually includes a Sketch Plan, followed by a "combined Preliminary-Final Plan," which typically requires two submittals and four meetings. A main purpose of the Preliminary-Final Plan is to "tie up any loose ends." There are usually several major loose ends for each application, while this one happens to be very complete in comparison. You may wish to confirm for the Applicants that they must return to you at a later date with any "loose ends" addressed. Or considering that this site was once reviewed and approved by the County, in approx. 2007, for the Proposed Luppia Cabin (and a mother's cottage secondary dwelling unit), none of which was ever constructed, you may decide to allow an abbreviated review process, for this specific site.

**Planning Commission Review:** The Planning Commission reviewed this application in July and recommended conditional approval with the conditions of approval in this staff report.

**County Commissioner Options:** The Board of County Commissioners may conditionally approve, deny, or "table" the application.

**Staff Recommendation:** Finding that the Sketch Plan County Improvement Permit Application for the Proposed Stalzer Cabin and associated improvements on the Forest Queen No. 9 Lodge is complete, and that the

**STAFF REPORT FOR BOCC, STALZER CABIN, FOREST QUEEN NO. 9 LODGE, AUGUST 7, 2022.**

Proposed improvements appear to comply with the Master Plan and the County Regulations. I suggest you may **conditionally approve this application, with the following conditions of approval.**

**Conditions of Approval:** Here are proposed Conditions of Approval for your consideration, for the Proposed Stalzer Cabin and associated improvements on the Forest Queen No. 9 Lodge.

1. Compliance with all **State and Federal** regulations is required as a condition of this County permit. If regulations differ, then the most stringent shall apply. Failure to comply with State and Federal regulations shall void this County permit.
2. The Applicants shall immediately provide a key (or the combination number) to the emergency services agencies for the existing driveway gate (if there is a lock on the gate) for the purpose of increasing timely access for fire or other emergency event.
3. All County Improvement Permits are contingent on the San Juan Basin Public Health Department final approval of the **septic** system.
4. San Juan County requires **reseeding** of any disturbed soil ground surface with certified weed free native seed, in accordance with the applicable San Juan County Zoning and Land Use Regulations.
5. San Juan County has "dark sky" **lighting** requirements. Exterior/visible lighting on this site shall comply with the applicable San Juan County Zoning and Land Use Regulations.
6. The proposed improvements shall be adequately **screened** from view, in general compliance with the County's adopted screening requirements. Although not anticipated, if the proposed structures or improvements are determined to be unacceptably visible from CR 2 or CR 23, then tree planting shall be required (with final determination made by the County Commissioners).
7. The Applicants and proposed improvements shall comply with all applicable San Juan County Zoning and Land Use **Regulations**. Violation of the San Juan County Zoning and Land Use Regulations may cause this permit to be void. If requirements differ, the most stringent shall apply. In particular all applicants are required to carefully review the Regulations in Section **4-110**, to assure compliance.
8. This approval is for the proposed single family residential land use, and does not allow for the use of the structures as a **Vacation Rental**, or any secondary dwelling unit, as those land uses would require further County review.
9. Use of a wildfire mitigation consultant from the Four Corners region is encouraged, to create a defensible space and **fire mitigation** recommendations, to reduce the overall hazards, of a forest fire causing structure fire, and to reduce the hazards of a structure fire causing a forest fire. A wildfire mitigation consultant can be utilized to assist with items including but not limited to: defensible space, dead standing/brush/tree thinning, placement/sizing of cisterns, any fire suppression system, availability of water, placement of propane and combustibles, selection of heat sources, woodstoves, fire resistant building materials, fire truck access/turnaround.
10. On site burning of cut tree limbs and brush requires notification of the Sheriff and Fire Departments prior to the controlled burn. Water and tools shall be readily available directly adjacent to the fire during any

**STAFF REPORT FOR BOCC, STALZER CABIN, FOREST QUEEN NO. 9 LODGE, AUGUST 7, 2022.**

- controlled burn, and there shall be no unsupervised campfires or burn piles. Burning is not permitted during a Fire Ban, and Fire Bans have variable additional requirements (regarding chainsaws, spark arresters, campfires, grills, etc.) The Sheriff and Fire Department shall have the right to prevent a landowner and contractor from burning, if weather conditions are expected to be dry or windy. Additionally, all required permits, including but not limited to San Juan Basin Health Department and CDPHE permits, shall be obtained by the Applicants prior to any **controlled burns**.
- 11 Immediately prior to tree clearing, grading, and foundation excavation occurring within 30 feet of any of the project site property lines, the **property lines** shall be roped off using survey flagging or caution tape. The survey flagging that is marking the closest property line shall be clearly understandable in the field, for measuring and to prevent the soil, rocks, tree clearing, and heavy equipment from trespassing onto any adjacent lands.
- 12 **Building materials** shall meet the requirements of the San Juan County Land Use regulations including natural colors and non-reflective materials. The building materials shall consist of natural materials reflecting the natural terrain. The Applicants are encouraged to consider the possibility of overall future increasing fire hazard in this County, and encouraged to utilize as much fire-proof and fire-resistant building materials as possible.
- 13 The County Regulations require that **woodstoves** are EPA-approved. The Applicants are encouraged to utilize the Fire Inspector and/or Fire Chief to review plans before construction, and visit the site at the time of structure Certificate of Occupancy, to check chimneys, spark arresters caps, woodstove, heat source clearance from walls, smoke alarms, fire extinguishers, egress, and overall fire safety of the structures and the site.
- 14 As a condition of all County permits, the Applicants shall acknowledge that **emergency services** may not be available in a timely manner, and may not be available at all.
- 15 A **"bear proof trash"** solid waste storage system is required, and refuse utility billing through the Town.
- 16 Any on-site existing public **trails** shall remain open to public access.
- 17 Prior to equipment mobilization, the Applicants shall have the excavator/contractor contact the County Road & Bridge Dept. Supervisor, for any necessary required **maintenance** of the existing shared private road (named Comundrum Road) where it intersects with Magic Gulch Road.

## PUBLIC HEARING

Notice is hereby given to the members of the general public that the San Juan County Colorado Board of County Commissioners will hold a Public Hearing at the San Juan County Courthouse, 1557 Greene St., Silverton, CO, at 10:00 AM on Wednesday, August 10, 2022 in person and via Zoom to receive public comments on a County Improvement Permit Application for the Proposed Stalzer Cabin on the Forest Queen No. 9 Lodge, Maggie Gulch, San Juan County, CO. The Applicants are Melanie & Steve Stalzer. The purpose of the Application is to request approval of the proposed residential use of a mining claim.

NOTICE is further given that all persons may present oral/written testimony regarding this Application prior to/during the Public Hearing. Comments may be sent by email to [planner@sanjuancolorado.us](mailto:planner@sanjuancolorado.us), by mail to San Juan County, PO Box 466, Silverton CO 81433, or hand-delivered to the County Courthouse. The Zoom Meeting ID Number for County meetings is 921 3647 3203. Interested persons may contact the Planning Department with any questions or comments about the Application.

Published in the Silverton Standard & Miner: July 28, 2022.

SAN JUAN COUNTY



PO Box 466, Silverton, CO 81433

July 5, 2022

Dear Property Owner:

The Planning Department of San Juan County Colorado has received an application, and you have been identified as an Adjacent Land Owner. A property you own is located near the project site listed below. You are under no obligation to reply to this letter or take any action.

County Improvement Permit Application, Proposed Slatzer Cabin and Associated Improvements, FOREST QUEEN NO. 9 LODGE USMS No. 18843, located on Comandrum Road, Mirmie Gulch (County Road 23), near County Road 2, in San Juan County, Colorado.

If you are interested in this application, you may view the application documents on the "San Juan County Colorado" government website. This application is being posted on the County website under the following tabs: County Government – Building & Planning – Proposed Additions/Applications.

This application will be reviewed by the San Juan Regional Planning Commission on Tuesday July 19, 2022. The meeting begins at 7 PM, it is open to the public, occurring in-person at the County Courthouse, and attendance is also via free Zoom software (Zoom Meeting ID Number 921 3647 3203).

Adjacent Land Owners and Citizens may submit written and/or verbal comments regarding this application, before and/or during the meeting. Comments before the meeting can be sent to the County Planning Department, using the contact information below. Email (or written) comments are preferred, because they are printed and placed directly into the individual Board members' meeting packets.

After the July 19 Planning Commission meeting, this application will be reviewed by the Board of County Commissioners (estimated meeting date August 10). The Planning Commission is only an "advisory" board that makes "recommendations." Approval or denial of individual County applications is decided by a vote of the Board of County Commissioners.

Please contact me if you have questions or comments.

Thank you,



Lisa M. Adair PE

County Planning Department  
San Juan County Colorado

Email address: [planner@sanjuan.colorado.us](mailto:planner@sanjuan.colorado.us)

Mail comments to: San Juan County, PO Box 466, Silverton, CO 81433.

Hand-deliver comments to: County Courthouse, 1557 Greene Street, Silverton

Cell phone number: (970) 946-2217

RECEIVED 8/3/22  
AMM

July 28, 2022

San Juan County Commissioners  
Attn: Lisa Adair, Planning Director  
San Juan County, Colorado

**Subject: Application for Improvement Permit – Sketch Plan Review**  
Proposed Stalzer Cabin located at TBD County Road 23, Forest Queen No. 9 Lode, MS  
18843, near Moggie Gulch, San Juan County, Colorado.

Ms. Lisa Adair and Commissioners,

In the time since the assembly of the enclosed Improvement Permit for Planning Commission review, an existing conditions map and topographic survey have been created, and the site plan and floor plan drawings have been updated to reflect this new information. The general concept has not changed and is now more accurate to reflect recorded site conditions.

Please reference the attached updated documents in your review, which immediately follow this memo:

- 1 – Existing Conditions Map (New Information)  
A – Vicinity Map (Updated to show winter parking location)
- F-1 – Enlarged Site Plan (Updated to reflect existing conditions)
- F-2 – Enlarged Site Plan (New drawing to show topography)
- G – Floor Plan (Updated to show smaller garage)

The applicants are seeking approval with the conditions outlined in the Planning Commission staff report. They are also requesting an abbreviated review in order to begin utility installation and site work preparation this season and begin home construction next building season. The Planning Commission unanimously endorsed this approach, as they supported the project as designed and presented.

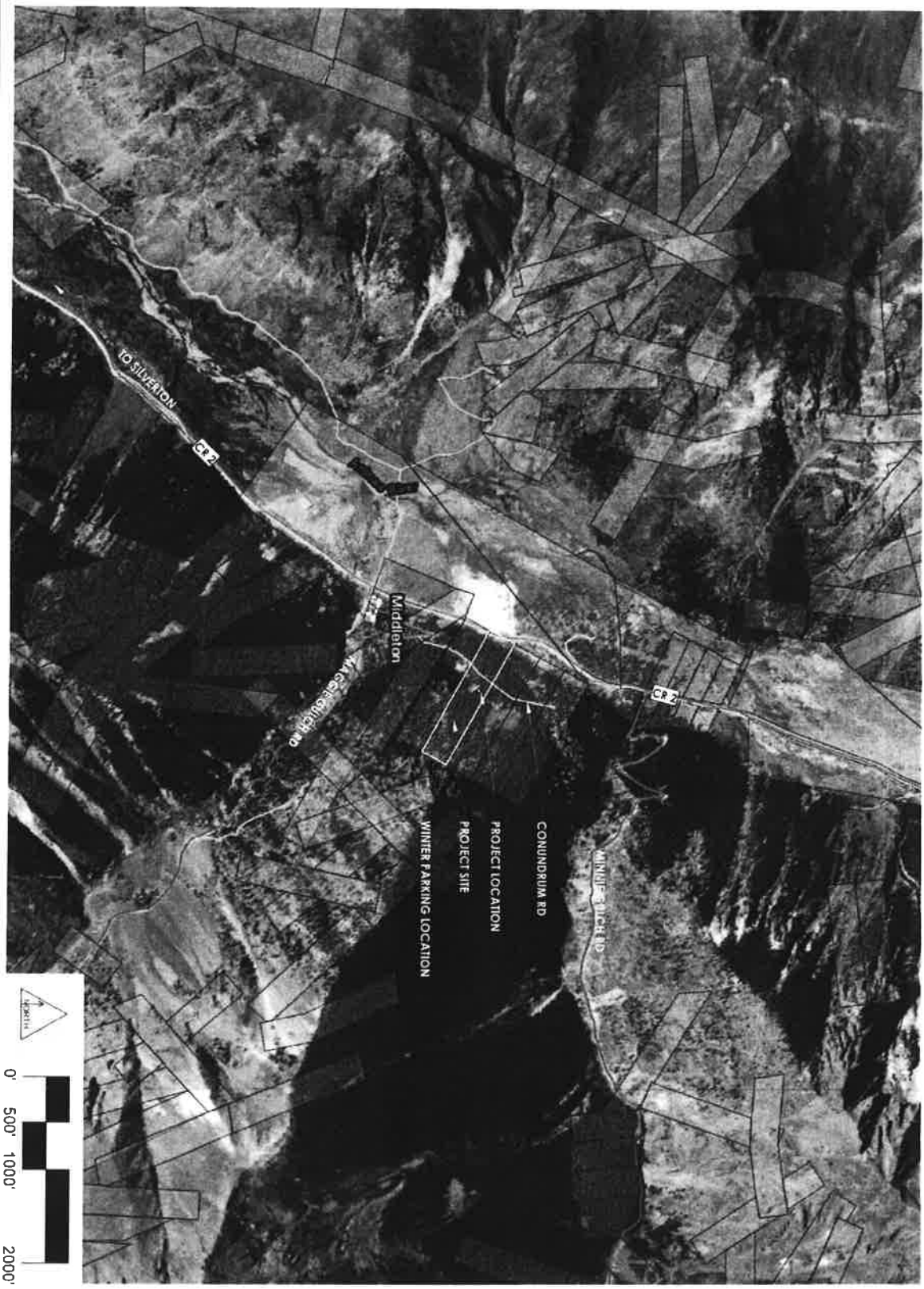
We appreciate your time and consideration of this application. Please contact Mountain Grain, LLC if you have any questions.

Sincerely,

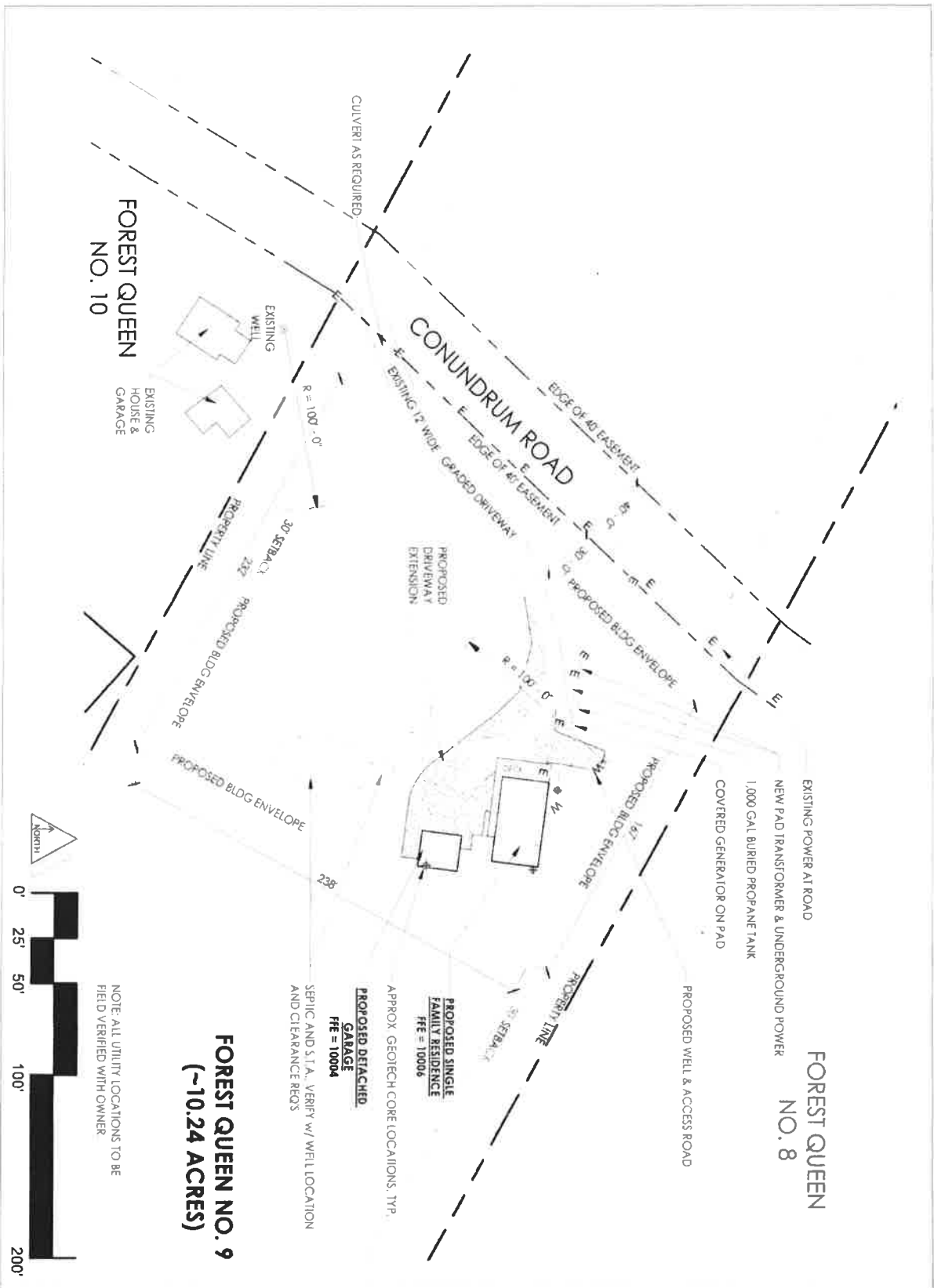


Christopher M. Clemmons, RA  
Mountain Grain, LLC  
970-515-7882





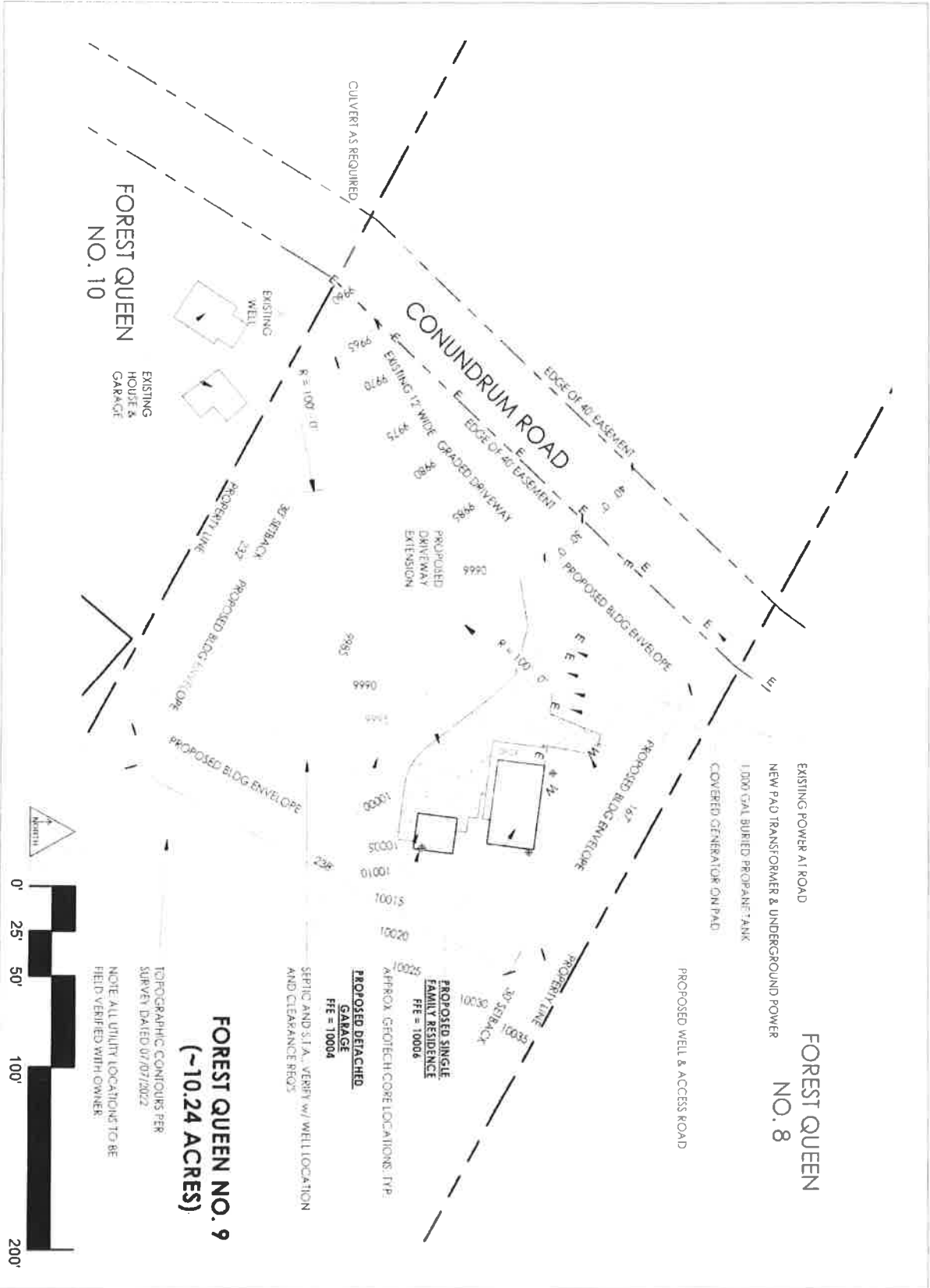
SCALE: 1" = 1000' A	VICINITY MAP	NEW CONSTRUCTION OF: <b>THE STALZER CABIN</b> FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433	PROJECT #: 21-17 ASSESSOR'S PARCEL #: 47730810080041	 MOUNTAIN grain ARCHITECTURE
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NOTE: ALL UTILITY LOCATIONS TO BE FIELD VERIFIED WITH OWNER

**FOREST QUEEN NO. 9  
(~10.24 ACRES)**

ENLARGED SITE PLAN  <b>F-1</b>  SCALE: 1" = 50'-0"	NEW CONSTRUCTION OF: <h3 style="text-align: center;">THE STALZER CABIN</h3>	PROJECT #: 21-17	
	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433	ASSESSOR'S PARCEL #: 4773031005G041	

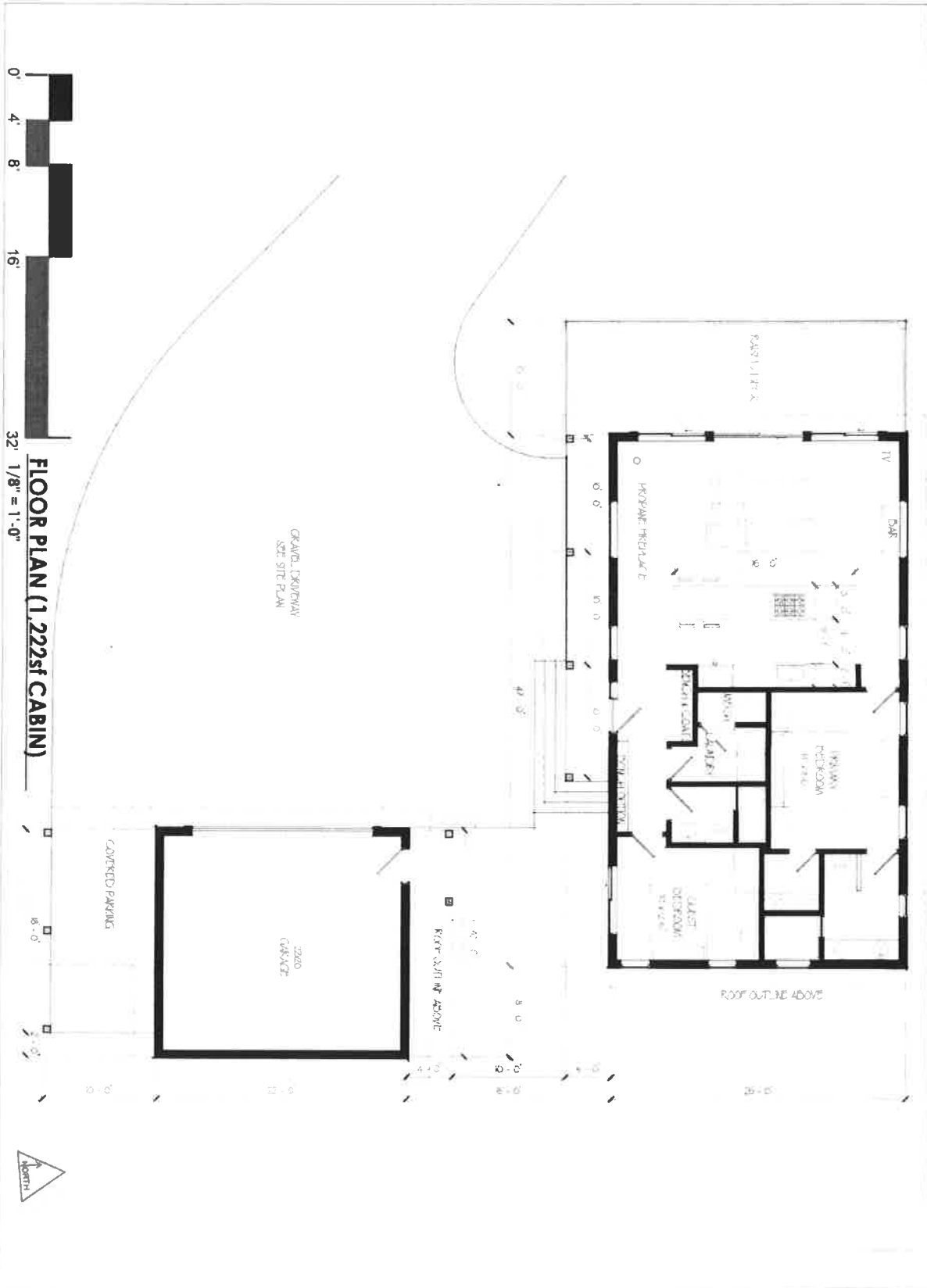


**FOREST QUEEN NO. 9  
 (~10.24 ACRES)**

TOPOGRAPHIC CONTOURS PER  
SURVEY DATED 07/07/2022  
NOTE: ALL UTILITY LOCATIONS TO BE  
FIELD VERIFIED WITH OWNER.



 <p>         MOUNTAIN          grain          ARCHITECTURE          701.511.9822          info@mountaingrain.com          10000 E. 1st Ave., Suite 100          Denver, CO 80231       </p>	PROJECT # 21-17	NEW CONSTRUCTION OF: <p style="text-align: center;"><b>THE STALZER CABIN</b></p> <p style="text-align: center;">FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433</p>	ASSESSOR'S PARCEL #: 47730310050041
	ENLARGED SITE PLAN w/ TOPOGRAPHY  F-2  SCALE: 1" = 50'-0"		



FLOOR PLAN G SCALE: 1/8" = 1'-0"	NEW CONSTRUCTION OF: <b>THE STALZER CABIN</b>	PROJECT #: 21-17	MOUNTAIN grain ARCHITECTURE 5000 KENNEDY BLVD FORT COLLINS, CO 80504 970.491.1111
	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433	ASSESSOR'S PARCEL # 47730310050041	

RECEIVED  
6/7/22

May 23, 2022

San Juan County Planning Commission  
Attn: Lisa Adair, Planning Director  
1360 Greene St  
Silverton, Colorado 81433

**Subject: Application for Improvement Permit – Sketch Plan Review**  
Proposed Stutzer Cabin located at TBD County Road 23, Forest Queen No. 9 Lode, MS  
18843, near Maggie Gulch, San Juan County, Colorado.

Ms. Lisa Adair and Commissioners,

This submittal has been prepared to describe the proposed improvements on Forest Queen No. 9 Lode, owned by Steve and Melonie Stutzer.

The attached documents have been prepared for a San Juan County Application for Improvement Permit as a "Sketch Plan Review". The Applicant requests review of this project by the Planning Commission at their meeting on June 21, 2022, and to consider approval contingent upon receiving a favorable geotechnical report for the proposed structure location.

The proposed improvements consist of a 1,200 SF cabin, detached garage, and associated utility improvements, all of which can be accessed by an existing driveway off Conundrum Road.

Thank you for your consideration of this application for improvements. Please contact Mountain Grain, LLC if you have any questions.

Sincerely,



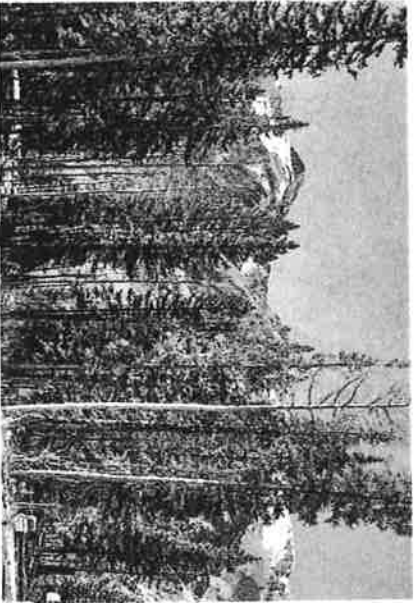
Christopher M. Clemmons  
Mountain Grain, LLC

# Application for Improvement Permit

Sketch Plan Submittal

## Stalzer Cabin + Garage

TBD County Road 23, Maggie Gulch  
Forest Queen No. 9 Lodge  
San Juan County, Colorado



### Applicant:

Steve and Melanie Stalzer  
705 Amherst Rd  
Gypsum, CO 81637  
(970) 471-4582

### Prepared By:

Mountain Grain, LLC  
801 Florida Rd Ste 12  
Durango, Colorado 81301  
(970) 515-7882

### Contractor:

Brian Anderson, 9318 Contracting LLC  
(970) 799-4375

## **Table of Contents**

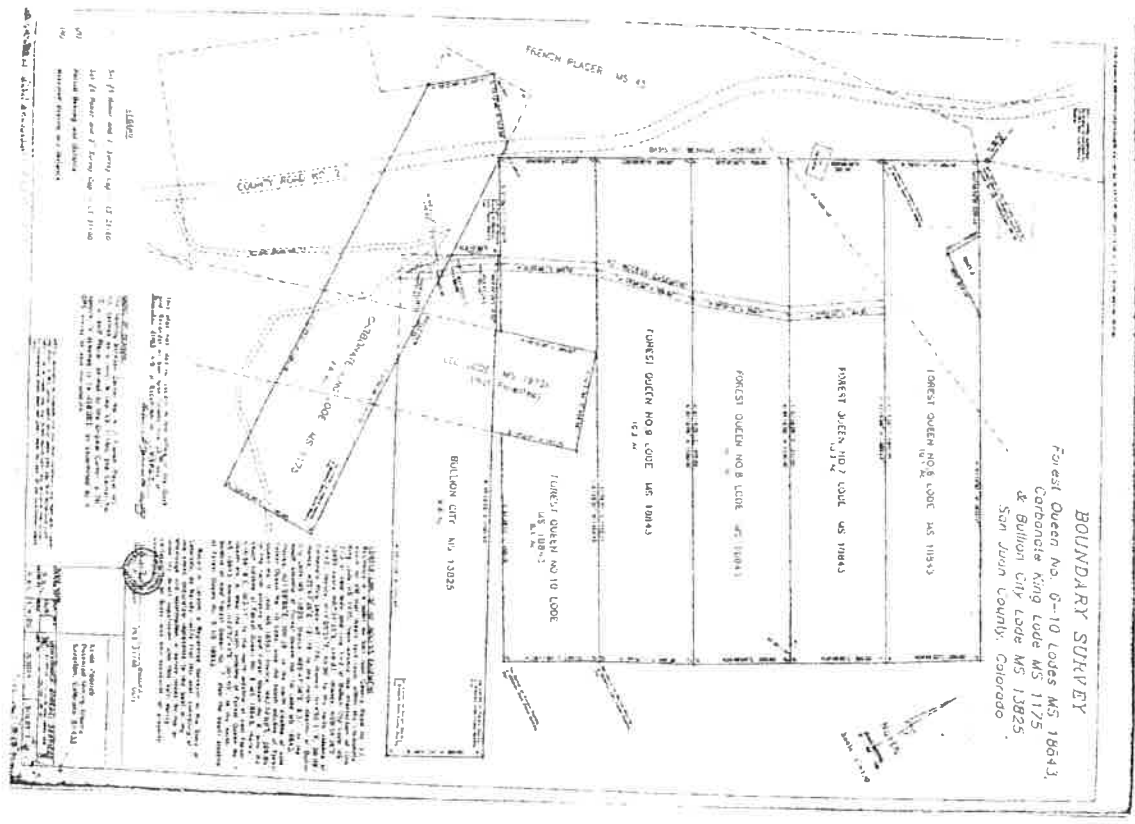
1. San Juan County Application for Improvement Permit
2. Warranty Deed
3. Survey Plat
4. Maps of Adjacent Landowners
5. List of Adjacent Landowners
6. Project Narrative
7. Project Plans
  - a) Vicinity Map
  - b) Sketch Plan with County Avalanche Map
  - c) Sketch Plan with County Geohazards Map
  - d) Sketch Plan with Topography
  - e) Sketch Plan with Aerial Image
  - f) Enlarged Site Plan
  - g) Draft Floor Plans
8. Septic System Permit and Engineered Design
9. Well Permit
10. San Juan Basin Public Health – Forest Queen Neighbor Water Quality Tests
11. San Juan County Relationship to County Road and State Highway Systems Form
12. Scenic Quality Report







**BOUNDARY SURVEY**  
 Forest Queen No. 6-10 Lots MS 18643,  
 Copaneta King Code MS 1175  
 & Bullion City Code MS 13825.  
 San Juan County, Colorado



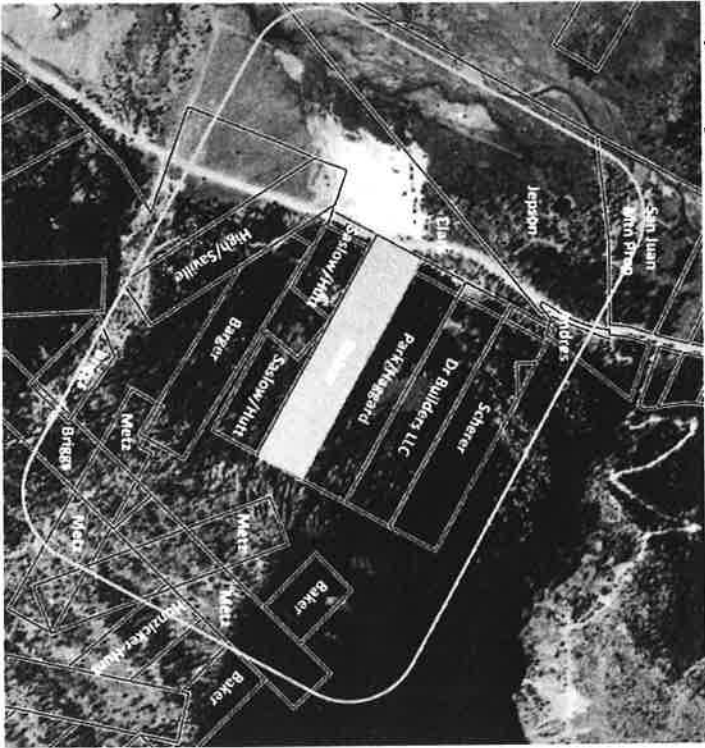
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Map of Adjacent Landowners within 1,500 ft



**List of Adjacent Landowners within 1,500 ft**

---

Andres, John & Annette  
7996 Peter Hoover Rd  
New Albany, OH 43054-8553

Barger, Jerry & Melanie  
PO Box 621  
Silverton, CO 81433-0621

Mertz Revocable Living Trust  
21 Road 2358  
Aztec, NM 87410-9316

Hugh, Andrew; Saville, Brett  
500 E 4th Ave  
Durango, CO 81301-5613

Scherer, Jay & Janet  
148 Forrest Oaks Dr  
Gun Barrel City, TX 75156-3522

San Juan Mountain Properties LLC;  
c/o Sandra Ippolite  
7592 Aguilta Dr  
Sarasota, FL 34240-1471

Baker, Carl & Anne  
c/o Diane Baker  
23111 Kings Ln  
Shell Knob, MO 65747-7564

Jepson, Joseph; Meadows, Cheryl  
PO Box 729  
Silverton, CO 81433-0729

Dr Builders LLC  
721 Pike Dr  
Pagosa Springs, CO 81147-9008

## **Project Narrative**

---

### **Applicant Name and Address:**

Steve and Malorie Stalzer  
705 Amherst Rd  
Gypsum, CO 81637  
(970) 471-4582

### **Project Location:**

TBD County Road 23, Maggie Gulch  
Forest Queen No. 9 Lode  
San Juan County, Colorado

### **Legal Description:**

Forest Queen No. 9 Lode MS # 18843, Township 42 North, Range 6 West, Section 31 of the  
New Mexico Principle Meridian, San Juan County, Colorado.

