

SAN JUAN COUNTY, COLORADO
BOARD OF COMMISSIONERS MEETING AGENDA
September 10, 2025

CALL TO ORDER: 8:30 A.M.

OLD BUSINESS:

Consider Bills and Authorize Warrants
BOCC Regular Meeting Minutes for August 27, 2025

APPOINTMENTS:

- 8:40 A.M. - Board of Health – Funding Appropriations
- 8:20 A.M. - Silverton Powerhouse Collective Special Events Liquor License
- 9:00 A.M. - Martha Johnson, Social Services Director
- 9:30 A.M. - Katie Stewart, Colorado State Representative, House District 59
- 10:00 A.M. - Public Hearing: Christopher Langford, Improvement Permit Preliminary/Final Application – Campsites, 1208 Lime Creek Road
- 10:20 A.M. - Public Hearing: Joel Stalo, Improvement Permit Sketch Plan Application – Joel Stalo, Driveway, 1301 County Road 2
- 10:50 A.M. - Public Hearing: Mike Luther, Improvement Permit Sketch Plan Application – Hydroelectric Installation and Shed, JE Ward and Argentine Mill Sites, County Road 55 Arrastra Gulch
- 11:20 A.M. - Public Hearing: Seth Weber, Improvement Permit Sketch Plan Application – Historic Preservation and Residential Development of Tramway House Big Giant and Contention, Little Gian Basin County Road 21A
- 11:50 A.M. - Anthony Edwards – EPA Cooperative Agreement
OHV Ordinance

Lunch – Location to be determined

CORRESPONDENCE:

NEW BUSINESS:

Grant Award - EIAF A-0348 San Juan County Medical Rescue Building Design & Engineering
Treasure's Report
Public Comment
Commissioner and Staff Reports

OTHER:

ADJOURN:

Times listed above are approximate.

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

Next Regular Meeting – 6:30 PM, Wednesday September 24, 2025

Join Zoom Meeting

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

By Telephone: Dial 1 669-900-6833 and enter the Webinar ID 92136473203 when prompted.
Meeting ID: 921 3647 3203

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

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

SAN JUAN COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING WEDNESDAY, AUGUST 27, 2025
AT 6:30 P.M.

Call to Order: The meeting was called to order by Commissioner Lashley. Present were Commissioner Pete Maisel and Administrator William Tookey. County Attorney Dennis Golbicht was present via Zoom. Commissioner Fetchenhier was absent.

Commissioner Maisel moved to approve the minutes of August 13, 2025. Commissioner Lashley seconded the motion. The motion passed unanimously.

Marylin Wagner of CTSI was present via Zoom to present to the Commissioners the 5 Year Loss Analysis and Insurance Pool update.

A Public Hearing was held to receive comments concerning the proposed Resolution 2025-05 Authorizing an Election on the Question of Whether to Permit San Juan County to Collect, Retain and Expend Revenues Collected from Property Taxes in Excess of the Newly Enacted 5.25% Growth Limit Imposed by State Law. Upon completion of the Public Hearing Commissioner Maisel Moved to adopt Resolution 2025-05 as presented. Commissioner Lashley seconded the motion. The motion passed unanimously.

Melody Skinner provided public comments concerning the need for surveys at the Anvil Mountain Subdivision. It was explained to her that the property has been surveyed, and several corners have been replaced multiple times.

Natalie Wegert and Whitney Gaskill were present to discuss the financial needs of the Silverton Family Learning Center. Marhta Johnson, Social Services Director was also present. The SFLC is requesting \$25,000 from the TANF fund to help backfill the loss of state funding. Commissioner Maisel moved to approve the request for \$25,000 of TANF funds. Commissioner Lashley seconded the motion. The motion passed unanimously.

Dr. Brown of High Country Remote Care LLC was present to request funding to help pay for additional staffing. Public Health Director Becky Joyce was present to inform the Commissioners that she her budget potentially has the \$12,600 funding needed for staffing through the end of 2025. Commissioner Lashley moved to approve funding in the amount of \$12,600 for additional staffing for High Country Remote Care LLC with the source of the funding to be determined at a later date. Commissioner Maisel seconded the motion. The motion passed unanimously.

The Board of Health will meet on September 10, 2025 to discuss the funding.

The afternoon of September 10, 2025 was set for a field trip to visit some of the properties that the County Received from Sunnyside Gold.

Administrator Tookey informed the Commissioners that next year San Juan County will celebrate its 150th birthday and as such some finding would be needed for the celebration including create a film of the county. It was the consensus of the Commissioners to provide funding for the celebration.

Administrator Tookey informed the Commissioners that the heating system for the Hospital Building is now complete and working.

Having no further business, the meeting was adjourned at 9:15 P.M.

Austin Lashley, Chairman

Ladonna L. Jaramillo, County Clerk

Application for a Special Events Permit

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- ☒ Social ☐ Athletic ☐ Philanthropic Institution
☐ Fraternal ☐ Chartered Branch, Lodge or Chapter ☐ Political Candidate
☐ Patriotic ☐ National Organization or Society ☐ Municipality Owned Arts Facilities
☐ Political ☐ Religious Institution ☐ Chamber of Commerce

LIAB Type of Special Event Applicant is Applying for:

- 2110 ☒ Malt, Vinous And Spirituous Liquor \$25.00 Per Day
2170 ☐ Fermented Malt Beverage \$10.00 Per Day

Name of Applicant Organization or Political Candidate

State Sales Tax Number (Required)

Silverton Powerhouse Collective

33-3025266

Mailing Address of Organization or Political Candidate

PO702

City

State ZIP Code

Silverton,

CO

81433

Address of Place to Have Special Event

8 Meads Ave

City

State ZIP Code

Silverton

CO

81433

Authorized Representative of Qualifying Organization or Political Candidate

Jeffrey W Davis

Date of Birth (MM/DD/YY)

Phone Number

04/26/1983

970-519-1011

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

PO Box 853

City

State ZIP Code

Silverton

CO

81433

Event Manager

Jeffrey Davis

Date of Birth (MM/DD/YY)

04/26/83

Phone Number

970-519-1011

Event Manager Home Address

1256 Snowden

City

Silverton

State

CO

ZIP Code

81433

Email Address of Event Manager

Silverton.davis@gmail.com

1. Is the place to have the Special Event located on State-owned property?

☐ Yes ☒ No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

☐ No ☒ Yes, How many days?

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

☒ No ☐ Yes, License Number

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

☒ Yes ☐ No

5. For Chambers of Commerce - Each member who holds a retail establishment permit attests they are not exercising the privileges of the retail establishment permit for the duration of the SEP days.

☐ Yes ☐ No

6. For Chambers of Commerce - Please list all members participating in the SEP.

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date

10/25/2025

From:

10 AM

To:

6 PM

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Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title

Jeffrey Adams / Board chair

Signature



Date (MM/DD/YY)

08/22/25

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)

☐ City ☐ County

Telephone Number of City/County Clerk

Title

Signature

Date (MM/DD/YY)

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number

Liability Date

State

Total

-750 (999) \$.00

Application Information and Checklist

The following supporting documents must be attached to this application for a permit to be issued:

- ☐ Appropriate fee.
 - ☐ Diagram of the area to be licensed (not larger than 8 1/2" X 11" reflecting bars, walls, partitions, ingress, egress and dimensions. **Note:** If the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
 - ☐ Copy of deed, lease, or written permission of owner for use of the premises.
 - ☐ Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; **or**
 - ☐ If not incorporated, a NONPROFIT charter; **or**
 - ☐ If a political Candidate, attach copies of reports and statements that were filed with the Secretary of State.
-
- ☐ Application must first be submitted to the Local Licensing Authority (city or county) at least thirty (30) days prior to the event.
 - ☐ Public notice of the proposed event and procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least (10) days before approval of the permit by Local Licensing Authority. (44-5-106 C.R.S.)
 - ☐ State Licensing Authority must be notified of approved applications by Local Licensing Authorities within ten (10) days of approval.
 - ☐ Check payable to the Colorado Department Of Revenue
-

Qualifications for Special Events Permit

(44-5-102 C.R.S.)

A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 4 and 3 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being non profit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the Secretary of State pursuant to Article 45 of Title 1, C.R.S. A Special Event permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Silverton Powerhouse Collective

is a

Nonprofit Corporation

formed or registered on 01/23/2025 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20251087577 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/14/2025 that have been posted, and by documents delivered to this office electronically through 02/18/2025 @ 14:28:53 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 02/18/2025 @ 14:28:53 in accordance with applicable law. This certificate is assigned Confirmation Number 17009856 .



Jena Griswold

Secretary of State of the State of Colorado

----- End of Certificate -----

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.colorado.gov>, clicking on the "Validate a Certificate" link, entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.colorado.gov>, click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

COLORADO STANDARD LEASE AGREEMENT

I. TERM – This legal document ("Hereinafter referred to as "Lease Agreement") represents a lease agreement for a term of 13 months (Hereinafter referred to as

the "Lease Term") beginning on the 1st day of December,

2024 and ending on the 31st day of December, 2025,

II. & TENANT – This Lease Agreement is between

San Juan County Historical Society (Hereinafter referred to as "Landlord")
Landlord

with mailing address of PO Box 154 City of
Street Address

Silverton State of CO Zip Code: 81433
City State Zip Code

(Hereinafter referred to as the "Premises") to

Jeff Davis
Hannah Green and Hillary Cable (Hereinafter referred to as "Tenant")
Tenant

III. PREMISES – The Landlord agrees to lease the premises located at

Powerhouse on Mears Ave. City of Silverton State of
Street Address City

CO Zip Code 81433 (Hereinafter referred to as the "Premises")
to the Tenant only for the purposes of residential use. The Landlord agrees to
include furnishings and appliances as described:

N/A
Furnishings and Appliances

If there are any common areas for use but which are shared between other
Tenants or the Landlord, Tenant shall have every right to use said areas. If there
are any restrictions on said common areas, they are:

N/A
Restrictions



IV. USE

The Tenant shall obey, and require anyone else on the Premises to obey, all laws and restrictions that apply to the Premises as well as any Federal or State Laws and act in a manner that does not unreasonably disturb any neighbors or constitute a breach of peace. Landlord will give Tenant notice of any restrictions that apply to the Premises.

A. Alterations - Tenant may, or, **X may not** make alterations or improvements to the Premises without first obtaining permission from the Landlord in writing of exactly the improvement or alteration and how the improvement or alteration will be made.

B. Pets – Tenant **X may**, or, may not be allowed to have pets on the Premises. If pets are not allowed on the premises, they are not to be allowed at any time, except licensed animals needed by the blind, deaf, disabled or

N/A Other under the conditions of N/A Conditions

N/A

List Minor Children

V. RENT

Tenant shall pay rent to Landlord payable to in the monthly installments of

Two Thousand Dollars (\$ 2,000)
Amount \$

payable in the name of San Juan County Historical Society.

Payments are due on the 1st of every month (Hereinafter referred to as the "Due Date") beginning December 1st, 2024. All rent payments shall be sent to

PO Box 154 City of: Silverton State of

CO Zip Code 81433 or if there is another way the Landlord would like to receive rental payments it shall be described as follows: Pay in person at the Archive Building.

Other

Prorated first month's rent.

For the period from Tenant's move-in date N/A through the end
Tenant's Move-in Date

of the month, Tenant will pay to Landlord the prorated monthly rent of

\$ N/A. This amount will be paid on or before the date the Tenant moves in.



VI. DEPOSITS AND CHARGES - In addition to Rent described above, the Tenant shall pay the following to the items that apply:

A. Deposits (check all that apply)

- Security Deposit of \$ N/A paid upon signing the Lease
\$
- Last Month's rent of \$ N/A paid upon signing the Lease
\$
- Rent in advance of \$ N/A paid upon signing the Lease
\$
- Pet Deposit of \$ N/A paid upon signing the Lease
\$
- Other N/A \$

If the Tenant has paid a deposit or an advancement of rent, the Landlord shall deposit the money in a separate interest bearing or non-interest bearing account for the benefit of the Tenant. Furthermore, within _____ days after Tenant has vacated the premises, returned keys, and provided Landlord with a forwarding address, Landlord will give Tenant an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by the Landlord, along with a check for any deposit balance.

