

**SAN JUAN COUNTY, COLORADO BOARD OF COMMISSIONERS
TOWN OF SILVERTON BOARD OF TRUSTEES
MEETING AGENDA**

September 28, 2022

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

CALL TO ORDER: 6:30 P.M.

BOCC Meeting Minutes for September 14, 2022

APPOINTMENTS

- 6:35 P.M. Board of Health
Dayna Kranker and Becky Joyce – Community Health Assessment
- 7:00 P.M. Terri Brokering-Eureka Campground Update
- 7:20 P.M. Resolution 2022-08 Designate The Denver and Rio Grande Western Railroad Narrow Gauge Boxcar #3101 To Be Listed On The San Juan County’s Historic Register
- 7:35 P.M. Justin Jacobs, President Cascade Village Community Association
- 8:00 P.M. Executive Session – Land Negotiations with Sunnyside Gold

New Business:

- Opus Hut – Liquor License Renewal
- Colorado Roadhouse LLC – Liquor License Renewal
- 2022 San Juan County Property Assessment Study

Correspondence: Jack Clark – Dust on CR 2
CCI – Winter Conference

Public Comment
Commissioner and Staff Reports
Other

Adjourn

**Times listed above are approximate.
Discussion of an agenda item may occur before or after the assigned time.**

Next Regular Meeting – October 12, 2022 8:30 A.M.

Join Zoom Meeting
<https://zoom.us/j/92136473203>

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Meeting ID: 921 3647 3203

SAN JUAN COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING WEDNESDAY, September 14, 2022
AT 8:30 A.M.

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

Payment of Bills: Commissioner Kuhlman moved to authorize payment of the warrants as presented. Commissioner Lashley seconded the motion. The motion passed unanimous.

Minutes: Commissioner Lashley moved to approve the minutes of August 24, 2022 as submitted. Commissioner Kuhlman seconded the motion. The motion passed unanimously

Public Health Director Becky Joyce was present to provide the Commissioners with an update. The vaccine bus will be in town on Tuesdays. The first 200 people to get the latest Covid booster will receive a \$50 gift card. Public Health is providing radon tests for local residents.

Social Services Director Martha Johnson was present along with Krissy Rhoades to provide the Commissioners with an update. Commissioner Lashley moved to approve Transmittal #7 in the amount of \$7,862.19. Commissioner Kuhlman seconded the motion. The motion passed unanimously.

Deputy Clerk MacKenzie Gillespe was introduced to the Commissioners.

Commissioner Lashley moved to add MacKenzie Gillespe as a signature to the Citizens State Bank Accounts and to remove Evelyn Archuleta from the accounts. Commissioner Kuhlman seconded the motion. The motion passed unanimously.

Administrator Tookey asked that the Commissioners consider changing the meeting dates for November. It was the consensus of the Commissioners to move the meeting dates to November 7th and 21st. Notice of the changed dates will be printed in the Silverton Standard.

Resolution 2022-07 A Resolution of the Board of County Commissioners of San Juan County, Colorado, supporting the Silverton Singletrack Society's grant application for a Community Impact Program Grant from the State Board of the Great Outdoors Colorado Trust Fund and for the completion of the Baker's Park Trail System was presented to the Commissioners for their consideration. Commissioner Lashley moved to adopt Resolution 2022-07 as submitted. Commissioner Kuhlman seconded the motion. The motion passed unanimously.

The Treasurer's Monthly Report was presented to the Commissioners for their review.

The Sales Tax Reports were presented to the Commissioners for their review.

Melissa Smeins and Lisa Merrill of the BLM were present to provide the Commissioners with an update on their reclamation projects at Midway and Forest Queen.

Jim Lovelace of BLM was present to request a letter of support for a Colorado Parks and Wildlife grant for maintenance on nonmotorized trails. It was the consensus of the Commissioners to provide a letter of support as requested.

Mark Rudolph of CDPHE was present and provided the Commissioners with an update on the reclamation of the original Pride of the West Millsite.

Austin Lashley moved to approve the 2021 Audit as submitted. Commissioner Kuhlman seconded the

SAN JUAN COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING WEDNESDAY, September 14, 2022
AT 8:30 A.M.

motion. The motion passed unanimously.

Mark Rudolph of CDPHE was present to provide the Commissioners with an update.

The Commissioners were presented with a sales tax update for their review.

Planning Director Lisa Adair presented her staff report to the Commissioners.

Having no further business, the meeting was adjourned at 11:57 A.M.

Scott Fetchenhier, Chairman

Ladonna L. Jaramillo, County Clerk



Community Health Assessment for San Juan County, Colorado

September 2022

Submitted to:

San Juan County Board of Health and County Commissioners
and
Colorado Department of Public Health & Environment

Prepared by:

Public Health Service
San Juan County, Colorado



COLORADO
Department of Public
Health & Environment

Letter from the Director

Dear San Juan County community,

We sincerely thank everyone for helping us with this Community Health Assessment. This assessment is not just a public health requirement every five years – it is an important step to shape the health priorities for our community. Your opinions and input really do make a difference!

The timing of this assessment was especially unique. We are just emerging from the worst pandemic of our lifetimes thus far. In the last two years, San Juan County Public Health staff have primarily focused on the COVID-19 pandemic response. Since spring of 2020, our community came together and demonstrated our grit, resilience and our sense of responsibility to one another. The majority rose up and showed up by following “Safer At Home” public health orders, getting vaccinated, and isolating and quarantining when necessary. During the 1918 influenza pandemic, San Juan County had the highest per capita death toll in the nation. This time around, San Juan County gained recognition nationwide with the highest immunization rates and very minimal hospitalizations or deaths. We could not have achieved this outcome without each other. It is something to be proud of and I will always be extremely grateful to our community for your support.

This Community Health Assessment will shape how we hope to provide the best and most equitable access to care as possible in our rural, frontier community. As this Community Health Assessment shows, we desperately need better access to medical and behavioral health care. We also need programs, structures, and supports to: live healthier lives with less dependence on substances; increase our consumption of healthy foods; improve the availability of stable and affordable housing; address mobility and physical health challenges in our environment; and decrease stress and social isolation, especially for our seniors and youth.

We can tackle these challenges. While the pandemic stretched us significantly, we learned that we can do hard things and we are not alone. Silvertonians have always been known to be tough and resilient and, even though we may not always see eye to eye, we truly care about each other's well-being.

Sincerely,

Becky Joyce, RN, BSN

Director

Acknowledgements

San Juan County Public Health Service would like to thank the Colorado Department of Public Health and Environment and the Colorado Office of Partnership and Planning for their financial and technical support. In particular, we thank Kelsey Robinson and Alison Grace Bui for providing direct support on this Community Health Assessment. We also thank the numerous community leaders and members who shared their time and experience with us so we could understand the unique health challenges, opportunities, and successes in San Juan County. The Board of Health, the County Commissioners have provided helpful support of health services for San Juan County residents. We also thank the Town and County Representatives, law enforcement officers, EMS and fire department representatives, medical and behavioral health providers, business owners, social service providers, parents, youth, teachers, seniors, and individuals from our Mexican community who gave their time and voice to this assessment.

San Juan County Public Health Service would lastly like to express our gratitude for Dayna Kranker's energy, expertise and focus to complete this project in a high quality and timely manner.

Contents

Background	5
Community Health Assessment Key Findings	7
Priority 1: Access to Care	9
Health Care Services in San Juan County	10
Health Care Access Needs in San Juan County	16
Priority 2: Behavioral Health	19
Behavioral Health Care Services in San Juan County	20
Behavioral Health Care Needs in San Juan County	22
Priority 3: Healthy Living	25
Housing	25
Air Quality	26
Physical Activity.....	26
Built and Natural Environment	27
Access to Healthy Foods	28
Social Services	29
Organizational Infrastructure.....	29
Water Quality.....	30
Conclusions and next steps.....	33
Appendix	37
A. Methodology.....	37
Focus groups	37
Key Informant Interviews.....	37
Coding Interviews and Focus Groups.....	38
B. Appendix Table 1. Community Level Estimates Data from CDPHE.....	40
C. Health Resources Brochure.....	41

Background

San Juan County is a rural, remote county situated in the heart of the San Juan Mountain Range in southwest Colorado. The vast majority of San Juan County's (approximately) 740 year-round residents live within the Town of Silverton, the county's only municipality, situated at 9,318 feet elevation.^{1,2} The county is in a rugged, mountainous area and most of its 389 square miles consists of federally managed land. With less than 2 people per square mile, it is the least populated county in Colorado. Services and amenities are limited. For Silverton residents, the nearest hospital, urgent care, pharmacy, airport, and full-service grocery store is 50 miles to the south in Durango or 60 miles to the north in Montrose. US highway 550, or the Million Dollar Highway, is the only road in and out of Silverton; crosses multiple high mountain passes; and is vulnerable to closures due to rock and mud slides, avalanches and snowstorms, car accidents, and other causes. Residents also experience internet, power and cell phone service disruption due to environmental events. There is one primary care clinic, open one day a week and the Public Health Service and Emergency Medical Service are the only other entities who offer limited local healthcare.

Population and demographics. San Juan County's population has aged in the last decade, with its 2019 median age increasing from 45 years in 2014 to 51 years in 2019.³ According to the local Area Agency on Aging representative, nearly one-third of residents in town are over the age of 60.⁴ The number of families with children increased between 2010 and 2019.⁵ Females make up 47 percent of the population and males account for 53 percent. Ninety-four percent of residents identify as White and 3 percent identify with two or more races. Fourteen percent of county residents claim Hispanic origin ethnicity and twenty-eight percent of residents over the age of five speak a language other than English at home.⁶

The poverty rate decreased, though it remains higher than surrounding areas; the US Census Bureau now estimates 11.3 percent of persons are in poverty in San Juan County (compared to 9.5 percent for Durango, 6.7 percent for Ouray or 12 percent nationwide).⁷ Many San Juan County residents used to work in the mining industry – now tourism is the main economic driver. Median household income in San Juan County is \$53,000/year (compared to \$75,000 for the state of Colorado) with the majority of residents employed in the retail and

San Juan County demographics

- 740 year-round residents
- Aging population: Median age increased to 51 years and 30 percent of residents with 60 years or older
- Fourteen percent Hispanic
- Twenty-eight percent of residents speak Spanish at home
- Median household income below state levels (\$53,000 versus \$75,000)

¹ US Census Bureau – Population Estimates Program. Colorado Health Information Dataset (COHID), Population Estimates, <https://coneaithviz.dphe.state.co.us/L/HealthInformaticsPublic/views/ColoradoPopulationEstimates/PopulationEstimates>. Accessed 8/31/22.

² The assessment will refer to both San Juan County and Silverton somewhat interchangeably since nearly all of county residents live in Silverton.

³ Region 9 Dashboard, Data Source: US Census American Community Survey, Table B01001 5-Year Estimates. <https://www.region9edd.org/dashboards>. Accessed 8/30/22.

⁴ Another data source is the US Census, which reports that 25 percent of the population is between the ages of 60 and 69.

⁵ Town Of Silverton, Housing Needs Assessment, Prepared by: Root Policy Research 2021.

<https://townofsilverton.colorado.gov/sites/townofsilverton/files/San%20Juan%20and%20Silverton%20Housing%20Needs%20Assessment%20August%202021.pdf>. Access 8/30/22. Data Source: 2010 and 2019 5-year ACS estimate.

⁶ United States Census. QuickFacts. San Juan County Colorado.

<https://www.census.gov/quickfacts/fact/table/sanjuancountycolorado/PE120220#PE120220>. Accessed 9/8/2022.

⁷ United States Census. QuickFacts. San Juan County Colorado.

<https://www.census.gov/quickfacts/fact/table/sanjuancountycolorado/PE120220#PE120220>. Accessed 9/8/2022.

accommodation/food services sector.⁸ According to a Housing Needs Assessment and the American Community Survey from the Census Bureau, San Juan County's median household income increased significantly between 2010 and 2019 (48 percent).⁹

Community Health Assessment for San Juan County. During the spring of 2022, San Juan County Public Health Service conducted a Community Health Assessment, funded by the Colorado Department of Public Health and Environment (CDPHE), to understand the top health priorities for San Juan County.¹⁰ This report summarizes the 2022 Community Health Assessment findings.

A previous Community Health Assessment from 2015 identified the following community health priorities:

1. Primary care, especially access to care
2. Mental health
3. Substance abuse
4. Senior services, including medical and social services
5. Environmental health¹¹

For the 2022 Community Health Assessment, we wanted to understand if these priorities had changed in the last seven years; what kind of progress had been made; what challenges and opportunities remained; and how the COVID-19 pandemic had affected health priorities. We gained important insights on the health needs of our community, the successes we can celebrate and the continued work we can do.

Have community health priorities changed in recent years?

Since our last assessment the community has made progress in the following areas:

- Added local behavioral health professionals
- Established new senior supports
- Built community trust in the public health infrastructure
- Increased access to telemedicine during COVID-19
- Established strong partnerships between community organizations during COVID-19 response
- Raised awareness around environmental health needs and water quality

During the 2022 assessment, we conducted four focus groups and seventeen in-depth interviews. We also collected quantitative data relevant to the community's health needs. The Appendix includes details about the 2022 Community Health Assessment's methodology.

⁸ Region 9 Dashboard, Data Source: US Census American Community Survey, Table B01001 5-Year Estimates. <https://www.region9edd.org/dashboards>. Accessed 8/30/22.

⁹ Town Of Silverton, Housing Needs Assessment, Prepared by: Root Policy Research 2021. <https://townofsilverton.colorado.gov/sites/townofsilverton/files/San%20Juan%20and%20Silverton%20Housing%20Needs%20Assessment%20August%202021.pdf>. Access 8/30/22. Data Source: 2010 and 2019 5-year ACS estimate.

¹⁰ The Community Health Assessment was funded by the Centers for Disease Control through the Colorado Department of Health and Environment, Office of Public Health Practice, Planning, and Local Partnerships.

¹¹ Community Health Assessment 2015. San Juan County. <https://drive.google.com/drive/folders/1WH7qE8pU4hKByQnFta0qzpKy-2p4n4GS>. Accessed 9/21/22.

Community Health Assessment Key Findings

The 2022 San Juan County Community Health Assessment shows that **we have made progress in some areas** identified in our 2015 assessment, but **our priorities have not changed significantly**.

Considering the priorities from the 2015 assessment and the feedback from interviewees and focus group participants, three priorities emerged as the most important for improving the health of San Juan County residents in 2022:

1. **Access to Care.** More local health care professionals are needed to offer adequate levels of services to county residents and visitors.
2. **Behavioral Health.** Two local behavioral health providers improved access to services, made possible by COVID relief funding. But, behavioral health concerns remain top priorities according to respondents and we see higher rates of binge drinking, cigarette use, and depression than surrounding areas.
3. **Healthy living.** Various external factors that affect health remain community priorities. The environmental health concerns (like air quality), built environment, access to healthy foods, housing, organizational infrastructure, and social services arose as themes in this priority area.

Issues specific to **seniors and youth** remain crosscutting and **social determinants of health** (SDoH) surfaced as important for addressing these priorities. Respondents shared increasing needs for housing availability and affordability, organizational stability, and economic diversification—all common themes currently facing many Colorado mountain communities.

The COVID-19 pandemic brought some surprising benefits, including increased funding and capacity for public health to respond to the pandemic, improved coordination among stakeholder groups, and enhanced emergency preparedness and senior supports. However, the pandemic also contributed to significant isolation, social disconnection, depression, economic instability, increased disease burden and it distracted from other priorities.

The remainder of this report contains sections on each of the three priorities. For each priority, we explain the current need, discuss related services available to San Juan County residents, and identify gaps that remain between what the community needs and what is available, touching on the needs of seniors and youth or the role of SDoH where applicable.

What Are Social Determinants of Health (SDoH)?

SDoH are the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks.¹²

¹² Healthy People 2030, U.S. Department of Health and Human Services, Office of Disease Prevention and Health Promotion, <https://health.gov/healthypeople/objectives-and-data/social-determinants-health>. Accessed 8/9/2022.

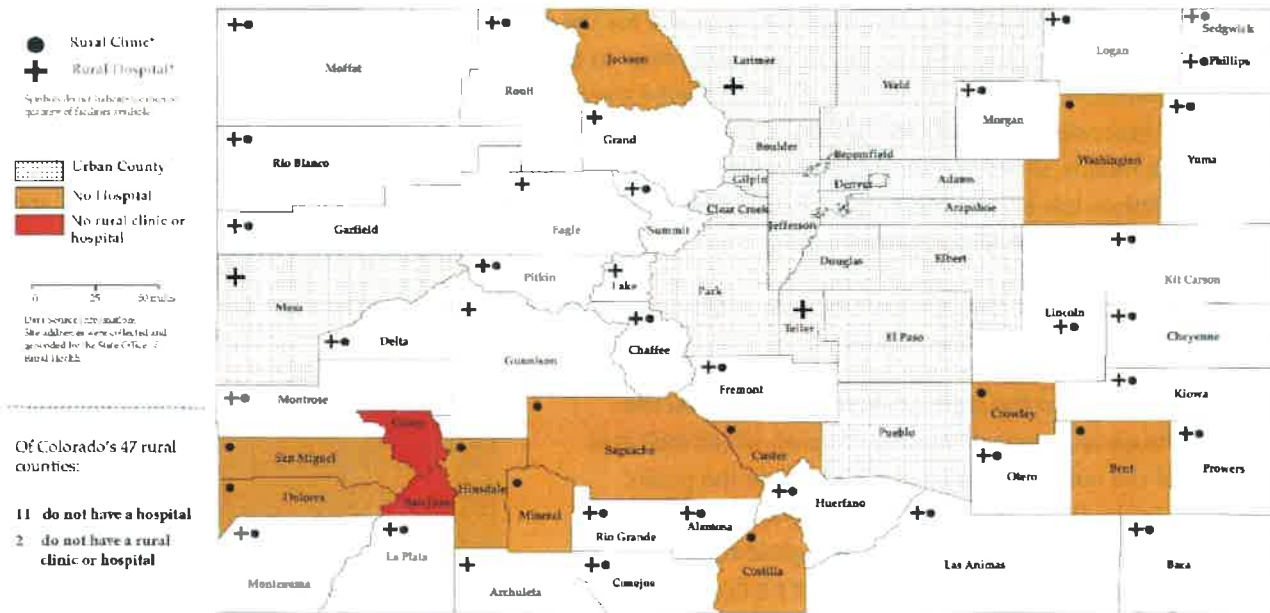
Priority 1: Access to Care

San Juan County is one of the most medically underserved counties in the state of Colorado. San Juan County is designated as both a Medically Underserved Area and a Health Professional Shortage Area, according to the US Health Resources & Services Administration (HRSA).^{13,14} The map below demonstrates the absence of local providers for San Juan County (Figure 1). The county has limited primary care services, some behavioral health services, and some public health, senior, and social services through the county departments.

In all the interviews and focus groups, **access to care remained a top priority** for residents and community leaders. Residents often receive care outside the county, or delay or forgo care due to access challenges, especially screenings and preventive or routine care. Data from CDPHE corroborates this, estimating that 47 percent of adults in San Juan County did not have a medical checkup within the last year (compared to 37 percent statewide and 41 percent regionally).¹⁵ Many residents access care 50 miles away in Durango or Montrose and transportation challenges, especially for seniors, contribute to delayed or missed care. **Community members desire more extensive local health care services.**

Residents delay or forgo care, especially screenings and preventive or routine care, due to access challenges.

Figure 1: Access to health care in Colorado in 2021



Source: Colorado Rural Health Center. Map Resources <https://coruralhealth.org/resources/maps-resource>

¹³ Health Resources & Services Administration. HPSA Find. <https://data.hrsa.gov/tools/shortage-area/hpsa-find>. Accessed 9/8/2022.

¹⁴ Health Resources & Services Administration. MUA Find. <https://data.hrsa.gov/tools/shortage-area/mua-find>. Accessed 9/8/2022.

¹⁵ CDPHE Community Level Estimates (2014-2017). Indicator: Percent of Adults with who did not have a regular Medical Checkup within the past year (Census Tracts). <https://data.cdphe.opendata.arcgis.com/datasets/no-regular-medical-checkup-in-adults-cdphe-community-level-estimates-census-tracts/explore?location=38.999008%2C-105.535118%2C7.65>. Accessed 9/7/22.

Health Care Services in San Juan County

Some health services operate locally, but these have limited availability, as described below. The Miner's Union Hospital building houses many of the services listed below. Since the 2015 Community Health Assessment, the Historic Society and San Juan County rehabilitated and renovated the Miner's Union Hospital building and it now accommodates the public health offices; exam rooms used by the Silverton Clinic; and office space for the Office of Emergency Management and several non-medical private-practice providers.

The Miner's Union Hospital building provides space to expand health services and is a significant new resource since the 2015 assessment.

San Juan County Public Health Service

San Juan County Public Health Service is a division of the county government and operates out of the Miner's Union Hospital building. Public Health provides routine and limited travel vaccinations; COVID-19 testing and vaccinations; communicable disease surveillance; emergency preparedness and response; tobacco prevention programs; and environmental health programs (e.g., radon awareness, air and water quality monitoring, Gold King Mine spill stakeholder representation) and oversees the Silverton School nursing. Restaurant inspections and off-site well water inspection are provided by San Juan Basin Public Health in Durango. The three County Commissioners serve as the Board of Health. Public Health staff includes the Director and one full-time office manager who also supports grant programming. Both Public Health positions largely rely on grant funding.

Focus group and interview participants indicated **strong praise for the public health services during the COVID-19 pandemic**. Respondents were thankful for the strong leadership. As one local business-owner reported, "There's a level of trust and confidence in the public health process that maybe they [residents] just weren't too aware of more than two years ago." Respondents referred to significant, crucial coordination during the COVID-19 pandemic between San Juan County Public Health, Silverton Public School nurse and Administration, the Office of Emergency Management, the Ambulance Association, law enforcement, the Town of Silverton, and San Juan County to provide testing, vaccines, social and health support, and financial assistance.

