

SAN JUAN COUNTY, COLORADO
BOARD OF COMMISSIONERS MEETING AGENDA
September 11, 2024

CALL TO ORDER: 8:30 A.M.

OLD BUSINESS:

Consider Bills and Authorize Warrants
BOCC Regular Meeting Minutes for August 28, 2024

APPOINTMENTS:

8:40 A.M. - Resolution 2024-07 Thank You to Tommy Wipf
Resolution 2024-08 Thank You to Louis Girodo
9:00 A.M. - Martha Johnson, Social Services Director
9:30 A.M. - Becky Joyce, Public Health Director
10:00 A.M. - Public Hearing: Thomas and Jacqueline BonAnno-Improvement Permit
Preliminary/Final Plan Application to Construct a Cabin, Gravel Driveway, Septic System,
Water Storage Tank and Associated Utility Improvements on the Tennessee Lode MS 5985
10:30 A.M. - Deanna Jaramillo – County Treasurer
11:00 A.M. - Fire Authority

Lunch – Location to be determined

1:30 P.M. - Work Session Emergency Services Fund

CORRESPONDENCE:

San Miguel Power Association
Katie Shapiro

NEW BUSINESS:

Silverton Mountain Liquor License Renewal
Treasurer's Report
Sales Tax Update
Public Comment

Commissioner and Staff Reports

September 18th @ 3:00 pm meeting EPA

October 23rd Regular Meeting

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 25, 2024

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

SAN JUAN COUNTY BOARD OF COMMISSIONERS MET SEPTEMBER 11, 2024
 AND THE FOLLOWING WERE APPROVED FOR PAYMENT.

25346	WEX BANK	SHERIFFS FUEL	2308.46
25347	ALSCO UNIFORMS	CUSTODIAN BILL	150.64
25348	ANTHEM BLUE CROSS	MEDICAL INSURANCE	20506.49
25349	SILVERTON CLINIC	REIMB STACEY (MAY-JUNE)	2447.37
25350	EVERBRIDGE INC	EPD BILL	2678.00
25351	CITIZENS STATE BANK	ANVIL SEPT 24 PAYMENT	6770.33
25352	SILVERTON FIRE AUTHORITY	MAR-APR 24 REMAINDER	7620.00
25353	SO LABOR LAWS POSTERS	2025 WAGE POSTERS	99.50
25354	CO SUSTOM ELEVATOR	BILL	1017.12
25355	SPRUCE ELECTRIC SERVICE	BILL	147.00
DD	ABIGAIL H ARMISTEAD	SHERIFF DEPUTY WAGES	3796.71
DD	ADAM D. CLIFTON	SHERIFF DEPUTY WAGES	3864.71
DD	AMIE R. GARDINER	NURSE-CLERK WAGES	3051.68
DD	ANTHONY D. EDWARDS	COMMUNICATIONS WAGES	4582.97
DD	ARTHUR J. DONOVAN	EPD WAGES	4725.50
DD	AUSTIN LASHLEY	COMMISSIONERS WAGES	2289.98
DD	BRUCE T. CONRAD	SHERIFFS WAGES	4331.98
DD	CHARLES A. LANIS	DEPUTY CLERK WAGES	2851.55
DD	DEANNA M. JARAMILLO	TREASURERS WAGES	3685.79
DD	GARY L. DAVIS	VETS OFFICER WAGES	332.46
DD	JOHN A. JACOBS	SHERIFF DEPUTY WAGES	3345.39
DD	KERI METZLER	CORONERS WAGES	1002.03
DD	KIMBERLY A. BUCK	ASSESSORS WAGES	4255.00
DD	KRISTINA L. RHOADES	SOCIAL SERVICE WAGES	3103.90
DD	LADONNA L. JARAMILLO	COUNTY CLERK WAGES	3756.59
DD	PETER C. MAISEL	COMMISSIONERS WAGES	2192.02
DD	REBECCA B. JOYCE	NURSES WAGES	4398.89
DD	REBECCA J. RHOADES	CUSTODIANS WAGES	1694.85
DD	STEPHEN W. LOWRANCE	UNDERSHERIFF WAGES	4263.01
25356	SCOTT L. FETCHENHIER	COMMISSIONERS WAGES	2149.02
25357	WILLIAM A. TOOKEY	ADMINISTRATOR WAGES	5610.54
25358	CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	22504.36
25359	CITIZENS STATE BANK	STATE TAXES WITHHELD	3623.00
25360	GREAT-WEST LIFE	GROUP RETIREMENT	6365.56
25361	CITIZENS STATE BANK	H S A SAVINGS	2075.00
25362	KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	880.76
25363	AMWINS GROUP BENEFITS	VISION INSURANCE	189.41
25364	AFLAC	INDIVIDUAL INSURANCE	295.14
25365	VISA	BILLS	12557.76
25366	SAN MIGUEL POWER	BILLS	2840.09
25367	DAYNA KRANKER	NURSE ASSISTANT PAY	1311.00
25368	DAYNA KRANKER	REIMB MILEAGE	515.51
25369	CASSANDRA ROOF	SENIOR CENTER PAY	455.00
25370	BRUCE E. HARING MA LPC	MENTAL HEALTH PAY	5100.14

24371 JOEL BERDIE	NURSE COUNSELING PAY	100.00
25372 BECKY JOYCE	REIMB MILEAGE-LUNCH	105.46
25373 SILVERTON HARDWARE	SUPPLIES	392.02
25374 SILVERTON LP GAS	PARTS	45.32
25375 VERIZON	SHERIFFS BILL	122.10
25376 SILVERTON STANDARD	LEGALS	21.12
25377 SILVERTON FIRE AUTHORITY	2014 DODGE PICKUP	25000.00
25378 SILVERTON LP GAS	TANK FILL UP	2385.56
25379 SILVERTON GROCERY	SUPPLIES	102.17
25380 IMAGENET CONSULTING	SHERIFFS BILL	120.97
25381 ARCARESEARCH LLC	BILL	2493.56
25382 ARCARESEARCH LLC	BILL	4858.32
25383 VERO FIBER	BILLS	961.64
25384 ALSCO UNIFORMS	CUST BILL	225.96
25385 CENTURY LINK	SHERIFFS BILL	72.22
25386 DENNIS R. GOLBRICHT	AUG 24 SERVICES	4563.00
25387 GARY L. DAVIS	REIMB MILEAGE	168.00
25388 SILVERTON FIRE AUTHORITY	3RD QTR PAYMENT	13687.50
25389 SILVERTON AMBULANCE	MONTHLY PAYMENT	49133.33
25390 BECHTEL & SANTO	EMPLOYEE HANDBOOK	435.00
25391 ALSUP FABWORKS, LLC	SHERIFFS BILL	250.00
25392 BLACK BEAR CARPET CLEAN	ANVIL APARTMENT	625.00
25393 AXXIS AUDIO INC	MINERS HOSPITAL AGREE	240.00
25394 PROFORCE	SHERIFFS BILL	1430.00
25395 VISA	SOC SER-COMMUNICATIONS	796.84
25396 WEX BANK	SHERIFFS FUEL	1574.75
25397 VISA	EPD (PAST DUE)	483.00
		282135.05

ROAD

7426	ANTHEM BLUE CROSS	MEDICAL INSURANCE	3991.35
DD	DANIEL W. BICHEL	TRUCK DRIVER WAGES	516.01
DD	LOUIS K. GIRODO	TRUCK DRIVER WAGES	834.08
DD	MATHEW J. ZIMMERMAN	ROAD OPERATOR WAGES	3602.39
DD	MICHAEL W. KRISNOW	ROAD OPERATOR WAGES	3742.98
DD	RUSTY D. MELCHER	ROAD OPERATOR WAGES	4141.82
DD	WILLIAM T. MACDOUGALL	TRUCK DRIVER WAGES	1267.90
7427	CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	4291.40
7428	CITIZENS STATE BANK	STATE TAXES WITHHDL	664.00
7429	GREAT-WEST LIFE	GROUP RETIREMENT	624.40
7430	CITIZENS STATE BANK	H S A SAVINGS	375.00
7431	KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	72.32
7432	AMWINS GROUP BENEFITS	VISION INSURANCE	9.22
7433	JOHN DEERE FINFNAICAL	JD GRDR PAYMENT	6589.95
7434	VISA	BILL	1407.04
7435	SAN MIGUEL POWER	BILLS	195.03
7436	SILVERTON HARDWARE	SUPPLIES	134.88
7437	FOUR CORNERS WELDING	KOX-MAC	45.00
7438	RUSTY D. MELCHER	REIMB	275.43
7439	ALSCO	BILL	120.00
7440	CATERPILLAR FINANCIAL	D6TVP/WES00376 PAYMENT	5275.36
7441	CENTURY LINK	BILL	155.46
7442	WHISTLESTOP	FUEL (JULY-AUG 24)	8192.10
7443	MICHAEL W. KRISNOW	REIMB CLOTHING ALLOWANCE	344.00
7444	MATHEW J. ZIMMERMAN	REIMB CLOTHING ALLOWANCE	119.98
7445	WAGNER	PARTS	2398.52
7446	PLATINUM CHEMICALS	FACILITY WIPES	449.00
			49834.62

GENERAL	282135.05
ROAD	49834.62
TOTAL ALL FUNDS	331969.67

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

AUSTIN LASHLEY, CHAIRMAN

SCOTT L. FETCHENHIER, COMMISSIONER

PETER C. MAISEL, COMMISSIONER

LADONNA L. JARAMILLO, CLERK

SAN JUAN COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING WEDNESDAY, August 28, 2024
AT 6:30 P.M.

Call to Order: The meeting was called to order by Chairman Austin Lashley. Present were Commissioners Scott Fetchenhier and Pete Maisel (via Zoom), County Attorney Dennis Golbricht (via Zoom) and Administrator William Tookey.

Commissioner Fetchenhier moved to approve the August 14, 2024 minutes as presented. Commissioner Maisel seconded the motion. The motion passed unanimously.

Mark Rudolph of CDPHE was present to discuss the collapse of the cribbing wall at the Anglo Saxon and a remediation project at the Grand Mogul.

Terri Brokering was present to provide Eureka Campground reports for 2023 and 2024.

Jim Donovan was present to explain his request for \$10,000 from the Emergency Services Fund and to provide an update for the Office of Emergency Management.

Commissioner Fetchenhier moved to approve the \$10,000 for a grant match as requested. Commissioner Maisel seconded the motion. The motion passed unanimously.

Megan Mast of BLM was also present. She thanked the Commissioners for the work that the Road and Bridge Department performed to construct a parking lot for the Bakers Park Singletrack.

Road Supervisor Rusty Melcher was present to discuss the mudslides that have been impacting county roads, particularly the one just past the Mayflower Mill.

Excavator Quotes were presented to the Commissioners - CAT \$239,120 and Komatsu \$180,530. It was the consensus of the Commissioners to pursue a Lease Purchase agreement to purchase the Komatsu Excavator.

A Warranty Deed was presented to the Commissioners to grant Lots 15, 16 and 17 of the Anvil Mountain Subdivision to Silverton Housing Authority. Commissioner Fetchenhier moved to approve the warranty deed as presented. Commissioner Maisel seconded the motion. The motion passed unanimously.

The Fire Authority requested that an expenditure of \$25,000 from the Fire Escrow Account be approved to purchase a 2014 Dodge pickup truck. Commissioner Fetchenhier moved to approve the request from the Fire Authority. Commissioner Maisel seconded the motion. The motion passed unanimously.

Having no further business, the meeting was adjourned at 8:21 P.M.

Austin Lashley, Chairman

Ladonna L. Jaramillo, County Clerk

RESOLUTION 2024-07

A RESOLUTION OF THE SAN JUAN COUNTY BOARD OF COMMISSIONERS
THANKING TOMMY WIPF FOR HIS MANY YEARS OF SERVICE TO
SAN JUAN COUNTY

WHEREAS, Tommy Wipf has been employed by the San Juan County as the Veteran's Service Officer from January 27, 1992 to June 30, 2024; and

WHEREAS, Tommy Wipf has served the Veterans of San Juan County for more than 30 years with dedication and integrity; and

WHEREAS, Tommy Wipf's dedication to his job and community has greatly contributed to the quality of life for the Veterans of San Juan County; and

WHEREAS, Tommy Wipf has been an active member of the Silverton and San Juan County community for many years.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of San Juan County, that the Commissioners would like to thank Tommy Wipf for his many years of dedicated service to San Juan County.

BE IT FURTHER RESOLVED that the Commissioners would like to commend Tommy Wipf for his commitment to serve San Juan County and the Veterans of San Juan County and to wish him the very best in the years to come.

READ, PASSED AND ADOPTED this 11th day of September 2024 by the Board of Commissioners of San Juan County, Colorado.

Austin Lashley, Chairman

Attest:

Scott Fetchenhier

Ladonna L. Jaramillo
Clerk and Recorder

Pete Maisel

RESOLUTION 2024-08

A RESOLUTION OF THE SAN JUAN COUNTY BOARD OF COMMISSIONERS
THANKING LOUIS GIRODO FOR HIS MANY YEARS OF SERVICE TO
SAN JUAN COUNTY

WHEREAS. Louis Girodo began working for the San Juan County Road and Bridge Department on October 1, 1976 and retired on June 30, 2024.

WHEREAS. Louis Girodo has served the County and the Citizens of San Juan County for more than 48 years with dedication and integrity; and

WHEREAS. Louiss Girodo was exemplary equipment operator, and worked tirelessly to keep the county roads maintained, opening the backcountry roads and plowing snow; and

WHEREAS. Louis Girodo's dedication to his job and community has greatly contributed to the quality of life for the residents and visitors of San Juan County.

NOW THEREFORE. BE IT RESOLVED by the Board of Commissioners of San Juan County. that the Commissioners would like to thank Louis Girodo for his many years of service.

BE IT FURTHER RESOLVED that the Commissioners would like to commend Louis Girodo for his commitment to serve San Juan County and to wish him the very best in the years to come.

READ. PASSED AND ADOPTED this 11th day of September 2024 by the Board of Commissioners of San Juan County, Colorado.

Austin Lashley, Chairman

Attest:

Scott Fetchenhier

Ladonna L. Jaramillo
Clerk and Recorder

Pete Maisel



SAN JUAN COUNTY
DEPARTMENT OF SOCIAL SERVICES

Department of Social Services
 Phone 970-387-5631 * Fax 970-387-5326
 Martha Johnson, Director
 7/31/2024

Date 8/26/2024
 Transmittal No. 7

Vendor	Date	Num	Amount
4Imprint	07/31/2024	11695	\$ 10,996.22
The Law office of Dennis R. Golbricht	07/31/2024	11694	\$ 292.50
Silverton Schools	07/31/2024	11693	\$ 12,500.00
Silverton Family Learning	07/31/2024	11692	\$ 11,747.20
San Juan Cty	07/31/2024	11691	\$ 4,761.27
La Plata County	07/31/2024	11690	\$ 7,069.30
CHSDA	07/31/2024	11689	\$ 1,250.00
TOTAL			\$ 48,616.49

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

9-9-2024

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

11:44 AM
08/28/24
Accrual Basis

San Juan County Social Services
Profit & Loss Budget vs. Actual
January through December 2024

	TOTAL											
	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Jan - Dec 24	Budget			
Ordinary Income/Expense												
Income												
400.001 REVENUE-State Alloc	7,298.35	7,188.94	7,298.55	7,838.49	3,026.42	6,694.77	41,569.97	80,815.49	142,005.00			
400.010 Property Tax Current	0.00	159.03	5,589.24	2,142.51	5,902.43	1,836.91	2,524.13	18,164.25	22,149.00			
400.020 Specific Ownership tax	99.34	100.87	146.43	139.64	125.27	146.30	179.91	937.76	1,200.00			
400.040 Penalties/Int on Tax	0.00	0.00	0.00	0.98	0.48	6.57	5.02	13.05	120.00			
400.145 REVENUE-CSGB Grant	506.76	0.00	0.00	0.00	0.00	0.00	0.00	506.76	1,000.00			
400.180 REVENUE-EOC	281.25	0.00	0.00	188.01	0.00	0.00	93.75	563.01	900.00			
400.220 REVENUE-Program Refunds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	935.00			
Total Income	8,185.70	7,448.84	13,044.22	10,309.63	9,054.60	8,684.55	44,372.78	101,100.32	168,309.00			
Expense												
500.100 EXPENSE-Administration	6,587.49	6,681.46	6,792.50	7,082.45	7,528.85	7,569.90	11,080.57	53,323.22	72,000.00			
500.110 EXPENSE-Adult Protectio	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.04			
500.120 EXPENSE-Child Care	396.20	0.00	39.71	26.66	50.01	172.30	0.00	674.88	360.00			
500.130 EXPENSE-Child Support	460.81	88.58	34.03	34.03	160.26	249.05	292.50	1,298.36	204.00			
500.140 EXPENSE-Child Welfare	180.12	235.26	0.00	73.34	0.00	0.00	0.00	486.72	1,200.00			
500.145 EXPENSE-CSGB Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00			
500.150 EXPENSE-Colorado Works	145.44	140.00	330.77	228.99	148.01	0.00	24,247.20	25,240.41	57,000.00			
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			
500.200 EXPENSE-LEAP	0.00	0.00	0.00	0.00	0.00	0.00	10,986.22	10,986.22	5,000.00			
Total Expense	9,760.16	9,125.30	9,197.01	9,445.47	9,887.13	8,991.25	48,616.49	106,022.81	161,264.04			
Net Income	-1,574.46	-1,676.46	3,847.21	864.16	-832.53	-1,306.70	-4,243.71	-4,922.49	7,044.96			

**STATE OF COLORADO CONTRACT MODIFICATION
CONTRACT AMENDMENT #4**

State Agency Department of Health Care Policy and Financing	Contract Performance Beginning Date July 1, 2020
Contractor San Juan County	Current Contract Expiration Date June 30, 2025
Original Contract Number 2021CMIP057	Current Contract Maximum Amount Initial Term
Amendment Contract Number 2021CMIP057A4	State Fiscal Year 2021 \$6,072.29
	Extension Terms
	State Fiscal Year 2022 \$6,072.29
	State Fiscal Year 2023 \$8,011.30
	State Fiscal Year 2024 \$7,392.10
	State Fiscal Year 2025 \$7,097.62
	Total for all State Fiscal Years \$34,645.60

THE PARTIES HERETO HAVE EXECUTED THIS AMENDMENT

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

CONTRACTOR
San Juan County

STATE OF COLORADO
Jared S. Polis, Governor
Department of Health Care Policy and Financing
Kim Bimestefer, Executive Director

Date: _____

Date: _____

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD
Department of Health Care Policy and Financing
Jerrod Cotosman, Controller

Amendment Effective Date: _____

In accordance with §24-30-202, C.R.S., this Amendment is not valid until signed and dated above by the State Controller or an authorized delegate.

1. PARTIES

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

2. TERMINOLOGY

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

3. AMENDMENT EFFECTIVE DATE AND TERM

A. Amendment Effective Date

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

B. Amendment Term

The Parties' respective performances under this Amendment and the changes to the Contract contained herein shall commence on the Amendment Effective Date shown on the Signature and Cover Page for this Amendment.

4. PURPOSE

To modify the Contract Maximum Amount for State Fiscal Year 2025.

5. MODIFICATIONS

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

C. The Contract Maximum Amount table on the Contract's Signature and Cover Page is hereby deleted and replaced with the Current Contract Maximum Amount table shown on the Signature and Cover Page for this Amendment.

6. LIMITS OF EFFECT AND ORDER OF PRECEDENCE

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

MEMORANDUM

September 11, 2024

TO: Board of County Commissioners

FR: William A. Tookey

RE: Tennessee Lode MS #5985 Improvement Permit Preliminary/Final Plan

Mountain Studios has submitted an Improvement Permit application on behalf of Thomas and Jacqueline BonAnno for the development of an 844 sq. ft. cabin, 140 sq. ft. covered deck, gravel driveway, septic system, underground water storage tank and associated utility improvements on the Tennessee Lode MS 5985. The property is located in Minnehaha Creek area and will be accessed by Country Road 51.

The property is currently owned by Thomas and Jacqueline BonAnno and the taxes are current.

The application fees have been paid.

The adjacent landowners were previously notified via US Mail of the proposed Improvement Permit application.

The Planning Commission has reviewed the application and they have recommended conditional approval.

The Board of County Commissioners held a public hearing May 8, 2024, to receive comments concerning the sketch plan application. The sketch plan was conditionally approved.

The conditions of approval included:

1. That an expert determination be made that the proposed improvements are located outside of the Alpine Tundra Ecosystem.
2. That story poles be located on the site defining the corners and maximum height of the proposed cabin and that the results be included in the Scenic Quality Report.
3. The Land Use Administrator visits the site prior to the Preliminary/Final review.

The applicant has included in their application a report from Barr Engineering Company that has determined that the proposed improvements are clearly located outside of the Alpine Tundra Ecosystem.

The applicant also installed story poles on the site to define the corners and maximum height of the proposed cabin and updated their Scenic Quality Report to reflect that.

4-110.18 Skyline Development Standards states that:

- (a) Any improvement or use for which a permit is required shall not be silhouetted against the sky on hillsides or ridges as viewed from any San Juan County Road, State Highway, the Town of Silverton, or the Durango & Silverton Narrow Gauge Railroad.

The proposed location of the cabin is on a natural bench just below the ridgeline. The trees located above the cabin will prevent it from being silhouetted against the sky. The story poles are visible from CR 52 at Colorado Basin and the end of CR 62.

The Skyline Development Standards also require that: The building or development shall be less than twenty (20) feet high, as measured from lowest visible portion of the building, and having a height to width ratio of no more than 1:1.5.

The maximum height of the building will be approximately 17'1" and is lower than the adjacent ridgeline.

Also required from the Skyline Development Standards are that the building or development, including the roof, shall be of naturalistic, non-reflective, earth-toned materials that match the texture and color of the surrounding landscape.

The applicant has proposed the following materials:

Rustic/rusty corrugated metal siding.

Dark colored matte finish metal roof with matching trim.

Dark colored window sashes/frames to match metal siding.

Metal posts at deck.

Low-reflective glass on more expansive glazing.

Development shall minimize earth and vegetative disturbance to the greatest extent possible.

Locating the proposed cabin on the natural bench and close to the existing driveway should minimize the earth and vegetative disturbance.

I was also able to visit the site with Building Inspector Bevan Harris and have attached some photos of the site visit. The proposed building site will have considerably less visual impact in the Minnehaha Basin than most of the current residential structures in the area.

The application follows and is generally in compliance with the requirements of a Use Subject to Review Improvement Permit Application.

However, Section 1-107.1 of Zoning and Land Use Regulations requires that if an applicant has an existing residential property in the Mountain Zone the application must be reviewed using the criteria of the subdivision regulations in Chapter 7 or PUD Regulations.

The applicant currently owns the adjacent Eastern Star Lode MS #5985 which is used currently for residential purposes. The applicant also owns the adjacent Sampson Double that does not currently have any improvements located on it.

Therefore, the applicant is subject to additional review of the requirements of Chapter 7.

While many of the requirements in Chapter 7 are not applicable to this proposed development there are some additional requirements that must be met.

The Chapter 7 Subdivision Regulations the applicant would be responsible for an affordable housing fee as specified below:

The Affordable Housing requirement as per 7-112.8A(e) Affordable Housing requires a 2-lot subdivision .05% of the full market value of the gross land area. The County Assessor has determined that the actual value of the Tennessee, Eastern Star and Sampson Double to have an actual value of \$251,162.00. Using this rate the affordable housing fee would be \$1,255.81. Any fees collected under this provision shall be used for the development of affordable and/or employee housing and shall be collected at final plat approval.

7-112.15 requires that: *A subdivision shall include the designation of areas, or sites, of character and location suitable for public use for schools and parks, according to one of the following alternatives or a combination of them as determined by the Board of County Commissioners.*

- (a) 5% of the gross land area of the final plat shall be dedicated to public use.
- (b) 5% of the full market value of the gross land area of the final plat, determined at the time of the final plat submission, shall be paid by the subdivider to the county.

The Assessor has the total area for the three claims at 30.49 acres. 5% of the gross land area would be about 1.5 acres. To comply with option (a) the applicant could identify an area of 1.5 acres that is traditionally used for recreation and designate it as public access.

To comply with option (b) the applicant would pay a fee in the amount of \$12,558.10. That would be 5% of the full market value of the gross land area based upon the \$251,162.00 as determined by the Assessor.

A third option would be to create some combination of fees and land dedication.

The applicant has indicated that his preference is to pay the full 5% fee and keep the recreational use status quo.

The Planning Commission had considerable discussion on this issue but did not make any recommendation.

The Commissioners previously approved a variance to the 50' setback as required by the subdivision regulations to allow for a 30' setback from private property and 20' setback from public lands as allowed under the Improvement Permit regulations.

The Commissioners have the option to approve the application as submitted, approve with conditions or deny.

Should the Commissioners choose to approve, they should do so with the following conditions prior to the issuance of an Improvement Permit:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Tennessee Lose 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 Tennessee Lode MS #5985 and the Sampson Double MS #15355 be consolidated into one parcel.
5. That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.
6. That the applicant be placed on the Town of Silverton's Utility billing system for water and refuse.
7. That the applicant agrees to an affordable housing fee of \$1255.81 as required by 7-112.8A of the subdivision regulations.
8. That the applicant agrees to the requirements of 7-112.15 as determined by the Board of County Commissioners for a land dedication or fee in lieu of.
9. The failure to comply with these conditions shall be grounds for the revocation of this Land Use Permit.
10. Any other conditions as deemed appropriate by the Board of County Commissioners.



Story Poles



Story Poles



Mr. BonAnno's existing cabin from proposed building site.



Story Poles



Other cabins in Minnehaha





From Ohio Peak



From CR 62 Kansas City

The following was the review of the Sketch Plan Application and is provided for your convenience.

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 Tennessee Lode is 9.7 acres. The proposed cabin would exceed the setback requirements.

The elevation of the cabin is 11,835 ft. Because the elevation is above 11,000 ft. the maximum square footage allowed for the cabin is 1,000 sf and a maximum of 200 sf for the shed. The proposed cabin has a floor area of 844 sq. ft.