B. Late Charges - If Rent has not been paid in full to the Landlord by the Due Date as stated in **Section V** the Landlord has the right to either:

(choose one option)

- Charge Tenant fee of N/A, for every day after the Due Date.
- Charge Tenant fee of 5 % of the amount due, for every day after the Due Date.

VII. UTILITIES – Tenant is responsible for the following utility charges:

- X Electricity
- X Water/Sewer/Trash
- X Cable
- X Heat
- X Internet

SUBLETTING & ASSIGNMENT – Tenant agrees not to sublet any part of the Premises or assign this Lease Agreement without written consent from the Landlord.



VIII. MAINTENANCE – Tenant agrees to keep the Premises properly maintained and in sanitary condition during the term of the lease. Tenant must return the Premises to the same level of condition as when the day the Tenant took occupancy.

A. Tenant to keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to what existed when the Tenant took occupancy, except for ordinary wear and tear;

B. It is the Tenant's obligation to notify Landlord IMMEDIATELY of any conditions that could be hazardous in or about the Premises.

C. Tenant agrees that they will be held accountable for any damage made by guests on the Premises.

IX. LANDLORD'S ACCESS – Landlord or a Landlord's representative may enter the Premises under the following conditions:

A. At any time for the protection or preservation of the Premises.

B. After notice as required by State law for the purpose of repairing the Premises.

C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:

1. With Tenant's consent

2. In case of emergency

3. When Tenant unreasonably withholds consent.

4. If Tenant is absent from the Premises for a period of at least one-half a Rental Installment Period. (If the rent is current and Tenant notifies Landlord of an intended absence, then the Landlord may only enter with Tenant's consent or for the protection or preservation of the Premises.)

X. PROHIBITED ACTS BY LANDLORD

A. - Landlord cannot cause, directly or indirectly, the termination or interruption of any utility service that serves the Tenant including but not limited to; refrigeration garbage collection, gas, oil, electricity, lighting (interior and exterior), or any other service.

B. - Landlord cannot prevent the Tenant from accessing the Premises by any and all means.

C. – Landlord cannot make any unnecessary repairs to remove; windows, doors, or any fixtures. Landlord cannot remove Tenant's personal property from the Premises unless Tenant has not paid rent; in that case the Landlord may remove Tenant's Personal Property and is not responsible for storage or disposition.



XI. DEFAULT

- A. TENANT'S DEFAULT** – Tenant shall be in default if the following occurs during the term of the Lease Agreement:
1. Tenant fails to pay rent when it is due and the default continues for 3 business days (business days are defined as Monday through Friday except federal holidays) after written notice of failure to pay rent or possession of the Premises.
 2. If there is an intentional act that causes severe destruction, damage, or misuse of Property, then Landlord has the authority to evict the Tenant immediately for unreasonable disturbance.
 3. If Tenant fails to perform any of the stated terms of the Lease Agreement and fails to comply after seven (7) days of receiving notice.
- B. LANDLORD'S DEFAULT** – If Landlord does not comply with Tenant's maintenance obligations within seven (7) days of written notice of Landlord's default of obligation to repair, fix, or maintain the Premises, the Lease Agreement may be altered;
- C. WAIVER** – If Landlord accepts rent knowing of Tenant's default or accepts performance by Tenant of any part of the Lease Agreement, or, Tenant accepts performance by Landlord knowing of Landlord default and pays rent, then the party accepting performance shall not have the right under this Lease Agreement to make a claim or terminate Lease Agreement. This does not limit the rights of any party to enforce later default.
1. Tenant will not be liable for rent if the Landlord's failure to comply makes the Premises uninhabitable.
 2. If the Landlord's failure to comply makes the Premises habitable but not in the condition upon move-in, then the rent shall be adjusted to the market value of the Premises.

XII. POSSESSION – If, after authorization of this Lease Agreement by both parties either:

- A.** Tenant fails to take possession of the Premises; Tenant is still responsible for paying rent on the Due Date every month and to comply with the provisions of this Lease Agreement.
- B.** Landlord fails to grant possession of the Premises in a good and habitable condition to Tenant; The Tenant has the right to terminate the Lease Agreement with written notice to Landlord.



XIII. NOTICES – All notices made by the Tenant to the Landlord, must be delivered to the following address below;

PO Box 154

Street Address

Street Address #2

Silverton, CO
City State

81433

Zip Code

XIV.DISCLOSURES – Tenant agrees and acknowledges the disclosures attached to this agreement by filling in their initials below;

- State of Colorado required disclosures
- Tenant Rules and Regulations
- Tenant Checklist Upon Move-In
- Other _____

XV. ADDITIONAL ADDENDUMS – If any Additional addendum(s) to this agreement, is described as:

N/A

Additional Addendums

XVI. DISCLAIMER – If one sentence, section, or portion of this Lease Agreement is deemed to be invalid, it does not affect the terms of the rest of this document.

XVII. TENANCY – If for any reason the Tenant or Tenant's guest(s) fail to comply with this Lease Agreement, or the Tenant misrepresented themselves in this Lease Agreement or on the Rental Application, the Tenant may be found in violation of this Lease Agreement and at the Landlord's decision this document may become Void.

XVIII.TIME - Is of the essence.

XIX.ENTIRE LEASE AGREEMENT – This legal document is the agreement between Landlord and Tenant, any other promises or agreements must be attached hereto other than the necessary rules and regulations as implied by law, have been agreed upon. Any future changes or modifications must be made in writing and signed by both parties.



XX. AUTHORIZATION & WITNESS – IN WITNESS WHEREOF, Landlord and Tenant agree to the terms and have executed and dated this Lease Agreement below.

LANDLORD:

TENANT:

San Juan County Historical Society

The Silverton Powerhouse Collective
~~Power House Guild~~

Beverly Rich

Date: 10-30-24

JD

Date: 11/6/2024

Beverly Rich (Chairperson)

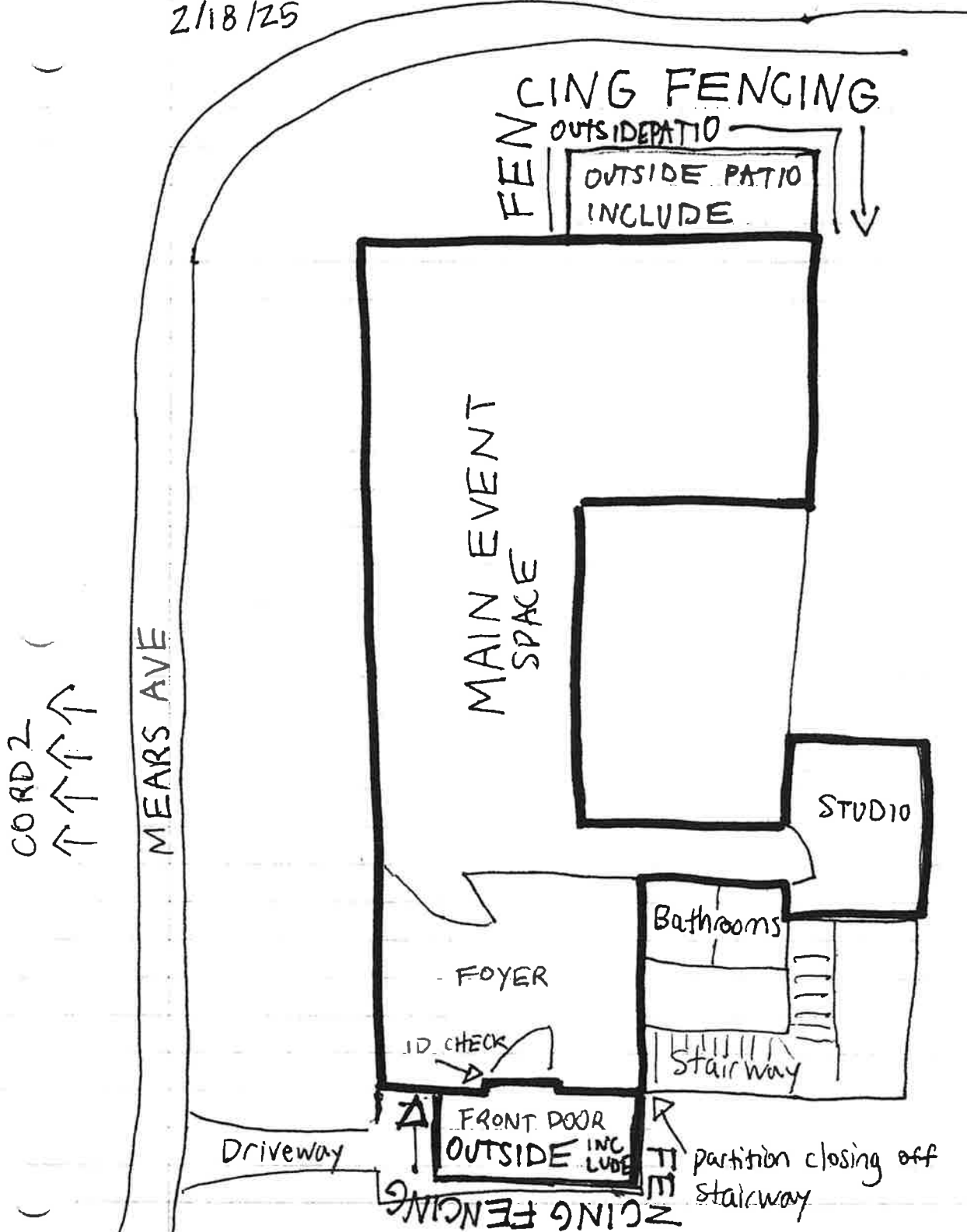
Jeff Davis (Chairperson)

H. Cable

Date: 11/4/2024

~~Hillary Cable (Manager)~~ Administrative Director

Diagram for Special Events Permit Area.
Silverton Powerhouse Collective
2/18/25



REQUESTING permit for BOLD area.
It is all 1st Floor. No outside alcohol. IDs checked.

MEMORANDUM

September 10, 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 a site for a campground host, a 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. All 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 Applicant has provided a Site Plan with minor adjustment that are included in the packet.

The Planning Commission reviewed the Preliminary/Final Application during their regular meeting of August 19, 2025, and have recommended that the Commissioners approve the application with the conditions listed below.

The Commissioners may approve the Improvement Permit as submitted, approve the Improvement Permit with conditions, deny the Improvement Permit or table the application pending additional information.

Should the Commission choose to approve the Improvement Permit Application it is recommended that they should do so with the following conditions: (Conditions 1-10 are recommended by the Planning Commission. Conditions 11 and 12 were added by staff.)

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 and comply with the DFPD recommendations.
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. That all parking is contained on-site and not on CR 1.
12. That the applicant acknowledge that San Juan County has no obligation to plow snow or maintain CR 1.
13. Any additional conditions the Commissioners deem necessary.



