

Application for Improvement Permit

Sketch Plan Submittal - Silverton Glamping, LLC.



Location:

Eastern Star Placer 17680 & Animas MS-1566 Silverton, CO 81433

Applicant:

Silverton Glamping, LLC

Attn: Richard Smiley

PO Box 1492 Craig, CO 81626

970-366-8796

Table of Contents

1. Cover Letter and Introduction
2. San Juan County Application for Improvement
3. Proof of Consent to Pursue Permit
4. Survey Plat
5. Maps of Adjacent Landowners
6. Lists of Adjacent Landowners
7. Project Narrative
8. Project Plans
 - a. Vicinity Map
 - b. Sketch Plan with County Avalanche Map
 - c. Sketch Plan with County Geo Hazards Map
 - d. Enlarged Site Plan
9. Septic System Design
10. Water Source
11. Avalanche Hazard Mitigation
12. Scenic Corridor Report
13. Conclusion

Cover Letter and Introduction

Hello,

My name is Richard Smiley, and I am really excited to submit this application as a significant step towards realizing my lifelong dream of operating a glamping resort in the breathtaking San Juan Mountains. This area has always held a special place in my heart, and I am honored to have the opportunity to contribute to this region.

As a native of Colorado and a resident of the Steamboat/Craig area, I have developed an appreciation for the natural wonders that our state has to offer.

My personal passions align seamlessly with the vision I have for this resort. I am an avid lover of the great outdoors, spending my free time camping, snowboarding, hiking, and mountain biking. It is this connection to nature that has fueled my desire to create a glamping resort, allowing others to experience the magic of the San Juan Mountains in a comfortable and sustainable manner.

I am firmly committed to implementing sustainable business practices and being a responsible steward of the land. Our project will be characterized by its low environmental impact, environmentally friendly design, and dedication to preserving the natural beauty of the Silverton area. I am also committed to supporting the local community by employing local labor and sourcing supplies from the area when possible, which will not only create job opportunities but also boost the local economy.

I envision our guests as ambassadors of the region, exploring the town of Silverton, shopping in local stores, dining in local restaurants, and further spreading the word about how incredible Silverton is to visit. By doing so, our resort will serve as a catalyst for economic growth, generating tax revenue that can be reinvested into the community. In essence, our business aims to foster a relationship between nature, people, and the local economy.

Thank you for considering my application, and I look forward to the opportunity to discuss this project further.

Sincerely,

Richard Smiley

Application for Improvement Permit

San Juan County, Colorado

Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	Richard Smiley			
	Address	PO Box 1492, Craig, CO 81626 970-366-8796 Phone			
Owner	Name	Silverton Glamping, LLC			
	Address	2000 S. Colorado Blvd. tower A Suite 1000, Denver, CO 80222 Phone			
Contractor	Name				
	Address				
Legal Description of Property:		Road System Relationship			
Arimas MS-1566, Eastern Star Placer 17680 Township 41N, Range 7W, Section 20		Zoning Compatibility			
		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
		Mineral Resource Impact			
		Wildlife Impact			
		Historic Site Impact			
Nature of Improvement Planned:		Watershed Gearance			
A glamping resort consisting of 8 luxurious tents along the river.		County Building Inspector			
		Building Permit			
		State Electrical Inspector			
		Electrical Permit			
		San Juan Basin Health Unit			
		Sewage Disposal: Test			
		Design			
		Central Sewage Collection			
		State Division of Water Resources			
		Adequate Water Source			
Well Permit					
Central Water Distribution					
U.S. Forest Service/BLM					
Access Approval					
State Division of Highways					
Driveway Permit					
Receipt		FEE PAYMENT			
		Amount	Date		
Application					
Building Permit					
Subdivision/PI D					
Hearing Notice					
		Subdivision Variance			
		Subdivision Approval			

Proof of Consent

OWNER AGREEMENT

This document provides Silverton Glamping, LLC. proof of binding, irrevocable consent to pursue all land use and improvement permits required to complete the Silverton Glamping project.

All owners of the Eastern Star Placer 17680 and Animas MS-1566 hereby agree to this binding and irrevocable consent.

Signed:

Jo Ann Vota Sandell 10/02/2023

Jo Ann Vota Sandell

William J Sandall 10/02/2023

William J Sandall

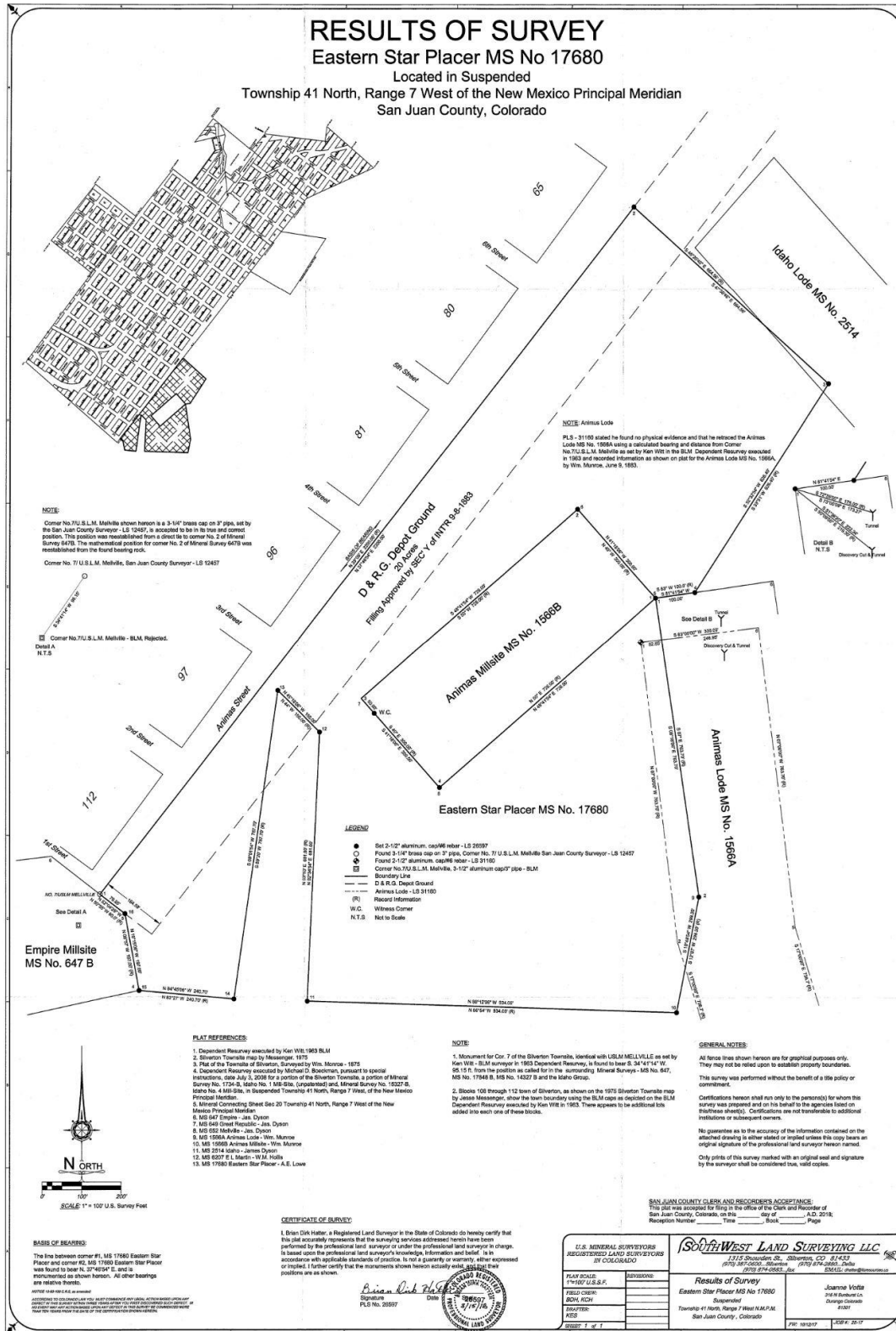
Michael Sandell 10/02/2023

Michael Sandell

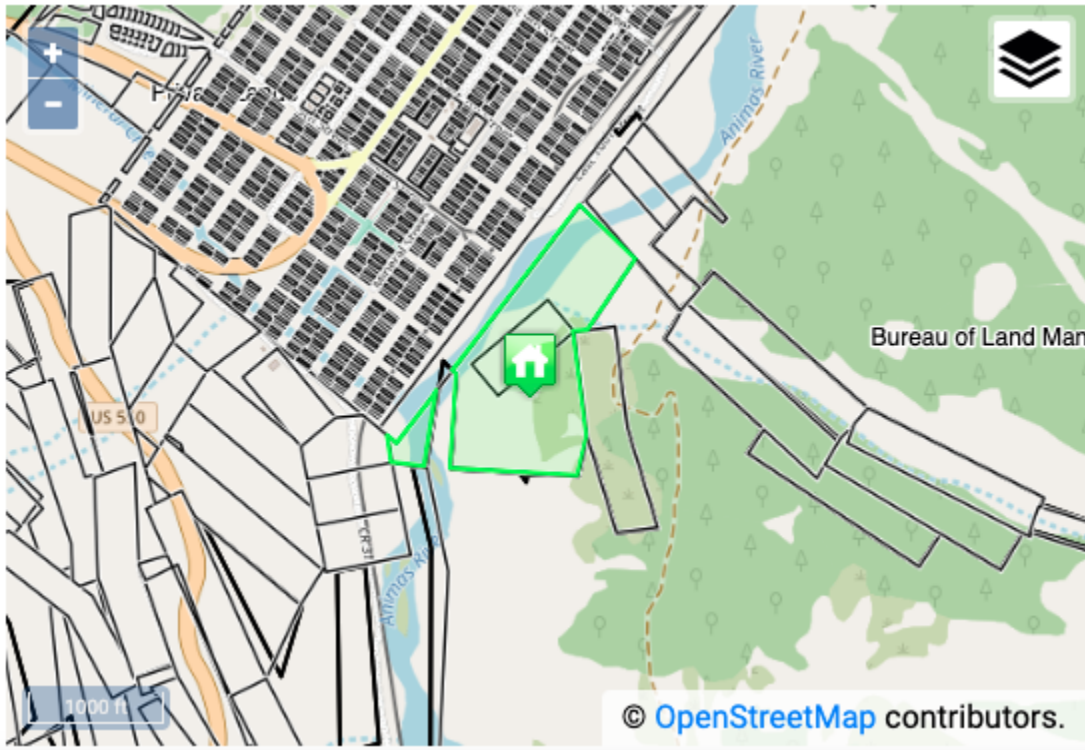
Susan Sandall Takahashi 10/02/2023

Susan Sandall Takahashi

Survey Plat



Map of Adjacent Landowners within 1500 ft.



List of Adjacent Landowners within 1500 ft.

This list was obtained from Kim Buck, the county assessor.

