

SAN JUAN COUNTY, COLORADO
BOARD OF COMMISSIONERS MEETING AGENDA

January 12, 2022

DUE TO THE COVID 19 EMERGENCY SAN JUAN COUNTY WILL CONDUCT ALL OF ITS PUBLIC MEETING VIRTUALLY UNTIL FURTHER NOTICE. THE INFORMATION NECESSARY TO CONNECT TO THIS PUBLIC MEETING IS LISTED BELOW

CALL TO ORDER: 8:30 A.M.

OLD BUSINESS:

Consider Bills and Authorize Warrants
BOCC Meeting Minutes December 15, 2021
Other Business
Adjourn

CALL TO ORDER

Board Reorganization

APPOINTMENTS:

9:00 A.M. - Becky Joyce, Public Health Director
9:30 A.M. - Martha Johnson, Human Services
10:00 A.M. - Public Hearing: Kass Kremer dba Sasquatch Campers LLC-Manufacture Campers on the Blanche Placer
10:30 A.M. - Public Hearing: Erick Loyer dba Rock Pirates-OHV Outfitting and Rentals on CB Cobb Lode in Howardsville
11:30 A.M. - Lois MacKenzie, Silverton Clinic
Lunch at a Location to be Determined

CORRESPONDENCE:

Bonnie Brown – Sheep Grazing

NEW BUSINESS:

Appointments to Boards and Offices
County Treasurer Annual Report
2021 Sales Tax
Caterpillar Financial – Renew Lease Purchase of D6 Dozer
Designate Courthouse Entrance for Official Posting of Meetings
Commissioner Reports

OTHER:

ADJOURN: Next Regular Meeting – 6:30 PM, January 27, 2021

Join Zoom Meeting

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

Meeting ID: 921 3647 3203

One tap mobile

+16699006833,,92136473203# US (San Jose)

+12532158782,,92136473203# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

SAN JUAN COUNTY BOARD OF COMMISSIONERS MET JANUARY 12, 2022
AND THE FOLLOWING BILLS WERE APPROVED FOR PAYMENT.

23332	ANTHEM BLUE CROSS	MEDICAL INSURANCE	16774.60
23333	VOID		
23334	SOUTHWEST APPLIANCE	FIX REFRIDGERATOR BLD A-1	497.18
23335	CITIZENS STATE BANK	APPARTMENT PAYMENT	5558.98
23336	IMAGE NET CONSULTING	SHERIFFS BILL	105.48
23337	BLUE 360 MEDIA	SHERIFFS HANDBOOK	557.04
23338	VOID		
23339	DOMINION VOTING	FILMWARE LICENSE	267.80
DD	ABIGAIL H. ARMISTEAD	SHERIFF DEPUTY WAGES	3539.18
DD	AMIE R. BIOCCHI	NURSE ASSISTANT WAGES	2512.67
DD	ANTHONY D. EDWARDS	COMMUNICATIONS WAGES	2289.15
DD	ARTHUR J. DONOVAN	EPD WAGES	4450.57
DD	AUSTIN LASHLEY	COMMISSIONER WAGES	273.91
DD	BRANDI BLAKLEY	NURSE ASSISTANT WAGES	2296.93
DD	BRUCE T. CONRAD	SHERIFF WAGES	3892.37
DD	DEANNA M. JARAMILLO	TREASURERS WAGES	3289.17
DD	ELIZABETH KREMER	ERETAC PAY	3276.53
DD	ERNEST F. KUHLMAN	COMMISSIONER WAGES	1986.91
DD	HEATHER A. MACDOUGALL	AD-AS-TR DEPUTY WAGES	2298.63
DD	JOHN A. JACOBS	SHERIFF DEPUTY WAGES	1035.24
DD	JON L. GULLION	SHERIFF DEPUTY WAGES	722.67
DD	KERI METZLER	CORONER WAGES	899.32
DD	KIMBERLY A. BUCK	ASSESSOR WAGES	3316.85
DD	KRISTINA L. RHOADES	SOCIAL SERVICE WAGES	2479.59
DD	LADONNA L. JARAMILLO	COUNTY CLERK WAGES	3305.72
DD	LOIS MACKENZIE	NURSE ASSISTANT WAGES	1551.04
DD	REBECCA B. JOYCE	COUNTY NURSE WAGES	3362.57
DD	REBECCA J. RHOADES	CUSTODIAN WAGES	1070.65
DD	STEPHEN W. LOWRANCE	UNDERSHERIFF WAGES	3885.72
23340	EVELYN V. ARCHULETA	CLERK DEPUTY WAGES	1897.66
23341	FRED W. CANFIELD	SHOVELING WAGES	52.27
23342	SCOTT L. FETCHENHIER	COMMISSIONER WAGES	2029.91
23343	TOMMY WIPF	VETS OFFICER WAGES	354.40
23344	WILLIAM A. TOOKEY	ADMINISTRATOR WAGES	4546.00
23345	CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	20224.40
23346	CITIZENS STATE BANK	STATE TAXES WITHHELD	3222.00
23347	GREAT-WEST LIFE	GROUP RETIREMENT	7989.99
23348	SAN JUAN COUNTY	DEC 21 H S A SAVINGS	1550.00
23349	KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	1059.60
23350	AMWINS GROUP BENEFITS	VISION INSURANCE	161.75
23351	AFLAC	INDIVIDUAL INSURANCE	177.10
23352	CITIZENS STATE BANK	4TH QTR UNEMPLOYMENT	485.92
23353	VISA	BILLS	4797.62
23354	ERNEST F. KUHLMAN	SUPPLEMENTAL INSURANCE	192.50

23355 OFFICE DEPOT	CLERK SUPPLIES	53.63
23356 STATE OF COLORADO DPA ACCT	CLERKS BILL	1.11
23357 COLORADO CLERKS ASSOC	2022 CLERK DUES	796.95
23358 CCTPTA WESTERN DIVISION	2022 TREAS-PUB TRUSTEE DUES	50.00
23359 ASSESSOR STEVE SCHLLEILER	LAW SEMINAR	250.00
23360 WEX BANK	SHERIFFS FUEL	1107.93
23361 IMAGE NET CONSULTING	SHERIFFS BILL	105.48
23362 SANI SERV, LLC	TOILET ON RED MOUNTAIN	270.00
23363 SUPERIOR ALARM INC	MONITORING & INSPECTIONS	267.00
23364 CO CUSTOM ELEVATOR	ANNUAL PM & BUZZER	553.66
23365 CO CUSTOM ELEVATOR	SEMI-ANNUAL PM	700.00
23366 SILVERTON PUBLIC SCHOOL	PAY & FRINGE BENEFITS (2)	5576.00
23367 DENNIS R. GOLBRICHT	DEC SERVICES	429.00
23368 SILVERTON AMBULANCE	DEC 21 MONTHLY PAYMENT	7200.00
23369 SILVERTON AMBULANCE	DEC 21 SALES TAX PAYMENT	38333.33
23370 MAISEL EXCAVATION	HOSP BOILER MAINT	100.00
23371 SILVERTON HARDWARE	CUST-NURSE SUPPLIES	129.20
23372 SILVERTON LP GAS	CUST -FD TANK FILL UPS	11635.28
23373 CAMERON CROWELL	DEC 21 COVID TESTING PAY	75.00
23374 SILVERTON STANDARD	LEGAL	123.14
23375 VERIZON	SHERIFFS BILL	185.17
23376 MAISEL EXCAVATION	COAL FOR HOSPITAL	1781.80
23377 CENTURY LINK	SHERIFFS BILL	77.40
23378 SILVERTON GROCERY	COMMISSIONERS BILL	117.05
23379 COLIN TROWER	DEC 21 CDEEP CLEANING	120.00
23380 SAN MIGUEL POWER	BILLS	3263.92
23381 VISA	COMMUNICATIONS-SOC SER	565.26
23382 LA PLATA DETENTION	DEC 21 JAIL BILL	65.00
23383 KLINKE & LEW CONTRACTORS	TROUBLE SHOOTING-CLEAN UP	3245.00
23384 SJC AREA ON AGING	DONATION	850.00
23385 VOLUNTEERS OF AMERICA	DONATION	300.00
23386 CEMETARY FUND	DONATION	250.00
23387 SILVERTON FIRE DEPARTMENT	SANTA CANDY DONATION	100.00
23388 AXXIS HEALTH SYSTEM	DONATION	500.00
23389 SILVERTON YOUTH CENTER	DONATION	500.00
23390 MOUNTAIN STUDIES	DONATION	1000.00
23391 SAN JUAN DEVELOPMENT ASSO	DONATION	5000.00
23392 SJ REGIONAL PLANNING	DONATION	400.00
23393 KEN SHCAAF	SURVEYING PAY	2500.00
23394 TOWN OF SILVERTON	2020 SHERIFF REIMB	47887.00
23395 TOWN OF SILVERTON	CVRF GRANT REIMB	24177.76
23396 CTSI	CO WORKERS' COMPENSATION	18736.00
23397 CTSI	22 CAPP CONTRIBUTION	101648.05
23398 ANGELES CONSTRUCTION	SENIOR CITIZENS SHOVELING	3817.40
23399 FORETHOUGHT.NET	BILLS	1151.83
TOTAL GENERAL		410232.94

ROAD

6742 BLUE CROSS	MEDICAL INSURANCE	2580.70
DD DAVID L ANDREWS	ROAD FOREMAN WAGES	3594.47
DD LOUIS K GIRODO	ROAD OVERSEER WAGES	4413.31
DD MICHAEL C. MAXFIELD	ROAD OPERATOR WAGES	3467.81
6743 CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	4231.10
6744 CITIZENS STATE BANK	STATE TAXES WITHHELD	654.00
6745 GREAT-WEST LIFE	DEC GROUP RETIREMENT	946.08
6746 CITIZENS STATE BANK	DEC H S A SAVINGS	200.00
6747 KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	244.30
6748 AMWINS GROUP BENEFITS	VISION INSURANCE	38.03
6749 AFLAC	INDIVIDUAL INSURANCE	62.01
6750 CITIZENS STATE BANK	4TH QTR UNEMPLOYMENT	141.91
5751 LAWSON PRODUCTS	WIPERS-WRECKING BAR	163.79
5752 SILVERTON LP GAS	TANK FILL UP-RENT	563.00
5753 CORE MOUNTAIN ENTER	AVALANCHE REDUCTION	1188.80
6754 ALSCO AMERICAN INDUST	BILL	69.00
6755 SAN MIGUEL POWER	BILLS	254.20
6756 DISA	BILL	73.00
6757 CTSI	CO WORKERS' COMP POOL	11089.00
6758 CTSI	22 CAPP CONTRIBUTION	15552.96
6759 CENTURY LINK	BILL	149.43
TOTAL ROAD		49676.90
1079 TOURISM BOARD	LODGING TAX	20000.00

GENERAL	410232.94
ROAD	49676.90
TOURISM	20000.00
TOTAL ALL FUNDS	479909.84

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

SCOTT L. FETCHENHIER, CHAIRMAN

ERNEST F. KUHLMAN, COMMISSIONER

AUSTIN LASHLEY, COMMISSIONER

LADONNA L. JARAMILLO, CLERK

SAN JUAN COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING FRIDAY, DECEMBER 15, 2021
AT 8:30 A.M.

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

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

Minutes: Commissioner Lashley moved to approve the minutes of November 24, 2021. Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

A Special Events Liquor License from Silverton Whiteout was presented to the Commissioners for their consideration. Commissioner Lashley moved to approve the liquor license application. Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

Public Health Director Becky Joyce along with P.I.O. DeAnne Gallegos were present to provide the Commissioners with an update on public health and COVID 19.

Information concerning the Sunnyside Gold Corporation settlement with the State of Colorado was presented to the Commissioners.

A thank you and event information from the Hardrock 100 was presented to the Commissioners.

Commissioner Lashley moved to Approve 2022 Meeting and Holiday Schedules. Commissioner Fetchenhier seconded the motion. The motion passed unanimous.

Commissioner Lashley moved to Certify the Mill Levies and Revenues for 2022 as follows:

MILL LEVIES

	Assessed Valuation	Mill Levy	Revenue
SAN JUAN COUNTY			
General Fund	53,832,082.00	19.000	1,022,809.56
Road & Bridge	53,832,082.00	0.350	18,841.23
Social Services	53,832,082.00	0.291	15,665.14
Temporary Reduction	53,832,082.00	0.000	0.00
Refunds/Abatements	53,832,082.00	0.062	3,337.59
TOTAL	53,832,082.00	19.703	1,060,653.51
SCHOOL DISTRICT			
General Fund	53,832,082.00	15.009	807,965.72
Hold Harmless	53,832,082.00	-3.044	-163,864.86
Authorized Override	53,832,082.00	0.368	19,810.21
Abatement	53,832,082.00	0.063	3,391.42
Bond Redemption	53,832,082.00	1.5000	80,748.12

TOTAL	53,832,082.00	13.896	748,050.61
TOWN OF SILVERTON			
General Operating	29,237,242.00	10.560	308,745.28
Obligation Bonds	29,237,242.00	0.000	0.00
Refunds/Abatements	29,237,242.00	0.000	0.00
TOTAL	29,237,242.00	10.560	308,745.28
SOUTHWEST WATER			
General Operating	53,832,082.00	0.407	21,909.66
Temporary Reduction	53,832,082.00	0.000	0.00
Refunds/Abatements	53,832,082.00	0.000	0.00
TOTAL	53,832,082.00	0.407	21,909.66
HERMOSA CLIFF FIRE			
General Operating	0.00	0.000	0.00
Bond	0.00	0.000	0.00
Refunds/Abatements	0.00	0.000	0.00
TOTAL	0.00	0.000	0.00
DURANGO FIRE PROTECTION			
General Operating	9,143,677.00	8.200	74,978.15
Bond	0.00	0.000	0.00
Refunds/Abatements	0.00	0.000	0.00
TOTAL	9,143,677.00	8.200	74,978.15

Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

Commissioner Lashley moved to approve the 2022 Governmental Services Agreement. Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

Commissioner Lashley moved to approve the 2022 Law Enforcement Contract. Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

The Treasurer's November report was presented to the Commissioners.