SAN JUAN COUNTY
DEPARTMENT OF SOCIAL SERVICES

Department of Social Services
Phone 970-387-5631 * Fax 970-387-5326
Martha Johnson, Director
7/31/2025

Date 9/8/2025
Transmittal No. 7

Vendor	Date	Num	Amount
Larimar County DHS	07/31/2025	11731	\$ 1,313.00
La Plata County	07/31/2025	11732	\$ 5,080.94
San Juan County	07/31/2025	11733	\$ 6,060.16
The Law Office of Dennis R. Golbricht	07/31/2025	11734	\$ 78.00
La Plata County	07/31/2025	TBD	Family Voice Grant \$ 3,977.80
TOTAL			<u>\$ 16,509.90</u>

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

9-9-2025

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

Austin Lashley

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

Ordinary Income/Expense	TOTAL									
	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Jan - Jul 25	Budget	
Income										
400.001 REVENUE-State Alloc	8,185.25	7,975.61	9,090.29	9,746.24	8,461.11	48,416.20	11,086.20	100,970.90	148,000.00	
400.010 Property Tax Current	0.00	134.78	6,436.35	2,049.29	5,844.91	1,086.03	2,528.10	18,079.47	21,349.00	
400.020 Specific Ownership tax	129.52	113.36	97.18	110.44	109.38	0.00	256.51	818.39	1,200.00	
400.040 Penalties/Int on Tax	0.00	0.00	0.00	1.51	1.04	73.78	4.48	80.81	150.00	
400.100 REVENUE-Family Voice Grant	3,584.12	7,439.16	0.00	0.00	0.00	0.00	3,977.80	15,001.08	0.00	
400.145 REVENUE-CSGB Grant	1,331.63	0.00	0.00	0.00	0.00	0.00	0.00	1,331.63	1,000.00	
400.180 REVENUE-EOC	180.00	0.00	0.00	0.00	120.00	0.00	0.00	300.00	800.00	
400.220 REVENUE-Program Refunds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	
Total Income	13,410.52	16,662.92	15,623.82	11,907.48	14,536.44	47,576.01	17,865.09	136,582.28	173,499.00	
Expense										
500.100 EXPENSE-Administration	7,649.25	7,230.09	7,510.54	8,191.55	7,950.53	7,895.85	10,454.10	56,881.91	84,000.00	
500.110 EXPENSE-Adult Protectio	0.00	0.00	1,023.76	455.00	0.00	18,575.14	78.00	20,131.90	500.00	
500.120 EXPENSE-Child Care	49.80	0.00	46.00	0.00	138.90	10,586.05	0.00	10,820.75	1,500.00	
500.130 EXPENSE-Child Support	37.88	73.59	0.00	37.89	39.31	0.00	0.00	188.67	2,000.00	
500.140 EXPENSE-Child Welfare	0.00	0.00	0.00	609.99	0.00	12,500.00	0.00	13,109.99	30,000.00	
500.145 EXPENSE-CSGB Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	
500.150 EXPENSE-Colorado Works	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	
500.160 EXPENSE-Core Services	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	14,000.00	24,000.00	
500.180 EXPENSE-Family Voice Grant	3,584.12	7,439.16	0.00	0.00	0.00	0.00	3,977.80	15,001.08	0.00	
500.200 EXPENSE-LEAP	267.67	180.25	166.49	360.17	0.00	0.00	0.00	974.58	5,000.00	
Total Expense	13,588.72	16,923.09	10,746.79	11,664.50	10,128.74	51,557.04	16,509.90	131,108.88	168,500.00	
Net Income	-178.20	-1,260.17	4,877.03	252.88	4,407.70	-3,981.03	1,355.19	5,473.40	4,999.00	

San Juan County
CDHS Allocation and Expenditures report
For State Fiscal Year 2025-26
7/31/2025

FIPS

111

Program	Allocation	Expenditures	Remaining	% Remaining	% of Fiscal Year Remaining
CDHS County Admin	83,001	3,978	79,023	95.21%	91.67%
HCPF Regular	26,998	828	26,170	96.93%	91.67%
HCPF Enhanced	58,521	2,272	56,250	96.12%	91.67%
APS Admin	30,000	263	29,737	99.12%	91.67%
APS Client	2,000	0	2,000	100.00%	91.67%
Child Care	9,538	445	9,093	95.33%	91.67%
Colorado Works	44,697	860	43,837	98.08%	91.67%
Child Welfare 80/20	52,431	1,723	50,708	96.71%	91.67%
Child Welfare 100%	4,070	6	4,064	99.84%	91.67%
CORE 80/20	10,351	0	10,351	100.00%	91.67%
CORE 100%	18,869	2,000	16,869	89.40%	91.67%
SEAP	444	0	444	100.00%	91.67%
LEAP L300.5200	1,830	1,732	98	5.38%	16.67%
Total	342,750	14,106	328,644		

MEMORANDUM

September 10, 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 a site for a campground host, a 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. All 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 Applicant has provided a Site Plan with minor adjustment that are included in the packet.

The Planning Commission reviewed the Preliminary/Final Application during their regular meeting of August 19, 2025, and have recommended that the Commissioners approve the application with the conditions listed below.

The Commissioners may approve the Improvement Permit as submitted, approve the Improvement Permit with conditions, deny the Improvement Permit or table the application pending additional information.

Should the Commission choose to approve the Improvement Permit Application it is recommended that they should do so with the following conditions: (Conditions 1-10 are recommended by the Planning Commission. Conditions 11 and 12 were added by staff.)

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. That all parking is contained on-site and not on CR 1.
12. That the applicant acknowledge that San Juan County has no obligation to plow snow or maintain CR 1.
13. Any additional conditions the Commissioners deem necessary.

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, September 10, 2025 in person and via Zoom to receive public comments on a County Improvement Permit Preliminary/Final Application submitted by Christopher Langford at 1208 Lime Creek Road. The purpose of the application is to construct and operate a 3-site campground plus campground host site, construct a bath house, septic system, driveway and other associated utilities. The Application can be reviewed at https://sanjuancounty.colorado.gov/proposed_additions_applications.

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 admin@sanjuancolorado.us, by mail to San Juan County, PO Box 466, Silverton CO 81433, or hand-delivered to the County Courthouse. Interested persons may contact the Land Use Administrator at 970-387-5766 with any questions or comments about the Application.

Join Zoom Meeting

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

by Phone - 1 669 900 6833

Meeting ID: 921 3647 3203

Published in the Silverton Standard & Miner: August 28, 2025

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

September 2, 2025

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

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

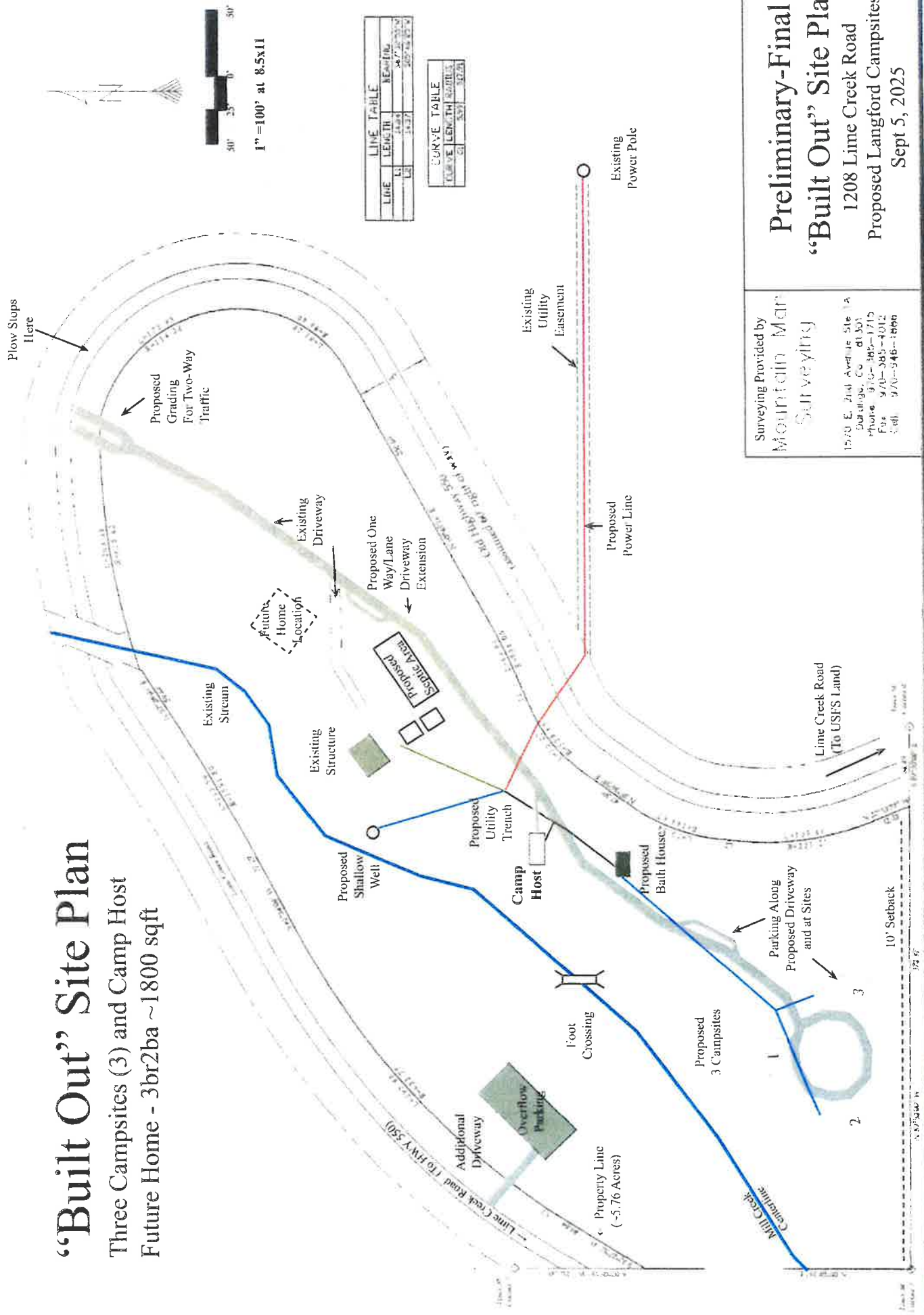
At the regular meeting of the San Juan Regional Planning Commission on August 19, 2025, members of that Commission held a meeting to discuss the Proposed County Improvement Permit Preliminary Final Plan Application to construct and operate a 3-site campground with associated utilities and improvements located at 1208 Lime Creek Road. Access to the site will be from Lime Creek Road-CR 1. The applicant Christopher Langford was present via Zoom.

After considerable discussion and background of the project, questions and presentations from William Tookey, Land use Administrator, and the applicant. A period of Public Hearing was called with no comments. After the Public Hearing closed the Planning Commission members talked about their concerns. Ken Safranski then made a motion to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application Preliminary Final Plan with the 10 conditions. Jim Harper seconded. The roll call vote passed unanimously.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

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



1570 E. 21st Avenue Ste 1A
Durango, CO 81301
Phone 970-385-1715
Fax 970-385-4012
Cell 970-546-1866

Preliminary-Final “Built Out” Site Plan

1208 Lime Creek Road
Proposed Langford Campsites
Sept 5, 2025

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. That all parking is contained on-site and not on CR 1.
12. That the applicant acknowledge that San Juan County has no obligation to plow snow or maintain CR 1.
13. Any additional conditions the Commissioners deem necessary.

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, September 10, 2025 in person and via Zoom to receive public comments on a County Improvement Permit Preliminary/Final Application submitted by Christopher Langford at 1208 Lime Creek Road. The purpose of the application is to construct and operate a 3-site campground plus campground host site, construct a bath house, septic system, driveway and other associated utilities. The Application can be reviewed at https://sanjuancounty.colorado.gov/proposed_additions_applications.

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 admin@sanjuancolorado.us, by mail to San Juan County, PO Box 466, Silverton CO 81433, or hand-delivered to the County Courthouse. Interested persons may contact the Land Use Administrator at 970-387-5766 with any questions or comments about the Application.

Join Zoom Meeting

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

by Phone - 1 669 900 6833

Meeting ID: 921 3647 3203

Published in the Silverton Standard & Miner: August 28, 2025



Durango Fire Protection District

Division of the Fire Marshal

103 Sheppard Drive • Durango, Colorado 81303 • (970)382-6001 • Fax (970)382-6028

Preliminary review #1_1208 Lime Creek Rd 9-8-2025

KakavasSE (7)



Status: General Comments set by KakavasSE on 9/8/2025 at 9:47:07 AM

Subject: 1 - Preliminary Development Review

Author: KakavasSE

Date: 9/8/2025 9:27:58 AM

Page Label: 1

Color: ■

Layer:

Space:

This preliminary development review does not include a complete fire code plan review for construction as the information is limited. There are items identified within which may require a response and to take into consideration as to the overall design of the project as it relates to the International Fire Codes.

Any questions or comments regarding the review please contact me at 970-382-6026 or shane.kakavas@durangofire.org

We look forward to working with everyone on this project



Status: General Comments set by KakavasSE on 9/8/2025 at 9:43:06 AM

Subject: Access - Grade

Author: KakavasSE

Date: 9/8/2025 9:42:53 AM

Page Label: 3

Color: ■

Layer:

Space:

What is the grade of the road?