Residential development of any sort within the alpine tundra ecosystem is prohibited. It does not appear that the proposed development of the cabin is within the alpine tundra ecosystem.

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 Strategy LU-2.1 Encourages future development in the economic corridors which include the upper Animas Valley from Silverton to Eureka, Cement Creek from Silverton to Gladstone and the South County Line to just above the Mill Creek Subdivision. And Strategy LU-2.2 Identify areas in the growth corridors that are suitable for residential use considering natural hazards, habitat resources, scenic impacts and sensitivity to residential land uses. The proposed development is not located in the identified growth corridors. However, the Master Plan notes that private property rights are respected in San Juan County. The Plan also states that residential development on mining claims is 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 deliver potable water to be stored in an on-site cistern.

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

The applicant plans on installing an on-site wastewater treatment system. The septic system has been engineered by Summit Engineering, LLC.

- 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?

The applicant has included a scenic quality report. It appears that the cabin has been designed and located to minimize the visual impact. I would like to see story poles located at the corners and at the proposed maximum height be constructed to help determine the possible visual impact.

The improvements should not have any impact upon historic sites or structures.

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. The applicant plans on constructing a 173 SF storage shed in which solid waste would be secured.

It appears that the property is on the edge of tree line and could be within the alpine tundra. 1-107.1 of the County Land Use Code prohibits any residential development. The applicant may need to provide an expert determination.

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

The applicant will access the Tennessee Lode by extending the current driveway to the Eastern Star Lode from CR 51. The proposed extension would cross BLM land and will need an access permit from BLM.

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

The proposed improvements have been located to minimize the natural terrain and drainage of the land. All disturbances will be revegetated with native plant species certified to be weed free.

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

The County Geohazards Map identifies that the cabin will be built on a talus slope. Trautner Geotech has provided an initial review of the property and would complete a full geotechnical engineering study prior to development.

- h. 4-110.4 requires that the applicant shall permit continued public access to any historic public trails that cross the property.

I will need to do a site visit to identify any historic public trails that may cross the property. If any trails are identified, they will need to be added to the certified survey plat. While there may not be any trails identified on the ground the area has had significant historic winter use. Identifying and preserving the historic winter access may be necessary.

- 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.

- j. Section 1-107.1 of Zoning and Land Use Regulations requires that if an applicant has an existing residential property in the Mountain Zone the application must be reviewed using the criteria of the subdivision regulations in Chapter 7 or PUD Regulations.

The applicant currently owns the adjacent Eastern Star Lode MS #5985 which is used for residential purposes. The applicant also owns the adjacent Sampson Double MS #15355 that does not currently have any improvements located on it.

The application appears to follow the general guidelines of a Use Subject to Review Application rather than the subdivision regulations. Much of the Chapter 7 Subdivision Regulations are not applicable to the proposed development.

If the applicant plans improvements for the Sampson Double, then it should be included as part of the application review. Which I believe was the primary reason that Section 1-107.1 was adopted so that the properties and their impacts could be reviewed in total rather than incrementally.

During the Planning Commission review the applicant stated that he did not intend to develop the Sampson Double. As such a property consolidation should occur in which the Tennessee Lode and Sampson Double become a single claim.

Chapter 7 – 112 FINAL PLAT DESIGN STANDARDS requires that all subdivisions comply with the following standards:

- .1 The design and development of the subdivision shall preserve, insofar as possible, the natural terrain and drainage of the land, the existing topsoil and existing vegetation.
The proposed improvements preserves the natural terrain and drainage.
- .2 Land subject to hazardous conditions, such as avalanche, flood, land slide, rock fall, mud flow, open mine shaft, nonpotable water, etc., shall be identified and shall not be subdivided until the hazard has been either eliminated or appropriately mitigated, or plans for the hazard to be eliminated or mitigated are included as part of the Final Plat submission.
No improvements will be located in hazardous conditions.
- .3 Lots.
The lots are greater than 5 acres the other lot requirements are not applicable.
- .4 Streets: No subdivision shall be approved until the applicant has provided the County with clear evidence that all streets and lots within the subdivision will have year-round access to the state highway system by wheeled vehicles.
This is a judicial based requirement for subdivisions. However, no property is actually being subdivided. They are only being reviewed under the subdivision requirements.

The driveway access needs to be identified and preserved in the final plat. Documentation would need to be provided that would ensure that access to the Tennessee Lode was continued even if the ownership of either the Eastern Star or Tennessee Lode should change ownership.

The rest of the road requirements are not applicable.

.5 Roadbed Construction Standards.

Roadbed Construction Standards are Not Applicable.

.6 Sidewalks shall be provided where required by the county, on both sides of all streets, not less than 4 feet in width, and constructed of reinforced 3000 P.S.I concrete at least 4 inches thick. The area from the curb line to sidewalk shall slope $\frac{1}{4}$ inch per foot toward the street.

Sidewalk Standards are Not Applicable

.7 Block lengths shall be reasonable in length and the total design shall provide for convenient access and circulation of emergency vehicles. Where blocks exceed 1000 feet in length, pedestrian rights-of-way not less than 10 feet in width shall be provided where appropriate for adequate pedestrian circulation. Improved walks of not less than 5 feet in width shall be placed within the rights-of-way.

There are no blocks.

.8 The minimum lot size shall be 5 acres.

The application meets these requirements.

.8A AFFORDABLE HOUSING

(e) For a subdivision or PUD with less than ten (10) residential units or less than 15,000 gross square feet of commercial space a housing assistance fee shall be paid to the County in the following amount:

2 lots .05% of the full market value of the gross land area

Any fees collected under this provision shall be used for the development of affordable and/or employee housing and shall be collected at final plat approval.

The affordable housing fee would be determined as a 2-lot subdivision if the Double Sampson and Tennessee Lodes are consolidated into one property.

.9 Easements shall follow rear and side lot lines wherever practical and shall have a minimum width of 20 feet, apportioned equally in abutting properties. Where front line easements are required, a minimum width of 15 feet shall be allocated as a utility easement. Perimeter easements shall not be less than 15 feet in width, extending throughout the peripheral area of the subdivision, and shall be designed so as to provide efficient installation of utilities. Special guying easement at corners may be required. Public utility

installations shall be so located as to allow for multiple installations within the easements. The developer shall establish final utility grades prior to utility installations.

The plans include an access easement for the driveway through the Eastern Star to the Tennessee Lode. This will need to be defined as an access easement on the Final Plat.

- .10 Driveways shall not have direct access to major highways.
The driveway will be extended from the current driveway to the Eastern Star and is accessed from CR 51.
- .11 Sanitary Sewage Disposal.
Each property will have an individually engineered and permitted on-site wastewater treatment system.
- .12 Water supply systems shall be provided consistent with the standards and requirements of these regulations. Where on-lot water supply systems are proposed, the subdivider shall either install such systems on each lot or require by deed restriction, or as a condition of sale, that the purchaser of said lot install such a system at the time of principal building construction.
Water will be delivered to the site and stored in individual cistern.
- .13 Storm Drainage and Flood Plains.
Not applicable
- .14 In any case where a subdivision is planned for only a portion of a particular parcel of land, the subdivider shall indicate his intent for the remainder of the parcel.
This will not be applicable with a land consolidation of the Sampson Double and Tennessee Lode.
- .15 A subdivision shall include the designation of areas, or sites, of character and location suitable for public use for schools and parks, according to one of the following alternatives or a combination of them as determined by the Board of County Commissioners.
 - (b) 5% of the gross land area of the final plat shall be dedicated to public use.
 - (b) 5% of the full market value of the gross land area of the final plat, determined at the time of the final plat submission, shall be paid by the subdivider to the county.

This could possibly be addressed by defining specific designations to ensure the traditional public access for winter recreation continues.

- .16 A proposed subdivision shall not, by reason of its location or design, place an undue burden on public utility systems or on community or public facilities or services.

Not Applicable.

7-115 Building Standards

- .1 Maximum Building Height 35 ft.
Proposed Cabin 17'1"
- .2 Maximum size of residence 7500 sq. ft.
Proposed Cabin 844 Sq. ft.
- .3 Maximum Residential Footprint 5000 sq. ft.
Proposed Cabin less than 5000 Sq. ft.
- .4 Minimum setback from property line 50 ft.

The proposed improvement would have a setback of about 25' from the western property line. The proposed improvement is in compliance with the general setback of 20' when adjacent to the public land but not in compliance with the subdivision setback which requires a 50' setback. The public land is just a thin strip of land of almost 25" that separates the Eastern Star from the Tennessee Lode. There is nearly a 50' separation between the building improvement and the property boundary of the Eastern Star. The general setbacks used to be 50' but were reduced to 20' from public land and 30' from private land after the Planning Commission and Commissioners determined that the 50' setback was excessive.

- .5 Steep Slope

No building construction will occur on slope areas in excess of 25% unless a professional geotechnical and engineered study has been submitted with sufficient information to show the extent of the hazard and the mitigation methods and design measures proposed for use on the site.

A Geotechnical Engineering Study has been completed by Trautner Geotech.

- .6 Off-street Parking;

There shall be a minimum of two off-street parking spaces for each family dwelling unit.

There should be no problem with off-street parking when there is wheeled access to the property. However, when the road is not plowed parking will likely be on CR 110

The County Commissioners have the option to approve as submitted, approve with conditions or deny the application.

Should the Commissioners choose to approve the application, they should do so with the following conditions as recommended by staff and the San Juan Regional Planning Commission:

4. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
5. That an expert determination be made that the building site is located outside of the Alpine Tundra Ecosystem if necessary.
6. All improvements to the Tennessee Lose 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.
7. 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.
8. The Land Use Administrator visits the site prior to the Preliminary/Final review.
9. That the Tennessee Lode MS #5985 and the Sampson Double MS #15355 be consolidated into one parcel.
10. That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.
11. That the applicant be placed on the Town of Silverton's Utility billing system for water and refuse.
12. The failure to comply with these conditions shall be grounds for the revocation of this Land Use Permit.
13. Any other conditions that the County Commissioners deems necessary.

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

August 20, 2024

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: County Improvement Permit Application
Preliminary/Final Plan Tennessee Lode
MS 5985
For Single-family dwelling and associated
utility improvements located in Minnehaha
Creek area accessed from CR 51.

At the regular meeting of the San Juan Regional Planning Commission on August 20, 2024, members of that Commission held a meeting to discuss the Proposed County Improvement Permit Application for a Preliminary/Final Plan for the development of an 844 sq. ft. cabin, with a 140 sq. ft. covered deck, a gravel driveway, septic system, underground water storage tank, and associated utility improvements located on the Tennessee Lode MS 5985 located in Minnehaha Creek area and will be accessed by CR51.

The owner Thomas BonAnno was present to answer questions.

After considerable discussion and background of the project, questions and presentations from William Tookey, Land use Administrator, and the applicant, the Planning Commission voted unanimously to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application and Preliminary/Final Plan with the proposed 9 conditions of approval, with the exception of #8. The motion passed unanimously.

Thank you for considering these recommendations.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

Application for Improvement Permit

Preliminary/Final Submittal

BonAnno Cabin

TBD County Road 51, Minnehaha Creek
Tennessee Lode, MS#5985
San Juan County, Colorado



Applicant:

Thomas and Jacqueline BonAnno
250 East Park Avenue
Durango, CO 81301
(970) 946-0003

Prepared By:

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

Contractor:


Brian Anderson
9318 Contracting LLC
(970) 799-4375

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13. San Juan County Driveway and Road Access Permit Form
14. San Juan County Relationship to County Road and State Highway Systems Form
15. Scenic Quality Report
 - a. *Story Pole Evaluation
16. *Alpine Tundra Habitat Assessment by Barr Engineering Co.

*Item added to meet conditions of approval requested at the San Juan County Commissioners meeting on May 8, 2024.

Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	Thomas & Jacqueline Bonanno			
	Address	250 East Park Ave, Durango CO 81301			
		(970) 946-0003	Phone		
Owner	Name	Same as Applicant			
	Address				
			Phone		
Subdivider	Name	9318 Contracting LLC - Brian Anderson			
	Address				
		(970) 799-4375	Phone		
Legal Description of Property:		Road System Relationship			
Eastern Star 5985, Tennessee 5985, Sampson Double 15535. Merged from former parcels 47750160050018 and 47750160050025 Township 42 North Range 7 West of the New Mexico Principal Meridian, San Juan County, Colorado Township 42 N, Range 7 W, Section 16		Zoning Compatibility			
		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
		Mineral Resource Impact			
		Wildlife Impact			
		Historic Site Impact			
Nature of Improvement Planned:		Watershed Geance			
Proposed single-family cabin with associated utility and access improvements					
Land Use Zone: Mountain Zone		County Building Inspector			
Applicant Signature 		Building Permit			
		State Electrical Inspector			
		Electrical Permit			
Date Application Requested		San Juan Basin Health Unit			
Date Submitted for Permit		Sewage Disposal: Test			
Date Permit Issued		Design			
Date Permit Denied		Central Sewage Collection			
Reason for Denial		State Division of Water Resources			
		Adequate Water Source			
		Well Permit			
		Central Water Distribution			
		U.S. Forest Service/BLM			
		Access Approval			
		State Division of Highways			
		Driveway Permit			
Receipt		FEE PAYMENT			
		Application			
		Building Permit			
		Subdivision/PLD			
		Subdivision Variance			
		Subdivision Approval			
		PUD Approval			

SAN JUAN COUNTY

SUPPLEMENT TO APPLICATION FOR IMPROVEMENT AND LAND USE PERMITS

(Attach additional sheets as necessary)

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

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

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

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

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

Thomas & Jacqueline Bonanno	Others with interest in Property
250 East Park Avenue, Durango, CO 81301	are listed in deed documents
(970) 946-0003 bonannotom@hotmail.com	included with this application

B. Property Description/location/size (3-102.3):
Tennessee Lode MS# 5985, Minnehaha Creek, 9.70 acres

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

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

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

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

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

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

C. What is the proposed improvement or use? Single family cabin

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

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

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

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

Two tailing piles on the hill below the driveway. Please reference sheet "E" sketch plan included with this application

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

2. Applicable Land Use Zone: Mountain Zone; elevation of property? 11,835

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

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

C. If the proposed use is in the Mountain Zone (see 1-106.1):

- Does the proposed use adversely affect natural and scenic environment? If so, how?

No

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

Eastern Star Lode MS #5985 - Adjacent property to the west

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

- D. If the proposed development is at or above 11,000 feet elevation, does it meet the limitations on square footage (4-110.20)? Yes - does not exceed 1,000 SF
- E. Is the proposed use a vacation rental? Y N If so, is it permitted under and consistent with the vacation rental regulations (4-110.21)?
- F. Is the proposed development a subdivision? Y N If so, see Chapter 7 of the Code for additional requirements.
3. Are any Overlay Zones applicable? (check all applicable) No
- Scenic preservation – is property within 1500 ft of SNGRR? Hwy 550?
 Alpine Loop? (1-107.4, 1-114)
 - Mineral (see 1-107.5) – is property located within Sections 10, 13, 14, 15, 16, 17, 22
25 of T 41 N, R 7 W? (1-116.1)
 - Watershed Protection? (1-107.6)
 - Town – County Mutual Interest (1-107.7) – is property ever likely to be connected to
Town services or annexed into Town? (1-107.7, 1-117)
 - Does the property likely cross a county line or is access from another County?

4. Master Plan Compliance (4-103.3):

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

The proposed building site is in a low visibility area due to the terrain
which minimizes the visual impact on the environment

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

Yes - under the "Town and Mining Claim Use" on page 20 - the proposed cabin is sited intentionally to limit visibility

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

6. How many properties/parcels/claims are located within a relevant area for determination of cumulative impacts under (4-103.1 and .2)? 125 Describe the area deemed to be relevant and the basis for that determination A one-mile radius was used to determine the relevant vicinity around the proposed cabin. see additional sheet w/map for A-D, attached to this checklist

- A. How many other parcels are accessed via same road? _____
- B. How many other parcels are located within the same drainage basin or other relevant area and might be affected by drainage from the property? _____
- C. How many other parcels are located within the same air shed? _____
- D. Are any other parcels likely to obtain water from any underground source which is interconnected with any underground water source which is proposed to be tapped for water for use on the property? If so, how many? _____

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

- Avalanche Hazard (Chapter 8)
- Geologic Hazard (Chapter 9)
- Floodplain Hazard (Chapter 10)
- Wildfire Hazard (Chapter 11)

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

8. Historic Impact Review (3-105) Might the proposed development have any impact on historic sites or assets located either on or off the property? (4-103.3(e)) If so, identify the historic sites

or assets which might be affected and explain how they might be affected and how the applicant proposes to avoid such effects. _____

No impact on historic sites or assets

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

Y N Wildlife

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

Y N Noise

Y N Water pollution

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

Y N Soil contamination, erosion, etc.

Y N Hazardous materials/substances

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

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

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

Applicant maintains access road and driveway for existing cabin. No additional load or impact on County roads

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Decreed water right

Central water system

Well permit

Water storage system

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

Central sewer system existing or new

Individual septic system permit ←

Engineered septic design included
with application

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

a. electric SMPA service commitment

other solar power system

b. telephone communications land line service commitment

cell phone service available

satellite phone service available

other

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

Fire

EMS

Law Enforcement

Mountain or back country rescue

Other _____

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

Fire 15 mins from Silverton

EMS 15 mins from Silverton

Law Enforcement 15 mins from Silverton

Mountain or back country rescue _____

Other _____

C. Has the Applicant provided proof of availability of each emergency service which might be required for the proposed use (unless deemed unnecessary) (4-103.3(h))? Explain how Applicant proposes to secure each emergency service which may be required by or in connection with the proposed development or its use?

During a previous emergency, the applicant transported the injured person to Gladstone where they met the emergency services

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

20. Is Expert Assistance required for any portion of the County's review? If so, in what area and for what purpose? **No**

21. Are any special permit conditions needed to:

- a. Protect of health, safety or welfare of general public? (2-110.1)
- b. Protect of persons or property? (2-110.1)
- c. Protect of historic assets? (1-114.3, 2-110.1)
- d. Protect of scenic views and vistas? (1-114.2, 1-115.1, 1-116.4, 2-110.1)
- e. Protect cultural assets? (2-110.1)
- f. Protect against natural hazards? (2-110.2 and .3)
- g. Protect environmental assets? (1-114.2, 1-115.1 1-116.4)
- h. Address soils, slopes, geologic hazards? (1-114.4, 1-115.2, 1-116.5)
- i. Adequately address access incl. roads, drives, parking? (1-114.5, 1-116.6)
- j. Protect water purity? (1-115.1)
- k. Preserve access to mineral development? (1-116.3)

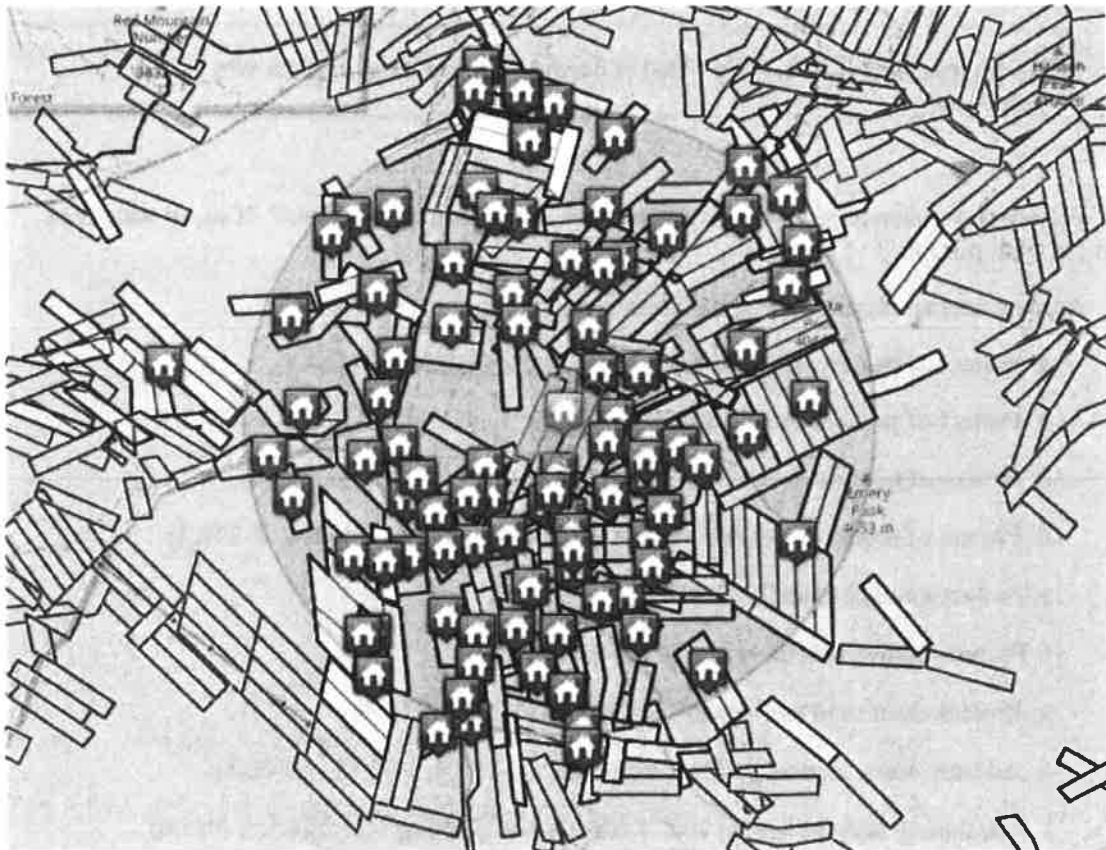
Cumulative Impact Report

Additional Information for the San Juan County Supplement to Application for Improvement Permit Checklist

Question #6 from the SJC Checklist:

How many properties/parcels/claims are located within a relevant area for determination of cumulative impacts under (4-103.1 and .2)? Describe the area deemed to be relevant and the basis for that determination.

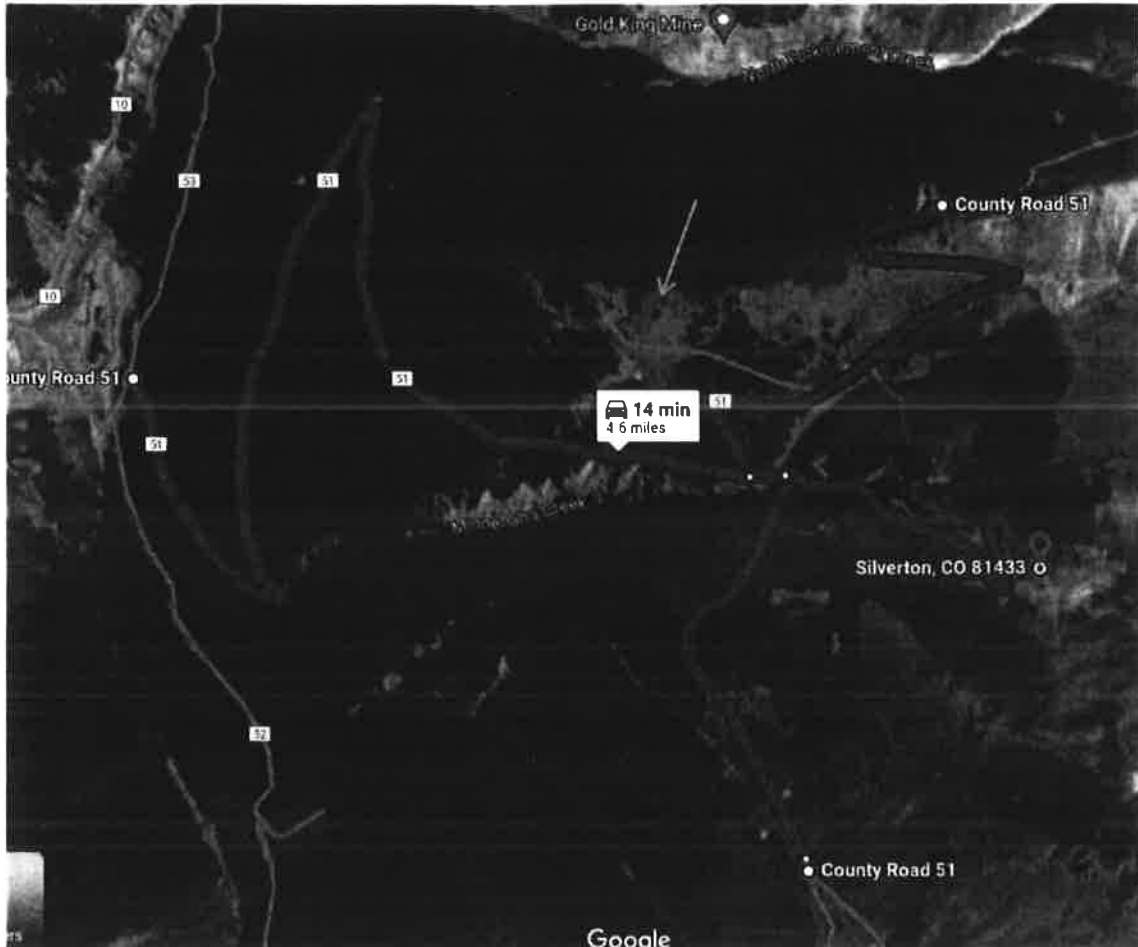
A one-mile radius was used to determine the relevant area around the proposed cabin, which is shown on the map below. There are 125 properties/parcels/claims in this radius according to the San Juan County Property Map and GIS.



Question #6A from the SJC Checklist:

How many other parcels are accessed via the same road?

There are approximately 36 parcels accessed off County Road 51, as it is shown in the map below. There are 9 existing cabins accessed off County Road 51, and the remainder of these parcels are undeveloped at this time.



Question #6B from the SJC Checklist:

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

There are approximately 10 parcels located in the drainage path from the proposed cabin to Minnehaha Creek where it joins Cement Creek near Gladstone.

