

SAN JUAN REGIONAL PLANNING COMMISSION
AGENDA
August 19, 2025
San Juan County Courthouse

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

- 7:00 PM Roll Call of Members and Minutes
Minutes of July 15, 2025**
- 7:10 PM Improvement Permit Preliminary/Final Application – Christoper Langford,
Campsites, 1208 Lime Creek Road**
- 7:30 PM Improvement Permit Amendment, Sketch Plan – Joel Stalo, Driveway, 1301
County Road 2**
- 7:50 PM Improvement Permit Amendment, Sketch Plan – Mike Luther, Hydroelectric
Shed, JE Ward and Argentine Mill Sites, County Road 55 Arrastra Gulch**
- 8:10 P.M. Seth Weber – Improvement Permit Sketch Plan Application,
Big Giant and Contention, Historic Preservation and Residential**

OTHER:

Times listed above are approximate.

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

ADJOURN: Next Regular Meeting – 7:00 PM, Tuesday September 16, 2025

Join Zoom Meeting

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

Meeting ID: 921 3647 3203

One tap mobile

+16699006833,,92136473203# US (San Jose)

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Meeting ID: 921 3647 3203

The San Juan Regional Planning Commission met virtually via zoom and in the Commissioner meeting room on July 15, 2025, at 7:05 PM with roll call showing the following attendance

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

Present via Zoom were Bev Rich, Melissa Childs, Jim Harper, DeAnne Gallegos, Debra, Sarah & Alex, Jason Roberts, D Breed, Damon Rose, Ann Chase, Lucy Mulvihill.

Present in the San Juan County Meeting Room were William Tookey, Land Use Administrator and Chris Tookey, Secretary, along with Jim Weller, Ken Safranski, Austin Lashley, Lisa Adair, Isaiah Branch Boyle, George Riley, Julie & Todd Sams, and Lucy Mulvihill.

MINUTES: June 17, 2025

Ken Safranski moved to approve the minutes. Bev Rich seconded the motion. The motion passed unanimously with a show of hands.

COUNTY IMPROVEMENT PERMIT SKETCH PLAN APPLICATION—FOR SINGLE-FAMILY DWELLING, DRIVEWAY AND ASSOCIATED UTILITY IMPROVEMENTS ON THE SENIOR WARDEN LODGE USMS 13298. THE PROPERTY IS LOCATED NEAR MOLAS LAKE AND ACCESSED FROM US 550.

Isaiah Branch-Boyle, the owner, was present in the Commissioners Room to answer any questions. The total acreage is 3.877 and does not meet the minimum lot area.

After presentations from William Tookey, Land Use Administrator, and the background of the project, a period of Public Hearing was called at 7:22 pm by Chairman Weller and closed at 7:25 with no input. After the Public Hearing, the Planning Commission members felt that size and visual impact concerns were addressed and that the Sketch Plan was a very well put together application. Ken Safranski made a motion to recommend to the San Juan County Commissioners that they approve the proposed County Improvement Permit Application Sketch Plan with the thirteen conditions, omitting #11 which the owner originally had requested a vacation rental submission, which he removed. Melissa Childs seconded the motion, A roll call vote was called and the motion passed unanimously with a yes vote.

A letter was sent to the San Juan County Commissioners for their meeting on August 13.

COUNTY BOUNDARY LINE ADJUSTMENT APPLICATION FOR LOTS 1 AND 2 OF THE COLE RANCH SUBDIVISION. THE BOUNDARY ADJUSTMENT WILL ALSO REQUIRE AN AMENDMENT TO THE COLE RANCH SUBDIVISION PLAT.

George Riley, owner, was present in the Commissioner's Room.

Lot 1 is owned by Julie and Todd Sams, also present in the Commissioner's Room, and agrees with the requested Boundary Adjustment.