"For the most part the community was pretty united in their response [to the COVID-19 pandemic]." County Administrator

San Juan County saw one of the highest vaccination rates in the country during the early phases of vaccine roll-out, which indicates the strong trust of the community and participation in the public health response. As the Director of the Office of Emergency Management stated, "With COVID we had really good community engagement in getting vaccinated and to me, that's a huge success. Because you take similar rural communities on the western slope, [and it is a] very different picture." Federal funding for the COVID-19 pandemic response enabled local public health officials to provide a level of community health services not previously available.

Federal funding enabled a strong COVID-19 response

BUT

The local COVID-19 response distracted from other public health priorities.

Since spring 2020, San Juan County saw very few hospitalizations (8) related to COVID-19 and only one death attributed to COVID-19.

The strong public health response to the COVID-19 pandemic enabled residents to avoid severe disease and mortality, but it also **distracted from other public health priorities**. With only two full-time staff members, the public health office has been limited in implementing new or existing programs, pursuing new funding opportunities, and expanding services during the pandemic. Progress on tobacco prevention programs, air quality monitoring, radon mitigation, healthy foods promotion, and behavioral health education has been limited.

“All our time and energy was dedicated to vaccines and epidemiological response to COVID for over 2 years. We did not want to repeat the 1918 Influenza pandemic, where San Juan County the highest death rate per capita in the country.” Director of Public Health

Silverton Clinic

Founded as a non-profit by a local physician and his wife, the Silverton Clinic has remained true to its mission to provide free health care to Silverton residents since 2014, including a very limited pharmacy. Many of those interviewed praised what the Silverton Clinic offers to the community as a free local clinic.

“We are very lucky to have the Silverton Clinic.” Clinic patient

A nurse practitioner and a nurse manager staff the clinic, which operates out of the Miner’s Union Hospital building, and they conducted over 470 patient visits in 2021. The dedicated staff provides high-touch primary care and follow-up on a shoe-string budget. It serves as a primary care provider for numerous residents and coordinates follow-up care, refers urgent care, coordinates telemedicine with outside providers, and works with specialists outside the county. The clinic offers blood draws for lab work through LabCorp, and over 200 blood draws were completed between January and July 2022. These blood draws reduce the number of trips residents must make outside Silverton for blood monitoring or pre-operative blood work. The Silverton Clinic also manages an Emergency Medical Fund, which includes nearly \$15,000 donated by community members to provide low or no-interest loans to residents for emergency medical expenses. This fund is not well advertised and has not been utilized by residents.

Despite high praise for the benefits of the Silverton Clinic, multiple respondents expressed concerns about its restricted hours and its limitations to add new patients. The clinic typically sees 8 to 10 patients a day, whereas national averages for a full-time non-physician provider are typically 15 to 18 patients a day. Patients can only access the clinic on Thursdays, which is a prohibitive schedule for many residents. Many respondents stated they could not get an appointment and that the clinic was not convenient because of its limited hours. As one individual indicated, “It’s hard to get an appointment here [at the Silverton Clinic], because it is such a well utilized resource.” Many interviewees and focus groups participants felt that the current schedule for primary care was insufficient.

“It’s really just kind of a Band-Aid.” [Interviewee referring to our current primary care]

Since the beginning of the COVID-19 pandemic in early 2020, San Juan County Public Health:

- Administered over 2,000 COVID-19 tests
- Distributed 9,000 COVID-19 home tests
- Coordinated 15 Mobile Vaccine Bus services in Silverton

Silverton Clinic:

- Free clinic, open on most Thursdays
- 470 patient visits in 2021
- 95 percent of clinic patients have some form of health insurance
- Staffed by nurse practitioner and nurse manager
- Charitable organization, with funding from San Juan County and Mercy Regional Medical Center

“Not all illness happens on a Thursday.” Nurse Practitioner, Silverton Clinic

Interviewees and focus groups participants also expressed **concerns about the clinic’s financial sustainability**. The clinic currently operates under a pro-bono medical license and cannot bill insurance for services provided. According to clinic records, 95 percent of clinic patients have insurance; however, the clinic neither receives insurance payments as a source of income nor charges patients for services as a “free clinic.” Instead, (1) San Juan County provides free clinic space at the Miner’s Union Hospital building and pays for the nurse manager’s salary, (2) Mercy Regional Medical Center (Mercy) in Durango provides the salary for the nurse practitioner, and (3) the clinic receives limited income through donations. The clinic operates as an IRS 501(c)(3) charitable organization with an independent board of directors, and its principal funders (San Juan County and Mercy) provide minimal operational guidance and oversight.

The clinic’s operations are also vulnerable to potential staffing changes. Over a year ago, the nurse manager requested to resign once a replacement was found. However, the clinic has not hired a new nurse in the time since, due in part to non-competitive compensation and limited housing availability. In addition, it is uncertain if Mercy would continue funding a provider if (or when) the nurse practitioner retires.

The clinic operates with paper medical charts, which creates inefficiencies and challenges for increasing patient volume and billing insurance. Respondents also indicated confusion about what the clinic currently offers and how it differs from San Juan County Public Health. The clinic does not market itself more extensively because its capacity for new patients is limited.

Silverton San Juan County Ambulance Association

Considering its small population, San Juan County maintains a robust Emergency Medical Services (EMS) team. Silverton’s EMS is a 501(c)(3) private, non-profit ambulance agency operating under the permissions of the San Juan County Board of County Commissioners. In 2012 and 2017 the voters in San Juan County approved additional sales tax collection to pay for Emergency Services coverage in San Juan County (1 percent tax in 2012, increased to 2.5 percent in 2017). As one local leader indicated:

“In a couple years, the Ambulance Association has gone from a struggling organization to a high quality operation with paramedics and 24-hour coverage—but this has cost money.”

The Ambulance Association has professional EMS staff: a paramedic and an EMT with intravenous therapy (IV) certification are on call 24 hours per day, 365 days a year. The Association also includes volunteers who are trainees and cannot respond to calls without oversight. While staffing levels are typically sufficient, Silverton can be without EMS

95 percent of clinic patients have insurance, but the clinic structure does not support charging insurance.

Sustainability challenges for Silverton Clinic

- Lack of revenue, without billing insurance
- Limited succession planning for key staff
- Inefficiencies from (1) paper charting and (2) below-average number of patients seen per day

Ambulance Association utilization

- 200 calls in 2021:
 - 94 calls resulted in patient transports by ambulance or Flight-for-Life helicopter to a hospital
 - 83 trauma patients
- 81 patients refused transport

coverage for over three hours if the crew is responding to a call that includes a medical transport to a hospital by ground.

Ambulance Association leadership has expressed support for a community paramedicine approach in Silverton, which includes utilizing EMS staff for welfare/senior checks, oxygen monitoring, intravenous (IV) therapies, vital sign screenings, and other basic medical services when they are not responding to emergency calls. EMS staff currently provides some of these services. Interviewees and focus group participants expressed strong support for this idea, including the local sheriff who said: “It [community paramedicine] is a lot better than someone with a gun showing up because we're doing a welfare check because your aunt called and hasn't heard from you for a month.” Another respondent shared, “We do have some very talented, educated paramedics up here that no one even knows about. And so why aren't we utilizing them more?” Barriers to implementing a community paramedicine approach include recent changes in staffing, busy summer seasons, access to funds, and organizational capacity to institutionalize a new model. [The county and Ambulance Association could explore a community paramedicine approach.](#)

Silverton Public School

The Silverton Public School serves nearly 80 children in kindergarten through 12th grade and the Silverton Family Learning Center serves 20 children, ages 5 months to 5 years. Sixty-five to 70 percent of children in the two schools qualify for free or reduced lunch and are covered by Medicaid or Child Health Plan Plus (CHP+), the state-funded health insurance for low-income children. To meet the physical and behavioral health needs of children and families, the school employs a part-time school nurse, school counselor and a licensed social worker who is the Family Resource Coordinator. The school was described by one respondent as the “heartbeat of the community” because of its role in facilitating social and health services for families and children.

The part-time school nurse coordinates routine well-child medical and dental services.¹⁶ In addition to typical school nurse duties, she also managed the school’s COVID-19 response, including conducting a robust COVID-19 testing program for students and staff.

The school nurse coordinates with Pediatric Partners of the Southwest in Durango to provide well-child checks and immunizations in the spring and fall at the school. Families are billed on a sliding scale and providers see nearly 50 children a year. San Juan Public Health also supports Pediatric Partners and the school nurse throughout the year to provide additional childhood vaccines in Silverton. Other families typically seek routine pediatric care on their own in Montrose or Durango. About five years ago, Pediatric Partners of the Southwest and San Juan Public Health established a robust a telehealth program, including Bluetooth-enabled otoscope, stethoscope, telemedicine screen, and testing supplies. This service ended during the COVID-19 pandemic as families began using their own phones and computers for telemedicine.

Silverton School & Silverton Family Learning Center:

- 80 children in kindergarten through 12th grade
- 20 children, ages 5 months to 5 years
- Employs a school nurse, school counselor and a licensed social worker

Spotlight on SDoH

The school serves a significant percentage of children from low-income families: nearly 70 percent of children qualify for free or reduced lunch and are covered by Medicaid or CHP+.

Services provided at the Silverton School

- 50 children receive well-child checks and immunizations
- 30 children receive twice a year dental screenings, cleanings, and referrals

¹⁶ In addition, two licensed mental health professionals work at the school; they will be discussed on the next section (Priority 2: Behavioral Health).

San Juan Basin Public Health in Durango sends a dental hygienist to the Silverton School twice a year to provide pediatric dental screenings, cleanings, fluoride treatment and referrals for nearly 30 children biannually.

Several interviewees indicated that they would be thrilled if adults were offered the same level of screening services and routine care that the school facilitates for children. Overall, respondents reported high levels of satisfaction with the support offered to children in San Juan County through the school. As one respondent indicated: ““It [the school] is a model to look up to and to try and strive towards that level of success as a community.” One respondent highlighted how telemedicine and coordination through Pediatric Partners of the Southwest connected their family to a therapist and psychiatrist in Durango for their child. Without this partnership and telemedicine option, this family’s needs would not have been met.

To address the needs of its Spanish-speaking students, the school recently established a cultural broker position, a local resident who speaks Spanish and English and who provides interpretation services for parenting workshops, communicates with families, and can help schedule medical or behavioral health appointments and follow-up care for families. While there was positive feedback from the Mexican community regarding this cultural broker program, this position was grant funded and its sustainability is uncertain.

Area Agency on Aging (AAA)

Since the last assessment in 2015, the local Area Agency on Aging (AAA) has been established and during the COVID-19 response, the AAA representative made significant progress in supporting seniors during emergency management. For example, she signed up seniors for emergency alerts; documented medicine and evacuation needs for seniors; established a protocol for a temporary emergency hospital with oxygen and generator support through a local hotel; and pushed to establish a senior center for community connection and support during rates of lower COVID-19 transmission.

The AAA representative also coordinates a snow shoveling program; social events for seniors; and partners with the school to use school vehicles for transporting seniors to Durango for social outings, errands, and medical appointments. Consequently, we’ve seen progress in the area of senior services in the last 7 years; but continued work remains as Silverton’s population ages. As one respondent indicated:

“Silverton isn’t a nice place for people as they get older.”

Local Private-Practice Providers

There are periodically massage therapists, acupuncturists, chiropractors or physical therapists who offer services in town. These services are paid for out of pocket by patients and are dependent on providers who are in town seasonally. Many practitioners operate from the historic Miner’s Union Hospital building, a recently renovated, county-owned building that was formerly a hospital and now contains office and examination rooms.

There are also two licensed behavioral health professionals in town. One operates a local private practice, the other provides school counseling services at the Silverton Public School (mentioned above) and offers private practice hours, both of whom will be discussed in the next section on behavioral health.

Health Services in the Miner’s Union Hospital Building:

- Public Health
- Silverton Clinic
- Behavioral health professionals (2)
- Massage therapists (periodic)
- Acupuncturists (periodic)
- Chiropractors (periodic)
- Physical therapists (periodic)

Receiving care outside the county

The county does not have any urgent, specialty, or dental care. A full-service pharmacy does not exist in Silverton, although the small grocery store and gas stations have limited medical supplies and over-the-counter medicines and the Silverton Clinic has a very small pharmacy for established patients and is only open on Thursdays.

Regionally, residents seek primary care, specialists, behavioral health, dental health providers and crisis care in Montrose, Durango, or Ouray through private practice providers, San Juan Basin Public Health, or Axis Health Systems. Pregnant women in Silverton also face unique challenges as they seek obstetric care regionally. Mountain passes can be closed during winter months and expectant mothers may need to stay in Durango or Montrose during forecasted storms to ensure access to labor and delivery services.

For emergencies, the nearest rural hospital is a 90-minute ambulance transfer or a Flight-for-Life helicopter ride away. Residents can also access urgent care at Mercy Urgent Care at Purgatory Resort (20 miles away) during the winter months. Durango and Montrose have full-service pharmacies, therapists, and other health professionals. Nonetheless, there are some health care needs that cannot be met regionally, and it is not uncommon for San Juan County residents to travel to Grand Junction, Denver, or other urban areas for care.

Of note, several focus group participants spoke highly of their experience receiving primary and dental care through Axis Health Systems in Durango. They had good experiences with their providers, and both were able to receive services without health coverage, paying an affordable rate through Axis's sliding scale fee structure. In spring 2022, a representative from Axis Health Systems expressed a willingness to consider expanding their locations and providing integrated health services in Silverton and San Juan County, **although this idea was not pursued by the county and remains an undeveloped concept.**

Accessing health care outside the county introduces a variety of challenges, including:

- Getting to and from appointments or to pick up prescriptions involves taking a whole day off work, which is inconvenient if you have a salaried job and costly if you work at an hourly job or are self-employed.
- With current gas prices at \$4.50/gallon, a trip to Durango can cost \$30 in gas.
- Many seniors do not have reliable transportation or are not comfortable driving the mountain passes to get to appointments and thus rely on family or neighbors.
- The highway can be closed, as noted previously, leaving residents with limited options.
- San Juan County's Mexican community faces additional challenges to accessing care due to language barriers, transportation issues, documentation status, and health coverage. A lack of Spanish-speaking providers regionally creates additional barriers for the Mexican community in San Juan County.¹⁷

Spotlight on SDoH

Transportation and time off work are significant barriers to accessing care, especially for seniors and our Mexican community members.

Language barriers and health coverage further limit access to care for the Mexican community in San Juan County

Please see the Appendix for a Health Resources Brochure for more information on local and regional services.

Telemedicine

Telemedicine has been one positive outcome of COVID-19, according to residents. As telemedicine became more available for medical and behavioral health services during the COVID-19 pandemic, access to regional and even national

¹⁷ The Hispanic and Spanish-speaking community in Silverton has expressed their desire to be called the "Mexican community" as opposed to Latin(o)(a) or Latin(x)

providers improved for San Juan County residents. The Silverton Clinic, Public Health, and the school all indicated that they have coordinated telemedicine support for residents to access care and the Miner’s Union Hospital building provides space and equipment for patients to access telemedicine outside their home.

Health Care Access Needs in San Juan County

In focus groups and interviews, residents indicated that they delay or forgo screenings, check-ups, or follow-up care primarily because of barriers to accessing care. As mentioned previously, an estimated 47 percent of adults in San Juan County did not have a medical check-up in the last year, compared to 37 percent of adults statewide.¹⁸ A large literature has linked access (proximity) to health care providers to the use of health care services and health outcomes.^{19 20} Further, a key goal for Healthy People 2030 is to: “Increase access to comprehensive, high-quality health care services.”²¹

When thinking about access to care, we want to understand if our current services are sufficient to meet expected demand. San Juan County is designated as both a Medically Underserved Area and a Health Professional Shortage Area by the Health Resources & Services Administration (HRSA). According to HRSA, ***San Juan County lacks at least .17 FTE for primary care (14 hours/week) and .12 FTE for dental providers (10 hours/week).***^{22 23}

When asked if they thought people would use more health services (physical, behavioral, oral) if they were offered in town, participants resoundingly said, “Yes.” There is likely more demand for health services in town than is currently being met, as demonstrated by the data from Health Resources & Services Administration mentioned above, residents traveling outside the county to receive care, and interview respondents saying they cannot access primary care locally because the Silverton Clinic is booked out or unavailable.

Further, data shows that **cost and insurance status are not significant barriers to accessing care for most residents**, at least in comparison to other Colorado counties. Community Level Estimates from CDPHE indicate (Figure 2):

- The percent of adults in San Juan County who have any form of health insurance is higher than the rest of the state (94 percent for San Juan County versus 88 percent statewide)²⁴
- The percent of adults in San Juan County who delayed medical care due to costs is quite low (1.8 percent in San Juan County versus 12.4 percent statewide)²⁵

¹⁸ CDPHE Community Level Estimates (2014-2017). Indicator: Percent of Adults with who did not have a regular Medical Checkup within the past year (Census Tracts). <https://data.cdphe.opendata.arcgis.com/datasets/no-regular-medical-checkup-in-adults-cdphe-community-level-estimates-census-tracts/explore?location=38.999008%2C-105.585118%2C7.65>. Accessed 9/7/22.

¹⁹ Healthcare Access in Rural Communities. Rural Health Information Hub. <https://www.ruralhealthinfo.org/topics/healthcare-access#population-health>. Accessed 9/26/22.

²⁰ Elements of Access to Health Care: Services. Content last reviewed June 2018. Agency for Healthcare Research and Quality, Rockville, MD. <https://www.ahrq.gov/research/findings/nhqrdr/chartbooks/access/elements2.html>. Accessed 9/26/22.

²¹ Health Care Access and Quality. Healthy People 2030. <https://health.gov/healthypeople/objectives-and-data/browse-objectives/health-care-access-and-quality>. Accessed 9/26/22.

²² Health Resources & Services Administration. HPSA Find. <https://data.hrsa.gov/tools/shortage-area/hpsa-find>. Accessed 9/8/2022.

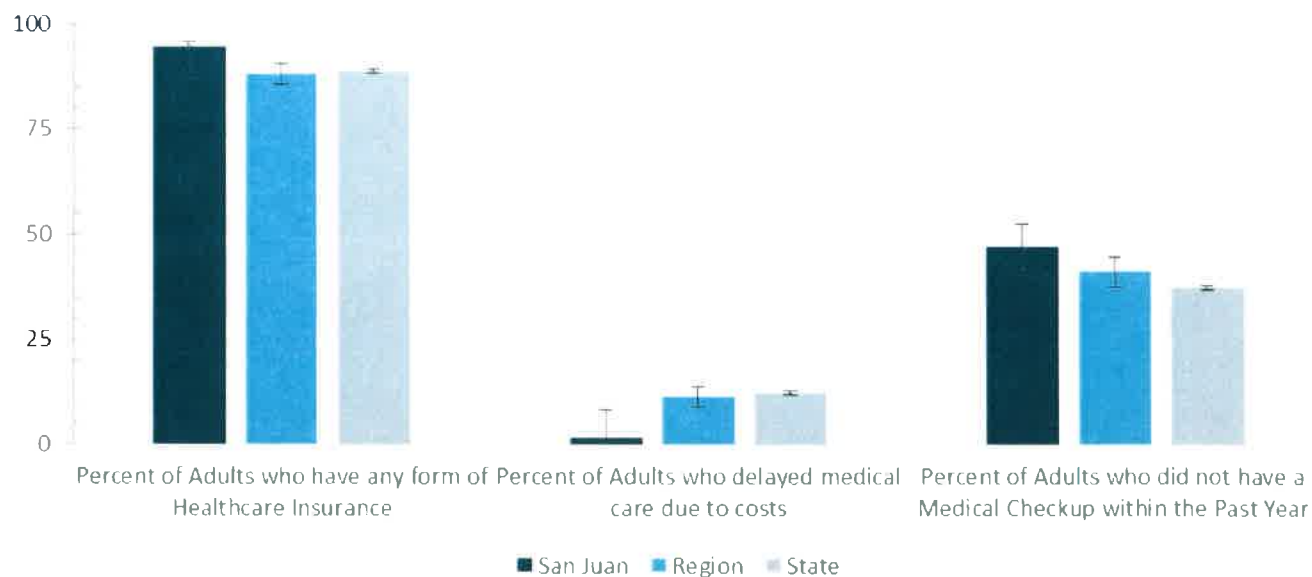
²³ HRSA data does not count Silverton Clinic because it is a free clinic, staffed by a nurse practitioner. However, Silverton Clinic is open at most one day a week and sees fewer patients per day than most health providers.

²⁴ CDPHE Community Level Estimates (2014-2017). Indicator Percent of Adults who have Health Insurance Coverage of any kind (Census Tracts). <https://data.cdphe.opendata.arcgis.com/datasets/health-insurance-coverage-for-adults-cdphe-community-level-estimates-census-tract/explore?location=38.976022%2C-105.550600%2C7.65>. Accessed 9/7/22.

²⁵ CDPHE Community Level Estimates (2014-2017). Indicator Percent of Adults who delayed Medical Care because of Cost (Census Tracts). <https://data.cdphe.opendata.arcgis.com/datasets/delayed-medical-care-in-adults-5-cdphe-community-level-estimates-census-tracts/about>. Accessed 9/7/22.

Rather, **proximity to a doctor, hospital or clinic and transportation are major barriers for residents**. These estimates may not apply to the Mexican community in Silverton, many of whom indicated cost and insurance status as major barriers to accessing care during focus groups.

Figure 2: Health Access - San Juan County, Region, Statewide



Source: CDHPE Community Level Estimates (2014-2017); www.cohealthmaps.dph.state.co.us/cdphe_community_level_estimates

Some interviewees and focus group participants raised the concern that long-time residents may not switch from their established providers in Montrose or Durango to local providers if local health care access were to increase. However, interviewees indicated that new residents might use local providers for primary care and long-time residents might use local services for routine care or screenings. One interviewee also mentioned that senior residents with established providers elsewhere may be forced to access local care as they age and increasingly face issues around transportation.

Multiple interviewees and focus group participants indicated a **need for more routine screenings** (blood pressure, cholesterol, mammograms, prostate exams, blood draws, etc.). These kinds of screenings are often delayed due to the access challenges discussed previously. San Juan County Public Health formally supported a Channel 9 Health Fair that offered many of these screenings to local residents, but this service was not offered recently due to COVID-19 and public health staffing challenges.