Question #6C from the SJC Checklist:

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

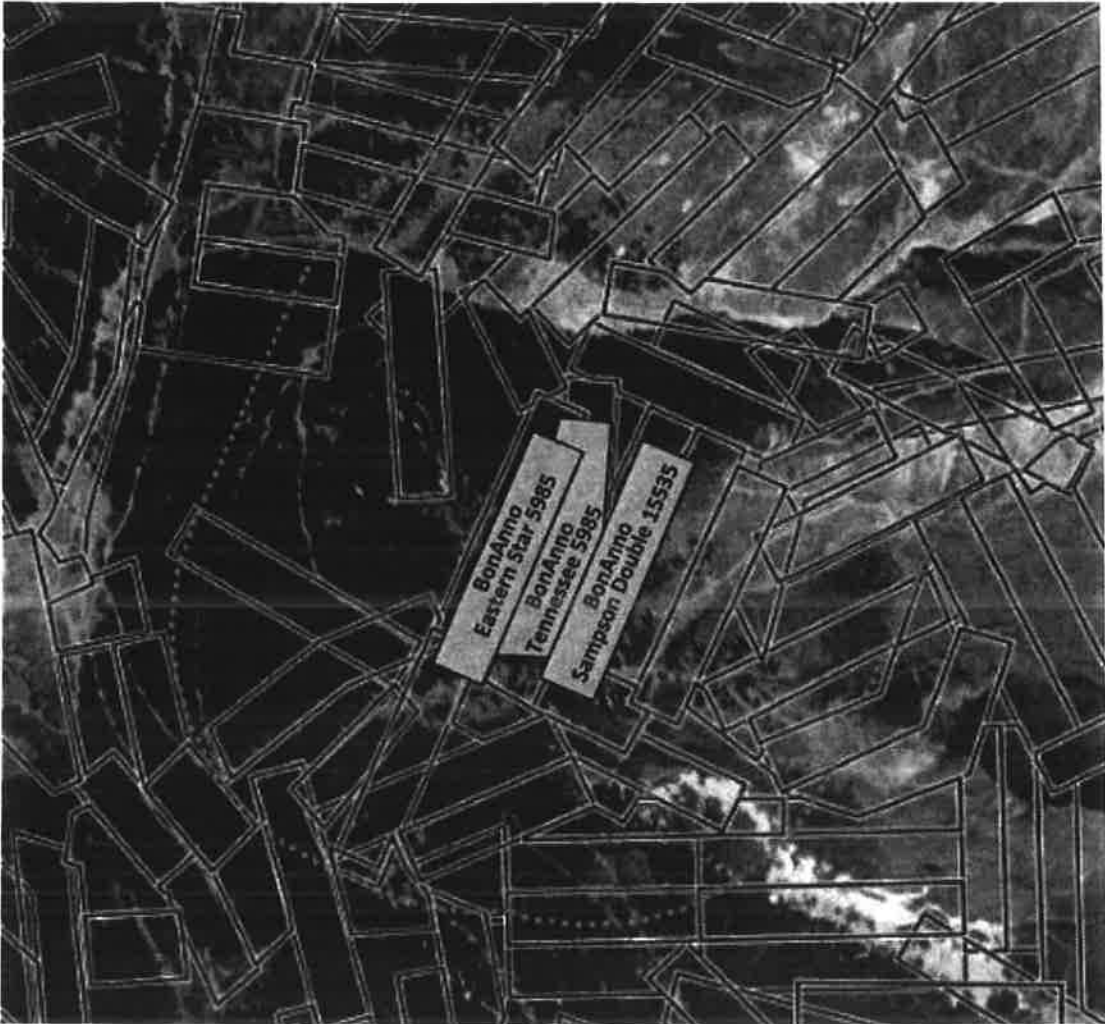
There are approximately 50 parcels located in the Minnehaha Basin vicinity.

Question #6D from the SJC Checklist:

Are any other parcels likely to obtain water from any underground source which is interconnected with any underground water source which is proposed to be tapped for water use on the property?

N/A, no water is proposed to be tapped on the property.

Map of Adjacent Landowners within 1,500 ft



List of Adjacent Landowners within 1,500 ft

JOY MANUFACTURING CO;
c/o JOY GLOBAL INC
135 S 84TH ST STE 300
MILWAUKEE WI 53214

OHMAN SANDRA M
7740 CAMINO REAL APT G107
MIAMI FL 33143-7160

BEHNKEN TRUST;
BEHNKEN JAMES G & ANNALISA P
1605 MONTE LARGO DR NE
ALBUQUERQUE NM 87112-4892

CROSS BENJAMIN AND SCHIFFEL JOHN
868 5TH ST
DURANGO CO 81301-5639

PERCE REVOCABLE LIVING TRUST;
GEORGE S & KAREN LEE PERCE
PO BOX 1264
TUBAC AZ 85646-1264

HOCH CHARLES V AND BRUCE A
26 BOULDER VIEW DR
DURANGO CO 81301-8144

CAMERON ASHLEY Y & JOEL C
110 WHISTLING HORSE TRL
DURANGO CO 81301-8991

3 PANDAS LLC
6225 HOOD MESA TRL
FARMINGTON NM 87401-2391

HENDRICK DAVID & STEPHANIE
1112 CHALCEDONY ST
SAN DIEGO CA 92109-2632

CAMPAGNA AUGUST J
8965 NOWARD RD
WATERVILLE OH 43566-9718

SAN JUAN CORP
15100 FOOTHILL RD
GOLDEN CO 80401-2064

FLYNT BOYD DANNY & CARA
290 SALT BRUSH ST
DURANGO CO 81301-6616

SPEAR STEVEN W & MINDI K
10607 UTICA AVE
LUBBOCK TX 79424-7322

HARPER SHAWN W & CHERYL L
PO BOX 2204
BAYFIELD CO 81122-2204

RENOUX
PO BOX 4922
RIO RICO AZ 85648-4922

FRANCIS MICHAEL J & JANET LEE
7841 COUNTY ROAD 203
DURANGO CO 81301-8644

SPORL JEFF & ABBIE
157 FANTANGO RD
DURANGO CO 81301-7022

HENNIS TODD C
15100 FOOTHILL RD
GOLDEN CO 80401-2064

DYER PAUL M & MARTHA A
1916 GLENISLE AVE
DURANGO CO 81301-4847

HIGH MOUNTAIN PROPERTIES LLC
205 W 17TH ST APT E
TULSA OK 74119-4645

BEAVIS ROBERT K
5605 COMETA PL NE
ALBUQUERQUE NM 87111-1411

MINNEHAHA ALPINE LLC
5612 128TH ST SW
MUKILTEO WA 98275-5538

SEELY BRIAN DAVID; LOUGEE RYAN
PO BOX 8003
ASPEN CO 81612-8003

AIKEN JAMES AND ROSEMARY
PO BOX 764
IGNACIO CO 81137-0764

HONOROF KIMBERLY ANN
105 FAIRSIDE DR APT 1D
LYNDEN WA 98264-1716

Project Narrative

Applicant Name and Address:

Thomas and Jacqueline BonAnno
250 East Park Avenue
Durango, CO 81301
(970) 946-0003

Project Location:

TBD County Road 51, Minnehaha Creek
Tennessee Lode, MS#5985
San Juan County, Colorado

Legal Description

Eastern Star 5985, Tennessee 5985, Sampson Double 15535. Merged from former parcels 47750160050018 and 47750160050025. Township 42 North, Range 7 West of the New Mexico Principal Meridian, San Juan County, Colorado.

Proposed Development:

844 SF cabin, 140 SF covered deck, gravel driveway, septic system, underground water storage tank, underground propane, solar electric system, and associated site and utility improvements on the Tennessee Lode MS 5985.

Zoning:

Mountain Zone
Historic Preservation District

Acreage:

Tennessee – 9.70 acres (project location)
Eastern Star – 10.51 acres (existing cabin)
Sampson Double – 9.84 acres

Water Service:

The applicant will be hauling their water to the property, which will be stored in an underground water storage tank as shown on the site plan (sheet "F") plans included with this application.

Sewer Service:

An on-site wastewater treatment system (OWTS) is proposed for the cabin as shown on the included site plan (sheet "F"). The septic system has been engineered by Summit Engineering, LLC, a Colorado licensed professional engineer. The septic design drawings have been included with this application.

Due to the closure of San Juan Basin Public Health, the application process and agency for submitting OWTS in San Juan County has not been determined. The applicant will submit to the appropriate agency once this has been resolved.

Power:

The cabin will be off-grid and powered by solar panels with battery storage. The solar panels will be ground mounted down the hillside from the cabin as shown on the site plan (sheet "F") included with this application. They will be oriented to receive the most sunlight possible, while also being concealed from public view as much as possible without compromising functionality.

The applicant also plans to have an underground propane tank to power a backup generator for the project as the backup power source. The propane tank and generator locations are shown on the site plan included with this application.

Phone:

The applicant currently has Starlink phone service at the property.

Access from County Roads:

The property is accessed by County Road 51 (Minnehaha) by way of County Road 110. The proposed cabin will be accessed by extending the existing driveway currently used to access the existing cabin located on the adjacent property, Eastern Star Lode, which is also owned by the applicant. The new driveway extension begins on Eastern Star Lode, then crosses a sliver of BLM land between the two claims before ending at the project site on the Tennessee Lode, as shown on the site plan included with this application. The driveway will comply with any comments received by the County Department Supervisor.

The applicant has filed an application for a right-of-way with BLM to allow construction of the new driveway extension where it crosses over BLM land. The application has been processed with BLM (serial number COC-80940) and is expected to be approved soon.

Heating:

The applicant plans to use hydronic radiant in-floor heat which is heated by the propane powered water heater, along with wood burning stove as the heating source for the cabin.

Exterior Lighting:

Exterior lighting will be installed at the cabin entrance, the covered deck space, and near the backup generator, all for safe egress in, out and around the exterior of the cabin. All exterior lighting will be in conformance with the San Juan County Dark Sky requirements.

Solid Waste Management:

The applicant will be responsible for trash removal from the property. On-site trash will be contained within the building or within a wildlife/bear-resistant trash receptacle at all times until it is disposed at the Transfer Station for the required fee.

Landscaping:

Revegetation can be provided by the applicant in accordance with the requirements of San Juan County to preserve the natural appearance of the area and minimize visual impact as seen from CR 51. The applicant will create a defensible space around the proposed cabin by removal of combustible ground cover and thinning of trees and shrubs near the cabin, as recommended by the Colorado State Forest Service Firewise Practices.

Surveying:

A survey was prepared by Dirk Hatter of Southwest Land Surveying LLC on October 26, 2022. A copy of this survey is included with this application.

Subsurface Conditions:

Subsurface conditions have been tested and recorded by Trautner Geotech LLC in a Geotechnical Engineering Study dated November 16, 2022. The final design for the proposed cabin foundation will take into consideration the characteristics of the soils, slopes and potential geological hazards in a manner intended to protect the health, safety and welfare of the applicant and users in the area.

Building Siting:

The proposed cabin site will be located near the ridge, directly east of the existing cabin. The siting best utilizes the natural topography, with the cabin situated on a gently sloping natural bench near the ridgeline that contains no vegetation, which will require minimal disturbance at the building site. Being on a bench, the cabin will be set back into the hill and less visible to passersby.

County Avalanche Map:

The Sketch Plan for this project has been overlaid onto the County Avalanche Map, as shown on sheet "B" included with this application. According to the map, the building site is outside any potential avalanche areas or paths.

County Geohazards Map:

The Sketch Plan for this project has been overlaid onto the County Geohazards Map, as shown on sheet "C" included with this application. According to the County Geohazards Map, the building site is in an area of talus slope (ts), defined by the County Geologic Hazard Legend as "An area of active deposition of material from rockfall and debris flow. Mass failure may occur as talus slides or debris flows." Further information of the soils at the building site are detailed in the Geotechnical Engineering Study included with this application.

Foundation:

The intended foundation will consist of concrete stem walls and strip footings that will extend below frost depth and 12" minimum below native grade. The deck will include steel posts with concrete spot footings that will extend below frost depth.

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

Elevation of Structure:

The floor elevation of the proposed cabin is 11,835 feet, which is above the 11,000 feet County limit on square footage which limits to a maximum floor area of 1,000 SF.

Cabin Size and Height:

The proposed cabin has a floor area of 844 SF with a 140 SF covered deck. The overall footprint of the cabin is T-shaped with the deck off the southwest side. The cabin will have a single 3:12 sloped shed roof over the entire cabin and deck footprint.

The maximum height of the cabin, which is measured from the lowest adjacent native grade up to the high eave of the 3:12 roof, is approximately 17'-1", which is below the County height limit of 30 feet. The high eave of the cabin is also lower than the adjacent ridgeline, making it hidden from view from the other side of the ridgeline.

Building Plans:

Preliminary building plans and elevations for the proposed cabin are included with this application.

Cabin Style:

The form and material selection most reflect the mountain contemporary style, with a focus on the surrounding views to the south by orienting the cabin and deck towards the views.

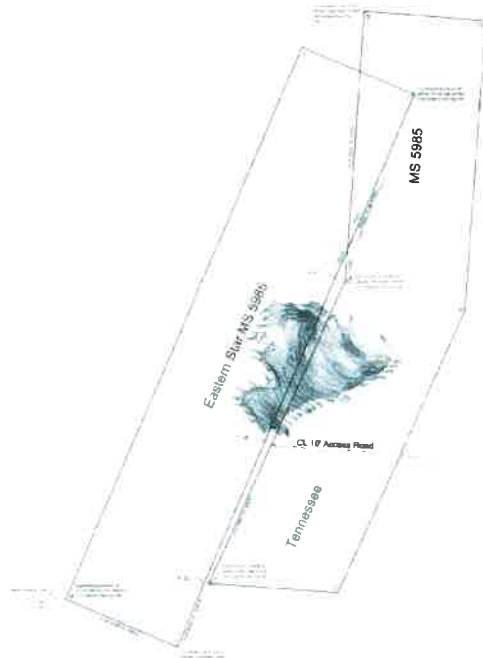
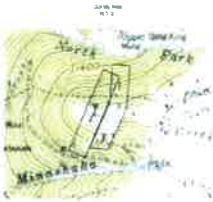
Building Materials:

The applicant plans to use colors and materials that embody the local area and mining aesthetic. A colorized rendering of the cabin, which shows proposed building materials and design, is included in the Scenic Quality Report for your review. The proposed materials consist of the following:

- Rustic/rusty corrugated metal siding
- Dark colored matte finish metal roof with matching trim
- Dark colored window sashes/frames to match metal siding
- Metal posts at deck
- Low-reflective glass on more expansive glazing

Results of Survey

MS 5985 Eastern Star and Tennessee lode
 Suspended Township 42 North, Range 7 West, New Mexico Principal Meridian
 San Juan County, Colorado



THE FOLLOWING IS A SUMMARY OF THE SURVEY DATA AND CALCULATIONS FOR THE LODE AND ADJACENT LANDS. THE SURVEY WAS CONDUCTED ON 08/15/2007 BY SOUTHWEST LAND SURVEYING, LLC. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE COLORADO SURVEYING ACT AND THE NATIONAL INSTRUMENTS OF SURVEYING. THE SURVEY DATA IS AS FOLLOWS:



CERTIFICATE OF SURVEY
 I, the undersigned, a Registered Professional Engineer in the State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original survey records and that the same are in accordance with the provisions of the Colorado Surveying Act and the National Instruments of Surveying. I am a duly licensed and qualified Professional Engineer in the State of Colorado and am duly qualified to perform the duties of a Professional Engineer in the State of Colorado.



U.S. NATIONAL INSTRUMENTS APPROVED LAND REPORTING BY COLORADO		SOUTHWEST LAND SURVEYING, LLC 1000 W. 10th Street, Suite 200 Durango, CO 81301 Phone: 970.247.8111 Fax: 970.247.8112 Email: info@swland.com	
DATE	08/15/2007	PROJECT	MS 5985 Eastern Star and Tennessee lode
BY	CURTIS R. SMITH	SCALE	AS SHOWN
CHECKED BY			



PROJECT #
 SHEET
 ALSO SEE PLAN
 DATE 04/11/2024
 A. SHAWGONSKI

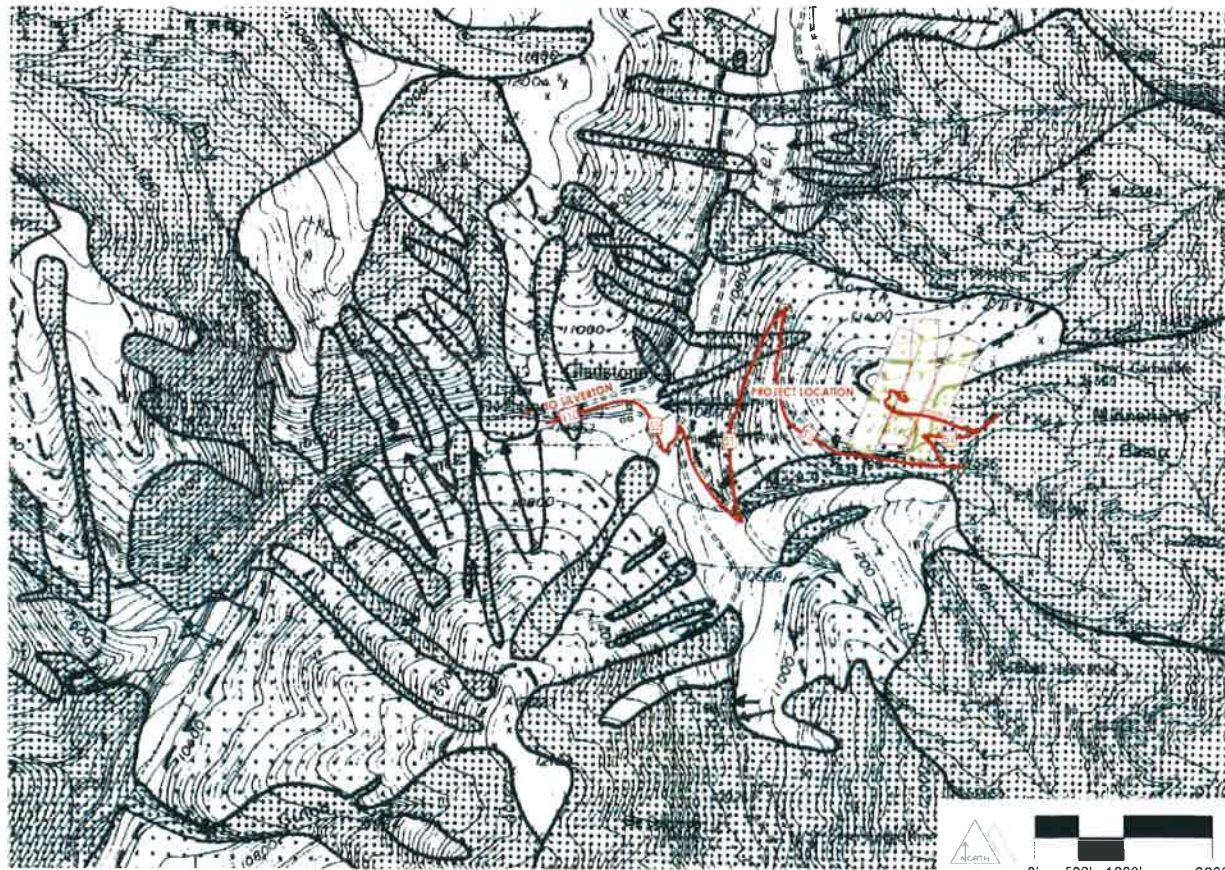
NEW CONSTRUCTION
THE BONANNO CABIN
 TENNESSEE CLAIM, EASTERN STAR RD
 SILVERTON, CO

DATE
 VICINITY MAP

SCALE
 A

SCALE

FOR IMPROVEMENT PERMIT | 02.1.2024



PROJECT #
2303
ASSISTANT #
CARRIE #
40-0980000000

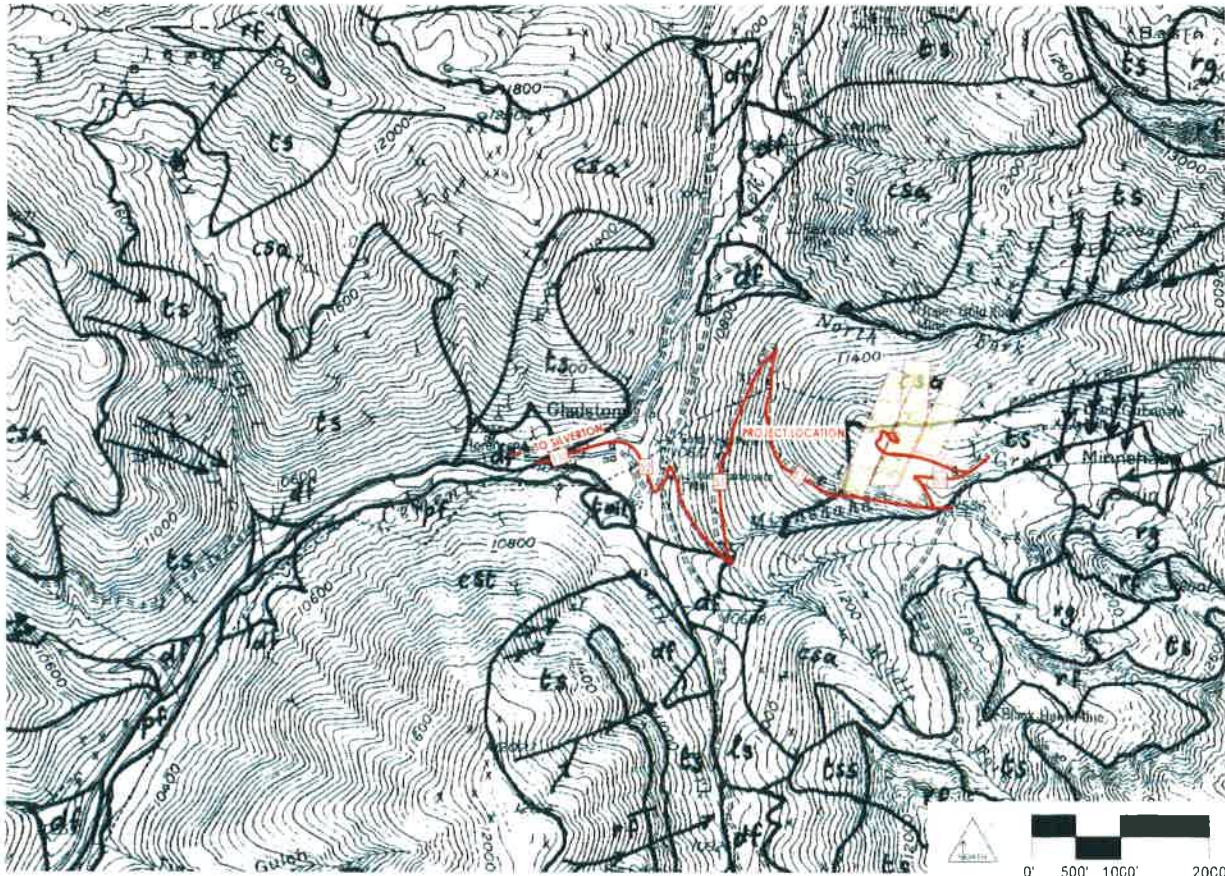
NEW CONSTRUCTION OF
THE BONANNO CABIN
TENNESSEE CLAIM, FASTER STAR RD
SILVERTON, CO

SKETCH PLAN
& COUNTY
AVALANCHE
MAP

DATE #
B

SCALE = 1:1000

FOR IMPROVEMENT PERMIT | 03.11.2024



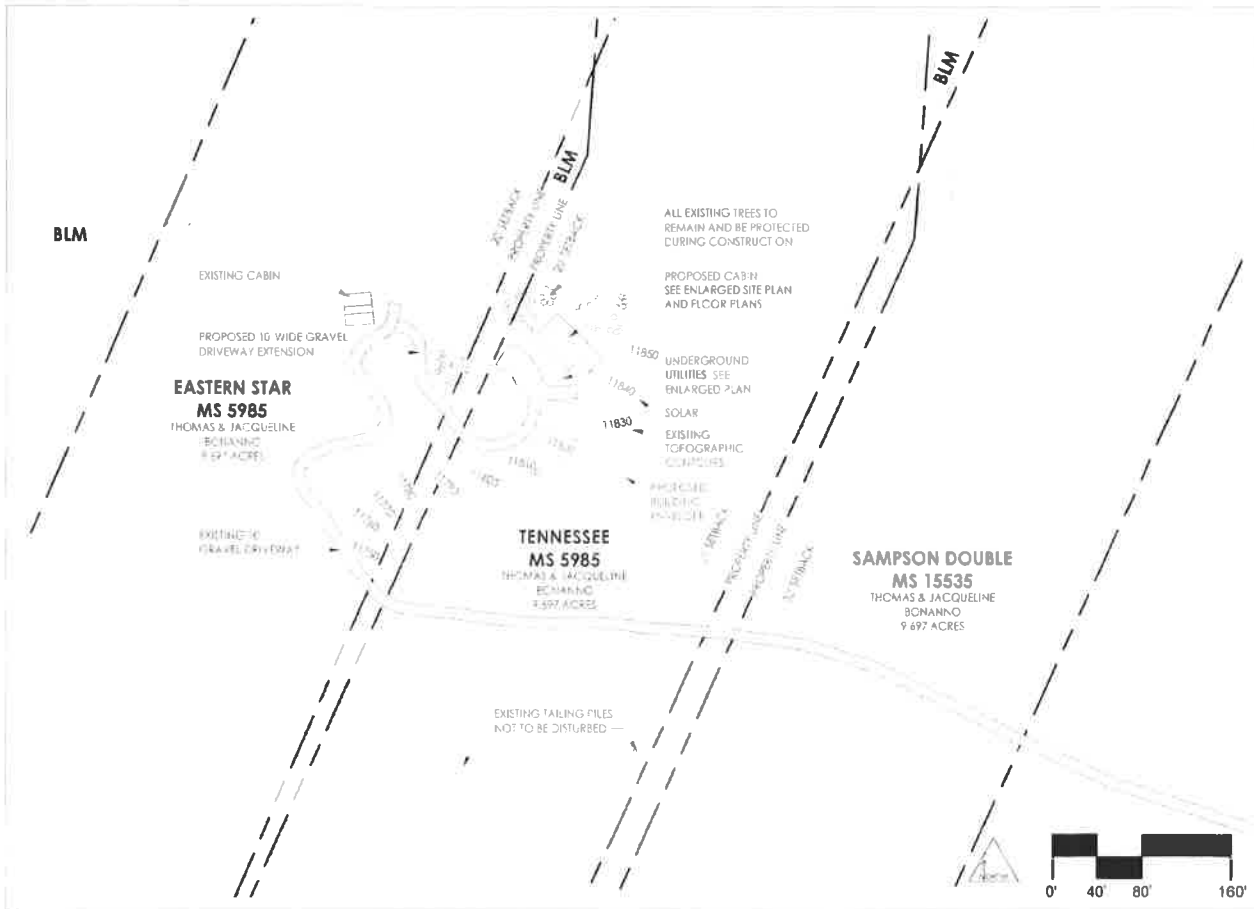
MOUNTAIN STUDIO
 ARCHITECTS
 1000 N. 10th St.
 Suite 100
 Asheville, NC 28801
 Phone: 828.252.1111
 Fax: 828.252.1112
 Email: info@mountainstudio.com

PROJECT # _____
 DATE _____
 ARCHITECT _____
 PROJECT # _____
 ADDRESS _____
 CITY/STATE/ZIP _____

THE BONANNO CABIN
 TENNESSEE CLAIM, EASTERN STAR, INC.
 315 VESTER, CO.