Status: General Comments set by KakavasSE on 9/8/2025 at 9:43:03 AM

Subject: Access - Radius

Author: KakavasSE

Date: 9/8/2025 8:32:24 AM

Page Label: 13

Color: ■

Layer:

Space:

The turning radius for emergency apparatus roads is 30-feet inside radius as approved by the fire code official.



Status: General Comments set by KakavasSE on 9/8/2025 at 9:43:28 AM

Subject: Access - Width and Clearance

Author: KakavasSE

Date: 9/8/2025 9:45:30 AM

Page Label: 3

Color: ■

Layer:

Space:

Access road clearance of 13'-6" to be maintained. Required width to be 16-feet including shoulders and be able to support 75,000 lbs, and maintained year-round.



Status: General Comments set by KakavasSE on 9/8/2025 at 9:46:17 AM

Subject: Fire Flow - Required

Author: KakavasSE

Date: 9/8/2025 9:46:13 AM

Page Label: 13

Color: ■

Layer:

Space:

Additional discussions as the project progresses as to the requirements for the pond and dry hydrants to include lining, strainer, connection locations and types.



Durango Fire Protection District

Division of the Fire Marshal

103 Sheppard Drive • Durango, Colorado 81303 • (970)382-6001 • Fax (970)382-6028



Status: General Comments set by KakavasSE on 9/8/2025 at 9:46:59 AM

Subject: Fire pit

Author: KakavasSE

Date: 9/8/2025 9:46:56 AM

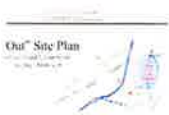
Page Label: 3

Color: ■

Layer:

Space:

Provide additional information, size, type, LPG supply, emergency shut-off



Status: General Comments set by KakavasSE on 9/8/2025 at 9:46:36 AM

Subject: Fire sprinkler system

Author: KakavasSE

Date: 9/8/2025 9:46:32 AM

Page Label: 13

Color: ■

Layer:

Space:

Future home to be equipped with a fire suppression system

COUNTY IMPROVEMENT PERMIT
Preliminary-Final Plan
Proposed Langford Campsites
1208 Lime Creek Road
San Juan County, Colorado



Prepared by Applicant:
Christopher Langford

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

This preliminary development review does not include a complete fire code plan review for construction as the information is limited. There are items identified within which may require a response and to take into consideration as to the overall design of the project as it relates to the International Fire Codes.

Any questions or comments regarding the review please contact me at 970-382-6026 or shane.kakavas@durangofire.org

We look forward to working with everyone on this project

Submitted:
July 29, 2025

PROJECT NARRATIVE

Proposed Langford Campsites

1208 Lime Creek Rd

Proposed Campsites (3 sites + Camp Host)

Project Summary

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

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

Campsite Layout and Features

Each of the three sites will include:

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

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

Camp Host

The applicant intends to designate a Camp Host to assist with daily operations, guest support, and ongoing maintenance. The Camp Host will be responsible for monitoring check-ins, maintaining the bathhouse and waste areas, managing fire safety compliance, and ensuring that site rules are followed.

The presence of a Camp Host ensures that the site remains well-managed, safe, and responsive to guest and community needs while maintaining a light operational footprint.

Bathhouse and Utilities

A centrally located permanent bathhouse will include:

- Two shower/toilet combo units.

PROJECT NARRATIVE

Proposed Langford Campsites

1208 Lime Creek Rd

- Basic hand washing facilities

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

Fire Safety and Wood Campfires

To minimize wildfire risk, wood-burning campfires will not be allowed at any of the campsites. Instead, each site may include a propane-powered fire pit, provided and maintained by the property owner/camp host.

This fire policy aligns with best practices for low-impact camping in forested areas and is consistent with regional fire mitigation standards.

Provide additional information, size, type, LPG supply, emergency shut-off

Access

Access road clearance of 13'-6" to be maintained. Required width to be 16-feet including shoulders and be able to support 75,000 lbs, and maintained year-round.

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

Site Impact and Management

What is the grade of the road?

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

Trash will be collected in bear-safe containers and removed regularly. It will be shared with the neighborhood and located for collection in a place deemed safe and convenient by neighbors and the Republic Services. The location being tested currently is away from the neighborhood, near HWY 550 for easy access by the service truck and for minimized impacts from possible bear activity.

MEMORANDUM

September 10, 2025

TO: San Juan County Commissioners

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 for snow plowing and parking 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, it would limit the ability for the property to be developed. It does appear however that there is still the potential for development. 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.

According to the San Juan County Assessors webpage the value of the MB Mill Site is \$43,511 per acre. It appears that the portion of the MB Mill Site on the south side of CR 2 is about .65 acres. The value of .65 of an acre would be \$28,282. The applicant has

proposed an easement fee of \$3,486 for the use of 3,486 sq. ft. of property based upon the Assessor value of \$1 per square foot.

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 MB Mill Site is identified as a property subject to the County's Environmental Ordinance. CDPE and EPA have both been provided with a copy of the application. Both have made a site visit and EPA has provided a report that is attached.

The applicant has provided Supplemental Information that is included in the packet

The San Juan Regional Planning Commission Reviewed the application during their regular meeting of August 19, 2025. It is their recommendation that the Board of County Commissioners approve the Sketch Plan Application with the conditions listed below:

The Board of County Commissioners has the option to approve the Improvement Permit application as submitted, approve with conditions, deny or table the decision until additional information is provided.

Should the Commissioners choose to recommend approval, they should do so with the following conditions:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the 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. If construction of the wetlands are negatively impacted the applicant will be responsible for their restoration.
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. That the applicant indemnifies the County concerning any use of the driveway extension on the MB Mill Site.
11. That the construction of the driveway is in compliance with environmental health and safety standards.
12. Any other conditions that the Commissioners deem necessary.



SAN JUAN COUNTY COLORADO

1557 GREENE STREET

P.O. BOX 466

SILVERTON, COLORADO 81433

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

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

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 10:20 AM on Wednesday, September 10, 2025 in person and via Zoom to receive public comments on a County Improvement Permit Application for the construction of a driveway extension on the MB Millsite, owned by San Juan County to access 1301 County Road 2. The applicant is Joel Stalo. The Application can be reviewed at:
https://sanjuancounty.colorado.gov/proposed_additions_applications.

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 admin@sanjuancolorado.us, by mail to San Juan County, PO Box 466, Silverton CO 81433, or hand-delivered to the County Courthouse. Interested persons may contact the Land Use Administrator at 970-387-5766 with any questions or comments about the Application.

Join Zoom Meeting

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

by Phone - 1 669 900 6833

Meeting ID: 921 3647 3203

Published in the Silverton Standard & Miner: August 28, 2025

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

September 2, 2025

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: County Improvement Permit Application
Sketch Plan for the development of a
driveway extension. The property is located
at 1301 County Road 2 and will be accessed
by County Road 2.

At the regular meeting of the San Juan Regional Planning Commission on August 19, 2025, members of that Commission held a meeting to discuss the Proposed County Improvement Sketch Plan Application for the development of a driveway located at 1301 County Road 2 and accessed by CR 2. The applicants Joe and Emily Stalo were present in the Commissioners Room to answer questions.

After discussion of the driveway project and presentations from William Tookey, Land use Administrator, and the applicant. A period of Public Hearing was called with no comments. After the Public Hearing closed the Planning Commission members talked about their concerns. Ken Safranski then made a motion to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application Sketch Plan with the 11 conditions as recommended in the staff report. Jim Harper seconded. The roll call vote passed unanimously.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

FIELD OBSERVATION REPORT

Project:	Lot 1 Genoa Lode	Date:	September 8, 2025
To:	Mr. Joel Stalo	Project No:	56727GE
Field Engineer:	Tom Harrison, PE	Pages:	2
Subject:	Proposed Gravel Driveway Observations and Recommendations		

As requested, a representative of Trautner Geotech performed observations of the proposed new driveway alignment at the subject property on September 2, 2025. We were requested to perform our observations by Mr. Joel Stalo, owner. Our geotechnical engineering recommendations and limited slope stability analysis for the project site were presented in our July 19, 2021, report.

The new driveway alignment will be located approximately 75 southwest of the existing driveway. The existing embankment of CR 2 is approximately 5 to 6 feet in the area where the driveway will come off CR 2. The ground surface below the embankment and in the area of the proposed driveway slopes slightly down to the south south-east and then drops steeply down to the Animas River further south of the driveway alignment. We observed evidence of sheet wash and small drainage rills that cross the proposed driveway alignment near the existing driveway. We did not observe any existing culverts under County Road 2 above the proposed driveway alignment.

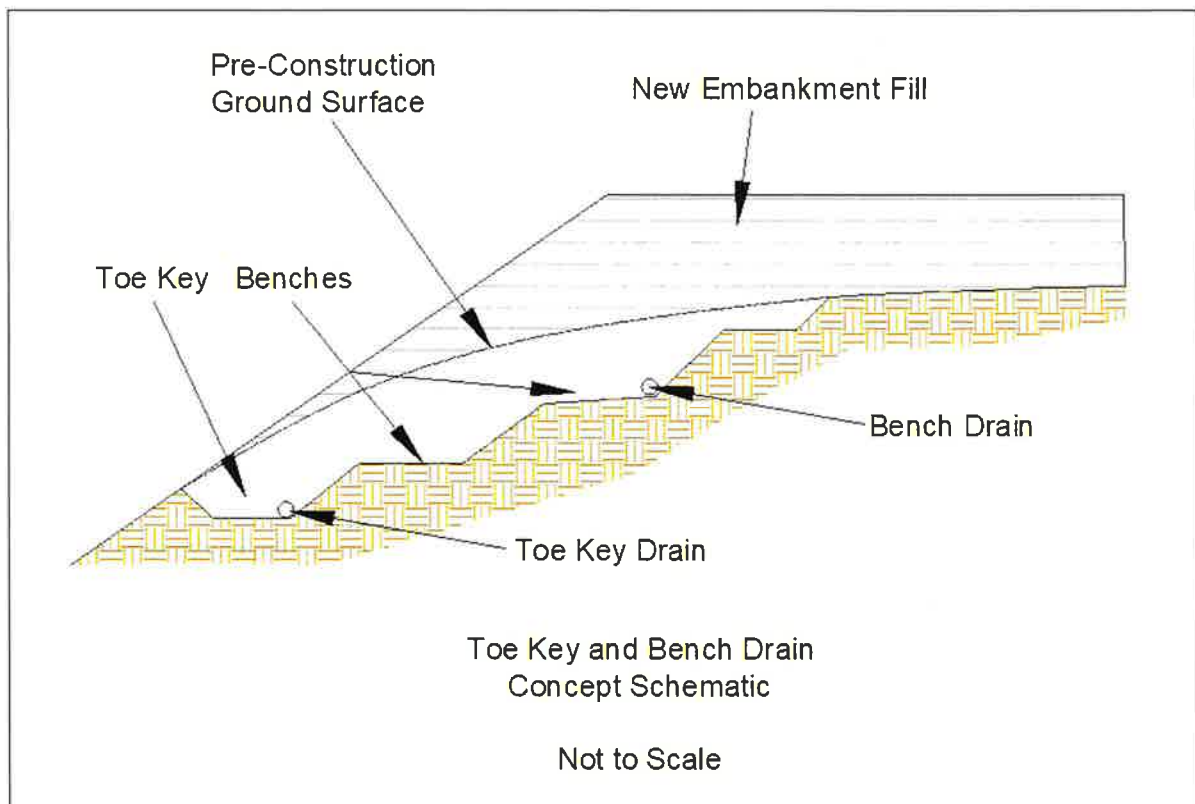
We did not observe evidence of any large-scale slope instability at the project site during our site observations. We feel the proposed driveway alignment will not influence the global stability of the slopes in the area provided the drainage around the driveway alignment is maintained. We recommend the project civil engineer be contacted to provide any specific design for the surface drainage design, including placement of culvert(s) under the driveway in areas where historical concentrated water flow has occurred. We have provided general recommendations for the proposed driveway construction below.

