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LANDSCAPE ARCHITECTURE | LAND PLANNING | ECOLOGICAL PLANNING | URBAN DESIGN

March 18th, 2024

San Juan County
Attention: Willy Tookey, County Administrator
1557 Greene St
PO Box 466, Silverton CO 81433

Subject: Land Use Permit, Improvement Permit, Driveway and Road Access Permit, and Special Use Permit for Winnemucca Mill Site

Dear Willy and Commissioners,

This submittal describes the proposed improvements for the Winnemucca Mill Site property, owned by Kirk Huff and Teri Alexander. The attached documents are an application for a combined land use permit, improvement permit, driveway/road access permit, and a special use permit. This cover letter contains the project narrative, followed by application forms. The appendix contains all other documents. The applicant requests a consolidation of land use procedures. Please let us know what we can do to help expedite the process. Thank you very much for your time.

PROJECT NARRATIVE | Winnemucca Mill Site

Location and Existing Conditions

The property is adjacent to Howardsville at an elevation of 9,748'. The parcel is bisected by CR2 and is within the Silverton to Eureka Economic Corridor, in the Mountain Zone with an historic preservation overlay. Cunningham Creek and its associated wetlands run through the property.

Zoning

Silverton to Eureka Economic Corridor, in the Mountain Zone, with an historic preservation overlay.

Historic Impact

Alpine Archaeological Consultants conducted a cultural resource inventory of the Winnemucca Mill Site in August of 2023. Three sites were encountered during the inventory: two historic artifact concentrations (non-contributing) and the Little Nation Tramway. The tramway is eligible for inclusion in the National Register of Historic Places. This application proposes a 20' building buffer on the site plan to protect the physical elements of the tramway and to allow for uninterrupted views along the tramway corridor from CR2. The proposed driveway crosses this buffer to provide access to the house. At this location, a permanent ramp will be constructed to keep vehicles from touching the grounded

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tramline wire, keeping the historic resource untouched. See plan and section along with the Cultural Resource Inventory in appendix.

Proposed Development

The proposed improvements include a two-story residential cabin, a gravel driveway connecting CR2 to the house with a bridge over Cunninghame Creek, a ramp over the historic tramway, and associated utility improvements. The development will be done in two phases. Phase 1 will consist of site preparation and access, the bridge, ramp, and utilities. The cabin will be constructed in phase 2.

Water Source

The applicant proposes drawing groundwater with the construction of an infiltration gallery type well, permit number 323452, paid for on 8.15.23. See Appendix for well section and permit.

Sewage Disposal

The applicant proposes an on-site wastewater treatment system (OWTS) pending further investigation of site conditions. Applicant recognizes that engineered plans and a permit are required prior to the start of construction. A consolidated wastewater treatment facility is not available in the vicinity of the subject parcel.

Power

Power will be connected to San Miguel Power Association lines that bisect the site. A power pole is located east of neighbor Bill Ogle's house. Winnemucca Mill Site is within the SMPA's service zone. Applicant proposes a service drop, ground mounted transformer, and underground service line to the proposed building. Applicant reached out to SMPA via email on 3/4/24 for a service commitment letter and has yet to hear back.

Wifi

The applicant intends to install Starlink wifi.

Heating

Heating will be primarily propane with electric as back up. See site plan for proposed 1,000 gallon buried propane tank location.

Lighting

Any exterior lighting will be architectural emergency lighting or as required for building egress by code. All exterior fixtures will be dark sky compliant.

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Trash

The applicant will be responsible for trash disposal. According to County regulations, property owners are responsible for solid waste transportation and solid waste disposal fees. The cabin architectural plans include a trash enclosure connected to the garage that will be used to store trash until removal to the Transfer Station.

Emergency Access Services

The subject property has spotty access to cellular service. A land-line phone line is proposed to connect to the adjacent power and communications pole. Winnemucca MS is located within the Silverton to Eureka Economic Corridor. Economic corridors are plowed year-round and have direct access to Hwy 550, so Winnemucca MS will have year-round access to services (ambulance, fire and law enforcement). In addition, Winnemucca MS is within the service range of The San Juan County Sheriff's Department, Silverton San Juan Fire and Rescue Authority, and Emergency Medical Services (EMS).