"I just think little things are going to add up to big things." Area Agency on Aging representative

Overall, the interviews and focus groups strongly supported the idea that San Juan County needs additional health care services, including:

1. Sustainable, expanded primary care services
2. Periodic screenings
3. Periodic dental care
4. Community paramedicine
5. Continued and expanded behavioral health services

Priority 2: Behavioral Health

Behavioral health, which includes mental health and substance abuse, remains a top priority for San Juan County. We have made progress in this area with the addition of two behavioral health professionals in town and one social worker available through the school, but behavioral health continues to emerge as a top priority in the interviews and quantitative data. Silverton is an isolated, small mountain community with mining and skiing history, and its culture can include heavy alcohol consumption, isolation, and depression.

“There’s a lot of trauma in our community,” Nurse Practitioner at Silverton Clinic

CDPHE community-level estimates, covering 2014 to 2017, estimated binge drinking rates for adults in San Juan County at 33 percent of the population, compared to 20 percent statewide (Figure 3).²⁶ Further, smoking rates are higher in San Juan County than statewide (34 versus 15 percent of adults, respectively).²⁷ Interestingly, marijuana use is estimated to be lower in San Juan County compared to the state estimates (9.4 percent of adults who used marijuana at least 1 day out of the past 30 days in San Juan County versus 14 percent statewide).²⁸ Please see the Appendix Table 1. Community Level Estimates Data from CDPHE for more details.

Life can be a struggle as residents face economic uncertainty, natural disasters, limited local services, and complete isolation due to avalanches or mudslides. The rugged beauty of the surrounding San Juan Mountains can lift the soul and bring a harshness to daily life. As one interviewee expressed:

“Silverton is an easy place to isolate, drink, and get depressed.”

Community-level estimates from CDPHE estimate 23 percent of adults in San Juan County have been told they have a Depressive Disorder, compared to 18 percent statewide.²⁹ Several local employers reporting seeing mental health and substance abuse affect job performance and family life. Seniors and youth expressed similar concerns regarding isolation and depression since they have limited transportation options and social outlets.

Spotlight on Seniors and Youth

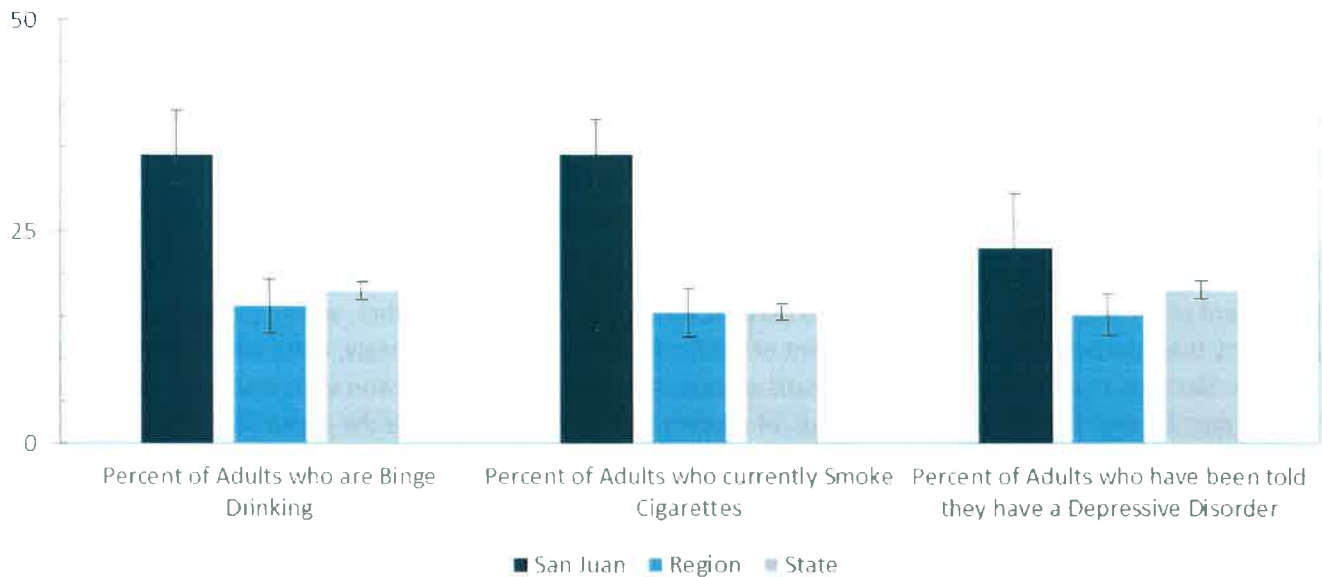
Seniors and youth share concerns regarding isolation and depression due to limited transportation options and social outlets

²⁶ CDPHE Community Level Estimates (2014-2017). Indicator: Alcohol Consumption: Adults Who Binge Drink - CDPHE Community Level Estimates (Census Tracts). <https://data-cdphe.opendata.arcgis.com/datasets/alcohol-consumption-adults-who-binge-drink-cdphe-community-level-estimates-census-tracts/explore?location=38.979909%2C-105.550600%2C7.65>. Accessed 8/31/22.

²⁷ CDPHE Community Level Estimates (2014-2017). Indicator: Percent of Adults who currently Smoke Cigarettes (Census Tracts). <https://data-cdphe.opendata.arcgis.com/datasets/cigarette-smoking-in-adults-cdphe-community-level-estimates-census-tracts/explore?location=38.976022%2C-105.550600%2C7.65>. Accessed 8/31/22.

²⁸ CDPHE Community Level Estimates (2014-2017). Indicator: Percent of Adults who used Marijuana 1+ days out of the past 30 days (Census Tracts). <https://data-cdphe.opendata.arcgis.com/datasets/marijuana-use-in-adults-cdphe-community-level-estimates-census-tract/explore?location=38.976022%2C-105.550600%2C7.65>. Accessed 8/31/22.

²⁹ CDPHE Community Level Estimates (2014-2017). Indicator: Depression: Percent of Adults who have been told they have a Depressive Disorder. <https://data-cdphe.opendata.arcgis.com/datasets/depression-in-adults-cdphe-community-level-estimates-census-tract/explore?location=39.316929%2C-102.480178%2C6.13>. Accessed 8/31/22.

Figure 3: Behavioral Health Indicators: San Juan County, Region, and Statewide

Interviewees and focus groups participants also indicated that behavioral health remains a top priority, and while access has improved with two local providers in town, the need for services remains significant. Since Silverton is a very small town, some interviewees expressed hesitation about the stigma of accessing local behavioral health services and fears around confidentiality and “small town gossip.” However, one local behavioral health provider indicated significant use of his services, even estimating treating up to 30 percent of the population over time. Further, interviewees noted a **decrease in stigma due to the COVID-19 pandemic**. As one individual put it, since the pandemic:

“It’s okay to not be okay.” Longtime resident

Behavioral Health Care Services in San Juan County

Some access to behavioral health care services exists in San Juan County, as described below.

Private-Practice Providers

San Juan County leadership has supported behavioral health services for many years. Since the late 1980s, San Juan County has provided free office space to a licensed therapist who commuted to Silverton from Durango. In the last two years, this behavioral health professional moved full-time to Silverton, provides private practice therapy and until recently, provided school-based behavioral health services. He also supervised another local therapist who was seeking licensure. This newly licensed therapist now works at the school and provides private practice therapy. Thus, San Juan County has gained two full-time licensed therapists in the last two years. Additionally, the school recently hired a licensed social worker to serve as a Family Resource Coordinator (discussed below). As one participant indicated, “We’ve gone from no local mental health providers to two local providers. That is significant.”

San Juan County has gained two full-time licensed therapists in the last two years, along with a licensed social worker employed by the school.

These two licensed therapists are highly regarded by everyone from the Sheriff to the Chamber of Commerce members to parents and teachers. This increase in access to behavioral health services has been a major benefit for residents. Working together, these providers have:

- supported crisis services in town,
- established robust school-based counseling and family support, and
- provided individual therapy.

During COVID-19, the school and one of the local therapists received funding to administer a behavioral health program that included 10 free therapy sessions. According to the therapist, nearly 10 percent of the population took advantage of this free program during the pandemic. **Expanding or continuing this service could be a significant opportunity for behavioral health services in San Juan County.**

Nearly 10 percent of the local population received free behavioral health services during COVID.

School-Based Services

The Silverton School prioritizes social and emotional health for students and families and has two licensed behavioral health professionals on staff available to students and families. A licensed therapist (one of the two providers mentioned above) provides counseling services and classroom support to children and families. A licensed social worker serves as the Family Resource Coordinator and provides services to children and families, including: parent workshops, group sessions with youth, and other social services coordination.

Further, the school's curriculum emphasizes socio-emotional awareness and skill-building for emotional regulation. This curriculum is built into regular school activities and is principally provided to students by school staff (including but not limited to teachers.) In addition, staff and parents or caregivers can access training and support for meeting children's social-emotional needs. As mentioned above, the school also facilitated free therapy sessions for any Silverton resident during the early days of the COVID-19 pandemic.

Due to its small size, the school and its staff remain deeply connected to the social and familial lives of its students. As one respondent indicated, "The school is the mothership of the community" providing significant social supports to students and families. The school directly impacts social determinants of behavioral health for students and families as it provides food or rent assistance and crisis support. As mentioned in the access to care section, the school nurse or counselor also coordinate referrals to regional behavioral health providers who accept Medicaid.

Spotlight on SDoH

The school directly impacts social determinants of behavioral health for students and families as it provides food or rent assistance and crisis support

Crisis Services

Since the COVID-19 pandemic, **multiple respondents indicated increased collaboration** between San Juan Public Health, the Sheriff's Department, the Ambulance Association, the Area Agency on Aging, and the local behavioral health providers for crisis intervention. Some local staff also received crisis intervention training and these entities form an informal crisis response team, checking on locals as possible. The Sheriff also referenced a Crisis Intervention Team through Axis Health Systems in Durango. This team includes a medical professional and social worker who are dispatched from Durango for behavioral health crisis calls to San Juan County. This team may take up to four hours to arrive (a downside mentioned by the local therapist) but overall, law enforcement and public health indicated that this crisis intervention team benefits San Juan County residents. There have also been increased efforts to collaborate with Axis Health Systems and local partners around crisis response and vulnerable populations, though **initial conversations have not led to actual programs.**

Silverton Clinic

The Silverton Clinic nurse practitioner refers patients to the local private practice therapist (mentioned above) or a grief counselor as needed. The local therapist indicated a need for the Silverton Clinic provider to prescribe psychotropic medications for people who are in therapy. **More collaboration between the local behavioral health providers and primary care provider at the Silverton Clinic could benefit residents.**

Receiving care outside the county

Residents can access behavioral health professionals in the region (Durango and Montrose) through private practice, San Juan Basin Public Health (usually through local referrals) or Axis Health System. Some providers accept Medicaid, but we are only aware of one provider who speaks Spanish. Accessing care outside the county can be burdensome, as noted in the previous section. Interviewees noted increased availability of therapy and psychiatry through telemedicine since COVID-19 pandemic.

Behavioral Health Care Needs in San Juan County

Depression, anxiety, and isolation remain top concerns for San Juan County residents, according to both the qualitative research and available quantitative data. As mentioned earlier, binge drinking, tobacco use, and rates of depression are higher in San Juan County than the region or state. Some respondents also noted the weather and remote location of San Juan County may impact substance use. In the winter, residents are bored, isolated, and need something to entertain themselves. Summer is very busy, many residents work long hours or multiple jobs, and they may use substances to support these physical demands.

Respondents from law enforcement and the judicial system indicated that drug use was prevalent in the past, improved over the last 10 years, and now may be increasing again, though respondents did not elaborate on potential reasons for these recent trends. Individuals expressed skepticism on the effectiveness of local Alcoholics Anonymous programs due to stigma in accessing local services – interviewees speculated that residents did not want to be seen attending local substance abuse programs. There is no regional in-patient treatment center for substance abuse; individuals can, however, seek substance abuse treatment in Pueblo or Grand Junction.

Previous research led by a high school teacher indicated that **depression, anxiety, and isolation remain the root causes of all other challenges facing Silverton youth** and these issues were echoed in the interviews.³⁰ Despite availability of local behavioral health professionals, some youth expressed that their peers feel isolated and depressed. Young people we interviewed expressed difficulty in connecting to youth who are “like them” due to the small school population. Some progress has been made to connect youth with the Rainbow Youth Center in Durango, a youth center that specifically supports lesbian, gay, bisexual, transgender, queer, and/or questioning (LGBTQ+) young people, but both teachers and youth expressed the need to reopen the local youth center, which was closed during the COVID-19. Several youth also expressed divides for students who are able to access activities and play sports outside Silverton and those that are not, due to transportation, financial, or family challenges.

Top Issues for Youth

- Mental health
- Substance use (marijuana, vaping/nicotine, and alcohol)
- Social issues (access to youth space, activities, and outside peers)

³⁰ Root Cause Analysis done through Social Justice Coalition at the Silverton School from 2017-2019, funded through the UpRise Coalition. Root cause analysis with youth in Silverton indicated that every issue facing youth in Silverton (substance abuse, alcohol use, tobacco use, suicidal thoughts, etc.) was connected to the root causes of depression, anxiety, and isolation.

Respondents also indicated that **youth and seniors share similar challenges regarding access to social outlets, isolation, and depression**. A historic culture of self-sufficiency may lead some older residents to resist asking for or receiving behavioral health or social supports, though the establishment of the Area Agency on Aging and Senior Center has improved senior services.

Spotlight on Seniors and Youth

Seniors and youth need events and gathering spaces (e.g., senior center, youth center, recreation center)

Nearly all respondents agreed that social connections remain highly important for a healthy community and behavioral health. Residents noticed the COVID-19 pandemic had a significant negative effect on social and civic connection, especially at the height of the pandemic when local-focused gatherings and events were cancelled. Multiple respondents indicated a need to combat isolation, depression, and substance abuse, especially for youth and seniors by restoring social events, public meetings, gatherings and keeping shared spaces (like the youth center and senior center) open.

Despite the availability of local behavioral health professionals, **financial barriers remain for residents to access behavioral health services**. The local behavioral health providers do not have the administrative support to charge insurance and they bill patients on a sliding scale. COVID-19 brought some additional funding for behavioral health services, but the county needs sustainable funding to continued services in future years. As mentioned earlier, **only one Spanish-speaking behavioral health professional exists in the entire region, leaving the Spanish-speaking community of San Juan County with very limited behavioral health support**. Interviewees also expressed confusion on what behavioral health services are available through local or regional providers, though a recently updated Health Resources Brochure from Public Health attempts to provide clarification. Please see the Appendix for this brochure.

Priority 3: Healthy Living

Respondents continue to prioritize factors in San Juan County that contribute to health. This priority area encompasses a wide range of issues. Though progress has been made, according to interview and focus group participants, more work is needed, especially in the areas of:

- Housing
- Physical activity
- Built environment
- Air quality
- Access to healthy foods

The following sections outline the themes that surfaced in qualitative interviews related to healthy living.

Housing

The lack of available or affordable housing means residents must spend more of their income on housing, making tradeoffs in areas of health expenditures or access to healthy foods. Renters may remain in older housing stock due to lack of additional housing options. Like many mountain communities in Colorado, Silverton has been facing a housing crisis, including a significant increase in the cost to purchase or rent a housing unit. According to a recent local housing study by Root Policy Research, “For sale home prices in San Juan County rose faster than in any other county between 2018 and 2020 at 59 percent. The median price of sold homes in the county was \$385,000 in 2021 compared to \$242,500 in 2018. The inventory of homes priced at less than \$250,000 declined by half, and were offset by a jump in homes priced at more than \$750,000.” The median rent in the Town of Silverton (where most residents live) doubled between 2010 and 2019 (\$575/month to \$1026/month). Importantly, the median income for renters also increased significantly, which meant that renters have somewhat kept up with rising rent prices.³¹

Workers have declined employment due to lack of housing (both availability and affordability) **and important health-care and non-health care positions remain unfilled** (paramedics, preschool and elementary teachers), partly due to housing. Even if someone can afford the increase in housing prices, a lack of housing inventory prohibits growth.

Considering these challenges, the Town of Silverton and San Juan County seek to support housing needs in the area. The Town and County have worked on affordable housing projects since the early 2000s, and the Town of Silverton recently purchased 1.2 acres, made possible through a state-level grant, to build future affordable housing. The town also

Spotlight on SDoH

Lack of affordable housing is a significant social determinant of health. Residents must spend more of their income on housing, making tradeoffs in areas of health expenditures or access to healthy foods.

Workers have declined employment due to lack of housing (both availability and affordability)

Much of the housing stock is older, with few units constructed since 2010

Older housing means maintenance or upkeep challenges, high heating costs and may contain lead pipes or lead paint.

³¹ Town Of Silverton, Housing Needs Assessment, Prepared by: Root Policy Research 2021.

<https://townofsilverton.colorado.gov/sites/townofsilverton/files/San%20Juan%20and%20Silverton%20Housing%20Needs%20Assessment%20August%202021.pdf>. Access 8/30/22. Data Source: 2010 and 2019 5-year ACS estimate.

received a grant to support the build-out of the Anvil Subdivision for workforce housing. Housing is a top priority for the Town Board of Trustees 2022-2023 goals.³²

Air Quality

Respondents mentioned air quality as a main environmental health concern, particularly related to the **continued presence of coal burning boilers and wood burning stoves for winter residential and commercial heating**. The Miners Hospital, which houses the San Juan County Public Health and The Silverton Clinic uses a coal burning boiler for heating, as do some other commercial buildings. One business owner indicated he could not open his doors or windows for better ventilation during the early days of the COVID-19 pandemic due to fumes from a nearby business burning coal. Many residential homes are heated by wood-burning stoves and Silverton residents maintain a long-standing seasonal tradition of harvesting and processing wood for the winter. More work is needed to measure the air quality during the winter months, though **initial data from one air quality monitor indicate that air quality during winter months was double the recommended actionable level**. Air quality can affect all residents, and have especially negative consequence for children and those with lung or respiratory conditions.^{33 34 35 36} San Juan County also has the potential to experience diminished air quality more often during the summer months due to the **increased presence of wildfires in the nearby and distant areas**.

The presence of radon gas in homes emerged as another environmental health and air quality concern. Radon is a naturally occurring radioactive gas that can cause lung cancer. San Juan County Public Health has worked to raise awareness of radon in homes and to distribute radon tests to residents. High remediation costs remain a barrier to addressing indoor air quality.

Interviewees and focus groups raised the issue of dust from unpaved roads in the air, especially during the summer months when Silverton sees the most visitors. However, this is perceived as a diminishing concern. The town previously allowed Off Highway Vehicles (OHVs) on some town streets, until town residents voted in 2021 to confine OHVs to county roads (that is, outside of town). Several respondents believed the presence of dust particulates in town decreased after this change, although there has not been systematic monitoring of air quality in or out of town. Efforts by a local scientist to measure the air quality in town and county proved challenging because the dust particulates were too large to be measured by the air quality monitors. The town and county treat the dirt roads with water and magnesium-chloride to contain the dust.

Physical Activity

Access to the natural environment and the outdoors remains an important component of a healthy community for San Juan County residents, according to nearly all interviewees and focus group participants. Individuals indicated that many residents take advantage of the diverse recreational opportunities available in the area, including a variety of sports and activities (mountain biking, alpine/backcountry skiing, paragliding, rock climbing, rafting, hiking/trekking,

³² Town of Silverton. Trustee Goals 2022-24. <https://drive.google.com/file/d/1fmFsWDSyitg5U2CBPWKc3BGzm9eu-1Jq/view>. Accessed 9/8/2022.

³³ American Academy of Pediatrics Committee on Environmental Health, Ambient Air Pollution: Health hazards to children. *Pediatrics*. 2004; 114: 1699-1707. Statement was reaffirmed in 2010. Dietert RR, Etzel RA, Chen D, et al. Workshop to identify critical windows of exposure for children's health: Immune and respiratory systems workgroup summary. *Environ Health Perspect*. 2000; 108 (supp 3): 483-490.

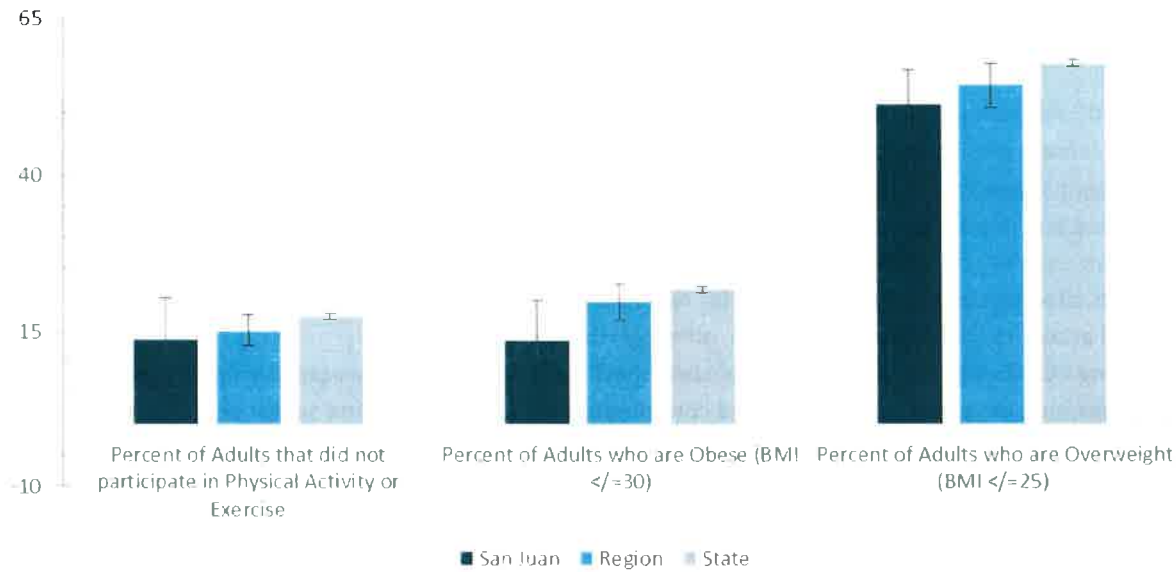
³⁴ Gauderman WJ, Urman R, Avol E, Berhane K, McConnell R, Rapport E, Chang R, Lurmann F, Gilliland F. Association of improved air quality with lung development in children. *N Eng J Med*. 2015; 372: 905-913.