SKETCH PLAN
 & COUNTY
 GEOHAZARD
 MAP

SHEET # C
 SCALE 1" = 1000'



PROJECT # 2300
 ASSESSOR'S PARCEL # 4775016065029

THE BONANNO CABIN
 TENNESSEE CLAIM, EASTERN STAR RD
 SILVERTON, CO

NEW CONSTRUCTION
 SKETCH PLAN WITH TOPOGRAPHY

D

SCALE 1" = 80'-0"

FOR IMPROVEMENT PERMIT | 03.11.2024



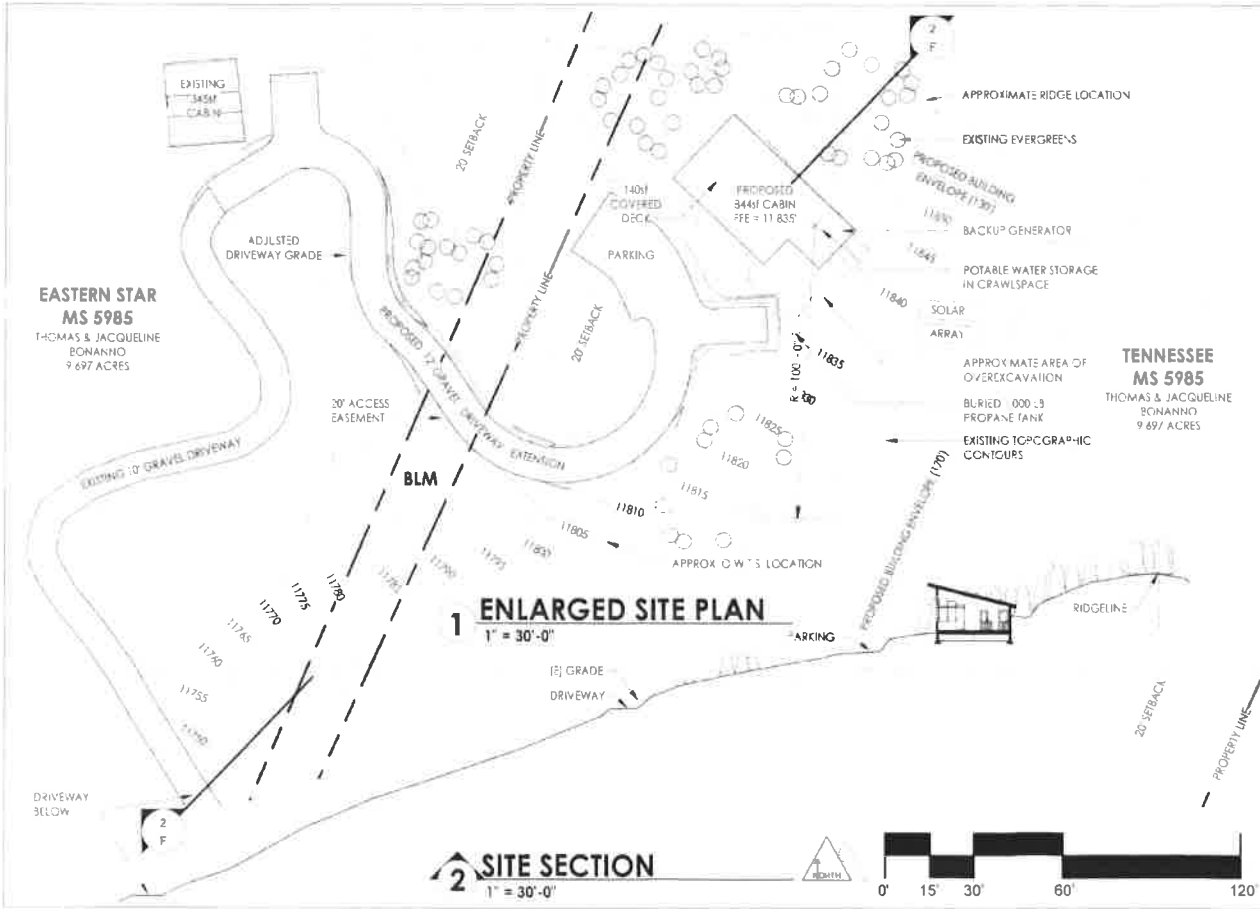
PROJECT # 2023-001
 ARCHITECT MOUNTAIN STUDIO
 DATE 4/25/2024

THE BONANNO CABIN
 TENNESSEE CLAIM, EASTERN STAR RD
 SILVERTON, CO

DATE 04/25/2024
 SHEET E

SCALE 1" = 80'-0"

FOR IMPROVEMENT PERMIT | 03.11.2024



PROJECT #	2302
ASSISTANT PROJECT #	4275616506029

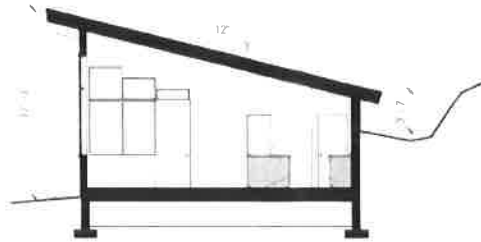
THE BONANNO CABIN
TENNESSEE CLAIM, EASTERN STAR RD
SILVERTON, TN

PROJECT NAME	ENLARGED SITE PLAN
DATE	F
SCALE	1" = 30'-0"

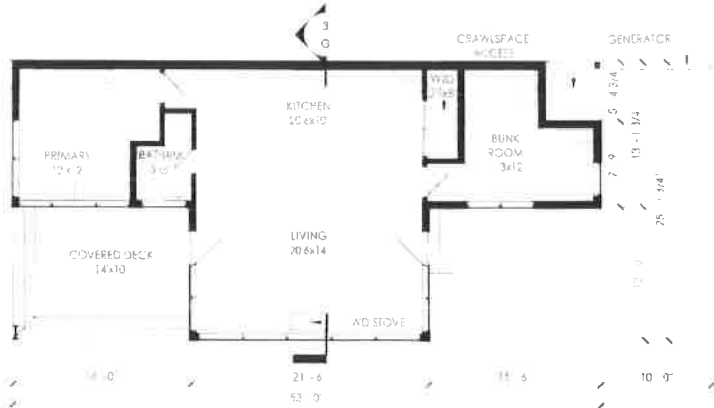
FOR IMPROVEMENT PERMIT | 03.11.2024



1 ROOF PLAN
1/8" = 1'-0"



3 BUILDING SECTION
1/8" = 1'-0"



2 FLOOR PLAN
1/8" = 1'-0"



COVERED DECK
140 SF

NOTE: FLOOR AREA IS MEASURED TO INSIDE FACE OF EXTERIOR WALLS AND EDGE OF DECK. MAX ALLOWABLE PER SJC LAND USE CODE = 1,000 SF OF CONDITIONED AND COVERED DECK SPACE.

4 AREA PLAN
1/16" = 1'-0"



PROJECT #
2002
ASSESSOR'S PARCEL #
4773016050029

THE BONANNO CABIN

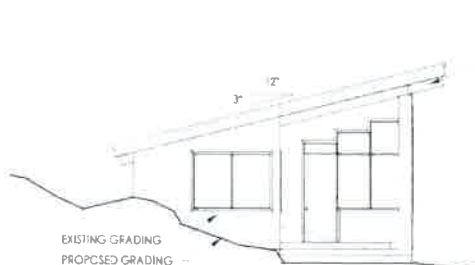
TENNESSEE CLAIM, EASTERN STAR RD
SILVER CREEK, TN

DATE: 03/11/2024

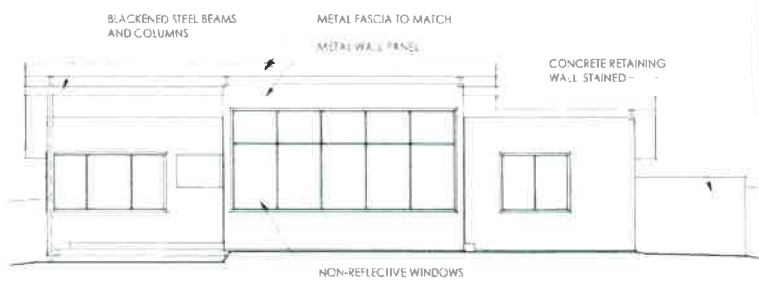
PLANS AND SECTION

G

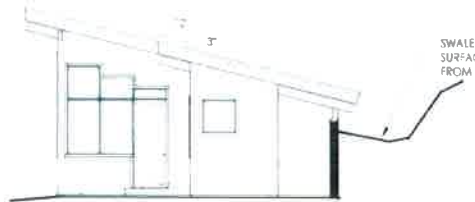
SCALE: As indicated



1 WEST ELEVATION
 1/8" = 1'-0"



2 SOUTH ELEVATION
 1/8" = 1'-0"



3 EAST ELEVATION
 1/8" = 1'-0"



4 NORTH ELEVATION
 1/8" = 1'-0"

PROJECT #:
 2020
 ADDRESS:
 477.501.6005.0029

THE BONANNO CABIN
 TENNESSEE CLAIM, EASTERN STAR RD
 SILVERTON, CO

BUILDING ELEVATIONS

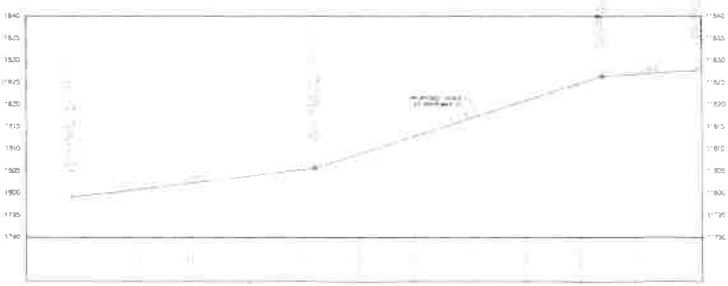
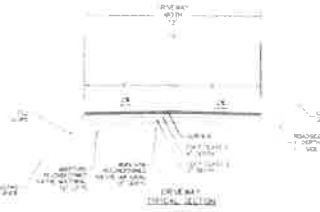
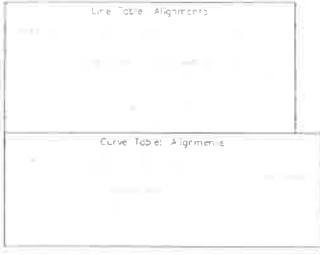
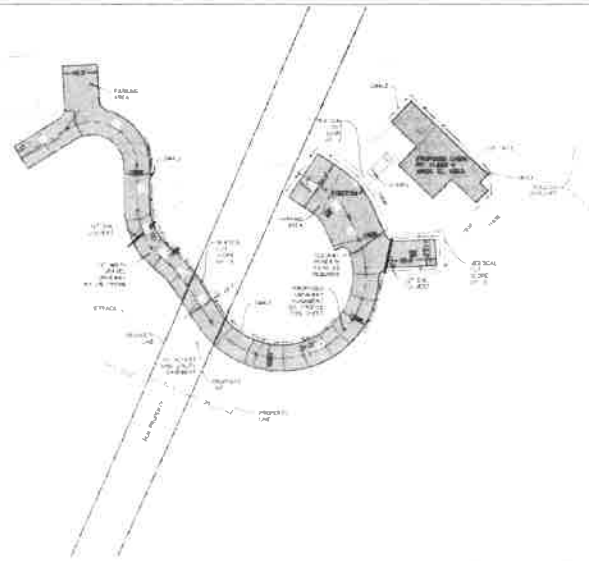
H

SCALE: As indicated

FOR IMPROVEMENT PERMIT | 03.11.2024

- GENERAL NOTES**
- EXISTING CONDITIONS SURVIVED PROVIDED BY OWNER.
 - PROTECT EXISTING UTILITIES IN PLACE.
 - CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS PRIOR TO CONSTRUCTION.
 - ARCHITECTURAL, STRUCTURAL, LANDSCAPE, UTILITIES AND CIVIL PLANS ARE BY OTHERS.
 - AREA OF DISTURBANCE FOR SITE AND BUILDING APPROXIMATELY IS ESTIMATED AT 0.50 AC.
 - ALL DISTURBED AREAS MUST RECEIVE FINAL TREATMENT FOR EROSION AND SOIL BUILDING.

Star M



- NOTES**
- GRADE INFORMATION SHALL BE OBTAINED BY ASSESSMENT REPORT.
 - OWNER SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
 - ALL DISTURBED AREAS MUST RECEIVE FINAL TREATMENT FOR EROSION AND SOIL BUILDING.

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

BONANNO CABIN
DRIVEWAY PLAN AND PROFILE
SAN JUAN COUNTY, CO

MOUNTAIN CIVIL CONSULTING

C100

Date: 10/10/2024
Time: 10:00 AM

SAN JUAN COUNTY, COLORADO
DRIVEWAY AND ROAD ACCESS PERMIT

Improvement
Permit No. _____

Applicant: Thomas & Jacqueline BonAnno
250 East Park Avenue
Durango, CO 81301

Location of Proposed Driveway or Access on County Road No. 51 :
Eastern Star Road via County Road 51 (Minnehaha Creek)

Description of Proposed Driveway or Access, including materials to be used:
The proposed driveway will be an extension of an existing driveway currently used on the adjacent property, will be approximately 10 feet wide, will consist of native gravel soil, and be constructed with as minimal cut and fill as possible. The driveway will cross a 20-foot section of BLM land, which the applicant has filed a right-of-way for. The application has been processed with BLM (serial # COC-80940) and is expected to be approved soon.
The driveway design by Mountain Civil Consulting is included with the applicant's Improvement Permit Application documents.

Comment and Recommendations of County Road Supervisor:

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

Permit Approved _____ or Denied _____ Date: _____
Land Use Administrator: _____

BOARD OF COUNTY COMMISSIONERS

San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671

RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

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

1. The real property' which is the subject of said application is on this date located approximately 1/4 mile from County Road No. 51, the nearest designated and publicly maintained county road.
2. Said County Road No. 51 is on this date maintained on a seasonal basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 9.5 miles from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 25 day of 25 2, 2021.

Tom Bonarone

[Signature]

Applicant

ATTEST:

Position:

Scenic Quality Report

1. INTRODUCTION AND SITE LOCATION

San Juan County regulations state the following:

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

The following is a Scenic Quality Report for the proposed BonAnno Cabin, located on Tennessee Lode, MS #5985, near Minnehaha Creek, San Juan County, Colorado.

This property is accessed off County Road 51 via County Road 110. County Road 51 is seasonally maintained, while County Road 110 is maintained year-round from Silverton to Gladstone. The applicant plans to park at the County maintained public parking area at Gladstone and access the property with snowmobiles during the winter months when there is no vehicular access up County Road 51. A Vicinity Map showing the general project location is included in this application for reference.

2. PROJECT SITE AND PROPOSED CABIN LOCATION

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

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

The property is located off an existing access road and driveway which originates from County Road 51 via County Road 110. The property consists of 9.70 acres of dense and dispersed evergreens, grassy hillside, and a ridgeline running east to west through the property. The proposed cabin location is just south of the ridgeline towards the middle of the property, set on a natural bench. The portion of the property south of the building site slopes down towards Minnehaha Creek, while the portion north of the building site slopes down towards North Fork Cement Creek.

The applicants chose the siting for the cabin due to the generally moderate topography, natural clearing with no trees, and proximity to the existing cabin and driveway to the west. The proposed cabin siting is the best balance of accessibility, privacy, and buildability available on the property.

The following photo shows the proposed cabin location, shown dashed (approximate).



3. VISIBILITY OF THE CABIN FROM COUNTY ROAD 51

The proposed cabin is largely obstructed to someone traveling in either direction on County Road 51 due to the mountainous terrain and elevation change between the road and site. Below is a view from County Road 51 at the existing access road (Eastern Star Road) junction. The proposed cabin would be slightly right of center in the photo.



BonAnno Cabin
Scenic Quality Report

Below are two views from County Road 51 east of the existing driveway and project site. The proposed cabin would be slightly right of center in both photos.



Below (on the following page) is a view from County Road 51 across Minnehaha Creek. The image shows the proposed cabin superimposed onto the site to show approximate scale and visibility from County Road 51.



4. VIEWS FROM THE PROPOSED CABIN

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



VIEW LOOKING SOUTH

BonAnno Cabin
Scenic Quality Report



VIEW LOOKING WEST



VIEW LOOKING NORTH



VIEW LOOKING EAST

5. LOCATION OF STRUCTURE MINIMIZES VISIBILITY FROM PUBLIC LANDS & EXISTING TRAILS

The County Scenic Quality regulations require the following information:

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

The applicant owns both properties that flank the Tennessee Lode on the west and east sides (Eastern Star and Sampson Double), and the remainder of the property is bordered by BLM land and other privately owned parcels.

The existing public lands and trails surrounding the property include recreational use of County Road 51, which brings year-round visitors near or through the property. The existing cabin is currently visible from the Alpine Loop across North Fork Cement Creek; however, the new cabin will be hidden behind the ridge so will not be visible from the Alpine Loop.

The applicant values privacy, which is why the proposed cabin is set back into the natural bench as much as possible, which in turn lessens the visual impact. Anyone using County Road 51 will have limited visibility of the proposed cabin, which is primarily only visible from across Minnehaha Creek.

6. BUILDING DESIGN AND THE NATURAL TOPOGRAPHY AND VEGETATION

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

Evidence to demonstrate that the site improvements are designed and/or oriented in ways that allow them to blend in with and utilize the natural topography and vegetation. The report shall include, but not be limited to, site photos, perspective sketches, photo-simulations and/or three-dimensional models at an appropriate scale.

The proposed cabin is sited on a natural bench and grassy clearing, which is the most buildable portion of the property that requires the least amount of disturbance to the natural topography and vegetation. The cabin will be set back into the hill, as shown on the Site Section drawing (sheet "F"), which will help blend the cabin into the surroundings as much as possible.

The image below shows the proposed cabin superimposed onto the site to show approximate scale. The cabin design is shown on the draft floor plans and elevations included with this application.



7. TOPSOIL, UTILITIES, LIGHTING AND DRIVEWAYS

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

a) Topsoil

County regulations require that the project should include the following:

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

The topsoil removed at the cabin site during excavation will be reused as backfill and building pad for the cabin or used in the grading of the new driveway. Any additional removed topsoil will be used for vegetation and landscaping as desired by the applicant and/or required by the County.

b) Utilities

County regulations require that the project should include the following:

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

The project includes a proposed underground septic system with leach field, an underground water storage tank, underground propane tank, solar panels with battery storage, and a propane powered backup generator. All utilities are located on the site plan (sheet "F") included with this application.

Septic: The septic system location was selected based on site conditions and proximity to the chosen cabin site, which is south of the proposed cabin. The septic system maintains a 100-ft minimum clear radius from the proposed water source.

Water: The applicant will haul water to an underground water storage tank that will provide water for the cabin. Water will be piped underground from the storage tank to the cabin.

Power/heating: Solar panels will be the primary source of power for the cabin, with underground propane and propane backup generator as secondary. Appliances will be propane, and the primary heat source is proposed to be hydronic radiant heat and wood burning stove.

c) Exterior Lighting

County regulations require that the project should include the following:

Exterior lighting shall preserve the Dark Sky environment and view of the stars. Provisions requiring shielding of exterior lighting to prevent direct visibility of light bulbs from off-site,

directing of all exterior lighting toward either the ground or the surface of a building and prohibiting high intensity sodium vapor or similar lighting.

The exterior lighting for the cabin will be installed in all locations necessary to safely access the cabin and covered deck. All exterior lighting will be fully shielded, will be compatible with the rural mountain character of the area, and will be in conformance with the requirements of San Juan County Dark Sky requirements.

d) Driveways

County regulations require that the project should include the following:

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

The proposed cabin will be accessed by extending the existing driveway currently used to access the existing cabin located on the adjacent property, Eastern Star Lode. The applicant plans to make improvements to the existing driveway (from the gate to the cabin). The starting elevation is approximately 11,800 feet and ascends 27 feet to the parking area of 11,827 feet. The driveway will maintain a similar slope to the adjacent undisturbed land, minimizing cut and fill and controlling erosion. An engineered driveway plan and profile (sheet "C100") showing the existing and proposed topography has been included with this application for review.

8. BUILDING MATERIALS

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

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

The proposed cabin will include the following materials:

- Rustic/rusty corrugated metal siding
- Dark colored matte finish metal roof with matching trim
- Dark colored window sashes/frames to match metal siding
- Metal posts at deck
- Low-reflective glass on more expansive glazing

Thank you for your review and consideration of the proposed BonAnno Cabin located on the Tennessee Lode near Minnehaha Creek. If you have any questions or need additional information, please contact Chris Clemmons or Ashley Clemmons of Mountain Studio Architects at (970) 515-7882.

9. STORY POLE EVALUATION

Story poles were placed at the perimeter corners of the proposed cabin extending to the proposed height of the roof at those corners. The following exhibit presents photos looking toward the installed story poles from five distinct locations in the surrounding area. Each view sheet includes an aerial map with the story pole locations and the location where the photo was taken, along with the photo of the view looking toward the story poles paired with a zoomed-in version of the same photo.



NEW CONSTRUCTION OF:		THE BONANNO CABIN	
TENNESSEE CLAIM, EASTERN STAR RD SILVERTON, CO		ASSESSORS 47750160050029	PROJECT # 2303
IMPROVEMENT PERMIT UPDATE 08.07.2024			

SHEET TITLE: STORY POLE VIEW FROM HIGHEST POINT ON EASTERN STAR CLAIM	SHEET # 9a	SCALE:
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MOUNTAIN STUDIO ARCHITECTS

AZ | CO | NM | UT
1801 FLORIDA RD, SUITE 12
DURANGO, CO 81301
970-515-7862

PROJECT #: 2303
ASSESSOR'S PARCEL #: 47750160050029

IMPROVEMENT PERMIT UPDATE | 08.07.2024

TENNESSEE CLAIM, EASTERN STAR RD
SILVERTON, CO

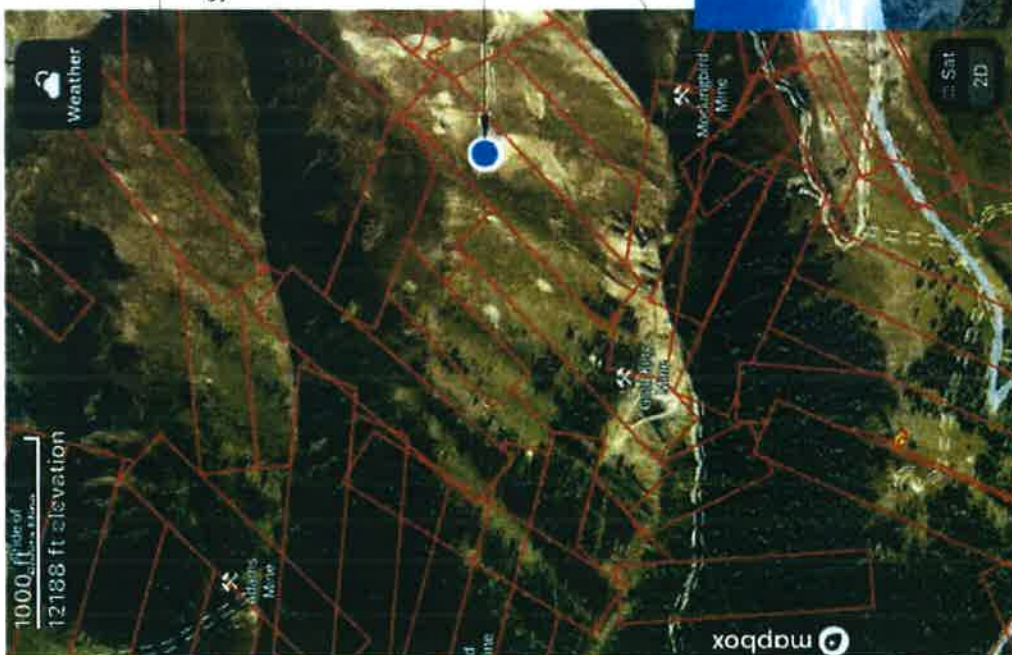
THE BONANNO CABIN

NEW CONSTRUCTION OF:

SHEET TITLE:
STORY POLE VIEW
FROM TOP OF
GOLD KING AT THE
END OF CR 51

SHEET # **9b**

SCALE:

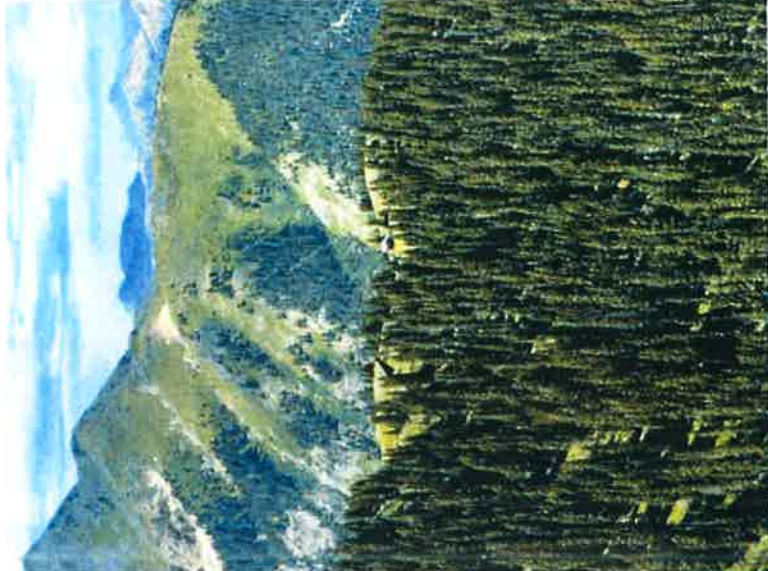


MAP VIEW

PROPERTY BOUNDARIES ARE APPROXIMATE. SEE SURVEY & SKETCH PLANS

PHOTO LOCATION

STORY POLE LOCATIONS (NOT VISIBLE)



ZOOMED VIEW



VIEW LOOKING SOUTHWEST



MOUNTAIN STUDIO ARCHITECTS
 AZ | CO | NM | UT
 801 PLAZA RESERVE
 DENVER, CO 80202
 303.733.5552

PROJECT #:	2303
ASSESSOR'S PARCEL #:	47750160950029
TENNESSEE CLAIM, EASTERN STAR RD SILVERTON, CO	
NEW CONSTRUCTION OF: THE BONANNO CABIN	
IMPROVEMENT PERMIT UPDATE 08 07 2024	

VIEW FROM THE VIEW FROM THE BRONITSKY'S DRIVEWAY (MARSHALL NEY CLAIM) CR 51A
SHEET # 9C
SCALE:



ZOOMED VIEW



VIEW LOOKING NORTH

PROPERTY BOUNDARIES
ARE APPROXIMATE.
SEE SURVEY & SKETCH PLANS

STORY POLE
LOCATIONS



MAP VIEW

PHOTO LOCATION

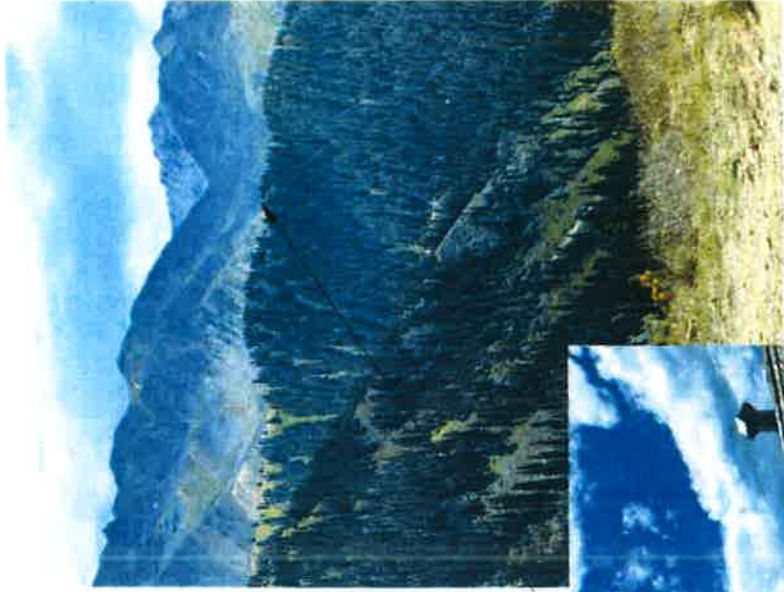


MAP VIEW

PHOTO LOCATION

PROPERTY BOUNDARIES ARE APPROXIMATE. SEE SURVEY & SKETCH PLANS

STORY POLE LOCATIONS (NOT VISIBLE)



ZOOMED VIEW



VIEW LOOKING SOUTHEAST

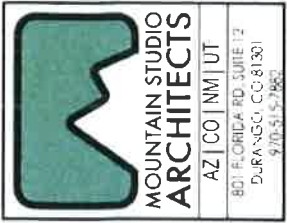


MOUNTAIN STUDIO ARCHITECTS
 AZ | CO | NM | UT
 801 FLORIDA RD, SUITE 112
 DURANGO, CO 81301
 970-515-7892

PROJECT # 2303
 ASSESSOR'S PARCEL # 47750160050029

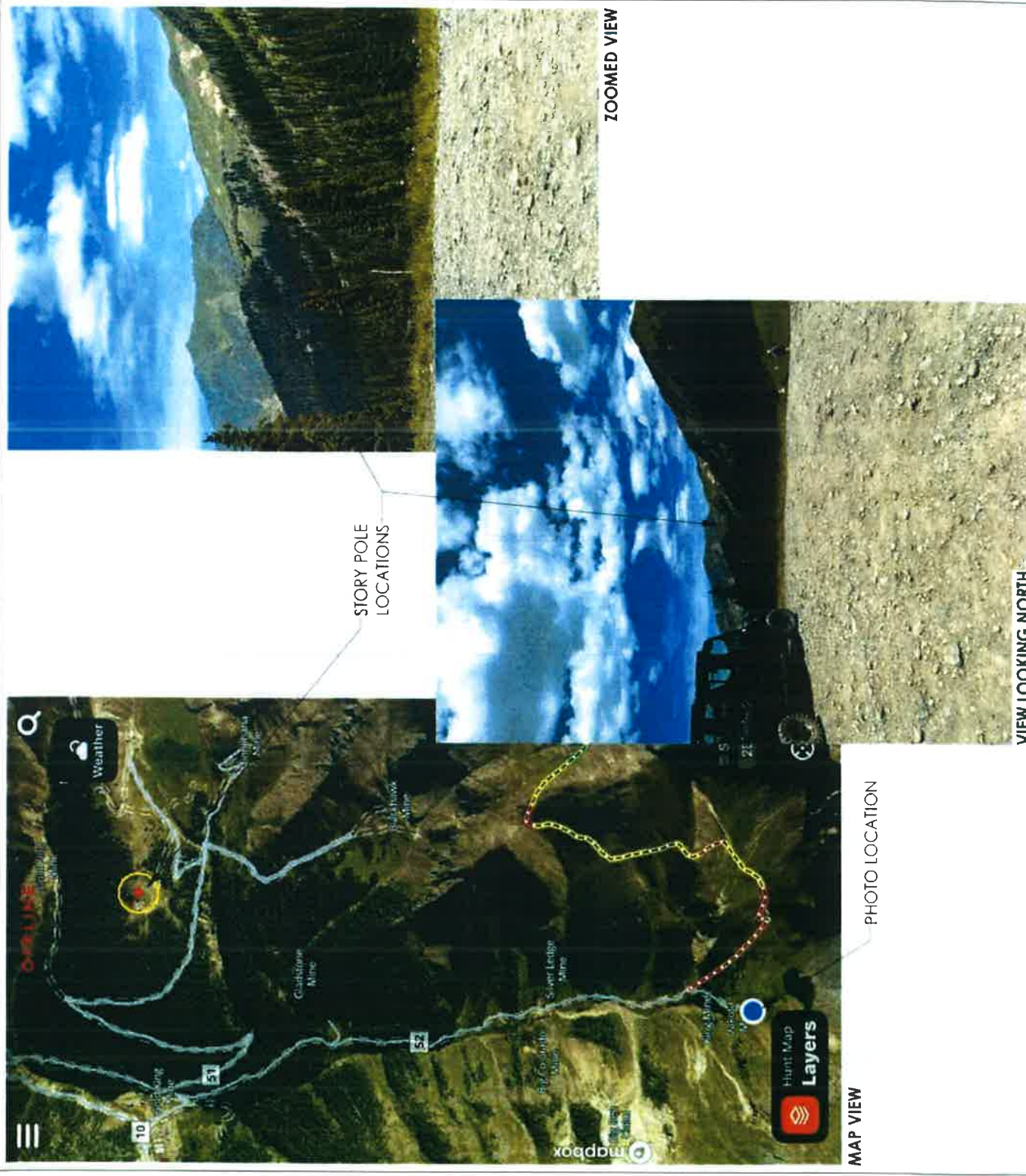
NEW CONSTRUCTION OF:
THE BONANNO CABIN
 TENNESSEE CLAIM, EASTERN STAR RD
 SILVERTON, CO
 IMPROVEMENT PERMIT UPDATE | 08.07.2024

SHEET TITLE
 STORY POLE VIEW FROM THE VAULT TOILETS ON CR 11
 SHEET #: 9d
 SCALE:



PROJECT #	2303	ASSESSOR'S	47750160050029
PARCEL #:		TENNESSEE CLAIM, EASTERN STAR RD SILVERTON, CO	
NEW CONSTRUCTION OF: THE BONANNO CABIN			
IMPROVEMENT PERMIT UPDATE 08 07 2024			

SHEET TITLE	STORY POLE VIEW FROM VELOCITY BASIN AT THE END OF CR 52
SHEET #	9e
SCALE:	





BonAnno Cabin - Alpine Tundra Habitat Assessment



Prepared for
Thomas and Jacqueline BonAnno
250 East Park Avenue
Durango, CO 81301
(970) 946-0003

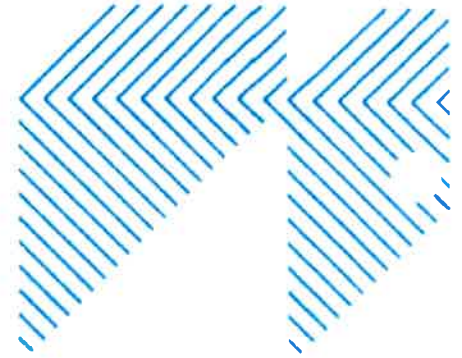
Prepared by
Barr Engineering Co.

July 2024

776 East Second Avenue
Durango, CO 81301
970.382.7256

barr.com





BonAnno Cabin - Alpine Tundra Habitat Assessment

July 2024

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4	Survey Results.....	2
4.1	Existing habitat.....	2
4.2	Determination.....	4
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Photograph 2:	Proposed BonAnno Cabin Site with Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland Habitat Present.....	3
Photograph 3:	Dominant Plant Community within the Proposed BonAnno Cabin Footprint.....	3

Maps

Map 1	BonAnno Cabin Site Topography
Map 2	NatureServe Vegetation Community Reference Map



Attachments

- Attachment A Qualification of Botanist
- Attachment B NatureServe Explorer Vegetation Classification Description

1 Introduction

Barr was contacted by Mountain Studio Architects LLC of Durango, Colorado on May 16, 2024, to provide an expert determination of the habitat and vegetation community at the proposed BonAnno Cabin site (project) in the town of Silverton, San Juan County, Colorado. More specifically, the project is located in Township 42 North, Range 7 West, Section 16 of the New Mexico Principal Meridian on County Road 51 and is shown on the Handies Peak U.S. Geological Survey 7.5-minute quadrangle (see attached Map 1). The project is located at approximately 3,600 (11,850) feet in elevation.

The San Juan County Land Use Code requires that construction be conducted outside of the alpine tundra community for the project to be approved. San Juan County requires an alpine tundra habitat surgery to finalize and approve the Conditional Approval letter required for project construction. Barr Engineering Co (Barr) conducted the alpine habitat survey and is pleased to provide this report of findings.

2 Survey Methods

2.1 Pre-Field Review

A desktop review of the project was completed prior to the field survey and included a review of the community type and classification for the area surrounding the project location to serve as a baseline reference. NatureServe Explorer was referenced for the ecological land classifications in the project vicinity and was used to identify, describe, and map ecological features during the field evaluation. The NatureServe Explorer system uses associations of biotic and environmental factors, including climate, geology, topography, soils, hydrology, and vegetation. NatureServe Explorer GIS layers were cross referenced with the project location and mapped for potential community type (see attached Map 2). These data should not be regarded as a substitute for on-site surveys required for environmental assessments due to the absence of known occurrence data in any particular geographic area; therefore, an onsite survey of the proposed BonAnno cabin building footprint and adjacent land was conducted to verify and classify the existing vegetation, habitat, and community types.

2.2 Survey Methods

Barr Senior Biologist/Botanist, Julia Hanson, conducted the field alpine tundra habitat assessment for the project on July 5, 2024, during the peak of the summer growing season (botanist qualifications are provided in Attachment A). Prior to the site visit, it was confirmed that the snowpack had dissipated, and conditions were suitable for survey. The survey was conducted within the proposed construction footprint and adjacent habitat. Survey methodology included identification and species documentation of observed vegetation, documentation of habitat characteristics, and photo documentation. Site-specific survey details are described below. Section 3 provides the desktop reference community types mapped in the project area, and Section 4 discusses survey results and existing habitat type as documented during the field assessment.

3 Habitat and Plant Community Assessment

3.1 Vegetation Community Types

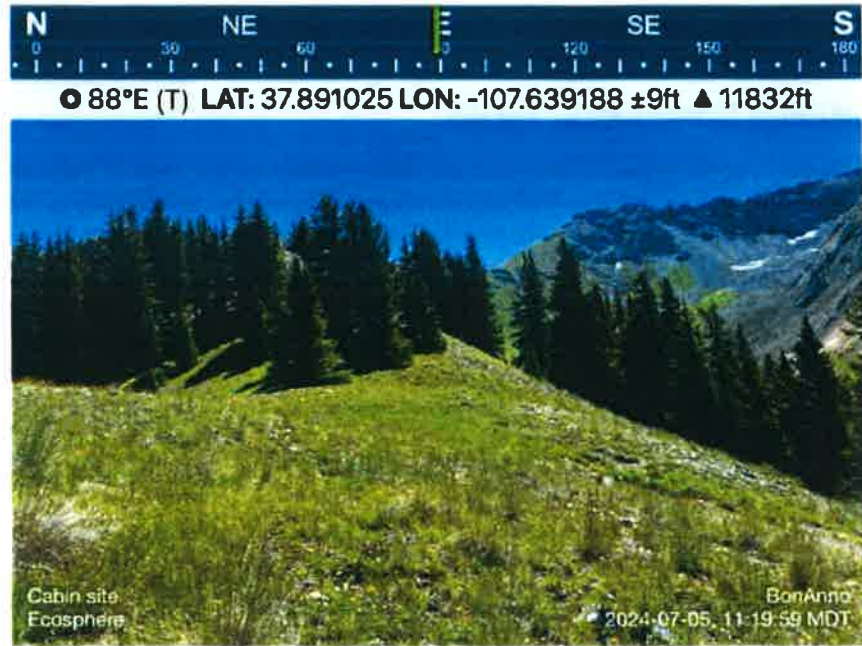
Based on the desktop review of NatureServe Explorer GIS database layers (Map 2), potential community types mapped within and adjacent to the BonAnno cabin site include three classifications: Rocky Mountain Alpine Fell-Field, Rocky Mountain Alpine Montane Wet Meadow, and Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland. All three ecological systems descriptions from NatureServe Explorer were reviewed and compared with the existing conditions of the site during the field visit.

4 Survey Results

4.1 Existing habitat

A comparison of the three potential NatureServe Explorer ecological systems descriptions mapped for potential to occur at the site (Map 2) and the existing habitat characteristics and plant species documented on site determined that the Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland habitat is present in the project area. Existing habitat characteristics observed during the site visit included a matrix forest representing the highest forest in the area with Engelmann spruce (*Picea engelmannii*) and subalpine fir (*Abies lasiocarpa*) dominating. Precipitation is predominantly in the form of snow; snowpack is deep and late-lying and summers are cool. Frost at this elevation is possible all summer. This community reflects a woodland and forest physiognomy and is found at the upper treeline areas with open meadows (See NatureServe description in Attachment B). The project area included open meadow and surrounding tree canopy with low-angle vegetated slopes (Photographs 1-3).





Photograph 2: Proposed BonAnno Cabin Site with Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland Habitat Present



Photograph 3: Dominant Plant Community within the Proposed BonAnno Cabin Footprint

Plant species documented during the July 2024 site assessment included subalpine species known to occur within the southern Rocky Mountains spruce-fir forest communities and are included in Table 1.

Table 1 Plant Species Occurring within the Proposed BonAnno Cabin Project Area

Common Name	Scientific Name
subalpine fir	<i>Abies lasiocarpa</i>
yarrow	<i>Achillea millefolium</i>
onion	<i>Allium geayeri</i>
candelabra	<i>Androsace septentrionalis</i>
pussytoes	<i>Antennaria rosea</i>
kinnikinnick	<i>Arctostaphylos uva-ursi</i>
arnica	<i>Arnica cordifolia</i>
soft arnica	<i>Arnica mollis</i>
bistort	<i>Bistorta bistortoides</i>
rockcress	<i>Boechera stricta</i>
chickweed	<i>Cerastium Beeringianum</i>
mountain parsley	<i>Cymopterus lemmonii</i>
Thurber's fescue	<i>Festuca thurberi</i>
Pygmy bitterroot	<i>Lewesia pygmaea</i>
alpine timothy	<i>Phleum communtatum</i>
Engelmann spruce	<i>Picea engelmannii</i>
Jacob's ladder	<i>Polemonium pulcherrimum</i>
cinquefoil	<i>Potentilla hippiana</i>
king's crown	<i>Rhodiola integrifolia</i>
trailing currant	<i>Ribes laxiflorum</i>
sibaldia	<i>Sibaldia procumbens</i>

4.2 Determination

The July 2024 habitat survey for the project determined that the site does not support alpine tundra community type characteristics including: vegetation physiognomy of sparse cushion plants to dense turf, dwarf shrublands or krummholz form trees, or lack of tree species due to elevation. The site also did not support an alpine tundra ecosystem, reflecting a lack of snow due to high exposed peaks and strong winds and/or rocky substrate with permafrost and potentially supporting peat layers.

The botanist determined that the site represents Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland and would meet the requirements of the Zoning and Land Use Regulation San Juan County, Colorado, Amended March 8, 2017, below:

1-107 USES BY RIGHT AND USES SUBJECT TO REVIEW

The uses permitted in each Zoning District correspond to the unique characteristics of that district. Some uses by right which are permitted in a Zoning District may be restricted because of the existence of an Overlay District. Some uses by right may require an Improvement or Use

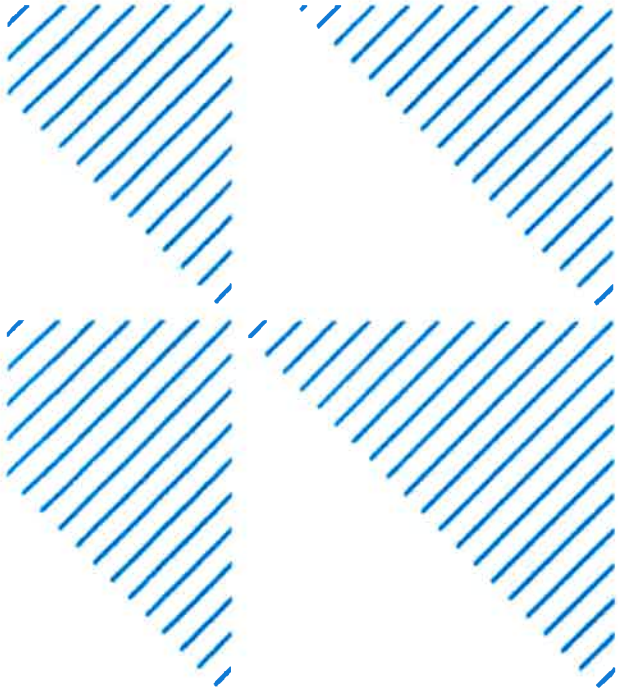
Permit, pursuant to Section 2 - 102 of this Code. The review and appeal process procedures are outlined in Chapter 4 of this Code.

1 MOUNTAIN ZONING DISTRICT USES

Within the Mountain Zone, there shall be no uses by right and all uses and activities shall be and are uses subject to review. Residential development of any sort within the alpine tundra ecosystem is strictly prohibited. All other development, including temporary and permanent structures, within the alpine tundra ecosystem is strongly discouraged and may be permitted only under limited circumstances when no reasonable or feasible alternative to such development is available. Ancillary uses associated with approved development at lower elevations (such as ski lift towers and other structures), necessary communication towers, and mining structures, which cannot realistically be located underground are among the limited types of development which may be approved for location in the alpine tundra ecosystem. Special activities and uses as defined in Chapter 5 of this Code are subject to the review process and additional regulations described therein.

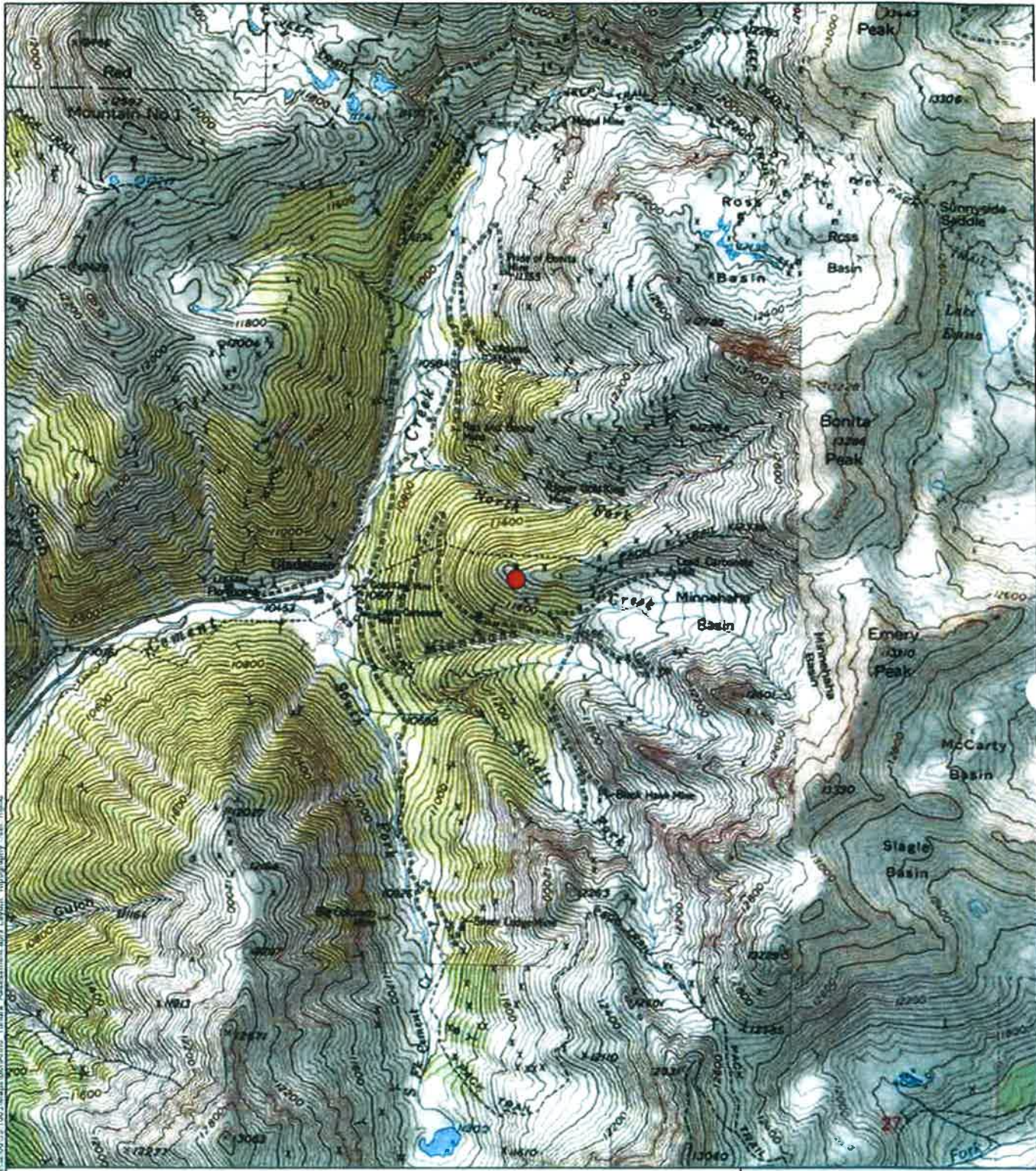
5 Literature Cited

- NatureServe. 2024. NatureServe Network Biodiversity Location Data. NatureServe, Arlington, Virginia. Accessed on 1 July 2024 at www.natureserve.org
- San Juan County Colorado 2017. Zoning and Land Use Regulation. Amended March 8, 2017, pages 13-14. Accessed on 1 July 2024 at https://sanjuancounty.colorado.gov/sites/sanjuancounty/files/2020-04/3-8-17_land_use_code-searchable_compressed.pdf