### **Proposed Development:**

1,200 SF cabin, detached garage with office loft, corport, gravel driveway extension,  
water well, septic system, and associated site and utility improvements.

### **Zoning:**

Mountain Zoning District

### **Acreage:**

10.33 acres

### **Water Service:**

The Applicant plans to construct a new well near the northeast corner of the building envelope as shown on the included site plan. The proposed well is approved for an ordinary household use with one to three single-family dwellings, as well as use for home garden/own irrigation up to 1-acre, and domestic animal watering. The proposed well will be constructed by a Colorado licensed well driller in accordance with the Colorado Division of Water Resources regulations. The permit has been issued and is included with this application.

Due to concerns regarding water quality in the area, the Applicant obtained previous well water test results performed by San Juan Basin Public Health from two adjacent Forest Queen neighbors. These test results have been included in this application for reference. The Applicant will install any necessary water filters once the water quality of the property is determined by San Juan Basin Public Health.

**Sewer Service:**

An onsite septic system is proposed for the cabin and will be located south of the cabin as shown on the included site plan. The septic permit has been issued by San Juan Basin Public Health and the system has been engineered by a Colorado licensed professional engineer in accordance with San Juan Basin Public Health regulations. The septic permit and septic design are included with this application submittal.

**Power:**

The Applicant plans to tie into existing power located along Conundrum Road west of the proposed cabin. The new service from Conundrum Road will be an underground service line. A 1000-gallon propane tank is also proposed for year-round hydronic heating in the cabin. The proposed location of the tank is shown on the site plan included with this application.

**Phone:**

The Applicant does not plan to install any phone service at this property.

**Access from County Roads:**

The property is accessed by Conundrum Road which provides access to Forest Queen Properties No. 6-10. This existing road originates from County Road 23, or Maggie Gulch Road. The intersection of Conundrum Road and CR 23 is approximately one-quarter mile from County Road 2. The proposed cabin will be accessed by an existing driveway off Conundrum Road as shown in the site plan.

**Heating:**

Propane powered in-floor hydronic radiant heat system will be used as the primary source of heat for the cabin. A wood burning stove and isolated electric heating units will be used as supplemental heating where necessary. The garage will be unconditioned, but the conditioned loft above will be heated with an electric heating unit.

**Exterior Lighting:**

Exterior lighting will be incorporated near all entry points and deck spaces for safe egress in, out and around the exterior spaces of the cabin and detached garage. All exterior lighting will be in conformance with the San Juan County Dark Sky requirements.

**Solid Waste Management:**

The Applicant will be responsible for bi-weekly trash disposal provided by Bruin Waste Management. On-site trash will be always contained within the provided dumpster until removal to the transfer station.

**Landscaping:**

Revegetation and landscaping screening will be provided by the Applicant in accordance with the requirements of San Juan County to preserve the natural appearance of the area and minimize visual impact of views. The Applicant will create a defensible space around the proposed cabin by removal of combustible ground cover and thinning of trees and shrubs near the cabin, as recommended by the Colorado State Forest Service Firewise Practices.

**Surveying:**

A boundary survey for this lot was prepared by Bob Larson PLS of Monodnock Mineral Service. A copy of this survey is included with this application submittal.

**Subsurface Conditions:**

Subsurface conditions will be tested and recorded by Trautner Geotech LLC once conditions permit a site visit. The finalized report can be supplied to the County if requested. The final design for the proposed cabin and garage foundations will take into consideration the characteristics of the soils, slopes and potential geological hazards in a manner intended to protect the health, safety and welfare of users in the area.

**Building Envelope and Siting:**

The proposed project site and building envelope will be located on the east side of Conundrum Road near the existing driveway, as shown on the included site plan. The siting best utilizes the natural topography and the least vegetated area which requires less disturbance to the site.

**County Avalanche Map:**

The Sketch Plan for this project has been overlaid onto the County Avalanche Map, which is included with this application submittal for review. According to the County Avalanche Map, the building envelope does not appear to be within a potential avalanche area. The eastern portion of the lot is within a potential avalanche area according to the County Avalanche Map, however no clear signs of avalanche activity are present.

**County Geohazards Map:**

The Sketch Plan for this project has been overlaid onto the County Geohazards Map, which is included with this application submittal for review. According to the County Geohazards Map, the proposed building appears to be in an area of colluvial slopes, specifically thick colluvial overburdens (cst), defined as an area of thick colluvial or glacial accumulations, generally thicker than 2 meters. Those areas categorized as "cst" are regarded as potentially unstable. Slumps created from road cuts can provide a good indication of the stability of the area. The eastern portion of the lot contains an area of talus slopes (ts), which is described as an area of active deposition of material from rockfall and debris flow. The building envelope is far outside the area of "ts".

The proposed foundation for the cabin and garage will follow all excavation and foundation design recommendations outlined by the geotechnical engineer for the specific soils found at the building site.

**Foundation:**

The foundation of the cabin will include ICF stem walls and concrete spread footings that will extend below frost depth and 12" minimum below native grade. The garage will be slab-on-grade with frost-protected spread footings. The deck will include wood posts with concrete spot footings that will extend below frost depth.

**Elevation of Structure:**

The floor elevation of the proposed cabin is approximately 10,001 feet and the garage 9,999 feet, both of which are below 11,000 feet, where the County has limits on cabin square footage.

**Cabin and Garage Size and Height:**

The cabin will be one story and will be approximately 26'x47' with a 450 SF deck. The detached garage will be approximately 24'x22', with a 280 SF office loft and a 10'x22' carport on the south wall. The overall footprint of the cabin is rectangular with an L-shaped deck on the west and south sides. Both the cabin and detached garage have a 12:12 sloped gable roof, and the carport and covered deck/walkways will have a 4:12 shed roof. The conditioned home area will be approximately 1,220 SF and the garage will be 530 SF.

The maximum height of the cabin, which is measured from the lowest adjacent native grade up to the peak of the 12:12 roof, is approximately 27'-0", which is below the County height limit of 35 feet. The maximum height of the detached garage measured from the lowest adjacent native grade up to the peak of the 12:12 roof is approximately 23'-0".

**Building Plans:**

Preliminary building plans for the proposed cabin are included in the following section of this package.

**Cabin Style:**

The simple form and material selection most reflect the mountain contemporary style, with a focus on the surrounding views to the west and south by having ample glazing and deck area.



**Submit to Local Licensing Authority**

**CORE MOUNTAIN ENTERPRISES  
 PO BOX 654  
 Silverton CO 81433**

Fees Due	
Renewal Fee	550 00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75 00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160 00 per facility	\$
<b>Amount Due/Paid</b>	<b>\$ 550</b>

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.


## Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name CORE MOUNTAIN ENTERPRISES LLC		Doing Business As Name (DBA) CORE MOUNTAIN ENTERPRISES	
Liquor License # 07-64042-0000	License Type Optional Premises (county)		
Sales Tax License Number 07640420000	Expiration Date 08/01/2022	Due Date 06/17/2022	
Business Address 6226 HWY 110 Silverton CO 81433			Phone Number 9707697393
Mailing Address PO BOX 654 Silverton CO 81433		Email jen@silvertonmountain.com	
Operating Manager Aaron Brill	Date of Birth	Home Address 811 Greene St Silverton CO 81433	Phone Number 970-769-7393
1. Do you have legal possession of the premises at the street address above? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the premises owned or rented? <input type="checkbox"/> Owned <input type="checkbox"/> Rented* *If rented, expiration date of lease _____			
2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3a. Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3b. If so, which are you renewing? <input type="checkbox"/> Delivery <input type="checkbox"/> Takeout <input type="checkbox"/> Both Takeout and Delivery			
4a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
4b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation.  Yes  No
8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation.  Yes  No

<b>Affirmation &amp; Consent</b>		
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.		
Type or Print Name of Applicant/Authorized Agent of Business Aaron Brill Manager	Title Manager	
Signature 	Date 7/20/2022	
<b>Report &amp; Approval of City or County Licensing Authority</b>		
The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules. <b>Therefore this application is approved.</b>		
Local Licensing Authority For		Date
Signature	Title	Attest



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

**FW: Sheep up Picayune Gulch**

3 messages

Ryan T. Bennett &lt;rtb@sanjuanland.com&gt;

Sun, Jul 31, 2022 at 3:56 PM

To: "admin@sanjuancolorado.us" <admin@sanjuancolorado.us>, "administrator@sanjuancolorado.us" <administrator@sanjuancolorado.us>, "sjcsheriff@frontier.net" <sjcsheriff@frontier.net>

Gentlemen,

I am passing along what I have recently sent to the BLM regarding sheep grazing in this county. I am at my wits' end. As you are all aware, San Juan County gets zero benefit from sheep grazing in our high country. Unfortunately though, we get all the negatives. Over the last week, I have noted the destruction of fresh re-vegetation at the London mine (which as you know is one of the CERCLA sites where remedial action occurred last fall) and the grazing impact up Picayune Gulch. I am done listening to the BLM hide behind the antiquated (and impossible in this environment) fence-out statutes in this state. Furthermore, I feel that the BLM is complicit in this activity. At this time, our one potential legal remedy is to pursue the sheep grazers with willful trespass charges as they most certainly know (particularly with today's GIS and GPS technology) that they are purposely grazing on private property.

I would hope that the county supports its landholding taxpayers rather than ranchers from Montrose and Ouray counties.

Regards,

Ryan

**From:** Ryan T. Bennett**Sent:** Sunday, July 31, 2022 3:40 PM**To:** 'jkaminsky@blm.gov' <jkaminsky@blm.gov>**Cc:** Doebbler, Krista A <kdoebble@blm.gov>; Smeins, Melissa J <msmeins@blm.gov>; Lisa Richardson (Lmerrill331@gmail.com) <lmerrill331@gmail.com>**Subject:** Sheep up Picayune Gulch

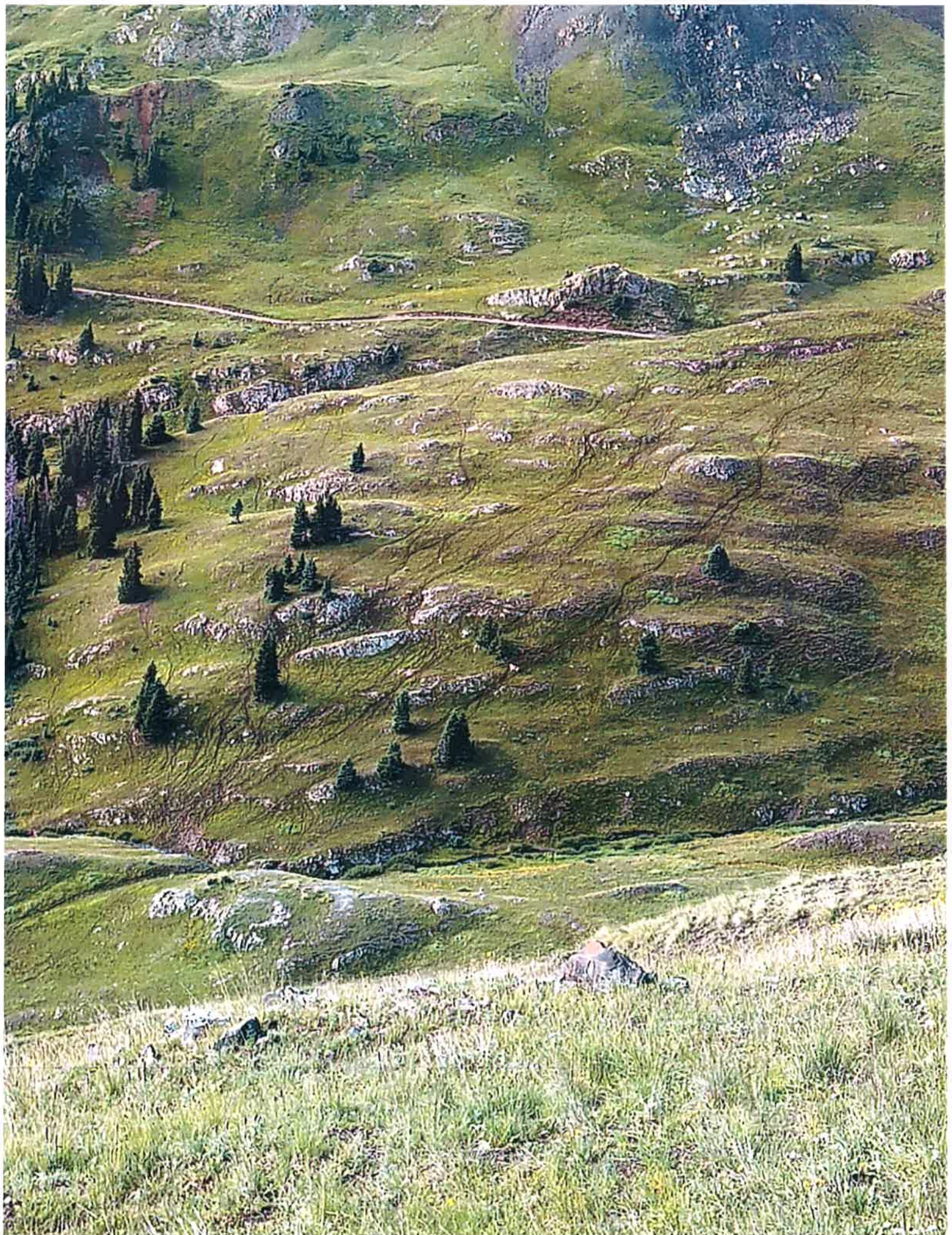
I hope that everyone is having a great weekend. Earlier today I was up Picayune Gulch to do some surveying on our properties. While there, we encountered sheep being grazed and took a few photos (to add to my previous 40+ years). Given the wet environment, I noted that the sheep were cutting in some pretty significant trails on not only BLM but our property as well. I also note that they spent most of their time grazing on private property managed by San Juan Land Holding Company and its subsidiaries (SJLHC). SJLHC will no longer tolerate this behavior and will seek all necessary legal remedies.

Regards,

Ryan

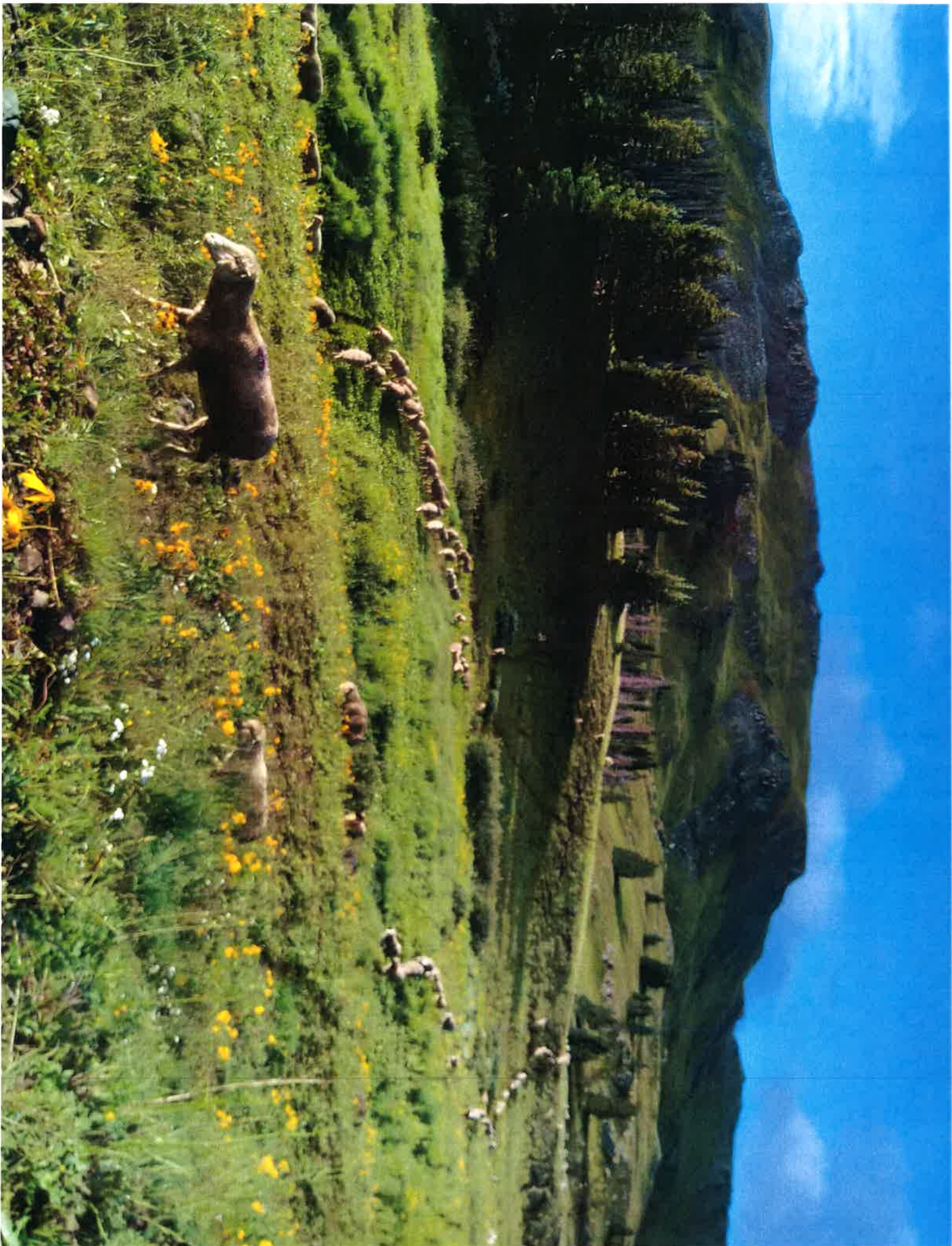






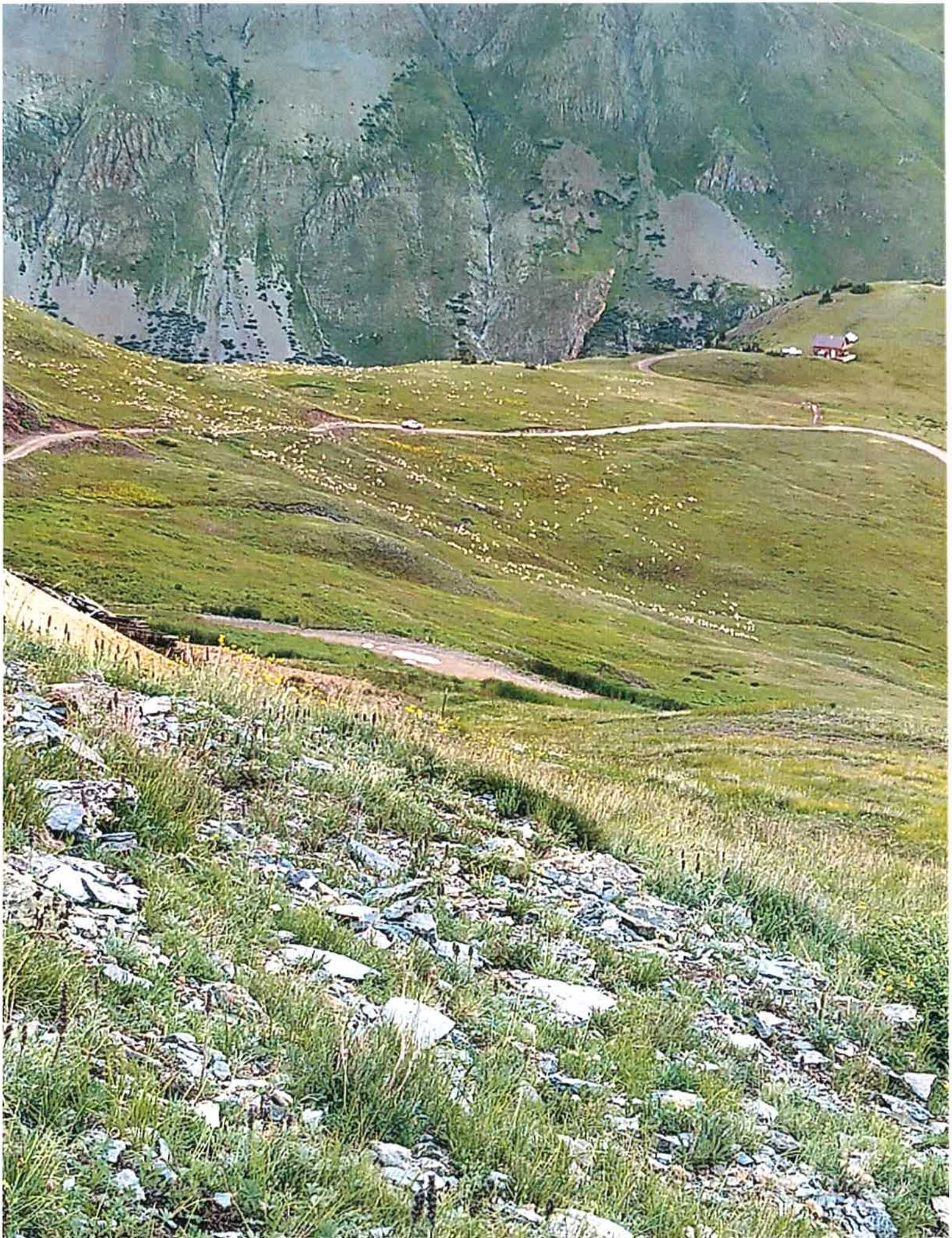
















# Fund Status Report

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  
 Fiscal Year: 2022  
 From Period: 7  
 To Period: 7  
 From Date: 7/1/2022  
 Thru Date: 7/31/2022  
 Option: Period

### Selected Funds :

General Fund (01)	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
010 - COUNTY GENERAL FUND	\$315,141.07	\$381,835.17	(\$272,517.51)	\$0.00	\$424,458.73
020 - COUNTY ROAD & BRIDGE	\$418,065.22	\$27,269.04	(\$35,432.87)	\$0.00	\$409,901.39
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	\$79,567.50	\$29,201.78	(\$27,920.56)	\$0.00	\$80,848.72
045 - AFFORDABLE HOUSING FUND	\$303,263.12	\$70,758.58	\$0.00	\$0.00	\$374,021.70
050 - CONSERVATION TRUST	\$11,219.37	\$7.00	\$0.00	\$0.00	\$11,226.37
051 - LODGING TAX FUND	\$406,338.22	\$0.00	(\$20,000.00)	\$0.00	\$386,338.22
052 - TOURISM BOARD FUND	\$11,578.22	\$0.21	(\$8,000.00)	\$0.00	\$3,578.43
055 - NOXIOUS WEED FUND	\$1,988.18	\$0.00	\$0.00	\$0.00	\$1,988.18
060 - TOWN OF SILVERTON	\$8,168.22	\$45,022.27	(\$44,126.62)	\$0.00	\$9,063.87
070 - DURANGO FIRE PROTECTION DIS	(\$2,382.83)	\$24,433.94	(\$24,433.94)	\$0.00	(\$2,382.83)
080 - SOUTHWEST WATER CONSERVAT	\$59.60	\$3,509.73	(\$3,509.73)	\$0.00	\$59.60
090 - ADVERTISING FEES	\$10,178.40	\$0.00	\$0.00	\$0.00	\$10,178.40
100 - REDEMPTION	\$312.30	\$288.57	(\$288.57)	\$0.00	\$312.30
110 - SCHOOL GENERAL	(\$8,203.11)	\$108,014.82	(\$108,014.82)	\$0.00	(\$8,203.11)
116 - SCHOOL BOND	\$0.00	\$12,935.15	(\$12,935.15)	\$0.00	\$0.00
200 - SPECIAL ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
210 - 911 AUTHORITY	\$49,873.77	\$4,583.98	(\$2,418.44)	\$0.00	\$52,039.31
220 - TREASURER'S FEES	\$17,978.05	\$30.00	\$0.00	\$0.00	\$18,008.05
230 - ASSESSOR'S PENALTY	\$5,548.41	\$0.00	\$0.00	\$0.00	\$5,548.41
240 - TREASURER'S DEEDS/FORECLOS	\$12,291.03	\$0.00	(\$430.00)	\$0.00	\$11,861.03
250 - CLERK TECHNOLOGY FEES	\$4,559.40	\$60.00	\$0.00	\$0.00	\$4,619.40
260 - ADMIN FEE	\$2,698.42	\$0.00	\$0.00	\$0.00	\$2,698.42
270 - PEAK INVESTMENTS	\$33,463.75	(\$407.39)	\$0.00	\$0.00	\$33,056.36
280 - ABATEMENTS	(\$2,333.91)	\$0.00	\$0.00	\$0.00	(\$2,333.91)
300 - ESCROW-AMBULANCE	\$72,382.55	\$17.59	\$0.00	\$0.00	\$72,400.14

Operator: djaramillo 8/8/2022 2:43:59 PM

Report ID: GLLT85a

# Fund Status Report

San Juan County

## Report Selection Criteria:

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

Fiscal Year: 2022

From Date: 7/1/2022

From Period: 7

Thru Date: 7/31/2022

To Period: 7

Option: Period

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
350 - ESCROW-COMPUTER EQUIP	\$4,104.19	\$3.53	\$0.00	\$0.00	\$4,107.72
360 - ASSESSOR/TREASURER ESCROW	\$3,177.75	\$4.98	\$0.00	\$0.00	\$3,182.73
400 - ESCROW-GRAVEL	\$144,558.31	\$7.95	\$0.00	\$0.00	\$144,566.26
410 - COUNTY BARN ESCROW	\$45,747.55	\$36.86	\$0.00	\$0.00	\$45,784.41
420 - ROAD EQUIP PURCHASE ESCROW	\$28,295.86	\$39.43	\$0.00	\$0.00	\$28,335.29
430 - LOST 4-WHEELERS ESCROW	\$3,908.76	\$2.65	\$0.00	\$0.00	\$3,911.41
440 - SEARCH & RESCUE ESCROW	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00
450 - COURTHOUSE ESCROW	\$46,810.59	\$410.65	\$0.00	\$0.00	\$47,221.24
460 - MSI ESCROW	\$70,750.46	\$206.26	\$0.00	\$0.00	\$70,956.72
470 - EMERGENCY PREPAREDNESS	\$2,255.68	\$5.70	\$0.00	\$0.00	\$2,261.38
500 - HISTORICAL ARCHIVES ESCROW	\$356.93	\$1.69	\$0.00	\$0.00	\$358.62
550 - ASPHALT ESCROW	\$81,067.80	\$58.63	\$0.00	\$0.00	\$81,126.43
570 - FOREST RESERVE ESCROW	\$125,648.18	\$0.00	\$0.00	\$0.00	\$125,648.18
590 - EMERGENCY SERVICES SALES TA	\$1,456,076.54	\$58,069.60	(\$45,000.00)	\$0.00	\$1,469,146.14
600 - FIRE TRUCK FUND	\$65,887.57	\$50.68	\$0.00	\$0.00	\$65,938.25
650 - LAND USE ESCROW	\$56,558.07	\$22.17	\$0.00	\$0.00	\$56,580.24
700 - WORKFORCE HOUSING ESCROW	\$2,689.68	\$12.29	\$0.00	\$0.00	\$2,701.97
750 - ESCROW-SHERIFF VEHICLE	\$33,612.60	\$5.78	\$0.00	\$0.00	\$33,618.38
800 - PUBLIC TRUSTEE	\$75.00	\$131.00	(\$101.00)	\$0.00	\$105.00
810 - SPECIFIC OWNERSHIP TAX	\$15,116.02	\$16,897.55	(\$15,116.03)	\$0.00	\$16,897.54
820 - TAX HOLDING FUND	\$348,082.06	\$123,206.23	(\$345,857.85)	\$0.00	\$125,430.44
900 - ADVANCED COLLECTIONS	\$0.00	\$1,100.00	\$0.00	\$0.00	\$1,100.00
950 - WEST SIDE SPECIAL IMP. DISTRICT	\$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 *	\$4,381,089.49	\$907,834.07	(\$966,103.09)	\$0.00	\$4,322,820.47
* Report Total *	\$4,381,089.49	\$907,834.07	(\$966,103.09)	\$0.00	\$4,322,820.47

Operator: djaramillo

8/8/2022 2:43:59 PM

Report ID: GLLT85a

San Juan County

# Composition of Cash Balances and Investments

As Of: 7/31/2022 Including Account Details

	Net Bank Balance	Investments	Cash on Hand/ In Transit	Total
<i>Cash and Cash Items</i>				
Cash on Hand	\$0.00	\$0.00	\$200.00	\$200.00
<b>Cash on Hand:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$200.00</b>	<b>\$200.00</b>
<i>Demand and Time Deposits</i>				
<i>Citizens State Bank</i>				
Tourism Fund Checking	\$3,700.82	\$0.00	\$0.00	\$3,700.82
Affordable Housing Checking	\$392,638.13	\$0.00	\$0.00	\$392,638.13
911 Authority/Checking Checking	\$52,383.38	\$0.00	\$0.00	\$52,383.38
General Checking Checking	\$1,554,044.69	\$0.00	\$0.00	\$1,554,044.69
<b>Citizens State Bank:</b>	<b>\$2,002,767.02</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,002,767.02</b>

*Investment Pool*

	Net Bank Balance	Investments	In Transit	Cash on Hand/ Total
<b>Citizens State Bank</b>				
100120367	\$0.00	\$1,018,303.57	\$0.00	\$1,018,303.57
<b>Citizens State Bank:</b>	<b>\$0.00</b>	<b>\$1,018,303.57</b>	<b>\$0.00</b>	<b>\$1,018,303.57</b>
<b>COLOTRUST</b>				
CO-01-0646-8001	\$0.00	\$1,007,252.62	\$0.00	\$1,007,252.62
<b>COLOTRUST:</b>	<b>\$0.00</b>	<b>\$1,007,252.62</b>	<b>\$0.00</b>	<b>\$1,007,252.62</b>
<b>Sigma Financial Corporation</b>				
GTR-041850	\$0.00	\$294,297.26	\$0.00	\$294,297.26
<b>Sigma Financial Corporation:</b>	<b>\$0.00</b>	<b>\$294,297.26</b>	<b>\$0.00</b>	<b>\$294,297.26</b>
	<u>\$2,002,767.02</u>	<u>\$2,319,853.45</u>	<u>\$200.00</u>	<u>\$4,322,820.47</u>

2022 SALES TAX

	Town		County		Emergency Services		
	Local	Remote	Local	Remote	Local	Remote	Total
January	39,205.90	9,195.92	11,537.52	7,277.72	18,815.24	31,712.58	42,007.94
February	44,146.95	12,788.01	18,779.24	6,835.25	25,614.49	39,338.81	51,602.55
March	62,963.42	18,727.85	15,168.99	5,753.99	20,922.98	48,829.59	64,129.75
April	53,190.25	7,164.49	21,069.45	5,470.91	26,540.36	46,409.30	54,305.91
May	49,313.23	9,734.40	23,758.13	20,226.35	43,984.48	45,666.63	64,390.88
June	34,642.71	7,026.64	6,924.72	3,221.41	10,146.13	28,575.01	36,187.24
July	63,306.81	7,962.66	15,774.55	5,873.38	21,647.93	49,422.64	58,069.60
August	145,662.10	17,869.99	19,927.27	7,016.18	26,943.45	103,486.63	119,039.47
September							
October							
November							
December							
<b>Total</b>	<b>492,431.37</b>	<b>90,469.96</b>	<b>132,939.87</b>	<b>61,675.19</b>	<b>194,615.06</b>	<b>393,441.19</b>	<b>489,733.34</b>





### Lodging Tax

	2017	2018	2019	2020	2021	2022 % Change	5 yr. Average
January	35.05	126.80	885.93	3,729.44	543.94	1,034.65	47.43%
February	10,406.98	8,318.23	10,816.00	14,088.47	20,282.97	17,982.00	-12.80%
March	786.00	3,097.25	145.07	454.00	660.00	11,775.69	94.40%
April	1,543.39	2,002.98	33.00	-	1,489.56	1,091.00	-36.53%
May	13,776.57	11,375.54	17,612.98	14,069.00	30,651.70	31,766.09	3.51%
June	1,094.30	1,356.34	952.07	300.40	1,007.32	1,525.85	33.98%
July	309.00	2,702.84	170.21	573.00	11,854.90	2,241.00	-429.00%
August	10,799.07	11,477.00	14,372.43	13,978.56	57,659.81	31,076.00	-85.54%
September	5,661.40	7,956.78	2,738.12	139.00	248.50		78.78%
October	2,632.10	666.79	2,848.73	780.48	1,346.59		72.53%
November	38,017.00	43,574.04	47,263.00	58,396.70	76,493.41		30.99%
December	2,839.96	2,029.95	1,790.37	1,918.52	3,364.85		75.39%
<b>Total</b>	<b>87,900.82</b>	<b>94,684.54</b>	<b>99,627.91</b>	<b>108,427.57</b>	<b>205,603.55</b>	<b>98,492.28</b>	<b>89.62%</b>

Year to Date 38,750.36 40,456.98 44,987.69 47,192.87 124,150.20 98,492.28 -26.05%



**County Sales Tax**

	2017	2018	2019	2020	2021	2022 % Change	Syr. Average
January	6,799.02	4,970.71	7,799.87	6,854.79	16,723.50	18,815.24	11,032.82
February	15,080.08	13,859.09	12,885.86	22,860.78	19,987.28	25,634.49	19,045.50
March	10,000.08	11,861.72	11,246.33	14,595.18	16,402.87	20,922.98	15,005.82
April	11,323.27	10,399.61	8,857.05	15,280.29	15,820.09	26,540.36	15,379.48
May	13,990.92	16,321.32	19,708.91	12,778.47	24,773.54	43,984.48	23,513.34
June	7,552.19	4,601.13	5,827.74	9,946.40	17,549.36	10,146.13	9,614.15
July	7,682.30	5,985.49	6,206.92	17,737.22	13,668.65	21,647.93	13,049.24
August	13,949.50	6,568.03	13,486.95	10,921.79	32,028.49	26,943.45	17,989.74
September	21,634.93	9,579.78	22,429.05	21,745.79	30,048.75		21,087.66
October	16,769.39	11,057.45	13,774.16	18,726.14	29,953.36		18,056.10
November	-4,182.80	11,187.78	15,070.58	17,785.19	29,182.27		13,808.60
December	4,750.60	5,273.24	7,547.72	17,476.46	19,698.95		10,949.39
<b>Total</b>	125,349.48	111,665.35	144,841.14	186,708.50	265,837.11	194,635.06	166,880.32

Year to Date 86,377.36 74,567.10 86,019.63 110,974.92 156,953.78 194,635.06 24.01%



**Town Sales Tax**

	2017	2018	2019	2020	2021	2022	% Change	5-Year Ave.
January	15,692.10	17,803.62	17,777.51	28,417.92	40,358.55	48,401.82	19.93%	30,551.88
February	27,691.72	24,144.03	26,379.98	39,259.76	45,122.36	56,934.96	26.18%	38,368.22
March	18,150.71	23,836.90	33,717.73	34,763.49	46,228.85	81,691.27	76.71%	44,047.65
April	21,740.67	24,868.07	75,356.86	37,422.14	46,611.62	60,354.74	29.48%	48,922.69
May	31,728.94	21,945.84	32,071.64	24,839.85	60,352.89	59,047.63	-2.16%	39,651.57
June	17,898.60	17,527.63	21,650.46	22,518.84	43,589.40	41,669.35	-4.40%	29,391.14
July	44,161.00	53,182.66	50,243.72	29,239.56	74,281.24	71,269.47	-4.05%	55,643.33
August	105,922.79	80,166.62	105,875.94	90,106.11	190,977.70	163,532.09	-14.37%	126,131.69
September	160,276.49	151,431.83	179,274.96	170,982.30	233,606.46		36.63%	179,114.41
October	116,768.86	121,288.07	151,774.01	155,155.28	192,817.13		24.27%	147,560.67
November	163,456.93	130,755.88	146,395.83	153,802.89	189,389.35		23.14%	156,760.18
December	52,770.79	50,151.94	64,974.75	83,368.79	129,991.56		55.92%	76,251.57
<b>TOTAL</b>	<b>776,259.60</b>	<b>717,103.10</b>	<b>905,493.39</b>	<b>869,876.93</b>	<b>1,293,327.11</b>	<b>582,901.33</b>	<b>48.68%</b>	<b>912,412.03</b>

Year to Date 282,986.53 263,475.38 363,073.84 306,567.67 547,522.61 582,901.33 6.46%



### Emergency Services Sales Tax

	2017	2018	2019	2020	2021	2022	% Change	5-Year Ave.
January	5,622.78	5,693.58	22,652.17	22,081.29	35,673.96	42,007.94	17.76%	25,621.79
February	10,692.95	9,500.78	20,193.73	38,888.47	40,698.37	51,602.55	26.79%	32,176.78
March	7,037.70	8,924.66	28,148.22	30,899.33	39,142.28	64,129.75	63.84%	34,248.85
April	8,265.99	22,040.87	52,719.27	32,992.58	39,017.29	54,305.90	39.18%	40,215.18
May	11,429.96	23,915.42	32,415.46	28,328.62	53,200.16	64,390.89	21.04%	40,450.11
June	6,362.70	13,364.73	17,201.80	20,323.77	38,209.24	36,187.24	-5.29%	25,057.36
July	12,960.82	36,977.68	35,279.36	29,408.23	54,965.11	58,069.60	5.65%	42,940.00
August	29,968.07	54,297.30	74,723.11	62,795.11	139,369.81	119,039.47	-14.59%	90,044.96
September	45,477.85	100,795.88	126,269.99	120,650.92	164,773.79		36.57%	111,593.69
October	33,384.56	82,850.46	103,635.85	108,852.60	139,222.51		27.90%	93,589.20
November	39,818.53	88,859.04	101,380.60	107,416.93	136,598.38		27.17%	94,814.70
December	14,380.35	34,697.06	45,399.97	63,130.77	93,550.49		48.19%	50,231.73
<b>Total</b>	<b>225,402.27</b>	<b>481,917.46</b>	<b>660,019.53</b>	<b>665,768.62</b>	<b>974,421.39</b>	<b>489,733.34</b>	<b>46.36%</b>	<b>601,505.85</b>
Year to Date	92,340.97	174,715.02	283,333.12	265,717.40	440,276.22	489,733.34	11.23%	





<b>Remote Town Sales Tax - Month Collected</b>				
	2019	2020	2021	2022
January	226.94	2,665.41	7,137.41	18,727.85
February	49,386.28	5,252.72	6,744.78	7,164.49
March	894.21	4,049.16	10,221.18	9,734.40
April	852.39	5,391.71	6,870.33	7,026.64
May	2,696.78	4,983.35	9,701.78	7,962.66
June	3,444.00	7,827.11	13,826.19	17,869.99
July	2,981.52	11,801.24	16,736.42	
August	2,652.50	12,441.45	14,756.06	
September	2,286.57	10,544.18	12,717.24	
October	2,018.43	8,487.00	27,347.76	
November	2,827.77	5,994.61	9,195.92	
December	4,688.76	7,310.95	12,788.01	
TOTAL	74,956.15	86,748.89	148,043.08	68,486.03
YTD	57,500.60	30,169.46	54,501.67	68,486.03

<b>Remote Emergency Services Sales Tax - Month Collected</b>				
	2019	2020	2021	2022
January	167.86	4,051.74	6,735.19	15,300.16
February	30,969.48	6,049.12	6,019.09	7,896.61
March	809.27	4,560.71	9,322.30	18,724.25
April	628.71	5,443.90	7,699.31	7,612.23
May	1,892.28	4,857.16	9,945.76	8,646.96
June	2,570.26	6,471.47	13,577.53	15,552.84
July	2,405.48	10,111.26	15,600.53	
August	3,702.92	10,307.22	13,290.24	
September	2,075.54	9,243.47	11,926.06	
October	1,780.63	7,604.14	20,488.41	
November	2,348.89	5,585.20	10,295.36	
December	8,712.17	7,274.58	12,263.74	
TOTAL	58,063.49	81,559.97	137,163.52	73,733.05
YTD	37,037.86	31,434.10	53,299.18	73,733.05

<b>Remote County Sales Tax - Month Collected</b>				
	2019	2020	2021	2022
January	41.21	3,806.85	3,628.40	5,753.99
February	84.44	4,410.17	2,876.38	5,470.91
March	398.52	3,236.13	4,696.12	20,226.35
April	151.91	3,304.40	5,449.37	3,221.41
May	325.95	2,775.50	6,212.46	5,873.38
June	661.74	2,510.43	7,899.27	7,016.18
July	861.00	4,350.51	8,226.05	
August	1,050.42	4,023.33	6,509.70	
September	1,028.90	4,221.36	6,365.70	
October	825.95	3,659.87	5,435.83	
November	924.35	2,933.00	7,277.72	
December	9,228.08	4,317.03	6,835.25	
TOTAL	15,582.47	43,548.58	71,412.25	47,562.22
YTD	1,663.77	20,043.48	30,762.00	47,562.22

<b>Total Remote Sales Tax - Month Collected</b>				
	2019	2020	2021	2022
January	436.01	10,524.00	17,501.00	39,782.00
February	80,440.20	15,712.01	15,640.25	20,532.01
March	2,102.00	11,846.00	24,239.60	48,685.00
April	1,633.01	14,140.01	20,019.01	17,860.28
May	4,915.01	12,616.01	25,860.00	22,483.00
June	6,676.00	16,809.01	35,302.99	40,439.01
July	6,248.00	26,263.01	40,563.00	-
August	7,405.84	26,772.00	34,556.00	-
September	5,391.01	24,009.01	31,009.00	-
October	4,625.01	19,751.01	53,272.00	-
November	6,101.01	14,512.81	26,769.00	-
December	22,629.01	18,902.56	31,887.00	-
TOTAL	148,602.11	211,857.44	356,618.85	189,781.30
YTD	96,202.23	81,647.04	138,562.85	189,781.30



SAN JUAN COUNTY ROAD DEPARTMENT

Monthly Road Maintenance Report

JULY 2022

County road #110 Gladstone, grading, road repairs, rock removal and road patrols checking on possible road damage from rains etc. Clean gulches and culvert intakes.