³⁵ Gilliland F, Avol E, McConnell R, Berhane K, Gauderman WJ, Lurmann FW, et al. 2017. The Effects of Policy-Driven Air Quality Improvements on Children's Respiratory Health. Research Report 190. Boston, MA:Health Effects Institute.

³⁶ Kurt OK, Zhang J, Pinkerton KE. Pulmonary health effects of air pollution. *Curr Opin Pulm Med*. 2016 Mar;22(2):138-43. doi: 10.1097/MCP.000000000000248. PMID: 26761628; PMCID: PMC4776742.

trail-running, walking, snow-shoeing or Nordic skiing). The town hosts many sports events (such as the Iron Horse Bicycle Classic and Hardrock Hundred Mile Run) and the local ski area, Silverton Mountain is one of the only lift-assisted back country terrain options in the nation. Multiple sponsored athletes (skiers, runners, cyclists) live or train in San Juan County and a culture of physical fitness exists. Data from CDPHE Community Level Estimates supports the qualitative data, indicating San Juan County residents experience greater physical activity and lower rates of obesity than statewide estimates (Figure 4).

Figure 4: Physical Health and Activity Indicators: San Juan County, Region, and Statewide



Source: CDPHE Community Level Estimates (2014-2017) www.cohealthmaps.dph.state.co.us/cdphe_community_level_estimates

Built and Natural Environment

The built environment of San Juan County and Silverton strongly relates to physical activity discussed above. While many residents maintain high levels of physical activity, **the built environment of the town remains less accessible to seniors or those with mobility needs**: few sidewalks exist in town and the majority of roads are unpaved, and are thus icy in the winter, muddy in the spring and fall, and uneven in the summer. All of these factors contribute to risk for injuries or falls for seniors and residents with limited mobility.

While the town and county contain significant natural beauty, there are few trails or sidewalks that provide connected access around town and residents frequently walk on streets or share trails with motorized traffic. As the town and county considers future growth and traffic movement, pedestrian and bicycle safety should be considered.

Walkability and pedestrian/bicycle safety will be important for future planning in Silverton and San Juan County

The altitude and climate also bring challenges, especially for seniors.

Silverton is at 9,318 feet elevation and diminished oxygen levels can affect residents recovering from illness, pregnant mothers, and those with respiratory conditions. Many seniors also live in older homes, where heating is expensive and maintenance is difficult. Further, older homes often do not accommodate wheelchairs or walkers and several of the historic town and county buildings are not ADA compliant.

As mentioned previously, seniors also face transportation constraints to access doctors, therapists, and pharmacies. Altogether, aging in place is challenging for seniors in Silverton.

Respondents frequently referenced the need for indoor recreation spaces, especially for seniors and youth.

Youth and teachers indicated that young people need recreational opportunities outside of skiing, hiking or biking and need indoor spaces, like a gym, pool, or youth center. Youth can use the school gym for exercise and weight lifting and respondents cited this as an important benefit. Adults and seniors previously had access to the school gymnasium, although this was discontinued during COVID-19 and has not been reestablished. Respondents emphasized the unmet need for indoor recreation spaces for seniors, including a gym, pool, and community space. The library and senior center have offered Tai Chi, yoga, and some senior exercise programs. Overall, residents were asking for more events that support local recreation and social connection.

Access to Healthy Foods

Silverton remains a food desert, especially in the winter, due to its remote location.³⁷ One well-stocked but small grocery store is open year-round with limited affordable fresh produce available. Stocking fresh items at an affordable price remains difficult due to supply chain, inflation, and transportation challenges. The nearest large supermarket is 50 miles away. A trip to Durango for groceries can cost up to 30 dollars in gas round trip.

Beyond the local grocery store, residents have access to healthy foods as follows:

- **School meals:** During the school year, all students receive free lunch and breakfast and the school café manager provides a variety of fresh fruits and vegetables.
- **Farmer's Market and produce stand:** A weekly farmers market and produce stand bring fresh items to residents in the summer months and goods are often sold out, indicating strong demand.
- **Local gardens:** Some locals have seasonal gardens and a school community garden supplies summer produce to the county food bank and WIC/SNAP participants. The Area Agency on Aging representative is working to erect a grow-dome for gardening access for seniors.
- **Produce delivery:** Some residents utilize produce delivery services, through UPS or FedEx. However, these options are not accessible for all low-income households.
- **Food bank:** According to the school garden manager, we have a solid food bank for such a small town, though the county social services representative indicated that the commodities distribution does not easily accommodate special diets (e.g., low-sodium, gluten free, vegetarian) and some individuals are reluctant to receive grocery items due to stigma.

Spotlight on Seniors

Seniors face particular challenges in Silverton's environment:

- High elevation and lack of oxygen
- Ice and snow
- Older homes with maintenance challenges
- Transportation barriers to doctors, therapists and pharmacies

Spotlight on Seniors and Youth

Interviewees and focus group participants often mention the need for an indoor recreation space, especially for youth and seniors

³⁷ Economic Research Service (ERS), U.S. Department of Agriculture (USDA). Food Environment Atlas. <https://www.ers.usda.gov/data-products/food-environment-atlas/>. Accessed 8/31/22.

More details on the commodities distribution and SNAP participation is found in the Social Services section below.

Overall, access to healthy foods and fresh produce in rural areas like San Juan County is limited and often higher priced.

Social Services

The median income in San Juan County is below state levels (\$53,000 versus \$75,000). Persons in poverty is estimated at 11.3 percent (compared to 9.5 percent for Durango, 6.7 percent for Ouray or 12 percent nationwide), according to the U.S. Census.³⁸ Many residents struggle with economic security as most jobs remain seasonal and tourism dependent. According to the U.S. Department of Agriculture Food Environment Atlas, 8 percent of the San Juan County population receives SNAP benefits and nearly 80 percent of those eligible actually receive food assistance.³⁹

Spotlight on SDoH

- Median income in San Juan County is below state levels
- Persons in poverty in San Juan County is higher than the surrounding regions
- Eight percent of the San Juan County population receives SNAP benefits

San Juan County has one staff member who coordinates the San Juan County Department of Social Services. The County provides:

- Food and medical assistance, processing applications for:
 - SNAP,
 - WIC, and
 - Medicaid
- Energy assistance (through Energy Outreach Colorado)
- Heating assistance (through LEAP November – April)
- Food commodities (including fresh produce from school garden in the summer)
- Snow shoveling program for seniors (60 years and older)
- Affordable housing property management

According to those interviewed, the snow shoveling program for seniors (coordinated by the AAA) has been successful and interviewees praised the local food bank. Some indicated that local residents may not realize they qualify for the heating or energy assistance, especially due to seasonal employment status. **More work is needed to advertise and promote the available social services.**

Some respondents noted that the county's social services department is not typically involved in regional stakeholder discussions, grant writing, or programming. **More collaboration and initiative could potentially bring additional funding or services for residents.**

Organizational Infrastructure

Though not directly related to health, organizational infrastructure came up frequently in the interviews because of its impact on the ability to recruit and retain staff, establish systems and processes to support effective governance and town or county planning, and its overall impact on residents' health and wellbeing. For example:

- The Ambulance Association cannot support a community paramedicine program if they cannot fill key roles due to housing shortages.

³⁸ United States Census. QuickFacts. San Juan County Colorado.

<https://www.census.gov/quickfacts/fact/table/sanjuancountycolorado/IPE120220#IPE120220>. Accessed 9/8/2022.

³⁹ Economic Research Service (ERS), U.S. Department of Agriculture (USDA). Food Environment Atlas.

<https://www.ers.usda.gov/data-products/food-environment-atlas/>. Accessed 8/31/22.

- The Silverton Clinic faces challenges in recruiting new providers when the current nurse manager and nurse practitioner retire.
- The preschool and K-12 school cannot fill staff positions, which puts additional burden on existing staff and limits staff time to pursue additional behavioral health or youth programming.
- Historically, frequent changes in town administration and limited county capacity leads to inefficiencies in local government, which hampers the region’s ability to seek grant funding to support the health and wellbeing of residents.

The Town of Silverton and San Juan County are well-positioned to seek grant funding or partnerships for a variety of projects that could support the physical and behavioral health of residents such as:

- Expanded local clinic services
- Community paramedicine
- Senior transportation and supports
- Expanded public health services (community health services or screening, improved air quality monitoring, increased radon mitigation, substance abuse prevention)
- Affordable housing
- Expanded recreational opportunities for residents (recreation center, trails systems, playgrounds or parks)
- Expanded school programming and behavioral health support
- Youth services and programming
- Free early childhood education and childcare
- Social events and activities for local residents

The town and county, the schools, and local organizations have historically been well-positioned to acquire grant funding to establish innovative and successful programs, facilities, and services. However, writing and managing grants often requires more capacity than these institutions have. As one key stakeholder indicated in a focus group:

“We know money is out there and we have lots of ideas, but we don’t have the organizational capacity or infrastructure to maintain progress.”

Successful programming is often dependent on one or two qualified and passionate individuals and the programming or services end if these individuals leave (due to housing challenges, “burn out”, or life changes). In contrast, some leadership positions have not changed in many years and, as one participant described, decision making can get stuck in a mindset that can limit change and progress. Themes of: “The good old days,” or “This is the way we’ve always done it” can hamper growth. Further, many town and county leaders must assume multiple leadership roles, which decreases their capacity to address priorities. Also, **a history of deferred maintenance due to financial constraints in the town and county distracts from other important health-related priorities.**

Local organizations or institutions can suffer from the loss of dedicated leaders or get stuck in “The way we’ve always done it.”

Water Quality

In 2015, the Gold King Mine spill brought increased attention to legacy mining and natural metal loading in water and soils around San Juan County. Environmental health and water quality featured as a top priority in 2015 Community Health Assessment.

Since the Gold King Mine spill, areas in San Juan County have since been designated an Environmental Protection Agency (EPA) Superfund site, called the Bonita Peak Mining District, which consists of 48 historic mines or mining-related

sources where ongoing releases of metal-laden water and sediments are occurring within the Mineral Creek, Cement Creek and Upper Animas River drainages in San Juan County. Clean-up through the EPA has been ongoing.⁴⁰ A Citizens Advisory Group was established in 2018 to disseminate information about activities at the Bonita Peak Mining District site to the community and to provide community input back to EPA.⁴¹

Despite this situation, water quality from the municipal water sources (Bear and Boulder Creeks) remains strong, meeting or exceeding state standards as measured through our water treatment plant.⁴² In contrast to the 2015 assessment, water quality did not arise as a high priority in the interviews and focus groups. This difference is likely due to the recent occurrence of the Gold King spill at the time of the previous assessment, including the media and community attention given to water and soil quality in San Juan County in 2015.

Presence of lead pipes in some older homes remains a concern and San Juan Public Health would benefit from additional resources for lead testing and water quality education.

⁴⁰ United State Environmental Protection Agency. Superfund Site: Bonita Peak Mining District. <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0802497>. Accessed 9/8/2022.

Bonita Peak Mining District Info Map Tool. <https://storymaps.arcgis.com/collections/e34d136ea58242f68ec12bd2a04acf8c>. Accessed 9/8/2022.

⁴¹ Bonita Peak Mining District Community Advisory Group (CAG) Official Site. <https://www.bonitapeakcag.org/>. Accessed 9/8/2022

⁴² Town of Silverton. Department of Public Works. 2021 Drinking Water Consumer Confidence Report. https://drive.google.com/file/d/1okKeksNb_86-OA5lpLA_HgtG7ANfjCj9/view. Accessed 9/8/2022.

Conclusions and next steps

San Juan County has experienced successes and challenges since the last health assessment in 2015. We have added local behavioral health professionals, established new senior supports, and raised awareness around environmental health needs. Increased use of telemedicine during COVID-19 improved residents' access to health care services. Rates of obesity remain lower than our surrounding region and rates of physical activity remain higher. Community trust in the public health infrastructure remains high and can be leveraged for future programming.

However, access to expanded, integrated health care remains elusive as the Silverton Clinic faces sustainability challenges. Rates of binge drinking, cigarette use, and depression remain higher than our neighboring counties. Youth and seniors expressed feelings of isolation, anxiety and lack of social support. Housing availability and affordability represents a new challenge for social determinants of health and local organizations struggle to recruit and retain staff.

Overall, we've made progress in some areas, but our priorities have not changed significantly. Based on the 2022 Community Health Assessment, the three priorities for improving the health of San Juan County residents are:

1. Access To Care
2. Behavioral Health (Mental Health and Substance Abuse)
3. Healthy Living

Social determinants of health surfaced as important for addressing these priorities. Issues specific to seniors and youth remain crosscutting. Children appear to be the best-served cohort within the county, with relatively better access to health care services and behavioral health programming through the Silverton School.

Future programs and services to address health care needs in San Juan County should focus on the three identified priorities and seek stable funding, staffing, and organizational support to sustain programming.

The next step to addressing health care priorities in San Juan County is the development of a Public Health Improvement Plan (PHIP). San Juan County Public Health secured grant funding from CDPHE for 2022-2023 to support a local part-time Health Planner. The Health Planner will develop the Public Health Improvement Plan and will focus on next steps to address the priorities identified in this assessment. Table 1 and Table 2 highlight key successes to build on and key gaps that could be addressed in the Public Health Improvement Plan, based on the finding of this Community Health Assessment.

Table 1. Successes to Celebrate

Area	Items of note
Health Services	<ul style="list-style-type: none"> • Free one-day clinic in Silverton • Stable Emergency Medical Service (through grants and tax funding) • High health insurance coverage in county • Telehealth availability • Local blood draws for lab work • IV therapy or some welfare checks from EMS
Public Health Services	<ul style="list-style-type: none"> • Community engagement and trust • Established teams and coordination • COVID funding enabled robust pandemic response • Community awareness of services offered
Behavioral Health Services	<ul style="list-style-type: none"> • Three local behavioral health providers • Free behavioral health therapy (during COVID) • School-based behavioral health services • Increase awareness of behavioral health needs, decreased stigma, and increased use • Second Chance program (eliminates school suspension for possession of illicit substance) • Crisis Intervention Team through AXIS
Senior Services	<ul style="list-style-type: none"> • Senior Center and Area Agency on Aging (AAA) established • AAA representative offering senior programming and some senior transportation • COVID prompted creation of lists of vulnerable seniors • Seniors signed up for emergency alerts
Youth Services	<ul style="list-style-type: none"> • Behavioral health support through school • Success in reducing substance use, truancy, juvenile delinquency since early 2000s • School gym access for youth • Connection with Rainbow Youth Center for LGBTQ+ support
Child Services	<ul style="list-style-type: none"> • School-based services, including oral and well-child checks • Low or no-cost childcare and preschool • Strong social supports for kids and families through school • Cultural broker through school to support Mexican community
Social Services	<ul style="list-style-type: none"> • Strong local food bank • Shoveling program and energy assistance
Town and County Services	<ul style="list-style-type: none"> • Renovation of Miner's Union Hospital building • New town administrator and staff • Acquisition of affordable housing funding • Strong partnerships between groups during COVID • Strong community connections

Table 2. Gaps to Address

Area	Items of note
Health Services	<ul style="list-style-type: none"> • More local health providers • Sustainability or transition plan for Silverton Clinic • Promotion and distribution of Emergency Loan Fund through Silverton Clinic • Establishment of non-emergency or crisis response teams • Awareness of current services • Community paramedicine to provide welfare checks and other health care services using local providers (EMS, AAA, Silverton Clinic) • Spanish-speaking services • Access to some local or online prescriptions • Transportation to outside providers • Utilization of Axis Peer Navigator for care coordination
Public Health Services	<ul style="list-style-type: none"> • Establishment of local screening services: Health Fair, vital clinics, dental screenings • Development of air quality monitoring strategy and plan • Continued education on radon mitigation and expanded education on lead exposure
Behavioral Health Services	<ul style="list-style-type: none"> • Funding to continue free or reduced cost behavioral health services • Promotion of available behavioral health services • Spanish-speaking providers • Spanish language materials and information • Tobacco prevention programming • Alcohol abuse prevention programming • Decrease in stigma for accessing local care • Establishment of a Public Behavioral Health Officer
Senior Services	<ul style="list-style-type: none"> • Establishment of a plan or team for most vulnerable seniors • Support for community spaces for social connection (senior center, Kendall Recreation Center, Youth Center, future recreation center) • Funding to sustain current successful programming
Youth Services	<ul style="list-style-type: none"> • Re-establishment of Youth Center • Support for other common community spaces for social connection (Kendall Recreation Center, Youth Center, future recreation center) • Funding to sustain current successful programming
Child Services	<ul style="list-style-type: none"> • Continued funding low-cost preschool • Continued school-based health programming
Social Services	<ul style="list-style-type: none"> • Promotion of current social services • Connection of social services to other stakeholder groups/funding
Town and County Services	<ul style="list-style-type: none"> • Affordable and available housing • Funding or stipends for housing (especially to attract/retain medical providers) • Funding to preserve open space and build trails • Investment in community spaces, especially for seniors and youth • Effective staff recruitment and retention at town, county and local organizations • Establish radon mitigation in town or county building code

Appendix

A. Methodology

Focus groups and interviews were the primary means of qualitative data collection for the Community Health Assessment. The Health Planner and Public Health Director created a list of Key Informant interviews and Focus Groups, as outlined below:

Focus groups

1. Key Stakeholders/Service Providers (5 individuals)
 - a. Many of the priorities deal with health services or access to care, thus we sought feedback from local service providers at EMS, Silverton Clinic, the Silverton School, senior center, and social services.
2. Spanish-speaking population (5 individuals)
 - a. We wanted to understand the unique needs of our Mexican community since they predominantly work in the service industry, are more likely to be uninsured, and face unique barriers to accessing care.
3. Chamber of Commerce Board members (5 individuals)
 - a. Since many of our local residents own or work in local businesses we wanted to hear from the Chamber of Commerce members who provided feedback both as community members and employers.
4. Silverton Clinic Board members (6 individuals)

Key Informant Interviews

We conducted Key Informant interviews with 17 individuals, representing a variety of perspectives, including:

1. Town and county elected officials
2. Parents
3. Youth
4. Teachers
5. Seniors
6. Behavioral health professionals
7. Municipal judge and EPA communication liaison
8. Health Services providers/First responders
 - a. Sheriff
 - b. Fire Department Chief
 - c. Office of Emergency Management (OEM) Director
 - d. Public Health Director
 - e. Nurse Practitioner at Silverton Clinic
 - f. Social Services coordinator
 - g. Senior Services representative

Interviews lasted between 20 and 40 minutes and were recorded and transcribed using Otter.ai software. The interviews included common questions across all interviews, with some variation depending on interviewee role. We also conducted a short open-ended survey with a small group of middle school girls for insight on issues facing youth.

In the research, we also reviewed two sources of existing qualitative data on Silverton, including a Quality-of-Life Survey that the Town of Silverton administered in August 2020 and qualitative data from a Master Plan process by the Town of Silverton. We reviewed these sources for themes related to local health care access and comments on health needs.^{43 44}

Coding Interviews and Focus Groups

To analyze the interviews and focus groups, we used the template approach to coding, which involves developing an *a priori* template, then making modifications during the data collection and coding process.^{45 46 47} The Health Planner reviewed all interviews for common themes based on the research questions.

Research Questions:

- Have the health priorities changed in the last 7 years?
- What are the barriers to address the priorities?
- What are the strengths to address the priorities?
- What progress have we made?

Based on these themes and the research questions, an a priori codebook was developed to test on four interviews. The codebook contained six high-level domains and thirty specific codes. The Health Planner coded the four interviews with the codebook and made additions or revisions to the codebook based on the four test interviews. The codebook was revised and the remaining interviews were coded with the revised codebook. The domains and codes include:

Domains:

- Access to Care
- Substance Use
- Mental Health
- Senior Services
- Environmental Health
- Social Determinants of Health

Codes:

- Health Priorities
- Preventive care
- Healthy Community
- Silverton Clinic
- Public health
- Barriers (individual barriers)
- Challenges (institutional challenges)
- Opportunities
- Success
- Strengths
- Health Services
- Primary Care
- Dental care
- Social Services
- Youth
- Seniors
- Covid-19
- Healthy foods
- Obesity
- Air quality
- Housing
- Organizational capacity
- Alcohol
- Drug use
- Tobacco use
- Marijuana
- Telehealth
- School-based services
- Urgent care
- Prescriptions

⁴³ Quality of Life Survey, Town of Silverton. <https://townofsilverton.colorado.gov/qol>. Accessed July 2022.

⁴⁴ Silverton Master Plan Draft, Town of Silverton. <https://express.adobe.com/page/0ahs5069CWCif/>. Accessed August 2022

⁴⁵ Keith, R.E., Crosson, J.C., O'Malley, A.S. et al. Using the Consolidated Framework for Implementation Research (CFIR) to produce actionable findings: a rapid-cycle evaluation approach to improving implementation. *Implementation Sci* 12, 15 (2017). <https://doi.org/10.1186/s13012-017-0550-7>. Accessed May 2022

⁴⁶ King, N. (2012). Doing template analysis. In G. Symon, & C. Cassell *Qualitative organizational research* (pp. 426-450). SAGE Publications, Inc., <https://dx.doi.org/10.4135/9781526435620.n24>. Accessed May 2022.

⁴⁷ Brooks, J., McCluskey, S., Turley, E., & King, N. (2015). The Utility of Template Analysis in Qualitative Psychology Research. *Qualitative research in psychology*, 12(2), 202–222. <https://doi.org/10.1080/14780887.2014.955224>. Accessed May 2022.

The Health Planner then created summaries of themes related to each code and domain in the interviews and extracted quotes related to the code themes.