Planning Director Lisa Adair was present to answer any questions concerning her staff report.

Martha Johnson presented the monthly report for Social Services to the Commissioners. Commissioner Lashley moved to approve Transmittal #10 in the amount of \$6,992.40 as presented. Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

Commissioner Lashley moved to approve the CDHS Certification of Compliance 2022 as presented. Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

Christina Knoell, Executive Director for the Area Agency on Aging (AAA), Keri Metzler, Steve

Pendleton and Lois MacKenzie were present to discuss the AAA presence in Silverton/San Juan County. They stressed the importance of having a Commissioner attend their meetings which occur via Zoom every other month.

Commissioner Lashley moved to approve Resolution 2021-09 to adopt the 2022 Budget. Commissioner Fetchenhier seconded the motion. The motion passed unanimously .

Commissioner Lashley moved to approve Resolution 2021-10 to Levy Taxes. Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

Commissioner Lashley moved to approve Resolution 2021-11 to appropriate money. Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

Commissioner Fetchenhier requested the letter concerning San Juan County's opposition to sheep be sent to Senator Hickenlooper's office.

Klem and Lisa Branner were present to provide the Commissioners with an update from the Silverton Singletrack Society. They have received a GOCO grant in the amount of \$21,780 that will pay for the Southwest Conservation Corps to begin constructing trails. They have also requested that San Juan County submit a GOCO grant on their behalf. Resolution 2021-12 Support Silverton Single Track GOCO Grant was presented to the Commissioners for their consideration. The grant request is for \$750,000 for the Baker's Park Trail System. Commissioner Lashley moved to approve Resolution 2021-12 as submitted. Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

Having no other business, the Commissioners meeting was adjourned at 12:54 P.M.



PUBLIC HEALTH ADVISORY: REDUCING COVID-19 TRANSMISSION

January 5, 2022

Severe and highly transmissible variants of the coronavirus disease (COVID-19) are a significant concern for San Juan County, Colorado. San Juan County Public Health (SJCPH) urges permanent residents, seasonal residents and visitors to take measures to protect themselves from this novel virus.

SJCPH advises all residents and visitors that the risk of contracting COVID-19 when participating in indoor activities with mixed households who are unvaccinated or have mixed or unknown vaccination status against COVID-19 remains high.

I. INTRODUCTION

As of January 4, 2022, The Centers for Disease Control (CDC) classifies the level of community transmission in San Juan County, Colorado as HIGH. The best protection against COVID-19 is to continue to apply community mitigation strategies to reduce exposure.

These strategies include vaccination, wearing a face covering, physical distancing, holding social gatherings and conducting business outdoors instead of indoors, maximizing indoor ventilation, symptom screening, and hand hygiene.

Safe and highly effective vaccines against COVID-19 are now widely available in San Juan County for those 12 years of age and older. SJCPH urges eligible unvaccinated individuals to get vaccinated as soon as possible and urges partially vaccinated people to complete their vaccination series to maximize their level of protection.

For the purposes of this Advisory, “Public Indoor Space” means any enclosed indoor area that is publicly or privately owned, managed, or operated to which individuals have access by right or by invitation, expressed or implied, and that is accessible to the public, serves as a place of employment, or is an entity providing services. Public Indoor Space does not mean a person’s residence, including a room in a motel or hotel or a residential room for students at an educational facility

II. VACCINATION

SJCPH urges all eligible persons to get vaccinated against the COVID-19 disease. ***Vaccination is the best defense against the disease.*** [Detailed vaccine guidance linked here from the Colorado Department of Public Health and Environment \(CDPHE\).](#)

III. FACE COVERING

SJCPH urges all individuals in San Juan County to wear a face covering while in a Public Indoor Space, unless the individual is two years of age or younger, or cannot medically tolerate a face covering, except in the situations below:

- Individuals who are hearing impaired or otherwise disabled or who are communicating with someone who is hearing impaired or otherwise disabled and where the ability to see the mouth is essential to communication;



- Individuals who are seated at a food service establishment;
- Individuals who are exercising alone or with others from the individual's household and a face covering would interfere with the activity;
- Individuals who are receiving a personal service where the temporary removal of the face covering is necessary to perform the service;
- Individuals who enter a business or receive services and are asked to temporarily remove a face covering for identification purposes;
- Individuals who are actively engaged in a public safety role such as law enforcement, firefighters, or emergency medical personnel;
- Individuals who are officiating at a religious service; or
- Individuals who are giving a speech for broadcast or an audience.

SJCPH advises that owners, operators, or managers of a public indoor space should deny service or entry to individuals unless the individual is wearing a face covering as recommended above, in order to protect workers, customers, and the community. Guidance on Face Coverings can be found at the [CDC site](#).

IV. PHYSICAL DISTANCING AND MITIGATION MEASURES

SJCPH further advises that all owners, operators or managers of public indoor spaces maintain physical distancing requirements (where all persons can maintain at least a six-foot distance from other individuals who are not a member of their household or party) within their Public Indoor Space to the extent possible. Owners, operators and managers of Public Indoor Spaces should limit capacity such that six feet of distance is maintained between households or parties, excluding staff.

In addition, SJCPH recommends that employers and business and event operators implement the following transmission control measures in Public Indoor Spaces:

- Monitoring symptoms in employees at the worksite or through employee self-assessment at home prior to coming to the worksite. If an employee reports any symptoms of COVID-19 or tests positive for COVID-19, take all of the following steps:
 - Send employee home immediately,
 - Exclude employee until they are no longer contagious per public health guidance.
 - If five or more employees have symptoms of COVID-19, consult outbreak guidance from CDC available at [this link](#). Contact SJCPH, and cooperate with outbreak investigators.
- Provide work accommodations for individuals at risk of severe illness from COVID-19, such as telecommuting, until such individuals are fully vaccinated against COVID-19.
- Encourage and enable remote work whenever possible.
- Schedule and stagger shifts and breaks, whenever possible, to reduce employee density at the worksite and in common areas.
- Improve ventilation of indoor spaces to the extent possible, according to CDC guidance available at [this link](#).
- Provide hand sanitizer and/or sinks with soap and hot water for customers and employees.
- Post signage for employees and customers on good hand hygiene and the requirement to wear Face Coverings. Example signage can be provided from SJCPH.



V. ESTABLISHMENTS AND SPECIAL EVENTS

SJCPH advises residents and visitors to only patronize indoor establishments and special events that adhere to the face covering and physical distancing recommendations in this Public Health Advisory; these places pose a greater risk to your health than places that require face coverings and limit capacity as advised in sections II and III above.

To promote compliance with this Public Health Advisory, SJCPH makes signage available that can be displayed at establishments and events that comply with face covering, physical distancing and ventilation recommendations. SJCPH advises owners, operators and managers of public indoor spaces and events to demonstrate their commitment to community safety by complying with this advisory and publicly displaying this signage. The signage is attached to this document.

VI. SCHOOL DISTRICT

SJCPH advises the Silverton School District to require face coverings for all persons in indoor school settings, in alignment with CDC guidance found at [this link](#) with the exceptions listed in section III. The Silverton School District should also align guidance with the Colorado Department of Education and information found at [this link](#). The Silverton School District should adopt the following mitigation measures: frequent testing, improve ventilation of indoor spaces, conduct operations outdoors, emphasize hand hygiene, and physically space and cohort students when indoors to the highest extent possible.

VII. QUARANTINE

SJCPH advises quarantine after exposure to a positive COVID-19 case if you meet the following:

- You are ages 18 or older and completed the primary series of recommended vaccine, but have not received a recommended booster shot when eligible.
- You received the single-dose Johnson & Johnson vaccine (completing the primary series) over 2 months ago and have not received a recommended booster shot.
- You are not vaccinated or have not completed a primary vaccine series.

Quarantine requirements in accordance with CDC exposure definitions and quarantine recommendations found at [this link](#).

SJCPH will continue to evaluate the prevalence and risks of COVID-19 in San Juan County and adjust this Advisory and, if necessary, issue Public Health Orders accordingly.

Issued at 1:00 P.M. on January 5, 2022



Press Release: 1/5/22

SAN JUAN COUNTY PUBLIC HEALTH ISSUES A PUBLIC HEALTH ADVISORY DUE TO COVID-19 SURGE AND 34 POSITIVE CASES SINCE THE HOLIDAYS WITH MORE PENDING TESTS TO COME IN

Silverton, CO: On Wednesday, January 5th, 2022, SJCPH issues a Public Health Advisory in response to a surge of COVID-19 cases in San Juan County. In the past week, public health has increased testing due to the spread of Covid-19 in our community and the increase of those who are experiencing symptoms and or have been exposed. 34 cases have been documented since Dec 25th, with 15 of those cases in the last 2 days. The Omicron variant is more contagious yet if you are vaccinated, symptoms are less severe. The “Omicron Variant” has quickly become the dominant strain of COVID-19 in the State of Colorado.

Here are the points issued Public Health Advisory for San Juan County Colorado:

- SJCPH urges people to get the COVID vaccine or booster shot to minimize symptoms and spread
- SJCPH urges people to wear a face covering INDOORS in public spaces. Select a high-quality N-95 style mask.
- Indoor public meetings should be held virtually. If held in person, face coverings and social distancing should be implemented.
- SJCPH advises people to maintain physical distance when in public spaces. Employers are recommended to provide a work environment promoting physical distancing when possible.
- SJCPH advises the public to only attend outdoor events or indoor establishments that adhere to the physical distancing and face covering guidelines
- SJCPH advises the School District to adhere to face covering requirements and physical distancing requirements.
- SJCPH advises quarantine after exposure to a positive COVID-19 case if you meet the following:
 - You are ages 18 or older and completed the primary series of recommended vaccines but have not received a recommended booster shot when eligible.
 - You received the single-dose Johnson & Johnson vaccine (completing the primary series) over 2 months ago and have not received a recommended booster shot.
 - You are not vaccinated or have not completed a primary vaccine series.
 - Quarantine requirements in accordance with CDC exposure definitions and quarantine recommendations found at [this link](#).

[PLEASE CLICK HERE TO READ THE PUBLIC HEALTH ADVISORY](#)

“Due to the case surge, we need to send a strong message to our community about best practices and ask you to be a partner in stopping the spread of COVID-19. Even though you may not be concerned about getting sick, that may not be the same situation for your community members that you come in contact with daily. Living in a small community, we interact with one another on a regular basis which is one of the reasons we love it here but that being said, we can also spread the virus to another much easier”. Becky Joyce, SJCPH Director

Everyone 16 years and older is now eligible for the COVID-19 vaccine booster if it's been over 6 months from your second vaccine date for Moderna or Pfizer and 2 months from a Johnson and Johnson dose date. Vaccine Clinics are Tuesdays until further notice. **Call for an appointment, 970-387-0242.**



Willy Tookey <admin@sanjuancolorado.us>

33 additional Covid-19 positive cases locally in the last 7 days

2 messages

SJC CO Office of Emergency Managment <pio@sanjuancolorado.us>

Mon, Jan 10, 2022 at 3:57 PM

Reply-To: pio@sanjuancolorado.us

To: administrator@sanjuancolorado.us



January 10, 2022

SAN JUAN COUNTY CONTINUES TO EXPERIENCE A SURGE IN COVID CASES. TAKE THESE STEPS TO REDUCE YOUR EXPOSURE

Silverton, CO: Today, San Juan County Public Health reports 33 total Covid-19 positive cases in the last week after testing 104 people. During this COVID surge, SJCPH asks employers, employees, and citizens at large to take the following steps:

- 1. Wear a face covering when in public indoor spaces or while working with the public at large.**
- 2. Stay at home when sick or exposed until you test negative.**
- 3. Avoid any indoor gatherings.**

These simple mitigation measures will reduce your risk of exposure to this virus and help stop the spread currently happening in our community.

UPDATE ON BOOSTERS

[The Centers for Disease Control \(CDC\) updated their recommended timeline](#) for when people can get a third COVID-19 vaccine dose, shortening the minimum interval from 6 months to 5 months. People can now receive a third dose of COVID-19 vaccine 5 months after completing their Moderna primary series. [Centers for Disease Control \(CDC\) also updated their recommended](#) timeline for when people can get a third dose after a Pfizer-BioNTech COVID-19 vaccine primary series to 5 months. Coloradans should get a third dose of the Pfizer or Moderna vaccine to ensure highest level of protection against the virus if they:

- Are 12 or older and received their second dose of Pfizer at least five months ago.
- Are 18 or older and received their second dose of Moderna at least five months ago.

The second dose interval recommendation for the J&J vaccine (2 months), has not changed. If you got the J&J vaccine, you should get a dose of either Pfizer or Moderna 2 months or more after you first got vaccinated. If you are immunocompromised and got three doses of Pfizer or Moderna in your primary series, you should get a fourth dose five months after your third dose.