1-772G grader, 16 hours.

2-772G grader, 4 hours.

936 loader, 6 hours.

Pickups, 21 hours.

---

County road #2 Eureka, grade road for mag-chloride application on the 13<sup>th</sup> canceled due to rain in the forecast. Hauled gravel and grade potholes.

1-772G grader, 15 hours.

2-772G grader, 18 hours.

936 loader, 4 hours.

Int. dump truck, 5 hours.

Pickups, 11 hours.

---

County road #4 Cunningham Gulch, grade, rock removal.

2-772G grader, 4 hours.

Pickup, 2 hours.

---

County road 4A Upper Cunningham, grade and clean ditch.

1-772G grader, 3 hours.

---

County road #62 Georgia Gulch, clean of rocks, trees and clean slough and mudslides.

D6N tractor, 7 hours.

Pickup, 1 hour.



County road #5 Cinnamon Pass, road work and repair. D6T tractor was broke down for almost 3 weeks due the marmots eating up the wiring harness and other wires. Had to wait for parts and mechanic to test. Got cat operating for a day and another problem the def system quit working had to get tractor in limp mode back to Eureka. Still waiting for Cat mechanic!

D6T tractor, 10 hours, Took all day to limp tractor to Eureka!

Chevy pickup, 8 hours. Haul mechanic and block traffic.

---

County road #7 South Mineral, grading.

2-772G grader, 16 hours.

Pickups, 2 hours.

---

County road #52 Colorado Basin, grade, clean ditch and road repair and clear culvert.

1-772G grader, 3 hours.

---

County road #69 Niagara Gulch, clean slough, tree removal and cut and fill and clean out switchbacks, cut water bars.

D6N tractor, 12 hours.

Pickup, 1 hour.

---

County road #70 Hancock Gulch, repair ruts, remove trees and cut ditches etc.

D6N tractor, 6 hours.

772G grader, 1hour.

---

County road #21 Arrastra Gulch, grade, clean ditches and repair road after rain and hail on the first section of road. Also graded the Mayflower Mill road and cleaned ditches after rain. The mill needs to get their drainage under control!!

1-772G grader, 4 hours.



County road #22 River road, clean up small mud slips and rocks.

1-772G grader, 1 hour.

---

Equipment Maintenance, 40 hours. D6T still broke down waiting for Cat mechanic, new wiring harness installed. D6N tractor, broke down waiting for parts hyd. Hose. 936 loader brakes need worked on master cylinder? The loader is 31 years old! New brake pads installed on 2006 GMC pickup.

---

County road #25 Eureka Gulch, clean culvert ad remove rocks.

936 loader, 2 hours.

---

County road #33 Kendall, grader lower part od road.

1-772G grader, 1 hour.

---







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

## DRAFT Silverton Compass Master Plan

1 message

Rachael Blondy &lt;rachael@communitybuilders.org&gt;

Tue, Aug 9, 2022 at 2:31 PM

To: "J.J. Folsom" &lt;jj@communitybuilders.org&gt;, Clark Anderson &lt;clark@communitybuilders.org&gt;

Bcc: admin@sanjuancolorado.us

Hello Silverton Community!

We are thrilled to share the DRAFT Illustrative version of the **Silverton Compass Master Plan!** Attached you will find a low resolution version for the ease of emailing. A high resolution version is linked [here](#). This version will look much better on your screen and will also print much better if you so desire. You may have to download it first and save on your computer to open it due to the file size. You can also find a link to the master plan on [The Compass Project Website](#).

Clark Anderson and J.J. Folsom will be in Silverton to present the draft plan during a work session to the **Town Trustees and County Commissioners on Aug 22 from 5:00pm - 7:00pm. This meeting is open to the public and we encourage you to attend.** The following morning, **Tuesday August 23**, Community Builders will have a booth at the **Farmer's Market in Harmony Park (12th & Greene) from 8:00am - 11:00am.** The community will have the opportunity to provide feedback on the policy recommendations as well as conceptual land use maps and visuals that illustrate the recommended policies.

We look forward to your feedback on this plan and the strategies and actions. It has been a great pleasure working on this with you all and we look forward to seeing you in a few weeks!

Thank you!

The Community Builders Team

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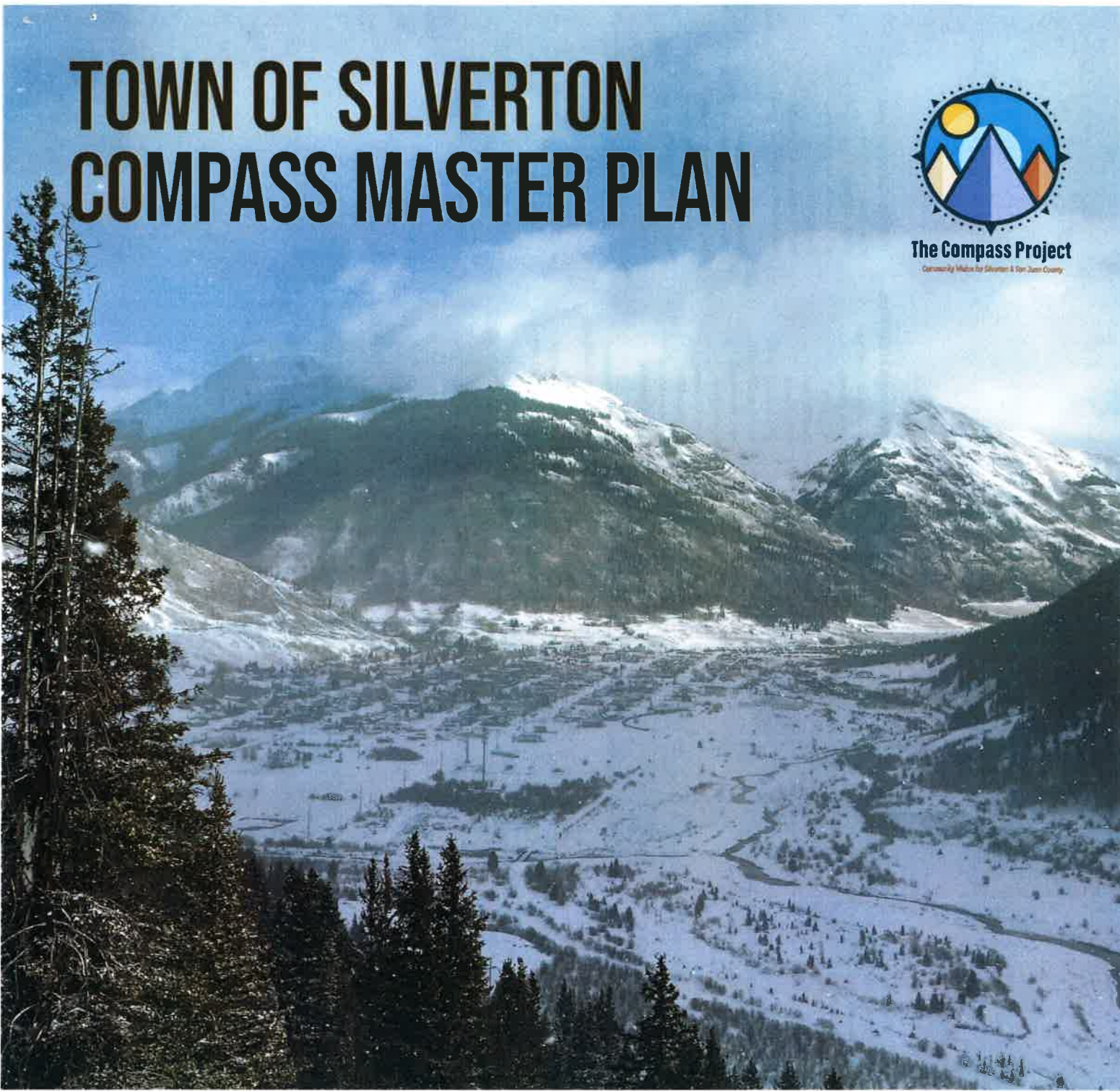
Rachael Blondy  
Project Associate II  
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**Silverton Compass Master Plan DRAFT Aug 8 2022 Low Res.pdf**  
8067K



# TOWN OF SILVERTON COMPASS MASTER PLAN



A joint planning effort of:



August 3, 2022 DRAFT

# ACKNOWLEDGEMENTS

It is with gratitude that we express thanks to the over 350 individuals, groups, institutions, organizations, Silverton Town staff, San Juan County staff, and appointed/elected officials who helped inform the development of the Silverton Compass Master Plan. The Plan was funded through a partnership between the Colorado Brownfields Partnership, Town of Silverton, and Community Builders. Below are the elected officials, staff, and volunteer committees that put in countless hours for this planning effort.

## Town Trustees

Shane Fuhrman, Mayor  
Sallie Barney, Mayor Pro Tem  
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Jeff Davis  
Tyler George  
Jim Harper  
Dayna Kranker

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Shane Fuhrman  
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Willy Tookey  
Jess Wegert

## Environment Action Team

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Rory Cowie  
Megan Davenport  
Anthony Edwards  
Jake Kurzweil  
Lisa Merril  
Judy Graham  
Meghan Mast  
Stephen Mead  
Parker Newby

## Funding Partners

Colorado Brownfields  
Partnership  
Town of Silverton  
Community Builders

## Technical Assistance Team

**Community Builders**  
Clark Anderson  
J J Folsom  
Rachael Blondy  
Bud Tymczyszyn (former)  
Danielle Campbell (former)

**Consultant Assistance**  
Cheney Bostic, Studio Seed  
Jim Leggett, Leggett Studio  
Tucker Cocchiarella, Grand  
Traverse Productions



# CONTENTS

<b>EXECUTIVE SUMMARY</b>	<b>4</b>
--------------------------	----------

<b>1 BACKGROUND &amp; PROCESS</b>	<b>16</b>
-----------------------------------	-----------

Introduction  
How to Use this Plan  
Understanding Silverton - Historical Context  
Engagement process

<b>2 VALUES, VISION, GOALS</b>	<b>32</b>
--------------------------------	-----------

Bringing Silverton together for Vision and Action  
Where are we today? (Values)  
Where do we want to be? (Vision and Goals)

<b>3 STRATEGIES AND ACTIONS</b>	<b>40</b>
---------------------------------	-----------

Improve our Existing Infrastructure  
Strengthen Our Local Economy  
Responsible Land Use, Growth, and Development  
Housing  
Environment and Natural Assets  
Building Community Trust and Improving Governance  
Community Led Initiatives

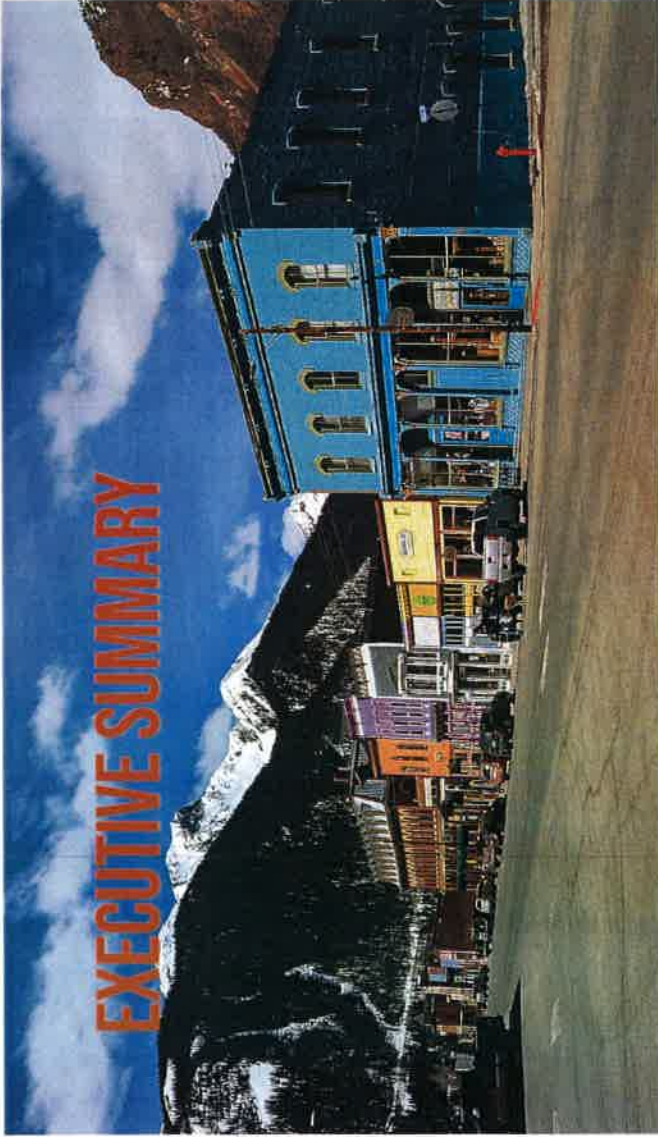
<b>4 IMPLEMENTATION</b>	<b>102</b>
-------------------------	------------

Partners and Responsibilities  
Funding Sources & Sources  
Measuring Progress

<b>APPENDIX</b>	<b>114</b>
-----------------	------------

Community Engagement Survey Results  
Past Plan Summaries  
Brownfields Workshop Summary May 2019





# EXECUTIVE SUMMARY

## Process

Community engagement was central to this project and directly influenced the development of the Compass Master Plan. As part of the Silverton Compass Master Planning process, Community Builders and the Town of Silverton undertook a significant community engagement effort in 2021-2022. This section summarizes the main activities and outcomes of that process. Additional detail can be found in the appendix. The overall process included four project phases:

### Phase 1: Groundwork

Scoping and Preparation | Complete (Dec 2020 - Mar 2021)



Build the teams, systems, tools and partnerships needed for a successful project

### Phase 2: Where are we today?

Community Values and Assessment | April 2021 - October 2021



The identification of community values clarified what is most important to the community by discussing what the community sees as top challenges, needs, concerns, assets and opportunities

### Phase 3: Where do we want to be?

Community Goals and Vision | November 2021 - January 2022



The identification of goals for the future we want and high-level strategies to provide vision and direction

### Phase 4: How do we get there?

Strategies and Actions | February 2022 - Summer 2022



Action Planning Teams convened to develop specific goals and strategies for four key areas: housing, economy, responsible growth and development, and environment and natural assets

During the course of the Master Plan process from March 2021 - June 2022 there were over 75 opportunities for the community to engage and over 300 community members participated in the process. This included Task Force Meetings, Walkshops, Open Houses, Targeted Focus Groups, Small Group Discussions, Webinars, and Community Workshops

## What is the Silverton Compass Master Plan?

The 2022 Silverton Master Plan identifies priorities for policies and physical improvements to guide public and private investments by the Town of Silverton, San Juan County, the development community, and stakeholders for the next ten plus years. The plan builds upon successes and challenges identified in the previous 2010 Town of Silverton and San Juan County Master Plan. The 2022 Silverton Master Plan is not an update to the previous plan but rather a standalone document that promotes the community's values, goals, and objectives; establishes a process for responsible growth and development; addresses both current and future needs; and provides a balance between the natural and built environment

To ensure ownership and accountability, the plan will be presented to local government entities and elected leaders for adoption. This plan will include recommendations, strategies, and funding opportunities to achieve the community's goals by strengthening the local economy, providing housing types and prices for everyone, creating family-friendly spaces, enhancing natural assets, and building civic health and capacity. Both public and private agencies will use this Master Plan to guide decisions and actions that affect the form and function of town. The plan provides a basis for town wide decision-making and strengthening Silverton's role as the heart of the San Juan region.



## Community Values

Values are what people care most about in their community - the customs, characteristics and places that create a town's unique sense of place. They define who you are as a community and by identifying them, provide a mechanism for acting in a way consistent to those beliefs. The end result is one in which individuals, organizations, and local governments can work coherently to maintain what makes a community special and to develop in a way that is more consistent with the community values.



### A REAL TOWN WITH REAL PEOPLE

We value living in a funky and historic town that brings together a cast of characters with grit, and cultivates a deeply felt sense of purpose, freedom, interdependence and a shared love of place.



### ACCESS TO RECREATION

We value our community's access to the backcountry and vast public lands that allow incredible access to recreation and contribute to the health and vitality of our small mountain town.

### CONNECTION TO NATURE

We value our connection to the natural environment and the San Juan Mountains that foster a deep appreciation of the natural world that unites us, provides solace and freedom, and underpins our sense of community.



### A GOOD PLACE TO LIVE AND RAISE A FAMILY

We value our small, peaceful town, that is easy and safe to get around, offers a healthy environment to raise our children, and provides a slower and more intentional pace of life.



### ABILITY TO MAKE A DIFFERENCE

Though we don't always agree, we value living in a community where people are actively engaged and can actually make a difference.

# GOALS

Local setting provides an opportunity for people to work together to build consensus and develop shared agreement on a path forward. While a community doesn't have to agree on everything, by working together, they can identify a set of shared goals that provide a direction for moving forward.

These goals are created in direct response to community input and feedback. They are unique to provide the foundational direction for advancing the community vision of building a thriving town for everyone. They should include a mix of qualitative decisions, such as determining whether or not a specific project or policy is in line with the community's long-term vision. They are also to be used for monitoring future progress, so clearly, potential success efforts that should be expanded upon, or future goals and gaps that need to be addressed.

## YEAR ROUND ECONOMY

Create a resilient, year-round economy that supports a strong livable community

## STRATEGIC INVESTMENTS

Make strategic investments in projects & places that benefit the local community

## RESPONSIBLE GROWTH & DEVELOPMENT

Plan for responsible growth & development that contribute to our community & sense of place

## PROTECT THE ENVIRONMENT

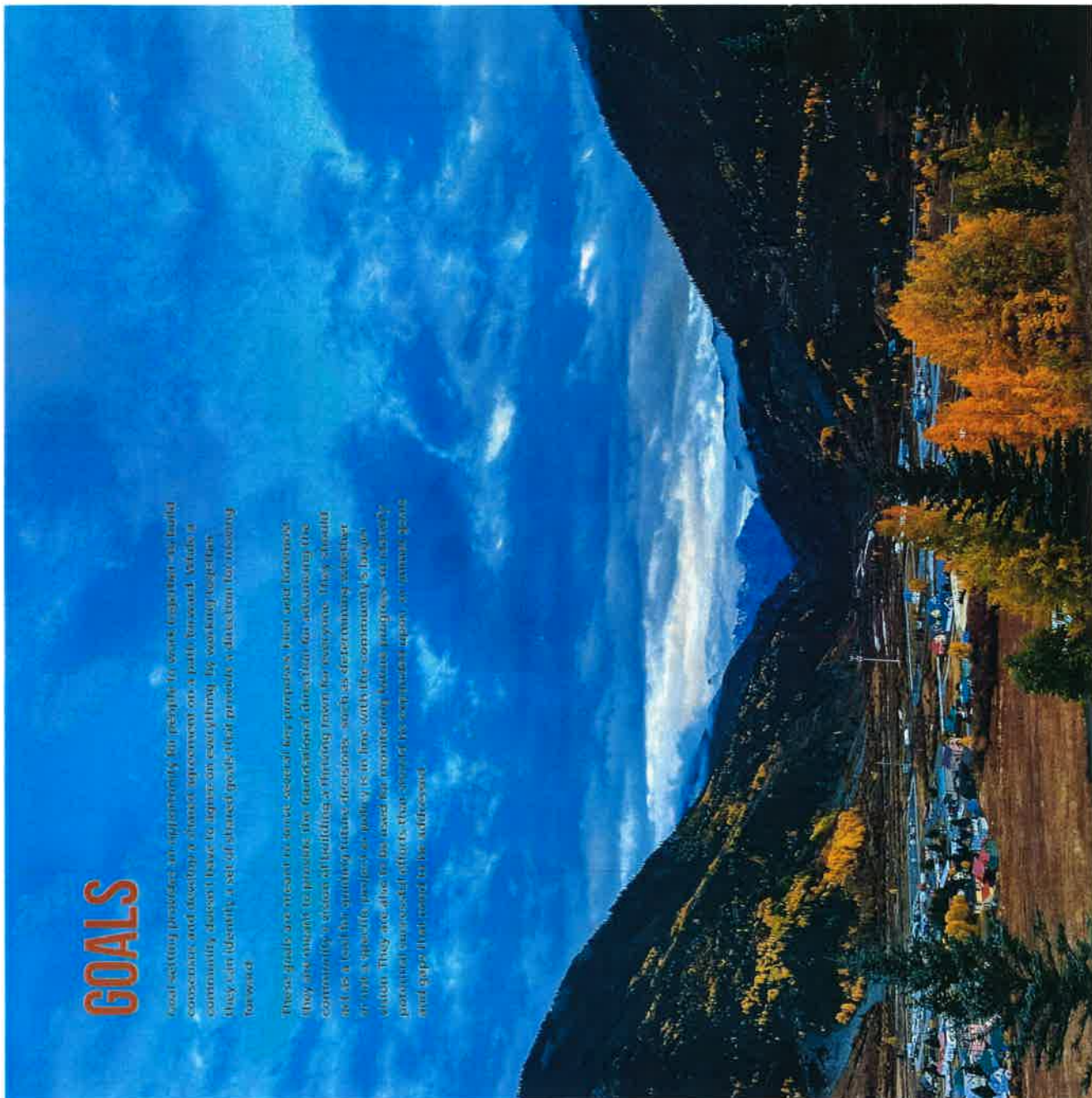
Steward and protect the environment and natural assets we love and rely on

## HOUSING CHOICES

Expand housing choices, opportunities and affordability for our community

## SENSE OF COMMUNITY

Strengthen our sense of community and our civic health





# PRIORITY STRATEGIES

These strategies were created by the community in direct response to the goals. It offers a plan of action for the immediate future, while providing a framework for the development of new strategies moving forward.



## IMPROVE OUR EXISTING INFRASTRUCTURE

- Invest in Maintenance and Upgrades of Existing and New Utility Infrastructure
- Place-Based Investments to Strengthen/Create Local Assets
- Initiate a Capital Improvements Plan (CIPs)

## STRENGTHEN OUR LOCAL ECONOMY

- Expand Winter and Shoulder Seasons to Enhance Year Round Economy
- Support and Enable Local Businesses and Entrepreneurship
- Support Creative Industries, Small Businesses, and other Entrepreneurial Efforts

## RESPONSIBLE LAND USE, GROWTH, AND DEVELOPMENT

- Update Local Land Use Policies
- Create Environmental Land Use Policies
- Update the Community's Vision for Plans and Policies for the Type

## EXPAND HOUSING CHOICES

- Build The Capacity to Create and Preserve Affordable Housing
- Build The Resources to Create and Preserve Affordable Housing
- Establish Programs to Create and Preserve Long-term Affordable Housing
- Address Code and Policy Barriers to Encourage Housing Choices and Affordability
- Identify Potential Locations For Affordable Housing

## ENVIRONMENT AND NATURAL ASSETS

- Assess and Map Current Conditions
- Create the Capacity & Foundation for Collaborative Conservation & Long Term Management
- Build Sustainable Outdoor Recreation Management
- Address Sustainability, Resiliency, and Climate Change

## BUILDING COMMUNITY TRUST AND IMPROVING GOVERNANCE

- Advocate for Community Integration of all Residents and Relationship Building
- Enhance Collaboration between San Juan County and the Town of Silverton
- Market/Educate The Community About Volunteering Opportunities With Town, County, Land Management Agencies, and Interest Groups
- Plan and Host Activities and Events Targeting Locals
- Improve Town Capacity and Governance

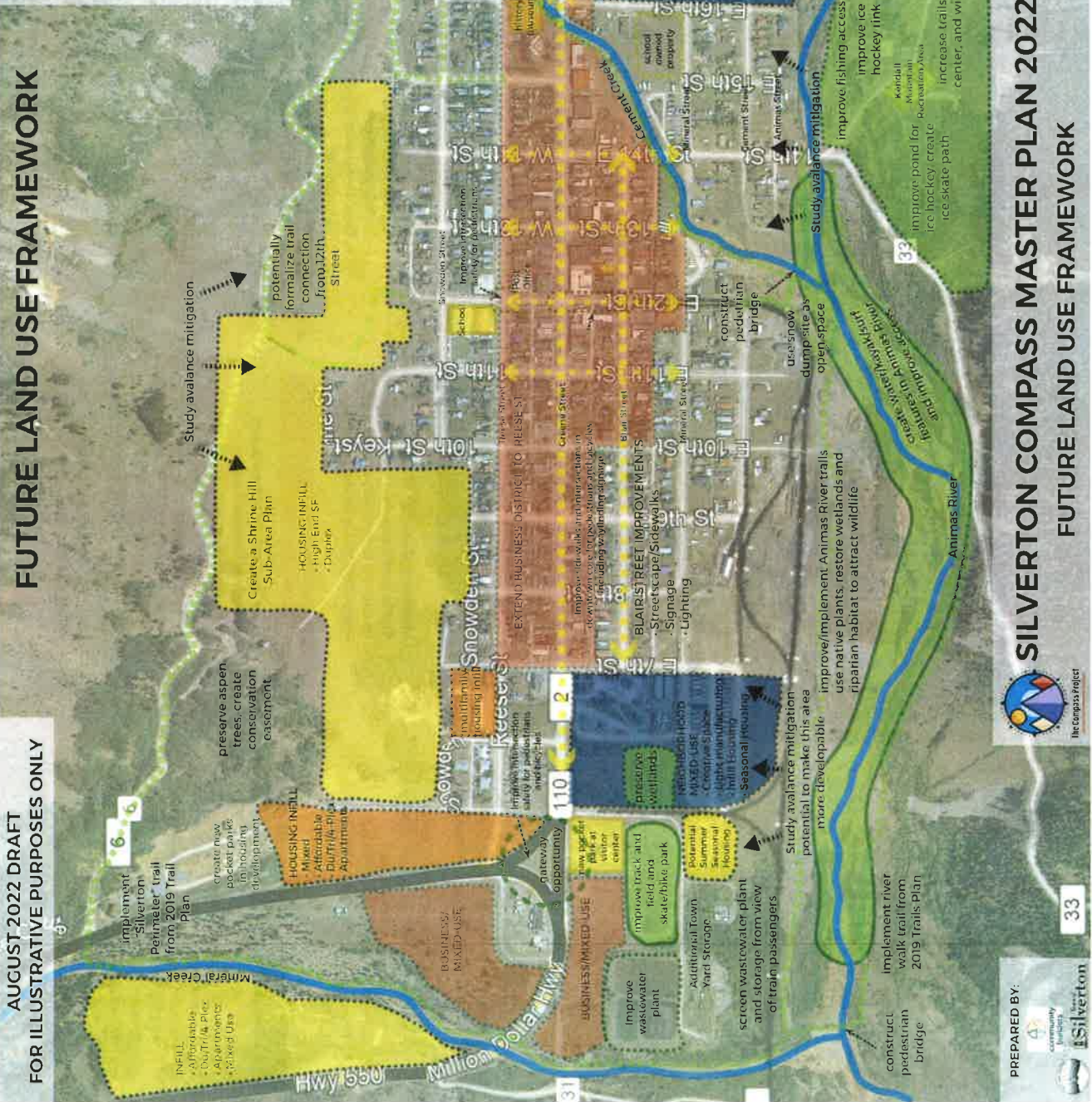


**AUGUST 2022 DRAFT  
FOR ILLUSTRATIVE PURPOSES ONLY**

# FUTURE LAND USE FRAMEWORK

## LEGEND

- Neighborhood Mixed Use
- Housing Infill - Single Family/Duplex
- Housing Infill - Variety of Housing Types
- Business/Mixed Use
- Recreation
- New Trails/Connections
- Streetscape Improvements



PREPARED BY:  
 Silverton  
 The Compass Project

# SILVERTON COMPASS MASTER PLAN 2022 FUTURE LAND USE FRAMEWORK





# IMPLEMENTATION

This plan encompasses Silverton's vision for the next phase of growth and identifies ongoing, short (0-18 months), mid (18 months-5 years), and long-term (5+ year) recommendations for the strategies and actions throughout the community. Implementation of these varied recommendations will take dedicated leadership, staff, and revenue. This final chapter looks at how Silverton can bring this plan to life and is organized into the following sections:

## Partners and Responsibilities:

Many of the Plan's recommendations and actions require partnerships to move forward. This section identifies responsibilities for the variety of partners that were involved in the planning process and will be needed moving into implementation.

## Funding Sources and Supportive Policies:

Implementation will require dedicated effort and resources. This section includes explanations of the varied funding sources and strategies to utilize for the Plan's actions, and as illustrated in the matrices, whether these are initiated by the Town, County, or other partners. Many of the funding sources require grant writing expertise. The Town of Silverton, The Chamber of Commerce, and San Juan Development Association are currently working on grant applications. For grant-writing assistance, the town should partner with Region 9 and their grant writers.

## Measuring Progress:

To understand what is working and what needs adapting during implementation, it is important for the Town to track progress. This section discusses how this can be done efficiently and effectively.







# INTRODUCTION

On May 31, 2019, the town of Silverton and the Colorado Department of Public Health and Environment (CDPHE) hosted a Brownfields Redevelopment and Revitalization Workshop through their Colorado Brownfields Partnership program. During the gathering, presenters and attendees discussed approaches to economic development and why a renewed focus on placemaking and amenities in small communities is crucial to the well-being of local residents. Attendees discussed a variety of challenges and opportunities, including affordability, good jobs, balancing the benefits and impacts of tourism and recreations and preserving the town's unique character and identity as it addresses these issues.

The residents of Silverton discussed their desires for the potential future development of their town, including capital investments and economic development ideas. They participated in a mapping exercise, during which they drew specific opportunities for development and infrastructure improvements onto a map of town, many of which have carried over to The Silverton Master Plan today. (include sketch map in the InDD doc) Attendees were able to create a shared understanding of local needs and assets and how these relate to one another and future development opportunities.

Throughout the workshop, attendees engaged in dialogue about how the community is changing and how best to shape that change to ensure the inevitable growth of Silverton is done in a purposeful and deliberate way. The areas of focus that emerged from the workshop were as follows:

- ✦ Outdoor recreation
- ✦ Enabling reinvestment and revitalization
- ✦ Strategic public projects and investment

These topics have continuously risen throughout The Silverton Compass Project and are described throughout this Master Plan.

The conclusion of the workshop resulted in deeper interest in creating a community led vision in order to establish ways to strengthen the local economy while sustaining the qualities that make Silverton special. Through this discussion, the Town of Silverton decided to partner with Community Builders to facilitate a community led visioning and goal setting process.

The outcome of the visioning process showed the need for an updated, action oriented town master plan. As Community Builders had already developed relationships and trust within the community, the Town of Silverton Trustees voted to create a three-way partnership between The Town of Silverton, The Colorado Department of Public Health and Environment and Community Builders to work together on what has become The Silverton Compass Master Plan Project.

As the project has shaped and evolved over the past three years, it is clear how necessary and powerful the collaboration between each entity has been. The funding opportunities available to the community as they embark on tackling the actionable items set up in the Master Plan are seemingly endless, as described in Chapter 4.

# BACKGROUND & PROCESS

Introduction  
 Move to the New Plan  
 Understanding Silverton - Historical Context  
 Engagement Process

The impact that has rippled through Silverton because of the initial CDPHE Brownfields Redevelopment and Revitalization Workshop in 2010 is immeasurable. The community has empowered itself, grown local leaders through the process and has risen to the challenge of shaping their own future. The residents of Silverton have experienced genuine community bonding and rich dialogue surrounding this process, creating relationships and the capacity within themselves to achieve an actionable, comprehensive Master Plan all while maintaining the unique Silverton character.