Building Envelope

The parcel has a number of existing conditions which limit development, including moderate to low avalanche hazard zones in the northwest corner of the property, existing powerlines, the historic Little Nation Tramway and its proposed buffer, as well as Cunningham Creek and associated wetlands. Thus, the only viable building envelope (shown on the site plan) is north of Cunningham Creek. Proximity to the neighbors was the determining factor in locating the cabin east of the tramway. See site plans in appendix.

Landscaping

The proposed landscaping is limited to the partial screening of the cabin from County Road (CR) 2 and neighbors, along with any restoration needed from construction ground disturbance. Firewise guidelines, including defensible space, will be adhered to.

Wildfire Hazards

Based on the Colorado Wildfire Risk Public Viewer, the Winnemucca Mill site has a low risk for wildfire.

Avalanche Hazards

Wilbur Engineering conducted an avalanche hazard assessment and mapping report for the property in Sept 2023. The northwestern corner of the site is impacted by moderate and low avalanche hazard zones. The applicant will avoid development in this area. See avalanche hazard assessment and mapping in appendix.

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Geohazards

Based on County provided Geologic Hazard Maps, the property is located within a debris fan. See soils map in appendix.

Special Use Permit

The applicant seeks an annual special use permit to allow the cabin to be used as a vacation short-term rental property, likely seasonally (January-March). The owners do not own any other rental property in the Mountain Zone of San Juan County. Through preliminary talks with the County, the applicant understands that the Mountain Zone has not yet reached its permit capacity of 20 vacation rentals. The applicant acknowledges, agrees with, and will abide by the Special Use Permit Conditions outlined in Section 4-110.21.3.iii of the San Juan County Zoning and Land Use Regulations:

- (a) Adequate emergency communications are available on site and off-street dedicated parking are available at all times to guests;
- (b) The proposed rental is safely accessible year-round not only to occupants but to emergency services as well;
- (c) The holder of the special use permit shall possess a current, valid sales tax license and collect sales and lodging taxes on all vacation rentals;
- (d) The holder shall permit the County to inspect the premises being utilized for vacation rental to allow verification of holder's compliance with the provisions hereof; and
- (e) the holder of the special use permit shall make available to the County access to records of all vacation rentals including registration information regarding guests and all financial records pertaining to the vacation rental for the purpose of allowing the County to verify the holder's compliance with these requirements.

Masterplan Compliance

The proposed development is consistent with the San Juan County Master Plan provisions. Below is a list of the applicable sections and how the proposed development/use is consistent with those provisions:

- 1. MP (Vision for Economic Vitality):** *"Tourism markets are continually expanded. Opportunities for mountain recreation, adventure, education and competition generate excitement and attract visitors and residents. Well-promoted special events, performances, heritage, art, and our distinct culture and lifestyles bring in more tourists who stay longer*

and attract new residents. Lodging, developed campsites, dining, and entertainment options expand and are available year-round."

The applicant intends to use the cabin as a short-term rental property, providing lodging for tourists, likely seasonally, to explore the region, while supporting desired tourism markets in accordance with the masterplan.

2. MP (Vision for Land Use): *"Where residential development occurs on mining claims, it is designed to cluster structures in focused growth areas and/or build them in low-visibility places outside of environmentally sensitive areas, leaving visible ridgelines and other scenic resources undeveloped and minimizing impacts on the environment."*

The proposed siting of the cabin clusters development adjacent to neighbor's existing residential structures and the Little Nation Mill Site. Environmentally sensitive areas have been avoided, and no development will occur on ridgelines. The scenic quality of the historic tramway on the property is to be preserved with a proposed 20' buffer. The proposed Winnemucca development is consistent with the masterplan's provisions.

3. MP (Goal LU-2): *"Focus future development on mining claims into growth corridors that are environmentally suitable, where public services are available and that provide feasible opportunities for growing the community and the economy."*

The Winnemucca mining claim is located within the Silverton to Eureka Economic Corridor concentrating growth in accordance with the masterplan and enabling development to occur where public services are available.