Address	Owner
SILVERTON, CO 81433	DURANGO & SILVERTON NARROW GAUGE RAILROAD; RICK SILVERMAN
SILVERTON, CO 81433	SAN MIGUEL POWER ASSOCIATION INC; FINANCE - LANCE LEHIGH
715 EMPIRE ST, SILVERTON, CO 81433	DAILEY ROBERT ET AL; ANDERSON LOIS ANNE
741 EMPIRE ST, SILVERTON, CO 81433-5060	YAMAGIWA KEVIN JR & JAMI
962 MINERAL ST, SILVERTON, CO 81433	LANTZ JAY G & SHARON L
SILVERTON, CO 81433	KNOX AMBER P ; POSTA DAVID A
SILVERTON, CO 81433	SANDELL JO ANN VOTA ET AL; WILLIAM J SUSAN L MICHAEL L
840 COUNTY ROAD 33, SILVERTON, CO 81433	BROWN GEORGE T & COLLEEN M RLT
SILVERTON, CO 81433	AGUA CUERVO LLC A COLO CORP
SILVERTON, CO 81433	PERKINS DAVID & SHANA
COUNTY ROAD 31, SILVERTON, CO 81433	SULTAN MOUNTAIN LLC
SILVERTON, CO 81433	DERAMO JASON & TAMMY
731 EMPIRE ST, SILVERTON, CO 81433-5060	FRIES WILLIAM D & KELLI
1028 CEMENT ST, SILVERTON, CO 81433-5032	LOVATO KAREN & GARY; LYLE AARYN
TBD CEMENT ST (between 10th & 11th Streets), SILVERTON, CO 81433	GIBSON ALISHA M
1003 CEMENT ST, SILVERTON, CO 81433	WILLIAMSON MARK T; TESCHER SARAH ELIZABETH
TBD MINERAL ST (between 10th & 11th Streets), SILVERTON, CO 81433	MILLIGAN SEAN & JESSICA; MACKLIN SUSAN & DONALD
1011 CEMENT ST, SILVERTON, CO 81433-5032	YANKO JEREMY T
1019 CEMENT ST, SILVERTON, CO 81433-5032	CANFIELD FREDERICK W
936 EMPIRE ST, SILVERTON, CO 81433-5056	PFOTENHAUER FAMILY TRUST; KRISTOPHER & STEPHANIE
924 EMPIRE ST, SILVERTON, CO 81433	FASCHING FRED; DAILEY PATTY
920 EMPIRE ST, SILVERTON, CO 81433-5056	CONRAD BRUCE T

902 EMPIRE ST, SILVERTON, CO 81433-5056	COOK CASEY C HERITAGE TRUST; c/oCASEY C COOK
911 MINERAL ST, SILVERTON, CO 81433-5092	FULTON KIRSTEN
921 MINERAL ST, SILVERTON, CO 81433	PERCE REVOCABLE LIVING TRUST; GEORGE S & KAREN LEE PERCE
939 MINERAL ST, SILVERTON, CO 81433	MALIN KELLY A; DOELGER SARAH E
957 MINERAL ST, SILVERTON, CO 81433	MC CLURE THELMA; c/oGAY MCCLURE LOVE
967 MINERAL ST, SILVERTON, CO 81433-5092	GALLEGOS NELLIE B
957 MINERAL ST, SILVERTON, CO 81433	LEMMONS KEVIN G & CRYSTAL K
962 MINERAL ST, SILVERTON, CO 81433	LANTZ JAY G & SHARON L
956 MINERAL ST, SILVERTON, CO 81433	MYERS TODD ET AL
944 MINERAL ST, SILVERTON, CO 81433	HJERMSTAD MARGARET L
TBD MINERAL ST (between 9th & 10th Streets), SILVERTON, CO 81433	PERCE REVOCABLE LIVING TRUST; GEORGE S & KAREN LEE PERCE
905 CEMENT ST, SILVERTON, CO 81433	SHERWOOD LIVING TRUST DTD 7-13-2020; c/oJERRY L & CYNTHIA A SHERWOOD TRUSTEES
907 CEMENT ST, SILVERTON, CO 81433	TEMPLE APRIL
939 CEMENT ST, SILVERTON, CO 81433	OTTO WILLIAM C & GAIL E
957 CEMENT ST, SILVERTON, CO 81433-5040	RENOWDEN RONALD & BARBARA
969 CEMENT ST, SILVERTON, CO 81433-5040	ROMERO DAVID C & MARGARET A
441 E 10TH ST, SILVERTON, CO 81433	GALENA MOUNTAIN CORP
TBD MINERAL ST (between 8th & 9th Streets), SILVERTON, CO 81433	DAILEY PATRICIA; FASCHING FRED
817 CEMENT ST, SILVERTON, CO 81433	SAN JUAN COUNTY HISTORICAL SOCIETY
305 E 9TH ST, SILVERTON, CO 81433	STILLWELL CHRISTOPHER J; STILLWELL BROOKE A
852 MINERAL ST, SILVERTON, CO 81433	WATSON MARK & DARLENE
TBD MINERAL ST (between 8th & 9th Streets), SILVERTON, CO 81433	GUINTA RICHARD A TRUST
830 EMPIRE ST, SILVERTON, CO 81433-5061	WEGERT JESS L
820 EMPIRE ST, SILVERTON, CO 81433-5061	BRANCH LINDA VEE
804 EMPIRE ST, SILVERTON, CO 81433-5061	LANIS THOMAS
821 MINERAL ST, SILVERTON, CO 81433-5091	DAVENPORT CALVIN T & MEGAN E
825 MINERAL ST, SILVERTON, CO	DAVENPORT MEGAN & CALVIN

81433-5091	
829 MINERAL ST, SILVERTON, CO 81433	GALLOWAY MAVIS I & SAM E
TBD MINERAL ST (between 8th & 9th Streets), SILVERTON, CO 81433	JAMISON STARR D
867 MINERAL ST, SILVERTON, CO 81433-5091	REITER ROBERT JOHN
852 EMPIRE ST, SILVERTON, CO 81433	SPRINGER MICHAEL W & MICHELLE L
848 GREENE ST, SILVERTON, CO 81433	GFS HOSPITALITY LLC
805 EMPIRE ST, SILVERTON, CO 81433	TIBBETTS DEE A
821 EMPIRE ST, SILVERTON, CO 81433-5061	CHARLES W & DIANE V PLEVICH LT DTD 3-14-2022
833 EMPIRE ST, SILVERTON, CO 81433-5061	EVANS THOMAS M & NELSON CAROLE
847 EMPIRE ST, SILVERTON, CO 81433-5061	SILVERTON ESTATE LLC
859 EMPIRE ST, SILVERTON, CO 81433	GREEN CAREY W JR & BARBARA K
869 EMPIRE ST, SILVERTON, CO 81433	HORN SONJA I & JONATHON C
824 GREENE ST, SILVERTON, CO 81433	MILLER MICHAEL
E 8TH ST, SILVERTON, CO 81433	PRICE MARTY JOE & KIMBERLY A
754 GREENE ST, SILVERTON, CO 81433-5070	COLEMAN THOMAS R & JAYNIE E
740 GREENE ST, SILVERTON, CO 81433	CHAMBERS JERELD WILLIAM; CHAMBERS DANA ANN
706 GREENE ST, SILVERTON, CO 81433	SAN MIGUEL POWER ASSOCIATION
755 EMPIRE ST, SILVERTON, CO 81433-5060	RHOADES TERRY S
705 EMPIRE ST, SILVERTON, CO 81433-5060	RHOADES REBECCA J
731 EMPIRE ST, SILVERTON, CO 81433-5060	JARAMILLO LADONNA L & AMOS D
715 EMPIRE ST, SILVERTON, CO 81433	RHOADES REBECCA J
741 EMPIRE ST, SILVERTON, CO 81433-5060	JARAMILLO LADONNA L & AMOS D
768 EMPIRE ST, SILVERTON, CO 81433-5060	KUHLMAN ERNEST F & JUDY R
742 EMPIRE ST, SILVERTON, CO 81433-5060	BREWER KARL AND KATIE
722 EMPIRE ST, SILVERTON, CO 81433	WILSON ROBERT D & MARYLENE F
765 MINERAL ST, SILVERTON, CO 81433	LANG RYAN ALLEN & VIRGINIA LEE
TBD EMPIRE ST (between 7th & 8th Streets), SILVERTON, CO 81433	SERBOUSEK KRIS & ROBYN
TBD EMPIRE ST (between 7th & 8th Streets), SILVERTON, CO 81433	TOWN OF SILVERTON

741 MINERAL ST, SILVERTON, CO 81433	KORDICH JACOB; KORDICH JAMES
743 MINERAL ST, SILVERTON, CO 81433-5090	NEIGHBORS AC
727 MINERAL ST, SILVERTON, CO 81433	BUERGER BRIAN; KAASCH-BUERGER GLORIA
733 MINERAL ST, SILVERTON, CO 81433-5090	CAVENDER PIANO STUDIOS INC
TBD MINERAL ST (between 7th & 8th Streets), SILVERTON, CO 81433	KETTERHAGEN BILL; MAST MEGAN
TBD MINERAL ST (between 7th & 8th Streets), SILVERTON, CO 81433	OSTLUND ANNE-BRITT; SCHENK MARKUS
764 MINERAL ST, SILVERTON, CO 81433	BRUNING BRYAN / KOCHENDERFER KATE
TBD MINERAL ST (between 7th & 8th Streets), SILVERTON, CO 81433	EQUITY TRUST CO CUSTODIAN; FBO DEAN LECKIE IRA
TBD MINERAL ST (between 7th & 8th Streets), SILVERTON, CO 81433	SUKI LLC
TBD MINERAL ST (between 7th & 8th Streets), SILVERTON, CO 81433	PATRICK DAWSON
710 MINERAL ST, SILVERTON, CO 81433	MAPLE MOUNTAIN BUILDERS LLC
707 CEMENT ST, SILVERTON, CO 81433	GRAY MATTHEW DEAN
TBD CEMENT ST (between 7th & 8th Streets), SILVERTON, CO 81433	WANATKA EMIL M & KRISTINA T
735 CEMENT ST, SILVERTON, CO 81433	BURTON MICHAEL J
TBD CEMENT ST (between 7th & 8th Streets), SILVERTON, CO 81433	HARTLE LOGAN
753 CEMENT ST, SILVERTON, CO 81433	RICHTER LINDSEY B; GRASSO FABIO A
769 CEMENT ST, SILVERTON, CO 81433	SHAPIRO STACEY INGEBRITSON; SHAPIRO SEBASTIAN
640 MINERAL ST, SILVERTON, CO 81433	SILVER SUMMIT INC; SILVER SUMMIT RV PARK
TBD MINERAL ST (between 6th & 7th Streets), SILVERTON, CO 81433	VAN BUREN DALE & DIANE TRUST
TBD MINERAL ST (between 6th & 7th Streets), SILVERTON, CO 81433	VAN BUREN DALE & DIANE TRUST
664 GREENE ST, SILVERTON, CO 81433-5074	LOKEY JIM AND AMY
TBD GREENE ST (between 5th & 6th Streets), SILVERTON, CO 81433	EATON PETER BRITTEN JR
TBD EMPIRE ST (between 5th & 6th Streets), SILVERTON, CO 81433	EATON PETER BRITTEN JR
418 GREENE ST, SILVERTON, CO 81433	TOWN OF SILVERTON
414 GREENE ST, SILVERTON, CO 81433-5072	TOWN OF SILVERTON
315 GREENE ST, SILVERTON, CO	WHISTLE STOP / DETOUR MANAGEMENT LLC;

81433-5064	WHISTLE STOP GAS STATION
TBD GREENE ST (between 3rd & 4th Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD EMPIRE ST (between 3rd & 4th Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD MINERAL ST (between 2nd & 3rd Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD EMPIRE ST (between 2nd & 3rd Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD GREENE ST (between 2nd & 3rd Streets), SILVERTON, CO 81433	FM4 LLC
TBD EMPIRE ST (between 2nd & 3rd Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD GREENE ST (between 1st & 2nd Streets), SILVERTON, CO 81433	SWANSON GERALD & NANCY R TRUST
TBD GREENE ST (between 1st & 2nd Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD MINERAL ST (between 1st & 2nd Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
TBD CEMENT ST (between 1st & 2nd Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
542 MINERAL ST, SILVERTON, CO 81433	LOKEY JIMMY LEE & AMY
SILVERTON, CO 81433	PACIFICORP; c/oPROPERTY TAX DEPT
TBD EMPIRE ST (between 4th & 5th Streets), SILVERTON, CO 81433	TOWN OF SILVERTON
414 GREENE ST, SILVERTON, CO 81433-5072	TOWN OF SILVERTON
347 CEMENT ST, SILVERTON, CO 81433	TOWN OF SILVERTON

Project Narrative

Applicant Name and Address:

Silverton Glamping, LLC
Attn: Richard Smiley
2000 S. Colorado Blvd, Tower 1, Suite 10000, Denver, CO 80222, United States
970-366-8796

Project Location:

Eastern Star Placer 17680 & Animas MS-1566 Silverton, CO 81433

Legal Description:

ANIMAS M S - 1566 B, EASTERN STAR PLACER 17680, Township 41N Range 7W, Section 20

Proposed Development:

Phase one:

For the first phase of this project we propose a glamping resort with units spread out widely across 4 different sections of the Eastern Star Placer. Our goal is to provide as much space and privacy as possible per tent, while simultaneously offering premium glamping amenities. There will be some common gathering areas with outdoor fire rings, and games like corn hole, can jam, etc.