## What is the Silverton Compass Master Plan?

Master Plans, also known as Comprehensive Plans, are policy documents that local governments use to guide land use policies, capital investments, and other actions that shape how a community grows and develops. The 2022 Silverton Master Plan identifies priorities for policies and physical improvements to guide public and private investments by the Town of Silverton, San Juan County, the development community, and stakeholders for the next ten plus years. The plan builds upon successes and challenges identified in the previous 2010 Town of Silverton and San Juan County Master Plan. The 2022 Silverton Master Plan is not an update to the previous plan but rather a standalone document that promotes the community's values, goals, and objectives, establishes a process for responsible growth and development, addresses both current and future needs, and provides a balance between the natural and built environment.

To ensure ownership and accountability, the plan will be presented to local government entities and elected leaders for adoption. This plan will include recommendations, strategies, and funding opportunities to achieve the community's goals by strengthening the local economy, providing housing types and prices for everyone, creating family-friendly spaces, enhancing natural assets, and building civic health and capacity. Both public and private agencies will use this Master Plan to guide decisions and actions that affect the form and function of Town. The plan provides a basis for town wide decision-making and strengthening Silverton's role as the heart of the San Juan region.

## How Community Builders Partners on Assistance Projects

Community Builders' assistance program is the most direct way we help local partners tackle difficult challenges and create meaningful on-the-ground progress. Working shoulder-to-shoulder with local partners, we help communities identify, design, and implement strategies that respond to local needs and opportunities. Grounded in a commitment to effective engagement and strengthening civic capacity, assistance projects address the key challenges at hand while making the community better prepared to tackle future challenges or opportunities on its own.

The partnership between the community and Community Builders is the foundation of every project. Typically, we rely on a competitive application process to select communities that are primed for success. Sometimes, we will work with communities outside of a competitive process. In this case, seed funding from CDPHE's Colorado Brownfields Partnership made it possible for CB to start working with the community outside of our typical assistance model.

Through the support of our philanthropic partners, we are able to supply financial resources and staff capacity to assistance projects. In this way, we are able to partner with places that have the greatest need rather than those that have the most resources. However, we require a financial contribution from each community. This ensures shared buy-in and commitment since both partners have "skin in the game", allowing each partner to leverage resources and do more with less.

The nature of this type of partnership is unique. It is not a traditional consulting relationship and CB is not "hired" by partner communities. Rather, both parties agree to work together on a project with shared commitment, responsibility and resources. It allows CB to adapt to the communities needs, put in the amount of time needed to get things right, and to commit real resources to community engagement and capacity building, which are typically cut short (or out) in typical projects where budgets are tight.

To be successful, these projects rely on shared commitment to the project goals and approach, a healthy respect and collaboration between both entities, and a recognition that the relationship is not a traditional consulting relationship, but instead a partnership to help plan for the future of the community of Silverton.





# HOW TO USE THIS PLAN

Both public and private organizations will use the 2022 Silverton Compass Master Plan to guide decisions and actions that affect the form and function of town for the next ten years and beyond. The plan provides a basis for town decision-making and strengthening Silverton's role as the heart of the San Juan Region.

## Chapter 2 Vision, Values, & Goals

Describes what people care most about in their community and how to build consensus to develop a shared agreement on a path forward.

## Chapter 3 Strategies and Actions

Provides specific strategies to achieve the goals with recommendations for action around five overarching themes:

Strengthening the Local Economy

Responsible Land Use, Growth, and Development

Housing

Environment and Natural Assets

Building Community Trust and Improving Governance

## Chapter 4 Implementation

Includes a variety of funding sources to advance the strategies. In addition, it includes priority projects and sequencing for short, mid-, and long term. For each strategy, roles and responsibilities of the public and private sectors to implement and monitor the plan are provided.

## Appendix

Includes the detailed community input summary with survey results, summaries of previous documents, detailed policy and code recommendations, and the Brownfields Revitalization Study

# UNDERSTANDING SILVERTON - HISTORICAL CONTEXT

The Town of Silverton is the only incorporated town in San Juan County which is one of 64 Counties in Colorado. As of the 2020 Census the population of Silverton was 663 residents and the population of San Juan County was 705 making it the least populous county in Colorado. Silverton is located at 9,318' and it is quite isolated as there is only one paved road (Highway 550) with two access points to town from Durango. 50 miles to the south and Ouray 28 miles to the north, both over major mountain passes. The highways are well maintained and in winter frequent plowing and avalanche control work means that, in normal circumstances, they are rarely closed for more than a few hours at a time. The nearest airports are the Durango-La Plata County airport 62 miles south and Montrose Regional Airport 62 miles north.

## Ute History

It is of the utmost importance to engage with Silverton's original, Indigenous population not just as stakeholders, but as sovereign nations with deep connections to the land. In Silverton, the Ute tribes are the original inhabitants of the land. Throughout the actionable steps within this Master Plan, there needs to be an emphasis on consulting with Indigenous people to rebuild a working relationship.

The Ute called the Rocky Mountains home for over 500 years by the time an influx of settlers moved west to the Colorado mountains looking to mine for gold, silver, or set up homesteads. As the first Native Americans to introduce the horse into their culture, the Ute traversed the San Juan Mountains and the would-be Town of Silverton existed as their summer hunting grounds. Elements of their history can still be found throughout the area, including well-worn paths, tool fragments and storytelling.

In 1868, The Ute Cession reduced Ute lands from approximately 56 million to about 18 million acres. This treaty established the first Ute reservation in Colorado and promised the Utes that non-Native Americans could not pass through or reside on the reservation. This treaty moved all Ute to the Western Slope of Colorado. In September 1873, the Brunot Treaty gave up four million acres in Southwest Colorado, placing the majority of the Ute on a reservation and opened the San Juan Mountains to white settlement and an influx of mining. Four thousand claims were staked in the San Juans by settlers and miners alike in the 3 months that followed.

In 1878, the Meeker Incident changed the course of Ute habitation on their own land. It was a result of tension building on the newly created reservation as Indian Agent Nathan Meeker attempted to force the Utes to change their traditional ways of life away from hunting and towards farming. Fighting broke out and as a result, the US and Colorado governments required the forced removal of the remaining Ute from the area.



Today, the Southern Ute and the Ute Mountain Ute each have their own reservations in Southwest Colorado. The 2,134 enrolled members of the Ute Mountain Ute own 575,000 contiguous acres, which cross into the neighboring states of Utah and New Mexico. The 307,838-acre Southern Ute reservation is southeast of Durango, and is owned by its 1,510 enrolled members.

## Silverton's Origins (provided by 2020 Town and County Resiliency Plan)

Following the Brunot Treaty of 1873, the Town of Silverton was established in 1874, most or all of which is now included in a federally designated National Historic Landmark District, the Silverton Historic District. After the Denver & Rio Grande Railway (now the Durango & Silverton Narrow Gauge Railroad) reached the town in 1882, the surrounding region experienced a mining boom that lasted until the 1910s. The narrow-gauge lines branching out from Silverton began to consolidate and close, with all three gone by 1941. Outlying mining camps gradually emptied, leaving Silverton as the only town in the county. Perhaps the clearest sign of a shift was the organization of the Silverton Commercial Club in 1913 to promote recreation and tourism in the region. Mining continued in the area for most of the twentieth century, but after 1920 it was clearly in decline.

After World War II, tourism began to take hold as people visited the town for its scenery and history. Silverton was named a National Historic Landmark in 1961. In 1991 the Sunnyside Mine closed for good and laid off 137 of its 148 workers - 37% of San Juan County's workforce. The overall population declined from 951 in 1984 to 554 by 1994, marking the end of major mining operations around Silverton. Tourism then became Silverton's main industry. Silverton now has a population of 662. The Durango & Silverton Narrow Gauge Railroad (as the line was renamed in 1981) became just as vital to the town's success as it had been a century before—only now it brings in tourists instead of hauling away ore.

Silverton's mining heritage has been the heart of San Juan County's development for over a century. Many service industries were instrumental in the success of the mining industry, including the railroad for transportation of the ores, Otto Mears toll road system, the mining of precious metals (from numerous mines, the mills and smelters, boarding houses) and the support towns that followed the big strikes, which provided employment, supplies, housing, cultural opportunities, and entertainment. The San Juan County Historical Society (SJCHS) is instrumental in preserving the history of San Juan County and Silverton.

Over the last decade, Silverton has faced several natural and human caused disasters: mine spills, drought, forest fires, avalanches, rock/mud slides, and the Covid-19 pandemic, that have affected the economy in a variety of ways due to the loss of summer and winter tourists.

Following the Gold King mine spill in 2015 the Economic Development Administration (EDA) helped Region 9 to fund a Recovery Coordinator position to continue resiliency and economic development efforts in San Juan County. This EDA investment supported Region 9 Economic Development District (Region 9) with a Disaster Recovery Coordinator to develop a resiliency plan for existing businesses and identify opportunities for economic diversification in Silverton, Colorado. There was also a strong desire to bring the San Juan Development Association (SJDA) economic development organization out of dormancy. Both Region 9 and SJDA significantly participated in this Master Plan process. There are many economic development strategies and actions described in Chapter 3 of this plan.

## EXISTING CONDITIONS

### Study Area

The study area for the master plan is predominantly the town limits as illustrated below but due to the extreme mountain geography of the Town Of Silverton, many of the recommendations in this plan, particularly in the Environment and Natural Resources section, include unincorporated land in San Juan County.

### Demographics

Relatively speaking, Silverton has seen large population growth since 2016 with just over five percent. Even with the recent influx of new residents over the last two years, as of 2022 the population is increasingly getting older with a median age of 51 compared to 44 in 2010. Much of this can be attributed to older residents remaining while younger residents who grow up here continue to move out.



Silverton views, Wikipedia



San Juan County Historical Society



Study Area



## Income and Employment

The median household income is just over \$56,000 with approximately 50% of the workforce employed in service related and tourism-driven occupations. Sales, business, and office occupations make up about 45% of the workforce but there is very little office space available for new or expanding business to locate in Silverton. Several residents work remotely out of their homes.

## Housing

Like most of Colorado, housing costs have increased significantly since 2016 when the median home value was about \$220,000 compared to approximately \$310,000 today. There are also very few homes on the market. 2021 saw record low inventory and the average listing price of those homes for sale was just under \$500,000. The average home sale price today, when compared to the median household income and the number of homes on the market, clearly shows the lack of affordable housing stock in Silverton.

In 2010, the median rent in the Town of Silverton was \$575 per month. By 2019, that had nearly doubled to just over \$1,000 per month. Today 37% of residents are renters compared to 65% homeowners.

In mid 2021, the existing housing inventory included the following:

- 203 year around single family residences
- 122 Long term rentals (all categories)
- 116 Seasonally occupied structures
- 41 Vacation Rentals (approximately 35 homes and 6 apt/condo style)

The above numbers illustrate nearly half of the housing stock is regularly vacant, used as second homes for seasonal and vacation use and an estimated 157 units were vacant due to seasonal or vacation use.

It is important to note that the lack of rental and for sale housing for the workforce has both led to a significant rise of in-commuting in the county as well as a number of unfilled jobs in the service industry. Many potential employees have declined employment due to the lack of housing.



## Past Planning Efforts

The Town of Silverton provided Community Builders with all prior and evolving planning efforts to review and understand what plans came before this Master Plan to ensure this process would build upon such efforts. Below is a list of prior plans and planning projects reviewed. Brief summaries of selected plans are included in the appendix.

### Planning and Zoning

- Municipal Code; Zoning
- San Juan and Silverton Housing Needs Assessment 2021
- San Juan County Community Development Action Plan (CDAP) 2021
- Resiliency Plan - Silverton & San Juan County Colorado 2020
- Town of Silverton and San Juan County Master Plan - 2010

### Transportation

- CDOT Town of Silverton Road Safety Audit 2022
- Silverton Wayfinding Master Plan - 2017
- Blair Street Sidewalk Project 2017

### Recreation and Natural Assets

- Silverton Area Trails Plan 2019
- Kendall Mountain Recreation Area (KMRA) Viability Study 2018
- Animas River Corridor Revitalization Project 2006

Many of the recommendations from the 2010 Town of Silverton and San Juan County Master Plan are still relevant and have been carried forward in this 2022 Master Plan.





# ENGAGEMENT PROCESS

## Project Goals and Outcomes

This process identified shared community values, clear goals that shape a community-driven vision for the next ten years and strategies and actions to move that vision forward. The project resulted in a Master Plan for the Town. To ensure ownership and accountability, the project team provided regular updates to Town and County boards and committees as well as local government entities and elected leaders throughout the process and for final adoption.

The Compass Master Plan is supported by two teams. A **Project Management Team (PMT)** that provides day-to-day support and guidance to the **Community Builders (CB)** Team and includes representatives from the Town, County School, Chamber, SJDC, and the Master Plan Committee. The **Compass Task Force (TF)** is a second team that is designed to support a key goal of the Compass Project to bring our community together through a thoughtful, far-reaching and inclusive public engagement process. In the second half of the project, four **Community Action Planning Teams** were created to engage residents, as well as civic and business leaders in the process of transforming the community's goals and values into more specific strategies and actions.



Project Management Team meeting



Community Builders meeting

## Master Plan Process Goals

At the onset of the project, the Town, Project Management Team, and Task Force, created the following goals for the master planning process:

### PROCESS GOALS:

Strengthen our ability to work together, compromise, and find common ground so we are better able to collaborate, take on difficult issues and can find productive ways forward even when we don't all agree.

Create a community vision to provide direction for the future we want and to shape the policies, plans and decisions that will take us there.

Identify and articulate shared community values to help us understand and plan around the things that matter most to us about our community.

A plan that identifies actionable strategies, priorities and projects, as well as guidance for implementation, that will help make our community vision reality.

A process that creates trust, hope and confidence so we can move forward knowing that the community was heard and the process was fair, wide-reaching and effective.

Elevate and inform our engagement. Execute a process that raises the bar on how we do engagement and also builds our capacity for doing better engagement in future processes.

### ENGAGEMENT GOALS

Build Trust. Build trust through open dialogue, clear communication, creating healthy space for discussing differing views, and following through to ensure the community's effort results in meaningful progress.

Create healthy civic dialogue & strengthen civic capacity. Improve our ability to work together as a community to understand and discuss the issues and make smart choices about the future in a civil way.

Meaningfully involve everyone. Execute an inclusive process with authentic & meaningful opportunities for everyone to participate. Engage, involve & give voice to those that have been left out in the past.

Expand the tent of leadership. Create opportunities for new leaders to step up and be meaningfully involved. Create opportunities for new leaders to learn together, have informed dialogue, and strengthen trust.

Tell our story. Use creative communications to capture and tell the story of our entire community.

## PROCESS

Community engagement was central to this project and directly influenced the development of the Compass Master Plan. As part of the Silverton Compass Master Planning process, Community Builders and the Town of Silverton undertook a significant community engagement effort in 2021-2022. This section summarizes the main activities and outcomes of that process. Additional detail can be found in the appendix. The overall process included four project phases:

### Phase 1: Groundwork

Scoping and Preparation | Complete (Dec 2020 - Mar 2021)  
Build the teams, systems, tools and partnerships needed for a successful project

### Phase 2: Where are we today?

Community Values and Assessment | April 2021 - October 2021  
The identification of community values clarified what is most important to the community by discussing what the community sees as top challenges, needs, concerns, assets and opportunities

During the course of the Master Plan process from March 2021 - June 2022 there were over 75 opportunities for the community to engage and over 350 community members participated in the process. This included Task Force Meetings, Walkshops, Open Houses, Targeted Focus Groups, Small Group Discussions, Webinars, and Community Workshops. The following page includes a brief description of each of these engagement types.

## Where we are today



**Phase 1: Groundwork**  
*Scoping and Preparation*  
Complete: Dec 2020 - Mar 2021  
Build the teams, systems, tools and partnerships needed for a successful project



**Phase 2: Where are we today?**  
*Community Values and Assessment*  
April 2021 - October 2021  
Identify community values. Determine what the community sees as top challenges, needs, concerns, opportunities, assets, trends, etc.

## The future we want



**Phase 3: Where do we want to be?**  
*Community Goals and Vision*  
November 2021 - January 2022  
Identify goals for the future we want and high-level strategies to provide vision & direction



**Phase 4: How do we get there?**  
*Strategies and Actions*  
February 2022 - June 2022  
Develop clear strategies and actions needed to realize our vision, and goals and set in tune with our values. Develop the strategy and process results into the town Master Plan





## Small Group Discussions (25)

The primary engagement activity throughout the Compass Project was small group discussions. These discussions provided the foundation to values around what the community loves, needs, hopes, and fears for Silverton.

## Task Force Meetings (8)

The Task Force is a volunteer committee formed to provide guidance and oversight of the process, not to make "big decisions" or "control" the outcomes. Throughout this project, the taskforce met 8 times. During each meeting they were able to review the engagement status of the project and provide support by doing their own value engagement. It is important to note that these meetings were not closed meetings and anyone in the community was allowed and welcomed to participate.

## Walkshops (3)

Walkshops are an activity for community members to discuss strengths, weaknesses and opportunities in Silverton while walking through town members of Community Builders. Three walkshops were held, two with the community and one with middle and high school students.

## Open Houses (10)

Open houses throughout the community provided flexible opportunities for community members to interact with the project team. Locations include fire station, coffee shop, Town Hall, Kendall Community Center and restaurants, hospitality, medical, and other sectors).

## Community Workshops (5)

Community Workshops provide an opportunity for the community to come together and address their values, provide input to Community Builders about what they have heard around values, discuss key issues and opportunities for the community, and respond and provide feedback regarding the strategies.



## Targeted Focus Groups (5)

Targeted focus groups were promoted from input from the Task Force due to the need to engage specific groups that are often not represented in community driven projects. This included middle and highschool students, the Mexican Community, senior citizens, and firefighters. These group meetings were focused around key values.

## On-line and Hard Copy Surveys (2)

Community surveys were provided for input on the preliminary values and goal statements.

## Webinar Learning Sessions (5)

A five-part webinar series with in depth discussions was conducted for the following topics: Strengthening Our Local Economy, Responsible Growth and Development, Housing, Environment and Natural Assets, Building Civic Health and Capacity.

## Action Planning Teams (12)

For each of the four major topics, small groups were assembled made up of volunteers that had specific interest and/or expertise in the primary master plan topics. These teams met in person and virtually three to four times during the draft strategy and action formation.



# VALUES, VISION, GOALS

Where Are We Today?  
Where Do We Want To Be?

# BRINGING SILVERTON TOGETHER FOR VISION AND ACTION

The Compass Project aims to bring our community together to find direction for this place we all call home. This community-wide Master Plan provides a vision for our community as well as strategies and policies to advance that vision through future land use, development, and infrastructure improvements in the Town of Silverton. The process was organized into phases that guide the community through dialogue about where we are today, where we want to be in the future, and how we get there.



Starting in March of 2021, the Silverton Compass Project worked to bring our community together to envision the future we want and identify strategies and actions to make that vision a reality.

This is a critical time for our community. Silverton is changing. This isn't new - our town's history is a story of change - but how we navigate the change in front of us will have tremendous bearing on the future of our community. We can either shape it - and take control of our future - or let it happen to us, and hope for the best.



That is why the Compass Project matters. It's a chance to come together as a community and proactively shape the future we want. This process resulted in this community-wide plan, called a Master Plan, to guide the next decade in future growth and development in the Town of Silverton.

Master Plans, also known as Comprehensive Plans, are policy documents that local governments use to guide land use policies, capital investments, and other actions that shape how a community grows and develops. Master Plans also help keep local governments and policymakers accountable to the goals and vision set forth in the plan.



# WHERE ARE WE TODAY?

## What We Love!

People in Silverton love the community itself. They love the people, relationships, and social bonds that can form in such a unique place. There is a sense of belonging and identity that comes with living in a place where it's hard to live; and a sense of kinship with those who also make the choice to live in such a place, despite the challenges. They value the diversity of the community and the different types of characters who call Silverton home. And, people love the way that neighbors and friends watch out for each other and come together to help one another when needed.

People value the town as a place. People love that the town is walkable and it is easy to get around. People like living in a "small town" where you know your neighbors (and get to know most everyone), where people can keep an eye on each other (and each other's kids), and where people do come together to do things for the community. People care about the history and heritage of the community and the environment they live in. And they love that Silverton remains a real town, where things aren't always shiny and perfect, in a real mountain environment, where things aren't always easy, with real people, who hold a shared love for the place for both the challenge and opportunity it provides.

People love the connection to nature and access to recreation that Silverton provides. People find great joy and solace from living in a gorgeous, isolated mountain environment that offers places to play, reflect, and gather with others. Though often for different reasons, people value the benefits and bounty that the area's natural environment provides. From miners who hold dear memories of harvesting food to newer backcountry enthusiasts who live here because of the area's natural setting and access.

## Why Values?

Values are what people care most about in their community. The characteristics that make it special and help to create a shared sense of place and identity. Though values reflect what matters most today, they are not intended to prevent change. Instead, they provide a tool to help navigate change. Identifying values allows a community to proactively shape its future by creating clarity around those things the community wants to protect and sustain even as change occurs. Values provide clear touchstones to help evaluate different choices or actions and align local plans, policies and decisions with what people care most about so that individuals, organizations, and local governments can work coherently to maintain what makes a community special and to shape change in ways that are consistent with the community's values.

The numerous community discussions that occurred throughout the process provided the foundation to values around what the community loves, needs, hopes, and fears for Silverton. These values serve as the organizing structure for the goals and policies of the Master Plan.



Achieving our community's vision will require us to strive to maintain certain aspects of Silverton that the community values today, while recognizing that we will need to adapt in the face of a certain amount of growth and change over time. Our ability to adapt successfully will require a continual focus on—and balance between—the following community values:

## Community Values

### A REAL TOWN WITH REAL PEOPLE

We value living in a funky and historic town that brings together a cast of characters with grit, and cultivates a deeply felt sense of purpose, freedom, interdependence and a shared love of place.

### CONNECTION TO NATURE

We value our connection to the natural environment and the San Juan Mountains that foster a deep appreciation of the natural world that unites us, provides solace and freedom, and underpins our sense of community.

### ACCESS TO RECREATION

We value our community's access to the backcountry and vast public lands that allow incredible access to recreation and contribute to the health and vitality of our small mountain town.

### A GOOD PLACE TO LIVE AND RAISE A FAMILY

We value our small, peaceful town, that is easy and safe to get around, offers a healthy environment to raise our children, and provides a slower and more intentional pace of life.

### ABILITY TO MAKE A DIFFERENCE

Though we don't always agree, we value living in a community where people are actively engaged and can actually make a difference.

# WHERE DO WE WANT TO BE?

## Community Vision - Our Hopes and Fears

Silverton locals are concerned about maintaining what they most love about the place as it continues to grow and change. They fear that the community lacks control over its own future. For these reasons, many people are concerned that the community lacks a clear vision for the future. They worry that without a vision and good planning, growth and change will negatively impact the community, sense of place, and natural environment. Silverton relies upon:

People want to be able to help shape the community and manage how it grows and changes. They want to see a positive vision that brings the community closer together and helps guide future plans, policies and decision making. They want both high-level direction as well as detailed strategies to make their vision a reality.

Most people do not fear growth outright - in fact, most people believe the town needs to grow and some fear that the town's lack of growth is stagnating and unhealthy. Many people see the lack of services and a year-round economy as critical challenges that can only improve with some level of thoughtful growth. Relatedly, many believe that lack of housing affordability is partially a result of a lack of housing development and that long-term, creating more housing choices is key to a more affordable community.

People hope to see positive growth that helps build a more year-round economy and contributes to a stronger community, including more students in the school, more services, expanded opportunities for arts, culture and recreation.

However, there is also widespread concern that unchecked and poorly planned growth will undermine the community's values and cause irreparable damage. In particular, people are worried about growing in ways that leave locals behind and result in a more exclusive "resort" community that lacks the soul and character Silverton has today. They fear seeing locals squeezed out in favor of second homes and vacation rentals. Additionally, people worry about growth that is too fast or out of scale with the community. Many also believe that the Silverton cannot currently accommodate healthy growth or development without attending to needed gaps in infrastructure and services.

People do want to see healthy development that is well planned and shapes a stronger community. They want growth that is compact, walkable and appropriately scaled for a small mountain town. That does not mean only single family homes. In fact, many people hope to see increased density that is scaled and in character with existing development. People want to see necessary investments in infrastructure and local services to ensure that growth is sustainable for the community.

Similar concerns surround Silverton's economy. Many people worry that the current economy is too seasonal and lacks diversity and job opportunities. In this light, people want to see the economy develop, but not in ways that leave locals behind or diminish the character of the community. While tourism is a mainstay, people are concerned about being dependent on tourism and recognize that it comes with impacts that must be managed or avoided altogether. Relatedly, many fear losing a sense of place through an over-the-top approach to tourism that feels plastic or inauthentic. Additionally, many worry that the seasonal nature of the economy today places tremendous burdens on the workforce and local businesses.

Because people value the community and social connections it provides, it is not surprising that so many people are concerned about the impacts of growing divisions within the community. There have been several high-profile conflicts in recent years and many of these have been quite public and personal. While many of these have featured concerns about community trust in government, healthy community processes, and fairness and transparency in decision making, more people worry about the personal and often mean spirited nature of these conflicts and the impacts of battles on social media that then escalate out into the public realm.

Relatedly, there is a strong concern that some people are being, or will be, left behind as the community moves forward. In particular, there is concern about the work force, the aging population, and the hispanic community, which all have a long history in the community.

People hope to see a community that remains diverse and affordable, that is inclusive of its workforce and the many characters that make the place special. They hope Silverton remains a place where people are part of a close, tight-knit community that takes care of each other and does what's right for the community first, knowing that doing so will also shape a strong economy and place that others want to visit.





## Community Goals

Goal setting provides an opportunity for people to work together—to build consensus and develop a shared agreement on a path forward. While a community doesn't have to agree on everything, by working together, they can identify a set of shared goals that provide a direction for moving forward.

During phases 3 of the Compass Project, the community worked together to develop and refine the following list of goals for the town. They were built iteratively from multiple layers of community conversation, vetting, and feedback—and are based on points of consensus regarding the community's concerns and aspirations for the town.

These goals are meant to serve several key purposes. First and foremost, they are meant to provide the foundational direction for advancing the community's vision of building a thriving town for everyone. They should act as a tool for guiding future decisions—such as determining whether or not a specific project or policy is in line with the community's larger vision. They are also to be used for monitoring future progress—to identify potential successful efforts that should be expanded upon, or unmet goals and gaps that need to be addressed.

These goals are meant to provide a foundation for progress. The strategies and action items presented in this document were created by the community in direct response to these goals. It offers a plan of action for the immediate future, while providing a framework for the development of new strategies moving forward.

### CREATE A RESILIENT, YEAR-ROUND ECONOMY THAT SUPPORTS A STRONG, LIVABLE COMMUNITY

We want an economy that is more diverse, less seasonal, and can support people, businesses and the community year-round. We want it to support and sustain our local businesses & provide good opportunities for the people who live here.



### PLAN FOR RESPONSIBLE GROWTH AND DEVELOPMENT THAT CONTRIBUTE TO OUR COMMUNITY AND SENSE OF PLACE

We want to see well-planned growth and quality development that supports our local community. We don't want to lose our small town character, but do want to provide housing & have more full-time residents to support businesses, the school, and expanded services and opportunities.



### EXPAND HOUSING CHOICES, OPPORTUNITIES AND AFFORDABILITY FOR OUR COMMUNITY

We want to ensure that we provide housing choices that are affordable to our people: the elderly, young families, our workforce, the hispanic community



### MAKE STRATEGIC INVESTMENTS IN PROJECTS & PLACES THAT BENEFIT THE LOCAL COMMUNITY

While we don't want big changes, we do want to create more places and opportunities for the people who live here, such as: expanded recreational assets (e.g. bike/skate park, the Animas River Trail, an ice rink, ball fields), a community center, modest / locally-serving improvements at Kendall Mtn, Blair St improvements



### STRENGTHEN OUR SENSE OF COMMUNITY AND OUR CIVIC HEALTH

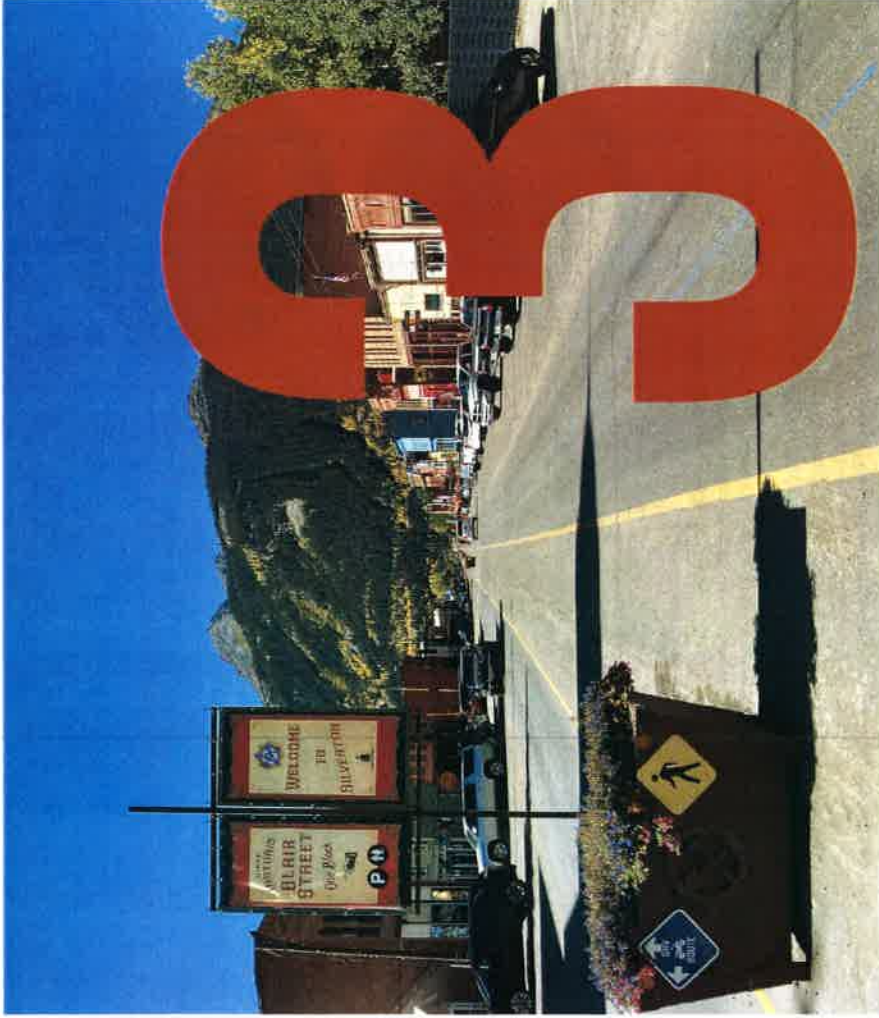
We all love the people and sense of community here. We want to keep that and strengthen it. And, we also want to get better at working together to understand and take on the challenges and needs ahead.



### STEWARDSHIP AND PROTECT THE ENVIRONMENT AND NATURAL ASSETS WE LOVE AND RELY ON

We want to preserve and care for the natural beauty, resources & assets that make this place so special. They are critical to us & our economy.





# STRATEGIES & ACTIONS

- Infrastructure
- Strengthen Our Local Economy
- Responsible Land Use, Growth, and Development
- Housing
- Environment and Natural Assets
- Building Community Trust and Improving Governance

# Strategies & Actions

In the beginning of 2022, the Compass Project conducted a five part webinar learning series based on the topics mentioned in Chapter 2, which included housing, strengthening our local economy, responsible growth and development, environment and natural assets and building civic health and capacity. Following these learning sessions, four Action Planning Teams made up of citizen volunteers, professionals in the field, government staff and elected officials, businesses, nonprofits, and institutions were formed to focus on affordable housing, responsible growth and development, environment and natural assets, and strengthening our local economy.

With the assistance of Community Builders, each Action Planning Team identified strategies and tactics to achieve the community's goals. The strategies were discussed with the community with a series of open house and community meetings in March and April 2022 and were further refined based on this input. The strategies below and on the following pages have been prioritized by the community.

Following each of the strategies is a detailed Action Plan Matrix that includes actions to accomplish the strategies, priority identified by the community, timing, responsible implementing departments or agencies, and potential funding resources. Town departments referenced in the responsibility column include: Administration, Planning, Facilities/Parks and Recreation, Public Works, and Building and Code Enforcement, etc.

A variety of public funding resources are identified in the matrix as well as their website links. Below is a list of these sources and their acronyms. In addition, the Implementation Chapter 4 describes each of these resources in more detail and provides application deadlines and timelines where applicable.

- Department of Local Affairs (DOLA)
- Colorado Department of Local Affairs - Division of Housing (DOLA-DOH)
- US Department of Agriculture (USDA)
- Economic Development Administration (EDA)
- Office of Economic Development and International Trade (OEEDIT)
- Great Outdoors Colorado (GOCO)
- Office of Economic Development (OED)
- Colorado Small Business Development Center (SBDC)
- Colorado Housing and Finance Authority (CHFA)
- Colorado Healthy Rivers Fund (CHRF)

As described in Chapter 2, the community goals are meant to provide a foundation for progress. The strategies and action items presented on the following pages were created by the community in direct response to these goals. It offers a plan of action for the immediate future, while providing a framework for the development of new strategies moving forward.





# IMPROVE OUR EXISTING INFRASTRUCTURE

## GOAL

MAKE STRATEGIC INVESTMENTS IN PROJECTS & PLACES THAT BENEFIT THE LOCAL COMMUNITY

## WHY IT'S IMPORTANT

In the vast majority of community meetings, the Town's infrastructure was frequently brought up as one of the communities top priorities. Silverton's infrastructure assets - water, sewer, power, communications, and transportation networks - all contribute to our economic vitality and quality of life. Significant investments and enhancements in our infrastructure is a necessary cost that will benefit all of us. The needed infrastructure improvements overlap with all the major master plan topics; Economy, Land Use, Housing, and Environment, but are important enough to have their own set of strategies and actions

Communities that are great places to live, work and visit are also successful at attracting talent, entrepreneurship, and investment. Placemaking is a way of saying we want to make our public spaces and community cool, fun, interesting and a welcoming place to be. Many community members have noted the success of Columbine Park in bringing people together and have expressed the desire for additional spaces like this to increase the opportunity for events as well as to provide a location for casual public gathering during off-event times.



# COMMUNITY STRATEGIES

## A. Invest in Maintenance and Upgrades of Existing and New Utility Infrastructure

Many community members have expressed the need to "invest in ourselves" before we continue to grow, in particular they have referred to the need to upgrade the sewer treatment plant, improving water and electricity supply as well as enhancing and expanding broadband. In addition, opportunities for utilizing renewable energy should be pursued

**Sewer System** Most of the Town's sewer collections system, including piping and manholes, was constructed in the early 1900s and is in major need of rehabilitation. The wastewater treatment facility is at the end of its design life and should be replaced by 2027. An engineering study of the entire sewer system was conducted in 2019, which has prepared solutions and enabled the Town to seek external funding for these urgent and costly needs. A high priority of the Town is to implement a phased Wastewater System Rehabilitation project to address these infrastructure challenges.

**Water supply** has been an ongoing concern in recent years with existing vulnerable surface water sources and drought. A test well project is scheduled in 2022 which could add groundwater as a redundant source of municipal water with future development required. Ongoing deferred water system maintenance and accommodation of growth are also high on the list of water system priorities.

**Power.** The power supply in Silverton is in need of redundancy due to frequent power outages, mostly due to extreme weather events. It is recommended and desired by many residents that the town conduct an energy assessment to better understand the availability of renewable energy sources such as geothermal, micro and pumped hydro, and solar. The town should continue to build upon the existing 2010 EPA Wasterock Ponds Solar Assessment and study other potential locations such as Mayflower Cold Mill and Boulder Gulch areas.