We understand that the proposed driveway will be an unpaved gravel surface. We recommend a minimum roadway aggregate section of about 12 inches. The upper 6 inches of the aggregate section should consist of CDOT Class 6 aggregate base course. The lower 6 inches may consist of CDOT Class 2 aggregate. The subgrade embankment fill may be composed of the existing site material, if available. If the embankment fill will be imported, then we should be contacted to observe the proposed embankment fill prior to placement.

The subgrade soils may be above the optimum moisture content in some areas of the project. We anticipate that conventional scarification and drying of the subgrade soils will be sufficient for most areas of the driveway subgrade provided warm and preferably breezy weather conditions are present during the project construction, and there is adequate time to perform scarification and drying construction procedures. However, it is possible that some areas of the subgrade will require specialty stabilization techniques. We can provide stabilization recommendations at the time of construction, if necessary.

The subgrade soil materials should be scarified to a depth of about 8 inches, moisture conditioned, and compacted to at least 90 percent of the maximum dry density as defined by ASTM D1557 or AASHTO T180 (Modified Proctor). Proof rolling observations should then be performed over the prepared subgrade surface. Any areas of significant yielding should be stabilized as needed prior to placement of the overlying aggregate base course materials. The surface of the subgrade soil should be graded and contoured to be approximately parallel to the finished grade of the asphalt surface.

Embankment fill placed on slopes must be placed in areas that have been properly prepared prior to placement of the fill material. The fill should be placed in a toe key and benches constructed into the slope. The toe key and bench drains shown below should be placed to reduce the potential for water accumulation in the embankment fill and in the soils adjacent to the embankment fill. The placement of these drains is more critical on larger fill areas, areas where subsurface water exists and in areas where the slopes are marginally stable. Given the relatively small fill wedge proposed for the driveway, the bench drains are only necessary if water is encountered during construction. The concept is shown below.



Our general recommendations for construction embankment fill on slopes are provided below.

- The width of the toe key should be at least one-fourth of the height of the fill. The elevation difference between each bench, width, and geometry of each bench is not critical; however, the elevation difference between each lift should not exceed about 3 to 4 feet.
- The benches should be of sufficient width to allow for placement of horizontal lifts of fill material; therefore, the size of the compaction equipment used will influence the bench widths.

- We suggest that no fill slopes steeper than two and one-half to one (2½:1, horizontal to vertical) be constructed. If steeper slopes are desired we should be contacted to perform a slope stability analysis of the proposed slope profile.
- The toe key and bench drains, if needed, may consist of a rigid perforated pipe which is surrounded by a free draining material which is wrapped by a geotextile filter fabric. The pipe should be surrounded by 4 to 6 cubic feet of free draining material per lineal foot of drain pipe.

The aggregate materials used within the gravel section should conform to the requirements outlined in the current Specifications for Road and Bridge Construction, Colorado Department of Transportation (CDOT). The aggregate base material should be a ¾ inch minus material that conforms to the CDOT Class 6 aggregate base course specifications and have an R-value of at least 78. The aggregate sub-base course should conform to the CDOT specifications for Class 2 material and should have a minimum R-value 70. Other material may be suitable for use in the pavement section, but materials different than those listed above should be tested and observed by us prior to inclusion in the project design or construction. Aggregate sub-base and base-course materials should be compacted to at least 95 percent of maximum dry density as defined by the modified Proctor test, ASTM D1557.

Water intrusion into the gravel section support materials will negatively influence the performance of the drive lane surfaces. Drainage design should promote rapid removal of surface water and avoidance of standing water on or adjacent to the driveway. Water from natural sources that migrates into the soils and water from any source that gains access to the support materials can all decrease the life of the gravel surface and overall stability of the new embankment fill.

We are available to provide continued observations and consulting as the project progresses. Please contact us if you have any questions or if we may be of additional service.

Respectfully
TRAUTNER GEOTECH



Tom R. Harrison P.E.
Principal Geotechnical Engineer

Daily Quality Control Report
Bonita Peak Mining District – Sunnyside Mine and Mayflower Tailings Site Investigation
2025
San Juan County, Colorado

DATE: 07/30/2025

Prepared by: Nora Dwyer

Personnel Onsite,
including Contractors:

AWR - Jack Klim
CDM Smith – Nora Dwyer

Visitors/Others:

None

Weather	Sunny	Partly Cloudy	Overcast	Rain	Snow
Temperature	85+ ° F	70 to 85° F	50 to 70 ° F	32 to 50 ° F	To 32 ° F
Wind	Still	Moderate	High		
Humidity	Dry	Moderate	Humid		

Equipment in use (field
instruments,
subcontractor equip, etc.)

- iPad with field maps
- Geode GPS device
- One work truck

Description of Field Activities:

AWR and CDM Smith mobilized to OU2 to collect residential soil samples at a residential property within OU2.

Samples Collected

- EF-SS6501-SO-0-2-N-073025 (ISM sample)
- EF-SS6502-SO-0-2-N-073025 (ISM sample)
- EF-SS6503-SO-0-2-N-073025 (ISM sample)

Issues/Problems Encountered/Deficiencies/Deviations from QAPP (and resolutions):

None

Projected Work – Near Term:



The OU2 RI will continue with groundwater monitoring well installation in the fall, 2025.

Other Activities/Remarks:

- For ISM sampling activities, flags were first placed at the center of each aliquot. Composite samples were collected from the center (SS6501), the northeast corner (SS6502), and southwest corner (SS6503) of each aliquot.
- Tailings were observed across the property 0-2 inches below the ground surface.

Photos

Daily Quality Control Report
Bonita Peak Mining District – Sunnyside Mine and Mayflower Tailings Site Investigation
2025
San Juan County, Colorado

	<p>Date: 07/30/25</p> <p>Location: OU2 N2365</p> <p>Description: The residential property at parcel N2665.</p>
	<p>Date: 07/30/25</p> <p>Location: OU2 N2365</p> <p>Description: AWR personnel placing flags at the center of each cell.</p>

Daily Quality Control Report
Bonita Peak Mining District – Sunnyside Mine and Mayflower Tailings Site Investigation
2025
San Juan County, Colorado



Date: 07/30/25

Location: OU2 N2365

Description: Sample showing orange tailings ½ inch below the ground surface.



Date: 07/30/25

Location: OU2 N2365

Description: Sample showing orange tailings ½ inch below the ground surface.

MEMORANDUM

September 10, 2025

TO: Board of County Commissioners

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 to 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 Board of County Commissioners has the option to approve the application as submitted, approve with conditions, deny the application or table the decision until additional information is provided.

The San Juan Regional Planning Commission Reviewed the application during their regular meeting of August 19, 2025. It is their recommendation that the Board of County Commissioners approve the Sketch Plan Application with the conditions listed below:

Should the County Commissioners choose to approve the Sketch Plan Application they should do so with the conditions listed below:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. 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 a 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 County Commissioners deem necessary.



SAN JUAN COUNTY COLORADO

1557 GREENE STREET

P.O. BOX 466

SILVERTON, COLORADO 81433

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

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:

<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

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 10:50 AM on Wednesday, September 10, 2025 in person and via Zoom to receive public comments on a County Improvement Permit Application for the construction of a hydroelectric system and turbine shed. Located on the JE Ward Mill Site USMS 9858B and Argentine Mill site USMS 11380 B accessed from County Road 55 in Arrastra Gulch. The applicant is Mike Luther. The Application can be reviewed at:

https://sanjuancounty.colorado.gov/proposed_additions_applications.

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 admin@sanjuancolorado.us, by mail to San Juan County, PO Box 466, Silverton CO 81433, or hand-delivered to the County Courthouse. Interested persons may contact the Land Use Administrator at 970-387-5766 with any questions or comments about the Application.

Join Zoom Meeting

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

by Phone - 1 669 900 6833

Meeting ID: 921 3647 3203

Published in the Silverton Standard & Miner: August 28, 2025

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

September 2, 2025

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: County Improvement Permit Application
Sketch Plan for the development of a
hydroelectric system and turbine shed near
Arrastra Creek to provide electricity to Mike
Luther's current cabin. The property is
located in Arrastra Gulch and will be
accessed by CR 55.

At the regular meeting of the San Juan Regional Planning Commission on August 19, 2025, members of that Commission held a meeting to discuss the Proposed County Improvement Sketch Plan Application for the development of a hydroelectric system and turbine shed near Arrastra Creek to provide electricity to the current Cabin. Mike Luther the applicant and owner was present in the Commissioners Room to answer questions. After discussion of the hydroelectric system project and presentations from William Tookey, Land use Administrator, and the applicant. A period of Public Hearing was called with a comment in favor of how effective small hydroelectric plants are. After the Public Hearing closed the Planning Commission members talked about their support for this proposed improvement. Jim Harper then made a motion to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application Sketch Plan with the 9 conditions as recommended in the staff report. Lyndsey Halvorson seconded. The roll call vote passed unanimously. The motion passed.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

MEMORANDUM

September 10, 2025

TO: Board of County Commissioners

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. He has also included a letter from Dudley Ashwood a Colorado Licensed Professional Engineer, stating that it would not be possible to properly maintain an On-site Wastewater Treatment System at this location. Generally, the County has considered that an on-site wastewater treatment system is necessary to demonstrate adequate sewage disposal. Due to the unique site location, a portable chemical toilet may prove to be adequate. The concern is that the uniqueness of the site is such that it does not create a precedent. The application is unique not only in that it is not feasible to construct a septic system and to maintain it but also that it contributes to the restoration and preservation of a historic structure. The applicant has estimated that the residential use will be about 450 sq. ft. Residential use is a critical component of the historic preservation. It was also noted that there has been considerable road damage to the Gold Lake area. Having a residential unit might help to eliminate some of the damage.

- 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 of an existing historic structure but not constructing a new structure.**
- 2. The site does have 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 and 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. The owner of the adjacent property attended the Planning Commission meeting and was confident that an easement agreement would be concluded.

- 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. The primary disturbance will be the development of the road access. The restoration and residential use will be contained on the footprint of the existing tram house.

- 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. The applicant should be required to comply with the recommendations listed in the report.

- 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 Board of County Commissioners has the option to approve the application as submitted, approve with conditions, deny the application or table the decision until additional information is provided.

The San Juan Regional Planning Commission Reviewed the application during their regular meeting of August 19, 2025. It is their recommendation that the Board of County Commissioners approve the Sketch Plan Application with the conditions listed below:

Should the County Commissioners choose to approve the Sketch Plan Application they should do so with the conditions listed below:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. 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 complies 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 Board of County Commissioners deem necessary.



SAN JUAN COUNTY COLORADO

1557 GREENE STREET

P.O. BOX 466

SILVERTON, COLORADO 81433

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

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:

<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

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 11:20 AM on Wednesday, September 10, 2025 in person and via Zoom to receive public comments on a County Improvement Permit Application for the historic restoration and residential use of the tram house. Located on the Big Giant 1156A and the Contention 14320 in Little Giant Basin and accessed from CR 21A. The applicant is Seth Weber. The Application can be reviewed at: https://sanjuancounty.colorado.gov/proposed_additions_applications.

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 admin@sanjuancolorado.us, by mail to San Juan County, PO Box 466, Silverton CO 81433, or hand-delivered to the County Courthouse. Interested persons may contact the Land Use Administrator at 970-387-5766 with any questions or comments about the Application.

Join Zoom Meeting

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

by Phone - 1 669 900 6833

Meeting ID: 921 3647 3203

Published in the Silverton Standard & Miner: August 28, 2025

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

September 3, 2025

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: County Improvement Permit Application
Sketch Plan 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
assessed by County Road 21A.