Maps





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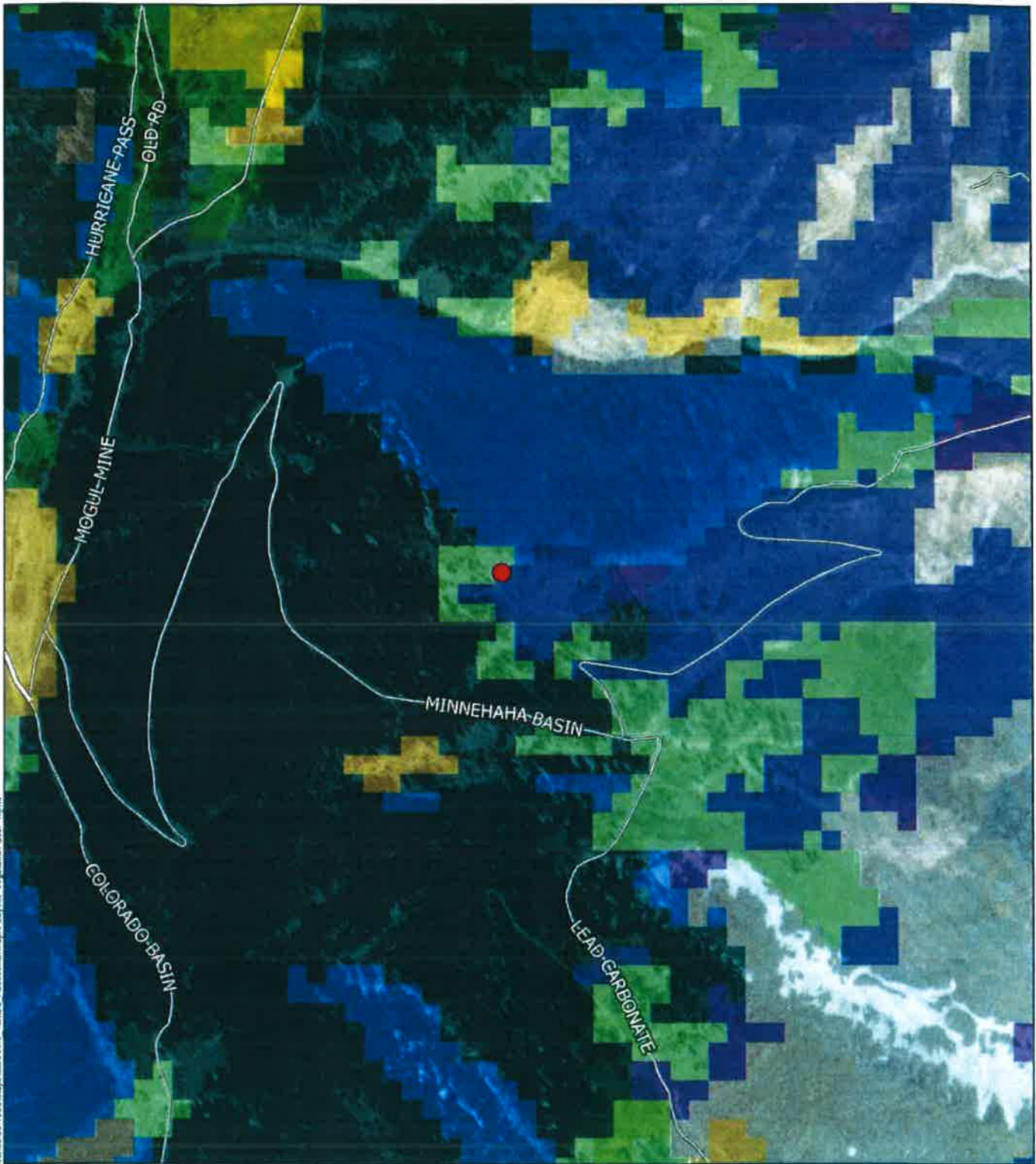
 Project Location

BonAnno Cabin Alpine Tundra Assessment
 Tom and Jacqueline BonAnno








Topography









MAP 1





Edin, F. 2010. 10/12/2010. 2:38:25 PM. 1 - Project: 06655 - 10033 Maps: BonAnno - Tundra Assessment.aprx Layer: Vegetation_Loc1.mxd

-  Project Location
-  Major Road
-  Local Road
- SWReGAP Classification**
-  Rocky Mountain Alpine Bedrock and Scree
-  Rocky Mountain Alpine Fell-Field
-  Rocky Mountain Cliff and Canyon
-  Rocky Mountain Aspen Forest and Woodland

-  Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland
-  Rocky Mountain Subalpine Mesic Spruce-Fir Forest and Woodland
-  Rocky Mountain Dry Tundra
-  Rocky Mountain Subalpine Mesic Meadow
-  Southern Rocky Mountain Montane-Subalpine Grassland
-  Rocky Mountain Subalpine-Montane Riparian Shrubland
-  Rocky Mountain Alpine-Montane Wet Meadow
-  Recently Logged Areas

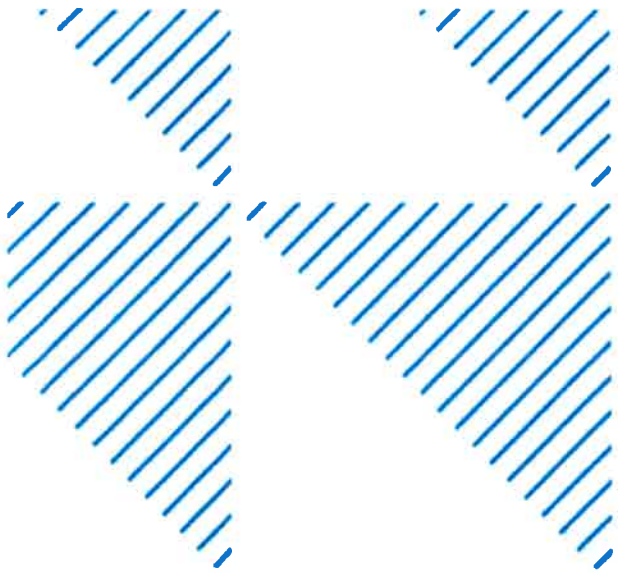


BonAnno Cabin Alpine Tundra Assessment
Tom and Jacqueline BonAnno

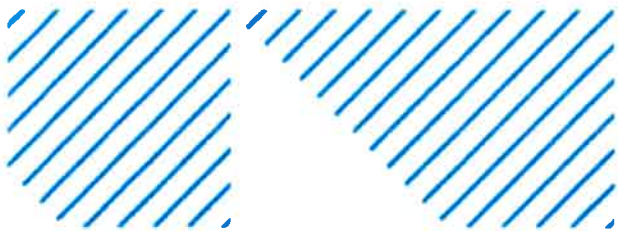
NatureServe Vegetation
Community Reference Map

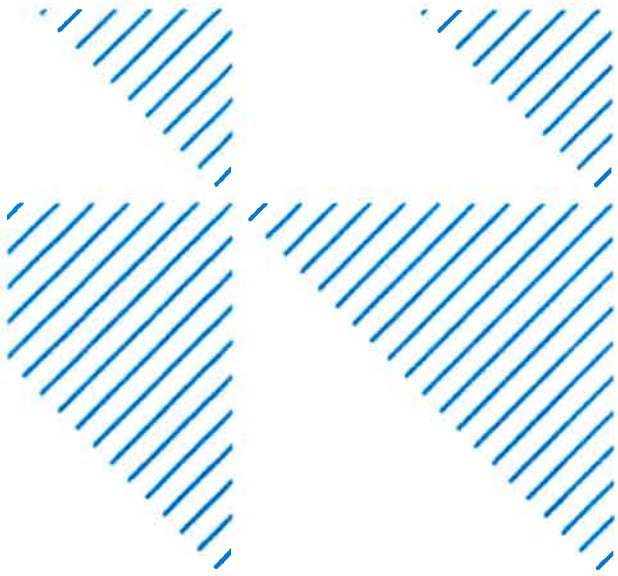
MAP 2



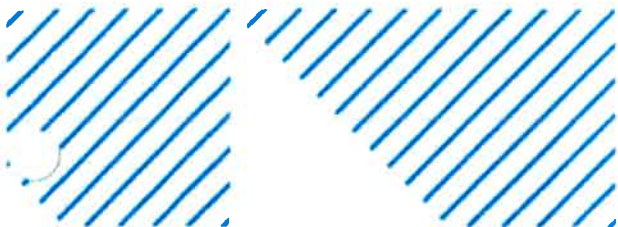


Attachments





Attachment A
Qualification of Botanist



JULIA HANSON



Senior Biologist/Botanist



EXPERIENCE



Julia has more than 20 years of experience in the biological/botanical and environmental compliance fields. She has worked as a biologist, botanist, and wetland scientist, supporting environmental projects on behalf of regulatory agencies, consulting firms, power utilities, and conservation groups across the western United States, including in Arizona, Colorado, California, New Mexico, and Utah.

Julia contributes to data-gathering and documentation for large mitigation and consultation efforts and helps clients secure environmental permits. In the role of project manager or lead biologist/botanist, she's completed hundreds of projects involving environmental assessment, data gathering, wetland mitigation, and permitting and compliance support.

In addition to consulting, Julia's career includes tenures with the Colorado Natural Heritage Program, the Nature Conservancy, and the U.S. Forest Service (USFS).

Biological/botanical assessment, survey, and monitoring

- Served as biologist and botanist for survey and data collection of rangeland health data to determine the carrying capacity for two shared grazing allotments, and for collection of data to support wind-erosion modeling, in coordination with the New Mexico State Lands Office.
- Performed biological surveys and habitat assessment, threatened and endangered species (T&E) surveys, wetland delineation, and reporting in coordination with private and federal agencies as part of biological and aquatic-resources assessments and critical-inventory analyses for proposed solar and wind farms, utility alignments, research, mitigation projects, and private,

Education

BS, Biology and Botany, Western Washington University, 1999

JULIA HANSON



county, and state development projects such as trail systems, ski areas, and residential and business development.

- For private, state, and federal agencies, conducted raptor roost and nesting surveys and migratory bird surveys as part of habitat evaluation to determine the presence or absence status of state and federal T&E species for proposed developments and solar, utility, and transportation projects.
- Conducted USFWS protocol surveys for Yellow-billed cuckoos and Southwestern Willow flycatcher in Colorado, New Mexico and Utah.
- Conducted surveys for Pinyon jay per Pinyon Jay Working Group Survey Protocol for Landscape Application in Utah.
- Served as field biologist for a variety of transportation-infrastructure projects in Colorado, New Mexico, Utah, and California. Work included evaluating habitat for the potential presence of special-status and federally listed species and analyzing the physical environment for other natural resources such as soils and surface water. Also conducted surveys according to species-specific protocols for federally listed species, and plant and animal surveys; prepared technical reports; performed environmental and biological assessments involving potential impacts avoidance, minimization, and mitigation stipulations; and correlated map sets.
- Served as biologist and wetland scientist for a major federal highway-connection project. Prepared aquatic-resources delineation reports and performed biological assessments for the multi-phase construction efforts for alternate alignment and widening of U.S. 550 and U.S. 160 at Farmington Hill and southward, as well as the connection to Three Springs in Durango, Colorado.
- Served as biologist and wetland scientist for the proposed Mancos-to-Cortez trail in Colorado and for several trails and transportation corridor projects for the city of Aztec, New Mexico. Involved with the NEPA public comment process for Clean Water Act Federal Register revisions, as well as with FWS federal revisions on management, listing, and critical habitat.
- Served as lead botanist for training and data collection for Continuous Forest Inventory (CFI) plots in the Laguna Pueblo Forest in New Mexico. Work included data-plot-collection training with forestry staff from the Bureau of Indian Affairs' Laguna Pueblo Lands office.
- For the Natural Heritage Program's Pagosa Skyrocket FWS project, worked on initial county surveys to establish habitat mapping, population distribution, and federal listing. Also prepared NEPA documentation for critical habitat establishment and protection, attended public meetings, and coordinated with local agencies for protection under the Endangered Species Act.
- Served as botanist for a botanical- and wetland-survey project for the Colorado National Heritage Program. Conducted extensive threatened-, endangered-, and sensitive-plant surveys throughout the San Juan Public Lands and Wilderness areas. Surveyed, mapped, and assessed plant communities, state- and federally listed wildlife, and migratory birds. Conducted biological field surveys for La Plata, Dolores, and Montezuma counties; biological assessment and rare plant surveys; and Phase I assessments for the San Juan Public Lands biological management plan.
- Worked as botanist and wildland firefighter to support monitoring and wild-land fire restoration and management at the Dye Creek Preserve Nature Conservancy. Performed residual dry-matter monitoring, determining composition, frequency, and cover for restoration plan outcomes, and contributed to native-grass management and monitoring, as well as land management and restoration ecology for streamside restoration projects.

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- Led monitoring and mapping of federally listed plant species for numerous USFS projects. Measured plant height and number, counted clusters, and identified and documented co-inhabitant species of trees, forbs, and grasses in forest health plots. Also researched and documented rainfall, fuel load, geology, fire history, age of stands, and disturbed and undisturbed areas.

Wetland delineation and mitigation

- Served as biologist and wetland scientist for a fiber-optic and electric alignment project for La Plata Electric Association in Colorado. Conducted surveys, collected data, and prepared reports in coordination and compliance with the USFS and Bureau of Reclamation for aquatic resources, USFS special-status species, and FWS T&E species.
- Delineated aquatic resources in association with the planning, permitting, and mitigation of proposed developments; also provided stakeholder coordination for projects involving existing aquatic resources.
- Designed and collected annual field monitoring data from established monitoring points and transects and prepared reports in compliance with U.S. Army Corps of Engineers (USACE) mitigation standards and permitting requirements.
- Served as biologist for surveys and wetland delineations for multiple segments of construction of the Animas River Trail in Durango. Work included NEPA analysis for more than a dozen multi-modal segments, including wetland delineations, biological assessments, hazardous materials assessments (Colorado Department of Transportation initial site assessments), and Clean Water Act permitting.
- Provided aquatic-resources mitigation-banking planning, monitoring, and permitting support for a wetland-mitigation-bank project on the Animas River in Durango, Colorado. Work included annual monitoring, wetland-creation site planning, surveying, annual reporting, and coordination with USACE for success criteria status, as well as permitting and compliance support.
- Conducted aquatic-resources and fen mapping and special-status endangered-species surveys for the USFS Purgatory ski area (now the Purgatory Resort). Work included report preparation and agency coordination for wetland impact-mitigation planning.
- Served as biologist and wetland scientist for the National Forest Foundation's Camp Hale restoration project. As part of a team, spent more than three months delineating wetlands and other aquatic resources with a Trimble Geo XT GNSS unit in a 710-acre survey area, in support of a request by the foundation for a USACE preliminary jurisdictional determination. Also performed a desktop analysis of federal-agency data sets and delineated aquatic resources via remote-sensing methods.
- Served as biologist and wetland scientist as part of helping the USFS and National Forest Foundation establish an in-lieu fee program for the western slope of Colorado. The program provided a mitigation option to compensate for or replace the functions and values of aquatic resources impacted by activities authorized by USACE or in violation of Section 404 of the Clean Water Act.

Other experience

- Served as environmental scientist for Phase 1 environmental site assessment projects in Colorado. Assessed sites as well as environmental databases and historical documents, identified potential or existing environmental-contamination liabilities, and analyzed underlying land and physical improvements.

JULIA HANSON



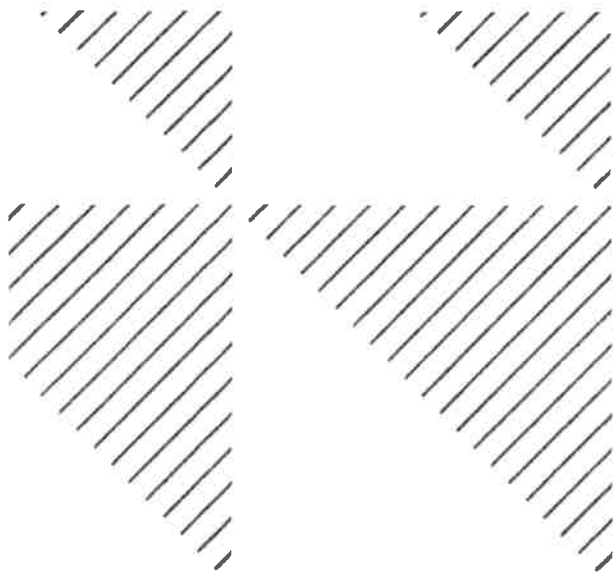
- Served as biologist and stormwater manager for development of a resort in Silverton, Colorado. Prepared a stormwater management plan and secured a stormwater management permit from the Colorado Department of Public Health and Environment. In addition, managed monthly site inspections, reporting, documentation, and best management practice (BMP) remedial measures.
- Prepared a stormwater management plan and secured a stormwater management permits for oil and gas well pads and pipeline alignments. In addition, managed monthly site inspections, reporting, documentation, and best management practice (BMP) remedial measures, and overseeing and consulting for seeding efforts in Colorado, Utah, New Mexico.

Affiliations

- Colorado Native Plant Society Southwest
Vice president and member, 2002–present

Training and certifications

- Wildland Fire Fighter Certification, California Forest Service (2000)
- Colorado Western Yellow-billed Cuckoo Survey Training and Certification – Fish and Wildlife Biologist, UWFWS (2015)
- Southwestern Willow Flycatcher Survey Training and Certification, U.S. Fish and Wildlife Service (FWS, 2013)
- U.S. Army Corps of Engineers Wetland Delineator and Management Certification, Richard Chinn Environmental Training, Inc. (2008)
- Mine Safety and Health Administration (MSHA) mining certification
- Radiation Safety Awareness Training and Certificate, H3 Environmental, LLC (2022- 2024)
- NEPA Workshop, U.S. Department of the Interior Bureau of Land Management (2009)
- Final ASTM E1527-21 Training, Wasatch Environmental Webinar (2023)
- Medical Mountain Symposium and Certification (2021, 2023, 2024)
- ArcGIS Pro Training, ArcGIS Online (2021)
- Phase 1 Environmental ESA ASTM 1527-21 Training (2021)
- High Alpine Fen Restoration Workshop, Mountain Studies Institute (2011)
- Stormwater Management During Construction Erosion Control Supervisor Training, Altitude Training Associates (2011)
- Erosion Control Supervisor Training, Colorado Department of Transportation (2011)



Attachment B

NatureServe Explorer Vegetation Classification Description





▲
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International Terrestrial Ecological System

Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland

NatureServe Element Code: CES306.828

Summary:

Engelmann spruce and subalpine fir forests comprise a substantial part of the subalpine forests of the Cascades and Rocky Mountains from southern British Columbia east into Alberta, and south into New Mexico and the Intermountain region. They also occur on mountain "islands" of north-central Montana. They are the matrix forests of the subalpine zone, with elevations ranging from 1275 m in its northern distribution to 3355 m in the south (4100-11,000 feet). They often represent the highest elevation forests in an area. Sites within this system are cold year-round, and precipitation is predominantly in the form of snow, which may persist until late summer. Snowpacks are deep and late-lying, and summers are cool. Frost is possible almost all summer and may be common in restricted topographic basins and benches. Despite their wide distribution, the tree canopy characteristics are remarkably similar, with *Picea engelmannii* and *Abies lasiocarpa* dominating either mixed or alone. *Pseudotsuga menziesii* may persist in occurrences of this system for long periods without regeneration. *Pinus contorta* is common in many occurrences, and patches of pure *Pinus contorta* are not uncommon, as well as mixed conifer/*Populus tremuloides* stands. In some areas, such as Wyoming, *Picea engelmannii*-dominated forests are on limestone or dolomite, while nearby codominated spruce-fir forests are on granitic or volcanic rocks. Upper elevation examples may have more woodland physiognomy, and *Pinus albicaulis* can be a seral component. What have been called "ribbon forests" or "tree islands" by some authors are included here; they can be found at upper treeline in many areas of the Rockies, including the central and northern ranges in Colorado and the Medicine Bow and Bighorn ranges of Wyoming. These are more typically islands or ribbons of trees, sometimes with a krummholz form, with open-meadow areas in a mosaic. These patterns are controlled by snow deposition and wind-blown ice. Xeric species may include *Juniperus communis*, *Linnaea borealis*, *Mahonia repens*, or *Vaccinium scoparium*. In the Bighorn Mountains, *Artemisia tridentata* is a common shrub. More northern occurrences often have taller, more mesic shrub and herbaceous species, such as *Empetrum nigrum*, *Rhododendron albiflorum*, and *Vaccinium membranaceum*. Disturbance includes occasional blowdown, insect outbreaks and stand-replacing fire. Mean return interval for stand-replacing fire is 222 years as estimated in southeastern British Columbia.

[View on Map](#)

BPS Code (Biophysical Setting): 8555

EVT Code (Existing Vegetation Type): 7055

[View Photos](#)

Dynamic Processes

Dynamics: Key Processes and Interactions:

Picea engelmannii can be very long-lived, reaching 500 years of age. *Abies lasiocarpa* decreases in importance relative to *Picea engelmannii* with increasing distance from the region of Montana and Idaho where maritime air masses influence the climate. Fire is an important disturbance factor, but fire regimes have a long return interval and so are often stand-replacing. *Picea engelmannii* can rapidly recolonize and dominate burned sites, or can succeed other species such as *Pinus contorta* or *Populus tremuloides*. Due to great longevity, *Pseudotsuga menziesii* may persist in occurrences of this system for long periods without regeneration. Old-growth characteristics in *Picea engelmannii* forests will include treefall and windthrow gaps in the canopy, with large downed logs, rotting woody material, tree seedling establishment on logs or on mineral soils unearthed in root bails, and snags. Landfire VDDT models: #RSPFI

[View Species by State](#)

At-Risk Species Reported for this Ecological System:

Scientific Name: *Chaenactis thompsonii*

Common Name: Thompson's Pincushion

NatureServe Global Status: G3

USES Status:

Scientific Name: *Pinus albicaulis*

Common Name: Whitebark Pine

NatureServe Global Status: G3G4

USES Status: Threatened

Scientific Name: *Valeriana columbiana*

Common Name: Wenatchee Valerian

NatureServe Global Status: G2G3

USES Status:

Animal Species Reported for this Ecological System:

Scientific Name: *Clethrionomys gapperi*
Common Name: Southern Red-backed Vole
NatureServe Global Status: G5
USES Status:
Characteristic:
Exotic: No

Scientific Name: *Erethizon dorsatum*
Common Name: North American Porcupine
NatureServe Global Status: G5
USES Status:
Characteristic:
Exotic: No

Scientific Name: *Lepus americanus*
Common Name: Snowshoe Hare
NatureServe Global Status: G5
USES Status:
Characteristic:
Exotic: No

Scientific Name: *Mustela richardsonii*
Common Name: American Ermine

DISTRIBUTION**National and State/Provincial Distribution:**

Canada: AB, BC
United States: AZ, CO, ID, MT, NM, NV, OR, UT, WA, WY

Global Distribution:

This system is found in the Cascades and Rocky Mountains from southern interior British Columbia east into Alberta, south into New Mexico and the Intermountain region. This type tends to be very limited in the northern Oregon Cascades.

CLASSIFICATION

Classification System: International Terrestrial Ecological System Classification

International Vegetation Classification Hierarchy

Biome: TT2. Temperate-Boreal Forest & Woodland
Subbiome: TT2.a. Temperate Forest & Woodland
Formation: TT2.a6. Temperate Conifer Forest & Woodland
Division: TT2.a6.Nd. Western Cordilleran Subalpine-High Montane Forest & Woodland
Macrogroup: M020. Rocky Mountain Subalpine-Upper Montane Forest & Woodland

Component Associations:

CEGL000305. *Abies lasiocarpa* / *Carex rossii* Forest
 CEG1000312. *Abies lasiocarpa* / *Jamesia americana* Forest
 CEG1000313. *Abies lasiocarpa* / *Lathyrus lanszwertii* Forest
 CEG1000318. *Abies lasiocarpa* / *Mahonia repens* Forest
 CEG1000323. *Abies lasiocarpa* / *Osmorhiza berteroi* Forest
 CEG1000333. *Abies lasiocarpa* / *Packera sanguisorboides* Forest
 CEG1000324. *Abies lasiocarpa* / *Paxistima myrsinites* Woodland
 CEG1000325. *Abies lasiocarpa* / *Pedicularis racemosa* Forest
 CEG1000326. *Abies lasiocarpa* / *Physocarpus malvaceus* Forest
 CEG1000298. *Abies lasiocarpa* - *Picea engelmannii* / *Arnica cordifolia* Forest
 CEG1000299. *Abies lasiocarpa* - *Picea engelmannii* / *Arnica latifolia* Forest

- CEGL000301. *Abies lasiocarpa* - *Picea engelmannii* / *Calamagrostis rubescens* Forest
- CEGL000304. *Abies lasiocarpa* - *Picea engelmannii* / *Carex geyeri* Forest
- CEGL000303. *Abies lasiocarpa* - *Picea engelmannii* / *Carex siccata* Forest
- CEGL000311. *Abies lasiocarpa* - *Picea engelmannii* / *Galium triflorum* Forest
- CEGL000919. *Abies lasiocarpa* - *Picea engelmannii* / *Juniperus communis* Woodland
- CEGL000985. *Abies lasiocarpa* - *Picea engelmannii* Krummholz
- CEGL000315. *Abies lasiocarpa* - *Picea engelmannii* / *Linnaea borealis* Forest
- CEGL000319. *Abies lasiocarpa* - *Picea engelmannii* / *Menziesia ferruginea* Forest
- CEGL000321. *Abies lasiocarpa* - *Picea engelmannii* / Moss Forest
- CEGL000373. *Abies lasiocarpa* - *Picea engelmannii* / *Polemonium pulcherrimum* Forest
- CEGL000337. *Abies lasiocarpa* - *Picea engelmannii* / *Symphoricarpos albus* Forest
- CEGL000329. *Abies lasiocarpa* - *Picea engelmannii* Tree Island Forest
- CEGL000340. *Abies lasiocarpa* - *Picea engelmannii* / *Vaccinium cespitosum* Forest
- CEGL000341. *Abies lasiocarpa* - *Picea engelmannii* / *Vaccinium membranaceum* Rocky Mountain Forest
- CEGL000343. *Abies lasiocarpa* - *Picea engelmannii* / *Vaccinium myrtillus* Forest
- CEGL000344. *Abies lasiocarpa* - *Picea engelmannii* / *Vaccinium scoparium* Forest
- CEGL000924. *Abies lasiocarpa* / *Saxifraga bronchialis* Scree Woodland
- CEGL000925. *Abies lasiocarpa* Scree Woodland
- CEGL000335. *Abies lasiocarpa* / *Spiraea betulifolia* Forest
- CEGL000346. *Abies lasiocarpa* / *Xcrophylum tenax* Forest
- CEGL005856. *Chamerion angustifolium* Rocky Mountain Meadow
- CEGL000355. *Picea engelmannii* / *Arnica cordifolia* Forest
- CEGL000360. *Picea engelmannii* / *Clintonia uniflora* Forest
- CEGL000364. *Picea engelmannii* / *Erigeron eximius* Forest
- CEGL002174. *Picea engelmannii* / *Galium triflorum* Forest
- CEGL000366. *Picea engelmannii* / *Geum rossii* Forest
- CEGL000368. *Picea engelmannii* / *Hypnum revolutum* Forest
- CEGL005925. *Picea engelmannii* / *Juniperus communis* Forest
- CEGL000362. *Picea engelmannii* / *Leymus craticoides* Forest
- CEGL002689. *Picea engelmannii* / *Linnaea borealis* Forest
- CEGL000377. *Picea engelmannii* / *Trifolium dasyphyllum* Forest
- CEGL000379. *Picea engelmannii* / *Vaccinium myrtillus* Forest
- CEGL000381. *Picea engelmannii* / *Vaccinium scoparium* Forest
- CEGL000406. *Picea* (*x albertiana*, *engelmannii*) / *Clintonia uniflora* Forest

Similar Types:

-
- CES306.805. Northern Rocky Mountain Dry-Mesic Montane Mixed Conifer Forest
- CFS306.820. Rocky Mountain Lodgepole Pine Forest
- CES306.830. Rocky Mountain Subalpine Mesic-Wet Spruce-Fir Forest and Woodland

Classification Confidence: 2 - Moderate

Classification Comments:

It has been proposed to split out the tree island or ribbon forests of high timberline in the drier mountain ranges of north-central Colorado, southern Wyoming and north-central Wyoming (the Bighorns) into a new Southern Rocky Mountain Parkland system. With further discussion, this may be implemented, but for now these areas are still included in this existing system.