The application also includes an Improvement Permit Application to construct a fence. Information regarding the conditions about the Boundary Line Adjustments was given by William Tookey, Land Use Administrator. A period of Public Hearing was called for at 7:55 by Chairman Weller with no comments. After the Public Hearing closed, Austin Lashley made a motion to recommend to the San Juan County Commissioners that they approve the proposed County boundary line adjustment Application with the nine conditions. Jim Harper seconded the motion. A roll call vote was called and the motion passed unanimously with a yes vote.

A letter was sent to the San Juan County Commissioners for their meeting on August 13.

COUNTY IMPROVEMENT PERMIT PRELIMINARY/FINAL APPLICATION FOR DEVELOPMENT OF A 1000SQ FT CABIN, A 200SQ FT SHED AND ASSOCIATED UTILITY IMPROVEMENTS ON THE UTE CHIEF LODGE USMS 18463. THE PROPERTY IS IN DEER PARK AND IS ACCESSED BY CR 33A.

The property is currently owned by David Breed who is present on Zoom for this meeting.

Discussion and background of the project was presented by William Tookey, Land Use Administrator, who let the Planning Commissioners know that he and Building Inspector Bevin Harris had made a site visit to the property. A period of Public Hearing was called at 8:08 with no comments. Ken Safranski made a motion to recommend to the San Juan County Commissioners that they approve the proposed County Improvement Permit Application Preliminary/Final Plan with the 8 conditions. Jim Harper seconded the motion. A roll call vote was called and the motion passed unanimously with a yes vote. A letter was sent to the San Juan County Commissioners for their meeting on August 13.

COUNTY IMPROVEMENT PERMIT PRELIMINARY/FINAL APPLICATION FOR A SINGLE-FAMILY DWELLING, DRIVEWAY EXTENSION AND ASSOCIATED UTILITY IMPROVEMENTS ON THE HECTOR LODE USMS 14327. THE PROPERTY IS LOCATED ON HWY 550, NEAR SILVERTON, IN SAN JUAN COUNTY.

The current owner, Damon Rose, was present on Zoom for this meeting. The proposed application was prepared by Engineer Mountain, and Lisa Adair was present in the Commissioners Room to answer questions.

Discussion and background of the project and a Public Hearing was called at 8:25 with no comments. After the Public Hearing closed, Jim Weller made a motion to recommend to the San Juan County Commissioners that they approve the Improvement Permit Preliminary/Final Application with the eight conditions. Ken Safranski seconded the motion. Jim Weller asked for a roll call vote and the vote passed unanimously with a yes vote.

A letter was sent to the San Juan County Commissioners for their meeting on August 13.

PUBLIC HEARING: 2025-10 AN ORDINANCE OF THE TOWN OF SILVERTON AMENDING CHAPTER 15, ARTICLES 8 AND 11 OF THE SILVERTON LAND USE CODE REGARDING DEED RESTRICTIONS FOR THE EXPEDITED REVIEW OF AFFORDABLE HOUSING DEVELOPMENTS.

Chairman Jim Weller opened the public hearing at 8:50 pm to receive comment. Lucy Mulvihill and Anne Chase were present to provide staff review and answer questions of the proposed Ordinance Amendment. The proposed amendment is necessary to align the Town's existing expedited review process for affordable housing with the requirements of Proposition 123.

Upon completion of the Public Hearing, Ken Safranski moved to recommend that the Town Board approve Ordinance 2025-10: An Ordinance of the Town of Silverton Amending Chapter 15, Articles 8 and 11 of the Silverton Land Use Code Regarding Deed Restrictions for the Expedited Review of Affordable Housing Developments. Austin Lashley seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 9:00 PM.

Respectfully Submitted,

Christine M. Tookey, Secretary

MEMORANDUM

August 19, 2025

TO: San Juan County Regional Planning Commission

FR: William A. Tookey

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

Christopher Langford has submitted an Improvement Permit Preliminary/Final Plan Application to construct and operate a 3-site campground plus campground host with bath house, septic system, driveway and associated utilities. To be located at 1208 Lime Creek Road.