The first location for glamping units is along the northwest side (town side) of the Animas River. To reference this area of the development throughout this proposal, we named it Riverside. It is approximately 1.6 acres, which gives a density of .2 acres per unit. Riverside is located on the north side of the Eastern Star Placer. All the units in Riverside will be removed during the wintertime to accommodate avalanche safety and scenic corridor concerns. There will be a mixture of geodesic domes, and historic miner style tents (both pictured later in proposal.) These tents will be built on decks. For utilities, these will have a toilet and shower (connected to an engineered septic), propane stove, a propane grill, and a basic solar system to allow guests to turn on a light and charge electronics. This section of land will be the location of our check-in office/tent (included in the 8 unit count) and a portable shower house. The onsite manager will be located here. We chose this section of land to use first because it has the easiest access for guests and emergency vehicles, and is the best location for our check-in area. We believe guests on this side of the river will really enjoy watching the train go by, the riverfront scenery, and walking distance to town and the train.

Another ideal location for glamping is the opposite side of the river on the southeast section of the property. In this section there is a meadow that is out of sight from the town of Silverton, offering more privacy for guests, less light pollution, incredible starry nights, and amazing views. According to Google Earth, this meadow is approximately 7.37 acres. For referencing this area, we named it Kendall Mountain Meadow. As a part of phase one, we'd like to offer 8 additional

units in this location. That equates to .92 acres per unit. The existing road is rougher than the town side, but is still accessible for trucks, SUVs, or anything with a decent bit of ground clearance. We will use similar structures (domes and tents.) Utilities for these units will include a wood stove, a composting toilet or portapotty, an outdoor propane fire pit, and basic solar for charging electronics.

There is a beautiful aspen grove just above the meadow offering increased privacy, and a more wooded experience for guests with this preference. It measures approximately 1.37 acres. We named this section Aspen Grove. Tents in this location will be hidden by the trees from town and the scenic corridor, and guests will have a short hike to reach their tent. In the fall they will be surrounded by beautiful gold leaves. We would like to offer smaller tents in Aspen Grove with basic amenities. These tents will have nearby shared composting toilets, no showers, and no solar. Although the tents here are smaller with more basic amenities, guests will still be arriving to a tent that is already setup with a bed. We'd like to have up to 8 units here, which is a density of .17 acres per tent.

The last location we would like to have glamping is on the cliff directly adjacent to Aspen Grove. This cliff offers a great view of town, the mountains to the west, and the sunset. It measures 3.24 acres. We named it Sunset Vista Cliff. We'd like to place 8 units here, which is a density of .4 acres per tent. The structures will be either historic miner tents or geodesic domes. Utilities will include an enclosed composting toilet, basic solar for lights and charging electronics, a wood/propane stove for heating, and an outdoor fire pit.

We have designed the entire resort to be low impact to the natural environment, low density, and respectful to the maintaining the beauty and serenity of the area. Everything built in phase one can easily be removed to restore the land to its original condition.

Phase Two:

In order to be fully transparent I'd like to disclose our long term vision, and briefly discuss phase two of the project. After recouping some capital from our initial investment, we'd like to improve the existing road on the east side of the river. By doing so it will allow all vehicle types to access the Mountain Meadow section of the property. In this meadow, or on the cliff located directly above (named Sunset Vista Cliff), we would like to build a barndominium type structure that will serve as the central brain of the operation. The barndo will have a gathering space and check-in area in the bottom floor. It would also have a fully functional bathroom with a few toilets and showers for the guests. We'd like to have some fun amenities such as an indoor golf simulator, and pool tables. It will be connected to solar power, a well, and a septic system. Upstairs will be a living space for the camp host and/or workers. This will allow us to greatly reduce the amount of water we truck, and have a more permanent solution for storage in the winter time. We've already discussed avalanche concerns in person with Chris Wilbur, and we believe we have found a safe build location. We are not ready with full plans to include in this proposal, but we wanted to disclose long term visions for the property.

Zoning:

Town/County mutual zone.

Acreage:

41.72 acres.

Water Service:

Underground water storage tanks with hauled water to the property will be buried in close vicinity to the tents on Riverside. They will have the required setback from the septic components.

The tents located on Kendall Mountain Meadow, Sunset Vista Cliff, and Aspen Grove will be dry during phase one.

Sewer Service:

Phase One:

An onsite septic system is proposed for the resort and will be located on Riverside above the floodplain as shown on the included site plan. There will be RV style hookups so the tents can be easily disassembled in the winter time. We have spoken with Dudley Ashwood, P.E. about the feasibility of the septic system on the phone, and he will finish the design once the project is approved to proceed.

The units on the opposite side of the river will utilize high end composting toilets (Sunmar) or porta potties (option 2) supplied and serviced by a local vendor.

Phase 2:

As stated above, we'd like to build a barndominium and improve the road on the southeast side of the property in the future. This barndo will have a septic system, and a few bathrooms/showers for guests on this side of the river.

Power:

Most glamping units will have a basic solar setup for electricity. This solar setup will power lights and charging for phones and other devices. The solar setup will be screened from the scenic corridor of town and the railroad through fencing and natural landscaping.

Solar will be supplied from either Goal Zero or Jackery. We will buy complete solar kits that will have a 100-200 watt solar panel, and 500-2000 watt battery storage.

Heating:

Most glamping units will have a propane gas or wood fireplace/stove inside for heating purposes. The propane tanks will be buried, and serviced by Silverton LP Gas. Propane is the preferred heat source, but we will use wood stoves in the locations where propane is not feasible.

For the basic/smaller units, no heat will be provided.

Phone:

The entire property has excellent cell phone service.

Access from County Roads:

The west side of the land (Riverside) is accessed from town by taking 10th street across the railroad tracks, then following the road SW until arriving at the front gate of the property. The road is existing, in great condition, and easily accessible for all vehicle types and emergency services.

The east side of the land (Kendall Meadow and Aspen Grove) is accessed by taking County Road 33 .45 miles up Kendall Mountain, then turning onto an existing private road. This road is suitable for SUV's, trucks, and higher clearance vehicles in its current condition. For phase one we would like to use this road in its current condition to access the tents. For any guests who do not have a capable vehicle, or would prefer, we will offer a ride in one of our business vehicles to the tent.

As mentioned above, we would like to improve the road so it is passable to all vehicles in the future. For the moment, however, we'd like to use it in its current condition.

Exterior Lighting

Exterior lighting will be incorporated near the glamping units, and along the pathway between units for safety purposes. Pathway lighting will be solar powered. All lighting will be in compliance with San Juan County Dark Sky requirements.

Solid Waste Management

Trash disposal services will be provided by Bruin Waste Management. On site trash will be contained within the provided dumpster until removal to the transfer station. Proper bear-smart protocols will be utilized and signage will be displayed to inform guests about said protocols.

Landscaping

Revegetation and landscaping will be provided in accordance with requirements of San Juan County to preserve the natural appearance of the scenic corridor and minimize impact of views. Due to the natural landscaping of the area, a defensible space is already in place with little to no combustible ground cover, and very few shrubs near the build sites.

Surveying:

A boundary survey for this lot was done by Brian Dirk Hatter of Southwest Land Surveying. A copy of this survey is included with this application. Mr. Hatter will also be surveying in the tent locations, and mapping the floodplains and geohazards.

Subsurface Conditions:

Due to the fact all structures are temporary tents/domes, we believe no subsurface tests will be required for the building. For the septic system, we will utilize Trautner Geotech LLC or whoever our septic engineer advises.

Building Envelope and Siting:

There are multiple proposed glamping unit build sites in this proposal. All building envelopes will be surveyed by Dirk Hatter.

The first site will be along the west side of the Animas river (Riverside) on the Eastern Star Placer, as shown on the included site plan.

The second build site will be on the southeast section of the Eastern Star Placer in the secluded meadow (Kendall Mountain Meadow) as shown in the included site plan.

The third build site will be on the southeast section of the Eastern Star Placer in the aspens (Aspen Grove) as shown in the included site plan.

The fourth build site will be on the southeast section of the Eastern Star Placer on the cliff (Sunset Vista Cliff) as shown in the included site plan.

All the siting takes into consideration the safest locations due to natural hazards, and best utilizes the natural topography and causes the least impact to vegetation.

County Avalanche Map:

Some of the build site of this phase of the proposal is within the Idaho Gulch slide path. We recognize the risk of avalanches, and for the safety of everyone, we will not do operations during times of avalanche risk. Our proposal is for a seasonal glamping operation, and no operations will be conducted when avalanche risk is present. All structures within avalanche risk zones will be taken down during the winter.

County Geohazards Map:

The sketch plan for this project has been overlaid onto the county geohazards map, which is included in the application. Surveyor Dirk Hatter will do the official version of this map after the sketch plan meeting. According to the County Geohazards Map, a portion of the proposed build site appears to be in the "pf" area or physiographic floodplain defined as "an area experiencing frequent erosion and deposition from streamflow. Areas defined probably encompass most of the 100 year floodplain, but mapping is not based on stream discharge records." All the structures built outside of the 100 year floodplain should be safe from this hazard. For the tents marked on the edge of the 100 year floodplain, we plan to mitigate the risk by building on decks elevated a few feet off the ground, and having the onsite management closely watch weather. If flooding is a risk, we will alert our guests and evacuate to higher ground if necessary.

Foundation:

The proposed structures will be placed on wooden decks. The decks will be built with treated wood, and built to all necessary building codes.

Elevation:

The proposed sites sit at approximately 9255 ft. This elevation was obtained from GPS data from Google Earth.

Structure Size and Height:

We are proposing two different primary structures: a historic miner styled tent, and a geodesic dome.

Historic Miner Styled Tent: These will be 16'x25' and built on a 16'x32' deck. The total footprint of each tent is 512 sq ft. and the inner tent is 400 sq ft. The maximum height of the peak of the tent is 10'5", which is well beneath the county structure height of 35 feet. Pictures of the proposed materials and aesthetic are included in this proposal.

Geodesic Dome: The domes will be built on 16'x32' decks for an overall footprint of 512 sq ft. The actual dome structure will have a 16' diameter, or 189 sq ft. The dome peak height is 9.5 ft which is well beneath the county limit of 35 feet.

Other Tents: We would like permission to utilize other sizes and models of tents that are of similar colors and materials as the style proposed above. For example, there are smaller versions of the miner tents that may work better for individual travelers. In the aspen grove, we may need to utilize smaller tents to fit between trees. These smaller tents will only be used in the heavily treed areas, hidden from all scenic corridors.

Building Materials and Style:

The choice to utilize historic styled miner tents and geodesic domes reflect the culture and history of San Juan County. By showcasing historic canvas miner tents with themed art and decorations, we are paying homage to the mining heritage that built this county. The geodesic domes are a more luxurious option for travelers who wish to have a premium experience, and the large windows and skylights showcase the breathtaking beauty of the San Juan Mountains. We will use colors that blend in with the natural scenery, and integrate well with the requirements of the scenic corridor.

Renderings have been included for both unit types, which shows the proposed appearance and are included in the scenic quality report for review.