Classifiers

Land Cover Class: Forest and Woodland
Spatial Pattern: Matrix
Vegetated (> 10% vascular cover): Yes
Upland: Yes
Wetland: No

Related Concepts

Related State/Provincial Vegetation Types:

State/Province: British Columbia
Concept Name: *Abies lasiocarpa* / *Rhododendron albiflorum* / *Dicranum fuscescens*
Relationship to Standard: Finer
References: BCCDC (2018)^[5]

State/Province: British Columbia
Concept Name: *Abies lasiocarpa* / *Vaccinium membranaceum* - *Lonicera utahensis*
Relationship to Standard: Finer
References: BCCDC (2018)^[5]

State/Province: British Columbia
Concept Name: *Abies lasiocarpa* / *Vaccinium membranaceum* - *Paxistima myrsinites*
Relationship to Standard: Finer
References: BCCDC (2018)^[5]

State/Province: British Columbia
Concept Name: *Abies lasiocarpa* / *Vaccinium membranaceum* / *Brachythecium* spp
Relationship to Standard: Finer
References: BCCDC (2018)^[5]

State/Province: British Columbia
Concept Name: *Abies lasiocarpa* / *Vaccinium membranaceum* / *Dicranum fuscescens*
Relationship to Standard: Finer

Related Concepts from Other Classifications:

Reference: Ecosystems Working Group (1998)^[13]
Related Concept Name: D1. Douglas-fir Lodgepole Pine
Relationship: Broader

Reference: Ecosystems Working Group (1998)^[13]
Related Concept Name: EF Engelmann Spruce - Sub-alpine Fir Dry Forested
Relationship: Broader

Reference: Fyre (1980)^[14]
Related Concept Name: Engelmann Spruce - Subalpine Fir: 206
Relationship: Broader

Documentation

Authors and Contributors

Primary Concept Source: M.S. Reid
Element Description Version Date: 1/25/2007
Element Description Author(s): R. Crawford, M.S. Reid, C. Chappell and G. Kittel

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September 9, 2024

San Juan County, Colorado Board of County Commissioners

RE: Request for Emergency Funds for Purchase of Self-Contained Breathing Apparatus

I write this letter in support of Anthony Edwards, who as spokesman for the EMS advisory board, will be presenting our request for approximately \$134,000 in emergency funding to replace our soon to be decertified breathing apparatus units (SCBA).

The timeline and details of the issue we are dealing with is as follows, and contains slightly edited versions of the text from emails shared with the EMS advisory board during discussions, some informal language is retained:

We have known for around 3 years that Honeywell was trying to get out of the firefighting PPE business. We began what we thought would be a multiyear effort to replace our equipment while under the impression that we had until the supposed warranty on our newest units expired to complete the task, ca. 2031.

Initially, the plan was to start applying for grants. We have applied to the FEMA AFG (Assistance to Firefighters Grant) annually without success, that outcome more understandable at the time I guess as some of our equipment seemed new enough to them, and our current predicament wasn't foreseeable.

Our strategy was/is to replace our entire complement as it is unsafe to have different, incompatible equipment on the fireground i.e., a mix of brands that don't work well together, which would be the case if smaller batches of different units were purchased at different times for instance.

The industry standards used to sanction SCBA equipment are the NFPA 1981 and 1982 standards, typically updated every 5 years. COVID screwed that up, the 2018 version is still the current standard, probably will be updated next year. We currently have 22 packs plus spare bottles that are Honeywell/Sperian/Survivair brand, same company, purchased multiple times. Our 8 newest ones are 2007 standard obtained in 2016 due to a recall. The rest are 1997 standard with some over 20 years old.

On April 14th the rep from our service company (for repairs and annual testing and certification) informed his customers of pseudo inside information that Honeywell would close their operations in December and would not be renewing their NIOSH certification which would end after the first quarter of 2025.

We immediately started working in 2 directions, obtaining replacement equipment and pursuing legal options regarding warranty issues.

Legal efforts: Our attorney expended considerable effort and resources on this (I hope you understand if I don't go into the complications of business law that were encountered and that I don't fully understand) and we eventually decided enough taxpayer money had been spent trying to fight a behemoth like Honeywell.

New equipment efforts: While this was happening the DFPC Direct Distribution grant cycle opened and we applied to replace our gear. This grant is specifically for PPE and our problem is exactly what this grant is designed for.

Official, and worse, word came from Honeywell that they would be *voluntarily* pulling their NIOSH certification effective December 16th. It will be "illegal" to use our current equipment after that and service, repair, and certification will not be available. Along those lines Willy also asked the county attorney about it and my understanding is he said new equipment would be required.

On Tuesday, September 3rd, we received the notice that the state denied our request for Direct Distribution funding due to some of our equipment being less than 10 years old, I will not digress on the absurdity of this reasoning.

The rep from one of our main suppliers, Tom Parascandola of L.N. Curtis, has been aware of our situation and has bent over backward to try and help us. He called me the morning of Thursday, September 5th with a most amazing offer. He found 20 demo units in the company, state of the art MSA G1s, that we can get as a fully warranted, as new, package for \$134,000. This package bought brand new would cost around \$300,000. He can hold it for us until Wednesday when we need to give him a commitment.

We immediately sought endorsement from the EMS advisory board and support the presentation before you.

This is a true emergency and by far our highest priority.

We are available for any questions you may have prior to your meeting.

Thank you,

Clark Damron, Secretary

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

**SILVERTON MOUNTAIN
 PO BOX 856
 Silverton CO 81433**

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$:

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

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

Paid by check

Uploaded to MoveIt on Date

Paid Online

Licensee Name

HD2 OPCO INC

Doing Business As Name (DBA)

SILVERTON MOUNTAIN

Liquor License Number

03-20185

License Type

Optional Premises (county)

Sales Tax License Number

95941097

Expiration Date

12/10/2024

Due Date

10/26/2024

Business Address

Street Address

6226 HIGHWAY 110

Phone Number

9703875706

City, State, ZIP Code

Silverton CO 81433

Mailing Address

Street Address

PO BOX 856

City, State, ZIP Code

Silverton CO 81433

Email

info@silvertonmountain.com

Operating Manager

Emma Schaffrick

Date of Birth

04/13/1989

Home Address

Street Address		Phone Number
<input type="text"/>		<input type="text"/>
City	State	ZIP Code
<input type="text"/>	<input type="text"/>	<input type="text"/>

1. Do you have legal possession of the premises at the street address?..... Yes No

Are the premises owned or rented? Owned Rented*

*If rented, expiration date of lease

1. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?..... Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

2. Are you renewing a takeout and/or delivery permit?..... Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges)

If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing?..... Delivery Takeout Both Takeout and Delivery

3. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... Yes No

4. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?..... Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Emma Schatfrick

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

HD2 OPCO INC DBA Silverton Mountain

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

1. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?..... Yes No

If yes, attach a detailed explanation.

2. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?..... Yes No

If yes, attach a detailed explanation.

3. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?..... Yes No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Emma Schaffrick

Title

Director of operations

Signature

Emma Schaffrick

Date (MM/DD/YY)

8/28/24

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

Name (Individual/Business)

Silverton Mountain

Social Security Number/Tax Identification Number

93-2384016

Home Phone Number

Business/Work Phone Number

970 387 5706

Street Address

6226 Highway 110

City

Silverton

State

CO

ZIP Code

81433

Printed name of person signing on behalf of the Applicant/Licensee

Emma Schaffrick

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

Emma Schaffrick

8/28/24

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

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Fund Status Report

San Juan County

Report Selection Criteria:

Selected Fund Type: ALL
 Include Encumbrances? NO
 Include Pri Yr Liabilities? NO
 Printed in Alpha by Fund Name? NO
 Exclude Additional Cash? NO
 Fiscal Year: 2024
 From Date: 8/1/2024
 Thru Date: 8/31/2024
 From Period: 8
 To Period: 8
 Option: Period

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
General Fund (01)					
010 - COUNTY GENERAL FUND	\$1,657,725.16	\$370,367.21	(\$558,737.39)	\$0.00	\$1,469,354.98
020 - COUNTY ROAD & BRIDGE	\$186,963.62	\$25,612.41	(\$66,500.92)	\$0.00	\$146,075.11
030 - CONTINGENT FUND	\$54,554.94	\$0.00	\$0.00	\$0.00	\$54,554.94
035 - AMENDMENT 1-EMERGENCY FUN	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00
040 - SOCIAL SERVICE FUND	\$75,639.32	\$52,009.99	(\$34,028.48)	\$0.00	\$93,620.83
045 - AFFORDABLE HOUSING FUND	\$434,508.46	\$22,482.66	\$0.00	\$0.00	\$456,991.12
050 - CONSERVATION TRUST	\$14,355.25	\$38.95	\$0.00	\$0.00	\$14,394.20
051 - LODGING TAX FUND	\$501,965.57	\$28,103.94	(\$25,000.00)	\$0.00	\$505,069.51
052 - TOURISM BOARD FUND	\$7,250.86	\$25,000.07	(\$8,425.48)	\$0.00	\$23,825.45
055 - NOXIOUS WEED FUND	\$11,896.78	\$0.00	\$0.00	\$0.00	\$11,896.78
060 - TOWN OF SILVERTON	\$1,676.08	\$36,004.71	(\$33,365.73)	\$0.00	\$4,315.06
070 - DURANGO FIRE PROTECTION DIS	\$0.00	\$2,290.07	(\$2,290.07)	\$0.00	\$0.00
080 - SOUTHWEST WATER CONSERVAT	\$0.00	\$1,553.52	(\$1,553.52)	\$0.00	\$0.00
090 - ADVERTISING FEES	\$11,523.40	\$0.00	\$0.00	\$0.00	\$11,523.40
100 - REDEMPTION	\$312.30	\$6,671.02	(\$6,671.02)	\$0.00	\$312.30
110 - SCHOOL GENERAL	\$0.00	\$63,139.95	(\$63,139.95)	\$0.00	\$0.00
116 - SCHOOL BOND	\$0.00	\$5,506.91	(\$5,506.91)	\$0.00	\$0.00
200 - SPECIAL ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
210 - 911 AUTHORITY	\$85,566.66	\$4,006.88	(\$2,634.44)	\$0.00	\$86,939.10
220 - TREASURER'S FEES	\$20,978.05	\$0.00	\$0.00	\$0.00	\$20,978.05
230 - ASSESSOR'S PENALTY	\$5,548.41	\$0.00	\$0.00	\$0.00	\$5,548.41
240 - TREASURER'S DEEDS/FORECLOS	\$10,708.41	\$0.00	\$0.00	\$0.00	\$10,708.41
250 - CLERK TECHNOLOGY FEES	\$5,575.40	\$36.00	\$0.00	\$0.00	\$5,611.40
260 - ADMIN FEE	\$2,698.42	\$0.00	\$0.00	\$0.00	\$2,698.42
270 - PEAK INVESTMENTS	\$49,154.56	\$1,808.25	\$0.00	\$0.00	\$50,962.81
280 - ABATEMENTS	(\$2,333.91)	\$0.00	\$0.00	\$0.00	(\$2,333.91)

Fund Status Report

San Juan County

Report Selection Criteria:

Selected Fund Type: ALL
 Include Encumbrances? NO
 Include Pri Yr Liabilities? NO
 Printed in Alpha by Fund Name? NO
 Exclude Additional Cash? NO

Fiscal Year: 2024

From Date: 8/1/2024

From Period: 8

Thru Date: 8/31/2024

To Period: 8

Option: Period

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
300 - ESCROW-AMBULANCE	\$94,581.80	\$114.00	\$0.00	\$0.00	\$94,695.80
350 - ESCROW-COMPUTER EQUIP	\$4,546.04	\$22.90	\$0.00	\$0.00	\$4,568.94
360 - ASSESSOR/TREASURER ESCROW	\$3,800.37	\$32.27	\$0.00	\$0.00	\$3,832.64
400 - ESCROW-GRAVEL	\$145,552.50	\$51.53	\$0.00	\$0.00	\$145,604.03
410 - COUNTY BARN ESCROW	\$62,038.68	\$238.92	\$0.00	\$0.00	\$62,277.60
420 - ROAD EQUIP PURCHASE ESCROW	\$10,713.76	\$255.58	\$0.00	\$0.00	\$10,969.34
430 - LOST 4-WHEELERS ESCROW	\$4,240.16	\$17.18	\$0.00	\$0.00	\$4,257.34
440 - SEARCH & RESCUE ESCROW	\$21,172.63	\$74.36	\$0.00	\$0.00	\$21,246.99
450 - COURTHOUSE ESCROW	\$89,148.03	\$2,288.29	\$0.00	\$0.00	\$91,436.32
460 - MSI ESCROW	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
470 - EMERGENCY PREPAREDNESS	\$2,968.68	\$36.96	\$0.00	\$0.00	\$3,005.64
500 - HISTORICAL ARCHIVES ESCROW	\$567.82	\$10.93	\$0.00	\$0.00	\$578.75
550 - ASPHALT ESCROW	\$98,398.63	\$379.98	\$0.00	\$0.00	\$98,778.61
570 - FOREST RESERVE ESCROW	\$139,258.39	\$0.00	\$0.00	\$0.00	\$139,258.39
590 - EMERGENCY SERVICES SALES TA	\$2,070,178.98	\$130,124.77	\$0.00	\$0.00	\$2,200,303.75
600 - FIRE TRUCK FUND	\$112,224.23	\$328.45	\$0.00	\$0.00	\$112,552.68
650 - LAND USE ESCROW	\$65,329.74	\$143.67	\$0.00	\$0.00	\$65,473.41
700 - WORKFORCE HOUSING ESCROW	\$4,226.16	\$79.64	\$0.00	\$0.00	\$4,305.80
750 - ESCROW-SHERIFF VEHICLE	\$45,335.64	\$37.48	\$0.00	\$0.00	\$45,373.12
800 - PUBLIC TRUSTEE	\$150.00	\$120.00	(\$150.00)	\$0.00	\$120.00
810 - SPECIFIC OWNERSHIP TAX	\$17,504.14	\$21,163.07	(\$17,504.15)	\$0.00	\$21,163.06
820 - TAX HOLDING FUND	\$177,955.55	\$123,529.18	(\$172,316.97)	\$0.00	\$129,167.76
900 - ADVANCED COLLECTIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
950 - WEST SIDE SPECIAL IMP. DISTRIC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
960 - HOSPITAL GRANT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
* Fund Type Total *	\$6,336,159.67	\$923,681.70	(\$997,825.03)	\$0.00	\$6,262,016.34

Fund Status Report

San Juan County

Report Selection Criteria:

Selected Fund Type: ALL
 Include Encumbrances? NO
 Include Pri Yr Liabilities? NO
 Printed in Alpha by Fund Name? NO
 Exclude Additional Cash? NO

Fiscal Year: 2024
 From Date: 8/1/2024
 Thru Date: 8/31/2024
 Option: Period

Selected Funds :

Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
\$6,336,159.67	\$923,681.70	(\$997,825.03)	\$0.00	\$6,262,016.34
* Report Total *				

Composition of Cash Balances and Investments

As Of: 8/31/2024 Including Account Details

	Net Bank Balance	Investments	Cash on Hand/ In Transit	Total
<i>Cash and Cash Items</i>				
Cash on Hand	\$0.00	\$0.00	\$200.00	\$200.00
Cash on Hand:	\$0.00	\$0.00	\$200.00	\$200.00
<i>Demand and Time Deposits</i>				
Citizens State Bank				
Tourism Fund Checking	\$23,947.84	\$0.00	\$0.00	\$23,947.84
Affordable Housing Checking	\$475,607.55	\$0.00	\$0.00	\$475,607.55
911 Authority Checking	\$87,283.17	\$0.00	\$0.00	\$87,283.17
General Checking	\$3,127,805.37	\$0.00	\$0.00	\$3,127,805.37
Citizens State Bank:	\$3,714,643.93	\$0.00	\$0.00	\$3,714,643.93

	Net Bank Balance	Investments	Cash on Hand/ In Transit	Total
<i>Investment Pool</i>				
Citizens State Bank				
100120367	\$0.00	\$1,123,128.06	\$0.00	\$1,123,128.06
Citizens State Bank:	\$0.00	\$1,123,128.06	\$0.00	\$1,123,128.06
COLOTRUST				
CO-01-0646-8001	\$0.00	\$1,111,840.64	\$0.00	\$1,111,840.64
COLOTRUST:	\$0.00	\$1,111,840.64	\$0.00	\$1,111,840.64
Sigma Financial Corporation				
GTR-041850	\$0.00	\$312,203.71	\$0.00	\$312,203.71
Sigma Financial Corporation:	\$0.00	\$312,203.71	\$0.00	\$312,203.71
	<u>\$3,714,643.93</u>	<u>\$2,547,172.41</u>	<u>\$200.00</u>	<u>\$6,262,016.34</u>

2024 SALES TAX

	Town			County			Emergency Services		
	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total
January	39,253.29	8,035.89	47,289.18	9,389.16	9,360.85	18,750.01	30,399.55	10,872.26	41,271.81
February	43,820.17	7,962.05	51,782.22	22,621.49	10,116.56	32,738.05	41,523.34	11,298.39	52,821.73
March	47,226.41	8,786.68	56,013.09	23,242.43	7,520.80	30,763.23	44,040.16	10,191.52	54,231.68
April	57,660.52	7,908.51	65,569.03	14,986.22	8,909.76	23,895.98	45,401.26	10,510.73	55,911.99
May	60,436.59	10,017.48	70,454.07	24,263.99	9,783.63	34,047.62	52,934.42	12,374.89	65,309.31
June	35,310.42	9,677.17	44,987.59	7,541.73	8,218.67	15,760.40	26,780.85	11,184.17	37,965.02
July	83,707.32	8,206.97	91,914.29	9,369.47	8,849.45	18,218.92	58,169.21	10,659.57	68,828.78
August	171,147.05	19,310.02	190,457.07	14,354.21	6,038.92	20,393.13	115,930.75	12,067.98	127,998.73
September	234,655.10	17,482.28	252,137.38	22,173.48	16,127.79	38,301.27	160,507.43	21,004.93	181,512.36
October			-			-			-
November			-			-			-
December			-			-			-
Total	773,216.87	97,387.05	870,603.92	147,942.18	84,926.43	232,868.61	575,686.97	110,164.44	685,851.41

County Sales Tax

	2019	2020	2021	2022	2023	2024 % Change	5yr. Average	
January	7,799.87	6,854.79	16,723.50	18,815.24	18,426.92	18,750.01	1.72%	15,914.09
February	12,885.86	22,860.78	19,987.28	25,634.49	29,745.98	32,738.05	9.14%	26,193.32
March	11,246.33	14,595.18	16,402.87	20,922.98	20,542.77	30,763.23	33.22%	20,645.41
April	8,857.05	15,280.29	15,820.09	26,540.36	21,934.71	23,895.98	8.21%	20,694.29
May	19,708.91	12,778.47	24,773.54	43,984.48	41,544.42	34,047.62	-22.02%	31,425.71
June	5,827.74	9,946.40	17,549.36	10,146.13	17,053.96	15,760.40	-8.21%	14,091.25
July	6,206.92	17,737.22	13,668.65	21,647.93	14,730.22	18,218.92	19.15%	17,200.59
August	13,486.95	10,921.79	32,028.49	26,943.45	25,208.63	23,801.21	-5.91%	23,780.71
September	22,429.05	21,745.79	30,048.75	29,774.28	61,264.92	38,301.27	-59.96%	36,227.00
October	13,774.16	18,726.14	29,953.36	34,135.62	44,727.88		23.68%	28,263.43
November	15,070.58	17,785.19	29,182.27	30,541.07	32,071.57		4.77%	24,930.14
December	7,547.72	17,476.46	19,698.95	17,991.84	20,435.59		11.96%	16,630.11
Total	144,841.14	186,708.50	265,837.11	307,077.87	347,687.57	236,276.69	13.43%	250,430.44
Year to Date	100,648.81	125,865.92	170,279.03	205,594.10	232,025.61	217,526.68	-6.67%	

Emergency Services Sales Tax

	2019	2020	2021	2022	2023	2024	% Change	5-Year Ave.
January	22,652.17	22,081.29	35,673.96	42,007.94	38,798.45	41,271.81	5.99%	35,966.69
February	20,193.73	38,888.47	40,698.37	51,602.55	49,470.71	52,821.73	6.34%	46,696.37
March	28,148.22	30,899.33	39,142.28	64,129.75	50,505.67	54,231.68	6.87%	47,781.74
April	52,719.27	32,992.58	39,017.29	54,305.90	50,263.76	55,911.99	10.10%	46,498.30
May	32,415.46	28,328.62	53,200.16	64,390.89	66,881.55	65,309.31	-2.41%	55,622.11
June	17,201.80	20,323.77	38,209.24	36,187.24	70,348.73	37,965.02	-85.30%	40,606.80
July	35,279.36	29,408.23	54,965.11	58,069.60	36,858.14	68,828.78	46.45%	49,625.97
August	74,723.11	62,795.11	139,369.81	119,039.47	131,561.66	130,124.77	-1.10%	116,578.16
September	126,269.99	120,650.92	164,773.79	154,524.58	198,918.58	181,512.35	-9.59%	164,076.04
October	103,635.85	108,852.60	139,222.51	142,140.85	176,409.86		19.43%	134,052.33
November	101,380.60	107,416.93	136,598.38	133,850.03	167,528.30		20.10%	129,354.85
December	45,399.97	63,130.77	93,550.49	84,746.99	90,930.59		6.80%	75,551.76
Total	660,019.53	665,768.62	974,421.39	1,004,995.79	1,128,476.00	687,977.44	10.94%	757,424.56
Year to Date	409,603.11	386,368.32	605,050.01	644,257.92	693,607.25	687,977.44	-0.82%	

Town Sales Tax

	2019	2020	2021	2022	2023	2024	% Change	5-Year Ave.
January	17,777.51	28,417.92	40,358.55	48,401.82	43,654.63	47,289.18	7.69%	41,624.42
February	26,379.98	39,259.76	45,122.36	56,934.96	49,412.31	51,782.22	4.58%	48,502.32
March	33,717.73	34,763.49	46,228.85	81,691.27	56,271.57	56,013.09	-0.46%	54,993.65
April	75,356.86	37,422.14	46,611.62	60,354.74	58,492.54	65,569.02	10.79%	53,690.01
May	32,071.64	24,839.85	60,352.89	59,047.63	65,473.02	70,454.07	7.07%	56,033.49
June	21,650.46	22,518.84	43,589.40	41,669.35	95,511.31	44,987.59	-112.31%	49,655.30
July	50,243.72	29,239.56	74,281.24	71,269.47	44,246.65	91,914.29	51.86%	62,190.24
August	105,875.94	90,106.11	190,977.70	163,532.09	185,303.71	184,418.15	-0.48%	147,159.11
September	179,274.96	170,982.30	233,606.46	217,481.13	257,025.50	252,137.38	-1.94%	211,674.07
October	151,774.01	155,155.28	192,817.13	193,304.52	237,546.24		18.62%	186,119.44
November	146,395.83	153,802.89	189,389.35	183,632.90	235,991.13		22.19%	181,842.42
December	64,974.75	83,368.79	129,991.56	117,612.17	125,062.82		5.96%	104,202.02
TOTAL	905,493.39	869,876.93	1,293,327.11	1,294,932.05	1,453,991.43	864,564.99	10.94%	1,016,146.51
Year to Date	542,348.80	477,549.97	781,129.07	800,382.46	855,391.24	864,564.99	1.06%	

Remote Town Sales Tax - Month Collected						
	2019	2020	2021	2022	2023	2024
January	226.94	2,665.41	7,137.41	18,727.85	6,501.09	8,786.68
February	49,386.28	5,252.72	6,744.78	7,164.49	9,212.54	7,908.51
March	894.21	4,049.16	10,221.18	9,734.40	10,861.19	10,017.48
April	852.39	5,391.71	6,870.33	7,026.64	13,421.87	9,677.17
May	2,696.78	4,983.35	9,701.78	7,962.66	10,946.74	8,206.97
June	3,444.00	7,827.11	13,826.19	17,869.99	11,026.74	19,310.02
July	2,981.52	11,801.24	16,736.42	14,542.52	17,609.67	
August	2,652.50	12,441.45	14,756.06	12,933.86	17,151.81	
September	2,286.57	10,544.18	12,717.24	10,280.87	19,902.65	
October	2,018.43	8,487.00	27,347.76	17,708.75	12,234.15	
November	2,827.77	5,994.61	9,195.92	7,803.27	8,035.89	
December	4,688.76	7,310.95	12,788.01	8,628.52	7,962.05	
TOTAL	74,956.15	86,748.89	148,043.08	140,383.82	144,866.39	63,906.83
YTD	57,500.60	30,169.46	54,501.67	68,486.03	61,970.17	63,906.83