Finally, pertinent quantitative data were collected from CDPHE and various US agencies. Refer to the figures and chapter footnotes for details. Additional data are presented in Appendix Table 1. Community Level Estimates Data from CDPHE.

B. Appendix Table 1. Community Level Estimates Data from CDPHE

Indicator	San Juan County		Region		Colorado	
	Estimate	Confidence Interval	Estimate	Confidence Interval	Estimate	Confidence Interval
Percent of Adults who currently have Asthma	7.8	6.4 - 9.4	9.2	7.2 - 11.2	8.9	8.5-9.2
Percent of Adults who are Binge Drinking	34.0	30.8 - 39.3	16.2	13.1 - 19.4	18.0	17.8-18.8
Percent of Adults who currently Smoke Cigarettes	34.0	30 - 38.2	15.5	12.6 - 18.3	15.5	14.9 - 15.9
Percent of Adults who have been told they have a Depressive Disorder	23.1	18.6 - 29.5	15.1	12.7 - 17.6	18.0	17.6 - 18.5
Percent of Adults with Fair or Poor Health Status	6.1	4.9 - 10.9	12.4	10.2 - 14.6	14.0	13.6 - 14.4
Percent of Adults who have any form of Healthcare Insurance	94.6	87 - 95.5	88.0	85.5 - 90.5	88.7	88.3 - 89.1
Percent of Adults who Drink Heavily	7.0	4.9 - 13.4	9.0	6.8 - 11.2	6.5	6.2 - 6.8
Percent of Adults ever diagnosed with Coronary Heart Disease	3.1	2.3 - 15.4	2.7	1.8 - 3.5	2.9	2.7 - 3.0
Percent of Adults who used Marijuana 1+ days out of the past 30 days	9.4	7.6 - 15.6	19.2	15.7 - 22.6	14.0	13.5 - 14.5
Percent of Adults with Frequent Mental Distress	1.5	1.1 - 8.4	9.6	7.5 - 11.7	9.9	9.5 - 10.3
Percent of Adults who did not have a Medical Checkup within the Past Year	47.0	41.9 - 52.4	41.2	37.6 - 44.7	37.4	36.8 - 38.0
Percent of Adults that did not participate in Physical Activity or Exercise	13.6	11.3 - 20.3	15.1	12.7 - 17.6	17.3	16.9 - 17.8
Percent of Adults who are Obese (BMI \leq 30)	13.4	10.7 - 19.9	19.7	16.9 - 22.5	21.6	21.1 - 22.1
Percent of Adults who are Overweight (BMI \leq 25)	51.3	45.1 - 56.9	54.3	50.7 - 57.8	57.7	57.1 - 58.3
Percent of Adults with Frequent Physical Distress	5.1	4.1 - 10.5	9.5	7.6 - 11.4	9.4	9.0 - 9.7
Percent of Adults who delayed medical care due to costs	1.8	1.4 - 8.3	11.4	9.1 - 13.7	12.4	12.0 - 12.8
Percent of Adults ever diagnosed with Diabetes	1.1	0.7 - 6.5	6.3	4.8 - 7.8	7	6.8 - 7.3
Estimated Percent of Adults who have received a Flu Vaccine within the past 12 months	25.8	21.4 - 32.9	35.4	32.2 - 38.7	44	43.3 - 44.6

Source: CDPHE Community Level Estimates (2014-2017). (Census Tracts). https://www.cohealthmaps.dph.state.co.us/cdphe_community_level_estimates

C. Health Resources Brochure

HEALTH PROMOTIONS

Primary Care

Silverton Clinic: Agnes Eychison, DNP and Lois Mackenzie, RN. The Silverton Clinic is open on Thursdays and offers primary care services, DOT physicals, school/sports physicals, lab work, and has options for hospice care. There is no cost for San Juan County residents, but a donation is appreciated. Please call (970) 387-5114 to schedule an appointment.

San Juan County Public Health: Provides routine immunizations for children and adults, COVID-19 vaccines for eligible children/adults, and COVID-19 testing. Please call (970) 387-0242 for more information.

Axis Health System: (970) 247-5245. Axis Health System provides crisis care, primary care, mental health services, substance use treatment, dental care, and care coordination.

Pediatric Partners of the Southwest, Durango, CO: (970) 375-0100.

Pediatric Associates of Durango: (970) 759-7337.

Silverton San Juan County Ambulance Association (EMS): (970) 387-5887

Dental Services: Accepting Medicaid or Medicare in Durango:

Durango Kids Pediatric Dentistry: Pediatrics Dentistry. (970) 259-0600.

Four Corners Oral Surgery: General dentistry and hygiene services. (970) 335-2442.

Four Corners Dental and Dentures: General dentistry, dentures, partials, and hygiene services. (970) 259-2264.

COVID-19 Resources

Testing: Free COVID-19 tests are available on most Mondays-Fridays from 9AM-12PM at 1315 Snowden Street. Please call (970) 387-0242 to schedule an appointment.

COVID Vaccines: San Juan County Public Health is offering a variety of COVID-19 Vaccines. Please call (970) 387-0242 to schedule an appointment.

San Juan County

HEALTH RESOURCE BROCHURE



SILVERTON
SAN JUAN COUNTY PUBLIC HEALTH
preventive health at its peak

1315 SNOWDEN STREET
SILVERTON, COLORADO 81433
(970) 387-0242



SILVERTON
SAN JUAN COUNTY PUBLIC HEALTH
preventive health at its peak

Care Coordination

Health Insurance at San Juan Basin Public Health: San Juan Basin Public Health in Durango, Colorado.

Emma Tomlinson: (970) 335-2028

<https://sjbpublichealth.org/healthinsurance/>

Nurse-Family Partnership through San Juan Basin Public Health

Nurse-Family Partnership is available to first-time mothers who enroll during pregnancy or before the child turns 1 month old. Nurse-Family Partnership works to empower first-time moms to transform their lives and create better futures for themselves and their babies.

WIC (women, infants and children) at San Juan Basin Public Health: WIC

makes it easy to learn about nutrition and breastfeeding and provides a debit card to buy healthy foods.

Call (970)335-2026 <https://sjbpublichealth.org/wic/>

Safecare at San Juan Basin Public Health: The Safecare Colorado program offers

a free, voluntary service that supports families in gaining additional skills to provide a safe home, address child health needs, and engage in positive interactions with their children ages five and under. Call (970)335-2041 for more information. <https://sjbpublichealth.org/safecare-colorado>

Sexual Health Clinic at San Juan Basin Public Health:

The Sexual Health Clinic provides STD testing and treatment as well as birth control pills, depo shots and IUD and Nexplanon inserts. Call to set up an appointment: (970)335-2013

Women's Wellness Connection (WWC) at San Juan Basin Public Health provides

well woman exams including free breast and cervical cancer screenings, diagnostic testing, and health navigation for women who are uninsured, underinsured or low-income because everyone should have access to healthcare allowing the prevention and early detection of breast and cervical cancer. <https://wdph.colorado.gov/wwc>

Tobacco Prevention and Cessation: San Juan County has funding to help residents

with tobacco cessation. Call Annie Brocchi at (970)387-0242 for more information.

Colorado Quit Line: 1-800-QUIT-NOW / 1-800-784-8669 / www.COQuitLine.org

My Life My Quit: Quitline specifically designed for youth under 18. Text "start"

to-36072 or Call 855-891-9989

AAA, Area Agency on Aging: Offers various services for community members 60

years of age and older. Please contact Keri Metzler at (970) 946-9383 for more information.

San Juan Basin Area on Aging & eHealth-365: Offers seniors free, unlimited

three-month subscriptions to eHealth-365 TeleHealth. Call 800.332.32078 or

register online at <https://www.thehealthfair.org/telehealth/>

HEALTH PROMOTIONS

CONTINUED

Financial Assistance

Colorado Low-Income Energy Assistance Program (LEAP): is a federally funded program that helps eligible hard-working Colorado families, seniors and individuals pay a portion of their winter home heating costs. LEAP only accepts applications between November and April. If you're looking for assistance outside of LEAP season, it may be available. Please call 1-866-HEAT-HELP (1-866-432-8435) for more information.

San Juan County Assistance: Please call Krissy Rhoades at (970) 387-5631.

The Supplemental Nutrition Assistance Program (SNAP): is part of a federal nutrition program to help low-income households purchase food. It provides a monthly benefit that helps families and individuals buy the food they need for good health. Please call 1-800-536-5298 for more information.

Activities

Silverton Public Library

1111 Reese Street, (970) 387-5770)

Open Tuesday-Thursday 11-8, Friday-Saturday 10-5

Zumba: Monday and Wednesday 6:00pm at the school basketball court.

Silverton Single Track Society (SSS)

Email: info@silvertonsingletracksociety.org / Facebook: @silvertonsingletrack

Silverton Threads Quilting Club

Contact Barbara Remowden (970)946-8094 or Anita Fields (623) 640-1691

Silverton Senior Center: Please Call Keri Metzler at (970) 946-9383 for more information.

Environmental Services

Free Radon Test Kits Available: Call SJCPH at (970) 387-0242 for more information.

Purple Air Monitor: To monitor air quality in San Juan County, go to

www2.purpleair.com, and search 81433.

Onsite Wastewater Treatment Systems: San Juan Basin Public Health (SJBPH) is

the regulatory authority for on-site wastewater treatment system (DWTS) permitting in San Juan County. <https://sjbpublichealth.org/septic>

Retail Food Inspections: Colorado Dept of Health and Environment, Troy Huffman,

303.692.3664, troy.huffman@state.co.us

Health and Wellness

Beth Weathersby: Massage Therapy (970) 778-0505.

Molly Gibson: Thrive Acupuncture: Licensed Acupuncturist and Chinese Medicine Practitioner, (970) 403-5202.

MOVE Yoga + Fitness: Located at 124 E 13th Street, MOVE's mission is to provide accessible, year-round fitness, movement, and mindfulness to Silverton and its visitors, with the intent of offering yoga, pilates, personal training, fitness classes and gym memberships. Visit MOVESilverton.com for more

information including current class schedules, gym hours, and more. Contact

MOVE Yoga + Fitness on Instagram @MoveSilverton, or send an email to

MOVE.silverton@gmail.com.

Mental Health Resources

Silverton Mental Health Services: Bruce Haring, MA LPC and Rob Roof,

MS LPC-C. Our counselors are licensed professionals who live and work in

Silverton. For more information or to schedule an appointment, please call

(970) 799-2760.

Axis Health System (970)247-5245: Axis Health System provides crisis care,

mental health services, and substance use treatment.

Cross Roads at Grandview: 1125 Three Springs Blvd, Durango, CO. (970) 403-0180.

Colorado Crisis Services: Confidential help for mental health, substance abuse, or emotional crisis. 1-844-4938255.

Spanish translation available to Axis Crisis Line, Colorado Crisis Services, and Crossroads at Grandview.

Maria Call, LPC, NPI: 70 Stafford Ln, Delta, CO 81416. (970) 874-0104.

Alternative Horizons (AH): Domestic Violence support and advocacy. Call

(970) 247-5245 for their 24/7 care line.

AA Meetings are being held on Wednesday nights at 7PM. Please call 1-888-

333-9649 for location.

Office of Emergency Management

Sign up for San Juan County Colorado, Nixle "Emergency Alerts"

Text 81433 to 888-777

2021 Eureka Campground Annual Report

APOLOGIES: Husbands Covid with hospitalization at University Colorado in September 2021 caused me to forget to file this report in 2021

The Campground opened Memorial Day weekend, closing October 1, 2021

Gross Income		\$65,718.00
EXPENSES:		
Salary – camp hosts	\$ 9600.00	
Utilities (electric and internet)	\$ 4043.00	
Trash	\$ 2753.00	
Portable Toilets	\$ 2270.00	
Campground Repair	\$ 6350.00	
Store Purchases-for resale	\$ 1375.00	
	TOTAL EXPENSES	<u>\$ 26,391.00</u>
	NET PROFIT	\$ 39,327.00
	5% =	\$ 1,966.35 Payable to County
		\$ 2,000.00 Vault for toilet reimbursement

NOTES:

Covid impacted the campground. I believe more people went camping in 2021 since they could not travel easily by air or out of the country.

Several overflow sites were reserved for long term campers, specifically some construction workers working on a cabin in the Animas Forks area. The concern regarding long term campers who were summer workers in Silverton requesting a site at the campground did not materialize. My few long term campers were simply retired or semi-retired folks who did not want to haul the camper home and kept the camper at the campground and came in on weekends.

July 4 week had an average of 150 units in the campground and in overflow, up slightly from the previous year, income levels – store and camp fees - were higher for the holiday week than in 2016.

The addition of internet at the camp store has been helpful in allowing use of credit cards and was appreciated by the campers. Internet access is not available to the general public, the hope is that internet can be used to contact Sheriffs Office in an emergency. There were several instances when a call to the sheriff was necessary, usually to request a tow truck.

Almost all sites have picnic tables including group sites. Repair and replacement will be ongoing. Wood picnic tables are being replaced with lifetime plastic tables. Steel fire rings have been added to the majority of the sites, including group sites. Overflow sites do not have picnic tables.

Reservations are accepted beginning February 1 of each year. The July 4th week has a 4 night minimum, all electric sites are reserved within 12 hours of reservation opening date, dry sites usually full by the end of February. We are booking the electric sites for other dates months in advance of the visit.

It appears that word has spread favorably about allowed ATV use in town as well as ease of access from Eureka Campground to the Alpine Loop. I field many inquiries throughout the year regarding the trail system and book many ATV specific groups.

2022 Eureka Campground Annual Report

The Campground opened Memorial Day weekend, will close September 25,2022

Gross Income end of August \$59,988.00

EXPENSES:

Salary – camp hosts	\$ 12,000.00	
Utilities (electric and internet)	\$ 2,673.00	end of August
Trash	\$ 2,981.00	end of August
Portable Toilets cleaning	\$ 2,699.00	estimate
Campground Repair	\$ 4,868.00	
Store Purchases-for resale	\$ 4,971.00	end of August

TOTAL EXPENSES	<u>\$ 30,192.00</u>	estimate
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NET PROFIT	\$ 29,796.00	
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5% =	\$ 1,489.00	Payable to County ESTIMATE
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	\$ 2,000.00	Vault for toilet reimbursement
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NOTES:

Average business was down about 20% this year, I attribute this to cost of fuel foremost followed by OHV ban in the town limits. We especially saw a decrease in the visitors to the camp store who were passing through.

Pit toilets are cleaned annually by Ball Septic. This year they were unable to clean the toilet located at the ATV staging area, the toilet vault has plastic garbage bags and other non-organic material in the vaults. They will have to return with shovels and elbow length gloves to clean the toilet. This will be a significant added expense as they estimate 4-6 hours to complete the job. This will most likely happen in the spring of 2023 when they return to pump out BLM pit toilets.

I would like to close this toilet this winter as I believe most of the abuse happened during the winter months or early in the spring. I think the county also may need to look at replacing this toilet soon. Not sure how long it has been in Eureka, at least 20 years, perhaps 25 or more. With three pit toilets located at the campground perhaps we can just eliminate the toilet entirely. There is a BLM toilet located at Middleton, about 2 miles down the road towards Silverton.

We added a solar panel and a pump to supply water to the storage tank on the property. Upgrades are planned for next year. We were unable to leave this pump in the river and fill the tank continuously due to theft that happened. I do not have an estimate of the number of gallons removed from the river for the campers use. It was not very high since we could not run the pump daily.

Overnight OHV parking was offered for a nominal charge to Silverton Guests who did not want to trailer their rig every day, this was moderately successful. I did not note an increase in overnight parking of OHVs or trailers at the staging area located across the river.

Starlink internet was finally obtained. Campers were able to access the internet while seated at the camp store. We can use cell phones with a very good connection that stays stable throughout phone calls. This was appreciated and found to be very popular. Unfortunately, I have to pay year-round for the service which is only utilized 4 months of the year. Starlink does not have a vacation mode option.

RESOLUTION 2022 - 08

A RESOLUTION DESIGNATING A PARTICULAR SITE OR SITES AS
A COUNTY HISTORIC LANDMARK OR COUNTY HISTORIC DISTRICT

WHEREAS, San Juan County Resolution 98-6 provides for the preservation of cultural, historic, and architectural history within San Juan County through the creation of the San Juan County Historic Preservation Advisory Board; and

WHEREAS, the San Juan County Historic Preservation Advisory Board has made a recommendation to the Board of County Commissioners in favor of designating a particular site or sites as a Historic Landmark or Historic District; and

WHEREAS, the Board of County Commissioners concurs with the recommendation of the San Juan County Historic Preservation Advisory Board.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of San Juan County, that the Denver and Rio Grande Western Railroad narrow gauge Boxcar #3101 receive historic designation and be listed on the San Juan County's Historic Register.

READ, PASSED AND ADOPTED this 28th day of September, 2022 by the Board of Commissioners of San Juan County, Colorado.

Scott Fetchenhier, Chair

Attest:

Ernest F. Kuhlman

Ladonna L. Jaramillo
Clerk and Recorder

Austin Lashley

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

September 20, 2022

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: Nomination for Listing on San Juan
County's Historic Register
Denver & Rio Grande Western Railroad
Narrow Gauge Boxcar #3101

At the regular meeting of the San Juan Regional Planning Commission on September 20, 2022, members of that Commission held a meeting to discuss the Nomination for listing on the San Juan County's Historical Register for Denver & Rio Grande Western Railroad Narrow Gauge Boxcar #3101.

After discussion and background of the project nomination, the Planning Commission voted unanimously to recommend to the San Juan County Commissioners that you approve the nomination for listing on the San Juan County's Historic Register the Denver & Rio Grande Western Railroad Narrow Gauge Boxcar #3101.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
James Weller
Chairman

NOMINATION FORM
FOR LISTING ON SAN JUAN COUNTY'S HISTORIC REGISTER

1. **Legal description:** Denver & Rio Grande Western Railroad (D&RGW) narrow gauge
Boxcar #3101

If you are nominating a mine site, use the claim name and survey number as well as the historical mine name. If you are nominating a district (such as a townsite), include all claims and/or historical boundary information. Map references may be included as part of the legal description.

2. **Owner of the nominated property:** Durango Railroad Historical Society (DRHS), PO
Box 654, Durango, CO 81302

3. Owner's signature of approval for nomination (not needed for historic sites on public land): George F. Niederauer, treasurer of DRHS –



4. The following information is attached:

NO Signature sheet for property owners within a district

YES Photograph(s)

YES Map

NO Nomination justification

NO Historic structure inventory form(s) (structures can be buildings, dumps, tailings piles, mill foundations, railroad beds, trails)

YES Supporting information (drawings, historic photographs, oral history, newspaper articles, bibliography): references.

State Site Number: _____

Site Name: _____

Township 41, Range 7, Section Number 17, and USGS Quad Name: Silverton, 7.5 min, 1955;
107.6638 W, 37.8076 N, based on a Google map.

Location: (distance and direction from Silverton): Boxcar 3101 currently (31 August 2022) is located at 855 CR 18, Gunnison, on the estate of Jim Coleman. The family has donated it to DRHS, and it is expected to be moved to the DRHS railcars display track before the end of September 2022 – as soon as arrangements can be made. It will be on the DRHS railcar display track between the D&SNG depot on 10th Street and the Silverton Northern Engine

House at 817 Cement Street, and just behind Bill Jones house (old SN depot) at 416 10th Street.

Date of Construction (Inclusive dates can be given for structures or districts built over a number of years): Denver & Rio Grande (D&RG, which became D&RGW in 1921) ordered 750 boxcars in the series 3000–3749 from American Car and Foundry in 1903, and they began to arrive in early 1904. The cars were completely rebuilt in 1926, reusing the metal parts from the old cars and replacing all wood parts.

Condition (example: ruins, abandoned, intact, stabilized): Boxcar 3101 is intact and in good shape. The running board and platforms on the roof need replacing. A few sheathing boards need replacing. The top of the brake shaft was cut off for transporting, and the brake wheel is missing, both of which are located with the car. It needs new paint and lettering.

Use (briefly note the structure's original use and its present use): Boxcars were used extensively over the entire D&RG (D&RGW from 1921) narrow gauge system, as well as on the Rio Grande Southern and the smaller railroads serving Silverton. They were used to ship a wide array of dry commodities, including agricultural products such as beans, building materials (including lumber, hence the small door on one end), high-grade ore, bullion and ore concentrates, and less-than-car-load-lot (LCL) such as consumer goods, industrial equipment, mining machinery and parts. During the gas and oil boom of the 1950s and 1960s, they were also used to deliver "drilling mud" to Farmington. Its present use, since about 1970) is as a collection item on the Jim Coleman property in Gunnison. Jim Coleman was a scrapper for the D&RGW line between Chama and Durango and saved this car is the best he saw at the time.

General site description: Boxcar 3101 currently is located at 855 CR 18, Gunnison, on the estate of Jim Coleman. The family has donated it to DRHS, and it is expected to be moved to the DRHS railcars display track before the end of September 2022, as soon as arrangements can be made. The it will be under a car shed on the DRHS railcar display track between the D&SNG depot on 10th Street and the Silverton Northern Engine House at 817 Cement Street, and just behind Bill Jones house at 416 10th Street.

Materials (examples: rough-cut wood trestle, oxidized rock dump, log cabin, concrete foundation, wood frame house): Boxcars have wood frames and superstructure. Trucks, couplers, brake gear, steps, handholds, and other hardware are steel.

NOTE: Use additional pages if needed for district

Historical Significance (briefly discuss the history of the site as it relates to the themes of mining, transportation, frontier life): Boxcars, the most ubiquitous railcars for hauling general freight, are symbolic in representing historic Colorado narrow-gauge railroading, specifically their roles played in supporting the mining, railroad, agricultural, construction, and commercial businesses. They were pivotal to the successful economic development of

early Colorado communities, especially in the formidable mountains. They were much more effective than wagons and pack animals for transporting goods. For decades they performed the pervasive roles that trucks on modern highways do today. Boxcar 3101 was known to be in both Durango and Silverton (see photo section).