The proposed materials list includes:

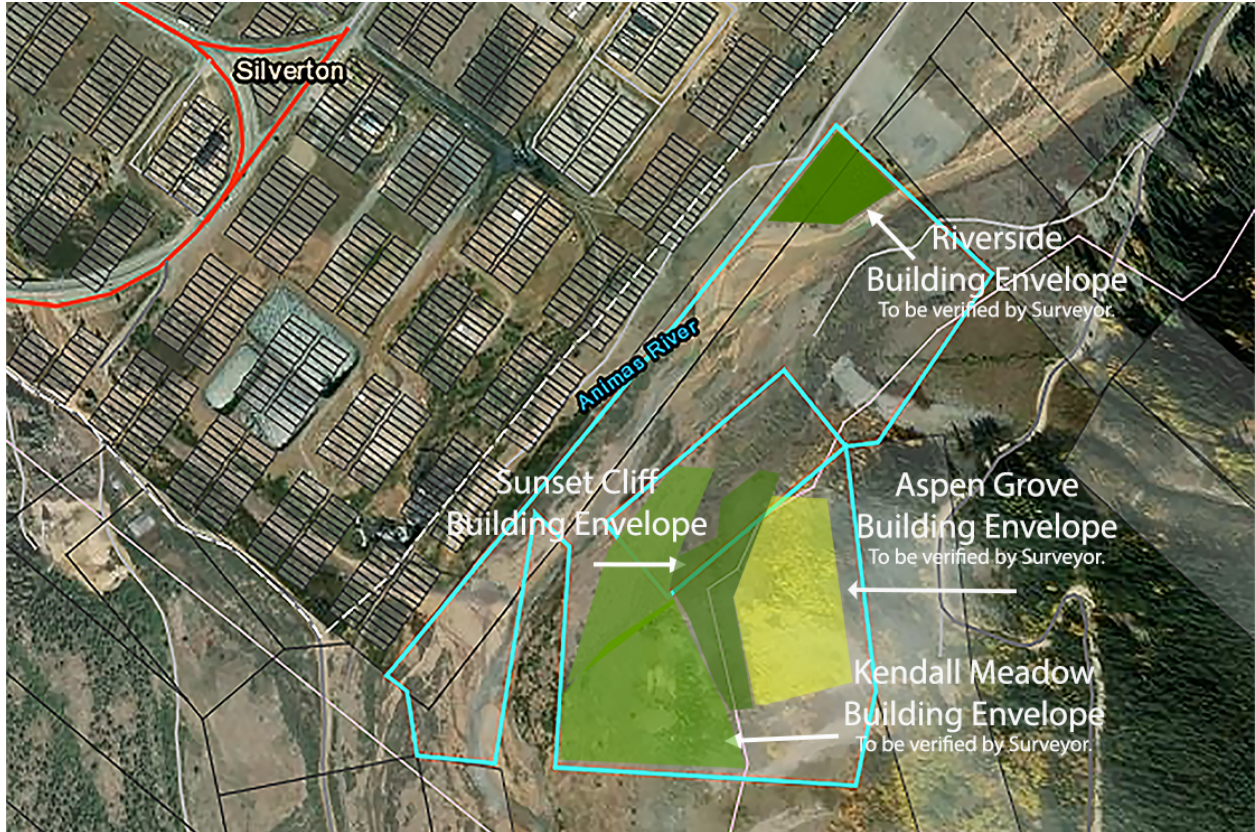
- Forest Green colored canvas for geodesic domes
- Autumn Gold colored canvas for historic miner tents.

Historic Structures

There are no historic structures on the property.

Project Plan

Overall Vicinity Map

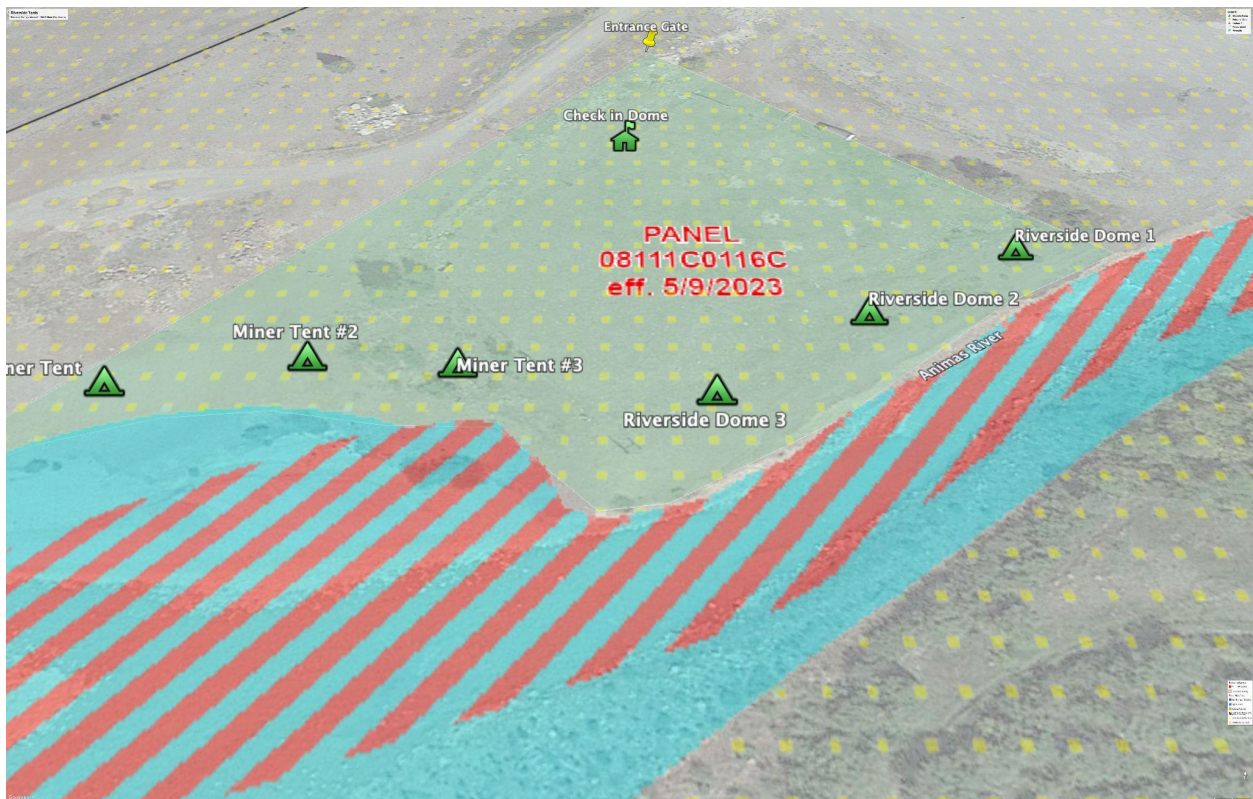


This is taken from the San Juan County GIS. We are proposing to develop the phase one glamp sites in the four areas highlighted on the map above.

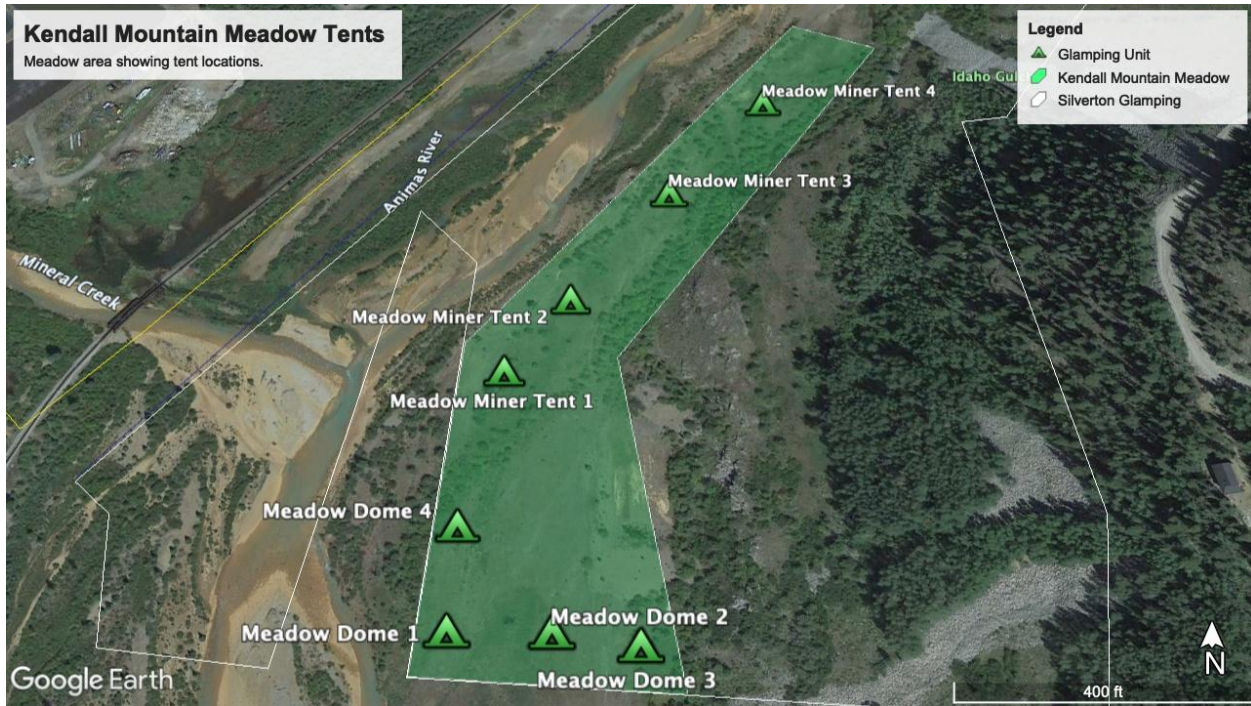
Riverside Vicinity Map & FEMA Flood Overlay



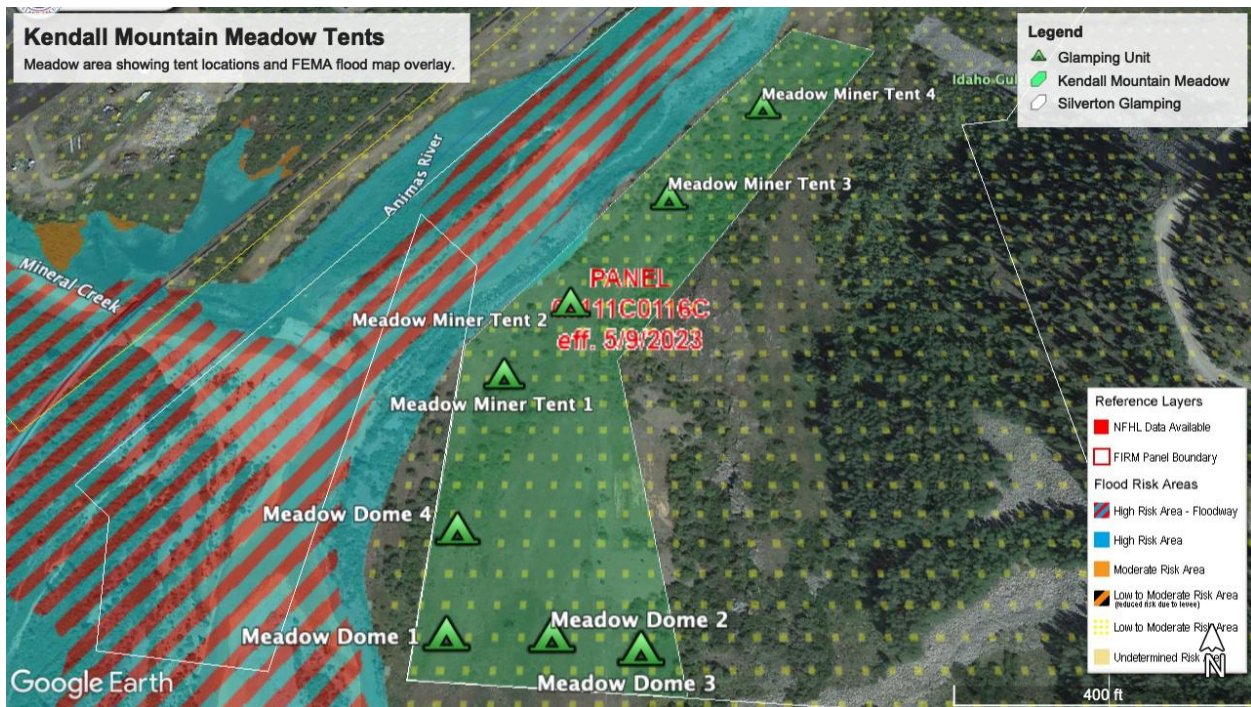
Above is a google earth image showcasing approximate tent locations, septic (brown), and cistern (blue.) Below is Riverside with the FEMA flood plain overlay.