Vaccines are the safest, most effective way to slow the spread of COVID-19 and its variants, and to help avoid the worst outcomes (severe illness, hospitalization, and death) among those who do become infected. State health officials stress that all Coloradans

ages 5 and older should get vaccinated with the COVID-19 vaccine as soon as possible

Call for a vaccine appointment 970-387-0242.

SJCPH reports 29 people received boosters last Tuesday, Jan 4th.

**Covid-19 Testing is available Monday - Friday 10am - 12pm at SJC Public Health
1315 Snowden St.**

Vaccines are available Tuesdays at the Public Health office. Call 970 387-0242

I TESTED POSITIVE...NOW WHAT?

Follow the updated guidance listed below from the Colorado Department of Public Health and Environment (CDPHE).

[CLICK HERE FOR CDPHE GUIDELINES](#)

###

Please direct all media inquiries to San Juan County Public Information Officer DeAnne Gallegos at (970) 403-9951 or pio@sanjuancolorado.us

To sign up for the updates from the Office of Emergency Management and San Juan County Public Health, email pio@sanjuancolorado.us to get on the email list. Make sure to sign up for emergency alerts through Nixle for San Juan County.

Text 81433 to 888-777.

Thank you.

DeAnne Gallegos
Public Information Officer
San Juan County Office of Emergency Management
pio@sanjuancolorado.us

San Juan County Colorado [Website](#)



San Juan County CO Office of Emergency Management | PO Box 184, Silverton, CO 81433

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Willy Tookay <admin@sanjuancolorado.us>

SJCPH reports 34 COVID-19 positives since the Holidays with more tests to come in

2 messages

SJC CO Office of Emergency Management <pio@sanjuancolorado.us>

Wed, Jan 5, 2022 at 12:37 PM

Reply-To: pio@sanjuancolorado.us

To: administrator@sanjuancolorado.us



January 5, 2022

SAN JUAN COUNTY PUBLIC HEALTH ISSUES A PUBLIC HEALTH ADVISORY DUE TO COVID-19 SURGE AND 34 POSITIVE CASES SINCE THE HOLIDAYS WITH MORE PENDING TESTS TO COME IN

Silverton, CO: On Wednesday, January 5th, 2022, SJCPH issues a Public Health Advisory in response to a surge of COVID-19 cases in San Juan County. In the past week, public health has increased testing due to the spread of Covid-19 in our community and the increase of those who are experiencing symptoms and or have been exposed. 34 cases have been documented since Dec 25th, with 15 of those cases in the last 2 days. The Omicron variant is more contagious yet if you are vaccinated, symptoms are less severe. The "Omicron Variant" has quickly become the dominant strain of COVID-19 in the State of Colorado.

Here are the points issued Public Health Advisory for San Juan County Colorado:

- SJCPH urges people to get the COVID vaccine or booster shot to minimize symptoms and spread
- SJCPH urges people to wear a face covering INDOORS in public spaces. Select a high-quality N-95 style mask.
- Indoor public meetings should be held virtually. If held in person, face coverings and social distancing should be implemented.
- SJCPH advises people to maintain physical distance when in public spaces. Employers are recommended to provide a work environment promoting physical distancing when possible.
- SJCPH advises the public to only attend outdoor events or indoor establishments that adhere to the physical distancing and face covering guidelines
- SJCPH advises the School District to adhere to face covering requirements and physical distancing requirements.
- SJCPH advises quarantine after exposure to a positive COVID-19 case if you meet the following:
 - You are ages 18 or older and completed the primary series of recommended vaccines but have not received a recommended booster shot when eligible.
 - You received the single-dose Johnson & Johnson vaccine (completing the primary series) over 2 months ago and have not received a recommended booster shot.
 - You are not vaccinated or have not completed a primary vaccine series.
 - Quarantine requirements in accordance with CDC exposure definitions and quarantine recommendations found at [this link](#).

[PLEASE CLICK HERE TO READ THE PUBLIC HEALTH ADVISORY](#)

"Due to the case surge we need to send a strong message to our community about best practices and ask you to be a partner in stopping the spread of COVID-19. Even though you may not be concerned about getting sick, that may not be the same situation for your community members that you come in contact with daily. Living in a small community, we interact with one another on a regular basis which is one of the reasons we love it here but that being said, we can also spread the virus to another much easier". Becky Joyce,
SJCPH Director

Everyone 16 years and older is now eligible for the COVID-19 vaccine booster if it's been over 6 months from your second vaccine date for Moderna or Pfizer and 2 months from a Johnson and Johnson dose date. Vaccine Clinics are Tuesdays until further notice. **Call for an appointment, 970-387-0242.**

###

Please direct all media inquiries to San Juan County Public Information Officer DeAnne Gallegos at (970) 403-9951 or pio@sanjuancolorado.us

To sign up for the updates from the Office of Emergency Management and San Juan County Public Health, email pio@sanjuancolorado.us to get on the email list. Make sure to sign up for emergency alerts through Nixle for San Juan County.
Text 81433 to 888-777.

Thank you.

DeAnne Gallegos
Public Information Officer
San Juan County Office of Emergency Management
pio@sanjuancolorado.us

San Juan County Colorado [Website](#)



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Department of Social Services
Phone 970-387-5631 * Fax 970-387-5326
Martha Johnson, Director
11/30/2021

Date 12/20/2021
Transmittal No. 11

Vendor	Date	Num	Amount
La Plata County	11/30/2021	11585	\$ 3,220.64
San Juan Cty	11/30/2021	11587	\$ 4,392.60

TOTAL

\$ 7,613.24

I, MARTHA JOHNSON, Director of Social Services of San Juan County of Colorado, hereby certify that the payments listed above are available for inspection and have been paid to the payees listed.

Martha Johnson
MARTHA JOHNSON

12-29-2021

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

Scott Fetchenhier

3:54 PM
12/20/21
Cash Basis

San Juan County Social Services
Profit & Loss Budget vs. Actual
January through December 2021

Ordinary Income/Expense	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Jan - Dec 21	TOTAL Budget
Income													
400.010 Property Tax Current	1,827.60	1,827.60	1,827.60	5,467.14	4,101.14	855.42	1,334.06	680.19	641.94	121.24	0.00	18,683.93	12,900.00
400.020 Specific Ownership Tax	105.58	105.58	105.58	220.20	409.47	188.24	0.00	0.00	11.85	76.10	106.08	1,308.66	850.00
400.030 Delinquent Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.00
400.040 Penalties/Int on Tax	0.03	0.03	0.03	0.08	0.35	1.69	2.67	22.64	23.83	5.94	4.52	61.82	24.00
400.100 REVENUE-Administration	3,377.38	3,171.40	3,670.39	3,390.38	3,430.25	1,605.81	3,864.89	3,183.13	1,921.01	1,562.24	2,350.62	31,527.50	70,000.00
400.110 REVENUE-Adult Protectio	0.00	33.42	0.00	27.81	42.30	140.86	183.92	542.88	276.11	616.63	276.08	2,140.24	3,202.00
400.120 REVENUE-Child Care	5,975.17	267.90	162.34	268.89	261.28	8,481.19	145.21	289.01	90.84	41.91	49.65	16,034.17	8,390.00
400.130 REVENUE-Child Support	0.00	0.00	109.44	25.07	20.36	15.62	6.94	18.43	0.00	14.09	5.28	213.21	990.00
400.140 REVENUE-Child Welfare	850.52	379.41	308.11	286.65	425.17	2,309.42	7.41	339.17	1,615.39	1,569.03	2,014.56	10,105.84	23,306.00
400.145 REVENUE-CSGB Grant	0.00	539.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	539.37	1,000.00
400.150 REVENUE-Colorado Works	10,865.94	284.08	267.52	566.83	206.58	11,000.00	0.00	0.00	0.00	0.00	0.00	23,190.95	92,093.00
400.160 REVENUE-Core Services	2,000.00	2,000.00	2,000.00	1,612.55	1,612.55	3,079.30	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	22,304.40	23,254.00
400.180 REVENUE-EOC	0.00	200.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	250.00	0.00	500.00	0.00
400.190 REVENUE-State Incentive	0.00	0.00	0.00	0.00	0.00	2,346.16	31.42	66.85	63.80	12.00	70.50	2,623.83	0.00
400.200 REVENUE-LEAP	122.47	166.34	76.38	85.06	0.00	0.00	0.00	0.00	0.00	108.40	194.36	734.99	1,500.00
400.210 REVENUE-OAP	77.24	73.10	158.62	104.00	81.81	143.74	82.72	148.47	0.00	28.14	51.62	948.46	1,700.00
400.220 REVENUE-Program Refunds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	200.00	550.00
Total Income	25,201.93	9,048.23	8,688.99	12,035.47	10,591.24	30,150.45	7,708.24	7,286.77	6,874.87	8,605.95	7,123.23	131,118.37	159,983.00
Expense													
500.100 EXPENSE-Administration	4,824.23	5,280.49	5,576.62	5,223.39	5,681.37	5,054.23	6,361.30	1,037.12	9,468.28	4,638.41	5,148.74	58,304.18	82,000.00
500.110 EXPENSE-Adult Protectio	75.00	0.00	31.10	0.00	0.00	0.00	436.70	207.55	238.20	280.57	73.70	1,352.82	4,000.00
500.120 EXPENSE-Child Care	79.75	78.75	0.00	78.75	79.75	79.75	73.58	73.58	73.58	0.00	0.00	619.48	9,300.00
500.130 EXPENSE-Child Support	1.36	0.00	195.82	40.04	30.87	25.74	10.51	8.82	1.38	21.34	7.96	314.84	1,500.00
500.140 EXPENSE-Child Welfare	188.58	0.00	0.00	0.00	0.00	173.92	0.00	0.00	0.00	0.00	322.00	684.50	26,000.00
500.148 EXPENSE-CSGB Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
500.160 EXPENSE-Colorado Works	16,727.72	482.72	486.30	378.80	355.75	19,452.02	223.99	140.75	339.08	161.60	496.06	39,246.79	58,000.00
500.166 EXPENSE-Core Services	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	3,849.12	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	23,849.12	24,000.00
500.200 EXPENSE-LEAP	122.50	168.34	78.37	65.07	0.00	0.00	0.00	0.00	0.00	108.40	194.36	735.04	1,500.00
500.210 EXPENSE-OAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.75	0.00	0.00	21.75	2,000.00
Total Expense	24,019.14	8,009.30	8,338.21	7,787.05	8,157.74	28,634.78	9,106.06	3,488.82	12,142.27	7,220.32	6,244.82	125,128.53	209,300.00
Net Income	1,182.79	1,038.93	350.78	4,248.42	2,433.50	1,515.67	-1,396.84	3,815.95	-5,467.40	-614.37	-1,121.59	5,989.84	-49,317.00

San Juan County
CDHS Allocation and Expenditures report
For State Fiscal Year 2022
11/30/2021

FIPS

111

Program	Allocation	Expenditures	Remaining	% Remaining	% of Fiscal Year Remaining
APS Admin	2,315	2,370	-54	-2%	58%
APS Client	2,000	0	2,000	100%	58%
CDHS County Admin	81,954	7,657	74,297	91%	58%
Child Care	8,088	1,261	6,827	84%	58%
Child Welfare 100%	2,150	17	2,133	99%	58%
Child Welfare 80/20	25,666	9,417	16,248	63%	58%
Child Welfare PRTF	1,071	0	1,071	100%	58%
Colorado Works	43,050	1,488	41,562	97%	58%
CORE 100%	16,276	10,000	6,276	39%	58%
CORE 80/20	8,724	0	8,724	100%	58%
HCPF Enhanced	39,174	1,557	37,616	96%	58%
HCPF Regular	21,279	3,155	18,123	85%	58%
SEAP	374	0	374	100%	58%
SNAP Incentive	97	97	0	0%	58%
Total	252,217	37,020	215,197		



SAN JUAN COUNTY LAND USE APPLICATION

KASS KREMER AND DARYL MAGNER

KK/DM

Table of Contents

1. Project Narrative	3
2. Land Use Permit Application	5
3. Application Fee Receipts	6
4. Contact Info	7
5. Articles Of Organization	8
6. Property Ownership	9
7. Building Permit Application	10
8. Sign Permit Application	11
9. Names and Mailing Addresses of Nearby Property Owners	13
10. Facility Layout	16
11. Site Information	17
11.1. Survey	17
11.2. Site Plan	19
11.3. CDOT Access Permit	20
11.4. Visibility of the Facility from US 550	22
11.5. Views From Existing Facility	23
11.6. Utilities, Lighting and Driveways	24
11.7. Location of Proposed Improvements	26
11.8. Evidence of Sewage Disposal	26
11.8.1. Overview:	26
11.8.2. Onsite Wastewater Treatment System (OWTS) permit	29
11.8.3. Clearance From SJBPH of Professionally Engineered Individual Sewage Disposal System	31
11.9. Water Supply Information	31
11.9.1. Overview	31
11.9.2. Bacteriology Results from San Juan Basin Public Health	32
11.10. Historic Features	32
12. Employee Housing Information	32
12.1. Introduction	32
12.2. Health Safety and Welfare	32
12.2.1. Entrance Gate	32
12.3. CDOT Avalanche Mitigation	32
12.3.1. Overview	32
12.3.2. Risk Mitigation	33
12.3.3. Fire Hazard Mitigation	33