**Broadband.** Most community members express the need for broadband improvements that include improved speed, reliability, and redundancy

## B. Place-Based Investments to Strengthen/Create Local Assets

Numerous place-based investments desired by the community range from simple and inexpensive improvements such as flower boxes up to major improvements at Kendall Mountain and Baker's Park. Similar to utility improvements, there is a strong desire to improve existing assets for community members that benefit both residents and visitors such as sidewalks, parks, trails, bicycle connections, streets, and pedestrian scale lighting. In addition, gateway features and wayfinding signage at the entrance to town near Green and Mineral Streets will help direct US 550 traffic to town, create a sense of arrival, and provide direction for visitors

Most community members expressed the desire for the design and implementation of a community, recreation, and performing arts/indoor/outdoor theater. While many expressed that the Stanley Placer (school) site would be an ideal location for one or more of these facilities, they could also potentially be in multiple buildings throughout town. However, it may be more cost effective to design and build all of these facilities on one site

## C. Initiate a Capital Improvements Plan (CIP)

In order to fund desired multimillion dollar infrastructure and placemaking improvements the community should consider a new revenue stream to support this work. One way to do this is to create a Capital Improvement Plan (CIP) developed by the Town in order to prioritize annual investments. A CIP is a short-range plan, typically four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan. The benefits of creating a CIP include:

- Provides a systematic evaluation of all potential projects at the same time
- The ability to stabilize debt and consolidate projects to reduce borrowing costs
- Serve as a public relations and economic development tool
- A focus on preserving Silverton's infrastructure while ensuring the efficient use of public funds
- An opportunity to foster cooperation among town departments and an ability to inform other government agencies of the town's priorities

Advocates of a transportation network over Combat Creek, including the assembly hall





# STRATEGIES & ACTION ITEMS

Timeline: Ongoing, Short: 0-18 months; Mid: 18 months - 5 years; Long: 5+ years

## Strategy A: Invest in Maintenance and Upgrades of Existing and New Utility Infrastructure

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Implement Wastewater System Rehabilitation Project (new treatment plant and collection)	Planning: Short Implementation: Long	Public Works, Planning	DOLA, development fees, USDA Water & Waste Disposal Loan, FDA Economic Adjustment Assistance Strategy and Imp. Grants, EDA Public Works Grant
2	Improve/maintain the town's water supply infrastructure and assess longevity of accessing water table via town operated wells to address long term water security.	Mid	Public Works	EDA Public Works Grant, USDA Water & Waste Disposal Loan
3	Expand electrification of the existing grid	Mid to Long	Public Works, SWCCOC, Current Providers	DOLA grants, USDA Community Connect Grants, USDA Telecommunications Infrastructure Loans
4	Implement Broadband improvements to include improved speed, reliability, and redundancy.	Short to Mid	Public Works, SWCCOC, Current Providers	DOLA grants, USDA Community Connect Grants, USDA Telecommunications Infrastructure Loans

Example of simple wayfinding signage



Redemption Meadow, Eagle Park, Master Plan graphic highlights



## GOAL B: Place-Based Investments to Strengthen/Create Local Assets

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Design and implement a community recreation, indoor/outdoor theater/music venue and performing arts center	Long	Planning, Parks & Facilities, Creative District	COEDIT CO Comm. Revitalization Grant, USDA Intermediary Relending Program, USDA Community Facilities Direct Loan & Grant, DOLA, COCO
2	Provide park, pocket parks, and trail improvements, relocation/rebuilding skate park. Include public restrooms, trailhead parking, wayfinding/directional signage, etc.	Short	Parks & Facilities	COCO
3	Improve town pedestrian and bicycle infrastructure to create uninterrupted connectivity throughout town including: <ul style="list-style-type: none"> <li>a. Improved sidewalks throughout town</li> <li>b. Implement 2020 Blair Street Sidewalk Improvements</li> <li>c. Bicycle connections</li> <li>d. Wayfinding signage</li> <li>e. Pedestrian scale lighting</li> </ul>	Short to Mid	Public Works, Planning, Parks & Facilities	COCO, DOLA, CDOT, Highway Safety Improvement Program (HSIP), Safe Routes to School (SRTS)
4	Gateway improvements on both ends of Greene Street (Greene St./Highway 550 and Greene St./8th St.).	Mid	Public Works, Parks & Facilities	COCO, San Juan County Tourism Board
5	Implement Kendall Mtn. Rec. Area Master Plan improvements that may include: <ul style="list-style-type: none"> <li>a. alpine skiing expansion potential</li> <li>b. mountain biking trails and skills park</li> <li>c. improved trail systems: including new nordic, skate ski, and fat bike trails</li> <li>d. nordic ski rental center</li> <li>e. outdoor amphitheater for music, outdoor classroom, and interpretive exhibits</li> <li>f. sledding/tubing hill</li> <li>g. improvements to the existing ice rink and pond that may include a temporary or permanent roof structure</li> <li>h. improved parking</li> </ul>	Short to Long	Parks & Facilities, Public Works	COCO, private donors, general fund, Silverton Singletrack Society
6	Implement Molas Lake Park Master Plan improvements.	Short to Mid	Parks & Facilities	COCO

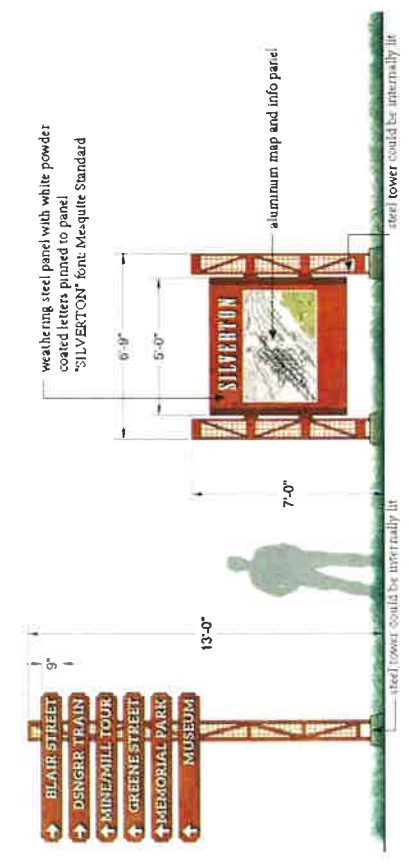


also in the same plan for Street 3, improve street parking and bicycle infrastructure to create an improved community walking and biking environment. See also: [www.esilverton.com](http://www.esilverton.com)

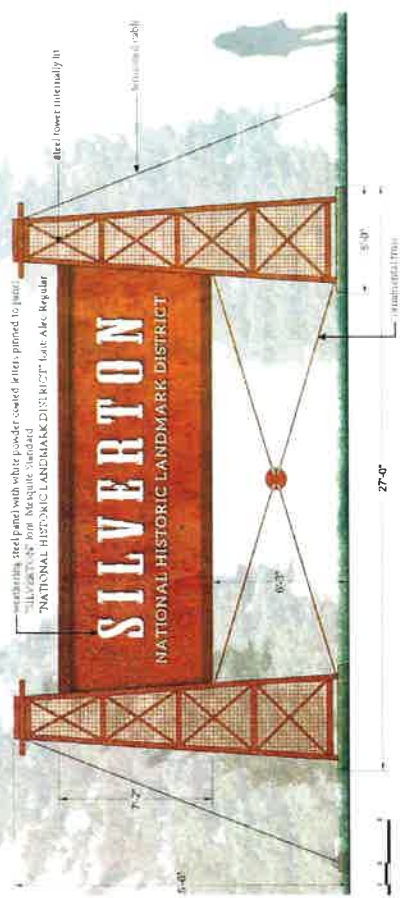
## GOAL C: Establish a Capital Improvements Plan (CIP)

#	ACTION ITEM	Short	Town	FUNDING
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1. Implement a Capital Improvements Plan  
 The CIP should include the following:
  - a. A list of the capital projects or equipment to be purchased
  - b. Projects ranked in order of preference
  - c. The plan for financing the projects
  - d. A timetable for the construction or completion of the project
  - e. Justification for the project
  - f. Explanation of expenses for the project

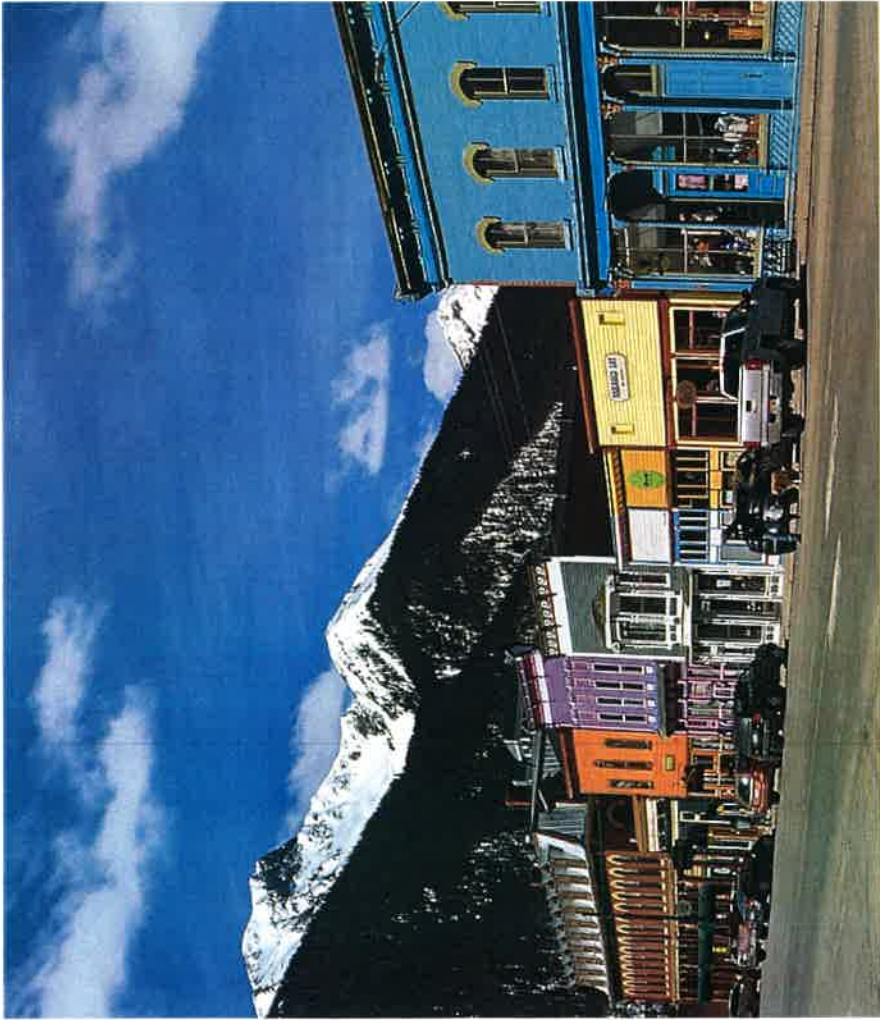


steel tower could be internally lit



steel tower could be internally lit





# STRENGTHEN OUR LOCAL ECONOMY

## GOAL

CREATE A RESILIENT, YEAR-ROUND ECONOMY THAT SUPPORTS A STRONG, LIVABLE COMMUNITY

## WHY IT'S IMPORTANT

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. Average earnings per job in Silverton are lower than statewide averages predominantly because of the high number of seasonal tourism/service based jobs and lower than average wages for other job sectors. It is important to note that the AMI is increasing due to an increased number of remote workers since 2020.

In 2022, and over the last several years, tourism and service industry jobs account for 50 percent of total employment, or approximately (175+/- jobs), and provide the largest number of jobs in Silverton. The average annual wage for these jobs is just under \$25,000. While per capita annual income and local job opportunities are increasing, the average annual wage for all jobs is just over \$56,000. This is far below what is considered the estimated livable wage in Silverton which is \$81,276 for a family of four. A livable wage addresses the essential financial needs for basic living tools such as shelter, healthcare, childcare, and nutrition. When one earns less than a livable wage, he or she is forced to make undesirable choices such as working two or more jobs, working longer hours, making longer commutes, sharing a residence, or giving up basic items such as a vehicle or insurance. (sources: Region 9 2022 Livable Wage Update and Region 9 2022 Economic Snapshot Update)

Silverton has also seen an increase in new residents that are able to work remotely. Many are year round residents that are contributing to the local economy through taxes and spending money in Silverton.

Since 2017, the winter months of December through March only account for an average of 17% of annual sales tax collected, as many restaurants and businesses are closed, compared to an average of 60% between May and October during the same five year period. However, Silverton's winter economy remains poised for growth as it has seen an average of 25% increases per year since 2019. Over the last 3 years, summer sales tax collections have fluctuated dramatically as a result of Covid-19. 2019 saw an 18% increase, 2020 a 10% decrease, and 2021 a tremendous 38% increase. As of June, 2022, sales tax is slightly lower than 2021. (data from Town of Silverton year over year sales tax dollars)

There are opportunities for job growth in key areas such as education, government services, construction, tourism, creative business/arts, and professional services. 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.

# COMMUNITY STRATEGIES

A strategic approach and actions are necessary to improve the year round local economy in Silverton, particularly in the winter months. Without these we face continued economic challenges and likely an increase in the issues that challenge our community values and quality of life. The key strategies to strengthen our local economy include:

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

The winter and shoulder season months have the capacity to accommodate not only additional visitors but to possibly diversify the types of tourism activities available. Providing capital investment in the Kendall Mountain Recreation Area will not only benefit the local community, it will provide additional reasons for guests to visit Silverton in the winter. Late October to late December should be a primary target for expanding marketable events.
- B. Support and Enable Local Businesses and Entrepreneurship**

Entrepreneurship is a key component of a strong economic foundation—it provides vitality and resiliency to the economy, creates jobs, and encourages the generation and sharing of new ideas. To develop more primary employers which provide economic diversity and career opportunities we are most likely to succeed through the development of business start-ups and local business growth. Many community members have expressed the potential for the Highway 550 / town entrance area to include a variety of commercial/creative industry uses. In addition, the Powerhouse area north of town may have more short term opportunities for additional commercial, entrepreneurial creative spaces, and innovative uses due to the availability of existing utilities.
- C. Support Creative Industries, Small Businesses, and other Entrepreneurial Efforts**

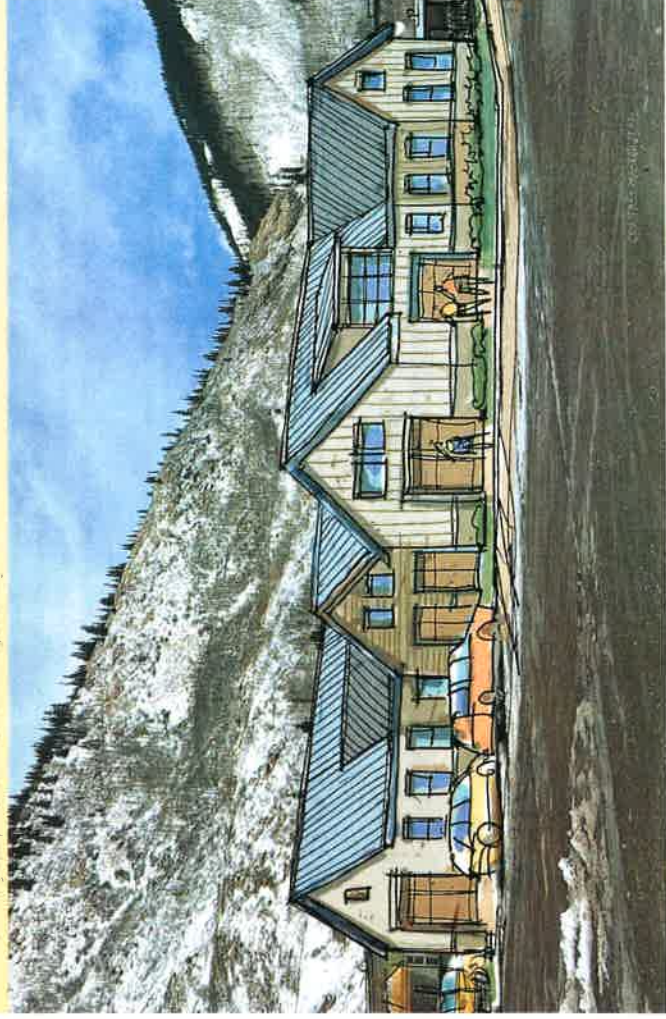
To maintain a continued focus to support and develop innovation, creative people, and entrepreneurs, the Town should continue working with The San Juan Development Association (SJDA) and the Region 9 Economic Development District of SW Colorado to support existing and attract additional creative businesses/individuals to Silverton.

The Town, in partnership with the Silverton Creative District and Chamber of Commerce can all work together to brand and market the local community as authentically innovative, creative, and entrepreneurial as well as working with SJDA and Region 9 to attract new creative businesses.

**Creative Industry Spaces** consists of small scale spaces that provide for design, building crafts, creating art, and items that are typically sold for profit on site. These can be in homes, garages, commercial space, or outdoor spaces. Typically these types of uses are compatible in neighborhoods as they do not create excessive noise and material storage that could be considered a nuisance. These business types have multiple benefits in that they support creative industries, provide opportunities for economic development, and take the burden off retail spaces by providing other ways to activate streets and spaces. A few business type examples include: art creation/galleries, architecture/graphic design, candle/soap/incense makers, clothing, jewelry, food pickling/production, to name a few. It is important to note that some creative industries can be quite noisy and may not be compatible in neighborhoods such as heavy woodworking/furniture building, ski/snowboard manufacturing.

**Light Manufacturing** typically refers to the assembly or packaging of articles from previously prepared materials and are typically produced for end users. It may include uses with emission of odorous, dust, noise, smoke or vibrations. Typically the processing, fabricating, assembly or disassembly of items takes place wholly within an enclosed building. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Unlike creative industry spaces, relatively few customers come to the light manufacturing site. These types of business are generally not compatible in neighborhoods such as the examples listed above. Other light manufacturing examples include fabrication of automobile accessories, textiles, household appliances, and electronics to name a few.

*Rendition of a potential creative industry building*





# STRATEGIES & ACTION ITEMS

Timeline: Ongoing, Short, 0-18 months, Mid, 18 months - 5 years, Long, 5+ years

## STRATEGY A: Expand Winter and Shoulder Seasons to Enhance Year Round Economy

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Solidify the community's vision for Kendall Mountain and the base area, and initiate priority projects with broad support. Utilize the Kendall Mountain concept design and continue to move forward with a modest ski area expansion, including lifts, new trails and expanded terrain. Local ski hill examples include: Monarch, Sunlight, and Powderhorn	Planning- Short Implementation - long	Parks & Facilities	COCO, CO State, Outdoor Recreation Grant
2	Expand promotion of Silverton as a multi-sport fall, winter, and spring recreation destination which includes: skate skiing, fat biking, dog sledding, snowmobiling, backcountry skiing, snowshoeing, hiking, mountain biking, foraging, mountaineering, ultra running and other outdoor recreational activities.	Mid	Communications & Events Chamber	San Juan County Tourism Board, <a href="#">COCO</a> , outdoor retailers/manufacturers / Private Foundations, <a href="#">CO State Outdoor Recreation Grant</a>
3	Create a winter sports campus and pursue recreation based economic generators such as: an ice rink, nordic ski trail extension and facilities, sledding/tubing hill and facilities, indoor rock climbing gym and the promotion of Silverton being a prime flying sports/paragliding destination and great for Spring and Fall mountain biking	Mid	Parks & Facilities	Town, partner with outdoor retailers/manufacturers, <a href="#">CO State Outdoor Recreation Grant</a> , <a href="#">CO Tourism Recovery Marketing Grant</a>
4	Support Mountain Studies Institute (MSI) and others' efforts to expand opportunities for outdoor education, mountain/geological research, avalanche and mountaineering education, wildflower tours.	Mid	Parks & Facilities, Planning, Communications & Events	<a href="#">DOLA RED1 Grant</a> , <a href="#">MSI fundraising</a>
5	Streamline the event permitting process to make it easier for events listed above.	Short	Chamber, San Juan Development Assoc. (SJDA)	<a href="#">OEDIT Grant Programs</a>

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
6	Create new activities in winter and shoulder seasons. <ol style="list-style-type: none"> <li>Collaborate with Silverton Creative District to encourage and promote events, activities, and strategies that strengthen the creative sector.</li> <li>Promote volunteer trail clean up/maintenance as a tourist attraction but also as a community building event.</li> <li>Shoulder season garage &amp; gear sales.</li> </ol>	Planning - Short Implementation - Long	City (Beautification, Arts & Sciences → Heritage Preservation)	Private sector partners (outdoor retailers/manufacturers, Silverton Mountain, <a href="#">OEDIT Grant Programs</a> )

Fall mountain biking at the Snowton backpackery. Image courtesy of Silverton Ski and Bike Society





## STRATEGY C: Support Creative Industries, Small Business, and other Entrepreneurial Efforts

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Limit regulation of uses and building types to provide flexibility for home/building reuse and creative spaces in neighborhoods such as: <ul style="list-style-type: none"> <li>a. Clearly define allowable commercial uses in zoning districts to ensure suitable businesses are allowed in the Neighborhood Mixed Use district.</li> <li>b. Relax change of use regulations (see sidebar on previous pages) defining creative industry space and light manufacturing</li> </ul>	Ongoing	Planning	N/A
2	Encourage the creation and retention of light manufacturing and creative employment spaces, or building sites that meet the needs of existing local businesses to grow or expand. <ul style="list-style-type: none"> <li>a. Collaborate with Silverton Creative District to encourage and promote events, activities, and strategies that strengthen the creative sector.</li> </ul>	Short	Planning, Chamber, SJDA, San Juan County	QEDIT, Colorado Community Revitalization Grant, SBDC.

3	Work with Region 9 and SJDA to support and assist creative businesses that fit Silverton's economic vision such as a new business mentorship program and business networking opportunities	Short	Town, SJDA, Region 9	QEDIT, Colorado Community Revitalization Grant, SBDC.
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Photo courtesy of Silverton Creative District



Photo courtesy of Silverton Creative District

## STRATEGY B: Support and Enable Local Businesses and Entrepreneurship

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Continue Chamber efforts to promote Silverton to businesses that align with the community's values	Short	Chamber, San Juan Development Assoc. (SJDA)	QEDIT, Grant Programs
2	Help local businesses connect to resources available to support small businesses such as assisting with site locations, information on the town process, etc.	Short	Chamber, Planning, SJDA, Region 9	QEDIT, USDA Rural Business Development Grant, USDA Community Facilities Direct Loan & Grant
3	Identify and create new incubator spaces to promote local entrepreneurship	Short	Planning, SJDA, Chamber	EDA Economic Adjustment Assistance Strategy and Implementation Grants
4	Make it easier and more predictable for businesses that are seeking sites to move through the permitting processes by providing a packet with a checklist for new business owners.	Short	Planning, SJDA	DOLA Rural Economic Development Initiative (REDI)

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	Short	Planning, SJDA	N/A
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Photo courtesy of Silverton Creative District

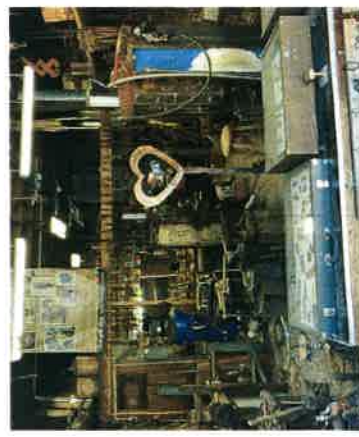


Photo courtesy of Silverton Creative District



# RESPONSIBLE LAND USE, GROWTH, AND DEVELOPMENT

## GOAL

PLAN FOR RESPONSIBLE GROWTH & DEVELOPMENT THAT  
CONTRIBUTE TO OUR COMMUNITY & SENSE OF PLACE

## WHY IT'S IMPORTANT

Though there are some people who are opposed to any future growth, the Compass Master Plan process revealed that most of the community is not overtly opposed to intentional community minded development. Most people recognize that Silverton will continue to grow and change; it's not a question of if, but how. When it comes to future development, we must protect what people love while allowing it to evolve to serve ever changing times.

The Compass Project process revealed a strong desire to expand housing choices and affordability, increase and improve employment opportunities, and expand options for local businesses that meet the everyday needs of Silvertonians. This requires flexibility, trying new things and swiftly removing barriers that prevent necessary innovation. For instance, rather than focusing on the density of a new building, a fairly arbitrary way to regulate development we recommend focusing on the form, scale, and design. These are the qualities that determine the look and feel of a building, its relationship to surrounding buildings and the public realm, and its fit within a neighborhood. This can be accomplished with partnerships and open minds - town departments and developers working collaboratively, with a process that works for everyone, toward a common goal.

Since Silverton's developable land area is highly constrained by mountains, rivers, streams, wetlands, avalanche zones, and existing land uses, the majority of developable area is considered infill. This includes vacant lots throughout town as well as lots with dilapidated homes and/or buildings. The land use, growth, and development strategies on the following pages focus mostly on infill development and redevelopment, with the exception of the area surrounding Highway 550 at the entrance to town, and Shrine Hill, which have their own set of strategies and actions.



# COMMUNITY STRATEGIES

## A. Update Local Land Use Policies

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. Updating policies takes time and additional steps beyond a Master Plan. The first step is to conduct a code audit to identify additional barriers to development and allow for greater flexibility to incentivize projects that support the goals of this Plan. Several detailed recommendations are provided in the matrix on the following pages that include:

The Town of Silverton is less than one square mile, yet there are 7 zoning districts with only minor differentiations between them. By clarifying the desired uses and intent of each district, some of these could be eliminated and/or combined to create flexibility to expand building types. Intent statements make clear what the desired development outcome is and provide clarity on the rationale for the associated policy(ies). Below and illustrated on the following page, are five suggested zoning districts to replace the existing seven:

**Housing:** Includes single, family, duplex, and triplex

**Neighborhood Mixed Use:** This is similar to the current Economic Development (ED) district but it would include all housing types above as well as multifamily, such as 4-8 unit buildings, creative spaces, and some commercial uses

**Business Mixed Use:** This includes all the above use in addition to light manufacturing and most commercial uses

**Historic Core/Business Pedestrian:** This includes most commercial uses (with a few exceptions) while maintaining this historic character of the district. Residential uses are also allowed.

**Parks & Open Space**

Many of the existing dimensional standards make the desired types of development



Silverton's Current Seven Zoning Districts

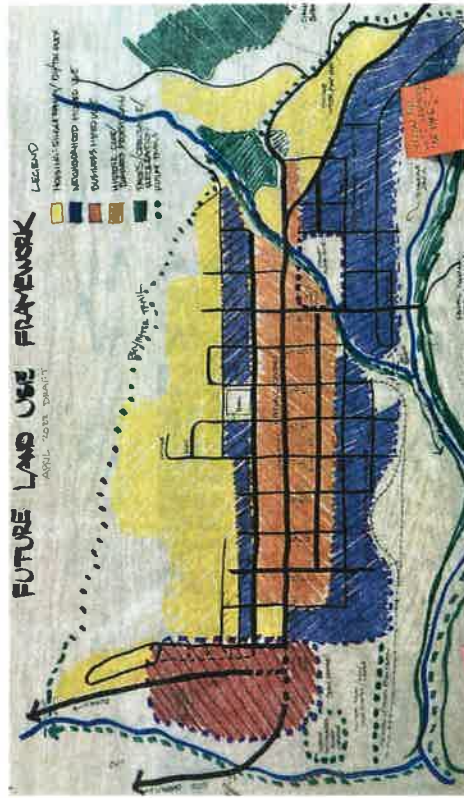
challenging or impossible. Below are a few examples

1. Some setback requirements make many of the desired types of housing challenging or impossible. For example, the illustrations on the following pages identify how the town could make minor setback modifications to allow for a single family home to be built on a typical 25' wide lot, which under today's code is infeasible.
2. Minimum lot areas and maximum coverages often have unintended consequences and tend to be used primarily in suburban development contexts. Downtowns, infill areas, and areas where traditional neighborhood design is desired (which is most of Silverton) are not generally areas where such standards are used without explicit strategic rationale.
3. Most of the height limits are 30' which likely limits the scale of any multifamily development to stacked flats, which are typical in most suburban development.

The Town and most community members have expressed the desire to prevent large single family homes (i.e. a maximum footprint and maximum lot size). The easiest and most effective route would be to simply state that intent clearly within the code and ensure that the reforms being explored apply strictly to that land use type. This approach will ensure that changes to the code do not inadvertently preclude other types of development. New growth should be served by an efficient, pedestrian and bike friendly transportation system. The Town should create policies on connectivity requirements for new development: sidewalks, bike connections that all connect to the existing street grid.

## B. Create Environmental Land Use Policies

Green infrastructure should be the norm as Silverton expands its development and land use in order to create a resilient community. Prioritizing sustainable initiatives and codes will set Silverton up for a successful and vibrant future. By implementing environmental



Future Land Use Framework, conceptualized, 10/16/2016

land use policies. Silverton will be opening the doors for its future generations to enjoy the quality of life Silvertonians experience today. Additionally, there is a need to officially recognize wildlife and their habitats within land use policy changes.

#### C. Update the Communities Vision for Plans and Policies for the Type and Location of Future Development

Identifying potential development sites is a key strategy to obtain the type of infill desired by the community. Additional policy changes that will open up key infill areas include consolidating and/or combining some of the zoning districts that have similar intentions but restrict types of development the community desires such as mixed use developments, and creative/entrepreneurial spaces in existing homes and neighborhoods. In addition to infill areas, the Town should work with the County on planning for potential long-term growth and development on the edges of town and beyond in locations such as Howardsville and Eureka.

#### D. Create a Subarea Plan for the Town Entrance

Over the course of the Compass Planning process, the primary entrance to town along Highway 550 has been identified as a prime location for a variety of development types, including open space and trail access. In addition to the existing Anvil Mountain affordable housing development, many community members have discussed opportunities that include a variety of uses such as additional affordable housing, a mix of businesses oriented to travelers (hotel, restaurants, etc.) as well as light industrial/light manufacturing uses that may not be compatible in some of the more established neighborhoods in town. While this master plan includes a conceptual land use diagram illustrating these uses, it is recommended that Town, County, and Colorado Department of Transportation (CDOT) partner to create a detailed subarea plan for this location. (see diagram on the following page)

In addition, it is important to address the first impressions of Silverton for the south entrance to town from visitors arriving by the Durango & Silverton train. Currently one of the first views the passengers see is that of the wastewater treatment plant and the Town and County storage area from the Mineral Creek train bridge up to 12th Street. The town and county should be mindful of this area as they improve the treatment plant.

#### E. Create a Subarea Plan for Shrine Hill

Shrine Hill is part of the character of Silverton; however, the majority of the undeveloped land is privately held and platted for residential development. Currently most of the land is not connected to basic utility infrastructure. Based on numerous conflicting conversations with community members that ranged from developing Shrine Hill to preserving it as open space, the Town in cooperation with land owners, should conduct a community led subarea plan for Shrine Hill to establish what type of development should occur (i.e. home square footage, height, street connections, lot size maximums, elevation restrictions, etc.)

*The plan is the following paper: an affordable housing, opportunities for future town, to find a way to get it as green, quality, infrastructure improvements such as new trail, structure, park, and open space, new campus, and several more area reorganization.*

10/10/2014



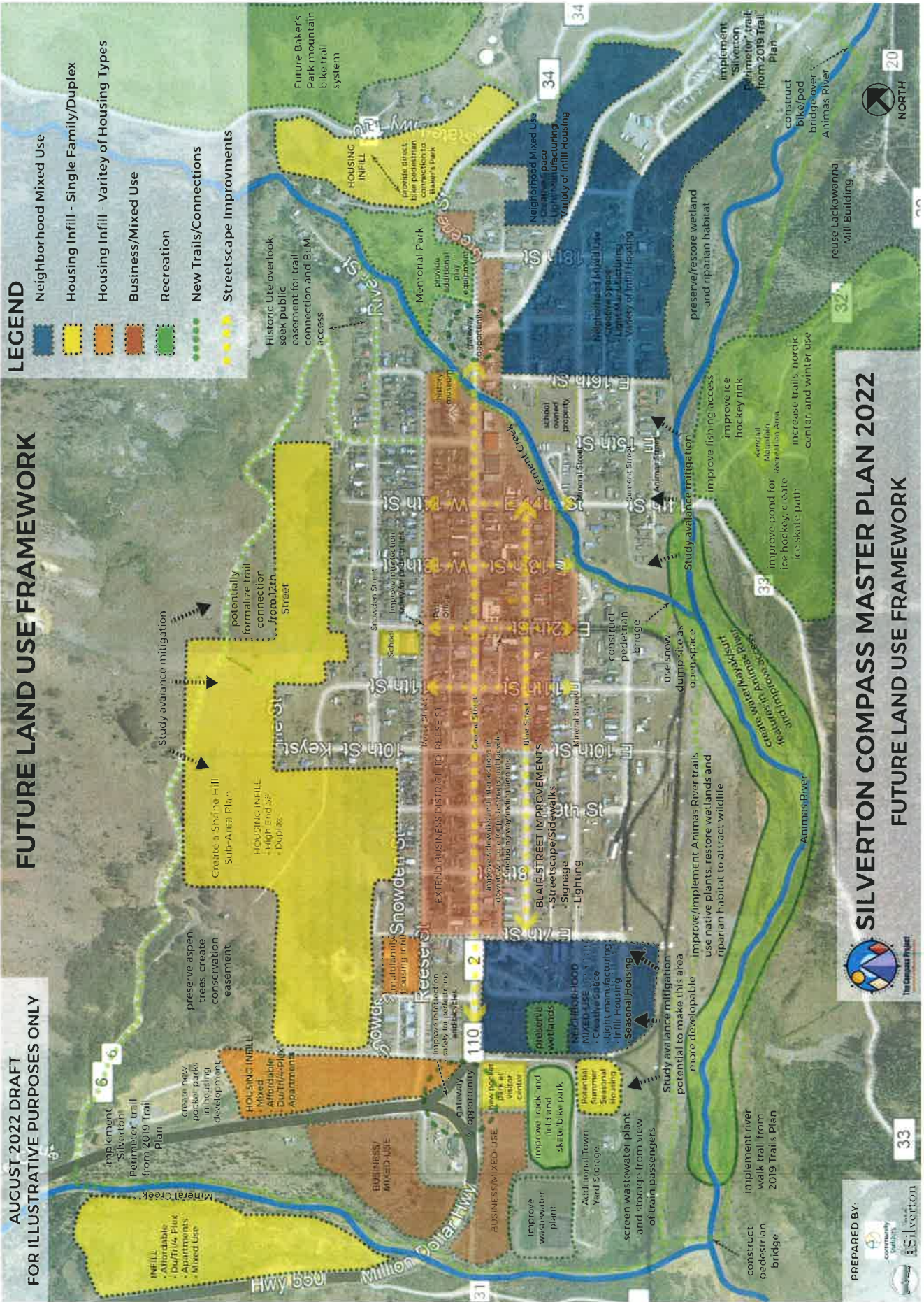


**AUGUST 2022 DRAFT  
FOR ILLUSTRATIVE PURPOSES ONLY**

**FUTURE LAND USE FRAMEWORK**

**LEGEND**

- Neighborhood Mixed Use
- Housing Infill - Single Family/Duplex
- Housing Infill - Variety of Housing Types
- Business/Mixed Use
- Recreation
- New Trails/Connections
- Streetscape Improvements



**SILVERTON COMPASS MASTER PLAN 2022  
FUTURE LAND USE FRAMEWORK**



# STRATEGIES & ACTION ITEMS

Timeline: Ongoing, Short: 0-18 months, Mid: 18 months - 5 years, Long: 5+ years

## STRATEGY A: Update Local Land Use Policies

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Reduce zoning districts to create flexibility to expand building types throughout town	Short	Planning	N/A
2	Update dimensional standards to provide more flexibility for a variety of building types while maintaining the historic character. <ol style="list-style-type: none"> <li>Reduce parking requirements for small-scale infill projects.</li> <li>Reduce setbacks.</li> <li>Reduce minimum lot areas and floor area.</li> <li>Reduce lot coverage percentages.</li> <li>Increased height limits.</li> <li>Enact maximum footprint and lot size for single family housing.</li> </ol>	Short to Mid	Planning	<a href="#">DOLA Affordable Housing Development Incentives Grant Program</a>
3	Limit regulation of uses and building types to provide flexibility for home/building reuse, and non-traditional creative/maker/office spaces in neighborhoods	Short to Mid	Planning, Building & Code Enforcement	N/A
4	Update dimensional standards to provide more flexibility for a variety of building types while maintaining the historic character. <ol style="list-style-type: none"> <li>A simple, visual process overview/flowchart addressing key steps and considerations.</li> <li>Training for planning commissioners + legal council.</li> <li>Include all town departments up front for proposed projects to set applicants up for success.</li> <li>A pattern book of pre-permitted projects.</li> <li>A project approval checklist that can be shared with builders.</li> </ol>	Short	Planning, Building & Code Enforcement, Builders, Developers	<a href="#">DOLA Affordable Housing Development Incentives Grant Program</a>

## Housing Prototypes for Typical Lot Sizes

### 25' Wide Lots - Single Family

This model illustrates 2 options with a 25' wide vacant lot in between for the purposes of viewing the model best:



#### PROGRAMMING

- A - 1,350 SF Single Family "shotgun" Home**
- 2-car detached garage accessed via alley
  - Back porch and small yard in rear
  - Setbacks = 5' side, 13' front, 3' rear
    - Front porch encroaches 2' into setback
  - Total height = 26'6"



#### PROGRAMMING

- B - 1,000 SF Single Family "shotgun" Home + 350 SF loft/carriage house**
- 2-car detached garage accessed via alley
  - Main house includes wrap-around front/side porch + rear patio and small yard
  - Carriage house includes balcony
  - Setbacks = 5' side, 10' front, 5' rear
    - Front porch encroaches 2' into setback (5' from property line instead of 7')
    - Side porch encroaches 3' into setback
    - 19' between primary structures
  - Total height = 25'6"

This conceptual sketch illustrates how minor changes to dimensional standards would allow for the construction of a single family home and an accessory dwelling unit on one 25' wide lot which today is not possible due to the setback and lot coverage requirements.