Kendall Mountain Meadow Vicinity Map & FEMA Flood Overlay



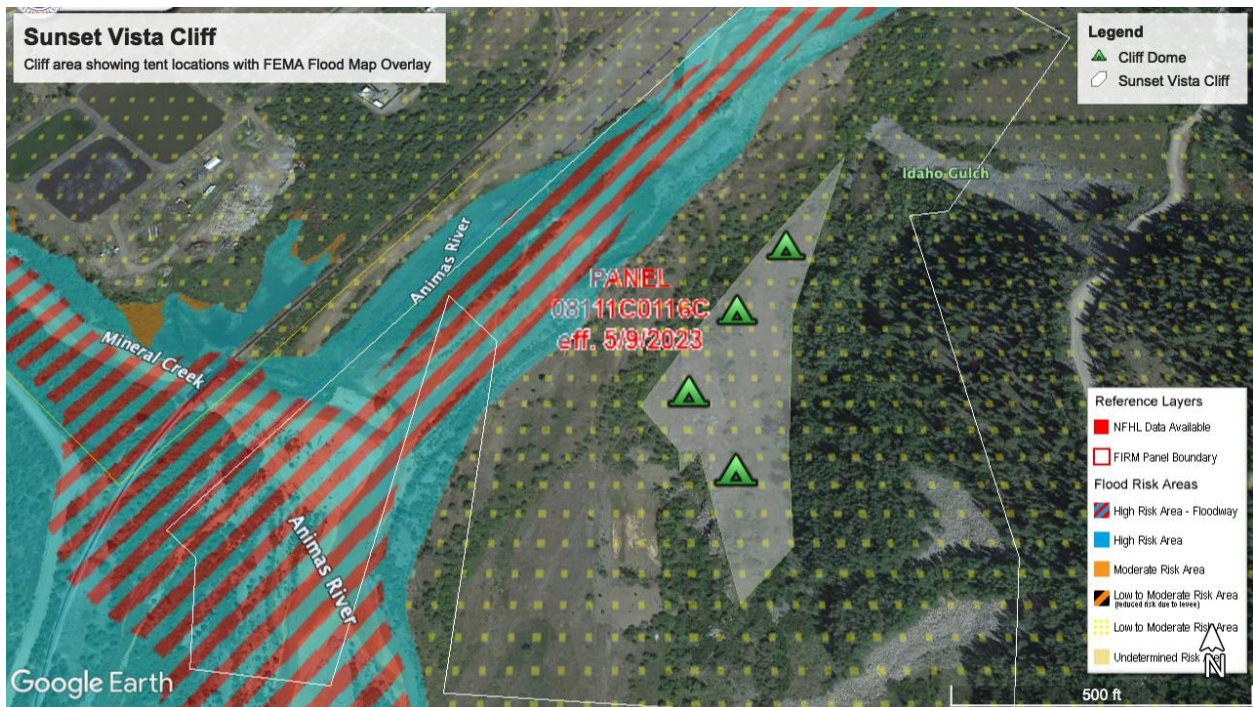
Pictured above is Kendall Mountain Meadow, and the approximate locations of our glamping units. Pictured below is the same graphic, with the FEMA flood zone overlay.



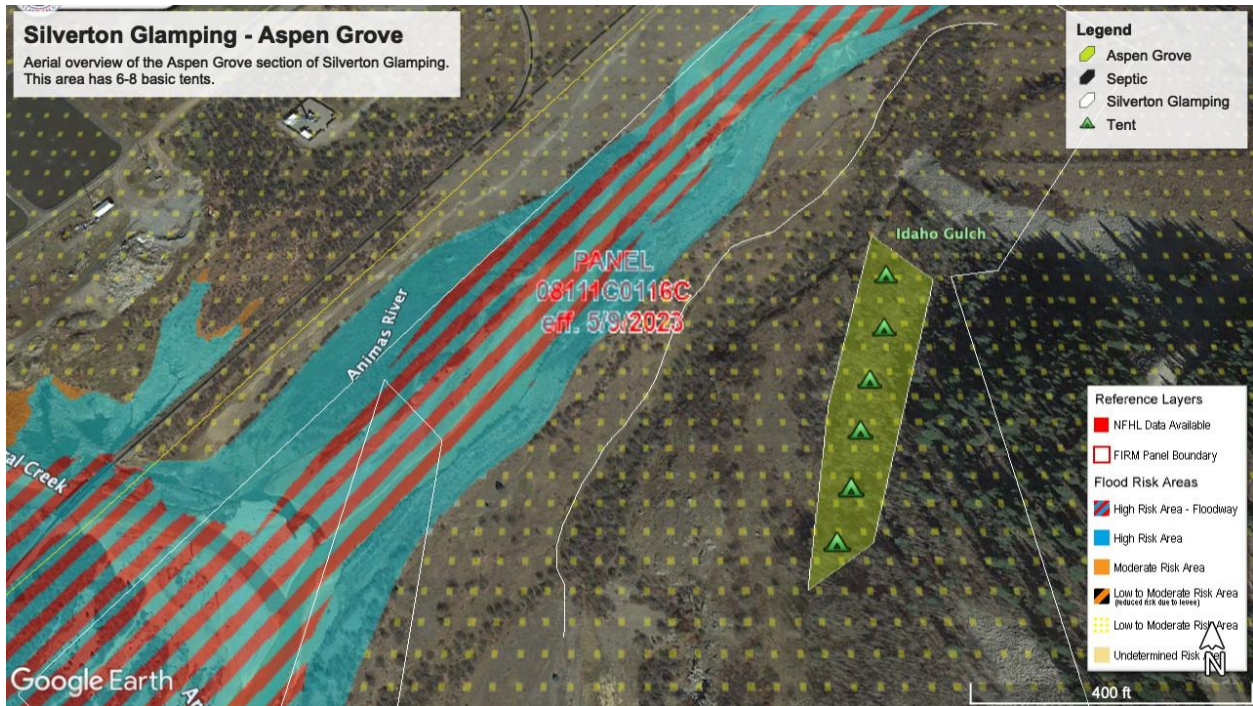
Sunset Vista Cliff Vicinity Map & FEMA Flood Overlay



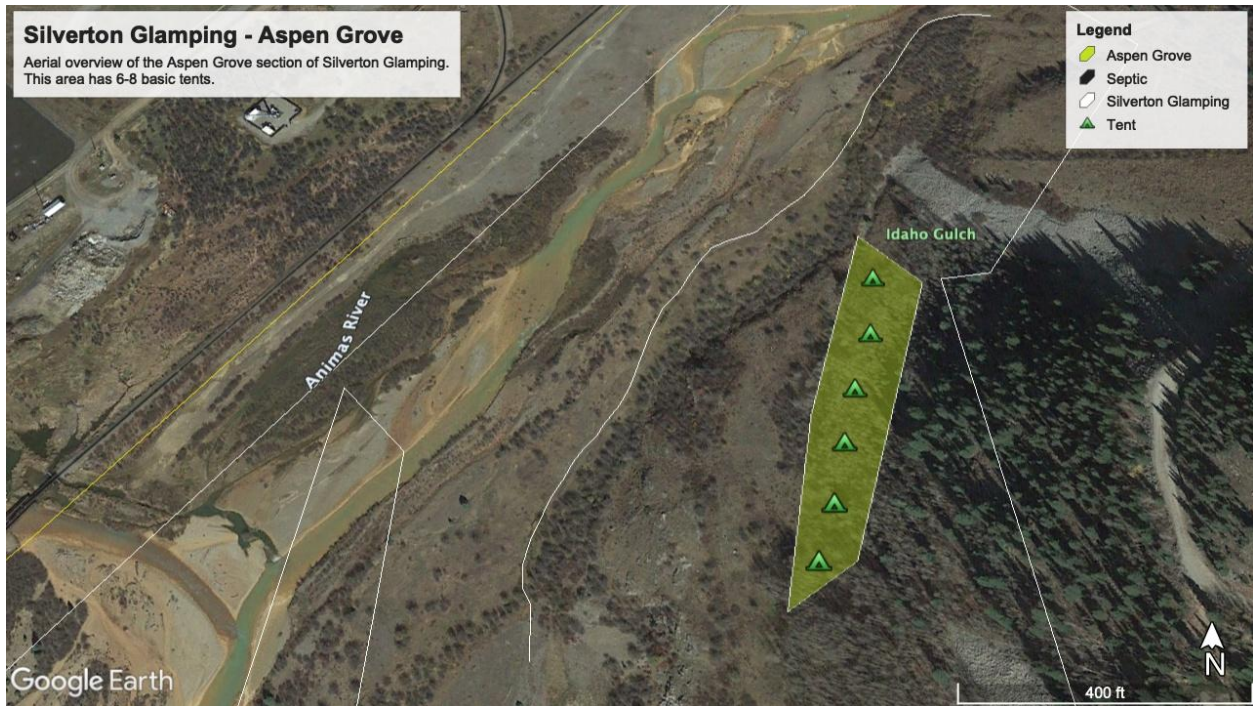
Pictured above is Sunset Vista Cliff, and the approximate locations of our glamping units. Pictured below is the same graphic, with the FEMA flood zone overlay.



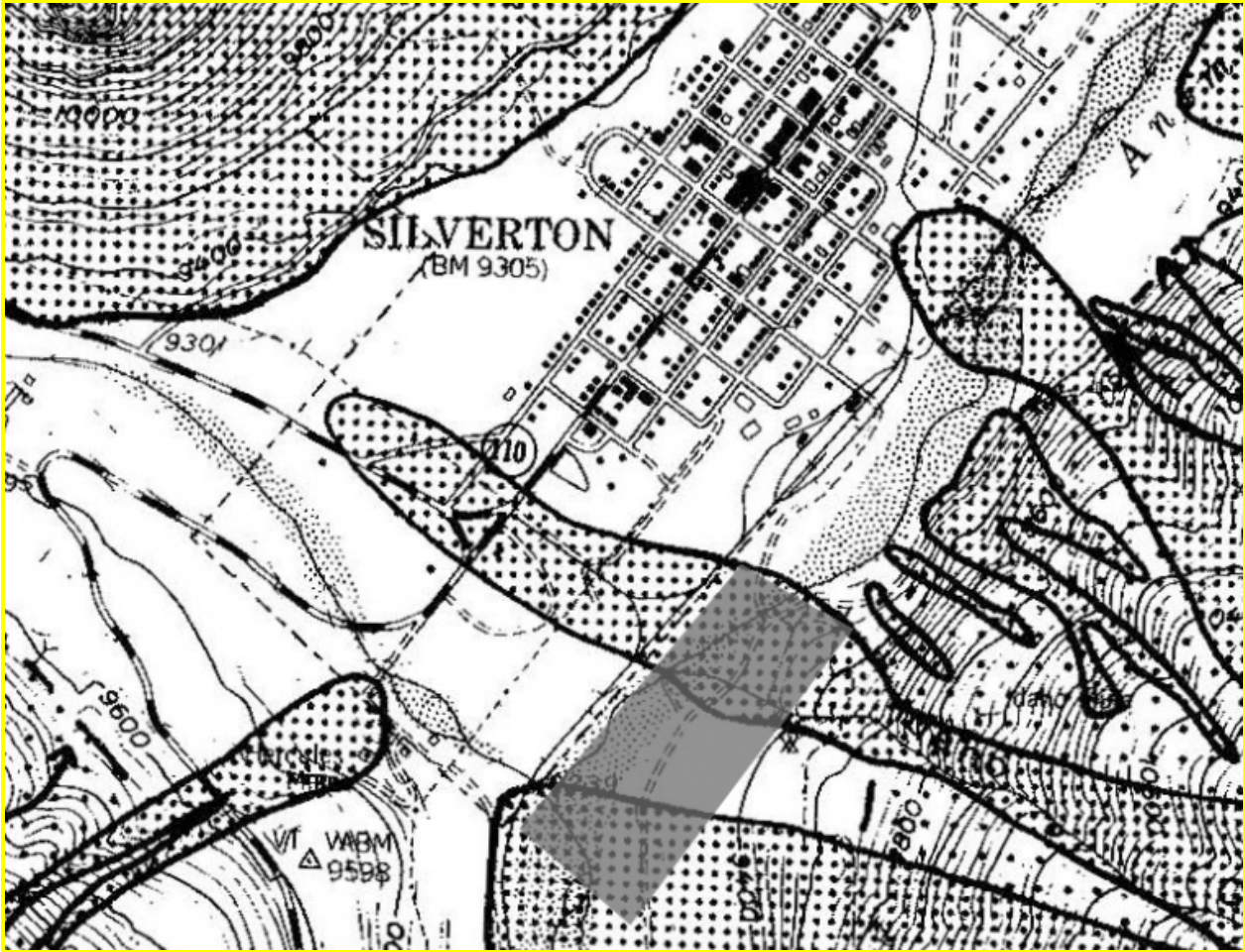
Aspen Grove Vicinity Map & FEMA Flood Overlay



The picture above is the Aspen Grove section with the flood zone overlay. It will have 6-8 basic tents. The picture below is the same aerial image without the flood overlay.