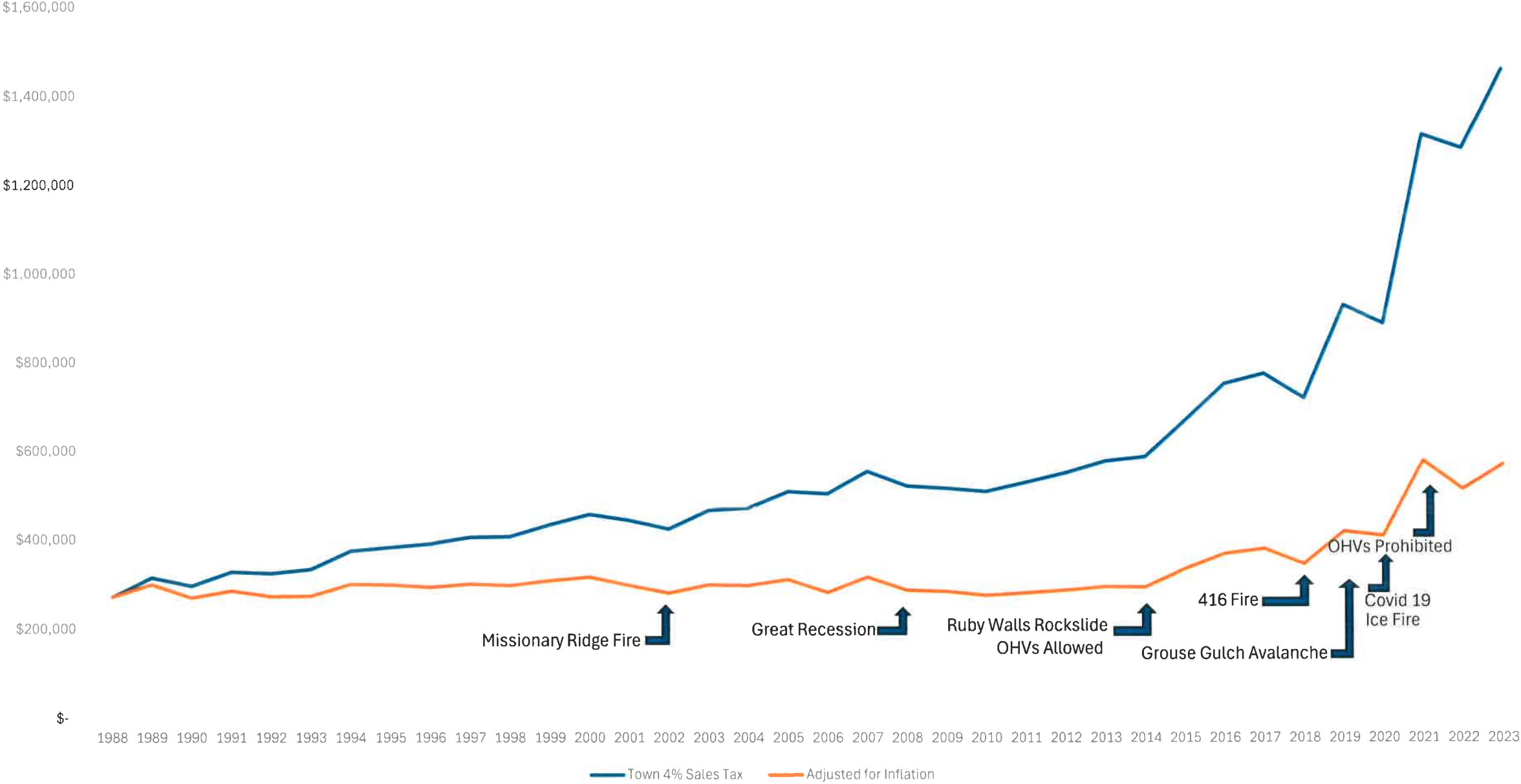
Remote County Sales Tax - Month Collected						
	2019	2020	2021	2022	2023	2024
January	41.21	3,806.85	3,628.40	5,753.99	7,165.10	7,520.80
February	84.44	4,410.17	2,876.38	5,470.91	6,625.40	8,909.76
March	398.52	3,236.13	4,696.12	20,226.35	8,333.13	9,783.63
April	151.91	3,304.40	5,449.37	3,221.41	7,054.33	8,218.67
May	325.95	2,775.50	6,212.46	5,873.38	6,677.71	8,849.45
June	661.74	2,510.43	7,899.27	7,016.18	9,251.92	6,038.92
July	861.00	4,350.51	8,226.05	5,981.69	11,577.52	
August	1,050.42	4,023.33	6,509.70	6,176.77	11,381.82	
September	1,028.90	4,221.36	6,365.70	7,226.03	8,996.53	
October	825.95	3,659.87	5,435.83	6,589.09	7,634.04	
November	924.35	2,933.00	7,277.72	7,730.04	9,360.85	
December	9,228.08	4,317.03	6,835.25	8,003.28	10,116.56	
TOTAL	15,582.47	43,548.58	71,412.25	89,269.12	104,174.91	49,321.23
YTD	1,663.77	20,043.48	30,762.00	47,562.22	45,107.59	49,321.23

Remote Emergency Services Sales Tax - Month Collected						
	2019	2020	2021	2022	2023	2024
January	167.86	4,051.74	6,735.19	15,300.16	8,540.81	10,191.52
February	30,969.48	6,049.12	6,019.09	7,896.61	9,898.07	10,510.73
March	809.27	4,560.71	9,322.30	18,724.25	11,995.67	12,374.89
April	628.71	5,443.90	7,699.31	7,612.23	12,796.80	11,184.17
May	1,892.28	4,857.16	9,945.76	8,646.96	11,014.56	10,659.57
June	2,570.26	6,471.47	13,577.53	15,552.84	12,673.34	12,067.98
July	2,405.48	10,111.26	15,600.53	12,826.79	18,240.81	
August	3,702.92	10,307.22	13,290.24	11,943.37	17,832.36	
September	2,075.54	9,243.47	11,926.06	10,941.10	18,060.82	
October	1,780.63	7,604.14	20,488.41	15,185.16	12,416.81	
November	2,348.89	5,585.20	10,295.36	9,707.69	10,872.26	
December	8,712.17	1,274.58	12,263.74	10,394.20	11,298.39	
TOTAL	58,063.49	81,559.97	137,163.52	144,731.36	155,640.70	66,988.86
YTD	37,037.86	31,434.10	53,299.18	73,733.05	66,919.25	66,988.86

Total Remote Sales Tax - Month Collected						
	2019	2020	2021	2022	2023	2024
January	436.01	10,524.00	17,501.00	39,782.00	22,207.00	26,499.00
February	80,440.20	15,712.01	15,640.25	20,532.01	25,736.01	27,329.00
March	2,102.00	11,846.00	24,239.60	48,685.00	31,189.99	32,176.00
April	1,633.01	14,140.01	20,019.01	17,860.28	33,273.00	29,080.01
May	4,915.01	12,616.01	25,860.00	22,483.00	28,639.01	27,715.99
June	6,676.00	16,809.01	35,302.99	40,439.01	32,952.00	37,416.92
July	6,248.00	26,263.01	40,563.00	33,351.00	47,428.00	-
August	7,405.84	26,772.00	34,556.00	31,054.00	46,365.99	-
September	5,391.01	24,009.01	31,009.00	28,448.00	46,960.00	-
October	4,625.01	19,751.01	53,272.00	39,483.00	32,285.00	-
November	6,101.01	14,512.81	26,769.00	25,241.00	28,269.00	-
December	22,629.01	18,902.56	31,887.00	27,026.00	29,377.00	-
TOTAL	148,602.11	211,857.44	356,618.85	374,384.30	404,682.00	180,216.92
YTD	96,202.23	81,647.04	138,562.85	189,781.30	173,997.01	180,216.92

5 YEAR TOTAL: 1,496,144.70

Town Sales Tax 1988-2023



Town Sales Tax (month collected)

	2018			2019			2020			2021			2022			2023			2024			% Change	5-Year Ave
	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total					
January	23,836.90	33,491.06	57,327.96	33,718.00	32,098.08	65,816.08	39,091.44	7,137.41	46,228.85	62,963.42	18,727.85	81,691.27	49,770.48	6,501.09	56,271.57	47,226.41	8,786.68	56,013.09	(0.00)	54,993.65			
February	24,868.07	25,970.59	50,838.66	75,356.87	32,169.42	107,526.29	39,866.84	6,744.78	46,611.62	53,190.25	7,164.49	60,354.74	49,280.00	9,212.54	58,492.54	57,660.52	7,908.51	65,569.03	0.11	53,690.01			
March	21,945.84	31,177.43	53,123.27	32,071.64	20,790.69	52,862.33	50,131.71	10,221.18	60,352.89	49,313.23	9,734.40	59,047.63	54,611.83	10,861.19	65,473.02	60,436.59	10,017.48	70,454.07	0.07	56,033.49			
April	17,527.63	20,798.07	38,325.70	21,650.46	17,127.14	38,777.60	36,719.07	6,870.33	43,589.40	34,642.71	7,026.64	41,669.35	82,089.44	13,421.87	95,511.31	35,310.42	9,677.17	44,987.59	(1.12)	49,655.30			
May	53,182.66	47,514.29	100,696.95	50,211.07	24,256.22	74,467.29	64,579.46	9,701.78	74,281.24	63,306.81	7,962.66	71,269.47	33,299.91	10,946.74	44,246.65	83,707.32	8,206.97	91,914.29	0.52	62,190.24			
June	80,166.62	102,431.94	182,598.56	105,875.94	82,279.01	188,154.95	90,106.12	177,151.51	13,826.19	190,977.70	145,662.10	17,869.99	163,532.09	174,276.97	11,026.74	185,303.71	171,147.05	190,457.07	0.03	164,075.34			
July	151,431.83	176,293.44	327,725.27	179,274.96	159,181.07	338,456.03	216,870.04	16,736.42	233,606.46	202,938.61	14,542.52	217,481.13	239,415.83	17,609.67	257,025.50	234,655.10	17,482.28	252,137.38	(0.02)	226,246.56			
August	121,288.07	149,121.51	270,409.58	151,774.01	142,713.83	294,487.84	178,061.07	14,756.06	192,817.13	180,370.66	12,933.86	193,304.52	220,394.43	17,151.81	237,546.24			237,546.24	0.23	186,119.44			
September	130,755.88	144,109.26	274,865.14	146,395.83	143,258.72	289,654.55	176,672.11	12,717.24	189,389.35	173,352.03	10,280.87	183,632.90	216,088.48	19,902.65	235,991.13			235,991.13	0.29	181,842.42			
October	50,151.94	62,956.32	113,108.26	64,974.75	74,881.79	139,856.54	83,368.79	27,347.76	129,991.56	99,903.42	17,708.75	117,612.17	112,828.67	12,234.15	125,062.82			125,062.82	0.06	104,202.02			
November	17,777.51	25,590.15	43,367.66	28,417.92	34,363.94	62,781.86	39,205.90	9,195.92	48,401.82	35,851.36	7,803.27	43,654.63	39,253.29	8,035.89	47,289.18			47,289.18	0.08	41,624.42			
December	26,379.98	34,571.00	60,950.98	39,259.76	37,811.41	77,071.17	44,146.95	12,788.01	56,934.96	40,783.79	8,628.52	49,412.31	43,820.17	7,962.05	51,782.22			51,782.22	0.05	48,502.32			
TOTAL	719,312.94	854,025.06	1,573,338.00	928,981.21	800,931.32	1,729,912.53	887,680.21	148,043.08	1,313,182.98	1,142,278.39	140,383.82	1,282,662.21	1,315,129.50	144,866.39	1,459,995.89	690,143.41	81,389.11	771,532.52		-			
YTD	372,959.56		745,919.12	498,158.94		1,006,317.88	409,872.33		695,648.16			695,045.68			762,324.30			771,532.52	0.10	666,884.60			

County Sales Tax (month collected)

	2019			2020			2021			2022			2023			2024			% Change 5yr	Average
	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total		
January	11,205.30	41.21	11,246.51	10,788.33	3,806.85	14,595.18	12,774.47	3,628.40	16,402.87	15,168.99	5,753.99	20,922.98	17,377.67	7,165.10	24,542.77	23,242.43	7,520.80	30,763.23	0.20	21,445.41
February	8,772.61	84.44	8,857.05	10,870.13	4,410.17	15,280.30	12,943.71	2,876.38	15,820.09	21,069.45	5,470.91	26,540.36	15,309.31	6,625.40	21,934.71	14,986.22	8,909.76	23,895.98	0.08	20,694.29
March	19,310.39	398.52	19,708.91	9,542.34	3,236.13	12,778.47	20,077.43	4,696.12	24,773.55	23,758.13	20,226.35	43,984.48	33,211.29	8,333.13	41,544.42	24,263.99	9,783.63	34,047.62	(0.22)	31,425.71
April	5,675.84	151.91	5,827.75	6,642.00	3,304.40	9,946.40	12,099.99	5,449.37	17,549.36	6,924.72	3,221.41	10,146.13	9,999.63	7,054.33	17,053.96	7,541.73	8,218.67	15,760.40	(0.08)	14,091.25
May	5,876.94	325.95	6,202.89	14,961.72	2,775.50	17,737.22	7,456.19	6,212.46	13,668.65	15,774.55	5,873.38	21,647.93	8,052.51	6,677.71	14,730.22	9,369.47	8,849.45	18,218.92	0.19	17,200.59
June	12,825.21	661.74	13,486.95	8,411.36	2,510.43	10,921.79	24,129.22	7,899.27	32,028.49	19,927.27	7,016.18	26,943.45	15,956.71	9,251.92	25,208.63	14,354.21	6,038.92	20,393.13	(0.24)	23,099.10
July	21,568.05	861.00	22,429.05	17,395.28	4,350.51	21,745.79	21,822.70	8,226.05	30,048.75	23,792.59	5,981.69	29,774.28	49,687.40	11,577.52	61,264.92	22,173.48	16,127.79	38,301.27	(0.60)	36,227.00
August	12,723.74	1,050.42	13,774.16	14,702.81	4,023.33	18,726.14	23,443.66	6,509.70	29,953.36	27,958.85	6,176.77	34,135.62	33,346.06	11,381.82	44,727.88				0.31	28,263.43
September	14,041.68	1,028.90	15,070.58	13,563.83	4,221.36	17,785.19	22,816.57	6,365.70	29,182.27	23,315.04	7,226.03	30,541.07	23,075.04	8,996.53	32,071.57				0.05	24,930.14
October	6,721.34	825.95	7,547.29	13,816.59	3,659.87	17,476.46	14,263.13	5,435.83	19,698.96	11,402.75	6,589.09	17,991.84	12,801.55	7,634.04	20,435.59				0.14	16,630.03
November	5,930.45	924.35	6,854.80	13,790.50	2,933.00	16,723.50	11,537.52	7,277.72	18,815.24	10,696.88	7,730.04	18,426.92	9,389.16	9,360.85	18,750.01				(0.02)	12,265.17
December	13,632.71	9,228.08	22,860.79	15,682.24	4,317.03	19,999.27	18,779.24	6,835.25	25,614.49	21,742.70	8,003.28	29,745.98	22,621.49	10,116.56	32,738.05				0.16	20,827.58
Total	138,284.26	15,582.47	153,866.73	150,167.13	43,548.58	193,715.71	202,143.83	71,412.25	273,556.08	221,531.92	89,269.12	310,801.04	250,827.82	104,174.91	355,002.73	115,931.53	65,449.02	181,380.55		
YTD			87,759.11			103,005.15			150,291.76			179,959.61			206,279.63			181,380.55	(0.14)	164,183.34

Lodging Tax Revenue

	2019	2020	2021	2022	2023	2024 % Change	5 yr. Average	40% Tourist Promotion	40% Affordable Housing	20% Enhanced Experience	
January	885.93	3,729.44	543.94	1,034.65	8,688.65	1,264.15	-85.45%	3,052.17	505.66	505.66	252.83
February	10,816.00	14,088.47	20,282.97	17,982.00	21,651.33	14,297.53	-33.96%	17,660.46	5,719.01	5,719.01	2,859.51
March	145.07	454.00	660.00	11,775.69	5,698.15	3,226.40	-43.38%	4,362.85	1,290.56	1,290.56	645.28
April	33.00	-	1,489.56	1,091.00	68.78	923.31	1242.41%	714.53	369.32	369.32	184.66
May	17,612.98	14,069.00	30,651.70	31,766.09	30,512.00	21,095.06	-30.86%	25,618.77	8,438.02	8,438.02	4,219.01
June	952.07	300.40	1,007.32	1,525.85	3,654.58	1,028.40	-71.86%	1,503.31	411.36	411.36	205.68
July	170.21	573.00	11,854.90	2,241.00	663.85	3,508.39	428.49%	3,768.23	1,403.36	1,403.36	701.68
August	14,372.43	13,978.56	57,659.81	31,076.00	26,017.87	25,712.76	-1.17%	30,889.00	10,285.10	10,285.10	5,142.55
September	2,738.12	139.00	248.50	718.26	1,596.58	2,360.13	47.82%	1,012.49	944.05	944.05	472.03
October	2,848.73	780.48	1,346.59	1,473.79	683.55		-115.61%	1,426.63	-	-	-
November	47,263.00	58,396.70	76,493.41	71,800.28	70,496.20		-1.85%	64,889.92	-	-	-
December	1,790.37	1,918.52	3,364.85	2,534.04	2,331.79		-8.67%	2,387.91	-	-	-
Total	\$ 99,627.91	\$ 108,427.57	\$ 205,603.55	\$ 175,018.65	\$ 172,063.33	\$ 73,416.14	-1.72%	152,148.20	29,366.45	29,366.45	14,683.23
Year to Date	47,725.81	47,331.87	124,398.70	99,210.54	98,551.79	73,416.14	-34.24%				



September 9, 2024

San Juan County Board of County Commissioners
1557 Green St.
PO Box 466
Silverton, CO 81433

Dear San Juan County Board of County Commissioners,

Subject: Support for Solar and Community Resiliency Projects in San Juan County.

On behalf of the Board of San Miguel Power Association, we are writing to express our support for solar and community resiliency projects that adhere to the principles of local support and appropriate scale, given the location and any site constraints. As an organization dedicated to the betterment of the communities that we serve, we ask that, when planning and defining land use restrictions, consideration be given to the potential for sustainable energy solutions to enhance community resilience and environmental stewardship, drive energy independence, and decrease energy costs for the communities where they are located.

While we advocate for local solar in our territory in general, community solar projects, in particular, provide a valuable opportunity for residents and businesses to access renewable energy sources without the need for individual installations. In many instances, the mountains and canyons of our area make individual installation locations unsuitable. Community solar can provide another option to the residents of these locations while promoting energy equity for those who cannot afford their own individual installation.

We believe that successful community solar and resiliency projects should meet the following criteria:

1. ****Local Support****: Community involvement and support are crucial for the success and longevity of these projects. We advocate for comprehensive community engagement processes that ensure local residents, businesses, and stakeholders are informed, consulted, and given a voice in project planning and implementation. This inclusive approach helps build trust and ensures that the projects meet the community's specific needs and preferences.
2. ****Appropriate Location****: The siting and scale of solar projects are critical to their success. We support projects located in areas that meet or exceed all of that jurisdiction's siting considerations. A successful project must gain support from the community, and likewise, the community deserves to understand the complete benefits that the project can provide. Ideal locations include those near the existing grid interconnection infrastructure.

Headquarters
Box 817, Nucla, Colorado 81424
970-864-7311 • 970-864-7257 FAX

Box 1150, Ridgway Colorado 81432
970-626-5549 • 970-626-5688 FAX

San Miguel Power Association is an equal opportunity provider and employer.



By adhering to these principles, solar and community resiliency projects can provide numerous local economic, social, and environmental benefits. As we look to the future and potential vulnerabilities that may face the national electric grid, solar in our “backyard” could also serve a security purpose. We hope you will consider this in all of your long-term planning and land use discussions.

We are eager to collaborate with local authorities, community groups, and developers to promote and implement solar projects that meet these standards.

Thank you for considering our perspective on this important issue. We look forward to working together to advance energy solutions that benefit the communities we serve.

Sincerely,

Rubel Felicelli
Board President
San Miguel Power Association, Inc.
rube@smpa.com

Brad Zaporski
General Manager/CEO
San Miguel Power Association, Inc.
brad@smpa.com

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Willy Tookey <admin@sanjuancolorado.us>

Anvil Updates

1 message

Katie Shapiro <kshapiro@silvertonschool.org>

Wed, Aug 28, 2024 at 4:00 PM

To: administrator@sanjuancolorado.us, Willy Tookey <admin@sanjuancolorado.us>

Good afternoon commissioners,

I am following up in regards to my comments at a recent meeting with some follow up questions and information. If email is not the best form for this type of communication, please let me know if I should set up a meeting or reach back out during public comment at the next meeting.

In my opinion, there are problems down at Anvil that need a solution. Anvil was "cleaned up" but left, in my opinion, an unfinished project. It doesn't seem just that affordable housing coincides with poorer quality of life. I appreciate the conversations the Town Board is having around the Zanoni lots which include things like the need for a green space, shade, walking path, etc. I am curious if any of these topics were considered for Anvil? If so, what happened? Some issues down at Anvil are that it is excessively dusty, hot in the summer (and only getting worse with climate change), very dry, loud (I can hear my neighbors across the street sneeze when they are inside and my windows are open), lack of privacy, lack of any greenification/soil, and completely cut off from town due to the nature of the road (narrow, power line, power poles).

Austin, you had said at the last meeting that there may be some funds for greenification. Can you let me know if there has been progress on this or when I can expect an update?

I did reach out to CDPHE and here are some potential grants that could help.

The town Programs through the [Colorado Department of Local Affairs](#)

[EPA's Community Change Grants Program](#)

This grant funds projects in disadvantaged communities that reduce pollution, increase community climate resilience, and build community capacity to address environmental and climate justice challenges. Local governments are eligible in partnership with a community-based non-profit organization.

[HUD's Community Development Block Grant \(CDBG\) Program](#)

[Keep America Beautiful Community Grants](#)

[CDPHE's Environmental Justice Program](#)

[Max and Victoria Dreyfus Foundation](#)

[Laura Jane Musser Fund](#)

[The Lawrence Foundation](#)

[Quadratic Cares](#)

Secondly, I am wondering if you all reached a decision encouraging people to build down at Anvil? There are many empty lots and a housing crisis in Silverton so it seems reasonable for people to build or give up their lot.

Finally, parking and the road is a bit of a mess down there. We were required to have large setbacks and parking spaces. With the road being widened down at the Austin Logan lots, I am assuming the road will also be widened down at Anvil (especially with all of the new infrastructure). There are a lot of interesting front yard projects happening and would like to have an understanding of the lots/parking/setbacks. Last winter plowing was very difficult, so a wider road and a more clear parking plan would help with this greatly.

If you have a moment, swing by Anvil and have a look? Or, I am happy to have a cup of coffee or tea and sit on my porch and discuss. 847-571-0999.

Thank you for your consideration and response.

Genuinely,
Katie Shapiro

COMMUNITY MEETING

Living with wildlife and a call to action.

**THURSDAY, SEPTEMBER 26TH
AT 6 PM
TOWN HALL**




At our community meeting, you'll have the opportunity to:

- Learn more about living with wildlife
- Become "Bear Aware" certified
- Join the Mayor's coalition

This is your chance to make a difference in your community and help shape its future.



MORE INFORMATION

970-946-1339 

dkranker@silverton.co.us 

 **invite.ics**
5K



Willy Tookey <admin@sanjuancolorado.us>

Registration Open for Water Law in a Nutshell - Oct. 17, 2024

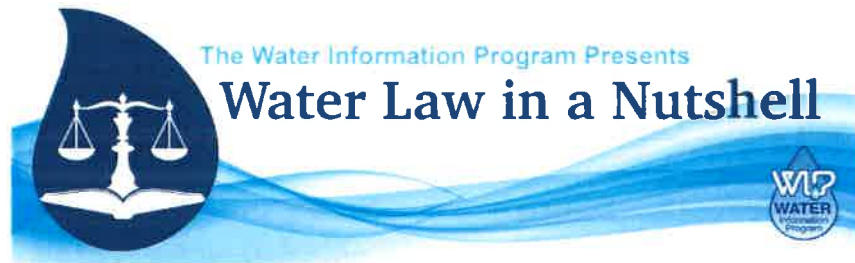
1 message

Water Information Program <elaine@waterinfo.org>
Reply-To: us8-f11ac96e10-8db891dd83@inbound.mailchimpapp.net
To: admin@sanjuancolorado.us

Fri, Sep 6, 2024 at 3:55 PM

[Register for Water Law in a Nutshell Course - Oct 17, 2024 in Norwood, CO](#)

[View this email in your browser](#)



Register for Water Law in a Nutshell Full Day Training

Facilitated by Mr. Aaron Clay, Attorney at law and former 26-year Water Referee for the Colorado Water Court, Division 4

Registration is now open for the popular Water Law in a Nutshell course, presented by [the Water Information Program](#).

**Thursday, October 17, 2024 from 8:30 am - 4:30 pm
at the Lone Cone Library, 1455 Pinion St., Norwood, CO**

Continuing Education Credits available:

- Realtors CE: 8 hours**
- Assessors CE: 4 hours**
- Attorneys CLE: 8 hours**

We are pleased to present this in-person, full day water law course. Don't miss this rare opportunity to learn with Aaron Clay in Norwood, CO!

This full day course will cover all aspects of the law related to water rights and ditch rights as applied in Colorado. Subject matter includes the appropriation, perfection, use, limitations, attributes, abandonment and enforcement of various types of water rights. Additional subject matter will include special rules for groundwater, public rights in appropriated water, Federal and

interstate compacts and more.

Even if you have taken this course or one of the on-line short courses, it is a great refresher as there is so much information offered.

We welcome EVERYONE, from anywhere in Colorado, including land owners, realtors, assessors, lawyers, water district employees, teachers, students and anyone interested in water law.

Register now to reserve your seat. General attendance is \$125.00 (plus Eventbrite service fee) which includes lunch, course materials and a copy of the Citizen's Guide to Colorado Water Law. ** \$160.00 (plus Eventbrite service fee) if you wish to receive Continuing Education Credits (includes lunch, course materials and Citizen's Guide to Colorado Water Law)

Past Participant Comments:

"This is a great course and should be mandatory for real estate agents licensed in Colorado."

"Excellent speaker, good explanations. Stayed on topic, stayed on schedule, good diagram, good materials."

"Aaron is very intelligent, had answers thorough explanations for each question, and was informative on Colorado (and other state/federal) water law."

"One of the most relevant and effective CLE presentations I've to over past 25 years.":

"Very helpful. This is the 1st time it's actually all made sense."

**October 17, 2024
8:30 a.m.- 4:30 p.m.
Lone Cone Library
1455 Pinion Street
Norwood, CO**

Coffee, Tea and Lunch Provided

REGISTER