## STRATEGY B: Create Environmental Land Use Policies

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Prioritize and clearly define environmental and wildlife habitat protection as part of the land use development code.	Short	Planning	N/A
2	Create and include information about environmental concerns within property purchase/construction code packet and checklist discussed in Strategy A, Action 4.	Short	Planning	N/A
3	Factor in future air and water quality measures into the building design for new and redevelopment projects	Long	Planning, Public Works	N/A
4	Create and utilize existing state incentives for local businesses and residents for moving to renewable energy	Short to Mid	Public Works with San Miguel Power	San Miguel Power, DOLA

## STRATEGY C: Update the Communities Vision for Plans and Policies for the Type and Location of Future Development

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Work with the school to advance the community vision for the School owned Stanley Placer site adjacent to Cement Creek	Mid	Planning School	DOLA Community Development Block Grant (CDBG)
2	Work with CDOT to advance the community vision for the CDOT property on the northwest corner of 6th and Reese Streets	Mid	Planning, CDOT	DOLA Community Development Block Grant (CDBG)
3	Explore opportunities to mitigate avalanche zones from Kendall Mountain that could open affordable and attainable housing sites	Short to Mid	Public Works Planning, San Juan County	DOLA Community Development Block Grant (CDBG)

Conceptual rendering of a new community conference center, an outdoor performance area adjacent to Cement Creek, and a second classroom building with short term storm-tories for visiting educators and students



### Stanley Placer Site

In 2017, the Silverton School District purchased the Stanley Placer, a 2.38-acre parcel of undeveloped land, as an ideal location to develop a multipurpose conference center as well as a separate recreational facility. As the last large undeveloped parcel of land within town limits, the Stanley Placer is centrally located within one of the town's residential neighborhoods and sits near Silverton Family Learning Center. This site is large enough to support the development of both a multipurpose conference center and recreational center. The new community conference center could include a professional scientific lab, a commercial kitchen, dormitory space, a performance space, meeting and classroom spaces, a community center space, and/or a Senior Citizen Center. The Stanley Placer Project is a crucial and substantial investment in Silverton's evolution to be a place where people want to live, creating a more resilient future and a diversified economy.

There is also a clear need for an indoor facility that can provide access to exercise, fitness, and recreational activities year-round. Such a facility could house the Silverton Youth Center and senior programs, provide gym equipment, a pool, fitness and dance classes, classroom space for arts programming, and outdoor recreation opportunities like a community garden, skateboard park, and outdoor play spaces. (Language provided by SJC Resiliency 2020 Plan)



This conceptual rendering of the Stanley Placer site illustrates a new community conference center with meeting and classroom spaces, community center space, an outdoor performance area adjacent to Cement Creek, and a second building with short term storm-tories for visiting educators and students



## STRATEGY D: Create a Subarea Plan for the Town Entrance

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
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1	The Town should work with the County and CDOT through a community process to develop and advance a subarea plan for the area around highway 550 and the Anvil Subdivision.	Short	Planning, San Juan County CDOT, SJDA	DOLA Community Development Block Grant (CDBG)
2	Identify potential locations in this area for: <ol style="list-style-type: none"> <li>small-scale manufacturing/light industrial uses</li> <li>additional affordable housing</li> <li>a mix of businesses oriented to travelers (hotel, restaurants, etc.)</li> <li>new trail and open space access along and to Mineral Creek</li> </ol>	Short	Planning, San Juan County, CDOT, SJDA	N/A

3	The town and county should be mindful of the aesthetic of the wastewater treatment infrastructure and storage area and incorporate screening and or public art features into the wastewater treatment improvement plan	Short	Facilities/Parks and Recreation, Public Works, San Juan County	GOCO Community Impact Grant
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The design to the right is an excerpt from the landscape framework developed through the master planning process. As mentioned above, a community process should be led by the town in conjunction with San Juan County and CDOT to develop a more detailed subarea plan for this important entrance to town.



## STRATEGY E: Create a Subarea Plan for Shrine Hill

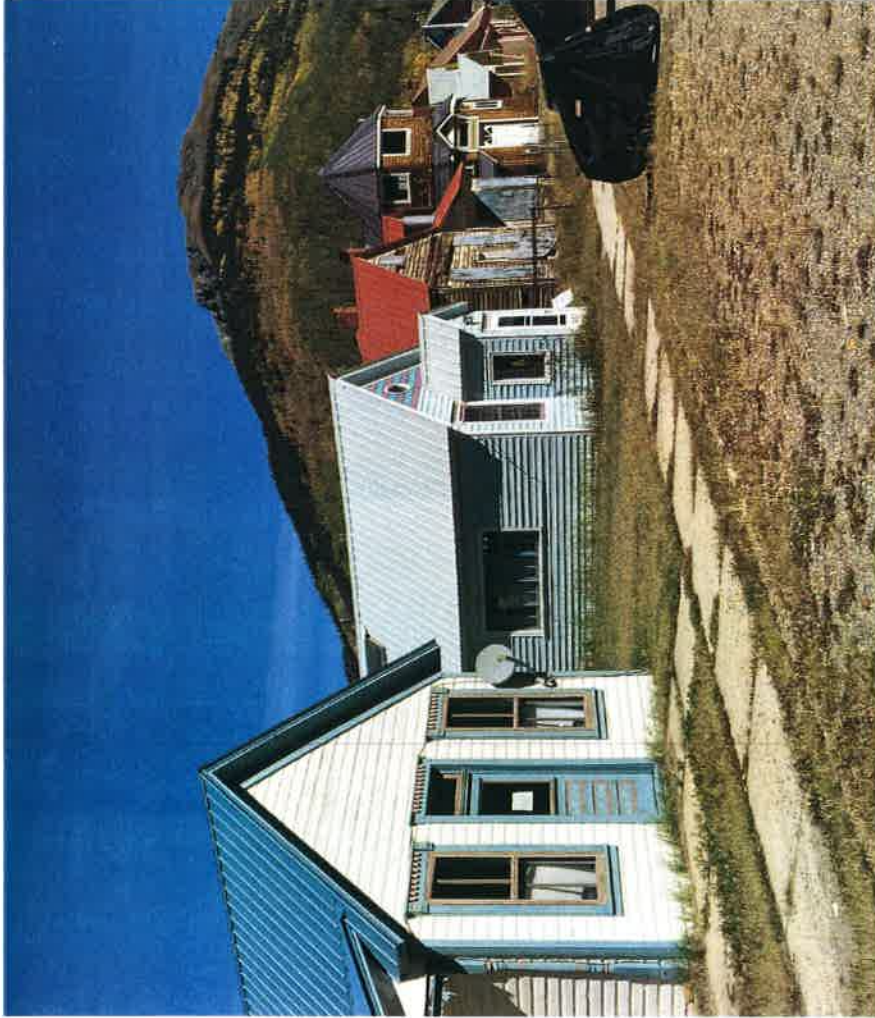
#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
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1	The Town and landowners should establish the community's vision for Shrine Hill and implement proper zoning to ensure the area is not developed in an obtrusive way	Mid	Planning	DOLA
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Community vision for Shrine Hill to establish a vision for Shrine Hill





# HOUSING

## GOAL

EXPAND HOUSING CHOICES, OPPORTUNITIES AND AFFORDABILITY FOR OUR COMMUNITY

## WHY IT'S IMPORTANT

Housing affordability and choices plays an essential role in sustaining the social and economic fabric of Silverton. It is the foundation for maintaining a diversity of residents in our community that contribute to our authenticity. Housing availability and affordability play a key role in supporting local businesses and institutions as well. Silverton has seen this first-hand with the cost and shortage of housing driving seasonal employees to camp on public lands and businesses reducing hours and enacting winter closures because of employee shortages.

Many other mountain communities have struggled to address affordable housing aggressively and are now feeling the loss of their sense of community and a diminished ability to obtain labor for service jobs. We have learned that when a community deploys a housing strategy to both "catch up" and "keep up" with housing demand, it is much easier to maintain community character and fulfill the demand for employees and labor.

Addressing affordable housing in tourist driven communities costs a lot of money and requires creativity. What we heard from the community and the Action Planning Team is the desire to maintain an authentic community that has a real and balanced make up of its population. The goal of increasing the affordable housing stock supports the topics: strengthening our local economy, responsible growth and development, and environment and natural assets.

The focus of the Action Planning Team has been on infill development and land banking in areas of the town (or county) that are served by existing water, sewer, and other necessary services. Due to the natural surroundings and constraints of Silverton, the Action Planning Team noted the desire of the community to grow in a compact way



Existing and planned single-family affordable housing in the town of Silverton



# COMMUNITY STRATEGIES

Silverton has the opportunity to get in front of many of these challenges by implementing the following strategies and actions.

## A. Build The Capacity to Create and Preserve Affordable Housing

Developing long term solutions for affordable housing in Silverton and San Juan County requires a regional approach that builds and leverages human, financial, and technical resources. The Town of Silverton is currently working to develop a broader base of support and capacity related to housing so that there are champions throughout the community that convey the importance of affordable housing.

## B. Build The Resources to Create and Preserve Affordable Housing

Any significant impact to create affordable housing requires a commitment to dedicated funding sources that are stable and sufficient. Without financial resources, most of the other strategies cannot be accomplished.

## C. Establish Programs to Create and Preserve Long-term Affordable Housing

Past work and the current lack of long-term affordable housing has demonstrated the need to develop consistent deed restrictions throughout town. Our goal is to increase the stock of affordable housing by both incentivizing market rate units where viable and by working with the County and SJDA to fund and/or provide land for development of projects. A couple program options include:

- Position for Public Private Partnerships to create long-term affordable housing
- For example, on town owned property, partner with a developer and/or private landowner to fund the infrastructure as the developer typically has more access to financing
- Empower and incentivize investors and/or developers to provide affordable housing by developing criteria that affordable developments must meet to qualify for a defined term of property tax exemption

## D. Address Code and Policy Barriers to Encourage Housing Choices and Affordability

As described previously in the Land Use, Growth, and Development Strategies, creating a regulatory environment that incentivizes the types of development that our community desires is critical for involvement of the private sector and staff from all local government jurisdictions. Throughout this process, several private sector builders, developers, and town staff/elected officials said that there are challenges in the land use codes that limit the ability to provide a profitable housing development that meets the needs of the community. Most agreed that a code assessment evaluating opportunities for updates and revisions is an important step in enabling the development of more affordable and attainable housing.

## E. Identify Potential Locations For Affordable Housing

Silverton is very land constrained therefore all publicly-owned property should be evaluated for its potential to add new housing capacity. In addition, private land that has housing potential should also be identified and evaluated for land banking opportunities for future affordable housing developments.

*Below are examples of a variety of housing types to improve the affordability of Silverton developed by the majority of community members that participated in the Master Planning process.*



Low-cost condominiums



Accessory dwelling Unit (ADU)



Affordable single family home



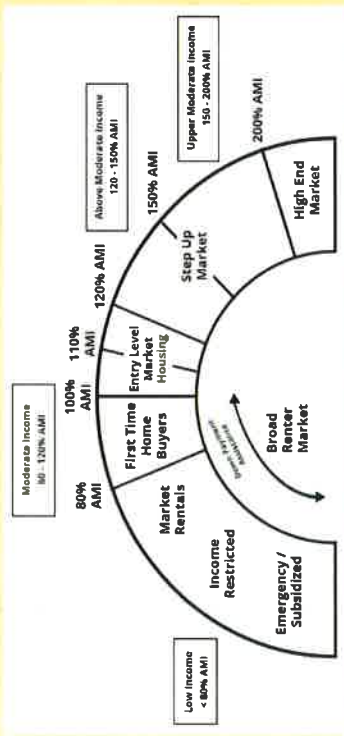
High-end homes



Charter school/affordable homes

### DEFINING AFFORDABILITY AND HOUSING TYPES

The Housing Bridge below is a needs assessment tool that may be used to help a community achieve housing balance. (Housing Bridge graphic from the DOH Affordable housing guide)



### AREA MEDIAN INCOME (AMI)

A measure defined by the U.S. Department of Housing and Urban Development (HUD) that generally is used to determine affordable housing eligibility for households based on their county of residence and (number of persons within the household compared to the median income for a household of that size within a county. A general rule of thumb is that households should spend no more than 30% of their gross household income on housing.

The 2022 AMI in Silverton is \$56,042. In 2022, approximately 37% of households rent in Silverton. With approximately 50% of the workforce employed in service related and tourism-driven occupations, which typically are seasonal and not full time, most of these employees cannot afford to buy a home in Silverton and many are unable to afford rent without living with one or more roommates. The median rent in 2021 was \$1,038 per month and the average cost of homes sold in 2021 was just under \$400,000. Based on this, 76% of Silverton families make enough income to qualify to buy a home. (sources: National Low Income Housing Coalition - Out of Reach 2021; Colorado and Region 9 2022 Economic Snapshot Update)

### AFFORDABLE HOUSING:

A housing development and/or unit that limits the rent or sale price to below market rates, and restricts use of those units to households at certain income levels, in return for public and/or private subsidy.

graphic provided by Colorado Department of Local Affairs

### WORKFORCE/ATTAINABLE/MIDDLE INCOME HOUSING

Housing that is attainable for middle income households that earn too much to qualify for traditional affordable housing subsidies, generally between 80 and 120% of Area Median Income (AMI). In Silverton, where existing homes and land values are quite high, a variety of housing options are needed for middle income households. These housing types are often referred to as **Missing Middle** housing which includes a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes, Missing Middle Housing types provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes. These house-scale buildings fit seamlessly into existing residential neighborhoods and provide solutions along a spectrum of affordability.



An illustration of a cottage court that consists of six single family homes on three lots which could provide affordable and/or attainable housing options



# STRATEGIES & ACTION ITEMS

Timeline: Ongoing, Short: 0-18 months, Mid: 18 months - 5 years, Long: 5+ years

## STRATEGY A: Build The Capacity to Create and Preserve Affordable Housing

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	<p>Create the infrastructure to accommodate a Regional Housing Authority or similar non-profit entity to provide capacity and leadership on housing with the ability to:</p> <ul style="list-style-type: none"> <li>a. Manage housing programs and activities (including deed restrictions)</li> <li>b. Provide expertise and leadership on housing</li> <li>c. Assist and lead partnerships for local development opportunities</li> </ul>	Short	<p>Administrator, Planning, Building &amp; Code Enforcement, San Juan County</p>	<p>DOLA Affordable Housing Development Incentives Grant Program</p>

## STRATEGY B: Build The Resources to Create and Preserve Affordable Housing

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	<p>Establish sufficient and reliable funding to invest in local housing projects and activities:</p> <ul style="list-style-type: none"> <li>a. Acquisition or preservation incentives, staff capacity down payment support etc</li> <li>b. Continue to pursue grant funding to support affordable housing projects and investments</li> </ul>	Short to Mid	<p>Administrator, Planning, San Juan County, SJDA</p>	<p>DOLA Affordable Housing Development Incentives Grant Program, public private partnerships (with developers), lodging/STR tax, development impact fees</p>
2	<p>Continue discussions with San Juan County on the funding benefits of creating a Joint Regional Housing Authority such as:</p> <ul style="list-style-type: none"> <li>a. Attain funding and resources.</li> <li>b. Assist with loan guarantees by working with public and private organizations such as the county and major employers</li> </ul>	Short	<p>Administrator, Planning, San Juan County</p>	N/A

## STRATEGY C: Establish Programs to Create and Preserve Long-term Affordable Housing

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	<p>Preserve existing affordable housing by creating long term/permanent deed restrictions.</p>	Short	<p>Administrator, Building &amp; Code Enforcement</p>	<p>DOLA Affordable Housing Development Incentives Grant</p>
2	<p>Empower and incentivize investors and/or developers to provide affordable/workforce housing.</p>	Short	<p>Administrator, developers, builders</p>	<p>DOLA Affordable Housing Development Incentives Grant</p>
3	<p>Become more active in the existing Housing Solutions for the Southwest Weatherization program that provides a low interest loan program to rehabilitate properties for workforce/attainable housing</p>	Short	<p>Administrator</p>	<p>DOLA Single-family Owner-Occupied Rehabilitation</p>
4	<p>Provide education and assistance to potential homebuyers to help them obtain loans such as classes through HomeFunds organization in Durango</p>	Short	<p>Administrator</p>	<p>CHFA, DOLA, HomeFund</p>



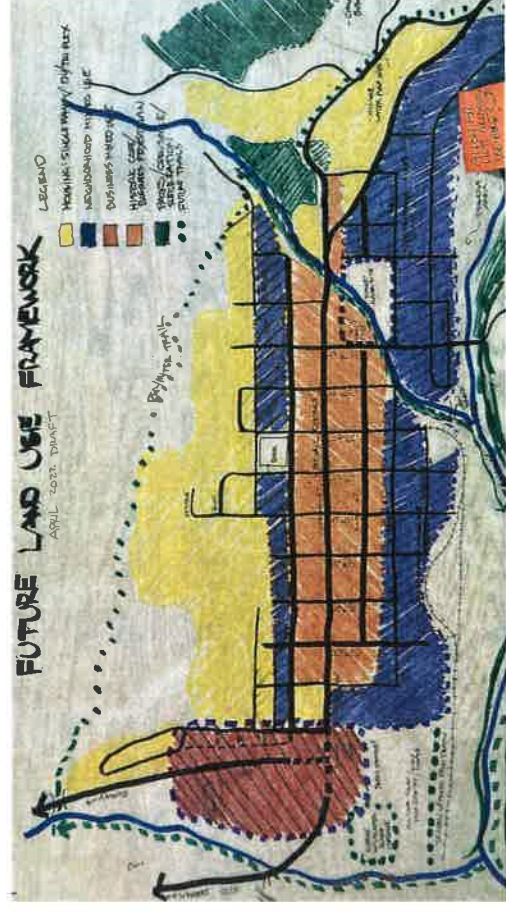
Provide the opportunity and weatherizing services to help make it possible your home.

## STRATEGY 0: Address Code and Policy Barriers to Encourage Housing Choices and Affordability

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Reduce/consolidate zoning districts from 7 to 5 to create flexibility to expand housing types throughout town.	Short	Planning	N/A
2	Update dimensional standards and parking requirements to allow diverse housing options. <ol style="list-style-type: none"> <li>Reduce setbacks</li> <li>Reduce parking requirements for small-scale infill projects</li> <li>Reduce minimum lot areas and floor area</li> <li>Reduce lot coverage percentages</li> <li>Increased height limits</li> <li>Enact maximum lot size for single family homes</li> </ol>	Short	Planning	N/A
3	Ensure plans identify areas best suited for expanding housing opportunities.	Mid	Planning	N/A
4	Ensure desired housing types are designated "use by right" in desired areas.	Short	Planning	N/A
5	Reduced or waived fees for developments that include significant deed restricted housing. Assess development charges based on square footage rather than per-unit basis.	Short	Planning, Building & Code Enforcement	N/A
6	Fast track development review for workforce and affordable housing projects. Options include: <ol style="list-style-type: none"> <li>Create a clear process checklist</li> <li>Reduce process requirements for "use by right" projects</li> <li>Create a pattern book of pre-approved housing prototypes, i.e. du, tri, quad plex ADUs, etc</li> <li>Create an ADU guide for homeowners</li> </ol>	Short	Planning, Building & Code Enforcement	DOLA Affordable Housing Development Incentives Grant (for preparation of pattern book)
7	Develop resources and/or partnerships to be able to offer incentives / funding for energy efficiency upgrades in local homes. <ol style="list-style-type: none"> <li>Create a clear process checklist</li> </ol>	Mid	Planning, Public Works	San Miguel Power

## STRATEGY E: Identify Potential Locations For Affordable Housing

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Update list of publicly-owned properties that have potential to add new housing capacity.	Short	Planning, Building & Code Enforcement, CDOT	DOLA Affordable Housing Development Incentives Grant
2	Identify privately owned property that has potential to add new housing capacity, whether lots are empty or have vacant homes, and partner with the property owners to develop affordable housing.	Mid Implementation: Long	Planning, Building & Code Enforcement	DOLA Affordable Housing Development Incentives Grant
3	Provide financial incentives to second home owners to rent their homes, or portion of their home, to the local workforce (seasonally or year round) to materially decrease the current vacancy rate of approximately 40%.	Short	Administrator, Building & Code Enforcement	DOLA Affordable Housing Development Incentives Grant
4	Use annexations to expand workforce housing (i.e. Anvil & Boulder Gulch/Hwy 110 Cement Crk. Howardsville)	Long	Administrator, Planning, San Juan County	N/A



San Miguel Power



# Housing Prototypes for Typical Lot Sizes

## 75' Wide Lots - (3 LOTS) Cottage Cluster

This model illustrates a "cottage cluster" of 6 units/micro-homes on a 75' lot (3 lots).

### PROGRAMMING

- E - Cottage Cluster = (4) 720 SF 2-story homes +
  - (2) 675 SF 2-story homes
- Includes 6-car open parking spaces (could be carport) in rear accessed via alley  
 Shared garage for tools, storage, etc.  
 Common central courtyard for shared open space



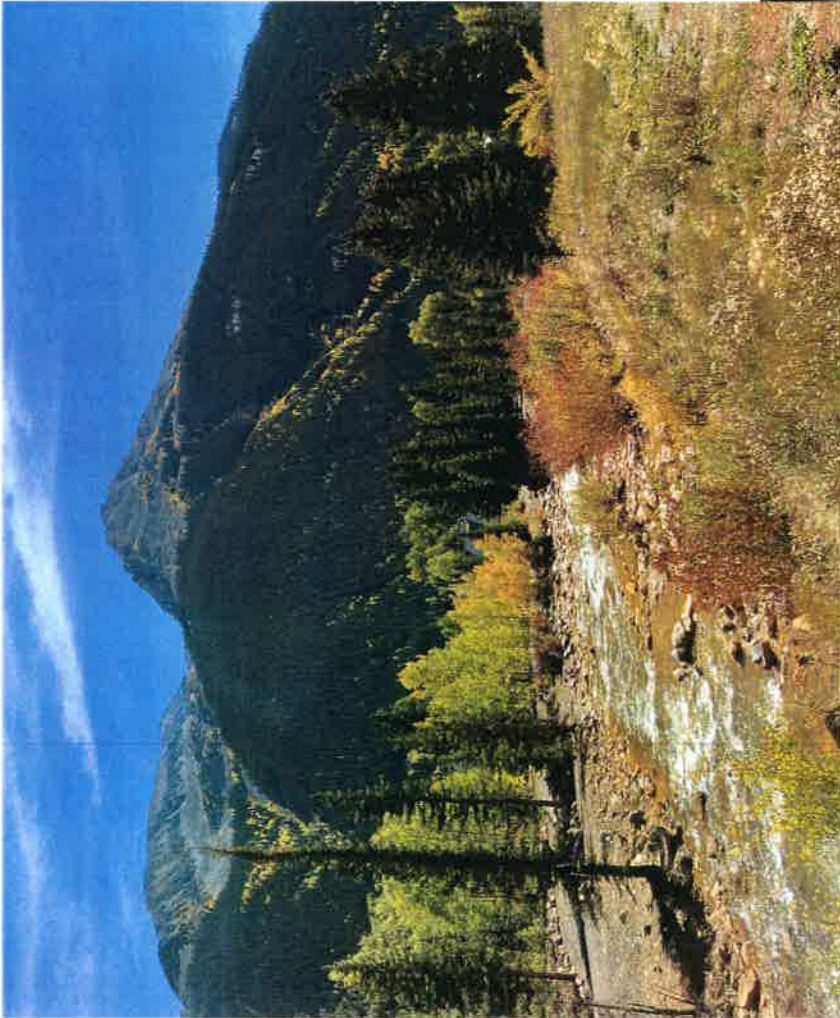
Note: To mitigate falling snow issues, roofs can be designed with a 12/12 pitch in addition to a robust snow retention and an extensive gutter system to keep the setback area free from roof-fallen snow.



These conceptual illustrations are built to illustrate how minimal changes to conventional standards would allow for the construction of a single-family residential unit, necessary, involving units on one 75' wide lot which looking in and out of the site to the setback, etc. Units - secondary requirement

Conceptual rendering of a 6-unit cottage court that could be built on 3 lots with minor modifications to the zoning code





# ENVIRONMENT AND NATURAL ASSETS

## GOAL

STEWARD AND PROTECT THE ENVIRONMENT AND NATURAL ASSETS WE LOVE AND RELY ON

## WHY IT'S IMPORTANT

Silverton is surrounded by stunning vistas and a vast variety of recreational opportunities. These landscapes and recreation amenities contribute significantly to Silverton's and San Juan County's economy and high quality of life. Approximately 64% percent of the total County land area is federal land, with 86% percent under the management of the Forest Service and 14% percent managed by the Bureau of Land Management. Public lands provide the backbone of our outdoor recreation economy and residents highly value their access to public lands which is why many of our residents call Silverton home.

It is important to recognize the fluidity between the Town of Silverton and San Juan County. It is recommended that this Town of Silverton Master Plan be woven into the fabric of the County's management and vice versa. Silverton, at just under one square mile in area and the only incorporated municipality in the county, is dependent on the County's public land and therefore should be at the forefront of all decisions.





# COMMUNITY STRATEGIES

## A. Assess and Map Current Conditions

There is currently no comprehensive place within which all natural resource and outdoor recreation assets in San Juan County are housed. There is a need for a geospatial analysis to quantify areas in need of restoration, preservation, and sustainable expansion of recreation. By collecting and consolidating this data into one publicly available location, we will be able to build capacity amongst the many stakeholders in the county to improve ecological function and provide a road map of possible projects to pursue in the future. At the time of this plan being written, it has been determined that Mountain Studies Institute is the best entity to host and manage the data collected.

There are multiple initiatives to gather data and it is important to communicate and remove the possibility of duplication. These projects include but are not limited to Mountain Studies Institute's roll out of the San Juan Ecological Working Group through the Colorado Health Rivers Fund Grant and the state's Rural Resiliency and Recovery Roadmaps program, titled the Central San Juan High Alpine Communities group for the Silverton area.

## B. Create the Capacity & Foundation for Collaborative Conservation & Long Term Management

There is a broader trend of overuse of public lands across the American landscape. As new users continue to discover this seemingly endless resource, more ecosystems are being disrupted. As it is a gateway to unmatched recreational resources, the Town of Silverton is dependent on its pristine natural environment for a significant portion of its economy.

The town itself occupies less than one square mile of the County, yet it is surrounded by public land managed by multiple government agencies, each with their own management plan. As owners of 64% of the public lands, the federal agencies continue to implement best practices, yet due to a lack of staff capacity and a large area to cover, there is little enforcement.

Additionally, there is not consistent communication between government agencies, and therefore there has been duplication of projects and processes. The Town of Silverton relies heavily on the efforts of all entities to collaborate to create a shared vision and comprehensive plan for conservation and resource management of these public lands. Through this shared vision and communication, all agencies will be able to efficiently utilize their resources towards a common goal.

## C. Build Sustainable Outdoor Recreation Management

The long-term viability of the outdoor recreation economy is predicated upon responsible and sustainable use of our public and private lands. Resources such as [Recreate Responsibly](#) can help recreators and stakeholders understand how to enjoy outdoor amenities while ensuring continued economic and environmental sustainability. [Leave No Trace](#) principles should be incorporated into each management plan to ensure the longevity of the use of public lands accessed through Silverton.

There is agreement across the community that a cohesive vision is necessary to create conservation and resource management. As a multitude of user groups already utilize Silverton as a gateway to their public lands, the residents of Silverton want to work to attract additional diverse participants and voices to the table. While the majority of the people utilizing the land around Silverton are visitors, Silverton's residents are the main year-round users of the public land. For the last two years, Silverton's Chamber of Commerce has been working on an educational and awareness campaign (Visit Silverton) in partnership with Mountain Studies Institute, San Juan Mountain Association, San Juan County, and the Alpine Ranger program. While there is desire to share the rich resources with their visitors, the Silverton community has pointed out that due to a dramatic increase in use, there is a need for additional educational resources for recreation and the proper use and respect of public lands.

## D. Address Sustainability, Resiliency, and Climate Change

As the need for climate resiliency becomes more immediate, we should be investing in renewable energy and environmental protections. Dependency on coal will be phased out as the country's grid is electrified and Silverton should establish resiliency and redundancy in its own grid ahead of the curve. The access to clean water is becoming more of an emergency and as Silverton sits at the headwaters of the Animas, the river corridor should be protected. The people of Silverton are in tune with their environment and aware of the impending need to adapt to a changing climate. They equally recognize that wildlife and their habitats need to be taken into consideration when building resiliency.



# STRATEGIES & ACTION ITEMS

Timeline: Ongoing, Short 0-18 months, Mid: 18 months - 5 years, Long: 5+ years

## STRATEGY A: Assess and Map Current Conditions

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Collect and analyze data on current conditions: high usage areas, existing facilities/assets, land ownership, ecologically sensitive areas, critical habitat / corridors, etc.	Short to Mid	San Juan Ecological Working Group	NFF Matching Awards Program, Colorado Healthy Rivers Fund (CHRF)
2	Clearly define public/private land ownership boundaries with an option to integrate digital mapping/geofencing in the backcountry as an educational tool.	Mid	Planning, County, BLM, USFS	NFF Matching Awards Program, CHRF grant program
3	Regional collaboration between agencies/ organizations to compile all GIS data in one neutral and easily accessible place	Ongoing	San Juan Ecological Working Group	CHRF grant program



## STRATEGY B: Create the Capacity & Foundation for Collaborative Conservation and Long Term Management

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Using assessment findings, bring together key partners (BLM, USFS, Town, County, advocacy groups, private landowners, recreation businesses, etc.) to develop a plan to guide collaboration on management and conservation efforts. See <a href="#">EPA Planning Assistance Program</a>	Ongoing	San Juan Ecological Working Group, BLM, USFS, San Juan County	NFF Matching Awards Program, EPA Planning Assistance, CHRF grant program
2	Establish/strengthen ongoing collaboration and communication between key agencies & stakeholders for better resource sharing, shared messaging and branding. For example, the federal agencies should meet with the town as well as the county.	Ongoing	Parks & Facilities, San Juan County, BLM, USFS, San Juan County Ecological Working Group, EDA High Alpine Communities	N/A
3	Determine & fill the need for staff (town/ county or contractors) to provide capacity/ management	Short	Administrator, San Juan County	Colorado State Outdoor Recreation Grant Program
4	Create systems for ongoing planning, monitoring and management.	Mid	Parks & Facilities, San Juan County, BLM, USFS	Colorado State Outdoor Recreation Grant Program
5	The Town and County should pursue and prioritize the most viable easements for uninterrupted trail access.	Long	Parks & Facilities, San Juan County, Silverton Singletrack Society	COCO CPW Land and Water Conservation Fund, US DOT Recreational Trails Program



## STRATEGY B con't

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
6	Building off the 2006 Animas River Corridor Revitalization Plan, work with stakeholders/partners to establish vision/strategy for protection, management, and use of the Animas River corridor while respecting wildlife habitat.	Ongoing	Parks & Facilities, San Juan County, private property owners adjacent to river	CPW, Land and Water Conservation Fund, GOCO, National Fish and Wildlife Acres for America
7	See actions for Kendall Mountain in Economy Strategy 1A	Planning - Short Implementation - Long	Parks & Facilities	GOCO, CO State Outdoor Recreation Grant

## STRATEGY C: Build Sustainable Outdoor Recreation Management

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Identify strategic trail access points and appropriately develop trailhead amenities such as parking, restrooms, wayfinding signage (see Silverton Wayfinding Plan) particularly with a focus on trails that have all the proper easements i.e. Rainbow Trail	Mid to Long	Parks & Facilities, San Juan County, BLM, USFS, San Juan Ecological Working Group	GOCO, NFF Matching Awards Program, US DOT Recreational Trails Program, Colorado State Outdoor Recreation Grant Program, Private sponsors, "adopt-a-trail" program
2	Develop a comprehensive recreation map and partner with existing BLM/USFS signage programs to create consistent signage that specifies allowed uses for areas and trails.	Mid to Long	Parks & Facilities, San Juan County, BLM, USFS, Silverton Singletrack Society	BLM, USFS, NFF Matching Awards Program, NPS, Technical Assistance Program, Colorado State Outdoor Recreation Grant Program, San Juan County

## STRATEGY C con't

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
3	Create educational opportunities and signage for backcountry users focused on new/inexperienced users <ul style="list-style-type: none"> <li>Partner with Silverton School art program to design and create educational signs.</li> </ul>	Mid to Long	BLM, USFS, User groups	San Juan Mountains Association (SJMA) & MSI via GOCO grant, Alpine Ranger Program, (BLM, USFS) Private sponsors "adopt-a-trail", NFF Matching Awards Program
4	Implement public/private motorized recreational vehicle staging areas/parking lots on both sides of town with restrooms, route information, rules, etc.	Short	Planning, Public Works, San Juan County, private entities	US DOT Recreational Trails Program, GOCO, private OHV companies, restaurant/hotels, etc.
5	Build on the communication materials provided by the Chamber of Commerce and the San Juan Mountain Association (San Juan Stewardship Project) to market the diversity of assets to all visitors to help reduce the impacts of the natural assets	Ongoing	Communications & Events, Chamber of Commerce	San Juan County Tourism Board, SJMA & MSI via GOCO grant
6	Explore opportunities with the USFS and BLM to expand private campgrounds through concessions and create a long term strategy to enable directing campers to available capacity by establishing designated dispersed camping.	Mid to Long	Parks & Facilities, San Juan County, BLM, USFS	N/A



Getting in order: attaching trail signposts



Existing OHV route map



Existing Animas River trail map

## STRATEGY D: Address Sustainability and Resiliency

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	<p>Conduct an energy assessment to better understand the availability of renewable energy sources (geothermal, micro and pumped hydro, solar). Update the existing 2010 EPA Wasterock Ponds Solar Assessment.</p> <p>a. Potential locations include: Mayflower Gold Mill, Boulder Gulch, Wasterock Ponds</p> <p>b. See <a href="#">EPA Renewable and Alternative Energy at Superfund Sites</a>, <a href="#">EPA RE-Powering America's Land</a></p> <p>c. See <a href="#">Abandoned Mine Lands Revitalization and Reuse</a></p>	Short	Public Works	<a href="#">San Miguel Power</a> , <a href="#">Colorado Brownfields Revolving Loan Fund</a> , <a href="#">DOLA Community Development Block Grant (CDBG)</a>
2	<p>Create redundancy in power by creating more than one connection to San Miguel Power supply and by harvesting Silverton's own renewable energy within the Caldera.</p>	Long	Public Works, San Miguel Power	<a href="#">Tri-State Generation and Transmission Association (Tri-State)</a>
3	<p>Create incentives for local businesses and residents for moving to renewable energy</p>	Short to Long	Public Works with San Miguel Power	<a href="#">San Miguel Power</a> , Juan County
4	<p>Better market and utilize existing energy efficiency programs and expand education on the ease of upgrading, including home heating and energy retrofits.</p> <p>a. Create educational opportunities around existing new or retrofitted Silverton homes that are fully electric.</p>	Short to Mid	Public Works, Communications & Events	<a href="#">San Miguel Power</a> , <a href="#">Town of Ridgway and Ouray</a> , <a href="#">Colorado's Affordable Residential Energy Program (CARE)</a>

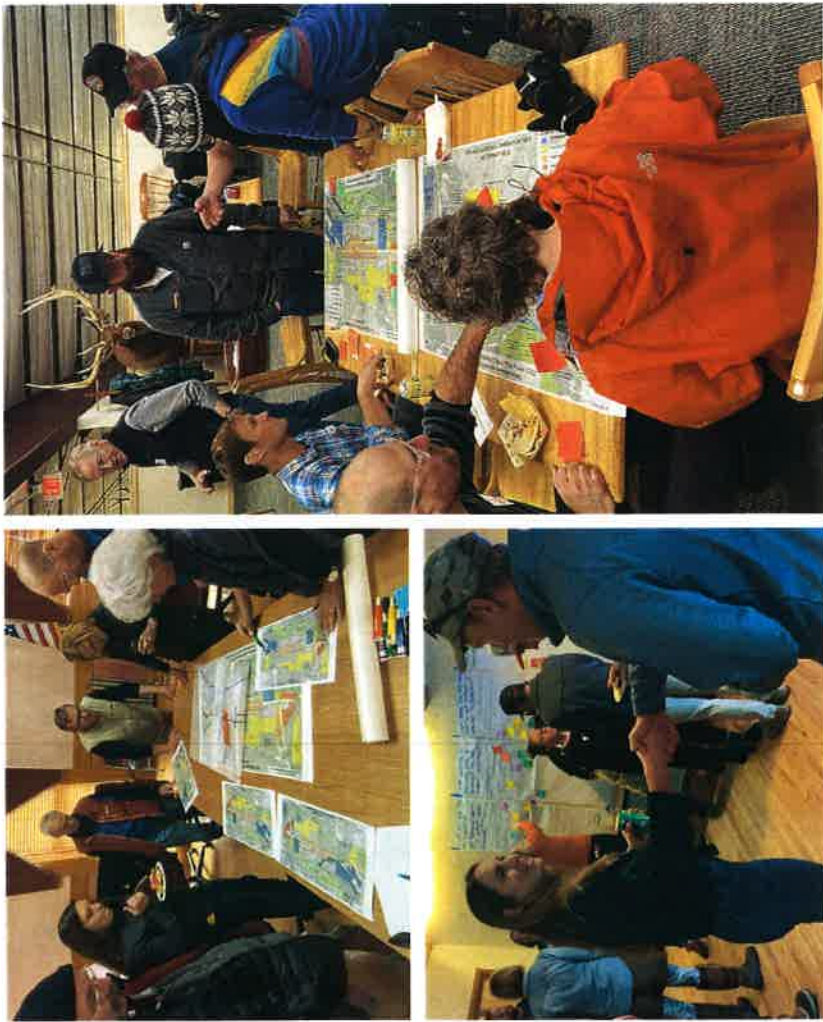


photo credit: Scott DW Smith

photo credit: Silverton Mountain Society

photo credit: Silverton Mountain Society





# GOAL

STRENGTHEN OUR SENSE OF COMMUNITY AND OUR CIVIC HEALTH

# WHY IT'S IMPORTANT

We all value Silverton as a multicultural community. Yet we can't deny the historic tensions that go back hundreds of years and continue today. Demographic changes are part of the challenge. Hispanic and Native American populations continue to shrink relative to our overall population. Many of the youth often feel marginalized and don't see a future in their own town. A growing economic divide exists between those who live comfortably in Silverton and those who struggle at the margins.