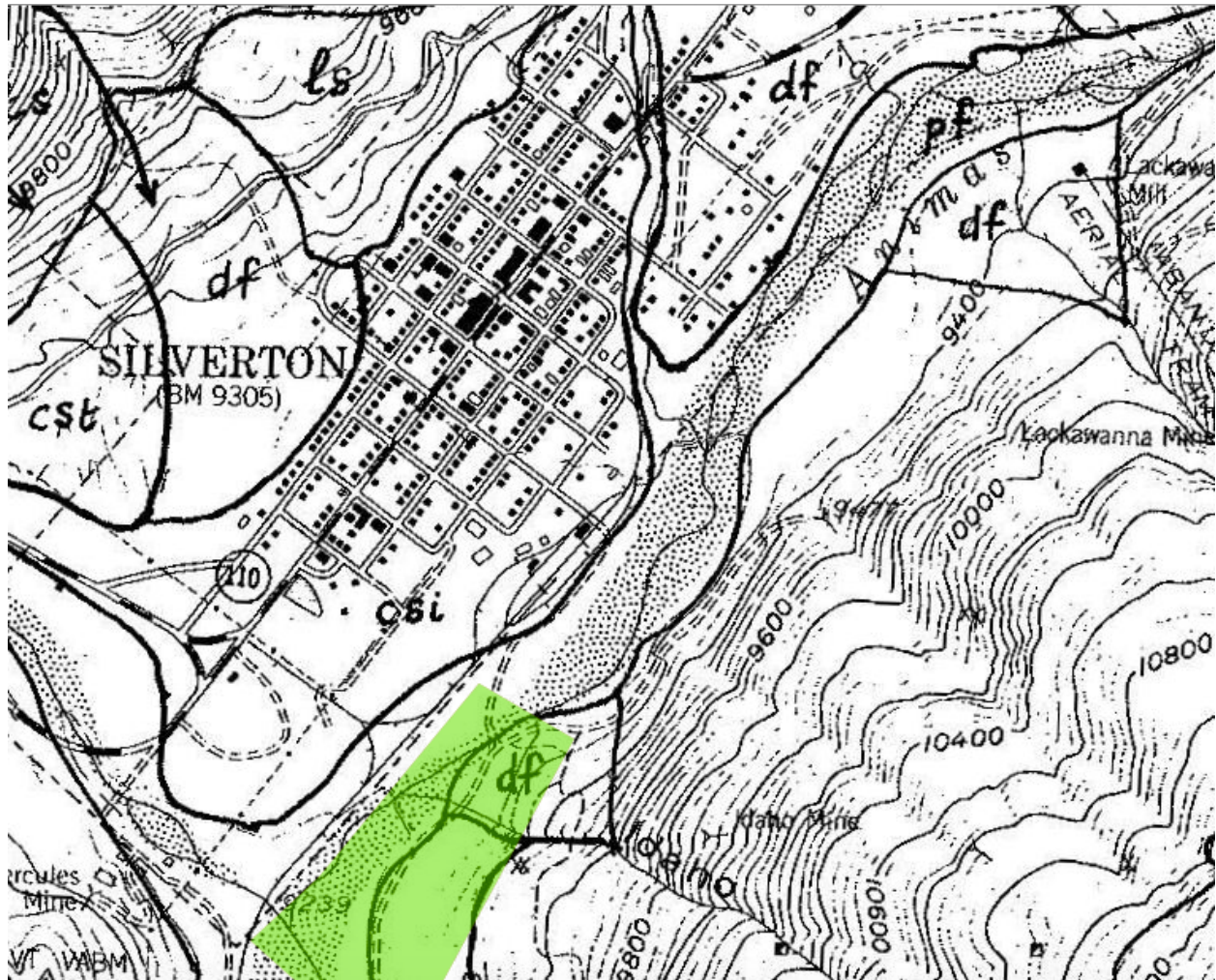


Sketch Plan with Avalanche Map and Mitigation



The highlighted area is the approximate boundaries of the Eastern Star Placer. As you can see, the build site is clearly within the avalanche path of the Idaho Gulch. As stated previously, we will avoid all avalanche danger by not operating during times of avalanche risk. During the winter months, all the glamping units will be taken down and put into storage.

Sketch Plan with County Geo Hazards Map



The highlighted area shows the approximate property boundary overlaid on the county geo hazards map. Dirk Hatter will be doing the official survey overlay after the sketch plan meeting. According to the County Geohazards Map, a portion of the proposed build site appears to be in the “pf” area or physiographic floodplain defined as “an area experiencing frequent erosion and deposition from streamflow. Areas defined probably encompass most of the 100 year floodplain, but mapping is not based on stream discharge records.” All the structures built outside of the 100 year floodplain should be safe from this hazard. For the tents marked on the edge of the 100 year floodplain, we plan to mitigate the risk by building on decks elevated a few feet off the ground, and having the onsite management closely watch weather. If 100 year flooding is a risk, we will alert our guests and evacuate to higher ground if necessary.

Enlarged Site Plan



Natural features such as riparian areas, wetlands, fens, tarns, springs, streams, rivers, ponds, lakes shall be protected from development with adequate setbacks for any building and other site improvements; minimum required setbacks are:

Rivers and Streams: 40 feet for residential development. Fens: 30 feet for all development.

Septic Rules

Each lot to be served by an on-site soil absorption sewage disposal system shall contain a minimum depth of 8 feet from the surface of the ground to impermeable bedrock, and a minimum depth of 8 feet from the surface of the ground to the surface of groundwater (based upon annual high water level). Each site must also be at least 100 feet from any supply well, at least 50 feet from any stream or water course, and at least 10 feet from any dwelling or property line. Septic must be 25 feet away from any cistern.

Septic System Design

An initial phone call consultation has been done with Dudley Atwood, PE. We plan to utilize him as our septic engineer. The application below for the San Juan Basin Public Health OWTS will be submitted once our plan is approved so that we do not incur a cost without the ability to build.



281 Sawyer Drive, Ste. 300 | Durango, CO 81303
 502 South 8th Street | Pagosa Springs, CO 81147
 970 247 5702 | sjbpublichealth.org

On-Site Wastewater Treatment System (OWTS) Permit Application

Owner: Silverton Glamping, LLC. ATTN Richard Smiley Phone: 970-366-8796
 Project Address (street, town/city, zip): Eastern Star Placer, Silverton CO 81433
 Assessor's Parcel #* 48290000010034 Subdivision: _____ Lot#: _____
 Lot Size: 41.72 (acres) # of Dwellings: 8 # of Bedrooms: 8 Water Supply: Cistern
 List Commercial Uses (e.g., office, factory, event venue): Glamping Resort with RV style septic hookups
 Owner's Mailing Address: PO BOX 1492, Craig CO 81626
 Owner's Email Address: glampingsilverton@gmail.com

For detailed parcel information please visit your county assessor's website or see your property tax statement

On-site Wastewater Treatment System (OWTS) Permit Types

Choose the most applicable permit type from the list below and check the box in upper-left corner

<input checked="" type="checkbox"/> <p>New Construction - (\$1023.00) <i>For new OWTS and complete system replacement</i></p> <ul style="list-style-type: none"> Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions. A design must be submitted to SJBPH. SJBPH must have payment and application to review designs for permit issuance. 	<input type="checkbox"/> <p>Alteration - (\$973.00) <i>For changes/additions to existing permitted OWTS</i></p> <ul style="list-style-type: none"> Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions. A design must be submitted to SJBPH. SJBPH must have payment and application to review designs for permit issuance.
<input type="checkbox"/> <p>Change Of Use - (\$473.00) <i>For expanded use (e.g., bedroom count) of an existing permit without system modifications, OR new service connections (e.g., garages, shops) added to an existing permit</i></p> <ul style="list-style-type: none"> For expanded use, provide a certification report from a Professional Engineer (PE) or system designer. For new service connections, provide a proposed site plan and describe scope of work below. Change of Use does NOT allow for connection of new uses (e.g., second dwellings, ADUs) unless the system was originally designed for it – use Alteration instead 	<input type="checkbox"/> <p>Minor Repair - (\$373.00) <i>For replacement of OWTS components with no change to permitted use</i></p> <ul style="list-style-type: none"> Submit application with payment, transfer of title inspection report (if available) and a simple site plan showing location of repairs. List repairs/scope of work below (e.g. tank replacement, aerators, pipe repairs, etc.) A permit is NOT required for repair of components that do not provide treatment (e.g., fencing, tank lids, inspection ports)

Please describe in detail work to be completed: _____
 Construction of an OWTS for 8 glamping units. The units will have RV style septic hookups so they can easily be taken down in the winter months.

Acknowledge: (1) This application does not guarantee that an On-site Wastewater Treatment System ("OWTS") can be installed or a building permit issued; (2) The issuance of the OWTS permit does not imply any warranty by San Juan Basin Public Health as to the operation of the OWTS; (3) The OWTS must be constructed in accordance with the San Juan Basin Public Health On-site Wastewater Treatment System Regulations and any Conditions of Approval set by SJBPH; and (4) The owner of the property assumes the responsibility and liability for the proper maintenance of the OWTS.

Owner's Signature: _____ Date: _____

Submit completed application to eh@sjbpublichealth.org or at one of our office locations.

**This is NOT a permit; this application does not authorize construction or repairs.
 All OWTS construction/repair work must be performed by an installer licensed by SJBPH.**

Water Source

We plan to bury a 5000-5500 gallon underground cistern and haul water to the site. The cistern will be placed beyond the required setback from the septic components (25+ feet from septic 10+ feet from property lines.) The calculation for this size of cistern is:

Average shower 8 minutes

Low flow shower head is 1.5 gallons per minute

= 12 gallons per shower

12 gallons per shower * 48 showers per day = 576 gallons/day

576 gallons per day * 7 days = 4032 gallons per week.

A 5000 gallon cistern would supply us with more than enough water for the week including toilet flushes, etc. We will supply 5 gallon drinking jugs or bottled water for guests also. Not all tents will have the ability to

All plumbing will be run underground. During the winter all lines will be winterized, and capped. I have spoken to John Sites regarding a will-serve letter for the water from the town of Silverton. Please see the picture below.



John Sites

to me ▾

Wed, Oct 25, 1:30 PM ☆ ↶ ⋮

Hi Richard,

Yes, bulk **water** sales are possible to customers in the County. See attached.

You will coordinate with the Town to pick up **water**. We would probably fill a truck with a **water** tank from a hydrant.