12.3.4. Heat Sources	34
12.3.5. Lead Paint & Asbestos.....	34
13. Geohazards	34
13.1. Summary	34
13.2. Geohazards Map	34
14. Avalanche Hazards	37
14.1. Summary	37
14.2. Avalanche map.....	38
15. Proof of Insurance	40
16. Lease Agreement	41

1. Project Narrative

Applicant Names:	Kassidy Kremer and Daryl Magner, on behalf of Sasquatch Campers, LLC
Project Location	69715 Hwy 550 at the Dry House located on the Blanche Placer
Scenic report summary	The facility can be seen from US 550 by looking down the driveway at the “big bend” hairpin turn driving North towards Silverton. It can also be seen from US 550 at approximately mile marker 71 in both directions. No improvements to the landscape on the Blanche Placer will be made under this application. A sign application is included with this application requesting permission for a sign above the entrance door to the facility and entrance to the driveway.
Proposed Use - Light Industrial	The applicant plans to primarily use the facility to manufacture recreational camp trailers. If the market, industry, or economic conditions warrant a change in company strategy, the applicant may change their product strategy, however, the primary use of the facility will remain manufacturing.
Proposed Use - Residential	The applicants are requesting approval for the use of two bedrooms for employee transitional housing. These two bedrooms will be renovated under the building permit application.
Water Services	The water source is dedicated to the Blanche Placer directly from Belcher Creek. Both managing partners of the Blanche Placer, who claim to have seen it, described it as an 18-20” vertical pipe sunk into the middle of Belcher Creek that gravity flows to the Dry House. The source of water is located on the Blanche Placer. The facility was built with a drinking fountain and a shower, and therefore the system was designed to by supply potable water. A permit is not on record, the applicants believe it was not required by San Juan County at the time of construction. A water Bac-T was performed by San Juan Basin Public Health and the results came back on 11/30/21 with no bacteria present.
Sewer Service	The septic system was installed when the Dry House was built in 1986. It was designed for 40 persons at 30 gallons per person, per day. The septic tank capacity is 1500 gallons and made of concrete. Dudley Ashwood, an independent Civil Engineering professional with a PE license, inspected the system on 11/29/2021. He confirmed the system was installed as per the original permit specifications and prepared a report for San Juan Basin Public Health to process the Change of Use Permit for the Septic System. The application is under review. At 2021 specifications the wastewater system is rated for 10 commercial employees and two bedrooms. These specifications are within the operating needs of Sasquatch Campers, LLC.
Power	The building is presently serviced with power from San Miguel Power Association.
Phone	Full cell phone signal is available at the facility and a phone line is hardwired into the facility.
Access & Parking	The entrance to the driveway to the building can be accessed from US 550. Ample parking exists in the large parking lot South of the facility, a small parking area also exists to the West at the main entrance. The large parking lot is shared with CDOT, the small parking lot is exclusive to the Dry House Tenants.
Propane	A propane tank is installed and functioning at the facility. Silverton Propane confirmed the system holds pressure. The tank services the heating appliances.
Heating	The heat source is propane. Two commercial shop heaters are installed on the main floor. A forced air heater is located upstairs, suppling heat to the upstairs rooms.
Exterior Lighting	Three existing exterior lights are on the building. One at the back entrance, another

	at the front entrance, and one at the Northern side of the building.
Solid Waste Management	Solid waste will be transported to the transfer station by the owners until manufacturing volume warrants a dumpster. The amount of solid waste produced by the sales volume forecasted during the first year in business can be managed by weekly trips to the transfer station.
Snow Management	CDOT plows from US 550 to their Avalanche Mitigation Facility. The applicants will plow from the fork in the driveway to their facility, as well as the parking areas. In the event a heavy storm that prevents the employee responsible for plowing from driving up to the facility to access the onsite snowplow, an agreement has been made with CDOT to park the vehicle at the fork in the driveway so the employee can walk in to access the snow plot to clear a path from the driveway entrance to the facility.
Entrance Gate Management	A locked gate presently exists at the entrance to the Blanche Placer. This gate is only unlocked when actively entering and exiting the property. CDOT has built a second gate past the fork to allow for unrestricted access to the Dry House, while restricting access to the Avalanche Mitigation Facility. The EPA has mine reclamation project that is on track to finish Spring 2022. Once this is complete, the gate will remain open during business hours. Outside of business hours, a combination lock belonging to Sasquatch Campers will be daisy chained with CDOT's lock in a fashion that will allow for the gate to be opened when only one lock is removed. The applicants will share the combination of this lock with CDOT, EMS response, and all employees working at Sasquatch Campers. This will allow for occupants of the facility to open the gate in the event of an emergency, and EMS to enter.
Fire Prevention	<p>Manufacturing will be split into three work areas:</p> <ul style="list-style-type: none"> • Material Processing • Fabrication • Assembly <p>These work areas will exist on the main floor. Fire doors and 5/8" drywall are present. Smoke detectors and fire extinguishers will be installed in each work area prior to operating.</p> <p>Few flammable materials are used for production, primarily acetone and touch up paint. These materials are kept in containers one gallon or less in size; they will only be present in the facility when in use and stored outside the facility when not in use.</p>
Country Avalanche map	The Site Plan for the Dry House, parking, and driveway was overlaid onto the County Avalanche Hazard Map. This overlay has been submitted with the application. According to the County Avalanche Hazard Map, the parking, driveway, and facility do not appear to be within a potential avalanche area. The old North Star Mill is located directly below the facility and no evidence of avalanche damage is present.
County Geohazards map	The Site Plan for the Dry House, parking, and driveway was overlaid onto the County Geo Hazard Map. This overlay has been submitted with the application. According to the County Geo Hazard Map, the parking, driveway, and facility appear to be in the area of "df" representing colluvial debris fan. The Dry House facility was built in 1986 and has no evidence of geohazard damage. A large parking lot is also cut uphill from the dry house, adding protection.
Sign and Advertising	The applicants plan to install signs after sales activities pick up. Applicants are requesting a sign near the entrance gate, and the area in front of the sign designated for displaying products manufactured by Sasquatch Campers, LLC. The applicants would also like to install a sign on the building located above the main entrance door.

2. Land Use Permit Application

LAND USE PERMIT San Juan County, Colorado

Applicant: Sasquatch Campers LLC Darul Wagner & Cassidy Kremer		Permit No.
Address: PO Box 183		
City and State: Silverton, CO 81433		Telephone: (406) 366-0632

Description of Use: Convert the facility known as "The Dry House" to a light manufacturing facility, and provide transitional workforce housing using two bedrooms. The facility will be used to manufacture cease trailers, no major improvements are planned for the exterior of the building, adjacent land at this time
--

Dates and Times of Use: full time beginning immediately following land use approval
Location of Use: CA715 Hwy 550

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

Property Ownership	<input checked="" type="checkbox"/>
Vicinity Map	<input checked="" type="checkbox"/>
Natural Hazards	<input checked="" type="checkbox"/>
Sanitation	<input checked="" type="checkbox"/>
Building Permit	<input checked="" type="checkbox"/>
Security	<input checked="" type="checkbox"/>
Parking	<input checked="" type="checkbox"/>
Clean Up	<input type="checkbox"/>
Other	<input type="checkbox"/>

Permission of Property Owner	<input checked="" type="checkbox"/>
Plans and Drawings	<input checked="" type="checkbox"/>
Zoning Compatibility	<input type="checkbox"/>
Environmental Impacts	<input type="checkbox"/>
Federal and /or State Permits	<input type="checkbox"/>
Emergency Services	<input type="checkbox"/>
Insurance Coverage	<input checked="" type="checkbox"/>
County Road Impact	<input type="checkbox"/>
Other	<input type="checkbox"/>

Date Application Submitted: 11/30/21	By (signature): Cassidy Kremer
Date Permit Issued:	By (signature):
Conditions	
Acceptance of Conditions:	
By (signature):	

3. Application Fee Receipts

RECEIPT

11/30/2021

San Juan County

County Treasurer: Deanna Jaramillo

Date: 11/30/2021
Station: 1
Cashier: 1
Receipt: 1560

Paid By: SASQUATCH CAMPERS LLC
Description: LAND USE PERMIT
System: Cash Receipting
Reference:

Payment Method:

Cash: \$0.00
Checks: \$300.00
Credit Card: \$0.00
Wire: \$0.00

Wire No.:

Amount Tendered: \$300.00
Change Returned: \$0.00

Card Type:

Account Number:

Expiration Date:

Total Paid: \$300.00

Check No.	Name	Amount
00002	SASQUATCH CAMPERS LLC	\$300.00

Receipt	Trans. Code	Fund	Ledger	Description	Operator	Amount
1560	GenRct	(010)COUNTY GENERAL FUND	0100010000	CASH ACCOUNT	D	\$300.00
1560	GenRct	(010)COUNTY GENERAL FUND	0100041804	LAND USE FEES - IMPROVEM	C	\$300.00

4. Contact Info

Sasquatch Campers, LLC
PO Box 183
Silverton, CO 81433

Applicants (Owners Sasquatch Campers, LLC)

Kassidy Kremer
PO Box 354
Silverton, CO 81433

Daryl Magner
PO Box 183
Silverton, CO 81433

5. Articles Of Organization

Colorado Secretary of State
ID#: 20211100807
Document #: 20211100807
Filed on: 02/19/2021 02:15:51 PM
Paid: \$50.00

Articles of Organization for a Limited Liability Company filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The domestic entity name of the limited liability company is **Sasquatch Campers, LLC**

The principal office street address is **1321 Empire
Silverton CO CO 81433
US**

The principal office mailing address is **241 Kit Fox Lane
Durango CO 81303-6670
US**

The name of the registered agent is **Kass Kremer**

The registered agent's street address is **241 Kit Fox Lane
Durango CO 81303-6670
US**

The registered agent's mailing address is **241 Kit Fox Lane
Durango CO 81303-6670
US**

The person above has agreed to be appointed as the registered agent for this limited liability company.

The management of the limited liability company is vested in **Members**

There is at least one member of the limited liability company.

Person(s) forming the limited liability company

**Kass Kremer
241 Kit Fox Lane
Durango CO 81303-6670
US**

**Daryl Wagner
241 Kit Fox Lane,
Durango CO 81303
US**

6. Property Ownership

San Juan County Colorado Property and Maps

Account #N2475
69715 US HIGHWAY 550 N, SILVERTON, CO 81433

Total Value
\$747,616

OVERVIEW

KEY INFORMATION

Account #	N2475	Parcel #	48290180010014
Name(s)	SULTAN MOUNTAIN LLC		
Mailing Address	PO BOX 6435 78466-6435 CORPUS CHRISTI TX		
Situs Address	69715 US HIGHWAY 550 N, SILVERTON, CO 81433		
Total Acres	63.59	Total Sq Ft	2,769,980
Section	18	Township	41
Tax District	101	Economic Area	MISSING
Plat Reference	MISSING	Range	7
Legal Description	BLANCHE PLACER - 2260	Block	MISSING

VALUE INFORMATION

	Actual	Assessed
Land	\$577,616	\$167,809
Improvement	\$170,000	\$49,300
Total	\$747,616	\$216,809

IMPROVEMENTS

1 - IMPROVEMENT

Description	Commercial
Dwelling Type	-
Floor Area	2,206 sqft
Year Built	1982
Condition	-
Bedrooms	0
Full Baths	0
Half Baths	0

LAND DETAILS

DESCRIPTION	EFFECTIVE ACRES*	EFFECTIVE SQ FT*	VALUE
Natural Resources	63.59	2,769,980	\$577,616

*Accounting for undivided interests and mixed use properties calculate smaller than the full property size.

TRANSFER HISTORY

SALE DATE	AMT	RECEPTION	TYPE	GRANTEES	GRANTORS
No items to display					

MINING CLAIMS

	CLAIM NAME	MINERAL SURVEY #
+	BLANCHE PLACER	2260
Acres	60.05	Road
District	ANIMAS MINING DISTRICT	Patent
Mapping Status	Updated using GLM data	
Waste	-	Waterfront
		Mineral Creek

7. Building Permit Application



Building Permit Application

*Address of Job Site: 69715 US 550

*Class of Work:

NEW ☐ ADDITION ☐ ALTERATIONS ☒ REPAIR ☒ MOVE ☐ OTHER ☐

*Property Owner: Sultan Mountain, LLC *Phone: (210) 860-2312

*Mailing Address: PO Box 6435

*City: Corpus Christi *State: TX *Zip Code: 78466

*Email Address: pj.brooke@sbglobal.net

Contractor: Bryan Harris i Meisel Excavation Phone: 817(914) 475-3772 / ME (970) 759-9291

Legal Description: Parcel # 48290180010014

*LOT NO.(S): _____ *BLOCK: _____ *ZONE: _____ *(If Applicable) ADDITION: _____

*Hazard: NONE ☒ FLOOD ☐ AVALANCHE ☐ SLOPE ☐

Structural Information:

**Req if NEW Structure: **Survey Provided: YES ☐ NO ☐ **Plot Plan Provided: YES ☐ NO ☐

Designed By: _____ LICENSE PE# _____

SQ.FT.: _____ HEIGHT: _____ TOTAL UNITS: _____ TOTAL ROOMS: _____

*Describe All Work To Be Done:

- *Install Bay Door at East Side of building
- *Widen opening between garage & middle office to 8 ft
- *Create an opening between offices 8ft wide x ~~7ft~~ 7ft tall
- *Drywall, tape, mud & paint Conference room, install flooring
- *Tape & paint remaining bedrooms, install flooring
- *Re-grade driveway, shape & fill and create area for snow removal

*Printed Name: Kassidy Kromer

*Signature: Kassidy Kromer *Date: 11/10/2021

(Staff Use ONLY)

Total Estimated Valuation of Work \$ _____
(Including Labor and Materials)

Estimated Permit Fee: \$ _____

*INDICATES MANDATORY FIELDS TO BE COMPLETED BEFORE THIS APPLICATION CAN BE SUBMITTED FOR CONSIDERATION.