In this light, it is not surprising that our politics can be so divisive. The good news is that people— from across the community's many divides—want to be a more cohesive and united community. The idea of creating a thriving town for everyone is directly connected to this community desire. We can become that community, but it will take commitment to listening and learning.

Silvertonians want to build a strong civic culture so that we are able to come together to understand, discuss, and effectively respond to challenges and issues facing our community. We need to be able to disagree on difficult issues with civility and respect, allowing for fair discussion of trade-offs, compromises, and balanced solutions. Building a strong civic culture will allow us to make better decisions and proactively shape our future, rather than being a victim of change.

# BUILDING COMMUNITY TRUST AND IMPROVING GOVERNANCE

# COMMUNITY STRATEGIES

The key strategies for building community trust and improving governance include:

## A. Advocate for Community Integration of all Residents and Relationship Building

Silverton is a notoriously small community, with approximately 700 full time residents. However small, there is still the possibility of community members falling through the cracks. It is important to be inclusive of all residents of Silverton so we can build a community that serves the diversity that exists. We would be amiss to not acknowledge the Southern Ute and Ute Mountain Ute as the original inhabitants of the land on which Silverton currently sits. It is of the utmost importance to engage with the Indigenous community not just as stakeholders, but as sovereign nations with deep connections to the land. Activities and events within the Silverton community should reflect the historic and current diversity of the area.

## B. Enhance Collaboration between San Juan County and the Town of Silverton

The line between The Town and Silverton and San Juan County is thin, as many County resources are utilized by the government and residents of The Town of Silverton and the County relies on Silverton as the only incorporated municipality in the County. There needs to be consistent communication and collaboration between both entities in order to provide the most efficient and effective program management.

## C. Market/Educate The Community About Volunteering Opportunities With Town, County, Land Management Agencies, and Interest Groups

Throughout The Compass Project, community members have indicated the need for more and better communication about opportunities to build relationships within the community. Silverton should create a centralized communication channel and framework in order to strengthen its community, and involve a greater percentage of its residents in social activities, volunteer opportunities, and more. This communication channel could provide a space to share ongoing efforts and initiatives within all existing groups working on these issues, which in turn will instill collaboration. This will both ensure more participation but also create more volunteer based capacity to achieve town goals.



## D. Plan and Host Activities and Events Targeting Locals

It is no secret that Silverton is a prime tourist destination. The town has been the gateway to pristine recreational opportunities for decades, and the warm, charismatic residents are excellent at welcoming visitors to their home. However, many of the events that were once orchestrated for residents have become loved by tourists alike. Today, holidays and events leave residents feeling disenfranchised and exhausted from playing hosts to their visitors. We need to plan and host events and activities that target local residents and fill the gap to create a stronger, more resilient community.

## E. Town Capacity and Governance

Silverton continuously achieves an impressive amount of projects considering its size. In order to most effectively utilize this master plan, we must prioritize the strategies and actions most pertinent so they are manageable and realistic. It is important to consider the Town budget and capacity during the prioritization process. At the time of this plan being written, Silverton is in need of more capacity and therefore should actively be seeking additional staff support. When new staff is hired, it is important to include a system to transfer institutional knowledge as part of their onboarding process.



# STRATEGIES & ACTION ITEMS

Timeline: Ongoing. Short: 0-18 months; Mid: 18 months - 5 years; Long: 5+ years

## STRATEGY A: Advocate for Community Integration of all Residents/Relationship Building

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Integrate the Latino and other diverse community members more holistically with the greater Silverton community	Ongoing	Administrator	N/A
2	Acknowledge and incorporate Ute and Hispanic heritage and current collaboration as Silverton grows.	Ongoing	Administrator	N/A
3	Curate and promote events and programming that showcase Southern Colorado's Native American and Hispanic heritage	Ongoing	Communications & Events	Creative District, private donors
4	Ensure that public art is reflective of Silverton's native culture and has multi-cultural appeal.	Ongoing	Planning, Communications & Events	N/A

## STRATEGY B: Enhance Collaboration between San Juan County and the Town of Silverton

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Convene and facilitate community-wide discussions to seek input and build consensus on important or controversial issues to ensure that all sides and perspectives have an opportunity to be heard and understood	Short initiation: ongoing	Administrator, Communications & Events, San Juan County	N/A

## STRATEGY C: Market/Educate The Community About Volunteering Opportunities With Town, County, Land Management Agencies, and Interest Groups

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Work with Silverton Strong, which is working to promote locals-focused activities, events, and projects to "connect youth, seniors, old-timers, newcomers, and everyone in between."	Short initiation: ongoing	Communications & Events	N/A
2	Support/expand opportunities for residents to volunteer in local projects, programs, activities.	Ongoing	Communications & Events, Silverton Strong, The Silverton Community	N/A
3	Create a "welcome wagon" for new residents.	Mid	Communications & Events, Silverton Strong, Chamber	Private donors, volunteers

## STRATEGY D: Plan and Host Events Targeting Locals

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Recreate/rejuvenate local activities that have worked well in the past such as SnowScape, town game nights, regular potlucks, Hardrocker Holidays, Fire Pit Fridays, Skijoring, White Out, Hard Rock 100, Brass Band Festival, and story-telling/ discussion sessions	Ongoing/ Short	Communications & Events, Silverton Strong	Creative District, private donors



## STRATEGY E: Town Capacity and Governance

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Continue the pursuit to hire additional staff to support the implementation of the Master Plan recommendations	Short	Administrator	N/A
2	Create system processes for passing along institutional knowledge in anticipation of staff retiring or seeking other employment	Short	Town Staff	N/A
3	Ensure that the budgeting process promotes Town expenditures and investments that reflect community priorities, including those set forth in this Master Plan	Short	Administrator	N/A
4	Ensure that the Town's budget adequately covers the costs of public services that are provided by the Town. Proactively plan to ensure that adequate funding can be maintained over the long-term and can keep pace with future cost increases.	Short	Administrator	N/A
5	Creating a CIP will better assist Town Staff with the ability to manage the financial needs for longterm maintenance of existing parks, trails, open spaces, and facilities	Short	Administrator	N/A

## COMMUNITY LED INITIATIVES

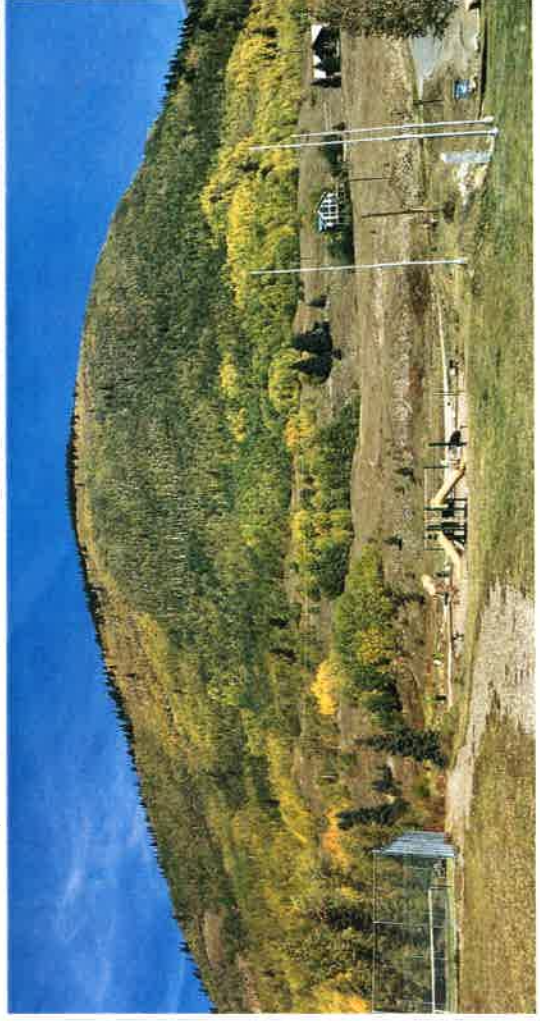
Throughout the community process, several ideas were brought up that have town and community support but are not necessarily the responsibility of the Town of Silverton. Below is a list of potential community led initiatives:

- Reactivate "A Theater Group" and work to find them a new home
- Create an ice climbing facility and indoor rock climbing gym
- Continue to support the Silverton Singletrack Society with implementation of the Baker's Park Trail System
- Create new local activities such as "Ted Talks", yoga classes, music events/"open mic nights", pop-up game nights, storytelling radio hour/round table, etc.



Photograph by the Silverton Singletrack Society

Future location of the Hours Park Trail System





# IMPLEMENTATION

Partners and Responsibilities  
Funding Sources & Supporting Policies  
Measuring Progress

This plan encompasses Silverton's vision for the next phase of growth and identifies ongoing, short (0-18 months), mid (18 months-5 years), and long-term (5+ year) recommendations for the strategies and actions throughout the community. Implementation of these varied recommendations will take dedicated leadership, staff, and revenue. This final chapter looks at how Silverton can bring this plan to life and is organized into the following sections:

## Partners and Responsibilities:

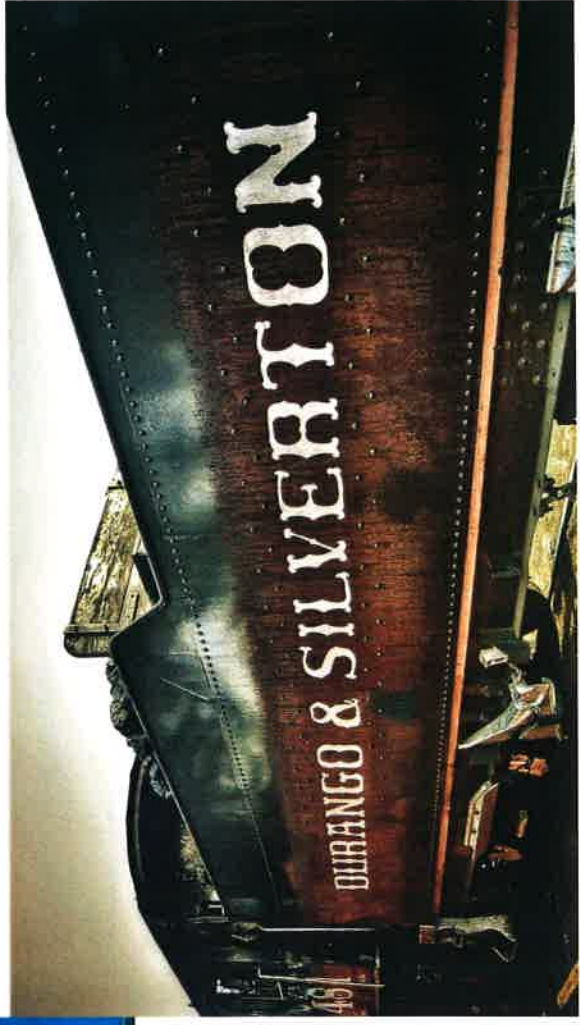
Many of the Plan's recommendations and actions require partnerships to move forward. This section identifies responsibilities for the variety of partners that were involved in the planning process and will be needed moving into implementation.

## Funding Sources and Supportive Policies:

Implementation will require dedicated effort and resources. This section includes explanations of the varied funding sources and strategies to utilize for the Plan's actions, and as illustrated in the matrices, whether these are initiated by the Town, County, or other partners. Many of the funding sources require grant writing expertise. The Town of Silverton, The Chamber of Commerce, and San Juan Development Association are currently working on grant applications. For grant writing assistance, the town should partner with Region 9 and their grant writers.

## Measuring Progress:

To understand what is working and what needs adapting during implementation, it is important for the Town to track progress. This section discusses how this can be done efficiently and effectively.





# PARTNERS & RESPONSIBILITIES

## ENSURE COLLABORATION BETWEEN THE PUBLIC AND PRIVATE SECTORS TO SUPPORT SILVERTON'S VITALITY AND GROWTH

There is an array of partners who were involved in this plan, and they will be integral in turning its recommendations into realities. Many of the plan's recommendations require partnerships to move forward. Key partners are sorted into two categories:



### Primary Partners

**Responsibilities:** Primary partners were involved throughout the planning process and the keepers of the new vision for Silverton. They work in close coordination with each other as the primary implementers and funders for plan projects. They regularly measure progress during implementation, communicate success with downtown stakeholders and are nimble in adapting to changes in downtown as needed.

- Town of Silverton (all departments)
- San Juan County
- Silverton School
- Silverton Area Chamber of Commerce
- San Juan Development Association
- Region 9
- Colorado Brownfields Partnership
- Master Planning Committee



### Supporting Partners

**Responsibilities:** Supporting partners are integrally involved in policies and programs within their specific niche.

- Silverton Creative District
- San Juan County Historical Society
- CDOT
- San Juan Mountain Association
- Mountain Studies International (MSI)
- Potential Development Partners
- Philanthropic Support
- KSJC
- Colorado Tourism Office
- Volunteers



# FUNDING SOURCES

Implementation of the plan will require dedicated effort, partnerships, and resources. Potential funding sources that were identified in the Chapter 3 matrices are described in the table below and on the following pages, including web links to the sources and the timelines if applicable.

It is worth noting that these grants and resources were compiled in 2022 and are subject to change.

GRANT/RESOURCE	TIMELINE	DESCRIPTION
<b>US Department of Agriculture (USDA)</b>		
<a href="#">USDA Rural Business Development Grant</a>	Ongoing	Designed to provide technical assistance and training for small rural businesses.
<a href="#">USDA Intermediary Relending Program (IRL)</a>	Ongoing, quarterly	Provides 1% low-interest loans to local lenders (nonprofits, cooperatives, federally-recognized tribes, public agencies) that re-lend to businesses to improve economic conditions and create jobs in rural communities.
<a href="#">USDA Water &amp; Waste Disposal Loan</a>	Ongoing	Provides 1% low-interest loans to local lenders (nonprofits, cooperatives, federally-recognized tribes, public agencies) that re-lend to businesses to improve economic conditions and create jobs in rural communities.
<a href="#">USDA Community Connect Grants</a>	Ongoing	Provides financial assistance to eligible applicants that will provide broadband service in rural, economically-challenged communities where service does not exist.
<a href="#">USDA Telecommunications Infrastructure Loans</a>	Ongoing	Provides financing for the construction, maintenance, improvement and expansion of telephone service and broadband in rural areas.
<a href="#">USDA Community Facilities Direct Loan &amp; Grant</a>	Ongoing	For the purchase, construction, or improvement of essential community facilities, or to purchase equipment, or to pay related project expenses.



GRANT/RESOURCE	TIMELINE	DESCRIPTION
<b>Economic Development Administration (EDA)</b>		
EDA Public Works Grant	Ongoing	Provides resources to meet the construction and/or infrastructure design needs of communities to enable them to become more economically competitive
EDA Economic Adjustment Assistance Strategy and Implementation Grants	Ongoing	Supports the execution of activities identified in a Comprehensive Economic Development Strategy (CEDs), such as infrastructure improvements, including site acquisition, site preparation, construction, rehabilitation and equipping of facilities.
Colorado State Outdoor Recreation Grant program	Rolling on a quarterly basis, ends 12/31/25	OREC will be accepting applications on a rolling basis for roughly \$4 million in competitive funding for projects related to economic development and recovery in the outdoor recreation sector.

US Department of Transportation		
US DOT Recreational Trails Program	Ongoing	Provides funds to the States to develop and maintain recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses.

US National Parks Service		
NPS Technical Assistance Program	Ongoing	Assists communities and public land managers in developing or restoring parks, conservation areas, rivers, and wildlife habitats, as well as creating outdoor recreation opportunities and programs that engage future generations in the outdoors.

Environmental Protection Agency (EPA)		
EPA Planning Assistance	Ongoing, quarterly	Helps communities identify strategies to grow their outdoor recreation economy and revitalize their Main Streets.

GRANT/RESOURCE	TIMELINE	DESCRIPTION
<b>Colorado Department of Public Health and Environment (CDPHE)</b>		
1306 Brownfields CleanUp Grant	Ongoing, annually	Funds to assist in the remediation of abandoned properties that contain environmental hazards to encourage the redevelopment of abandoned hazardous facilities for the benefit of the public good
Colorado Brownfields Revolving Loan Fund	Ongoing	Funds to facilitate the reuse and/or redevelopment of contaminated sites by making low cost funding available for financing environmental cleanups.

Colorado Department of Local Affairs (DOLA)		
DOLA Broadband Interconnectivity Grant Program	Ongoing, quarterly	Provides funding for broadband interconnectivity between communities in rural or other areas that are currently unserved and underserved by broadband infrastructure.

DOLA Community Development Block Grant (CDBG)		
Next Application	opens Q1 2023	Eligible uses of funds include acquisition, design/engineering, construction, reconstruction, rehabilitation or installation of public improvements or public facilities.

DOLA Affordable Housing Development Incentives Grant Program	9/1/22	Provides grants to local governments to develop one or more affordable housing developments in their community that are livable, vibrant, and driven by community benefits
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DOLA Rural Economic Development Initiative (REDI)	Opens Q2 annually	Funding for job creation and retention, capacity building, economic resilience and support for entrepreneurial ecosystems including training, networking opportunities and infrastructure to support local entrepreneurs.
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DOLA Single-family Owner-Occupied Rehabilitation	Ongoing, annually	A loan program to assist homeowners with the rehabilitation and renovation of their homes
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DOLA Down Payment Assistance	Ongoing, annually	The home must remain the buyer's principal residence for 5-15 years.
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**GRANT/RESOURCE** **TIMELINE** **DESCRIPTION**

**Colorado Office of Economic Development and International Trade (OEDIT)**

Colorado State Outdoor Recreation Grant program

Rolling on a quarterly basis, ends 12/31/25

OREC will be accepting applications on a rolling basis for roughly \$4 million in competitive funding for projects related to economic development and recovery in the outdoor recreation sector.

Colorado Community Revitalization Grant

Ongoing

This grant will support creative projects that combine creative industry workforce housing, commercial spaces, performance space, community gathering spaces, child care centers, and retail partnerships for the purpose of economic recovery and diversification by supporting creative sector entrepreneurs, artisans, and community non-profit organizations.

Tourism Marketing Matching Grant

Cyclical

Helps nonprofit organizations, destination marketing organizations, and local city and county governments market themselves to increase traveler spending in Colorado. Needs to have a funding ratio of 1-to-2 non-grant funding to grant funding as of 2022

Tourism Recovery Marketing Grant

June to August annually

Provides funding to eligible applicants to support the economic recovery of the travel and tourism industry in Colorado.

Tourism Management Grant

Opens beginning of calendar year

Provides funding for tourism-related projects that develop, enhance, or manage visitor experience in Colorado

**Colorado Parks and Wildlife (CPW)**

CPW Land and Water Conservation Fund

Ongoing

To create parks and open spaces; protect wilderness, wetlands, and refuges; preserve wildlife habitat; and enhance recreational opportunities.

**GRANT/RESOURCE** **TIMELINE** **DESCRIPTION**

**Great Outdoors Colorado (GOCO)**

GOCO Community Impact Grant

Cyclical

Helps develop and revitalize parks, trails, schoolyards, fairgrounds, environmental education facilities, and other outdoor projects

GOCO Planning & Capacity Grant

Cyclical

Invests in research projects to share and further knowledge and facilitate learning in conservation and recreation, as well as community engagement and educational efforts that develop and foster networks, partnerships, and collaborations.

**Colorado Department of Transportation (CDOT)**

Transportation Alternatives Program (TAP)

Upcoming 2022 for 2024-2026

Funds improvement projects that expand travel choice, strengthens the local economy, improves quality of life, and protects the environment. Enhances non-motorized forms of transportation like biking and walking.

Federal Lands Access Program (FLAP)

Next application opens 2024

Improves transportation facilities that provide access to, are adjacent to, or are located within Federal lands. Supplements State and local resources for public roads, transit systems, and other transportation facilities, with an emphasis on high-use recreation sites and economic generators.

**Nonprofits**

National Fish and Wildlife Acres for America

Ongoing, annually

Promotes the conservation of lands and wildlife habitat of national significance, and to benefit local communities and local economies

National Forest Foundation (NFF) Matching Awards Program

Ongoing, annually

Provides funding for results-oriented on-the-ground projects that enhance forest health and outdoor experiences on National Forests and Grasslands.

Arts in Society Artist Grant

Ongoing, annually

Provides grants ranging from \$5,000-\$35,000 to individuals and organizations seeking to implement projects that utilize the arts as an integral element in promoting social justice and community welfare

**GRANT/RESOURCE** **TIMELINE** **DESCRIPTION**

**Energy Programs**

San Miguel Power	Ongoing	Energy audits.
Town of Ridgway and Ouray Clean Energy Committee	Ongoing	Clean energy programs.
Colorado's Affordable Residential Energy Program (CARE)	Ongoing	Conduct an energy audit of your home and will then work with contractors to install free upgrades, including insulation and air sealing and energy-efficient lighting.

**Partner Funding Options**

Tax Abatement	Ongoing	An abatement could be offered during a three-year pilot period and provide a multi-year abatement (5 to 10 years) in which developers and owners of new residential and/or residential mixed-use development pay taxes on an escalating scale. This is a way to jump start new housing developments and may only be needed for the first couple projects until comparable projects are created so future developers are able to obtain financing.
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Crowd-Sourcing	Ongoing	Crowd-sourcing platforms, where funds are secured through localized online appeals, could provide resources for low-cost capital and programming ideas that benefit local residents and workers, such as Blair Street pedestrian enhancements.
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Foundation/Corporate Grants and Sponsorships Nonprofits	Ongoing	Many of the capital and programming recommendations may be appropriate for securing foundation or corporate grants and sponsorships. Improvements such as trailhead enhancements, ped/bike bridges over Cement Creek, or Memorial Park activation or enhancements may be well matched for foundation or corporate sponsorships.
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**GRANT/RESOURCE** **TIMELINE** **DESCRIPTION**

**Partner Funding Options Cont.**

Historic Property Development Incentives	Ongoing	Federal Tax Incentives: There is a 20% tax credit program on the qualified expenditure of a substantial rehabilitation of a certified historic structure. The tax credit applies to the building owner's federal income tax for the year in which the project is completed and approved. The 10% tax credit program is available for the rehabilitation of non-historic buildings placed in service before 1936. The building must be rehabilitated for non-residential use.
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Federal Low-Income Housing Tax Credit Program (LIHTC)	Ongoing	The LIHTC program, created by Congress in 1986, has been one of the most successful resources for creating affordable housing across the nation. The LIHTC, rather than a direct subsidy, encourages investment of private capital in the development of rental housing by providing a dollar-for-dollar credit to offset an investor's federal income tax liability. LIHTCs are used to finance the acquisition, rehabilitation, or new construction of rental housing for low-income households. Rent restriction requirements are placed on the property for no less than 30 years, creating a reliable supply of affordable units.
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Community Land Trust (CLT)	Ongoing	CLTs are nonprofit, community-based organizations whose mission is to provide affordable housing in perpetuity by owning land and leasing it to those who live in houses built on that land. CLTs are a common tool used nationwide to maintain affordability and there are several in Colorado.
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# MEASURING PROGRESS

To understand what is working and what needs adapting during implementation, it is important for the Town of Silverton to track progress. This section identifies how this can be done efficiently and effectively. Two complementary approaches are suggested to measure progress in achieving the goals and strategies of the Master Plan: semi-annual implementation reports and an annual key indicators assessment.

## Semi-Annual Reports

Progress to implement the Silverton Master Plan will be overseen by the Town of Silverton. To track progress in implementing the action steps of the plan, a semi-annual progress report should be prepared by the Town indicating what activities have been taken within each of the four activity areas (Economy, Land Use, Housing, Environment)

## Annual Key Indicator Tracking

Annual key indicator tracking will be used to measure progress on implementation. Progress tracking on the implementation of the Strategies and Actions will be overseen by the Town Strategies, action items, and projects have been identified to move Silverton forward toward the community's vision. In order to connect the specific activities to the larger vision, the Town can track measurable indicators annually that offer information about how closely Town resembles the desired goals of:

- **Strategic Investments**
- **Strengthening Our Local Economy**
- **Responsible Land Use, Growth and Development**
- **Expanding Housing Choices**
- **Environment and Natural Assets**
- **Building Community Trust and Improving Governance**

The Town should establish a baseline upon adoption of this plan and then use a variety of the suggested key indicators below to measure progress toward the vision:



### Strategic Investments

- Infrastructure improvements (water, sewer, power, broadband, sidewalks, lighting, etc.)
- Public art installations
- New/updated trailheads, gateway features, wayfinding signage, etc.

### Strengthening Our Local Economy

- Increased sales tax revenue year over year by season
- Increased sales tax revenue - winter compared to summer
- Increase in Winter Hotel room occupancy
- Number of retail, dining, and entertainment establishments
- Street level vacancy rate
- Number of events held annually (particularly in winter and shoulder seasons)
- Number of new businesses
- Total number of jobs, by category
- Job diversity by industry and skill level
- Wages for employees



### Responsible Land Use, Growth and Development

- Square feet and type of new compact developments
- Increased inclusion of green building in new build and renovations



### Expanding Housing Choices

- Number of new affordable and attainable housing units (percent of total housing units)
- Number new market rate units (for rent and for sale)

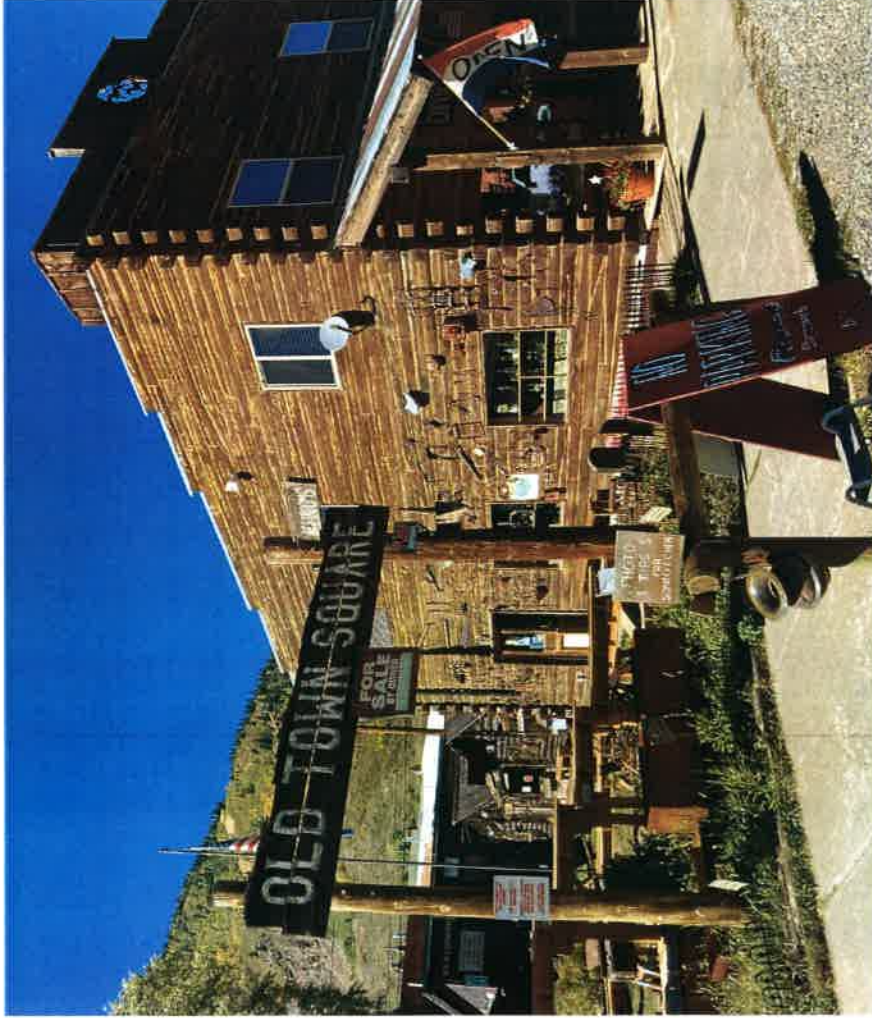
### Environment and Natural Assets

- Number of new or improved trailheads or trail connections/easements
- Number of educational signs/opportunities promoting "recreate responsibly" initiatives
- Increased number of houses and buildings utilizing renewable energy sources



### Building Community Trust and Improving Governance

- Number of minority-owned businesses
- Racial/ethnic mix of pedestrian and park user counts, and event attendance
- Increased local participation in events
- Increased gathering activities for community members



# COMMUNITY ENGAGEMENT SURVEY RESULTS

During the course of the Master Plan process from March 2021 - June 2022 there were over 75 opportunities for the community to engage and over 350 community members participated in the process. This included Task Force Meetings, Walkshops, Open Houses, Targeted Focus Groups, Small Group Discussions, Webinars, and Community Workshops.

As described in Chapter 1, several on-line and hard copy surveys were distributed to the community for input on the communities values and goals. These were available for several months between November 2021 and March 2022 and over 125 community members filled out the surveys. The following pages illustrate the rankings by the participant for the draft value and goal statements. Below is an image of one of the value survey pages.

**COMMUNITY VALUES**

Over the last few months, members of our community have expressed what they value most about our community. Below are the top 5 community values that ranked highest on the survey. You can help us determine if you agree with our ranking or if there is a value that should be added or removed. If you have a suggestion, please contact us at [planning@brownfields.com](mailto:planning@brownfields.com).

**ACCESS TO RECREATION**

Top ranked values: 1. Park (92.0%) 2. Open Space (75.0%) 3. Hiking (55.0%) 4. Trails (55.0%) 5. Golf Course (45.0%)

Other values ranked: 1. Public Art (30.0%) 2. Community Events (30.0%) 3. Historic Landmarks (30.0%) 4. Cultural Institutions (25.0%) 5. Community Gardens (25.0%) 6. Public Utilities (20.0%) 7. Public Transportation (20.0%) 8. Public Safety (20.0%) 9. Public Housing (15.0%) 10. Public Schools (15.0%)

**JOIN US!**

FROM 8:00 AM TO 5:00 PM, JOIN US FOR A FREE COMMUNITY VALUE SURVEY. WE WANT YOUR INPUT ON DRAFT STRATEGIES TO ACCOMPLISH THE COMMUNITY'S GOALS AS WELL AS YOUR PRIORITY JOBS.

COMMUNITY BUSSES WILL BE BACK IN TOWN AGAIN TO BE OUR OPEN HOUSES AND COMMUNITY WORKSHOPS.

JOIN US TO SEE DRAWINGS OF POTENTIAL HOUSING TYPES, LAND USE AND HOW WE CAN MAKE THE MOST OF OUR COMMUNITY'S ASSETS, FROM TRAILHEADS, SPACE RECONFIGURATION, AND MUCH MORE!

**THURSDAY 4/15**  
HAPPY HOUR OPEN HOUSE @ FIRE DEPARTMENT  
8:00 - 8:30 PM

**WEDNESDAY 4/13**  
COFFEE SHOP OPEN HOUSE @ SILVERTON COFFEE COMPANY  
7:30 - 8:00 AM

**HAPPY HOUR OPEN HOUSE @ COLOSSAL BLOCK BREWERY**  
3:00 - 6:00 PM

**THURSDAY 4/15**  
COFFEE SHOP OPEN HOUSE @ COFFEE BEAR  
7:30 - 8:00 AM

COMMUNITY WORKSHOPS:  
MONDAY 4/18 @ 8:00 AM @ TOWN HALL  
TUESDAY 4/19 @ 8:00 AM @ TOWN HALL

**JOIN US FOR BUSINESS, HOTEL & COOP DEVELOPMENT**

**SILVERTON COMPASS MASTERS PLAN PROJECT**

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## APPENDIX

- Community Engagement Survey Results
- Past Plan Summaries
- Brownfields Redevelopment & Revitalization Workshop Summary May 2019





During the April 12-15, 2022 open houses and community workshops sessions, over 100 residents participated in providing input on draft strategies for each of the major topics and goals of this plan:

- Improve our Existing Infrastructure
- Strengthen Our Local Economy
- Responsible Land Use, Growth, and Development
- Housing
- Environment and Natural Assets
- Building Community Trust and Improving Governance



Below is an image of the draft Economy Strategies and the participants' top priorities as well as additional ideas and comments

**DRAFT COMMUNITY GOALS**  
 We've asked you to do the following: select one to discuss in 1:30 min community meetings or send the following:

**CREATE A RESILIENT, YEAR-ROUND ECONOMY THAT SUPPORTS A STRONG, LIVABLE COMMUNITY**  
 8.8 out of 10

**PLAN FOR RESPONSIBLE GROWTH & DEVELOPMENT THAT CONTRIBUTE TO OUR COMMUNITY & SENSE OF PLACE**  
 9.1 out of 10

**EXPAND HOUSING CHOICES, OPPORTUNITIES AND AFFORDABILITY FOR OUR COMMUNITY**  
 8.6 out of 10

**MAKE STRATEGIC INVESTMENTS IN PROJECTS & PLACES THAT BENEFIT THE LOCAL COMMUNITY**  
 8.5 out of 10

**STRENGTHEN OUR SENSE OF COMMUNITY AND OUR CIVIC HEALTH**  
 8.8 out of 10

**STEWARDSHIP AND PROTECT THE ENVIRONMENT AND NATURAL ASSETS WE LOVE AND RELY ON**  
 9.3 out of 10

SILVERTON COMPASS MASTER PLAN PROJECT  
 REAL PEOPLE REAL TOWN REAL CHALLENGES REAL SOLUTIONS

**DRAFT COMMUNITY VALUES**  
 We've asked you to do the following: select one to discuss in 1:30 min community meetings or send the following:

**A REAL TOWN WITH REAL PEOPLE**  
 8.7 out of 10  
 We value living in a funky and historic town that brings together a cast of characters, where we can be ourselves and have a sense of freedom, interdependence and a shared love of place.

**CONNECTION TO NATURE**  
 9.3 out of 10  
 We value our connection to the natural environment and the San Juan Mountains that foster a deep appreciation of the natural world that unites us, provides solace and freedom, and underpins our sense of community.

**ACCESS TO RECREATION**  
 9.2 out of 10  
 We value our community's access to the backcountry and vast public lands that provide us with recreation opportunities, contribute to the health and vitality of our small mountain town.

**A GOOD PLACE TO LIVE AND RAISE A FAMILY**  
 8.9 out of 10  
 We value our small, peaceful town that is easy and safe to get around and offers a high quality of life and provides a slower and more intentional pace of life.

**ABILITY TO MAKE A DIFFERENCE**  
 8.1 out of 10  
 Though we don't always agree, we value living in a community where people are actively engaged and can actually make a difference.

SILVERTON COMPASS MASTER PLAN PROJECT  
 REAL PEOPLE REAL TOWN REAL CHALLENGES REAL SOLUTIONS

**Silvertown Economy Strategies**

**GOAL: CREATE A RESILIENT, YEAR-ROUND ECONOMY THAT SUPPORTS A STRONG, LIVABLE COMMUNITY**

**1. Invest in New and Existing Infrastructure**  
 • Invest in infrastructure that supports economic growth and job creation.  
 • Invest in infrastructure that supports a strong, livable community.  
 • Invest in infrastructure that supports a resilient, year-round economy.