Boxcar 3101 References

Robert E. Sloan, *A Century + Ten of D&RGW Narrow Gauge Freight Cars, 1871 to 1981*, 2nd ed., 2008. [Primary reference]

Robert L. Grandt, *Narrow Gauge Pictorial, Gondolas, Boxcars and Flatcars of the D&RGW*, Vol. III, 1984. [Includes photos of 3600–3649 series boxcars]

Tim Mulina & Rick Blanchard, *Quick Pic Book: Denver & Rio Grande Western Narrow Gauge 3000 Series Boxcars*, 2nd ed., 2003.

Boxcar 3101 Photographs

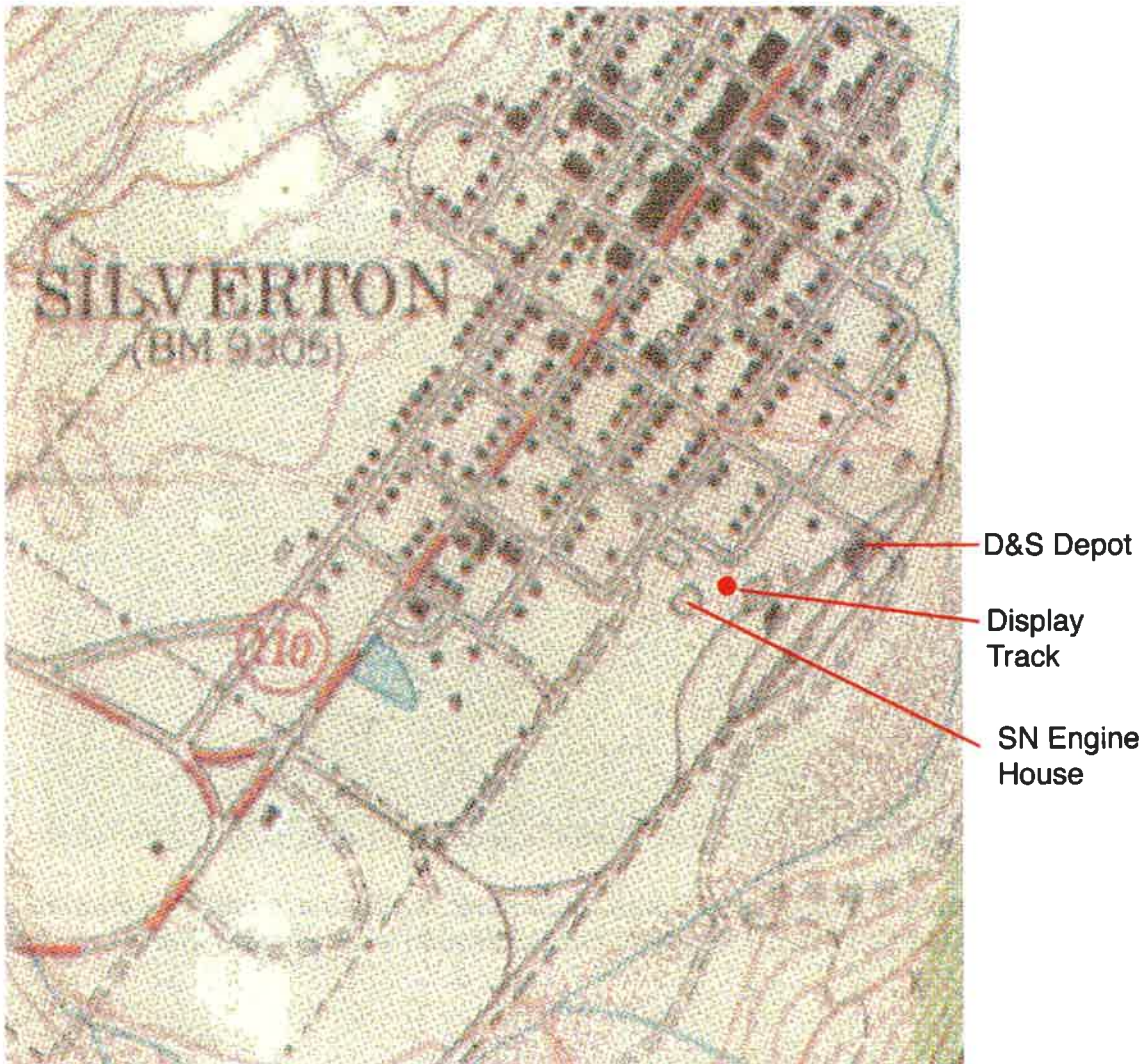


Photo of Boxcar 3101 in Silverton; no other information on the Friends of C&TS website.
—Dorman Collection

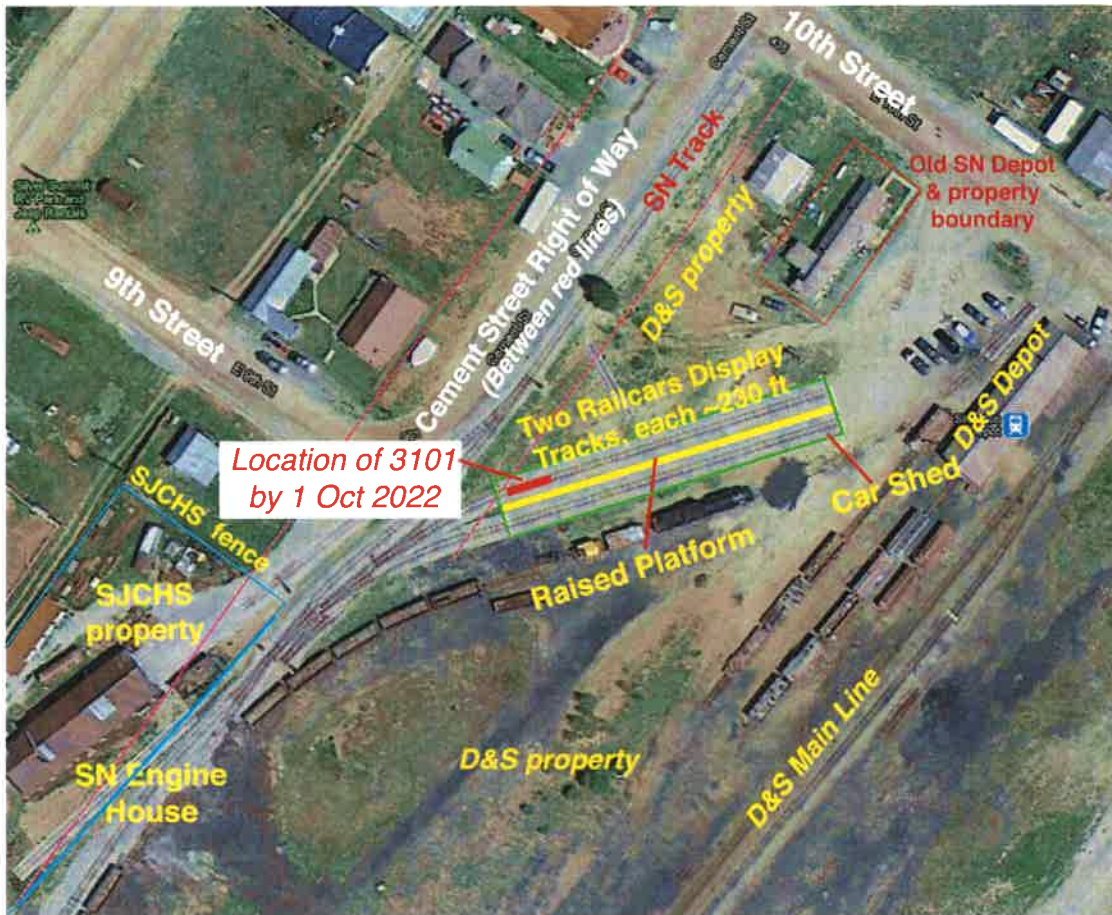


Two photos of Boxcar 3101 at 855 CR 18, Gunnison. Printed on the air reservoir is evidence that the car was in Durango on 26 May 1967. —Leighton Moreland

Boxcar 3101 Maps



Silverton Quadrangle, 7.5 minute, 1955 (poor quality; apparently USGS lost the original and is making copies from a file copy, as marked on the map)



Google aerial photo annotated by George Niederauer of planned location for Boxcar 3101 in Silverton when it is moved from Gunnison in September 2022.

Submit to Local Licensing Authority

**OPUS HUT
 PO BOX 833
 Ophir CO 81426**

Fees Due	
Renewal Fee	550.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
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 or Fermented Malt Beverage License Renewal Application

Please verify & update all information below

Return to city or county licensing authority by due date

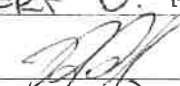
Licensee Name OPUS HUT LLC		Doing Business As Name (DBA) OPUS HUT	
Liquor License # 03-03330	License Type Tavern (county)		
Sales Tax License Number 02558823-0000	Expiration Date 09/16/2022	Due Date 08/02/2022	
Business Address 3660 COUNTY ROAD 8 Silverton CO 81433			Phone Number 9707080092
Mailing Address PO BOX 833 Ophir CO 81426		Email OPHIRBOBK@GMAIL.COM	
Operating Manager ROBERT KINGSLEY	Date of Birth 11/12/65	Home Address 213 AURUM PO BOX 833	Phone Number 970-728-8710
1. Do you have legal possession of the premises at the street address above? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the premises owned or rented? <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented* *If rented, expiration date of lease _____			
2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3a. Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3b. If so, which are you renewing? <input type="checkbox"/> Delivery <input type="checkbox"/> Takeout <input type="checkbox"/> Both Takeout and Delivery			
4a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
4b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

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	Title
ROBERT D. KINGSLEY OWNER / MANAGER	OWNER / MANAGER
Signature	Date
	9/16/22

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	Date
Signature	Title
	Attest

Submit to Local Licensing Authority

**COLUMBINE ROADHOUSE LLC
 P.O. BOX 647
 Silverton CO 81433**

Fees Due	
Renewal Fee	550.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 550.00

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

Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name COLUMBINE ROADHOUSE LLC		Doing Business As Name (DBA) COLUMBINE ROADHOUSE LLC	
Liquor License # 03-10254	License Type Tavern (county)		
Sales Tax License Number 398146650000	Expiration Date 11/19/2022	Due Date 10/05/2022	
Business Address 71450 HIGHWAY 550 Silverton CO 81433			Phone Number 8085577349
Mailing Address P.O. BOX 647 Silverton CO 81433		Email	
Operating Manager MARK McFADDEN	Date of Birth 1-26-60	Home Address 71-450 Hwy 550 Silverton CO 81433	Phone Number 930-377-6716
1. Do you have legal possession of the premises at the street address above? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the premises owned or rented? <input type="checkbox"/> Owned <input type="checkbox"/> Rented* *If rented, expiration date of lease _____			
2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3a. Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3b. If so, which are you renewing? <input type="checkbox"/> Delivery <input type="checkbox"/> Takeout <input type="checkbox"/> Both Takeout and Delivery			
4a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
4b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

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 <i>MARK L McFADDEN</i>		Title <i>OWNER</i>
Signature <i>Mark L McFadden</i>		Date <i>9-16-22</i>
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		Date
Signature	Title	Attest

Submit to Local Licensing Authority

**OPUS HUT
 PO BOX 833
 Ophir CO 81426**

Fees Due	
Renewal Fee	550.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
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 or Fermented Malt Beverage License Renewal Application

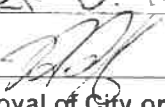
Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name OPUS HUT LLC		Doing Business As Name (DBA) OPUS HUT	
Liquor License # 03-03330	License Type Tavern (county)		
Sales Tax License Number 02558823-0000	Expiration Date 09/16/2022	Due Date 08/02/2022	
Business Address 3660 COUNTY ROAD 8 Silverton CO 81433			Phone Number 9707080092
Mailing Address PO BOX 833 Ophir CO 81426		Email OPHIR BOBKO@GMAIL.COM	
Operating Manager ROBERT KINGSLEY	Date of Birth 11/12/65	Home Address 213 AURUM PO BOX 833	Phone Number 970-728-8710
1. Do you have legal possession of the premises at the street address above? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the premises owned or rented? <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented* *If rented, expiration date of lease _____			
2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3a. Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3b. If so, which are you renewing? <input type="checkbox"/> Delivery <input type="checkbox"/> Takeout <input type="checkbox"/> Both Takeout and Delivery			
4a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
4b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

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	Title	
ROBERT D. KINGSLEY	OWNER / MANAGER	
Signature	Date	
	9/16/22	
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	Date	
Signature	Title	Attest

Submit to Local Licensing Authority

**COLUMBINE ROADHOUSE LLC
 P.O. BOX 647
 Silverton CO 81433**

Fees Due	
Renewal Fee	550.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 550.00

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

Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name COLUMBINE ROADHOUSE LLC		Doing Business As Name (DBA) COLUMBINE ROADHOUSE LLC	
Liquor License # 03-10254	License Type Tavern (county)		
Sales Tax License Number 398146650000	Expiration Date 11/19/2022	Due Date 10/05/2022	
Business Address 71450 HIGHWAY 550 Silverton CO 81433			Phone Number 8085577349
Mailing Address P.O. BOX 647 Silverton CO 81433		Email	
Operating Manager MARK MICHALAZO	Date of Birth 1-26-60	Home Address 71-450 Hwy 550 Silverton CO 81433	Phone Number 930-377-6716
1. Do you have legal possession of the premises at the street address above? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the premises owned or rented? <input type="checkbox"/> Owned <input type="checkbox"/> Rented* *If rented, expiration date of lease _____			
2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3a. Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3b. If so, which are you renewing? <input type="checkbox"/> Delivery <input type="checkbox"/> Takeout <input type="checkbox"/> Both Takeout and Delivery			
4a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
4b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

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

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 <i>MARK L McFADDEN</i>	Title <i>OWNER</i>	
Signature <i>Mark L McFadden</i>	Date <i>9-16-22</i>	
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	Date	
Signature	Title	Attest



2022

SAN JUAN COUNTY
PROPERTY ASSESSMENT
STUDY



WILDROSE
PROPERTY ASSESSMENT
Audit Division



WILDROSE
APPRAISAL INC. (CORPORATED)
Audit Division

September 15, 2022

Ms. Natalie Mullis
Director of Research
Colorado Legislative Council
Room 029, State Capitol Building
Denver, Colorado 80203

RE: Final Report for the 2022 Colorado Property Assessment Study

Dear Ms. Mullis:

Wildrose Appraisal Inc.-Audit Division is pleased to submit the Final Reports for the 2022 Colorado Property Assessment Study.

These reports are the result of two analyses: A procedural audit and a statistical audit.

The procedural audit examines all classes of property. It specifically looks at how the assessor develops economic areas, confirms and qualifies sales, develops time adjustments and performs periodic physical property inspections. The audit reviews the procedures for determining subdivision absorption and subdivision discounting. Valuation methodology is examined for residential properties and commercial properties. Procedures are reviewed for producing mines, oil and gas leaseholds and lands producing, producing coal mines, producing earth and stone products, severed mineral interests, and non-producing patented mining claims.

Statistical audits are performed on vacant land, residential properties, commercial/industrial properties and agricultural land. A statistical analysis is performed for personal property compliance on the eleven largest counties: Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Jefferson, Larimer, Mesa, Pueblo and Weld. The remaining counties receive a personal property procedural study.

Wildrose Appraisal Inc. – Audit Division appreciates the opportunity to be of service to the State of Colorado. Please contact us with any questions or concerns.

Harry J. Fuller
Project Manager
Wildrose Appraisal Inc. – Audit Division



TABLE OF CONTENTS

Introduction	3
Regional/Historical Sketch of San Juan County	4
Ratio Analysis.....	6
Time Trending Verification	8
Sold/Unsold Analysis	9
Agricultural Land Study	11
<i>Agricultural Land</i>	11
<i>Agricultural Outbuildings</i>	12
<i>San Juan County is exempt from the Agricultural Land Under Improvements Study</i>	13
Sales Verification.....	14
Economic Area Review and Evaluation	16
Natural Resources	17
<i>San Juan County is exempt from the Natural Resources Study.</i>	17
Vacant Land.....	18
<i>San Juan County is exempt from the Vacant Land Subdivision Discount Study.</i>	18
Possessory Interest Properties	19
Personal Property Audit	20
Wildrose Auditor Staff.....	22
Appendices.....	23



INTRODUCTION



Colorado

The State Board of Equalization (SBOE) reviews assessments for conformance to the Constitution. The SBOE will order revaluations for counties whose valuations do not reflect the proper valuation period level of value.

The statutory basis for the audit is found in C.R.S. 39-1-104 (16)(a)(b) and (c).

The legislative council sets forth two criteria that are the focus of the audit group:

To determine whether each county assessor is applying correctly the constitutional and statutory provisions, compliance requirements of the State Board of Equalization, and the manuals published by the State Property Tax Administrator to arrive at the actual value of each class of property.

To determine if each assessor is applying correctly the provisions of law to the actual values when arriving at valuations for assessment of all locally valued properties subject to the property tax.

The property assessment audit conducts a two-part analysis: A procedural analysis and a statistical analysis.

The procedural analysis includes all classes of property and specifically looks at how the assessor develops economic areas, confirms and qualifies sales, and develops time adjustments. The audit also examines the procedures for adequately discovering, classifying and valuing agricultural outbuildings, discovering subdivision build-out and subdivision discounting procedures. Valuation methodology for vacant land, improved residential properties and commercial properties is examined. Procedures for producing mines, oil and gas leaseholds and lands producing, producing coal mines, producing earth and stone products, severed mineral interests and non-producing patented mining claims are also reviewed.

Statistical analysis is performed on vacant land, residential properties, commercial/industrial properties, agricultural land, and personal property. The statistical study results are compared with State Board of Equalization compliance requirements and the manuals published by the State Property Tax Administrator.

Wildrose Audit has completed the Property Assessment Study for 2022 and is pleased to report its findings for San Juan County in the following report.

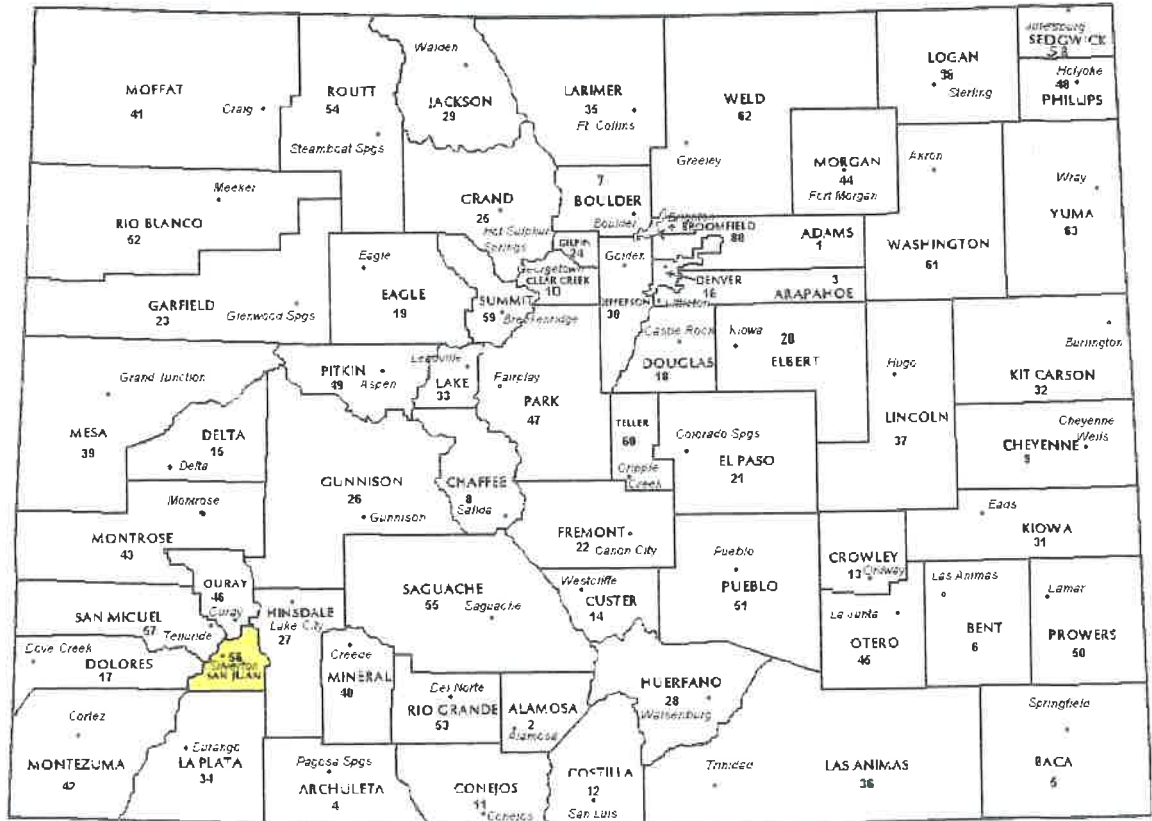


REGIONAL HISTORICAL SKETCH OF SAN JUAN COUNTY

Regional Information

San Juan County is located in the Western Slope region of Colorado. The Western Slope of Colorado refers to the region west of the Rocky Mountains. It includes Archuleta, Delta, Dolores, Eagle, Garfield, Grand,

Gunnison, Hinsdale, Jackson, La Plata, Mesa, Moffat, Montezuma, Montrose, Ouray, Pitkin, Rio Blanco, Routt, San Juan, San Miguel, and Summit counties.





Historical Information

San Juan County has approximately 387.5 square miles and an estimated population of approximately 728 people, according to the U.S. Census Bureau's 2020 estimated census data. This represents a 4.1 percent change from April 1, 2010 to July 1, 2019.

San Juan County is the least populous of the 64 Colorado counties. The locale is recognized worldwide for premier big game hunting and for abundant fishing, particularly in the quality waters of the three rivers (Animas, La Plata, & San Juan River), which flow through the area. Numerous outdoor activities may be enjoyed year round.

The Town of Silverton is a Statutory Town that is the county seat of, and the only incorporated municipality in, San Juan County. The Silverton district opened legally to miners in 1874, following the Brunot Treaty with the Utes. An estimated 2,000 men moved into the region that year. They came from across the U.S., many parts of Europe and even China, to endure severe winters and dangerous mining

conditions in their pursuit of the minerals they hoped would make them rich.