Bevan Harris Construction will be used for building improvements, Maisel Construction will be used, if needed, for septic and driveway improvements.

8. Sign Permit Application

The proposed project includes installation of two signs; one at the driveway entrance from US 550 and one at the main entrance to the facility. Both signs will include the company name and logo. Colors will be red, white, and black. The driveway entrance will also include an area to display products. Both signs proposed will be up to 24' wide and 12' tall.



Figure 1: Proposed driveway sign and product display area



Figure 2: Proposed entrance sign

SIGN PERMIT

No. _____

SAN JUAN COUNTY, COLORADO

Applicant <u>Kassidy Kremer/Sasquatch Campers,</u>		Date <u>11/11/21</u>
Address <u>PO Box 183 Silverton, CO 81433</u>		Phone <u>(406) 366-0632</u>
Property Owner (If Other Than Applicant) <u>Sultan Mountain, LLC</u>		
Address <u>PO Box 6435 Corpus Christi, TX 78466</u>		Phone <u>(210) 860-2312</u>
Property Description <u>North Star Dry House</u>		
Existing Signs On Property <u>None</u>		Square Footage
Proposed Location Of New Sign(s) <u>West of US 550 Entrance to driveway & above entrance door</u>		
Type of Sign(s) <input checked="" type="checkbox"/> Free Standing <input type="checkbox"/> Projecting <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Window <input type="checkbox"/> Awning		
Material <u>PC, Vinyl, Wood</u>		Size Square Footage
Drawing and Description <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>See attached</p> <ul style="list-style-type: none"> Signs will include logo, company name, website. Colors are Black, red, white. Entrance Sign will also have an area to park & display our products. </div> <div style="width: 45%; border: 1px solid black; padding: 5px;"> <p>Free standing sign will be located at drive way entrance from US 550. The size will be <u>up to 24' x 12'</u> meet Setback Restrictions.</p> <p>Wall Sign will be installed on the North <u>West</u> end of facility above entrance door. The size will be <u>up to 24' x 12'</u></p> </div> </div>		
Permit: <input type="checkbox"/> Issued <input type="checkbox"/> Denied		Reason For Denial
Fees Paid		Restrictions
Date		Land Use Administrator

9. Names and Mailing Addresses of Nearby Property Owners



Figure 3: Blanch Placer - 1500 ft radius drawn in red

MCFADDEN INGA S & MARK L
PO BOX 847
SILVERTON CO 81433-0847

THE FILLING STATION LLC
PO BOX 543
SILVERTON CO 81433-0543

SULTAN MOUNTAIN LLC
PO BOX 6435
CORPUS CHRISTI TX 78466-6435

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

JACKSON JOHN SCOT LYON;
CARMACK WILEY
PO BOX 116
SILVERTON CO 81433-0116

SAN JUAN ASSOCIATES; OUTDOOF
WORLD LLLP
PO BOX 58
SILVERTON CO 81433-0058

HUNTSMAN GREG
427 HUNTINGTON DR
BOUNTIFUL UT 84010

ZANONI GEORGE D & ERNEST T
PO BOX 602
SILVERTON CO 81433-0602

LUTHER LINDA
PO BOX 127
SILVERTON CO 81433-0127

TOWN OF SILVERTON
PO BOX 250
SILVERTON CO 81433-0250

SULTAN MOUNTAIN LLC
PO BOX 6435
CORPUS CHRISTI TX 78466-6435

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

ROOF ROBERT A & CASSANDRA R
PO BOX 333
SILVERTON CO 81433-0333

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

STERN HOWARD
PO BOX 623
SILVERTON CO 81433-0623

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

KLOSTER MARC; SHAPIRO KATIE
PO BOX 936
SILVERTON CO 81433-0936

ELDRIDGE DUSTIN
8060 N SUNDOWN TRL
PARKER CO 80134-6912

RUSSEK MELANIE; CARRIER MITCHEL
3514 BENNETT ST
DURANGO CO 81301-4013

FOSTER NICHOLAS & LAUREL
PO BOX 252
SILVERTON CO 81433-0252

EBELHEISER JASON
PO BOX 928
SILVERTON CO 81433-0928

FOSTER NICHOLAS & LAUREL
PO BOX 252
SILVERTON CO 81433-0252

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

CHRISTENSEN WADE & MAIKA
PO BOX 852
SILVERTON CO 81433-0852

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

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SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

SCHAFFRICK TYLER F & EMMA L
PO BOX 945
SILVERTON CO 81433-0945

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

CABLE HILLARY HANNAH
PO BOX 754
SILVERTON CO 81433-0754

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

SAN JUAN COUNTY
PO BOX 466
SILVERTON CO 81433-0466

SULTAN MOUNTAIN LLC
PO BOX 6435
CORPUS CHRISTI TX 78466-6435

CO DEPT OF TRANSPORTATION
3803 MAIN AVE STE 300
DURANGO CO 81301-4034

RATNER RYAN
1701 COUNTY ROAD 250
DURANGO CO 81301

SWANSON GERALD & NANCY R TRUST
PO BOX 273
SILVERTON CO 81433-0273

ZANONI GEORGE D & ERNEST T
PO BOX 602
SILVERTON CO 81433-0602

HATFIELD BRANDI RAE; NIX GERALD E
& ROBERTA I LIV TRUST
PO BOX 164
NORWOOD CO 81423-0164

CO DEPT OF TRANSPORTATION
3803 MAIN AVE STE 300
DURANGO CO 81301-4034

LUTHER LINDA
PO BOX 127
SILVERTON CO 81433-0127

HATFIELD BRANDI RAE; NIX GERALD E
& ROBERTA I LIV TRUST
PO BOX 164
NORWOOD CO 81423-0164

SULTAN DEVELOPMENT LLC
PO BOX 536
SILVERTON CO 81433-0536

SANDERS JANICE
PO BOX 476
SILVERTON CO 81433-0476

ZABINSKI KATHARINE YOUNGE
PO BOX 253
SILVERTON CO 81433-0253

CITADEL TRUST; FERGUSON SCOTT &
MEAGAN
748 S MEADOWS PKWY STE A9
PMB273
RENO NV 89521-4841

UNREIN-HERSHEY CHAUNDRA
1235 PEPPERTREE DR
MONTROSE CO 81401-5658

BEEMAN ANISA; WETHERINGTON
CHRISTINE
5774 S FAWN AVE
GILBERT AZ 85296-0848

VANDERPOOL MARSHA J
2711 PARKSIDE LN
MCKINNEY TX 75070-4752

AKIN JOHN QUINTIN
81848 MONROE RD
MONTROSE CO 81403-8011

HATFIELD BRANDI RAE; NIX GERALD E
& ROBERTA I LIV TRUST
PO BOX 184
NORWOOD CO 81423-0164

HATFIELD BRANDI RAE; NIX GERALD E
& ROBERTA I LIV TRUST
PO BOX 184
NORWOOD CO 81423-0164

QWEST CORP; BRAD BLINSMON,
PROPERTY TAX DEPT
1025 ELDORADO BLVD
BROOMFIELD CO 80021-8254

Figure 4: List of property owners within 1500' radius of The Blanche Placer

10. Facility Layout

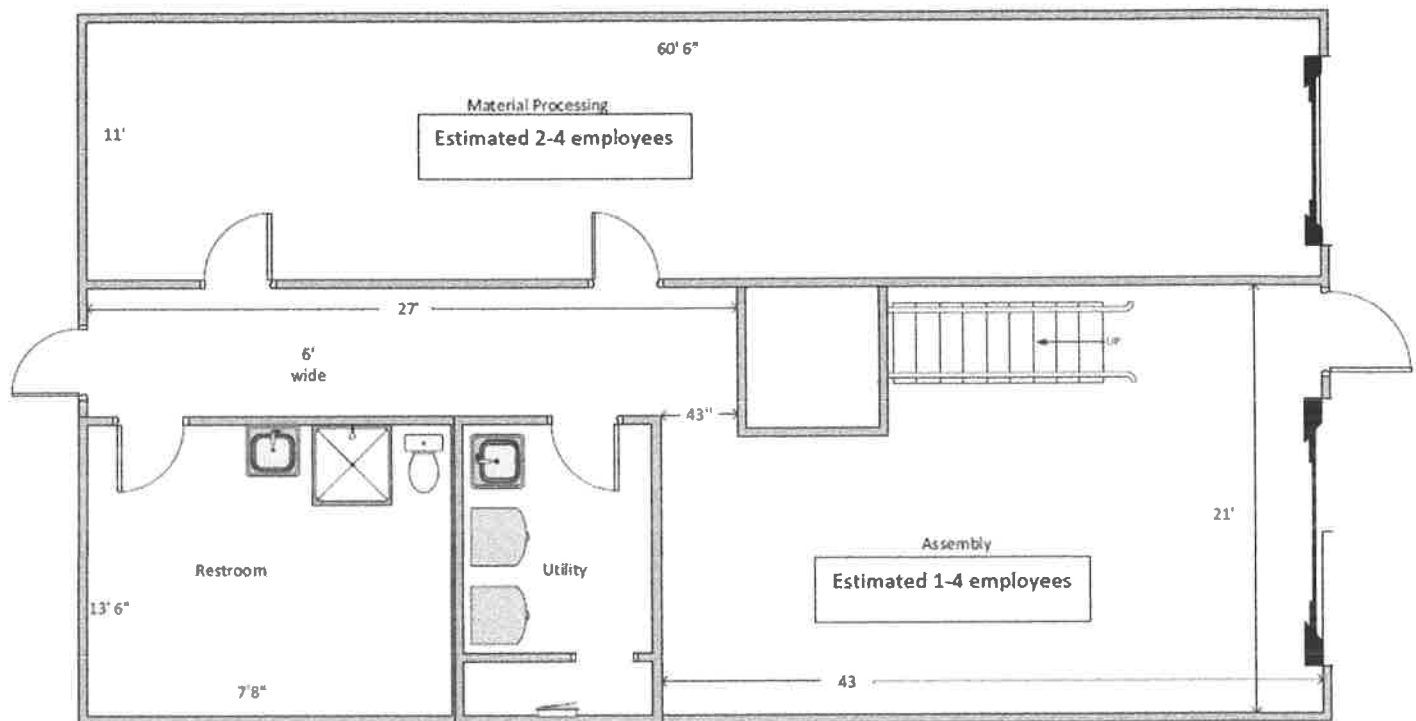


Figure 5: Floor Plan - Main floor

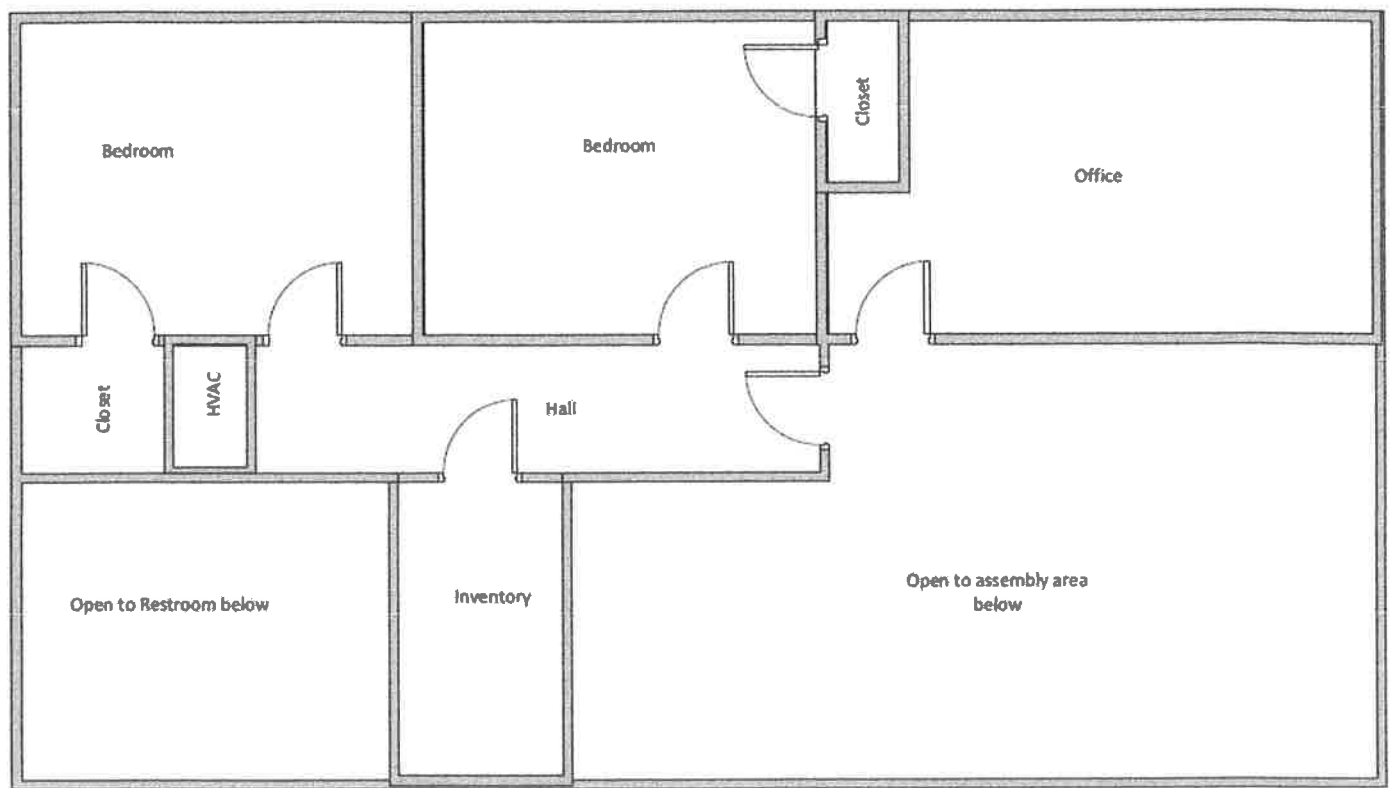


Figure 6: Floor Plan - Second Floor

11. Site Information

11.1. Survey

11.8.2. Onsite Wastewater Treatment System (OWTS) permit

1986

PERMIT #

5

SAN JUAN BASIN HEALTH UNIT DURANGO, COLORADO

3803 No. Main Ave.

P. O. BOX 140
81301

TELEPHONE 247-5702
247-5703
247-5704

APPLICATION AND PERMIT TO INSTALL, CONSTRUCT, ALTER OR REPAIR INDIVIDUAL SEWAGE SYSTEM

PERMIT EXPIRES 120 DAYS FROM ISSUANCE

OWNER OR SPONSOR:

SULTAN MNT. MINE

MAILING ADDRESS:

P.O. BOX 840 SILVERTON 81433

PHONE # 337-5592

ADDRESS OF SITE:

NORTH STAR MINE. (AT THE BIG BEND INTO SILVERTON)

GENERAL INFORMATION:

- Living units CHANGEHOUSE FOR 40 PERSONS
- Number of bedrooms N/A (30 GPR PERSON/DAY)
- Number of bathrooms N/A
- Automatic dishwasher N/A
- Automatic laundry N/A
- Garbage disposal N/A
- Water softener N/A
- Lot size 25 ACRES +
- Water supply BECKER CREEK LINE 7 100' FROM FIELD
- Percolation rate 1"/30 MIN (SANDY FINE G.)
- Soil profile GRAVEL SAND MIXED C VARIOUS SIZED COBBLES
- Bedrock depth OK
- Water table depth OK

SEPTIC TANK:

Liquid capacity 1500 GAL Mat. CONCRETE

EXTENDED AERATION:

- Capacity
- Final treatment:
 - subsurface discharge
 - surface discharge

SUBSURFACE DISPOSAL:

Bed 13/5 ft Lines 4 Length 55 ft.
Width 24 ft. Depth 4 ft Cover

LAGOON:

Bottom size
Slopes Lining

COMMENTS:

- LEACH FIELD WILL BE EXCAVATED TO A TOTAL DEPTH OF 5 FT. 12 INCHES OF WASHED ROCK WILL BE PLACED IN THE BOTTOM. THERE WILL BE 4 LINES IN A CLOSED LOOP. BACKFILL WITH NATIVE SOILS.
- MOUND THE BACKFILL. CUT A SWALE ON THE UPHELL SIDE OF THE FIELD TO DIRECT RUNOFF
- THE SOILS MUST BE DRY BEFORE EXCAVATION CAN BEGIN. USE A TENT OVER SITE HEATERS TO DRY SOILS.
- IN THE SPRING, A GRINDER LIFT STATION WILL BE ADDED TO THE SYSTEM TO HANDLE WASTE FROM THE MINE. THIS IS CALCULATED INTO THE TOTAL SYSTEM CAPACITY.

AGREEMENT:

This system will be constructed in accordance with the above specifications and regulations governing individual sewage disposal systems of the San Juan Basin Health Dept.

DATE: 1/24/86

APPLICANT:

The plans and specifications as shown are approved, pending payment of fee.

INSTALLED BY: FERGUSON

SANITARIAN

PERMIT FEE: \$ 140.00

RECEIVED BY

B.W. CLK # 10288 (FERG.)

DATE: 1/23/86

A FINAL INSPECTION IS REQUIRED

Location of tank

The above system has been inspected and found to comply with the plan and description.

SANITARIAN:

DATE:

NOTES

1. This design is based on a changeroom usage of 40 men, but the changeroom is being built with facilities for only 30 men.
2. This system is designed for year round usage.
3. A fifth test hole was drilled to a depth of eight feet. The material removed consisted of approximately 60 percent gravel and sand, approximately 15 40 percent cobblestones, no boulders were encountered, and no water was encountered.
4. A permeability rate of 0.25 feet per hour was used (6 feet per day).
5. Daily usage was assumed to be 30 gallons per day per man (from Basin Health Table: page 20 under Sloped Flow).
6. The leach field is to be 30 feet by 40 feet with a loop of four (4) inch slotted PVC drain pipe. Pipe is to be placed at a minimum depth of four (4) feet from the existing ground surface.
7. A building tent for 40 men per day and holding effluent a minimum of 20 hours is 1500 gallons. An aerator is not needed.
8. The leach field is to be protected from the surface runoff.
9. The gravel shall be clean of fines with sizes ranging between 3/4 inch and 2 inches. Clean straw is to be placed over the clean gravels before backfilling the leach field.

$$A = Q \frac{F}{S}$$

$$A = 1315 \text{ ft}^2$$

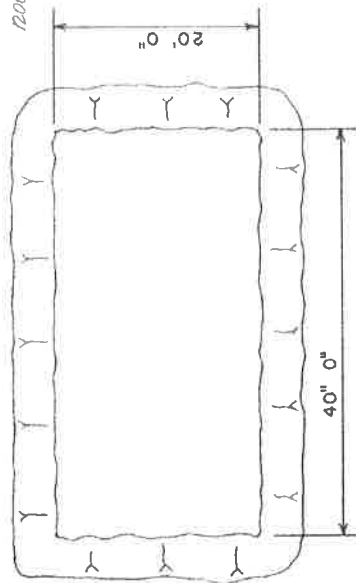
24' x 55'
4 LINES

PERCOLATION TEST RESULTS

TEST HOLE	minutes					
	5	10	15	25	30	45
1	0.25"	0.5"	0.75"	1.25"	2.25"	3.0"
2	0.25"	0.75"	1.0"	1.5"	2.5"	3.0"
3	0.5"	1.0"	1.0"		2.5"	3.5"
4	0.5"	1.0"	1.25"		2.5"	3.5"

Results are cumulative

1" 50 min
1200 gpd



PLAN



SIDE PROFILE



SundALE ENGINEERING	
JAN 18, 1986	Wayne M. Dale
P & G MINING NORTH STAR MINE	
30 MAN CHANGEROOM SEPTIC	

Figure 20: Percolation Test Results and Leach Field Dimensions from 1986 Septic permit application

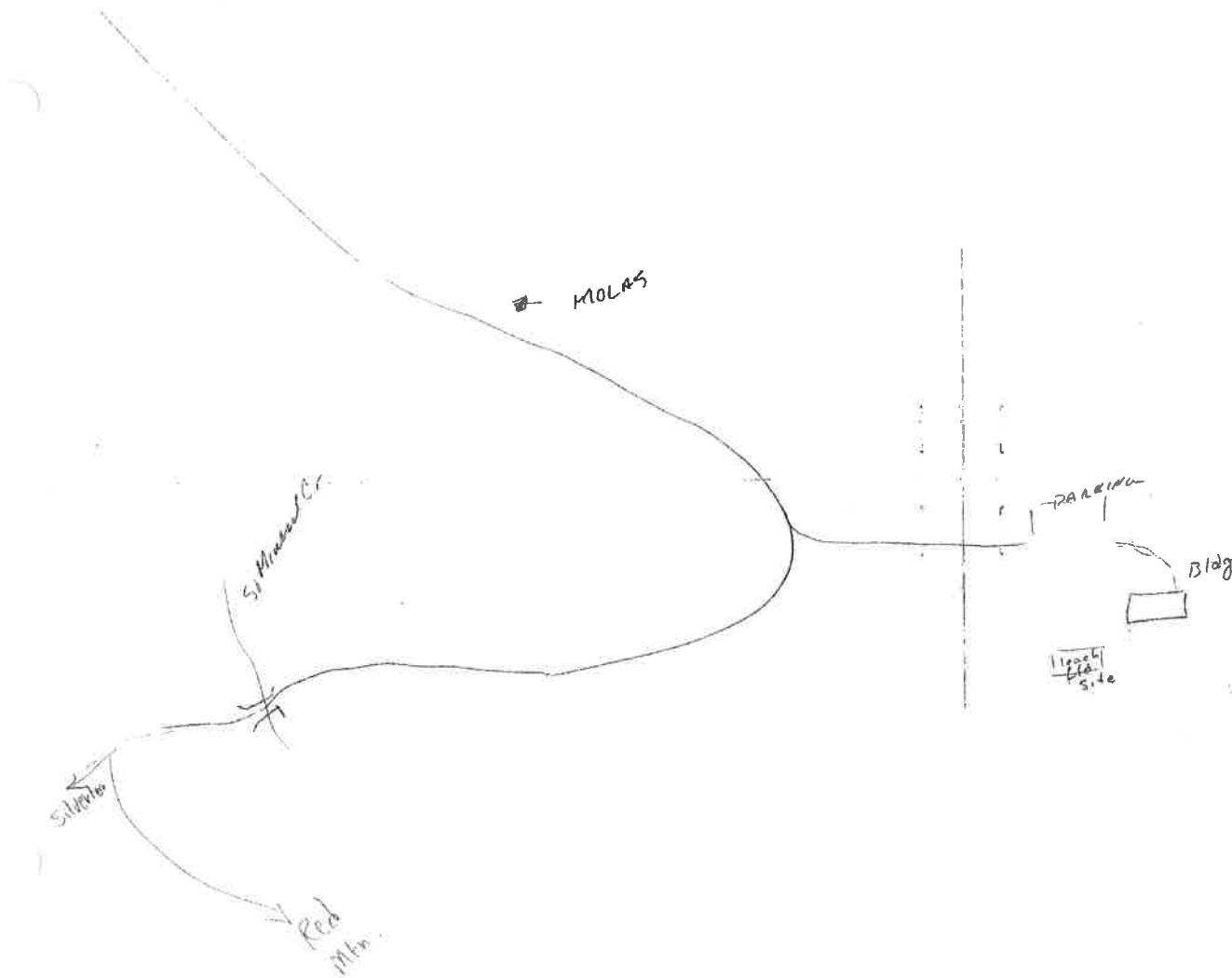


Figure 21: Leach field location from 1986 Septic application

11.8.3. Clearance From SJBPH of Professionally Engineered Individual Sewage Disposal System

A Change of Use Permit was submitted to San Juan Basin Public Health and is currently under review. The applicants request a conditional approval of the Land Use Change Application, pending clearance from SJBH.

11.9. Water Supply Information

11.9.1. Overview

An Engineered water supply, with shut off valve was installed when the facility was built. The water source is located on the Blanche Placer, the source is Belcher Creek. San Juan Basin Public health tested the water on 11/29/2021 and the results came back with no bacteria present. No permit exists for the water source, however no evidence could be found that a permit was required by San Juan County at the time of construction.

11.9.2. Bacteriology Results from San Juan Basin Public Health

San Juan Basin Public Health 281 Sawyer Drive, Suite 300 Durango, CO 81303 (970) 335-2039		WATER BACTERIOLOGY		Fee Stamp PAID	
SAMPLE INFORMATION: PWSID NUMBER C O O		<input type="checkbox"/> COMMUNITY <input type="checkbox"/> NON-COMMUNITY <input type="checkbox"/> PRIVATE <input type="checkbox"/> ROUTINE <input type="checkbox"/> RAW <input type="checkbox"/> REPEAT FOR THE MONTH OF <input type="checkbox"/> SPECIAL PURPOSE <input type="checkbox"/> FINISHED		DATE TIME BY COLLECTED 11/28/21 8 AM RELINQUISHED	
SYSTEM 69715 US 650		CHLORINE RESIDUAL <input type="checkbox"/> FREE <input type="checkbox"/> TOTAL Silverton San Juan CITY COUNTY		RESULTS: SEE REVERSE FOR EXPLANATION TOTAL COLIFORM <input type="checkbox"/> PRESENT <input checked="" type="checkbox"/> ABSENT per 100ml E. COLI <input type="checkbox"/> PRESENT <input checked="" type="checkbox"/> ABSENT per 100ml	
(SAMPLE MAY NOT BE TESTED IF ALL INFORMATION IS NOT PROVIDED AND LEGIBLE) RESULTS SENT TO: Kass@SasquatchCampers.com NAME: Kass Kremer PHONE: 241 Krt Fox Ln ADDRESS: Durango, CO 81303 CITY / STATE / ZIP					
TEST ORDERED <input type="checkbox"/> QUANTI-TRAY <input checked="" type="checkbox"/> STD BACT. 400 366-0632		LAB PROCEDURE STD. MTH 20th ED 9229C <input checked="" type="checkbox"/> Colilert-18 <input type="checkbox"/> Colilert-24 <input type="checkbox"/> Colisure-24 48 ANALYST: [Signature]			
BILL TO:		NAME ON ACCOUNT PHONE NUMBER			

11.10. Historic Features

The North Star Mill and Mine are located to the North and East, respectively. These historic structures are located outside the bounds of the lease agreement and will not be impacted by this project.