**2. Attract and Retain Investment in Skilled Labor/Local Assets**  
 • Attract and retain investment in skilled labor and local assets.  
 • Support local businesses and entrepreneurs.  
 • Support local artists and creatives.

**3. Expand Water and Outdoor Access to Enhance Year-Round Resiliency**  
 • Expand water and outdoor access to enhance year-round resiliency.  
 • Support local businesses and entrepreneurs.  
 • Support local artists and creatives.

**Support and Enable Local Businesses and Entrepreneurship**  
 • Support and enable local businesses and entrepreneurship.  
 • Support local businesses and entrepreneurs.  
 • Support local artists and creatives.

**4. Support Growth Industries and the Local Economy**  
 • Support growth industries and the local economy.  
 • Support local businesses and entrepreneurs.  
 • Support local artists and creatives.

**IDEAS/COMMENTS**

**TOP PRIORITY**

**IDEAS/COMMENTS**

Administrative/Policy/Regulatory

# PAST PLAN SUMMARIES

The Town of Silverton provided Community Builders with all prior and evolving planning efforts to review and understand what plans came before this Master Plan to ensure this process would build upon such efforts. The following pages include a summary of select prior plans and planning projects most relevant to this 2022 Master Plan.

- [Town of Silverton and San Juan County Master Plan - 2010](#)
- [San Juan and Silverton Housing Needs Assessment 2021](#)
- [Animas River Corridor Revitalization Project 2006](#)
- [Silverton Area Trail Plan 2019](#)
- [San Juan County Community Development Action Plan \(CDAP\) 2021](#)

## [Town of Silverton and San Juan County Master Plan 2010](#)

### Plan Organization

The Plan begins with Vision statements followed by chapters for the following topics:

- Vision
- Economic Vitality
- Transportation and Core Infrastructure
- Natural Environment and Scenery
- Town and Mining Claim Land Use
- Recreation
- Healthy, Diverse and Educated Community
- Heritage and the Arts
- Future Land Use Plan
- Streetscape Enhancement

*It is important to note there are no implementation or funding strategies in this plan, only recommendations.*

The 2010 recommendations below and on the following pages are still relevant in 2022 and should be carried forward in the new 2022 Silverton Compass Master Plan.

### Ch 3. ECONOMIC VITALITY

The Economic Vitality vision still holds true in 2021. We work from our strengths as a mountain community to build a year-round, diverse, and prosperous economy.

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

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

## Ch 4. TRANSPORTATION AND CORE INFRASTRUCTURE

### VISION STATEMENT

County roads provide access and recreation. Backcountry county roads are a critical component of the infrastructure supporting recreation and are managed to balance recreation use with access to private property and with the needs and preferences of residents

Balanced transportation options are developed. Regional transportation for tourists, residents, and workers is enhanced by expanded bus and rail options. Bus or shuttle routes provide local-scale transportation in and around Silverton, making it a viable place to live or visit without a car

**Goal T-1** Promote the use of vacant platted lots in the difficult-to-develop areas in Silverton by allowing for re-alignment of Town streets

**Goal T-3** Facilitate the transport of ATV riders into town and the transport of intown tourists and residents to trailheads and other attractions near town during the summertime.

#### Strategies

- T-3.1** Evaluate the feasibility of an ATV parking area and summertime shuttle service

## CH 5. NATURAL ENVIRONMENT AND SCENERY

### Strategies

- NES-1.1** Support efforts by Animas River Stakeholders, and Mountain Studies Institute and like organizations, to protect and enhance water quality, watersheds and riparian corridors
- NES-1.2** Support the implementation of the Animas River Corridor Revitalization Plan
- NES-6.1** Review and evaluate if height, setback, and massing standards in the residential zone districts in Silverton protect solar access, if solar access is not protected, initiate revisions to the Town of Silverton zoning code to make the needed changes

## CH 6. TOWN AND MINING CLAIM LAND USE

### VISION STATEMENT FOR TOWN

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.

### LAND USE

**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 (MOSTLY RV AREA) 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

**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- Cladstone
- 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

## CH 7. RECREATION

### VISION

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.

### 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-2.3** Redevelop the former dump-site into an 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

### Strategies

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

**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 of 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

### 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 in-door recreation.

## CH 8. HEALTHY, DIVERSE, AND EDUCATED COMMUNITY

### VISION

A broad range of housing types meet the needs of all income levels, family types, and stages of life

- Sites are secured and partnerships are formed for producing housing that is affordable for working households and retired workers
- Existing housing is revitalized to be functional and affordable for working households and retired workers
- Year-round, full-time, local healthcare, including a doctor, suits the needs of a geographically isolated and active mountain community

**Goal HDEC-1** Encourage the development of workforce housing

**Strategies**

- HDEC-1.1** Re-visit the minimum house size requirement.
- HDEC-1.2** Create flexibility to allow increased density of detached single family dwelling units in Silverton
- HDEC-1.3** Allow attached and detached accessory dwelling units in all residential zoning districts in Silverton subject to site specific review considering the following: impacts on off-street parking are considered, the size or number of occupants is limited, sewer and water tap fees are paid, lines separate from the main unit are installed, and each unit has direct pedestrian access to the street.
- HDEC-1.4** Detached and attached accessory dwelling units are allowed in Silverton's multifamily zone district as a use by right so long as they are not used as short term rentals and considering off street parking, setbacks, solar access and other general site planning considerations.
- HDEC-1.5** Promote and support programs that improve the quality of the existing housing stock
- HDEC-1.5** Promote and support the rental rehabilitation program.
- HDEC-1.6** Support development of ownership workforce housing and affordable rental housing

**CH 9. HERITAGE AND THE ARTS**

**Goal HA-2** Support and promote artists and arts and crafts businesses as they bring diversity and revenue into the community

**Strategies**

- HA2.1** Support the "A Theater Group" and its efforts to find a permanent performing arts center
- HA2.2** Support the continuing viability of the Silverton Standard and the Miner
- HA3.1** Establish the Silverton Heritage District: The Silverton Heritage District would include the Town of Silverton and adjoining areas in San Juan County including Howardsville and Cunningham Gulch

**Railroad Museum:** Located at the Silverton Depot, this museum has not had the investment needed to make it attractive to the visitors it could attract with some improvements. Involvement with volunteer groups, the San Juan County Historical Society, and support from the Town of Silverton along with additional effort from the railroad can make this a project a success.

**Rebuild of the Silverton Northern Railroad** for passenger trains: San Juan County Historical Society is leading this railroad reconstruction project. The railroad would run from the society owned Silverton Northern engine house in Silverton to Howardsville. This rebuild would bring together the mine tour, mill tour and museum as complementary features of the heritage tourism experience.

**Electrical Generating Facility:** A hydroelectric plant on the Animas River below the Mayflower Mill owned by the San Juan County Historical Society would provide electricity for the mill operation

**CH 10. FUTURE LAND USE PLAN**

**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.

**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 down-town 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.

**Create flexibility to allow higher residential density in the single family zones.**

Silverton and San Juan County plan participants articulated and reaffirmed the strategy to create standards and a process in the land use code allowing property owners to apply to increase the single-family-detached residential unit density in the residential zone districts:

- One house per three lots increased to two houses per three lots in the R1a zone.
- One house per two lots increased to two houses per three lots in the R1 zone
- One house per two lots increased to two houses per three lots in the R2 zone

**Goal HDEC-1** Encourage the development of workforce housing

**Strategies**

- HDEC-1.2** Create flexibility to allow increased density detached single family dwelling units in Silverton
- LU-1.5** 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

**Goal T-1** Promote the use of vacant platted lots in the difficult-to-develop areas in Silverton by allowing for realignment of Town streets

**Strategies**

- T-1.1** Create flexibility allowing re-alignment of platted Town streets resulting in augmented public benefits.
- T-1.4** In the areas of Town where topography and natural features will accommodate it, maintain the historic grid streets pattern.



**Goal HDEC-1** Encourage the development of work-force housing.

**Strategies**

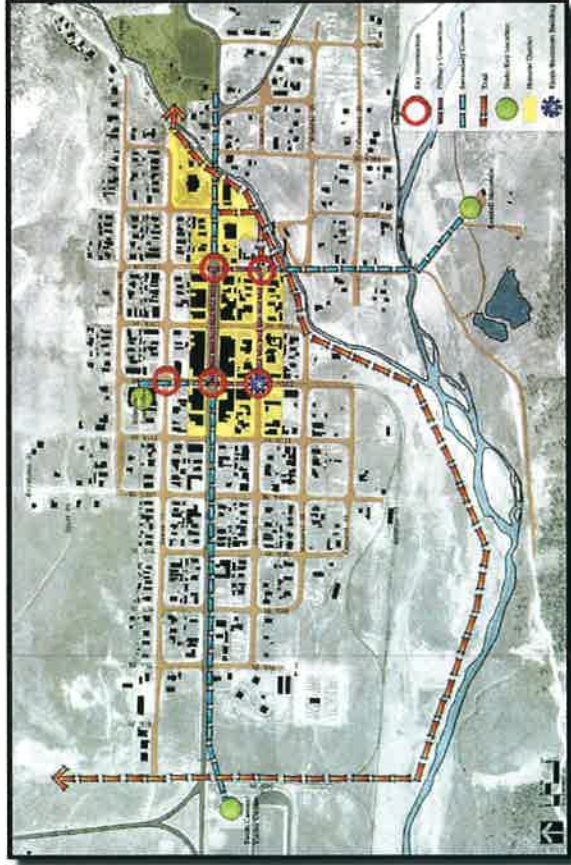
**HDEC-1.3** Allow attached and detached accessory dwelling units in all residential zoning districts in Silverton subject to site specific review considering the following: impacts on off-street parking are considered, the size or number of occupants is limited, sewer and water tap fees are paid, lines separate from the main unit are installed, each unit has direct pedestrian access to the street and no breezeways.

**HDEC-1.4** Detached and attached accessory dwelling units are allowed in the multi-family zone district as a use by right so long as they are not used as short term rentals and considering off street parking, setbacks, solar access and other general site planning considerations.

**HDEC-1.5** Detached and attached accessory dwelling units are allowed as a use subject to review in the South County on or near Highway 550 from the county line to the uphill side of mill creek subdivision.

**CH 11. STREETScape ENHANCEMENT**

This section of the plan did not include goals and strategies. The primary recommendations are in illustration below.



**San Juan and Silverton Housing Needs Assessment 2021**

In 2021, the Southwest Colorado Council of Governments (SWCCOC) and Housing Solutions of the Southwest (Housing Solutions) received a grant to complete a regional meta-analysis of existing housing data, housing plans, and identified housing needs across the five-county SWCCOC region. A supplemental housing needs assessment for the Town of Silverton was conducted as part of that grant. This report contains the findings from that needs assessment.

**Key Data takeaways:**

**Household Income Distribution:** shifts in incomes relative to housing costs, the number of renters paying more than 30 percent of their incomes in housing costs declined significantly from 113 in 2010 to just 35 in 2019.

**Employment:** The county added 101 jobs between 2010 and 2019, an average job growth of 2 percent per year. The lack of housing for workforce led to a significant rise in in-commuting in the county. Between 2010 and 2018, the county permitted 25 housing units, gained 101 jobs, and lost 55 housing units to permanent resident occupancy. The net effect was an increase in in-commuters—the relief valve for employers.

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

In 2018, compared to 2010, nearly 77 more workers commute in, 28 more workers commute out, and about 56 more workers are able to both live and work in the county. What are the most common ways your employees adjust when they cannot find housing to meet their affordability needs and/or preferences?

- \* Camp 18%
- \* Live in housing in poor condition 15%
- \* Tolerate a long commute 10%
- \* Live with family 10%
- \* Get more roommates/live in crowded conditions 10%
- \* Pick up an extra job 9%
- \* Rent a room in someone's house 9%
- \* Pay more than what they can afford 9%
- \* Live in car 6%
- \* Leave town 4%

Altogether, employers report having lost 40 employees in past years due to housing shortages, before the COVID-19 pandemic, meaning that nearly one-quarter of the town's workforce has turned over in recent years. **They also estimate that nearly 50 workers have declined employment offers due to lack of housing.**



## HOUSING MARKET TRENDS

### Supply

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

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

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

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

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

Shifts in incomes relative to housing costs, the number of renters paying more than 30 percent of their incomes in housing costs declined significantly from 113 in 2010 to just 35 in 2019. In contrast, the median incomes of owners in San Juan County declined slightly, while home values increased.

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

### Housing Needs

To determine the housing needed to accommodate future growth, a demand model was built for San Juan County. In the county, housing demand is created primarily through:

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

**New housing needed.** At a minimum, to accommodate job growth projected by Region 9

Economic Development, in the next three years, the county will need:

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

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

### Stakeholder Summaries:

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

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

### Stakeholder Recommended Solutions:

Stakeholders feel the town needs a holistic approach to housing solutions—that is, no one approach will be enough to respond to the town's housing needs. Housing solutions identified by stakeholders include:

### Prioritize building rental housing for workforce:

- Buy land and zone it for affordable housing to keep it from being bought up with out of state money;
- Develop a housing cooperative or tiny home community for single workers and roommates—more transient workforce—accessible to local businesses to house workers;
- Create a new workforce housing community, with units for rent and for sale, and with both market rate and income-restricted units. We have no “down valley” housing relief in Silverton;
- Develop a program to entice owners of vacation rentals to convert those to long-term rentals. For smaller landlords (v. wealthy investors), this should be a monthly subsidy v a tax break, as not all landlords are wealthy;
- Land use changes to restrict large single family home developments in favor of smaller units, make it easy to turn large single family homes into a duplex or multiple units, and build attached units. Offer financial incentives for long term rentals of accessory units;
- Ban or more heavily regulate vacation rentals to a fixed percentage of total housing to limit the negative impacts upon the community. Purchase vacation rentals and convert to long-term rentals;
- Funding to upgrade and modernize unsafe and hard to heat rental houses already on the market;
- Mandatory construction of affordable homes as a percentage of high end housing units;
- Better coordination between the public sector, employers, and developers including employer-assisted housing models and expanded infrastructure to support housing

### CONSULTANT RECOMMENDATIONS

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

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

### **Short term solutions.**

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

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

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

### **Incentivize property owners to rent long-term.**

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

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

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

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

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

Remaining land in the Anvil site is likely to accommodate 13 for sale homes and a small multifamily development. Extension of infrastructure on the “executive housing” land could also provide additional density to produce workforce housing.

The town should closely monitor communication from the DOLA about grants and consider applying for assistance to:

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

**If funding was awarded to the town this fall or winter, an developable land study could be completed in early 2021,** after which the town could issue a Request for Proposal for development partners (see Build housing below)

### **Develop alternative housing financing sources.**

Financing was identified as a major barrier to homeownership. Owners of lots on the Anvil site cannot obtain construction financing, and renters with multiple jobs have trouble qualifying for mortgage assistance to purchase existing homes.

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

### **Three to Five year solutions.**

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

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

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

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

- 1 A summer housing option—only available to local workforce. As discussed above, the community could be structured as cooperative living or a tiny home village. This solution would accommodate workers who can secure housing during winter months and are evicted during summer season by owners who convert to vacation rentals. This solution could be structured as a private-partnership between the town, county and local businesses
- 2 Long term mixed income housing—an extended workforce housing community, within Anvil and utilizing additional town and county land, with units for rent and for sale. primarily deed- and income-restricted and with occupancy preferences given to local workforce. Short term rentals would not be allowed. Peer community examples include Breckenridge's Wellington neighborhood and Buena Vista's The Farm

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

## Animas River Corridor Revitalization Project 2006

### Overview

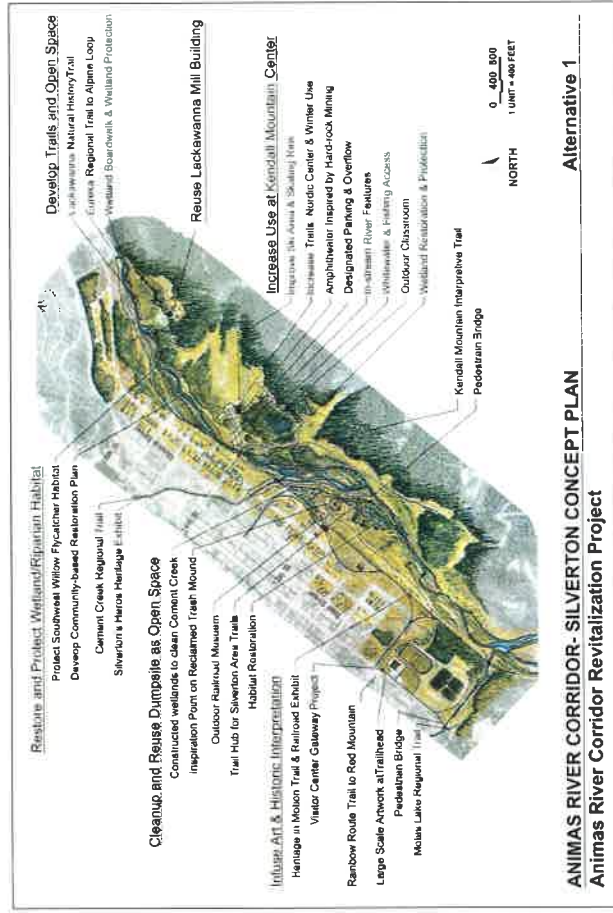
The Animas River Corridor Revitalization Project was one of six national Demonstration Projects being supported by the Federal Partnership Mine-Scarred Lands (MSL) Initiative. This interagency partnership is working with local communities to explore approaches to mine cleanup and community revitalization. San Juan County, Colorado was selected to receive technical assistance to develop a plan to clean up and reuse mining properties along the Animas River. The project focused on two mixed public and private ownership project sites: a two-mile section of the Animas River through the Town of Silverton, Colorado, the only incorporated town and San Juan County seat, and the Eureka Townsite, an abandoned mining town eight miles upriver from Silverton

The two-mile segment of the Animas River that passes through the town of Silverton is degraded from abandoned dumpsites, prior mining activities, dewatering of wetlands, and river channels dredged for flood control and gravel mining. The goal of the Animas River Corridor Revitalization Plan was for town and county residents to develop an action plan that incorporates remediation, ecological restoration, recreation development, historic preservation, and the arts. The plan's focus is the protection, improvement and expansion of riparian ecosystems (vegetation, wetlands, habitat), development of recreational amenities (trails, winter sports, whitewater accessibility); expansion of community art and performance spaces; and development of interpretative exhibits of San Juan County's mining, railroad and mountain heritage. It is important that historical preservation and artistic expression are incorporated into all activities

2.2 The central theme for the Silverton community in the project was to bring together the practices of art, historic preservation and ecological restoration into each element. The community priorities and goals for the corridor are to:

- 1 Clean up the old Town Dump Site to reuse as trails and open space
- 2 Develop a Cleanup, Restoration and Reuse Plan for the Lackawanna Mill
- 3 Restore wetlands and riparian habitat along the corridor to improve water quality, reduce flooding and increase wildlife on public lands
- 4 Develop trails and open space with recreational amenities that are accessible and designated to meet the needs of a variety of users for hiking, skiing, and snowmobiling
- 5 Increase use of Kendall Mountain Community Center and Recreation Area by developing a master recreation plan, developing a trail system, expanded ski area, ski lift and Nordic Center, amphitheater for events, whitewater and fishing access, in-stream river improvements, outdoor classroom and interpretive exhibits
- 6 Incorporate art and historic interpretation to tell the story of Silverton's heritage and future as a mining, railroad and mountain community

Below is a concept plan that illustrates the priorities and goals



Alternative 1

## Silverton Area Trail Plan 2019

This plan was an update to the 2004 Silverton Area Trails Plan. The primary goal of this plan is to diversify the community's recreation economy while simultaneously improving the quality of life for residents through the development of non-motorized trails for hikers, bikers and equestrians. Secondly, the plan aims to document existing trails in order to preserve public access. A third goal is to identify key unofficial trails and provide support to the BLM and USFS for inclusion into their trails systems, so these trails may benefit from exposure in official trail maps and be eligible for assistance from these agencies. This effort is intended to dovetail with and inform a number of other planning initiatives, including the San Juan County master plan, Kendall Mountain Recreation Area master plan, Bureau of Land Management Gunnison Field Office travel management plan, and United States Forest Service Columbine Ranger District recreation plan update.

The plan identified 14 distinct trail projects, some that provide specific details and recommendations, and others that are more general and conceptual. The 2019 plan also identifies a number of "connectors" – short segments that would take minimal effort to build but provide important connectivity between existing trails to create a better network.

### Project 1: Silverton Perimeter Trail

The heart of the trails plan is the Silverton Perimeter Trail, which will serve as a hub around Silverton, connecting to spokes that extend outward into San Juan County. This is intended to encourage trail users to make Silverton a basecamp for multi-day exploration, resulting in increased revenues for lodging, meals and shopping in Silverton, thereby bolstering the local economy.

The inclusion of mountain biking in the 2019 Silverton Area Trails Plan represents a significant shift in thinking from the 2004 plan, which did not address this use. By incorporating shared uses, addressing possible user conflicts, and proposing purpose-built mountain bike trails, the 2019 plan not only

reflects current trail usage, but embraces this ever-growing sport and recognizes its potential as an economic driver. It is important to note that while this plan acknowledges the positive and growing presence of mountain bikes in our area, it is assumed that bike use may not be suitable on all trails.



### Project # 2 – Urban Trail Network

Urban Trails link to Open Space Public Trails, these are routes commonly used that follow the urban street grid; they include sidewalks, streets, unimproved street right-of-ways, paths and shortcuts.

### Project # 3 – River Walk

A river trail is proposed on both sides of Animas River from the former Lackawanna Bridge on the north end of Town to the railroad trestle on the south end. Two pedestrian bridges would be required to create this loop. It would be open to all users, with possible slow and fast tracks running side by side to accommodate multiple user groups. Interpretive signage on the area's flora, fauna, geologic features, and historic sites would enhance the trail.

### Project # 4 – Anvil Mountain Trail Network

Anvil Mountain, bordering the northwest edge of Silverton, has many established trails along its base. Several connections are proposed for this area. It is assumed that most users on these trails will be hikers, although some will be desirable for mountain bikers.

### Project #5 – Kendall Mountain Trail Network

Based upon community feedback, single track and lift-serviced trails for mountain biking and hiking will be explored as part of the Kendall Mountain Recreation Area master planning effort and possible ski area expansion.

### Project #6 – Storm Peak Massif (AKA Baker's Park Trail System)

Silverton Singletrack Society (SSS) is in the process of designing and fundraising for an extensive network of trails in this area. In the fall of 2018, SSS contracted with the International Mountain Bike Association (IMBA) to complete a feasibility study on the Storm Peak Massif. (Construction of phase 1 began in the spring 2022).

### Project # 7 – Storm Peak Massif – Purpose Built, Bike Optimized Trail System

SSS's goal is to develop a network of town-accessible trails for both beginner and advanced riders with nearly 4,000 vertical feet to work with. This south-facing area has little private land and very quick access from the town of Silverton.

The following page includes a concept plan for Baker's Park developed by the Silverton Single Track Society.

## San Juan County Community Development Action Plan (CDAP) 2021

The CDAP is a list of short-term projects (defined as two years or less) Initial drafts of the CDAPs are developed through review of current projects, planning documents, small group discussions and interviews with community stakeholders, and those working on community projects. The 2021 San Juan County CDAP has a total of 35 projects that were developed by stakeholders and subsequently approved by the County Commissioners on August 25th, 2021, signed by Scott Fechenhler – Chairperson

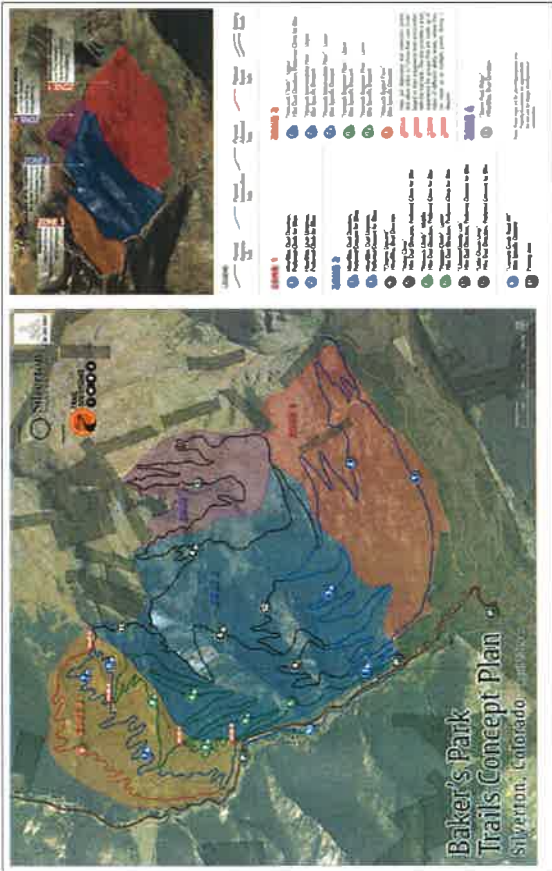
The CDAP projects were aligned with the State Rural Economic Blueprint. Priorities from the State Blueprint are assigned to specific projects in the CDAP. Priorities are numbered below for reference rather than level of importance

- 1 Leverage the Unique Assets of Rural Colorado
- 2 Save Coloradans Money on Healthcare
3. Fulfill Every Child's Potential
- 4 Support Local Community Success in Energy Transmission
- 5 Make Critical Investment in Community Infrastructure
- 6 Invest in Roads and Bridges
- 7 Build on Successful Economic Development Programs
- 8 Community Identified Priorities - this was added for projects aligned more closely with local economic priorities

The CDAP projects were also linked to six resiliency strategies identified in the Colorado Resiliency Framework, which addresses potential and interrelated economic, social and environmental risks and vulnerabilities. Abbreviations are listed next to the strategies in the CDAP along with a number representing the supporting strategy. Please refer to the Colorado Resiliency Framework document for details

- 1 Future Ready Economy & Workforce (EW)
- 2 Climate & Natural Hazard Resiliency (CN)
- 3 Building & Infrastructure Sustainability (BI)
- 4 Agriculture & Food Security (AF)
- 5 Housing Attainability (HA)
- 6 Community Capacity (CC)
- 7 Internal to Community (IC) - this was added for projects aligned more closely with local resiliency strategies

The following page is the project ranking of all CDAP projects



Projects 8-12 are more focused in the county, far outside the town limits.

### Project # 13 - Silverton - Molas Lake - Andrews Lake

A trail linking Silverton to Molas Lake, Little Molas Lake, and the Colorado Trail. A logical starting point would be the Visitor's Center. The trail could run on either side of the highway. The key to developing this trail will be finding connections between existing trail segments, and navigating private property issues. Creating a safe highway crossing is another challenge. Development of single track trails in the vicinity of Molas Lake Campground and a connector trail to Andrews Lake (C10) that are open to mountain bikes would enhance recreation in this area for those staying at the campground as well as day users.





CDAP #	Project	Rank
3	San Juan Development Association	High
5	Summer School & Enrichment Programs	High
9	Local Access to Health Care & Mental Health Support Services	High
11	Anvil Mountain Affordable & Attainable Housing Project	High
20	Baker's Park Trail System	High
23	Promotion of Silverton & San Juan County	High
25	Creative District	High
30	Municipal Water	High
31	Wastewater System Rehabilitation	High
32	Redundancy Fiber Path into and out of Silverton	High
35	Compass Project	High
2	Silverton Business District Beautification Projects	Med
4	Upper Animas Water Shed	Med
6	Stanley Placer Education Complex Phase I	Med
7	Mountain Studies Institute Research and Innovation Center Phase I	Med
8	Local Farm to School/Community Programs	Med
13	Conveyance of Bureau of Land Management Parcel to Town of Silverton	Med
14	Kendall Mountain Recreation Center & Ski Area Master Plan	Med
16	Molas Lake Master Plan	Med
19	Improve Drainage & Water Flow in Silverton	Med
22	Long Range Management Plan for upper-Animas River & Corridor	Med
24	Blair Street Improvement District Projects	Med
26	Columbine Park Revitalization Plan	Med
28	Bike Skills Park	Med
29	Youth Center	Med
33	Toilet Facilities in the Town	Med
1	Artist & Business Incubation Center	Low
10	Lackawana Mill & Bridge	Low
12	Silverton/San Juan County Master Plan	Low
15	Eureka Campground & Facilities Improvements	Low
17	Rehabilitate Carnegie Public Library	Low
18	Restoration, Repair & Maintenance of Community Buildings	Low
21	Toilet Facilities along San Juan Skyway	Low
27	Exhibit at Visitors' Center and/or San Juan Historical Museum on Native American Culture	Low
34	Construct Pedestrian Bridges	Low

Detailed descriptions of each project above are provided in this [project matrix](#). Many of these projects have been identified as priorities during the Silverton Compass Master Plan process including:

- Local access to health care & mental health support services
- Affordable and attainable housing
- Barker's Park trail system
- Municipal water and wastewater system rehabilitation
- Business district beautification projects
- Kendall Mountain recreation center improvements
- Blair St. improvements
- Bike (and skate) park
- Youth center



# BROWNFIELDS REDEVELOPMENT & REVITALIZATION WORKSHOP SUMMARY

SILVERTON, CO

# SMALL TOWN, BIG OPPORTUNITIES

On May 31, 2019, the town of Silverton and the Colorado Department of Public Health and Environment hosted a Brownfields Redevelopment and Revitalization Workshop. During the gathering, presenters and attendees discussed approaches to economic development and why a renewed focus on placemaking and amenities in small communities is crucial to the well-being of local residents. Over 40 attendees participated in this workshop including elected officials from the town and county, business owners and local residents. Attendees discussed a variety of challenges and opportunities, including affordability, good jobs, balancing the benefits and impacts of tourism and recreations and preserving the town's unique character and identity as it addresses these issues.



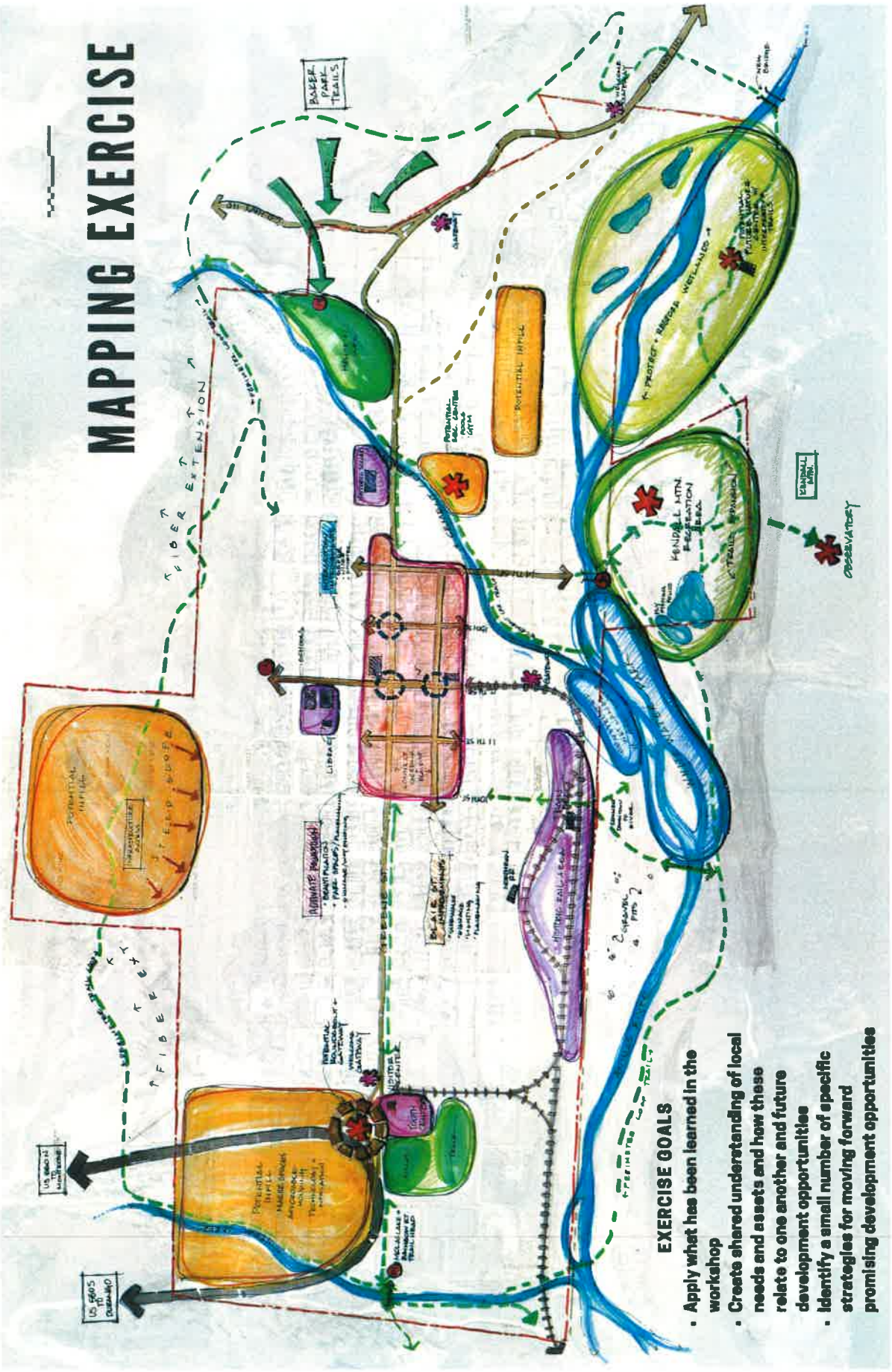
Several presenters shared stories and discussed strategies and opportunities that leverage multiple sources of funding. Attendees heard successful case studies of brownfield redevelopment projects throughout Colorado, in addition to examples of successful local private-public partnerships including the Silverton school redevelopment project, Anvil Mountain affordable housing development and the Montrose riverfront revitalization project.

The presentations and discussions were followed by a mapping exercise where attendees identified various types of development and investment that make sense for Silverton. This included a mix of capital investments - particularly in streets and recreational amenities - as well as various physical and economic development ideas.





# MAPPING EXERCISE



## EXERCISE GOALS

- Apply what has been learned in the workshop
- Create shared understanding of local needs and assets and how those relate to one another and future development opportunities
- Identify a small number of specific strategies for moving forward promising development opportunities

# KEY THEMES

Three overarching themes came up weaving together many of the ideas that attendees brought up during the mapping exercise.



**Outdoor recreation** emerged as a way to improve the quality for locals as well as a way to attract year around, sustainable tourism to Silverton. Some big ideas that attendees brought up in this area include:

- Expand and upgrade trail system including connecting Baker's Park trails to downtown and improving bike trail system and infrastructure
- Continue development of a river corridor plan that includes new river activities such as kayaking, whitewater rafting and fly fishing in beaver pond south of Kendall Mountain Recreation Center
- Expand the Kendall Mountain ski area
- Connect to Molas Lake Park



Enabling **reinvestment and revitalization** was another key theme. Workshop participants came up with several big ideas for redeveloping underutilized land including:

- Strategic Placemaking Projects
- Development of an intown recreation center that could include athletic facilities and a swimming pool, space for meetings, educational programs/symposiums, dormitory space and youth center
- Infill and redevelopment opportunities, including Stanley Placer site, affordable housing, and a Maker's marketplace or other similar entrepreneurial space(s)
- Preserve historic Lackawanna Mill through adaptive reuse
- Re-examine zoning code to address barriers to the type of development the community wants to see.



One final theme that emerged was related to **strategic public projects and investment**. Some of these ideas include:

- Explore Blair Street intersection improvements
- Improve visitor experience through establishing gateways leading in and out of Silverton and wayfinding signage
- Improve connectivity from depot to Blair Street
- Expand fiber optic boundary
- Encourage exploration of strategic infrastructure to enable infill of opportunity sites



# RECOMMENDED NEXT STEPS

A number of exciting projects and initiatives are underway in Silverton. From the completion of the mountain bike trail system to potential reinvestment in Kendall Mountain, among other things. In that sense, it's an exciting time. At the same time, there are also questions and concerns about the future: affordability, good jobs, managing the impacts of tourism and recreation. These are among the many questions being asked.



**The fact that it brought the movers and shakers of the community into one group working together.**



**I learned that our community can and will have the ability to move forward. We all desire the same thing, just taking different vehicles.**



Looking forward, there are several specific ideas that have been discussed at the workshop. There's also interest in having a broader dialogue about the future and creating a vision from the community from participants' discussion about ways to strengthen the local economy ways while sustaining the qualities that make Silverton special. Attendees engaged in dialogue about how the community is changing and how best to shape that change. The group also discussed more specific ways to address local needs and opportunities, including the role of public private partnerships, brownfield resources and engaging local financing institutions to address locals needs and opportunities.

# TOWN OF SILVERTON COMPASS MASTER PLAN