Not all who settled were miners. By 1875 the 100 sturdy souls who lived in Silverton proper worked in the post office, sawmills, blacksmith shop, mercantile, newspaper, liquor stores, smelters, assay offices. The town's population grew to 500 by 1876. In addition to the miners, Silverton caught the eye of a railroad company in Denver. In July 1882 the first train operated by the Denver & Rio Grande Railroad rolled in to Silverton from Durango. By 1883, Silverton boasted of having a population of 2,000 people with 400 buildings.

Silverton offers a variety of unique attractions for visitors, including the Silverton Brass Band, gun fight reenactments, a local theater group, the Mining Heritage Center, Mayflower Gold Mill Tour, Old Hundred Gold Mine Tour, Durango & Silverton Narrow Gauge Railroad, Bar D Chuckwagon, stage coach rides, Silverton Hillside Cemetery, and The Christ of the Mines Shrine.

(silvertoncolorado.com, www.wikipedia.org, www.sjcounty.net)



RATIO ANALYSIS

Methodology

All significant classes of property were analyzed. Sales were collected for each property class over the eighteen month period from January 1, 2019 through June 30th, 2020. Property classes with less than thirty sales had the sales period extended in six month increments up to an additional forty-two months. If this extended sales period did not produce the minimum thirty qualified sales, the Audit performed supplemental appraisals to reach the minimum.

Although it was required that we examine the median and coefficient of dispersion for all counties, we also calculated the weighted mean and price-related differential for each class of property. Counties were not passed or failed by these latter measures, but were counseled if there were anomalies noted during our analysis. Qualified sales were based on the qualification code used by each county, which were typically coded as either "Q" or "C." The ratio analysis included all sales. The data was trimmed for counties with obvious outliers using IAAO standards for data analysis. In every case, we examined the loss in data from

trimming to ensure that only true outliers were excluded. Any county with a significant portion of sales excluded by this trimming method was examined further. No county was allowed to pass the audit if more than 5% of the sales were "lost" because of trimming.

All sixty-four counties were examined for compliance on the economic area level. Where there were sufficient sales data, the neighborhood and subdivision levels were tested for compliance. Although counties are determined to be in or out of compliance at the class level, non-compliant economic areas, neighborhoods and subdivisions (where applicable) were discussed with the Assessor.

Data on the individual economic areas, neighborhoods and subdivisions are found in the STATISTICAL APPENDIX

Statistical Standards

For this final analysis report, the minimum acceptable statistical standards allowed by the State Board of Equalization are:

ALLOWABLE STANDARDS RATIO GRID		
Property Class	Unweighted Median Ratio	Coefficient of Dispersion
Commercial/Industrial	Between .95-1.05	Less than 20.99
Condominium	Between .95-1.05	Less than 15.99
Single Family	Between .95-1.05	Less than 15.99
Vacant Land	Between .95-1.05	Less than 20.99



The results for San Juan County are:

San Juan County Ratio Grid					
Property Class	Number of Qualified Sales	Unweighted Median Ratio	Price Related Differential	Coefficient of Dispersion	Time Trend Analysis
*Commercial/Industrial	N/A	N/A	N/A	N/A	N/A
Single Family	38	1.006	1.013	5.8	Compliant
Vacant Land	N/A	N/A	N/A	N/A	N/A

**Due to the small number of sales, a procedural audit was performed*

After applying the above described methodologies, it is concluded from the sales ratios that San Juan County is in compliance

with SBOE, DPT, and Colorado State Statute valuation guidelines.

Richard J. Casiano

None



TIME TRENDING VERIFICATION

Methodology

While we recommend that counties use the inverted ratio regression analysis method to account for market (time) trending, some counties have used other IAAO-approved methods, such as the weighted monthly median approach. We are not auditing the methods used, but rather the results of the methods used. Given this range of methodologies used to account for market trending, we concluded that the best validation method was to examine the sale ratios for each class across the appropriate sale period. To be specific, if a county has considered and adjusted correctly for market trending, then the sale ratios should remain stable (i.e. flat) across the sale period. If a residual market trend is detected, then the county may or may not have addressed market

trending adequately, and a further examination is warranted. This validation method also considers the number of sales and the length of the sale period. Counties with few sales across the sale period were carefully examined to determine if the statistical results were valid.

Conclusions

After verification and analysis, it has been determined that San Juan County has complied with the statutory requirements to analyze the effects of time on value in their county. San Juan County has also satisfactorily applied the results of their time trending analysis to arrive at the time adjusted sales price (TASP).

Recommendation

None



SOLD/UNSOLD ANALYSIS

Methodology

San Juan County was tested for the equal treatment of sold and unsold properties to ensure that "sales chasing" has not occurred. The auditors employed a multi-step process to determine if sold and unsold properties were valued in a consistent manner.

We test the hypothesis that the assessor has valued unsold properties consistent with what is observed with the sold properties based on several units of comparison and tests. The units of comparison include the actual value per square foot and the change in value from the previous base year period to the current base year. The first test compares the actual value per square foot between sold and unsold properties by class. The median and mean value per square foot is compared and tested for any significant difference. This is tested using non-parametric methods, such as the Mann-Whitney test for differences in the distributions or medians between sold and unsold groups. It is also examined graphically and from an appraisal perspective. Data can be stratified based on location and subclass. The second test compares the difference in the median change in value from the previous base year to the current base year between sold and unsold properties by class. The same combination of non-parametric and appraisal testing is used as with the first test. A third test employing a valuation model testing a sold/unsold binary variable while controlling for property attributes such as location, size, age and other attributes. The model determines if the sold/unsold variable is statistically and empirically significant. If all three tests indicate a significant difference between sold and unsold properties for a given class, the Auditor may meet with the county to determine if sale chasing is actually occurring,

or if there are other explanations for the observed difference.

If the unsold properties have a higher median value per square foot than the sold properties, or if the median change in value is greater for the unsold properties than the sold properties, the analysis is stopped and the county is concluded to be in compliance with sold and unsold guidelines. All sold and unsold properties in a given class are first tested, although properties with extreme unit values or percent changes can be trimmed to stabilize the analysis. The median is the primary comparison metric, although the mean can also be used as a comparison metric if the distribution supports that type of measure of central tendency.

The first test (unit value method) is applied to both residential and commercial/industrial sold and unsold properties. The second test is applied to sold and unsold vacant land properties. The second test (change in value method) is also applied to residential or commercial sold and unsold properties if the first test results in a significant difference observed and/or tested between sold and unsold properties. The third test (valuation modeling) is used in instances where the results from the first two tests indicate a significant difference between sold and unsold properties. It can also be used when the number of sold and unsold properties is so large that the non-parametric testing is indicating a false rejection of the hypothesis that there is no difference between the sold and unsold property values.

These tests were supported by both tabular and graphics presentations, along with written documentation explaining the methodology used.



Sold/Unsold Results	
Property Class	Results
Commercial/Industrial	N/A
Condominium	N/A
Vacant Land	N/A

Conclusions

After applying the above described methodologies, it is concluded that San Juan County is reasonably treating its sold and unsold properties in the same manner.

Recommendations

None



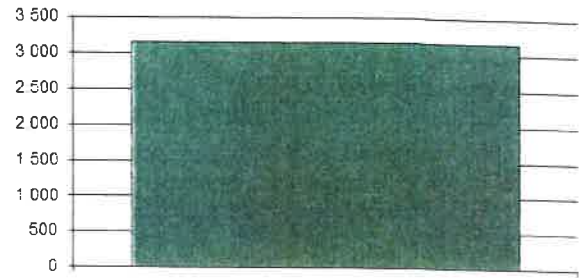
AGRICULTURAL LAND STUDY

Acres By Subclass



Meadow Hay
100.00%

Value By Subclass



Meadow Hay

Agricultural Land

County records were reviewed to determine major land categories such as irrigated farm, dry farm, meadow hay, grazing and other lands. In addition, county records were reviewed in order to determine if: Aerial photographs are available and are being used; soil conservation guidelines have been used to classify lands based on productivity; crop rotations have been documented; typical commodities and yields have been determined; orchard lands have been properly classified and valued; expenses reflect a ten year average and are typical landlord expenses; grazing lands have been properly classified and valued; the number of acres in each class and subclass have been determined; the capitalization rate was properly applied. Also, documentation was required for the valuation methods used and any locally developed yields, carrying capacities, and expenses. Records were also checked to ensure that the commodity prices and expenses, furnished by the Property Tax

Administrator (PTA), were applied properly. (See Assessor Reference Library Volume 3 Chapter 5.)

Conclusions

An analysis of the agricultural land data indicates an acceptable appraisal of this property type. Directives, commodity prices and expenses provided by the PTA were properly applied. County yields compared favorably to those published by Colorado Agricultural Statistics. Expenses used by the county were allowable expenses and were in an acceptable range. Grazing lands carrying capacities were in an acceptable range. The data analyzed resulted in the following ratios:



San Juan County Agricultural Land Ratio Grid

Abstract Code	Land Class	Number Of Acres	County Value Per Acre	County Assessed Total Value	WRA Total Value	Ratio
4137	Meadow Hay	42	76	3,161	3,161	1.00
Total/Avg		42	75.77	3,161	3,161	1.00

Recommendations

None

Agricultural Outbuildings

Methodology

Data was collected and reviewed to determine if the guidelines found in the Assessor's Reference Library (ARL) Volume 3, pages 5.74 through 5.77 were being followed.

Property Taxation for the valuation of agricultural outbuildings.

Recommendations

None

Conclusion

San Juan County has complied with the procedures provided by the Division of



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APRIL 14, 1907
Audit Division

San Juan County is exempt from the Agricultural Land Under
Improvements Study



SALES VERIFICATION

According to Colorado Revised Statutes:

A representative body of sales is required when considering the market approach to appraisal.

(8) In any case in which sales prices of comparable properties within any class or subclass are utilized when considering the market approach to appraisal in the determination of actual value of any taxable property, the following limitations and conditions shall apply:

(a)(1) Use of the market approach shall require a representative body of sales, including sales by a lender or government, sufficient to set a pattern, and appraisals shall reflect due consideration of the degree of comparability of sales, including the extent of similarities and dissimilarities among properties that are compared for assessment purposes. In order to obtain a reasonable sample and to reduce sudden price changes or fluctuations, all sales shall be included in the sample that reasonably reflect a true or typical sales price during the period specified in section 39-1-104 (10.2). Sales of personal property exempt pursuant to the provisions of sections 39-3-102, 39-3-103, and 39-3-119 to 39-3-122 shall not be included in any such sample.

(b) Each such sale included in the sample shall be coded to indicate a typical, negotiated sale, as screened and verified by the assessor. (39-1-103, C.R.S.)

The assessor is required to use sales of real property only in the valuation process.

(8)(f) Such true and typical sales shall include only those sales which have been determined on an individual basis to reflect the selling price of the real property only or which have been adjusted on an individual basis to reflect the selling price of the real property only. (39-1-103, C.R.S.)

Part of the Property Assessment Study is the sales verification analysis. WRA has used the above-cited statutes as a guide in our study of the county's procedures and practices for verifying sales.

WRA reviewed the sales verification procedures in 2022 for San Juan County. This study was conducted by checking selected sales from the master sales list for the current valuation period. Specifically WRA selected 66 sales listed as unqualified.

All of the sales in the unqualified sales sample had reasons that were clear and supportable.

For residential, commercial, and vacant land sales with considerations over \$100,000, the contractor has examined and reported the ratio of qualified sales to total sales by class and performed the following analyses of unqualified sales:

The contractor has examined the manner in which sales have been classified as qualified or unqualified, including a listing of each step in the sales verification process, any adjustment procedures, and the county official responsible for making the final decision on qualification.

The contractor has reviewed with the assessor any analysis indicating that sales data are inadequate, fail to reflect typical properties, or have been disqualified for insufficient cause. In addition, the contractor has reviewed the disqualified sales by assigned code. If there appears to be any inconsistency in the coding, the contractor has



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conducted further analysis to determine if the sales included in that code have been assigned appropriately.

Conclusions

San Juan County appears to be doing an adequate job of verifying their sales. WRA

agreed with the county's reason for disqualifying each of the sales selected in the sample. There are no recommendations or suggestions.

Recommendations

None



ECONOMIC AREA REVIEW AND EVALUATION

Methodology

San Juan County has submitted a written narrative describing the economic areas that make up the county's market areas. San Juan County has also submitted a map illustrating these areas. Each of these narratives have been read and analyzed for logic and appraisal sensibility. The maps were also compared to the narrative for consistency between the written description and the map.

Conclusions

After review and analysis, it has been determined that San Juan County has

adequately identified homogeneous economic areas comprised of smaller neighborhoods. Each economic area defined is equally subject to a set of economic forces that impact the value of the properties within that geographic area and this has been adequately addressed. Each economic area defined adequately delineates an area that will give "similar values for similar properties in similar areas."

Recommendations

None



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NATURAL RESOURCES

San Juan County is exempt from the Natural Resources Study.



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Audit Division

VACANT LAND

San Juan County is exempt from the Vacant Land Subdivision
Discount Study.



POSSESSORY INTEREST PROPERTIES

Possessory Interest

Possessory interest property discovery and valuation is described in the Assessor's Reference Library (ARL) Volume 3 section 7 in accordance with the requirements of Chapter 39-1-103 (17)(a) (II) C.R.S. Possessory Interest is defined by the Property Tax Administrator's Publication ARL Volume 3, Chapter 7: A private property interest in government-owned property or the right to the occupancy and use of any benefit in government-owned property that has been granted under lease, permit, license, concession, contract, or other agreement.

San Juan County has been reviewed for their procedures and adherence to guidelines when assessing and valuing agricultural, commercial

and ski area possessory interest properties. The county has also been queried as to their confidence that the possessory interest properties have been discovered and placed on the tax rolls.

Conclusions

San Juan County has implemented a discovery process to place possessory interest properties on the roll. They have also correctly and consistently applied the correct procedures and valuation methods in the valuation of possessory interest properties.

Recommendations

None



PERSONAL PROPERTY AUDIT

San Juan County was studied for its procedural compliance with the personal property assessment outlined in the Assessor's Reference Library (ARL) Volume 5, and in the State Board of Equalization (SBOE) requirements for the assessment of personal property. The SBOE requires that counties use ARL Volume 5, including current discovery, classification, documentation procedures, current economic lives table, cost factor tables, depreciation table, and level of value adjustment factor table.

The personal property audit standards narrative must be in place and current. A listing of businesses that have been audited by the assessor within the twelve-month period reflected in the plan is given to the auditor. The audited businesses must be in conformity with those described in the plan.

Aggregate ratio will be determined solely from the personal property accounts that have been physically inspected. The minimum assessment sample is one percent or ten schedules, whichever is greater, and the maximum assessment audit sample is 100 schedules.

For the counties having over 100,000 population, WRA selected a sample of all personal property schedules to determine whether the assessor is correctly applying the provisions of law and manuals of the Property Tax Administrator in arriving at the assessment levels of such property. This sample was selected from the personal property schedules audited by the assessor. In no event was the sample selected by the contractor less than 30 schedules. The counties to be included in this study are Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Jefferson, Larimer, Mesa, Pueblo, and Weld. All other counties received a procedural study.

San Juan County is compliant with the guidelines set forth in ARL Volume 5 regarding discovery procedures, using the following methods to discover personal property accounts in the county:

- Public Record Documents
- MLS Listing and/or Sold Books
- Chamber of Commerce/Economic Development Contacts
- Local Telephone Directories, Newspapers or Other Local Publications
- Personal Observation, Physical Canvassing or Word of Mouth
- Questionnaires, Letters and/or Phone Calls to Buyer, Seller and/or Realtor

The county uses the Division of Property Taxation (DPT) recommended classification and documentation procedures. The DPT's recommended cost factor tables, depreciation tables and level of value adjustment factor tables are also used.

San Juan County submitted their personal property written audit plan and was current for the 2022 valuation period. The number and listing of businesses audited was also submitted and was in conformance with the written audit plan. The following audit triggers were used by the county to select accounts to be audited:

- Businesses in a selected area
- Accounts with obvious discrepancies
- New businesses filing for the first time
- Accounts with greater than 10% change
- Incomplete or inconsistent declarations
- Accounts with omitted property



- Businesses with no deletions or additions for 2 or more years
- Non-filing Accounts - Best Information Available
- Accounts close to the \$50,000 actual value exemption status
- Accounts protested with substantial disagreement

Conclusions

San Juan County has employed adequate discovery, classification, documentation, valuation, and auditing procedures for their personal property assessment and is in statistical compliance with SBOE requirements.

Recommendations

None



WILDROSE
APPRAISAL INCORPORATED
Audit Division

WILDROSE AUDITOR STAFF

Harry J. Fuller, *Audit Project Manager*

Suzanne Howard, *Audit Administrative Manager*

Steve Kane, *Audit Statistician*

Carl W. Ross, *Agricultural/Natural Resource Analyst*

J. Andrew Rodriguez, *Field Analyst*



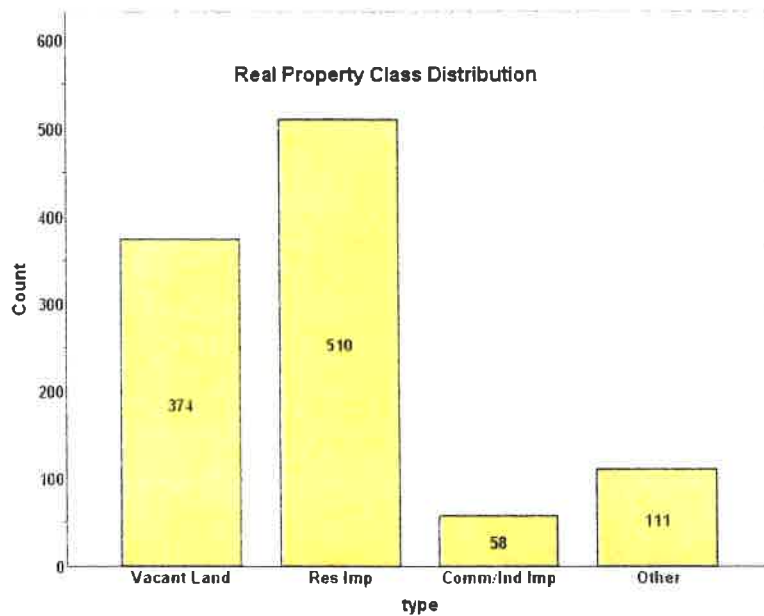
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Audit Division

APPENDICES

**STATISTICAL COMPLIANCE REPORT
FOR SAN JUAN COUNTY
2022**

I. OVERVIEW

San Juan County is a rural mountain county located in southwestern Colorado. The county has a total of 1,053 real property parcels, according to data submitted by the county assessor's office in 2022. The following provides a breakdown of property classes for this county:



Based on the number of vacant land parcels in San Juan County, we were not required to analyze this class of property for audit compliance.

For residential improved properties, single family properties accounted for 76.9% of all residential properties.

Commercial and industrial properties represented a much smaller proportion of property classes in comparison. Commercial/industrial sales accounted for 5.5% of all real property parcels in this county.

II. DATA FILES

The following sales analyses were based on the requirements of the 2022 Colorado Property Assessment Study. Information was provided by the San Juan Assessor's Office in May 2022. The data included all 5 property record files as specified by the Auditor.

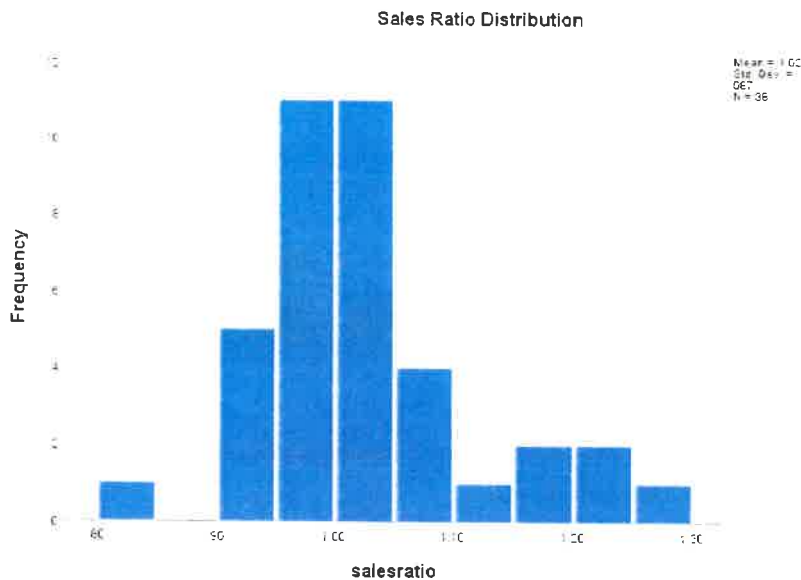
III. RESIDENTIAL SALES RESULTS

A total of 38 qualified residential sales were analyzed for the 36 month period ending June 30, 2020. The following are the results of the sales ratio analysis:

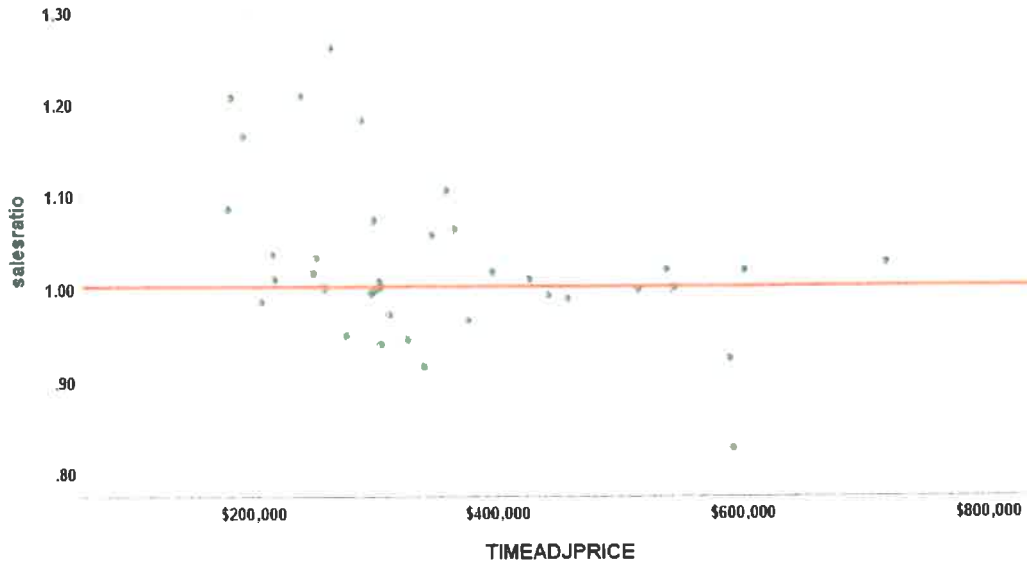
No. Sales	Median	Price Related Differential	Coefficient of Dispersion
38	1.006	1.013	5.8

The above ratio statistics were in compliance with the standards set forth by the Colorado State Board of Equalization (SBOE) for the overall residential sales. Given the small number of sales, we did not perform a stratified sales ratio analysis.