12. Employee Housing Information

12.1. Introduction

The applicants are requesting that two of the upstairs rooms be approved to house employees. These rooms will be considered transitional while the employee looks for housing in the area.

12.2. Health Safety and Welfare

12.2.1. Entrance Gate

The EPA is actively working on the Blanche Placer to the Northwest of the Dry House. The Owners of Sasquatch Campers, the Managing Partners of Sultan Mountain LLC, and Kerry Guy have been actively communicating to ensure both the EPA and Sasquatch Campers projects can co-exist safely. During this time, the entrance gate will be kept shut, and locked, unless actively entering and exiting the property.

Once the EPA project is complete, the entrance gate will be kept open during Sasquatch Campers operating hours and locked otherwise. During non-operating hours the gate will only be opened while employees are actively entering or exiting the premises. The gate will be secured using a combination lock. The combination will be given to all employees as well as CDOT and EMS Teams to allow for quick entrance in the event of an emergency.

12.3. CDOT Avalanche Mitigation

12.3.1. Overview

The Blanche Placer contains the storage facilities for tools and equipment used for Highway Avalanche Mitigation. It is managed by CDOT and access to the facility is restricted. CDOT does not provide details on the facilities contents, location or security. Using Google Earth, the applicants estimate the facility is about 1,250 ft away from the Dry House.



12.3.2. Risk Mitigation

The applicant spoke with Clint Rhoades with CDOT. He was able to share some of the risk mitigation measures in place to prevent injury to occupants of the Dry House. The notes from the conversation are as follows:

- CDOT is constructing a fence to restrict access to their facility from employees, visitors, and occupants to the Dry House facility. The gate will be kept lock and the key will not be shared. Construction of the gate has already been completed.
- The risk for explosion is extremely low. Multiple safety measures are in place to further mitigate this risk to an acceptable level.
- The storage facilities are made of steel and designed to withstand four forest fires.
- A large berm has been installed around the facility.
- Multiple measures are in place to prevent non-authorized access, including multiple locked gates and fencing.

A managing member of the Blanche Placer also notified the applicant that the avalanche mitigation facility was built while he was managing member of the property and was told it was designed to direct the blast away from the Dry House in the event of an unintended discharge.

12.3.3. Fire Hazard Mitigation

Manufacturing processes will only be completed by production employees on the main floor of the facility. This area will be split into three work areas:

- Material Processing
- Fabrication
- Assembly

Fire doors and 5/8" drywall are present on the main floor. Smoke detectors and fire extinguishers will be installed in each work area prior to operating.

Few flammable materials will be used for production. Acetone and spray paint are the only flammable liquids used at the time of submitting this application. These materials are kept in containers one gallon or less in volume; they will only be present in the facility when used, and kept secured outside when not in use.

12.3.4. Heat Sources

The main assembly area of the Dry House is heated using two propane commercial shop heaters. The upstairs is heated with a propane forced air heater.

12.3.5. Lead Paint & Asbestos

No evidence of lead paint or asbestos was used in the construction of the facility exist. The upstairs rooms have never been painted. The main floor rooms were completed in 1986, eight years after the use of lead paint was banned. The applicants plan to repaint the interior of facility; this will further mitigate the risk if lead paint is present.

13. Geohazards

13.1. Summary

The site plan for the Dry House was overlaid onto the County Geohazards Map. This overlay is included in the application for your review. According to the County Geohazards map, the Dry House appears to be in the area of "df" representing colluvial debris fan. A Google Earth screenshot is also included to with the application to illustrate the major geological impact of the debris fan occurs downhill from the Dry House facility.

13.2. Geohazards Map

15. Proof of Insurance



CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 10/13/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ben Frihauf Insurance Agency 1315 Main Ave. Ste. 105 Durango CO 81301	CONTACT NAME: PHONE (A/C, No, Ext): 970-247-1292 FAX (A/C, No): 970-385-7615 E-MAIL: bfrihauf@farmersagent.com ADDRESS:	
	INSURER(S) AFFORDING COVERAGE INSURER A: Crum & Forster Specialty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
INSURED Sasquatch Campers, LLC 69715 Hwy 550 Silverton CO 81433		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		BAK-86764-1	10/14/2021	10/14/2021	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
<input type="checkbox"/>	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
<input type="checkbox"/>	UMBRELLA LIAB EXCESS LIAB DEO RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
<input type="checkbox"/>	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER 	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Ben Frihauf
-----------------------------------	---

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ACORD 25 (2016/03)

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16. Lease Agreement

COMMERCIAL LEASE AGREEMENT

THIS LEASE is made and entered into this 1st day of September, 2021, by and between Sultan Mountain, LLC, a Texas Limited Liability Company, whose address is P.O. Box 6435, Corpus Christi, TX 78466 (hereinafter Lessor) and Sasquatch Campers, LLC, a Colorado Limited Liability Company, whose address is P.O. Box 654, Silverton, CO 81433 (hereinafter Lessee);

WITNESSETH:

Lessor owns real property and improvements situate thereon which are located within San Juan County, Colorado known as the Blanche Placer claim, U.S.M.S. 2260, Animas Mining District, San Juan County, State of Colorado consisting of 63.59 acres, more or less. A structure is located within the boundaries of said placer claim which is known as the "Dry House". It is understood that this lease agreement will be to the "Dry House" structure and the adjacent property as specified below, together with access thereto as set forth herein. This Lease Agreement does not include the balance of the Blanche Placer claim. Access to the Blanche Placer claim by the EPA, CDOT and any other governmental entity or contractor shall not be limited by Lessee in any way except to the premises which are being leased under this Agreement and as such may be agreed upon by future agreement of Lessor and Lessee.

In order to allow the Lessee to occupy the leased premises, and in order to assure that Lessor will be provided with security for the interest which it will retain in the property until such time as Lessee has fulfilled their obligations under the agreement, Lessor and Lessee hereby covenant and agree as follows:

1. LEASE. Lessor hereby leases to Lessee, and Lessee hereby leases and takes from Lessor the structure known as the "Dry House", located on the Blanche Placer claim, together with the non-exclusive limited use of the existing road from U.S. Hwy. 550 to the "Dry House", together with the non-exclusive daily use of the parking lot beyond the "Dry House", and together with an open area adjacent to the "Dry House" approximately 250 feet by 250 feet in area as generally shown on the site plan attached hereto as Exhibit A and by this reference made a part hereof (the "Premises"). It is understood by the parties hereto that remediation and reclamation activities are being conducted upon the Blanche Placer by EPA and its contractors and that this Lease in no way allows Lessee to impede or interfere with these activities; and that access to EPA and its contractors for such purposes must be permitted by Lessee at all times.

2. TERM AND RENTAL. The lease term shall commence on September 1, 2021 through October 31, 2024, inclusive, (thirty-eight (38) months) unless the lease term shall be sooner terminated as set forth herein. The total rent to be paid for the premises is the sum of \$61,400.00. A reduced rental payment in the amount of One hundred Dollars (\$100.00) per month for the months of September 2021 and October 2021 has been paid by Lessee to Lessor on execution of this lease in order to allow the Lessee to completely clean out the "Dry House", get all utilities operational, and obtain any required county permits. After the initial two month period, rent shall be payable at the rate of \$1,700.00 per month, commencing on November 1, 2021, and payable on the first day of each month thereafter. Rent installments shall be payable in advance and shall be paid at the office of the

PAGE TWO

COMMERCIAL LEASE AGREEMENT

Lessor at P.O. Box 6435, Corpus Christi, TX 78466 or such other place as Lessor may designate in writing. A late charge of 5% of any monthly payment not timely made shall be assessed for any payment not received by Lessor within five (5) days of the date such payment was due.

3. SECURITY DEPOSIT, FIRST AND LAST MONTH'S RENT. On execution of this Lease, Lessee deposits with Lessor the sum of \$3,900.00, receipt of which is hereby acknowledged by Lessor, as security for the faithful performance by Lessee of the terms of this lease. This sum is broken down as follows: \$100.00 September, 2021 rent; \$100.00 October, 2021 rent; \$1,700.00 last month's rent; and \$2,000.00 security deposit. Lessee shall return the premises to Lessor in good and acceptable condition, normal wear and tear excluded, and shall remain up to date on Lessee's payment obligations hereunder. In the event that actual cause should exist for retaining any portion of the security deposit upon surrender and acceptance of the premises, Lessor shall provide Lessee with a written statement listing the exact reasons for the retention of any portion of the security deposit in compliance with C.R.S. 38-12-103. Said statement shall be delivered by Lessors to Lessee not later than sixty (60) days after the termination of this lease, or surrender and acceptance of the premises, whichever occurs last. It is anticipated that significant alterations to the "Dry House" are going to be made in order for Lessee to enter into its manufacturing business on the site. Photographs shall be taken by the Lessee of the "Dry House" and its surroundings upon commencement of this lease and upon completion of the alterations and improvements contemplated in this Agreement. Copies of such photographs shall be provided to Lessor for its records.

4. CONDITION OF UTILITIES, COUNTY PERMITTING, LESSEE'S OPTION TO TERMINATE. Lessee covenants and agrees that it will immediately begin work to determine the suitability of water and propane service to the leased premises. Lessee will also immediately submit an application to San Juan County, Colorado for a land use permit to allow its occupation and use of the premises for its intended purposes. Having exercised due diligence in its efforts to obtain a permit and in accordance with the terms of "Exhibit B" hereunder, if Lessee is unable to obtain a permit which allows for its intended use from the County on or before December 31, 2021, this lease may be terminated by Lessee at its sole option, and, upon such termination, it will no longer be responsible for future monthly payments under this lease. Lessor shall retain all lease payments previously made as its sole liquidated damages.

In the event that water and/or propane service to the leased premises fails at no fault of the Lessee and cannot be repaired or replaced as set forth herein, Lessee shall also have the right to terminate this lease at its sole option. In the event that repairs or replacement of utilities can be effected at a cost of less than \$2,000.00, Lessee shall bear this expense and the lease will continue according to its terms. If the cost of repairs or replacement of utility service exceeds the sum of \$2,000.00, Lessor may agree to bear the excess expense as long as such expense is reasonable and this lease will continue according to its terms. If Lessor should determine, at its sole option, that it will not, or cannot, bear the additional expense, this lease will immediately terminate and Lessor will refund to Lessee its last month's rent and security deposit if already paid. This will be Lessee and Lessor's sole remedy under this section and no cause of action for breach of this lease may be alleged

PAGE THREE
COMMERCIAL LEASE AGREEMENT

by either party hereto for alleged damages based upon utility service issues.

5. USE.

5.1 The Premises shall be used and occupied solely for the construction of camper trailers on the lower level, and for proposed workforce housing in the upstairs section of the "Dry House". In the event that Lessee should propose to add additional uses for its business during the lease term, Lessee shall first obtain written approval from Lessor and San Juan County for any such additional uses.

5.2 The Premises have not yet been approved for the proposed use. Lessee anticipates applying for permission for its proposed use from San Juan County as soon as this lease has been executed by the parties. The costs of such application, and any further acts required to obtain a county permit for its operations, shall be the sole responsibility of Lessee. Lessor shall execute all reasonably necessary documents to facilitate the application and permitting process.

5.3 To the best of Lessor's knowledge, Lessor represents to Lessee that the Premises, in its existing state, but without regard to the uses for which Lessee contemplates using the Premises, does not violate any applicable building code, regulation or ordinance at the time this Lease is executed. Lessee shall not use or permit the use of the Premises in any manner that will tend to create waste or a nuisance.

5.4 **LICENSES AND PERMITS.** In the use and occupation of the Premises and the conduct of its business therein, Lessee, at its sole cost and expense, shall be responsible for obtaining and keeping in effect any required licenses and permits required in connection with Lessee's use of the Premises and shall provide copies of the same to Lessor upon written request to do so.

6. NOT ASSIGNABLE, NO SUBLETTING OF PREMISES. This agreement may not be assigned by Lessee, and the premises leased hereunder may not be sublet nor shall the Lessee permit occupancy by any person other than Lessee of all or any portion of the Premises without Lessor's prior written consent having been first obtained which consent shall not be unreasonably withheld. No assignment for the benefit of creditors or by operation of law shall be effective to transfer any rights to the said assignees without the prior written consent of Lessor. Cassidy Kremer and Daryl Manger agree to remain personally and individually liable for all obligations of Lessee under this lease regardless of any assignment of their ownership interest hereunder, and agree to maintain ownership and management responsibilities under Sasquatch Campers, LLC and its assigns during the lease term. Except as so restricted, this agreement shall inure to the benefit of the administrators, trustees, successors, heirs, beneficiaries or personal representatives of the parties hereto.