The adjacent property owners were previously notified by mail.

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

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

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

The applicant will install electrical power to the bath house.

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

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

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

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

The applicant has also provided a Historical Review of the site. There is an existing cabin on site. The cabin should not be disturbed and if any historical artifacts are discovered during construction the construction should stop until the Historic Review Committee or a qualified archeologist can visit the site.

The Planning Commission may recommend approval of the Improvement Permit as submitted, approval of the Improvement Permit with conditions, denial of the Improvement Permit or table the application pending additional information.

Should the Planning Commission choose to approve the Improvement Permit Application they should do so with the following conditions:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. That all requirements in Section 4-110 of the San Juan County Zoning and Land Use Regulations pertaining to the development of individual building sites shall be met.
3. That the applicant shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
4. Identify the exact location of all proposed improvements with the installation of survey stakes and survey flagging. The staking shall be performed by a Colorado licensed surveyor. The Land Use Administrator or designee must inspect the flagging/staking of the proposed development prior to commencing construction.
5. The applicant shall provide the Durango Fire Protection District with all necessary documentation to allow for their review and approval of this project. The applicant shall also pay any required Impact Fee to the Durango Fire Protection District.
6. Wood burning campfires will not be allowed. Campfires can only be fueled by propane that must include a valve to shut off the propane fuel.
7. Provide a list of the exterior finishes to the Building Inspector prior to the issuance of a Building Permit. Due to wildfire concern only fire-resistant materials that maintain a Class B rating or better shall be used for the construction of roof structures. Also, the exterior building materials shall be naturalistic, subdued and non-reflective to minimize the visibility of the structure.
8. That adequate bear proof trash receptacles are provided, and the site is regularly policed to prevent the accumulation of litter.
9. If any historical artifacts are discovered during construction the construction should stop until the Historic Review Committee or a qualified archeologist visits the site.
10. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.

11. Any additional conditions the Planning Commission deems necessary.

MEMORANDUM

August 19, 2025

TO: San Juan Regional Planning Commission

FR: William A. Tookey

RE: Genoa Lode Subdivision Lot 1

Joel Stalo has submitted a Sketch Plan Improvement Permit application for the development of a driveway extension. The property is located at 1301 County Road 2 and will be accessed by Country Road 2.

The driveway extension will cross the MB Mill Site owned by San Juan County.

The property was previously approved for the development of a single-family residence, driveway and associated utilities. The property is also used as a vacation rental.

The property is currently owned by Joel Stalo, and the taxes are current.

The application fees have been paid.

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

The driveway extension is requested to improve safety to access the property. The current access is difficult during winter conditions.

The application may be considered premature since the applicant has not formally requested an easement from San Juan County. Nor has the County agreed to provide an easement. However, this allows the process to continue so if an easement is granted, they will be able to construct it before winter.

The property is not landlocked so there is no requirement that the County provide an access easement. It is possible that the County might require that the applicant purchase the easement at a fair market value.

While the property is not a prime building location once an easement is issued there would be no ability to develop it. The County may also wish to negotiate an agreement with the applicant for a Boundary adjustment to allow that section of the MB Mill site to be purchased by the applicant to create an expansion of the Genoa Lode Lot 1.

The property also has wetland located on site and a wetlands delineation was prepared by Dr. Jake Kurzweil.

It is probably advisable that geotechnical study be done on the property to ensure that the driveway does not slough down the slope.

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

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

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Genoa Lode Lot 1 and the MB Mill Site shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
3. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.
4. That any improvements are not constructed on the identified wetlands.
5. That a geotechnical study be performed on the MB Mill Site and that the driveway extension comply with the recommendations of that report.
6. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.
7. That the proposed improvements are identified on the surveyed plat of the property and staked on site by a Colorado Licensed Surveyor.
8. That the Land Use Administrator visits the site after the proposed improvements have been identified and staked on site and prior to the submittal of the Preliminary/Final Application.
9. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.
10. Any other conditions that the Planning Commission deems necessary.