It is physically possible to pipe **water** to this location but I would start with getting a rough estimate on cost of construction and what the Train thinks about running **water** under their right of way. If you are still interested, we can continue the discussion. You, as the developer, would be responsible for all associated costs.

Thanks,

John D. Sites, cwp

Director of Public Works, Town of Silverton

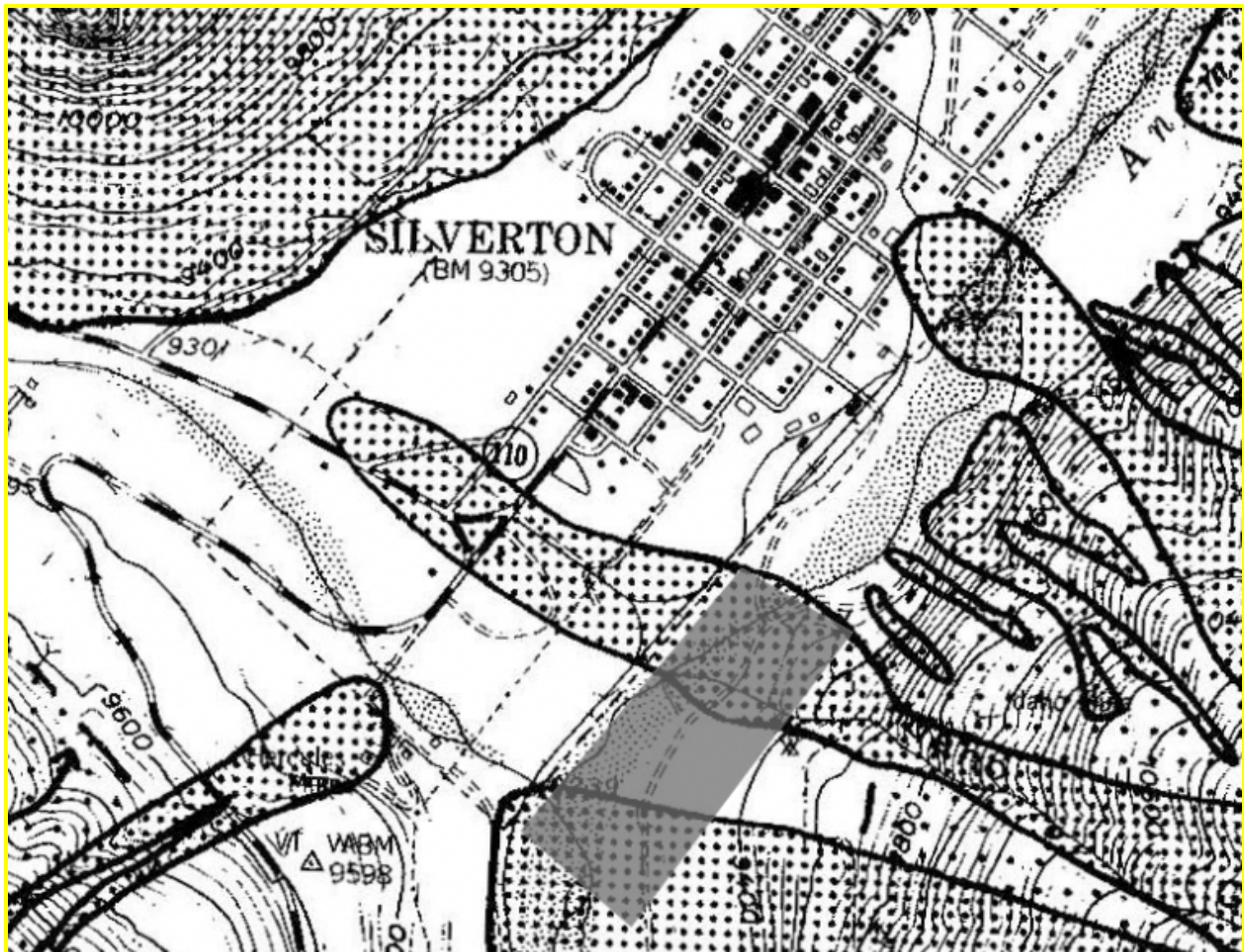
P.O. Box 250

1450 Greene Street

Silverton, CO 81433

970-946-6839

Avalanche Hazard Mitigation



As previously mentioned, the highlighted area is the approximate boundaries of the Eastern Star Placer. As you can see, the build site is clearly within the avalanche path of the Idaho Gulch. As stated previously, we will avoid all avalanche danger by not operating during times of avalanche risk. During the winter months, all the glamping units will be taken down and put into storage.

Scenic Quality Report

Introduction and Site Location

Silverton Glamping

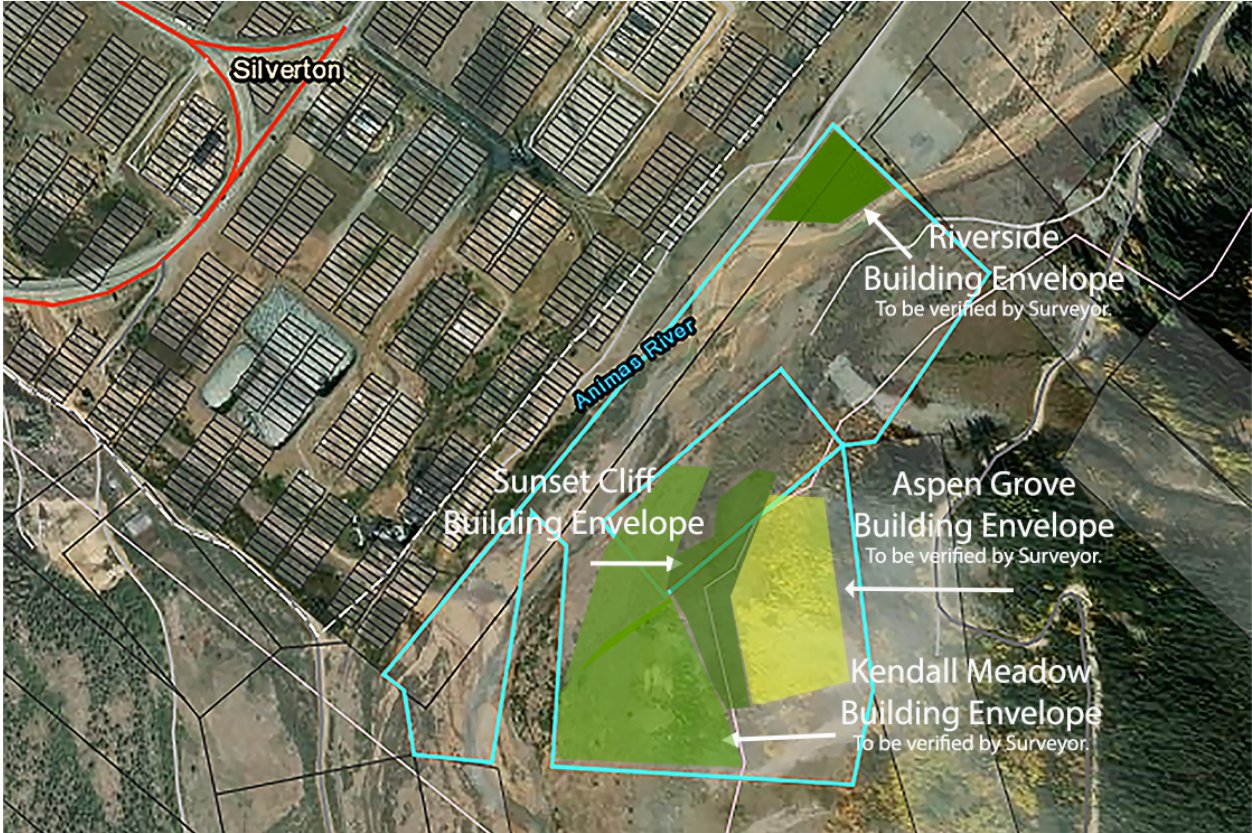
San Juan County regulations state the following:

“All developments shall be required to submit a scenic quality report at the time of sketch plan submission.”

The following is a scenic quality report for the proposed Silverton Glamping Depot, located on the Eastern Star Placer 17860, Silverton CO 81433.

The project is within the Town County Mutual Zone, and is easily accessible for all vehicle types and emergency response services from 10th street.

Project Site and Proposed Location



Build site current condition photos. See sections below for photos with superimposed structures.



Visibility of the Resort From Train and Town of Silverton



Left: Current View from Town/Train

The domes and historic miner themed tents will be visible from the train tracks and the town of Silverton. The Riverside area of the build has few trees or natural screening available. With the build site being adjacent to town, there is already much development in the area including an RV park on the other side of the train track. We plan to use colors that integrate beautifully with the environment, “forest green” for the domes and “autumn gold” for the miner tents. See photos in the sections below. Our goal is to build a top notch, beautiful glamping resort that provides significant value to San Juan County. We hope to showcase the breathtaking beauty of the area to our guests, from the high mountain peaks to the incredible starry nights. We aim to be excellent stewards of the land, both in our building choices and the way we conduct daily business. This resort will not be an eyesore or detract from the incredible beauty of the area.



Left: View from town with domes superimposed.

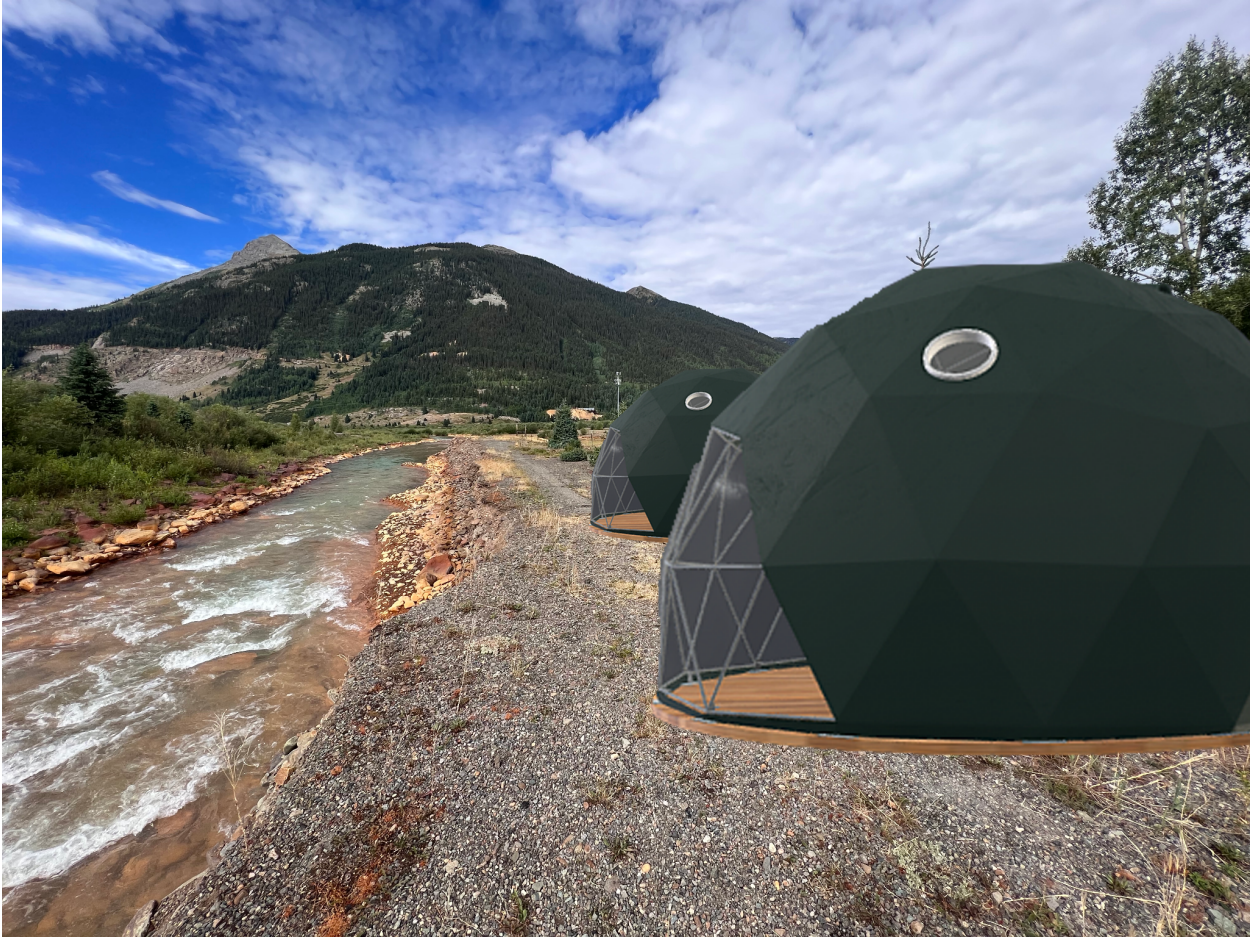
Visibility of the Resort from Highway 550

The photo below shows what the tents will look like from the Highway 550 overlook. The glamping structures will be visible, but due to their natural colors and building materials, they will not stand out or be an eyesore.