4. MP (Strategies LU-2.1): *"Encourage most future development to occur in the growth following economic corridors: 4) Silverton-Eureka."*

Same as above.

5. MP (Goal HA-3): *Support and promote the efforts of the San Juan County Historical Society and other entities and individuals to preserve historic/cultural resources.*

The portion of the Little Nation Tramway that runs through the Winnemucca parcel will be preserved with a proposed 20' buffer, protecting the Tramway and views of it from CR2, ensuring compatibility with the County Masterplan.

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Application forms are found on the following pages. Again, thank you very much for your time and please let us know if any questions arise during your review.

Sincerely,



Jason Jaynes, Managing Principal
DHM Design



Jeremy Allinson, Natural Resource Programs Manager
DHM Design
On behalf of Kirk Huff, Property Owner

LAND USE PERMIT
San Juan County, Colorado

Applicant: Kirk Huff	Permit No.:
Address: 1739 F. Rd	kdhuff213@msn.com
City and State: Delta, CO 81416	Telephone:

Description of Use: Gravel Drive/Access, Cunningham Creek Crossing, Single Family Home and Utilities.

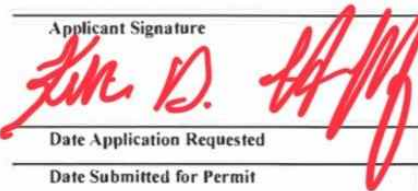
Dates and Times of Use: Year-round
Location of Use: Winnemucca Mill Site MS 563B, Suspended Township 41 North, Range 7 West, of the New Mexico Principal Meridian, San Juan County, Colorado. 5.00 Acres

Areas of Concern: Applicant should provide attachments for each relevant area
Land Use Administrator will initial approval if appropriate

- | | |
|--------------------------|-------------------------------------|
| Property Ownership _____ | Permission of Property Owner _____ |
| Vicinity Map _____ | Plans and Drawings _____ |
| Natural Hazards _____ | Zoning Compatibility _____ |
| Sanitation _____ | Environmental Impacts _____ |
| Building Permit _____ | Federal and /or State Permits _____ |
| Security _____ | Emergency Services _____ |
| Parking _____ | insurance Coverage _____ |
| Clean Up _____ | County Road Impact _____ |
| Other _____ | Other _____ |

Date Application Submitted:	By (signature):
Date Permit Issued:	By (signature):
Conditions	
Acceptance of Conditions:	By (signature):

Application for Improvement Permit

		APPROVAL CHECKLIST	Initial	Date
Applicant:	Name	Jason Jaynes, DHM Design		
	Address	225 Main St, Unit 201, Carbondale, CO 81623		
	Phone	970.963.6520 on behalf of:		
Owner	Name	Kirk Huff		
	Address	1739 F. Rd Delta, CO 81416		
	Phone			
OWNER	Name	Teri Alexander		
	Address	3424 Ridgeline Drive Montrose, CO 81401		
	Phone			
Legal Description of Property:		Road System Relationship		
Winnemucca MS - 563B. Parcel # 48290010010025 (split from former parcel 48290010010010). Suspended Township 41 North, Range 7 West, of the NM Principal Meridian Township N, Range W, Section		Zoning Compatibility		
		State Mining Permit		
		Owner Notification		
		Avalanche Hazard		
		Geologic Hazard		
		Floodplain Hazard		
		Wildfire Hazard		
		Mineral Resource Impact		
		Wildlife Impact		
		Nature of Improvement Planned:	Historic Site Impact	
Ph 1: Gravel Drive/ Access, Cunningham Creek Crossing, Utilities. Ph 2: Single Family Home.	Watershed Gearance			
		County Building Inspector		
		Building Permit		
		State Electrical Inspector		
Land Use Zone: Mountain Zone, Historic Preservation Overlay		Electrical Permit		
Applicant Signature		San Juan Basin Health Unit		
		Sewage Disposal: Test		
		Design		
Date Application Requested		Central Sewage Collection		
Date Submitted for Permit		State Division of Water Resources		
Date Permit Issued		Adequate Water Source		
Date Permit Denied		Well Permit		
Reason for Denial		Central Water Distribution		
		U.S. Forest Service/BLM		
		Access Approval		
		State Division of Highways		
Receipt	FEE PAYMENT	Driveway Permit		
	Amount			
	Date			
	Application			
	Building Permit			
	Subdivision/PUD	Subdivision Variance		
	Hearing Notice	Subdivision Approval		
		PUD Approval		