At the regular meeting of the San Juan Regional Planning Commission on August 19, 2025, members of that Commission held a meeting to discuss the Proposed County Improvement Sketch Plan Application for the Historic Preservation and residential use of the tram house located on the Big Giant and Contention. The property is currently owned by Larry Zastrow ZLMLLC. The applicant has a contract to purchase the property. After discussion of the project and presentations from William Tookey, Land use Administrator, and the applicant. A period of Public Hearing was called with lengthy comments in favor of how effective preservation of historic structures. After the Public Hearing closed the Planning Commission members talked about their support for this proposed preservation improvement. Ken Safranski then made a motion to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application Sketch Plan with the 13 conditions as recommended in the staff report. Jim Harper seconded. The roll call vote passed unanimously. The motion passed.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

On Aug 28, 2025, at 8:04 PM, Peter Diethrich <PDiethrich@lpcgov.org> wrote:

Subject: Wastewater Management Plan for Mr. Weber's Property

Dear San Juan County Planning Department

I am writing to address Mr. Weber's intent to occasionally occupy his property and to outline appropriate measures for managing septic and greywater wastewater issues under the unique constraints of the site.

I have discussed these matters with Mr. Weber on several occasions, including his consultation with a local engineer. Given the property's topographic and geologic challenges, I concur with the engineer's assessment that installing a conventional septic treatment system is highly impractical due to the inaccessibility of the site for the heavy machinery required. While a vault system is often a viable alternative, the site similarly lacks sufficient access for the necessary excavation and pumping equipment. As a result, the only feasible solution we could identify is a "pack it in, pack it out" approach, similar to practices used in permitted river trips or remote camping areas. This method, while unconventional, is appropriate for this specific case.

It is important to emphasize that this is a highly unique situation and should not be interpreted as an acceptable precedent for wastewater or greywater management at any other location within San Juan County. I will not approve any future wastewater plans without a thorough review and formal recommendations from a licensed professional engineer. That said, I am approving Mr. Weber's plan to remove human waste using a sealed, transportable container. For greywater, I recommend a basic filtration system to remove large particulates, with the used filters properly packed out at the end of each stay.

Please don't hesitate to contact me if further clarification is needed.

Regards,

Peter Diethrich
Environmental Programs Supervisor
185 Suttle Street
Suite 100
Durango, CO 81303
T: 970-828-8802

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

August 28, 2025

ON-SITE WASTEWATER TREATMENT SYSTEM FEASIBILITY

PROPERTY OF: BIG GIANT 1156 A, CONTENTION 14320
SILVERTON, CO


Señ Weber, Applicant for improvements to an existing farm building on subject property, has asked for my opinion regarding the feasibility of planning an on-site wastewater treatment system (OWTS) on this property.

An OWTS includes a septic tank as a primary component, which requires the periodic removal of accumulated waste materials by pumping. Pumping is performed with a vacuum truck, referred to as a septic pumping truck, which is a specialized commercial vehicle designed to safely extract and transport liquid waste from septic tanks. Reasonable vehicular access for a commercial truck to a septic tank is required, preferably to within 100 feet of a tank, and generally to within 10 feet to 30 feet maximum, vertically above a tank.

Access to subject property is indicated to be limited to a planned easement over an existing trail on the adjacent Black Prince Lodge. Reasonable vehicular access for a septic pumping truck is consequently not available. Nearby access from County Road 21A is too distant and too high above subject property, and is beyond the normal operating range of a septic pumping truck.

Consequently, an OWTS cannot be properly maintained. Subject property is therefore considered as not feasible to accommodate and OWTS under present conditions.



	U.S. ENVIRONMENTAL PROTECTION AGENCY Assistance Amendment		GRANT NUMBER (FAIN): 00123700		DATE OF AWARD 08/21/2025		
			MODIFICATION NUMBER: 3				
			PROGRAM CODE: V		TYPE OF ACTION: Augmentation: Increase		MAILING DATE 08/26/2025
			PAYMENT METHOD: ASAP		ACH# 80408		
RECIPIENT TYPE: County			Send Payment Request to: Contact EPA RTPFC at: rtpfc-grants@epa.gov				
RECIPIENT: SAN JUAN, COUNTY OF PO Box 488 SILVERTON, CO 81433-0368 EIN: 84-6000804			PAYEE: San Juan County 1557 Greene St. Silverton, CO 81433				
PROJECT MANAGER Anthony Edwards 1033 Cement Street Silverton, CO 81433 Email: bpmd@sanjuancolorado.us Phone: 970-417-0610		EPA PROJECT OFFICER Jessica Felts 1595 Wynkoop Street Denver, CO 80202 Email: Felts.Jessica@epa.gov Phone: 303-312-6296		EPA GRANT SPECIALIST Brian Fredericks Grants, Acquisitions and Inter-Agency Agreements Branch 1595 Wynkoop Street Denver, CO 80202-1129 Email: fredericks.brian@epa.gov Phone: 303-312-6388			
PROJECT TITLE AND EXPLANATION OF CHANGES San Juan County Cooperative Services Agreement for the Bonita Peak Mining District Superfund This amendment increases the federal obligated amount to County of San Juan by \$300,560 and brings the total federal funds awarded from \$699,260 to \$999,820 and increases the total approved Project and Budget Period Costs to \$2,637,187. All terms and conditions have been updated.							
BUDGET PERIOD 04/01/2023 - 03/31/2030		PROJECT PERIOD 04/01/2023 - 03/31/2030		TOTAL BUDGET PERIOD COST \$ 2,637,187.00			
				TOTAL PROJECT PERIOD COST \$ 2,637,187.00			
NOTICE OF AWARD Based on your Application dated 04/17/2025 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$ 300,560.00. EPA agrees to cost-share 100.00% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$ 999,820.00. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA regulatory and statutory provisions, all terms and conditions of this agreement and any attachments.							
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)			AWARD APPROVAL OFFICE				
ORGANIZATION / ADDRESS			ORGANIZATION / ADDRESS				
U.S. EPA, Region 8, Environmental Protection Agency, Region 8 1595 Wynkoop Street Denver, CO 80202-1129			U.S. EPA, Region 8, SEMD R8 - Region 8 1595 Wynkoop Street Denver, CO 80202-1129				
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY							
Digital signature applied by EPA Award Official Lindsay Seeger - Grants Management Officer					DATE 08/21/2025		

Budget Summary Page

Table A - Object Class Category (Non-Construction)	Total Approved Allowable Budget Period Cost
1. Personnel	\$ 1,036,478
2. Fringe Benefits	\$ 128,016
3. Travel	\$ 65,328
4. Equipment	\$ 300,000
5. Supplies	\$ 386,794
6. Contractual	\$ 204,458
7. Construction	\$ 0
8. Other	\$ 313,270
9. Total Direct Charges	\$ 2,434,344
10. Indirect Costs: 0.00 % Base	\$ 202,843
11. Total (Share: Recipient <u>0.00</u> % Federal <u>100.00</u> %)	\$ 2,637,187
12. Total Approved Assistance Amount	\$ 2,637,187
13. Program Income	\$ 0
14. Total EPA Amount Awarded This Action	\$ 300,560
15. Total EPA Amount Awarded To Date	\$ 999,820

Administrative Conditions

National Administrative Terms and Conditions

A. General Terms and Conditions

The General Terms and Conditions of this agreement are updated in accordance with the link below. However, these updated conditions apply solely to the funds added with this amendment and any previously awarded funds not yet disbursed by the recipient as of the award date of this amendment. The General Terms and Conditions cited in the original award or prior funded amendments remain in effect for funds disbursed by the recipient prior to the award date of this amendment.

The recipient agrees to comply with the current EPA general terms and conditions available at: https://www.epa.gov/system/files/documents/2024-10/fy_2025_epa_general_terms_and_conditions_effective_october_1_2024_or_later.pdf

These terms and conditions are binding for disbursements and are in addition to or modify the assurances and certifications made as a part of the award and the terms, conditions, or restrictions cited throughout the award.

The EPA repository for the general terms and conditions by year can be found at: <https://www.epa.gov/grants/grant-terms-and-conditions#general>.

B. Correspondence Condition

The terms and conditions of this agreement require the submittal of reports, specific requests for approval, or notifications to EPA. Unless otherwise noted, all such correspondence should be sent to the following email addresses:

- Federal Financial Reports (SF-425): rtpfc-grants@epa.gov and Grants Specialist listed on the award.
- All other forms/certifications/assurances, Indirect Cost Rate Agreements, Requests for Extensions of the Budget and Project Period, Amendment Requests, Requests for other Prior Approvals, updates to recipient information (including email addresses, changes in contact information or changes in authorized representatives) and other notifications: Grants Specialist and Project Officer listed on the award.
- Quality Assurance documents, workplan revisions, equipment lists, programmatic reports and deliverables: Project Officer listed on the award.

Programmatic Conditions

Superfund Support Agency Cooperative Agreement Terms and Conditions

A. Accounting requirements

The recipient's system must track expenses by site, activity, and, operable unit, as applicable, according to object class. The system must also provide control, accountability, and an assurance that funds, property, and other assets are used only for their authorized purposes. The recipient must allow an EPA review of the adequacy of the financial management system as described in 2 CFR §200.302. The recipient's systems must comply with the appropriate allowable cost principles described in 2 CFR part 200 Subpart E—Cost Principles. The accounting system must use actual costs as the basis of all reports of direct site charges.

B. PERFORMANCE REPORTING AND FINAL PERFORMANCE REPORT

1. Progress

Recipient agrees to provide the following progress reports:

Quarterly progress reports and a final progress report on all activities identified in the workplan in accordance with 40 CFR 35.6650. These reports will contain at a minimum:

- a) an explanation of work accomplished during the reporting period, delays, or other problems, if any, and a description of the corrective measures that are planned. The recipient agrees to inform the EPA Project Officer as soon as problems, delays or adverse conditions become known which will materially impair the ability to meet the outputs/outcomes specified in the assistance agreement work plan. This notification shall include a statement of the action taken or contemplated, and any assistance needed to resolve the situation.
- b) a comparison of the percentage of the project completed to the project schedule, and an explanation of significant discrepancies.
- c) a comparison of the estimated funds spent to date to planned expenditures and an explanation of significant discrepancies per task. The progress reports shall be due within 60 days of the reporting period; the final progress report is due 90 days after the expiration or termination of the cooperative agreement. The progress reports are to be submitted electronically to the EPA Project Officer via e-mail.
- d) Reporting Periods: the reporting periods shall be defined according to the federal fiscal cycle.

Quarterly reports shall cover the periods:

October 1 – December 31

January 1 – March 31

April 1 – June 30

July 1 -- September 30

The first report shall cover the period from the start date of the award to the end of the first reporting cycle.

2. Inventory

a. CERCLA-funded property.

(1) Content. The report must contain the following information:

- (a) Classification and value of remaining supplies.
- (b) Description of all equipment purchased with CERCLA funds, including its current condition.
- (c) Verification of the current use and continued need for the equipment by site, activity, and operable unit, as applicable.

(d) Notification of any property which has been stolen or vandalized.

(e) A request for disposition instructions for any equipment no longer needed on the project.

(2) Reporting frequency. The recipient must submit an inventory report to EPA at the following times:

(a) Within 90 days after completing any CERCLA-funded project or any response activity at a site.

(b) When the equipment is no longer needed for any CERCLA-funded project or any response activity at a site.

b. Federally owned property.

(1) Content. The recipient must include the following information for each federally owned item in the inventory report:

(a) Description.

(b) Decal number.

(c) Current condition.

(d) Request for disposition instructions.

(2) Reporting frequency. The recipient must submit an inventory report to the appropriate EPA property accountable officer at the following times:

(a) Annually, due to EPA on the anniversary date of the award.

(b) When the property is no longer needed.

(c) Within 90 days after the end of the project period.

C. Cybersecurity

State Grant Cybersecurity

(a) The recipient agrees that when collecting and managing environmental data under this assistance agreement, it will protect the data by following all applicable State law cybersecurity requirements.

(b) (1) EPA must ensure that any connections between the recipient's network or information system and EPA networks used by the recipient to transfer data under this agreement, are secure. For purposes of this Section, a connection is defined as a dedicated persistent interface between an Agency IT system and an external IT system for the purpose of transferring information. Transitory, user-controlled connections such as website browsing are excluded from this definition. If the recipient's connections as defined above do not go through the Environmental Information Exchange Network or EPA's Central Data Exchange, the recipient agrees to contact the EPA Project Officer (PO) and work with the designated Regional/Headquarters Information Security Officer to ensure that the connections meet EPA security requirements, including entering into Interconnection Service Agreements as appropriate. This condition does not apply to manual entry of data by the recipient into systems operated and used by EPA's regulatory programs for the submission of reporting and/or compliance data.