The following graphs describe further the sales ratio distribution for all of these properties:



PRD Analysis

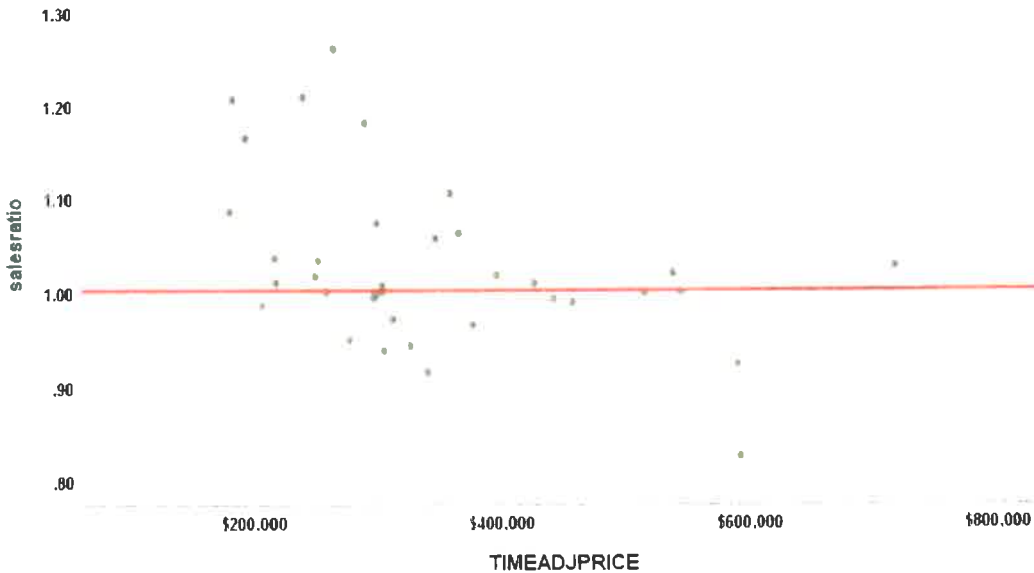


The above graphs indicate that the distribution of the sale ratios was within state mandated limits, and that there were no significant price-related differential issues.

Subclass 1212 PRD Analysis

We next analyzed residential properties identified as 1212 using the state abstract code system. These include single family residences, town homes and purged manufactured homes. The following indicates the distribution of sales ratios across the sale price spectrum:

PRD Analysis





The Price-Related Differential (PRD) for all sales is 1.013, which is within the IAAO acceptable range for the PRD. We performed a regression analysis between the sales ratio and the assessor's current value to further test for regressivity or progressivity in the residential sales valuation, as follows:

Coefficients^a

Model		Unstandardized Coefficients B	Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	1.085	.045		24.192	.000
	CURRTOT	-.000000173	.000	-.234	-1.425	.163

a. Dependent Variable: salesratio

We also stratified the sales ratio analysis by the sale price range, as follows:

Case Processing Summary

	Count	Percent
SPRec		
\$150K to \$200K	3	8.1%
\$200K to \$300K	13	35.1%
\$300K to \$500K	15	40.5%
\$500K to \$750K	6	16.2%
Overall	37	100.0%
Excluded	0	
Total	37	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
\$150K to \$200K	1.163	.999	.035	5.4%
\$200K to \$300K	1.014	.999	.065	10.5%
\$300K to \$500K	.999	.999	.037	5.0%
\$500K to \$750K	.998	1.000	.050	8.6%
Overall	1.005	1.013	.059	9.0%

The above results indicate no significant regressivity in the sale data.

Residential Market Trend Analysis

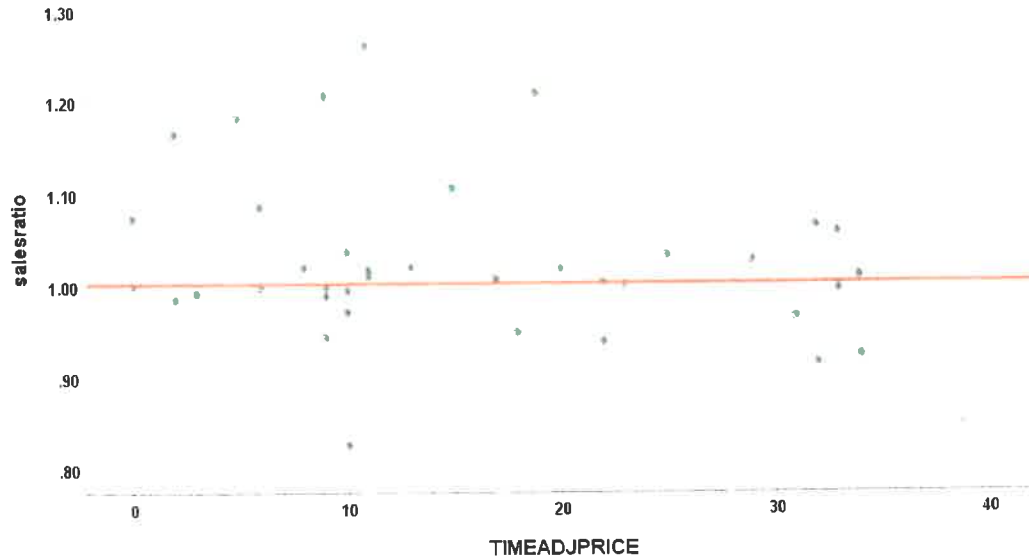
We next analyzed the residential dataset using the 60-month sale period, with the following results:

Coefficients^a

Model		Unstandardized Coefficients B	Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	1.052	.025		42.311	.000
	SalePeriod	-.002	.001	-.221	-1.357	.183

a. Dependent Variable: salesratio

Sales Ratio Market Trend



The above analysis indicated that no residential market trend was present in the sale data. We concluded that the assessor has adequately addressed market trending for residential properties in San Juan County.

Sold/Unsold Analysis

In terms of the valuation consistency between sold and unsold residential properties, we compared the median actual value per square foot for 2022 between each group, both by class and by economic area, as follows:

Report

VALSF	N	Median	Mean
UNSOLD	467	\$213	\$219
SOLD	38	\$233	\$237

Hypothesis Test Summary

	Null Hypothesis	Test	Sig.	Decision
1	The distribution of VALSF is the same across categories of sold	Independent-Samples Mann-Whitney U Test	.029	Retain the null hypothesis.

Asymptotic significances are displayed. The significance level is .01.



Based on the above analysis, we concluded that sold properties were not valued at a rate greater than unsold properties.

IV. COMMERCIAL/INDUSTRIAL SALE RESULTS

The County had less than ten qualified commercial sales for the June 30, 2020 valuation date. Consequently, a procedural analysis was performed by Wildrose staff for taxable year 2021. That procedural analysis is in effect for taxable year 2022. No other commercial analysis is required.

V. CONCLUSIONS

Based on this statistical analysis, there were no compliance issues concluded for San Juan County as of the date of this report.



STATISTICAL ABSTRACT

Residential

Ratio Statistics for CURRTOT / TASP

95% Confidence Interval for Ratio		95% Confidence Interval for Ratio		95% Confidence Interval for Ratio		95% Confidence Interval for Ratio	
Lower Bound	Upper Bound	Lower Bound	Upper Bound	Lower Bound	Upper Bound	Lower Bound	Upper Bound
1.024	1.053	1.006	1.025	1.001	1.039	1.013	1.058
666	666	666	666	666	666	666	666

The confidence interval for the mean is constructed without any distribution assumptions. The actual coverage level may be greater than the specified level. Other confidence intervals are constructed by assuming a Normal distribution for the ratios.



Residential Median Ratio Stratification

Subclass

Case Processing Summary

		Count	Percent
ABSTRIMP	1212	30	78.9%
	1215	1	2.6%
	1216	6	15.8%
	1236	1	2.6%
Overall		38	100.0%
Excluded		0	
Total		38	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1212	1.003	1.011	.061	9.2%
1215	1.018	1.000	.000	-
1216	1.013	1.027	.054	9.4%
1236	.998	1.000	.000	-
Overall	1.006	1.013	.058	8.8%

Improvement Age

Case Processing Summary

		Count	Percent
AgeRec	Over 100	22	57.9%
	75 to 100	1	2.6%
	25 to 50	4	10.5%
	5 to 25	11	28.9%
Overall		38	100.0%
Excluded		0	
Total		38	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
Over 100	1.011	1.007	.060	8.7%
75 to 100	1.207	1.000	.000	-
25 to 50	1.021	1.019	.065	10.9%
5 to 25	.998	1.005	.032	6.2%
Overall	1.006	1.013	.058	8.8%

Improvement Area

Case Processing Summary

		Count	Percent
ImpSFRec	500 to 1,000 sf	9	23.7%
	1,000 to 1,500 sf	13	34.2%
	1,500 to 2,000 sf	5	13.2%
	2,000 to 3,000 sf	10	26.3%
	3,000 sf or Higher	1	2.6%
Overall		38	100.0%
Excluded		0	
Total		38	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
500 to 1,000 sf	1.008	1.010	.046	7.8%
1,000 to 1,500 sf	1.001	1.011	.091	12.6%
1,500 to 2,000 sf	.993	1.000	.007	1.2%
2,000 to 3,000 sf	1.018	1.006	.032	4.7%
3,000 sf or Higher	.825	1.000	.000	
Overall	1.006	1.013	.058	8.8%

Improvement Quality

Case Processing Summary

	Count	Percent
QUALITY	4	7
	5	20
	7	3
	8	8
Overall	38	100.0%
Excluded	0	
Total	38	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
4	1.001	1.010	.046	7.8%
5	1.024	1.016	.079	10.7%
7	.987	1.000	.008	1.3%
8	1.003	1.000	.020	3.3%
Overall	1.006	1.013	.058	8.8%

Improvement Condition

Case Processing Summary

		Count	Percent
CONDITION	AV	13	34.2%
	BW	4	10.5%
	FR	1	2.6%
	GD	16	42.1%
	VG	4	10.5%
Overall		38	100.0%
Excluded		0	
Total		38	

Ratio Statistics for CURRTOT / TASP

Group	Median	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
AV	1.035	1.009	.082	11.2%
BW	1.034	1.011	.076	9.5%
FR	.993	1.000	.000	
GD	.998	1.005	.035	5.8%
VG	1.002	1.001	.009	1.1%
Overall	1.006	1.013	.058	8.8%



Willy Tookey <admin@sanjuancolorado.us>

COUNTY ROAD 2

1 message

Jack Clark <jc1hardrock@aol.com>

Tue, Sep 27, 2022 at 8:00 AM

Reply-To: Jack Clark <jc1hardrock@aol.com>

To: "admin@sanjuancolorado.us" <admin@sanjuancolorado.us>, "sjcom.feth@gmail.com" <sjcom.feth@gmail.com>, "commissioner.lashley@sanjuancolorado.us" <commissioner.lashley@sanjuancolorado.us>, "jrkuhlman@msn.com" <jrkuhlman@msn.com>

Willy Tookey, & County Commissioner's. we are writing to ask if you would elevate the issue of the dust situation on county road 2 at the commissioners meeting on Wednesday, 9/28/2022, a discussion between the road department, the commissioners, & the community is needed so that a solution to this health problem with the dust on this road can be achieved.

Thank You:

Jack & Barbara Clark
3815 County Road 2
San Juan County



Willy Tookey <admin@sanjuancolorado.us>

Concerned citizen re: dust CR2

1 message

Becky Joyce <director@sjcph.org>

Mon, Sep 26, 2022 at 4:38 PM

To: Austin Lashley <commissioner.lashley@sanjuancolorado.us>, Scott fetchenhier <sjcom.fetch@gmail.com>, Judy Kuhlman <jrkuhlman@msn.com>

Cc: Willy Tookey <admin@sanjuancolorado.us>

Hi Ernie, Scott and Austin,

Jack Clark called today very concerned about the dust on CR2. He was upset that there doesn't appear to be any change in the road conditions (after previous complaints), that there isn't clay put in with the graded dirt and that his wife is starting to have health issues. He mentioned being concerned about the potential silica being hazardous to breathe in.

I encouraged him to reach out to each of you and to attend the Wednesday night meeting with his concerns, which he said he already was planning on. He cited other areas that are able to craft roads that aren't as heinously dusty through mitigation efforts.

I continue to agree: it is not a problem that will go away. It is also dangerous. I encourage you to review the technique the road crew is using to see if there are other practices that aren't being used. I know they just graded the road again Friday (?) which always makes it worse, but it sounds like many neighbors are also fed up. He also asked for more law enforcement for people to go the speed limit, since that keeps the dust down.

Several of us have brought this issue up before for several years, when I submitted a picture to the BOCC where one bicyclist was riding CR 2, reaching out to steady his partner because they couldn't see through the dust of the passing cars. It was awful to watch.

Please, please address this in a meaningful and timely manner. I appreciate your time~

Thank you~

Becky Joyce, RN

Becky Joyce, BSN, RN
San Juan County Public Health Director
[1315 Snowden St.](#)
[Silverton, CO 81433](#)
(970) 387-0242
(970) 387-5036 (Fax)



Willy Tookey <admin@sanjuancolorado.us>

REGISTRATION NOW OPEN! CCI Winter Conference

1 message

Annie Olson <aolson@ccionline.org>
Reply-To: Annie Olson <aolson@ccionline.org>
To: Annie Olson <aolson@ccionline.org>

Fri, Sep 23, 2022 at 8:56 AM

Registration for the CCI Foundation Winter Conference is NOW OPEN!

Register today to reserve your spot at the early bird rate.

**CCI Foundation Winter Conference
December 12-14, 2022
Jefferson County**

To register and view hotel information, [please click here](#). A tentative agenda will be available soon.

CCI Awards

CCI is accepting nominations for Commissioner of the Year and Distinguished Service awards for 2022. Please click here to view the nomination form and submission guidelines.

Nominations are due by October 31, 2022.

Please reach out to me with any questions. We look forward to seeing you in Jefferson County!





COLORADO
Department of Local Affairs

2022 Small Communities Workshop

Tuesday, October 11

5:00-7:00 Networking Reception

Tres Litros, 118 N. E Street, Salida, Light appetizers and cash bar

Wednesday, October 12

The SteamPlant Event Center

220 West Sackett Avenue, Salida, CO 81201

9:00-9:20 Welcome and Opening Remarks

DOLA

Colorado Counties, Inc.

Special District Association of Colorado

Colorado Municipal League

9:20-9:30 Local Welcome

City of Salida

9:30-10:45 Infrastructure Planning

The importance of partnering – where and why do we get stuck? Working with State, federal and local partners to find affordable solutions to big ticket problems.

10:45-11:00 Break

11:00-12:15 Housing Solutions

Regional ideas for addressing the housing crisis in our communities.

12:15-1:00 Networking Lunch (provided)

1:00-2:15 Inclusive Economic Development

How Colorado communities are expected to change, and how community leaders can approach economic development in a more successful, inclusive, and holistic way.

2:15-2:30 Break

2:30-3:45 Wildfire Mitigation

What works to protect homes, citizens, and first responders? Explore hazard mitigation and resilience through planning and leadership.

3:45-4:15 Closing Remarks

Partner Agencies



COLORADO
MUNICIPAL
LEAGUE



Date: September 26, 2022.
For: September 28 Board of County Commissioners Meeting.
From: Planning Department.
Regarding: Summary of Recent Planning Department Work.

SAN JUAN COUNTY



PO Box 466
Silverton, CO 81433

The Planning Department has recently been working on these County applications:

- The County staff has continued working on the Improvement Permit for the Two Proposed 11-Unit Condo Buildings, on a parcel known as “Phase 1,” located at Cascade Village PUD, on Highway 550. A second plan submittal was received on Sept. 12. A second “administrative review” Improvement Permit Letter was sent out on Sept. 22.
- Preparation of the staff report/packets for the Sept. 20 Planning Commission review of the Improvement Permit Application for the Proposed Hawn Cabin, Log Cabin Lode, County Road 14, near Red Mountain Pass. The Legal Notice will be prepared today, for the upcoming October BOCC Public Hearing.
- Preparation of the staff report/packets for the Sept. 20 Planning Commission review of an Improvement Permit Application for the Proposed Robertson Accessory Dwelling Unit (ADU), on Tract 13, Know Your Neighbor Subdivision, Lime Creek Road. The Legal Notice will be prepared today, for the upcoming October BOCC Public Hearing.
- The San Juan Regional Planning Commission reviewed and adopted the updated Master Plan during a Work Session on Sept. 20. The information in the updated Master Plan focuses on the Town rather than the County. The updated Master Plan is now headed to the Town Board and citizens for further review during a Public Hearing this week.
- The County staff is awaiting some additional documents regarding the continued Public Hearing for a Proposed Subdivision Plat Amendment, for proposed development of Lot 1 in the Cole Ranch Subdivision. We expect that to be on one of your October meeting agendas.
- The County Planning and Building Dept. staff has been busy responding to many questions from mining claim buyers, mining claim owners, and realtors, about the County application process, septic system regulations, and what the County allows on mining claims. Some of the properties generating questions over the past two weeks are: the Anglo Saxon Placer “group,” Helena Roux Lode, Comstock Lode, Rouene and Minnehaha Lodes, Gladstone Girl Lode, Last Chance Lode, Spring Lode, portions of the Ophir Placer, Mineral King Lode, the Forest Queen Lodes, several properties in the vicinity of Idaho Gulch, and other misc. mining claims.
- The Planning and Building Dept. staff went on a group site visit last week, in order to observe some mining claims in the area of Red Mountain Pass before snow arrives.
- A County Improvement Permit Application has been received for a proposed fence and proposed gates, located on a mining claim near the Animas River on the edge of Town limits.
- The Building and Planning Dept staffpersons are researching some alleged violations of the County Zoning and Land Use Regulations, for example one unpermitted structure which is now being deconstructed, and a report of some unknown recent grading in Prospect Gulch.
- The Planning Dept. spoke with the San Juan Basin Public Health Department “septic system department” staff. The purpose was to check in on any recent regulation changes (and there have been no changes). The County staff has been receiving many requests this summer to allow proposed composting/incinerating toilets - without the associated proposed leachfield. The SJBPH staff kindly verified some of the details of the current State regulations, and that that all residences are required to have a septic leachfield (regardless of toilet type).
- Commissioners/citizens can contact me with any questions at “planner@sanjuancolorado.us”



Regional News

Boebert calls proposed executive action to protect Camp Hale a land grab pushed by 'extremist environmentalists'



Sens. Bennet, Hickenlooper request protection for World War II training ground

By Sara Wilson, Colorado Newswire

Friday, Sep 23, 2022 5:26



A view of Camp Hale in Colorado (Courtesy of EcoFlight)

Courtesy of EcoFlight



The three Republican U.S. representatives from Colorado urged President Joe Biden in a letter dated Thursday against using his authority to designate land named in the stalled Colorado Outdoor and Recreation Act as a national monument, arguing that the designation does not have congressional or local support.

Rep. Lauren Boebert, along with Reps. Ken Buck and Doug Lamborn, are the lead signatories on the letter asking Biden not to use authority under the 1906 Antiquities Act to name tens of thousands of acres surrounding Camp Hale in Leadville a national historic landscape, which would protect it from drilling and mining. Camp Hale is a former World War II-era military training ground.



Colorado, asked Biden to use the Antiquities Act to accomplish those aims after they hosted U.S. Secretary of Agriculture Tom Vilsack at the site to court him as an ally.

Boebert, who has been a vocal opponent of the CORE Act, disagrees with the plan to use executive action instead of going through Congress.

“While Camp Hale and our service members that were stationed there made important contributions to World War II, we don’t support the efforts of extremist environmentalists who are seeking to hijack this historic place to create a new land designation,” the Boebert letter reads.

“We urge you to reject this overreach and request for unilateral use of executive power. There is no compelling reason why local opposition and the United States Congress should be ignored or undermined, particularly as CORE Act proponents have not been able to get their egregious bill and related provisions signed into law after more than a decade,” the letter continues.

Six other Republican members of Congress – including Louie Gohmert of Texas and Andy Biggs and Paul Gosar of Arizona – from states other than Colorado signed the letter.

The signatories argue that “locking up hundreds of thousands of acres through the stroke of a pen” does not fulfill the original intent of the Antiquities Act. They wrote that an Antiquities Act designation could disturb private water rights, prohibit timber harvesting and cut off access to natural gas deposits.

So far, Biden has restored full protections to three national monuments that former President Donald Trump reduced in size: Bears Ears and Grand Staircase-Escalante in Utah and the Northeast Canyons and Seamounts Marine National Monument in the Atlantic Ocean off the coast of New England.

The former Camp Hale, near Leadville, is where 10th Mountain Division soldiers trained before heading to fight in World War II. The U.S. Army continued to use the location for winter training exercises until 1965. It is now a popular recreation spot.

For more stories from Colorado Newsline, visit coloradonewsline.com.

You might also like



Weekly planner for Sept. 26-Sept. 30
Sep 25, 2022



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Sep 24, 2022



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