SAN JUAN COUNTY COLORADO

1557 GREENE STREET

P.O. BOX 466

SILVERTON, COLORADO 81433

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

August 8, 2025

To Whom It May Concern:

This letter is to inform you that Joel Stalo has submitted an Improvement Permit Application to construct a driveway on Lot 1 of the Genoa Lode Subdivision, 1301 County Road 2.

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

It is anticipated that this application will be reviewed by the Planning Commission during their meeting of August 19, 2025.

It is further anticipated that the application a Public Hearing will be held by the County Commissioners to receive public comment during their regular meeting of September 10, 2025. Both meetings can be attended in person or via Zoom. The login information for connecting to Zoom is:

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

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

Meeting ID: 921 3647 3203

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

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

Sincerely,

William A. Tookey
Land Use Administrator

MEMORANDUM

August 19, 2025

TO: San Juan Regional Planning Commission

FR: William A. Tookey

RE: JE Ward Mill Site USMS 9858B and Argentine Mill site USMS 11380 B

Mike Luther has submitted a Sketch Plan Improvement Permit application for the development of a hydroelectric system and turbine shed near Arrastra Creek to provide electricity to his current cabin. The property is located in Gulch and will be accessed by Country Road 55.

The property was previously approved for the development of a cabin, shed, driveway and associated utilities.

The property is currently owned by Mike Luther and the taxes are current.

The application fees have been paid.

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

Mountain Zoning District requires a minimum parcel or lot area of 5 acres with a setback of 20 feet from public lands and 30 feet from private property lines. The property is 9.43 acres. It appears that the improvements exceed the setback requirements.

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

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

The applicant has included a scenic quality report.

It does not appear that the site has any historic significance.

The improvements should create minimal adverse impacts upon wildlife.

The applicant has access the property via CR 55.

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

It does not appear that the proposed improvements are located in a potential Avalanche Hazard Zone.

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

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

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the JE Ward and Argentine Mill Sites shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
3. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.
4. That the applicant obtain all necessary State and Federal permits and/or licenses required for an Hydroelectric System.
5. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.
6. That the proposed improvements are identified on the surveyed plat of the property and staked on site by a Colorado Licensed Surveyor.
7. That the Land Use Administrator visits the site after the proposed improvements have been identified and staked on site and prior to the submittal of the Preliminary/Final Application.
8. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.
9. Any other conditions that the Planning Commission deems necessary.



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August 8, 2025

To Whom It May Concern:

This letter is to inform you that Mike Luther has submitted an Improvement Permit Application to construct a small shed and hydroelectric turbine on the JE Ward Mill Site and Argentine Mill Site accessed from County Road 55, in Arrastra Gulch.

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

It is anticipated that this application will be reviewed by the Planning Commission during their meeting of August 19, 2025.

It is further anticipated that the application a Public Hearing will be held by the County Commissioners to receive public comment during their regular meeting of September 10, 2025. Both meetings can be attended in person or via Zoom. The login information for connecting to Zoom is:

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

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

Sincerely,

William A. Tookey
Land Use Administrator

MEMORANDUM

August 19, 2025

TO: San Juan Regional Planning Commission

FR: William A. Tookey

RE: Big Giant USMS 1156 A and Contention USMS 14320

Seth Weber has submitted a Sketch Plan Improvement Permit application for the Historic Preservation and residential use of the tram house located on the Big Giant 1156A and the Contention 14320. The property is located near Gold Lake in Little Giant Basin and will be accessed by Country Road 21A.

The property is currently owned by Larry Zastrow ZLM LLC and the taxes are current. The applicant has a contract to purchase the property and has authorization from the owner to submit the Improvement Permit application.

The application fees have been paid.