Left: Same photo as above, but zoomed in greatly so that structures can be seen.

Views from the Proposed Tents



Location of Structure Minimizes Visibility from Public Lands and Existing Trails

The county scenic quality regulations require the following information:

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

Due to the natural topography of this build site, it is impossible to completely minimize visual impact of any structure. However, we have chosen building materials and colors that blend in consciously with the natural environment to minimize the visual impact from the scenic corridor. Also, due to the close proximity to the town of Silverton, there are many existing businesses and structures within line of sight, including an RV park nearby. Silverton Glamping would be a low-impact, seasonal business. We would also be great stewards of the land, our immediate efforts would be to clean up large piles of cement left on the property, and large quantities of junk/trash that have been an eyesore previously. Between the cleanup of the property, and the landscaping investments we plan to make to make the glamping resort more beautiful, we would be improving the overall beauty of the land, while being careful to maintain the natural beauty.

Building Design and Natural Topography and Vegetation

County regulations require that the scenic quality report includes information regarding the following:

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

As stated above, due to the natural topography of this Riverside build site, it is impossible to completely minimize visual impact of any structure in this location. However, we have chosen building materials and colors that blend in consciously with the natural environment to minimize the visual impact from the scenic corridor. Also, due to the close proximity to the town of Silverton, there are many existing businesses and structures within line of sight, including an RV park nearby. Silverton Glamping would be a low-impact, seasonal business. We would also be great stewards of the land, our immediate efforts would be to clean up large piles of cement left on the property, and large quantities of junk/trash that have been an eyesore previously.

Between the cleanup of the property, and the landscaping investments we plan to make to make the glamping resort more beautiful, we would be improving the overall beauty of the land, while being careful to maintain the natural beauty.



Left: View of the build site. Many businesses are within the viewshed of the train's scenic corridor.

Below: Domes superimposed on the buildsite.



Topsoil, Utilities, Lighting and Driveways

Topsoil:

County regulations require that the project show include the following:

“Plans to remove and save topsoil, prior to any grading or excavation, and how it will be replaced and reused for regrading and revegetation purposes.”

A portion of the topsoil dug during excavation will be used to regrade into a flat parking area. The remainder will be used for grading the sewage lines, water lines, and plants/vegetation.

Utilities:

County regulations require that the project show include the following:

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

Small, portable solar systems will be installed at each tent to provide phone/device charging, and lighting inside the tent. Solar powered pathway lighting will be placed for safety. We plan to use Jackery or Goal Zero solar kits, with 100-200 watt panels and a 500 watt to 2000 watt battery depending on the glamping unit. (pictured below.) A 1000 Wh battery can run a lamp for 65 hours, and do 100 iphone charges. In extended periods without sunlight, the glampers simply wouldnt have the ability to charge their phone or turn on a light. As with all other aspects, we are designing this system to be highly portable and easily removable in winter months.



Glamping units will be heated by propane fireplace or stove, and will run off a large underground central propane tank. Propane will be supplied by Silverton LP Gas. Each unit will also have an exterior propane fire pit. During the winter all gas will be turned off, and connections will be marked, capped, and placed underground.

Water will be trucked in and stored in an underground cistern. A pump will be installed to get the water to the units. All piping will be underground. Each unit will have a propane hot water heater. During the winter all water systems will be winterized.

The Riverside tents will have connected to the septic system. The septic system will have RV style hookups. This will allow us to easily disconnect all the tents for storage in the winter. Other tents will have a Sunmar off grid composting toilet, or a portapotty serviced by a local provider.

Exterior Lighting:

County regulations require that the project show include the following:

“Exterior lighting shall preserve the dark sky environment and view of the stars. Provisions, regarding shielding of exterior lighting to prevent direct visibility of lightbulbs from offsite, directing of all exterior lighting toward either the ground, or the surface of a building and prohibiting high intensity, sodium vapor, or similar lighting.”

Silverton Glamping is a huge advocate of protecting the dark sky community in San Juan County. We plan to use milky way photographs to market the resort, and host photographers who love taking night images at the property. Our domes will have skylights above the beds so guests can admire the stars. With that said, we understand the importance of adhering to dark sky standards. No high intensity exterior lighting will be used. Solar powered pathway lighting that is dark sky compliant will be in place between the tents for safety purposes. Windows will have curtains, and guests will be asked to use the curtains during the nighttime.



Left: This photo was taken from the Eastern Star Placer in September 2023.

Driveway:

County regulations require that the project show include the following:

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

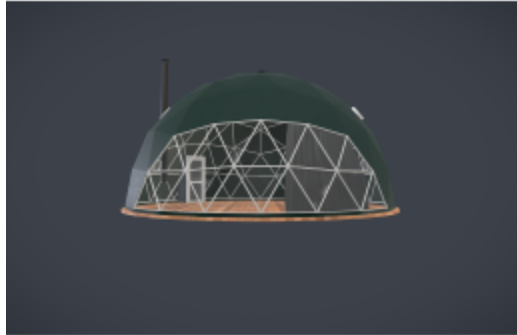
This section of the property has a very wide pre-existing driveway suitable for all cars and emergency vehicles. No work will need to be done for the driveway. See photo below.



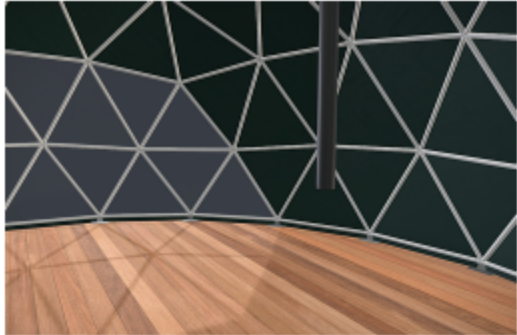
Building Materials

Geodesic Domes:

The domes will be forest green colored to blend in with the natural surroundings. The picture below is a 3d rendering of the dome structure. We've also included photos of similar domes in other glamping resorts.



Front



Inside



Top



Overview front



Rear



Side



These photos are of geodesic domes in other glamping sites across the world.

Historic Miner Tents

The photo below is the miner tent we plan to build. This picture is another resort, but the building materials and appearance will be similar.



The photo below shows what the tent will look like in the actual surroundings.



Below are a few historical photos showcasing the miner tents of the gold rush era. We hope to pay homage to Silverton's rich mining history using similar styled building structures.



Cumulative Impact Report

The county code requires we demonstrate how our project aligns with the County Master Plan, and how our development impacts our neighbors and community.

How does Silverton Glamping align with the County Master Plan?

“All applications for review under this Chapter will be examined initially to determine whether the proposal is consistent with the County’s Master Plan.”

Chapter 3: Economic Vitality

- 1) *Small businesses thrive. Small businesses fit with the character and spirit of the community and will remain the economic engines of the community, providing the basis for year-round prosperity and job growth.* We are a small business owned by two long-time Coloradans. We love Silverton for its incredible beauty, historic culture/buildings, the train, and its spirit of wild west adventure. We want to share this love of town with the guests of our resort, and help them experience all that it has to offer. Our resort will cater to adventurous types, and those just looking to get away and enjoy the mountains. Guests will shop in stores, eat at restaurants, drink at breweries, rent jeeps, and do other local activities. We will quickly become integrated with local business owners and recommend their products and services with our concierge. Overall we foresee a great benefit to the local economy and businesses.
- 2) *Fast math potential economic impact of Silverton Glamping:*
 - a) 50 people staying on property each day multiplied by
 - b) Breakfast \$12
 - c) Lunch \$12
 - d) Dinner \$15
 - e) 1 adult beverage or coffee \$6
 - f) Bike rental, jeep rental, shopping for souvenirs, or other activity \$50
 - g) \$95/day/person * 50 people
 - h) Total \$4750/day x 140 day operating season (memorial day to October 15).
 - i) Total \$665,000 additional dollars spent in the local economy.... Conservatively.
This is not considering the jobs created, taxes we will pay, etc.
- 3) *Tourism expands and diversifies. Tourism markets are continually expanded. Opportunities for mountain recreation, adventure, education and competition generate excitement and attract visitors and residents.* Our glamping resort perfectly aligns with Silverton’s culture of mountain adventure and tourism.

If consistent with the Master Plan, all applications will be reviewed to determine whether, based upon the objective facts contained within the record before the reviewing body:

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

Silverton Glamping resort should have no adverse impact on public health, safety, morals, or welfare. It is a very low impact development, with sustainable technologies such as solar and compost toilets.

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

We will have a potable water cistern on the Riverside section of the land. Each dome not equipped with running water can have a 5 gallon water dispenser or bottles for drinking. Fire suppression will be handled by a fire extinguisher in each tent.

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

In phase one we are planning to have a septic system on the Riverside section with flushing toilets. For the units without running water we will have Sunmar composting toilets (highly recommended by other luxury glamping resort owners.)

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

The resort is surrounded on 3 sides by business and private property. Our closest neighbor is a RV park. To the north is a vacant parking lot. On the east side of the land there is a cabin above. This cabin would be about 600 feet away from the nearest tent, up a very steep hill, and through a densely forested area. We aim to be good neighbors by enforcing quiet time hours, and keeping activities a respectable distance away from the property boundary on this side. The south side of the land is bordered by BLM.

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

As discussed in the Scenic Quality Report, Silverton Glamping Resort will be seen from some viewsheds. We have been careful in choosing natural colors and building materials, and also selection structures that blend well with the natural scenery. There are no historic structures on the property. There should be no adverse effects on air or water quality. There should be no adverse effects on wildlife beyond any other normal campground.

(f) Adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services. "Adequate access" shall require proof that any access is either a public San Juan County road or state highway or else a

private road or other access which meets the following minimum standards:

The Riverside (closest to town) section of this property can be accessed easily via 10th street. It is easily accessible to all vehicle types. The other side of the river has an existing road that connects to CR33. It is a bit rougher than the other side, but can be easily traversed with trucks, SUVs, jeeps, or backcountry capable emergency vehicles.

(h) Adequate utilities are or can be made available for the proposed use, unless deemed unnecessary or not practical.

Silverton Glamping tents/domes will have utilities beyond normal campgrounds. Most of our units will have heat provided by either wood or propane stoves. Basic solar systems (Jackery or Goal Zero 500-2000 watt systems) will provide the ability to charge electronics and lights. If there is a prolonged period without sun, then the guests will not be able to charge their devices.

(i) Adequate emergency services exist to serve the proposed use, unless deemed unnecessary or not practical.

Silverton Glamping is a 5 minute or less drive from EMS and fire services.

(j) There are natural hazards which may adversely affect the site or the proposed use of the site, (see Chapters 8-11 of this Code).

As discussed above, there are natural hazards present in this location. The land is in the slide path of the Idaho Gulch, but we are mitigating this concern by not operating during avalanche season, and removing our structures. Being near the river, there are also flood concerns. We are mitigating flood concerns by not building any structures within the 100 year flood zone (1%) as designated by FEMA flood maps.