SAN JUAN COUNTY

SUPPLEMENT TO APPLICATION FOR IMPROVEMENT AND LAND USE PERMITS

(Attach additional sheets as necessary)

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

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

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

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

1. A. Names/Addresses/telephone numbers/email addresses of all Owners of any interest in Property and a description of their interest (fractional ownership, mineral interests, easements, etc.)
Kirk Huff Teri Alexander Joint tenancy
1739 F. Rd 3424 Ridgeline Drive
Delta, CO 81416 Montrose, CO 81401
Cell: 970.261.6117 Email: terilalexander@icloud.com
Email: kd Huff213@msn.com

B. Property Description/location/size (3-102.3):
Winnemucca Mill Site MS 563B, Suspended Township 41 North, Range 7 West, of the New Mexico Principal Meridian, San Juan County, Colorado. 5.00 Acres

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

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

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

Permit # 323452

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

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

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

County Road 2 to Silverton and U.S. 550

C. What is the proposed improvement or use? Gravel Drive/Access, Cunningham Creek Crossing, Single Family Home, and Utilities.

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

Huff & Huff Excavation

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

A section of the historic Little National Tramway runs through the parcel. Totalling 2,865 ft in length, the tram runs from the Royal Charter Mine on King Solomon Mountain to the Little Nation Mill. The 455' portion of the tramway that crosses the property includes one 1-1/8" diameter wire rope laying on the ground and one suspended aerially, with no tram towers located on the parcel. See Existing Conditions Plan and Cultural Resource Inventory in Appendix for more information.

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

See Existing Conditions Plan and Cultural Resource Inventory in Appendix.

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

2. Applicable Land Use Zone: Mountain Zone with Historic Preservation District Overlay, Silverton to Eureka Economic Corridor. ; elevation of property? 9,748'

A. Is the proposed use consistent with the intent of the applicable zone as stated in the Code (see section 1-106.1 for statement of intent for each zone)? Y N
Yes, parcel is located in an economic corridor. Applicant acknowledges no uses by right within the Mountain Zone, and all activities/uses are subject to review.

B. Is proposed development consistent with applicable zone regulations re density, minimum parcel size, setbacks (see 1-113)? Y N
Size: 5 acres, Density: 1 unit/parcel, Minimum Setbacks: 20' to public lands, 30' to private lands.

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

- Does the proposed use adversely affect natural and scenic environment? If so, how? The proposed use does not adversely affect the natural and scenic environment. The lot is clustered adjacent to existing residential development and not located on a ridge line or in the alpine tundra ecosystem.

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

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

D. If the proposed development is at or above 11,000 feet elevation, does it meet the limitations on square footage (4-110.20)? **Does not apply.**

E. Is the proposed use a vacation rental? Y N If so, is it permitted under and consistent with the vacation rental regulations (4-110.21)?

See cover letter for special use permit request.

F. Is the proposed development a subdivision? Y N If so, see Chapter 7 of the Code for additional requirements.

3. Are any Overlay Zones applicable? (check all applicable) **Does not apply.**

Scenic preservation – is property within 1500 ft of SNGRR? Hwy 550?
 Alpine Loop? (1-107.4, 1-114)

Mineral (see 1-107.5) – is property located within Sections 10, 13, 14, 15, 16, 17, 22
25 of T 41 N, R 7 W? (1-116.1)

Watershed Protection? (1-107.6)

Town – County Mutual Interest (1-107.7) – is property ever likely to be connected to
Town services or annexed into Town? (1-107.7, 1-117)

Does the property likely cross a county line or is access from another County?