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

Mountain Zoning District requires a minimum parcel or lot area of 5 acres with a setback of 20 feet from public lands and 30 feet from private property lines. The Big Giant and Contention is 13.62 acres. The proposed improvements are within the current footprint of the historic structure and would meet the setback requirements.

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

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

Master Plan Goal HA-3 Support and promote the efforts of the San Juan County Historical Society and other entities and individuals to preserve historic/cultural resources.

The Master Plan notes that private property rights are respected in San Juan County. The Plan also states that residential development on mining claims are to be built in low-visibility places outside of environmentally sensitive areas, leaving visible ridgelines and other scenic resources undeveloped and minimizing the impacts on the environment. I believe this application is attempting to meet the intent of the Master Plan.

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

The applicant plans to haul water to the site.

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

The applicant has included a letter from Peter Diethrich of La Plata County Public Health stating a septic system is not feasible at this site and that he would recommend the use of a short term portable chemical toilet.

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

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

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

- 1. The scenic impact should be minimal as the applicant is proposing historic restoration on an existing structure but not constructing a new structure.**
- 2. The site does has historic significance, To preserve the historical nature of the site the applicants restoration plans should be reviewed by the historic review committee or other qualified professional to determine that best practices are being used to preserve the structure an site.**
- 3. The improvements should create minimal adverse impacts upon wildlife. All solid waste, garbage and refuse must be kept within the building, in a separate secure enclosed area or in wildlife/bear-resistant containers until it is properly disposed of at the Transfer station.**

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

The applicant will access the property via CR 21A. There is no current access to the property. The owner is in negotiations to purchase an easement from the adjoining property owner.

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

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

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

A Snow Avalanche Hazard Analysis and Mapping Report has been prepared by Chris Wilbur P.E. It does identify the avalanche risks to the property.

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

I do not believe that there are any public trails identified on this property. If any trails are identified, they will need to be added to the certified survey plat.

- i. Individual building sites shall be placed on the Town of Silverton's utility billing system for water and refuse when water is hauled to the site., Any applicant who shows that it is obtaining water from an approved permitted well or is purchasing water from an acceptable source of potable water other than the Town of Silverton may be permitted to be placed on the Town of Silverton's billing system for refuse only.

The applicant will be required to be placed on the Town's utility billing system for water and refuse.

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

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

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Big Giant and Contention shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.

3. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.
4. That the applicant comply with the recommendations listed in the Snow Avalanche Hazard Analysis Report prepared by Chris Wilbur, P.E. of Wilbur Engineering, Inc.
5. That the Historic Review Committee or qualified archeologist review and approve the historic preservation plans.
6. That the applicant will take no actions to degrade the historic significance of the site.
7. That an access easement to the property be obtained prior to the Preliminary/Final application.
8. That the claims are surveyed by a Colorado Licensed Surveyor, and that the access route is staked.
9. That the Land Use Administrator visits the site after the proposed improvements have been identified and staked on site and prior to the submittal of the Preliminary/Final Application.
10. That the applicant be placed on the Town of Silverton's Utility billing system for water and refuse.
11. That the proposed septic system be approved by La Plata Public Health
12. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.
13. Any other conditions that the Planning Commission deems necessary.



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August 8, 2025

To Whom It May Concern:

This letter is to inform you that Seth Weber has submitted an Improvement Permit Application to preserve a historical structure with improvements to allow for a single-family resident. The improvements will be located on the Big Giant USMS 1156A and Contention USMS 14320 and will be accessed from County Road 21 A, in Arrastra Gulch.

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

It is anticipated that this application will be reviewed by the Planning Commission during their meeting of August 19, 2025.

It is further anticipated that the application a Public Hearing will be held by the County Commissioners to receive public comment during their regular meeting of September 10, 2025. Both meetings can be attended in person or via Zoom. The login information for connecting to Zoom is:

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

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

Sincerely,

William A. Tookey
Land Use Administrator