(2) The recipient agrees that any subawards it makes under this agreement will require the subrecipient to comply with the requirements in (b)(1) if the subrecipient's network or information system is connected to EPA networks to transfer data to the Agency using systems other than the Environmental Information Exchange Network or EPA's Central Data Exchange. The recipient will be in compliance with this condition: by including this requirement in subaward agreements; and during subrecipient monitoring deemed necessary by the recipient under 2 CFR 200.331(d), by inquiring whether the subrecipient has contacted the EPA Project Officer. Nothing in this condition requires the recipient to contact the EPA Project Officer on behalf of a subrecipient or to be involved in the negotiation of an Interconnection Service Agreement between the subrecipient and EPA.

D. Records Management

1. Project records. The lead agency for the response action must compile and maintain an administrative record consistent with CERCLA § 113, the National Contingency Plan, and relevant EPA policy and guidance. In addition, recipients of assistance (whether lead or support

agency) are responsible for maintaining project files described as follows. The recipient must maintain project records by site, activity, and operable unit, as applicable.

a. Financial records. The recipient must maintain records which support the following items:

- (1) Amount of funds received and expended; and
- (2) Direct and indirect project cost.

b. Property records. The recipient must maintain records which support the following items:

- (1) Description of the property;
- (2) Manufacturer's serial number, model number, or other identification number;
- (3) Source of the property, including the assistance identification number;
- (4) Information regarding whether the title is vested in the recipient or EPA;
- (5) Unit acquisition date and cost;
- (6) Percentage of EPA's interest;
- (7) Location, use and condition (by site, activity, and operable unit, as applicable) and the date this information was recorded; and
- (8) Ultimate disposition data, including the sales price or the method used to determine the price, or the method used to determine the value of EPA's interest for which the recipient compensates EPA in accordance with section H7.

c. Procurement records.

(1) General. The recipient must maintain records which support the following items and must make them available to the public:

- (i) The reasons for rejecting any or all bids; and
 - (ii) The justification for a procurement made on a noncompetitively negotiated basis.
- (2) Procurements in excess of the simplified acquisition threshold. The recipient's records and files for procurements in excess of the simplified acquisition threshold must include the following information:
- (i) The basis for contractor selection;
 - (ii) A written justification for selecting the procurement method;
 - (iii) A written justification for use of any specification which does not provide for maximum free and open competition;
 - (iv) A written justification for the choice of contract type; and
 - (v) The basis for award cost or price, including a copy of the cost or price analysis made in accordance with 40 CFR §35.6585 and documentation of negotiations.

d. Other records. The recipient must maintain records which support the following items:

- (1) Time and attendance records and supporting documentation;
- (2) Documentation of compliance with statutes and regulations that apply to the project.

2. Retention

a. This requirement applies to all financial and programmatic records, supporting documents, statistical records, and other records which are required to be maintained by the terms, program regulations, or the Cooperative Agreement, or are otherwise reasonably considered as pertinent to program regulations or the Cooperative Agreement.

b. Length of retention period. The recipient must maintain all records for 10 years following submission of the final Financial Status Report unless otherwise directed by the EPA award official and must obtain written approval from the EPA award official before destroying any records. If any litigation, claim, negotiation, audit, cost recovery, or other action involving the records has been started before the expiration of the ten-year period, the records must be retained until completion of the action and resolution of all issues which arise from it, or until the end of the regular ten-year period, whichever is later.

c. Substitution of an unalterable electronic format. An unalterable electronic format, acceptable to EPA, may be substituted for the original records. The copying of any unalterable electronic format must be performed in accordance with the technical regulations concerning Federal Government records (36 CFR parts 1220 through 1234) and EPA records management requirements.

d. Starting date of retention period. The recipient must comply with the requirements regarding the starting dates for records retention described in 2 CFR §1500.7.

3. Access

a. The recipient must comply with the requirements regarding records access described in 2 CFR § 200.337.

b. Availability of records. The recipient must, with the exception of certain policy, deliberative, and enforcement documents which may be held confidential, ensure that all files are available to the public.

c. Contractor requirements. The recipient must require its contractor to comply with the requirements regarding records access described in 2 CFR § 200.337.

E. Closeout

In addition to Agency requirements, closeout of a Cooperative Agreement, or an activity under a Cooperative Agreement, can take place in the following situations:

1. After all activities under a Cooperative Agreement have been completed.
2. Upon termination of the Cooperative Agreement.

The recipient must comply with the closeout requirements described in 2 CFR §200.344 and §200.345. After closeout, EPA may monitor the recipients' compliance required by CERCLA §104(c) and addressed in 40 CFR § 300.510(c)(1) of the NCP.

F. Third-Party Benefits

This Agreement is intended to benefit only the recipient and the EPA. It extends no benefit or rights to any part not a signatory to this Agreement. In addition, EPA does not assume any rights to third parties with respect to losses due to bodily injury or property damages that exceed the limitations contained in the provisions of 28 U.S.C. Section 1346(b), 2671-2680. To the extent permitted by State law, the recipient does not assume liability to any third parties with respect to losses due to bodily injury or property damage.

G. Procurement

1. The recipient shall comply with procurement standards described in 2 CFR §200.317 through 200.327 and 2 CFR § 1500.
2. The recipient must require each prospective contractor to provide with its bid or proposal: Information on its financial and business relationship with all potentially responsible parties (PRPs) at the site and with the contractor's parent companies, subsidiaries, affiliates, subcontractors, or current clients at the site. This disclosure requirement encompasses past financial and business relationships, including services related to any proposed or pending litigation, with such parties.
3. The recipient must require its contractor to comply with the requirements in A. regarding accounting standards, H4. regarding usage rate, H6. regarding property management standards, and D1-D2. regarding project records and retention.
4. Per 40 CFR § 35.6565, the recipient must obtain the award official's approval to use a procurement method other than the sealed bid

method.

H. Property Requirements

1. General Acquisition and Use Requirements

The recipient must acquire the property during the approved project period. The recipient must:

- a. Charge property costs by site, activity, and operable unit, as applicable.
- b. Document the use of the property by site, activity, and operable unit, as applicable
- c. Solicit and follow EPA's instructions on the disposal of any property (see section H7)

2. Supplies and Equipment

The recipient must agree to comply with the requirements in the sections below.

3. Alternative Methods for Obtaining Property

a. Purchase equipment with recipient funds. The recipient may purchase equipment with the recipient's own funds and may charge EPA a fee for using equipment on a CERCLA-funded project. The fee must be based on a usage rate, subject to the usage rate requirements in Section H4 (40 CFR § 35.6320).

b. Borrow federally owned property. The recipient may borrow federally owned property, except for motor vehicles, for use on CERCLA-funded projects. The loan of the federally owned property may only extend through the project period. At the end of the project period, or when the federally owned property is no longer needed for the project, the recipient must return the property to the Federal Government.

c. Lease, use contractor services, or purchase with CERCLA funds.

To acquire equipment through lease, use of contractor services, or purchase with CERCLA funds, the recipient must conduct and document a cost comparison analysis to determine which of these methods of obtaining equipment is the most cost effective. To obtain the equipment, the recipient must submit documentation of the cost comparison analysis to EPA for approval. The recipient must obtain the equipment through the most cost-effective method, subject to the following requirements:

(1) Lease or rent equipment. If it is the most cost-effective method of acquisition, the recipient may lease or rent equipment, subject only to the requirements in G1. (40 CFR § 35.6300).

(2) Use contractor services.

(i) If it is the most cost-effective method of acquisition, the recipient may hire the services of a contractor.

(ii) The recipient must obtain award official approval before authorizing the contractor to purchase equipment with CERCLA funds. (See Section H5 regarding the title and vested interest of equipment purchased with CERCLA funds). This does not apply for recipients who have used the sealed bids method of procurement.

(iii) The recipient must require the contractor to allocate the cost of the contractor services by site, activity, and operable unit, as applicable.

(3) Purchase equipment with CERCLA funds. If equipment purchase is the most cost-effective method of obtaining the equipment, the recipient may purchase the equipment with CERCLA funds. To purchase equipment with CERCLA funds, the recipient must comply with the following requirements:

(i) The recipient must include in the Cooperative Agreement application a list of all items of equipment to be purchased with CERCLA funds, with the price of each item.

(ii) If the equipment is to be used on sites, the recipient must allocate the cost of the equipment by site, activity, and operable unit, as applicable, by applying a usage rate subject to the usage rate requirements (see section H4).

(iii) The recipient may not use CERCLA funds to purchase a transportable or mobile treatment system.

4. Usage rate.

a. Usage rate approval. To charge EPA a fee for use of equipment purchased with recipient funds or to allocate the cost of equipment by site, activity, and operable unit, as applicable, the recipient must apply a usage rate. The recipient must submit documentation of the usage rate computation to EPA. The EPA-approved usage rate must be included in the Cooperative Agreement before the recipient incurs these equipment costs.

b. Usage rate application. The recipient must record the use of the equipment by site, activity, and operable unit, as applicable, and must apply the usage rate to calculate equipment charges by site, activity, and operable unit, as applicable.

5. Title and EPA interest in CERCLA-funded Property and Federally Owned Property

a. EPA's interest in CERCLA-funded property. EPA has an interest (the percentage of EPA's participation in the total award) in both equipment and supplies purchased with CERCLA funds.

b. Title in CERCLA-funded property. Title in both equipment and supplies purchased with CERCLA funds vests in the recipient.

c. Right to transfer title. EPA retains the right to transfer title of all property purchased with CERCLA funds to the Federal Government or a third party within 120 calendar days after project completion or at the time of disposal.

d. Title to all federally owned property vests in the Federal Government and when is no longer needed, the recipient must inform EPA that the property is available for return. EPA will send disposition instructions.

6. Property Management Standards

The recipient must comply with the following property management standards for property purchased with CERCLA funds. The recipient may use its own property management system if it meets the following standards.

a. Property records for CERCLA-funded property which include the contents specified in Section D.1.b.

b. A control system that ensures adequate safeguards for prevention of loss, damage, or theft of the property. The recipient must make provisions for the thorough investigation and documentation of any loss, damage, or theft.

c. Procedures to ensure maintenance of the property are in good condition and periodic calibration of the instruments used for precision measurements.

d. Sales procedures to ensure the highest possible return, if the recipient is authorized to sell the property

e. Provisions for financial control and accounting in the financial management system of all equipment.

f. Identification of all federally owned property.

7. Disposal of CERCLA funded property and Federally owned property

a. Equipment: For equipment that is no longer needed, or at the end of the project period, whichever is earlier, the recipient must:

(1) Analyze two alternatives: The cost of leaving the equipment in place, and the cost of removing the equipment and disposing of it in another manner.

(2) Document the analysis of the two alternatives in the inventory report. See section B2. regarding requirements for the inventory report. If it is most cost-effective to remove the equipment and dispose of it in another manner. If the equipment has a residual fair market value of \$5,000 or more, the recipient must request disposition instructions from EPA in the inventory report. If the equipment has a residual fair market value of less than \$5,000, the recipient may retain the equipment for the recipient's use on another CERCLA site. If, however, there is any remaining residual value at the time of final disposition, the recipient must reimburse the Hazardous Substance Superfund for EPA's vested interest in the current fair market value of the equipment at the time of disposition. If it is most cost-effective to leave the equipment in place, recommend in the inventory report that the equipment be left in place.

(3) Submit the inventory report to EPA, even if EPA has stopped supporting the project.

(4) The following disposal options are available:

(i) Use the equipment on another CERCLA project and reimburse the original project for the fair market value of the equipment;

(ii) If both the recipient and EPA concur, keep the equipment and reimburse the Hazardous Substance Superfund for EPA's interest in the current fair market value of the equipment;

(iii) Sell the equipment and reimburse the Hazardous Substance Superfund for EPA's interest in the current fair market value of the equipment, less any reasonable selling expenses; or

(iv) Return the equipment to EPA and, if applicable, EPA will reimburse the recipient for the recipient's proportionate share in the current fair market value of the equipment.

b. Supplies: If supplies have an aggregate fair market value of \$5,000 or more at the end of the project period, the recipient must take one of the following actions at the direction of EPA:

(1) Use the supplies on another CERCLA project and reimburse the original project for the fair market value of the supplies.