4. Master Plan Compliance (4-103.3):

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

See cover letter for Master Plan compliance.

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

See cover letter for Master Plan compliance.

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

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

The residential and commercial mill sites and mining claims adjacent to the property, fronting CR 2, in the vicinity of Howardsville.

A. How many other parcels are accessed via same road? Parcel is bisected by CR2.

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

Development will be set back from property boundaries to prohibit negative impacts to neighbors.

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

Adjacent properties fronting CR2, in the vicinity of Howardsville.

D. Are any other parcels likely to obtain water from any underground source which is interconnected with any underground water source which is proposed to be tapped for water for use on the property? If so, how many? Yes. Neighbor Bill Ogle of Howardsville Holdings LP: Lorilla MS has a similar well likely tapping into same shallow ground water source.

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

Avalanche Hazard (Chapter 8) See Avalanche Hazard Assessment in Appendix.

Geologic Hazard (Chapter 9)

Floodplain Hazard (Chapter 10)

Wildfire Hazard (Chapter 11)

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

Wilbur Engineering conducted an avalanche hazard assessment and mapping report for the property in Sept 2023. The northwestern corner of the site is impacted by moderate and low avalanche hazard zones. Applicant will avoid development in this area. See avalanche hazard assessment and mapping in appendix.

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

or assets which might be affected and explain how they might be affected and how the applicant proposes to avoid such effects. Alpine Archaeological Consultants conducted a cultural resource inventory of the Winnemucca Mill Site in August of 2023. Three sites were encountered during the inventory: two historic artifact concentrations (non contributing) and the Little Nation Tramway. The tramway is eligible for inclusion in the National Register of Historic Places. The proposed driveway route will cross the buffer, ramping over the grounded tramway wire to keep the historic resource untouched. See Cultural Resource Inventory in appendix.

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

Y N Wildlife

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

Y N Noise

Y N Water pollution

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

Y N Soil contamination, erosion, etc.

Y N Hazardous materials/substances

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. Does not apply.

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

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

Property will connect to CR2 and will have no significant impacts.

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

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. New residence will be visible from adjoining properties and from CR2; the impact of development of access improvements and single family residence is similar to the adjoining parcels and general local context.

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

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

The house will be partially screened from the County Road and neighbors, conforming to the context of the neighborhood.

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

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

The proposed improvements do not impact any known critical habitat, nor sever wildlife movement patterns. The proposed density (one, single-family residence) and location on the 5-acre parcel will not substantively impact wildlife.

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

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

No impact.

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

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

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

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

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

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

Deeded water right

Central water system

Well permit

Water storage system

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

Central sewer system existing or new

Individual septic system permit

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

a. electric SMPA service commitment **In process**

other _____

b. telephone communications land line service commitment

cell phone service available

satellite phone service available

other

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

Fire

EMS

Law Enforcement

Mountain or back country rescue

Other _____

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

Fire Winnemucca MS is a 10 min drive from the San Juan County Fire Department

Applicant reached out to Silverton San Juan Fire for confirmation on 3.4.24 and has yet to hear back.

EMS Winnemucca MS is an 11 min drive from the Silverton EMS.

Law Enforcement Winnemucca MS is an 11 min drive from the Silverton Police Department

Mountain or back country rescue _____

Other _____

C. Has the Applicant provided proof of availability of each emergency service which might be required for the proposed use (unless deemed unnecessary) (4-103.3(h))?

Explain how Applicant proposes to secure each emergency service which may be required by or in connection with the proposed development or its use?

The property is located within the Silverton to Eureka Economic Corridor.

Economic corridors have year-round plowed county roads or direct access to Hwy 550. Thus Winnemucca Mill Site has year-round access to services (ambulance, fire and law enforcement). See cover letter for more detail.

D. If any emergency service listed is deemed unnecessary, explain why it is unnecessary? Mountain or back country rescue is likely unnecessary as the property is located off the Silverton to Eureka Economic Corridor adjacent to Howardsville.

20. Is Expert Assistance required for any portion of the County's review? If so, in what area and for what purpose? No, does not apply.

21. Are any special permit conditions needed to:

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