(2) If both the recipient and EPA concur, keep the supplies and reimburse the Hazardous Substance Superfund for EPA's interest in the current fair market value of the supplies.

(3) Sell the supplies and reimburse the Hazardous Substance Superfund for EPA's interest in the current fair market value of the supplies, less any reasonable selling expenses.

(4) If the supplies remaining at the end of the project period have an aggregate fair market value of less than \$5,000, the recipient may keep the supplies to use on another CERCLA project. If the recipient cannot use the supplies on another CERCLA project, then the recipient may keep or sell the supplies without reimbursing the Hazardous Substance Superfund.

c. When federally owned property is no longer needed, or at the end of the project, the recipient must inform EPA that the property is available for return to the Federal Government. EPA will send disposition instructions to the recipient.

I. Substantial Involvement

EPA will be substantially involved in this agreement. Substantial involvement may include:

1. monthly telephone calls and other monitoring,

2. reviewing project phases and providing approval to continue to the next phase,

3. reviewing and commenting on any documents, web content, or other materials developed under this agreement (the recipient will make final decisions on these matters),

4. approving substantive terms included in contracts or subawards (EPA will not suggest, recommend or direct the recipient to select any particular contractor or subrecipient except to the extent permitted in Section 10 of EPA's Subaward Policy).

5. reviewing and commenting on the programmatic progress reports

6. consultation with EPA regarding the selection of key personnel (EPA's involvement is limited to reviewing the technical qualifications of key personnel and the recipient will make the final decisions on selection. EPA will not suggest, recommend or direct the recipient to select any individual).

7. joint operational involvement, participation, and/or collaboration between EPA and the recipient.

J. Quality Assurance

NO environmental information operations will be conducted as part of this grant. In accordance with 2 CFR 1500.12, the recipient agrees

that it will not collect, produce, evaluate, or use environmental information nor design, construct, operate or apply any environmental technologies under this grant without an approved Quality Assurance Project Plan (QAPP).

Attachment: Statement of Work



Sixth Judicial District
San Juan County Court

1557 Greene Street
Silverton, Colorado 81433
970.387.5790 Phone
Anthony.Edwards@judicial.state.co.us

September 8, 2025

San Juan County
1557 Greene Street
Silverton, CO 81433

Re: Ordinance 2017-2

Dear Commissioners and Administrator,

It has come to our attention that there are discrepancies and conflicts associated with Ordinance 2017-02, regulating the operation of off highway vehicles on the public roads of San Juan County. In considering these concerns, we hope to come to a resolution that works for the community, our visitors, law enforcement and the court.

The first issue we wish to bring to your attention is that Ordinance 2017-02 establishes a violation as a Class 2 Petty Offense (Ordinance 2017-02, ¶15), which is a criminal violation. However, in reviewing Ordinance 2017-02, ¶16, it appears the intention was to create a non-criminalized penalty assessment through a process now treated in Colorado law as a civil infraction.

For clarification, the State of Colorado repealed its own OHV-related offenses that were formerly classified within the Colorado Revised Statutes as criminalized petty offenses in February 2022, reclassifying them as non-criminalized civil infractions that follow the penalty assessment process. If our evaluation of San Juan County's intent is correct, we recommend the ordinance, with law enforcement involvement, be amended to align with the State's new process that classifies OHV violations as civil infractions rather than petty offenses.

Second, 2017-02, ¶16 establishes the penalty assessment be in the form of a summons and complaint, which in part (iii) requires the form to state "both the maximum \$1,000 fine (if imposed by the Court) and the optional \$150.00 fine which may be paid to the County Treasurer." This conflicts with the civil infraction/penalty assessment process. More specifically, if someone doesn't pay a civil infraction fine in advance and fails to appear at their designated court date, the court simply enters a standard default monetary judgment.

The ordinance as written contemplates a discretionary judgment be issued by the court, which would require an appearance by the individual charged and a hearing. In addition, if the defendant failed to appear for a summons, the court would issue a warrant. In reviewing the ordinance, we suspect this wasn't the original intent.

Our suggestion is for the Commissioners to consider, with law enforcement involvement, amending the ordinance to have a lower fine for advance payment to San Juan County within 20 days (the standard length of time for advance payment in the penalty assessment procedure provided in Colorado Revised Statute 16-2-201) and a nondiscretionary higher fine associated with a default judgment in the event of a failure to appear.

In addition, we also direct your attention to Ordinance 2017-02, ¶16 requirements for the summons and complaint language. It is specific and it will be critical that the language outlined in any amended or new ordinance be congruent with the ticket forms law enforcement is using to notify the accused violator.

Finally, the court does not have a clear mechanism to allow penalties to be paid to the county after the 20-day advance payment period has expired and the case has been opened with the court. Therefore, we request that ¶17 be amended to clarify that within the 20-day advance payment period, fines are to be paid to the San Juan County Treasurer, and after the 20-day advance payment period, fines and costs are to be paid to the court.

Moreover, if the defendant wishes to appear in court rather than paying the penalty assessment in advance, the correct time for the court appearance should be 11:30 a.m. (our infraction docket) on the first Thursday of the month.

The court is open to a work session, and we look forward to answering any questions or requests for clarifications.

Sincerely,

Anthony Edwards Digitally signed by Anthony Edwards
Date: 2025.09.08 12:57:41 -06'00'

Anthony D. Edwards
San Juan County Judge
1 (970) 387-5790



COLORADO
Department of Local Affairs
Division of Local Government

September 9, 2025

The Honorable Austin Lashley, BOCC Chair
San Juan County
P.O. Box 466
Silverton, CO 81433

RE: EIAF A-0348 San Juan County Medical Rescue Building Design & Engineering

Dear Commissioner Lashley,

In response to your recent request, I am offering to enter into a contract for a grant in the amount of \$20,000 to assist with design and engineering of a new building to serve as the primary station for Silverton Medical Rescue (SMR) and San Juan County Office of Emergency Management (OEM). This grant offer is made from federal mineral tax proceeds.

Please contact your Regional Manager, Patrick Rondinelli, at 970-749-0138 for information on how to proceed. Expenditure of State funds prior to the contract being fully executed cannot be included in the contract budget or reimbursed by the State. Per our program guidelines, this offer is valid for one year from the date of this letter.

Thank you for helping Colorado build an economy where all Coloradans can thrive.

Sincerely,

Maria De Cambra
Executive Director

cc: Cleave Simpson, State Senator
Katie Stewart, State Representative
Willy Tookey, San Juan County
Patrick Rondinelli, DOLA





NOTICE OF SAN JUAN COUNTY ELECTION

I, Charles Alex Lanis, the duly appointed Designated Election Official and Chief Deputy County Clerk and Recorder of San Juan County, Colorado, do hereby certify, in accordance with C.R.S. §1-5-203(1)(a), that the following ballot content has been duly referred and shall appear on the official ballot for the Coordinated Election to be held on Tuesday, November 4, 2025:

San Juan County Ballot Question 1A

Shall San Juan County waive the 5.25% property tax limit for 2025 and all future property tax years as provided for in Section 29-1-1704, Colorado Revised Statutes, with such waiver not to be construed as increasing tax rates, changing tax policy, increasing mill levy or adding new taxes of any kind, or changing the purpose of the mill levy of providing for road maintenance, dust control, snow removal, law enforcement, fire protection, medical services, workforce housing, child care, historic public building preservation and restoration, and all other lawful county purposes and services, and shall San Juan County be authorized to continue to collect, retain, and expend the full amount of all revenues from taxes, including property taxes, fees, grants and any other sources, in 2025 and in all succeeding years, without regard to any limitations on revenues or expenditures imposed by state law now in existence or as added or amended in the future, including limitation provisions of Article X, Section 20 of the Colorado Constitution?

In witness whereof, I have hereunto set my hand and affixed the Seal of San Juan County, State of Colorado, this 4th day of September, 2025.



Charles Alex Lanis
Chief Deputy County Clerk & Recorder
Designated Election Official
San Juan County, Colorado



Forest Service
U.S. DEPARTMENT OF AGRICULTURE

San Juan National Forest
www.fs.usda.gov/r02/sanjuan/

Forest Service News Release

Media Contact:

Lorena Williams

(970) 422-2939

lorena.williams@usda.gov

Fire Restrictions to be lifted on San Juan National Forest effective September 5th

Fire officials ask public to continue practicing safety and awareness

DURANGO, Colo., Sept. 4, 2025 —Fire restrictions on all National Forest System lands within the San Juan National Forest, including wilderness, will be rescinded - effective 12:01am Friday, September 5th. Recent rains over the Forest have lessened the risk of wildland fire, allowing restrictions to be lifted. This means campfires are now allowed on the San Juan National Forest.

Rescinding fire restrictions does not mean that fire danger has been eliminated. Rain is effective at improving the moisture content of light vegetation like grasses, but trees and brush require more consistent precipitation to recover from drought conditions. Precipitation has not reached all parts of the San Juan National Forest evenly, meaning fuels in some areas are still dry. More rain is expected this weekend, but visitors should still be careful with fire.

Visitors are encouraged to practice these principles of outdoor fire safety:

- Clear all flammable material within three feet of campfire rings
- Make a fire only if you have a shovel and sufficient water to put it out
- Never leave a fire unattended
- Keep fires small and manageable
- Extinguish fires completely. If it's too hot to touch, it's too hot to leave. Every campfire should be put **DEAD OUT** before leaving it

For information on the San Juan National Forest, call (970) 247-4874, visit the [forest website](#), or follow us on social media ([X](#) and [Facebook](#)).

-USDA-

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SILVERTON - SAN JUAN



PO 532, Silverton, CO 81433
Office: (970) 387-5523
Station: (970) 387-5023
Fax: (970) 387-5223*2
Email: silvetonfire@juno.com

September 4, 2025

To: Willy Tookey, Administrator

Krissy Rhoades, Social Services Director

The fire department is contacting you with concerns about parking at the apartments at the Walsh Smelter site. The parking between apartments A and B is becoming a problem due to the fact that people are parking too close to the fire hydrants

. They need to be 15 ft from all hydrants. Also the tenants that are living in A and B need to understand that parking in front of those buildings is temporary parking for convenience and not as full-time parking. If there were to be a fire we would have a difficult time fighting a fire with people parked in front of the buildings.

Please notify the tenants about the hydrant situation and the parking in front of the buildings.

Thank you for your attention to these matters.

Sincerely,


Gilbert Archuleta, chief

Please Join Us

Small Communities Workshop



COLORADO
Department of Local Affairs

PRESENTED IN PARTNERSHIP WITH



Colorado
Counties, Inc.



COLORADO
MUNICIPAL
LEAGUE



Thursday, October 16, 2025

Workshop: 9 a.m. - 4 p.m.

Networking: 4 - 5 p.m.

COLORADO MOUNTAIN COLLEGE - BRECKENRIDGE
107 Denison Placer Road, Breckenridge, CO 80424

Please register by October 03, 2025

[Register for Workshop](#)

Do you work in, work with, or otherwise serve a small community?

Please join the Department of Local Affairs Division of Local Government (DOLA-DLG), the Colorado Municipal League (CML), Colorado Counties Inc. (CCI), and the Special District Association (SDA) for the annual Small Communities Workshop, hosted in the beautiful Northern Mountains region!

This full-day workshop is open to entities statewide, and covers important issues facing Colorado's small communities (serving populations of 10,000 people or less).

- Hear from experts on housing solutions, infrastructure, artificial intelligence (AI)
- Discover emerging themes and gain insights, resources and strategies that entities serving small communities can use every day

Additional information and agenda will be posted on the [Small Communities](#)

webpage and communicated as they become available.

Questions? Please email **Kate McIntire**, DOLA Regional Manager, Northern Mountains region.

**1313 Sherman Street, Suite #518
Denver, Colorado 80203**

cdola.colorado.gov | dola_web@state.co.us

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