7. UTILITIES. Lessees will be responsible to pay all utility costs, including water, sewer, heating, electricity, propane, telephone, internet and any other fees or charges associated with the

PAGE FOUR
COMMERCIAL LEASE AGREEMENT

Premises from the date of September 1, 2021 forward. Said charges will be paid when due and Lessee shall not allow any lien to be placed against the Premises for the nonpayment of the same. There is a waterline from Bear Creek to the "Dry House". Lessor makes no representation as to the present condition of said waterline, or any representation of the potability of said water, or its suitability for Lessee's purposes. Lessee will be solely responsible for the maintenance of the waterline and sewer system servicing the Premises during the lease term and for the cost of any repairs thereto.

At this time the heating system to the premises is propane gas. Lessee shall be responsible to pay all costs associated therewith as well as for any costs involving the propane tank, except as set forth under paragraph 4. above.

The electrical service to the Premises is currently in the name of the Colorado Department of Transportation (CDOT). Lessee shall be responsible for all negotiations with CDOT, including payment of any costs associated with obtaining a separate service meter on the premises, or to make arrangements with CDOT for electrical service. Lessee's electrical service will be in its name, and Lessee will make all deposits, service charges, and monthly expenses associated with such service.

8. QUIET ENJOYMENT. Subject to the right of any lender of record, Lessor covenants that on paying the rent and performing the covenants herein contained that Lessee shall peacefully and quietly have, hold, and enjoy the Premises for the agreed term as against any person claiming the same by, through or under Lessors.

9. CONDITION OF THE PREMISES. The property and any fixtures appurtenant thereto shall be leased in its present condition. The property is being leased "as is" with no warranties of any kind or nature, implied or express, being given as to any contingency which might occur during the lease term. Lessees have had ample opportunity to inspect the Premises and accept them in their present condition except as set forth in paragraph 4. above.

Lessee waives any and all claims for injury resulting from the condition of the Premises and indemnifies Lessor from any and all claims for damages from third parties for injuries resulting from the condition of the Premises.

Except as set forth in paragraph 4. above, and subject to the limitations and agreements of the parties as set forth in "Exhibit B" as incorporated herein and as further delineated in paragraph 12. below, Lessee shall make any repairs which are needed to render the Premises suitable for its needs and shall be responsible for all necessary repairs to the Premises during the lease term. At the end of this lease, or upon its sooner termination for cause, Lessee shall return the Premises to Lessor in good and serviceable condition, normal wear and tear excluded.

10. DAMAGE OR DESTRUCTION TO OR OF LEASED PREMISES DURING THE LEASE TERM. In the event that the Premises should be damaged by fire or other casualty, Lessor shall promptly restore the Premises as nearly as possible to its condition prior to such damage. All

PAGE FIVE
COMMERCIAL LEASE AGREEMENT

insurance proceeds received by the Lessor under its insurance policies will be applied by the Lessor to the payment of such restoration costs. Provided, however, that if the Premises are completely destroyed, or so damaged by fire or other casualty covered by insurance so as to render it substantially unfit for use by Lessee, and repair or restoration cannot be completed sufficiently to permit normal resumption of Lessee's business operation within six (6) months after the date of damage at a cost not exceeding the combined insurance proceeds recoverable by Lessee and Lessor, then either the Lessee or Lessor may terminate this lease on notice of not less than twenty (20) days from the date that it is determined that the damages are too expensive to complete within that period of time. All rent shall abate as of the date the damage occurs. In the event the Premises are uninhabitable during any month (s) of the lease, rent payments shall be prorated for the term during which the Premises were uninhabitable. Lessor will have no responsibility to restore or rebuild the Premises in the event of any uninsured risk or event; or any event for which the costs to rebuild or restore exceed all insurance proceeds recoverable.

In the event the damage only affects a portion of the Premises, and the Lessee can continue its business operations in the portion of the Premises not so damaged, the rent payable under this Agreement shall be abated proportionally to the degree to which Lessee's use of the Premises is impaired during the period of repair, reconstruction or restoration.

If the Premises are partially destroyed or damaged during the last six (6) months of the lease term, Lessor may at Lessors' option cancel and terminate this Lease as of the date of occurrence of such damage by giving written notice of Lessors' election to do so within fifteen (15) days of the occurrence of such damage.

It shall be Lessee's sole responsibility to obtain business interruption insurance in order to cover any losses it may sustain due to damage to, or total destruction of, the Premises during the lease term. Lessor shall bear no liability for any costs to Lessee based on interruption of its business.

Upon any termination of this Agreement under any of the provisions of this Section, the parties shall be released from any further obligation to the other as of the termination date, provided the Lessee and Lessor shall remain liable, each to the other, for any obligations that have accrued as of the termination date and which are unpaid.

11. INSURANCE AND INDEMNIFICATION. Lessor will procure and keep in effect during the lease term an insurance policy sufficient to protect its interest in the Premises in an amount equal to the insurable value of the premises not to exceed \$400,000.00 against fire, casualty and other loss. Lessee shall be responsible to procure any renter's policy of insurance in an amount sufficient to fully cover Lessee's improvements, fixtures and personal property in and on the Premises during the lease term and any extensions hereto. Lessor shall have no responsibility to procure insurance to cover Lessee's personal property.

Due to the hazardous nature of Lessee's business, including cutting and welding steel and other

PAGE SIX
COMMERCIAL LEASE AGREEMENT

materials in the fabrication of its products, Lessee shall store any hazardous or dangerous materials outside the "Dry House" itself in a safe and secure manner, and will exercise due care to ensure that its activities will not unduly increase the risk of fire or other casualty to Lessor's property

Lessee and Lessor agree and covenant that Lessor will pay the premium required to procure its policy of fire, casualty and extended coverage upon the Premises during the lease term in the amount of the insurable value of the premises, not to exceed the sum of \$400,000.00. Lessor and Lessee agree to split this expense on a 50/50 basis whatever the cost turns out to be. Lessee agrees to pay its share of Lessor's insurance payment within thirty (30) days after the date of billing to Lessor by its insurance carrier.

Lessee shall also maintain, at its sole expense, liability insurance, with Lessor named as co-insured under such policy, against claims for death, personal injury and property damage in and about the Premises, in an amount of not less than \$3,000,000.00 for general liability, and \$3,000,000.00 for property damage.

Lessee shall also maintain all necessary insurance coverages regarding its employees during the lease term as the same may be required under the laws of the State of Colorado, including, but not limited to, worker's compensation and unemployment compensation coverages.

Policies of insurance shall be in a form and with an insurer reasonably acceptable to Lessor and shall require at least 15 days written notice to Lessor of termination or material alteration during the Lease term and shall waive any right of subrogation against Lessor and all individuals and entities for whom Lessor is responsible in law. Lessee shall deliver to Lessor true and correct copies of its insurance policies upon the commencement of this Lease and upon any renewal hereof, including evidence satisfactory to Lessor that all premiums therefor have been paid by Lessee.

The Lessee will indemnify the Lessor against any and all losses, damages, or expenses which Lessor may incur as a result of any negligence or wilful misconduct by the Lessee, its agents, guests, family members, employees or contractors; and from any personal injury or property damage occurring on the Premises which is not attributable to the fault of the Lessor; or from any failure of the Lessee to comply with any requirement or order of any governmental agency.

Lessor and Lessee agree to work together to attempt to limit necessary insurance costs and eliminate double coverage as much as possible for the benefit of both parties.

12. ALTERATIONS AND IMPROVEMENTS, REVERSION TO LESSOR. In the event of abandonment of the Premises by the Lessee, all improvements, remodels, fixtures and any personal property left on the Premises by the Lessee shall be deemed abandoned and shall become the property of the Lessor. Other than as set forth in Exhibit B attached hereto and made a part hereof by reference, the Lessee shall make no structural changes to the improvements or the Premises without the prior written consent of the Lessor having been first obtained. Such consent shall not be

PAGE SEVEN
COMMERCIAL LEASE AGREEMENT

unreasonably withheld. A structural change is hereby defined as any work within or without the improvements which would require the issuance of a building permit therefor.

Exhibit B. Exhibit B attached hereto and made a part hereof by reference represents the Agreement for Clean-Up and Modification of the Dry House which has been agreed upon by Lessee and Lessor. Exhibit B is incorporated into this Lease Agreement in its entirety and must be complied with by Lessee according to its terms. In the event that significant changes are required to the terms of Exhibit B for any reason, Lessor and Lessee agree to negotiate in good faith to allow for such changes to the agreement to occur in order for Lessee to continue and expand its business. Any changes to Exhibit B must be in writing and attached to this Lease in order to be effective.

13. ACCESS LIMITATIONS. At this time, a portion of the Blanche Placer is being occupied by CDOT as a munitions dump and CDOT has the non-exclusive right of way to utilize the roadway which exists upon the Premises for its use, and further for its use of the parking area as may be required for CDOT's daily use thereof. Lessee will not interfere with CDOT's rights of access or use during the lease term. Lessee and CDOT shall have the freedom to negotiate for the construction of any barriers or fencing to segregate the munitions dump and any other highway materials from the rest of the leased premises.

The EPA, its contractors and employees, are also actively utilizing the Blanche Placer for the purpose of remediation and reclamation work on or about the North Star mine workings, the North Star mill property and tailings associated therewith. At this time, it is anticipated that EPA's use of the Premises will not exceed eighteen (18) months from the date of execution of this Lease. Notwithstanding this fact, for so long as EPA is performing its activities, the gate at the entrance to the premises from U.S. Hwy. 550 must be kept locked at all times except for the moment when a vehicle is in the process of entering or leaving the Premises. This limitation cannot be altered except upon written agreement of the Lessor being first obtained. It is understood by Lessor and Lessee, however, that if EPA has not completed its work upon the Premises during the contemplated time frame, that Lessor and Lessee will work together in good faith to achieve a reasonable access agreement for all parties utilizing the premises while such work continues.

When EPA has finished its work, Lessor will work with Lessee and CDOT to allow the present gate at U.S. Hwy. 550 to remain open during normal business hours.

14. MECHANIC'S LIENS AND ENCUMBRANCES. The Lessee shall not do or suffer anything to be done whereby the leased Premises may be encumbered by any mechanic's, materialman's lien, or any other lien or encumbrance. If any such lien is filed during the lease term, the Lessee will be required to discharge the same, and obtain a release thereof, within thirty (30) days of the date of filing of such a lien. The Lessee agrees that whenever it should enter into any contracts for the alteration, repair, or improvement of the premises, it will insert a contract provision whereby the person or persons with whom such contract is made, shall for himself and any subcontractors expressly waive any right to file a mechanic's or other lien against the Lessor. Notice is hereby given

PAGE EIGHT
COMMERCIAL LEASE AGREEMENT

that the Lessor will not be liable for any labor or materials furnished or contracted to be furnished to the Lessee upon credit. Lessee shall give Lessor not less than ten (10) days notice prior to any work upon the Premises, and Lessor shall have the right to post notices of non-responsibility in or on the Premises as provided by law. If Lessee shall, in good faith, contest the validity of such lien, claim or demand, Lessee shall, at its sole expense, defend itself and Lessor against the same and shall pay and satisfy any adverse judgment or award that may be rendered thereon before the enforcement thereof against Lessor or the Premises, upon the condition that, if Lessor shall require, Lessee shall furnish to Lessor a surety bond satisfactory to Lessor in an amount equal to such contested claim or demand indemnifying Lessor from liability for the same and holding the Premises free from the effect of such lien or claim. In addition, Lessor may require Lessee to pay Lessor's attorney fees and costs in participating in such an action if Lessor shall determine it is in its best interest to do so.

15. RIGHT OF INSPECTION. The Lessor, or its authorized agents, shall have the right at all reasonable times during the lease term, upon three (3) days prior notice, to enter the leased Premises for the purpose of inspection to determine continued compliance with the terms hereof.

16. ADDITIONAL LESSEE OBLIGATIONS.

16.1 NO NUISANCE, NOXIOUS OR OFFENSIVE ACTIVITY. Lessee covenants and agrees that no noxious or offensive activity shall be carried on upon the Premises nor shall anything be done or kept on the Premises which may be or become a public or private nuisance or which may cause embarrassment, disturbance or annoyance to others on adjacent or nearby property. Lessee's proposed use must comply with all County approvals and State regulations.

16.2 NO UNSIGHTLINESS. Lessee covenants and agrees that no unsightliness shall be permitted on the Premises which is visible from any adjacent or nearby property. No unsightly conditions, equipment, objects, tools, scrap, objects, refuse, debris, garbage, trash, bulk materials, used automobile or truck parts, waste or other materials shall be allowed to enter upon adjacent properties, and shall not be allowed to accumulate upon the leased Premises unless contained within approved containers or within a fenced enclosed area which is not visible to adjacent properties. No abandoned vehicles shall be allowed on the Premises.

16.3 ENVIRONMENTAL COMPLIANCE AND INDEMNITY. Lessee covenants and agrees to conduct its operations and business on and from the Premises in accordance with all federal, state and local environmental laws, regulations, executive orders, ordinances and directives including, but not limited to, the Clean Air Act, Clean Water Act, Resource Conservation and Recovery Act, Toxic Substances Control Act, and State law counterparts, and any amendments thereto, including, without limitation, the Colorado Hazardous Waste Management Act, C.R.S. 25-15-101 et. seq. and not to cause, suffer or permit any damage or impairment to the health, safety or comfort of any person or to the environment at or on the Premises and surrounding property, including, but not limited to, damage or threatened damage to the soil, surface or ground water resources or any condition

PAGE NINE
COMMERCIAL LEASE AGREEMENT

constituting a nuisance or causing a violation of or resulting in liability under any state, federal or local law, regulation or ordinance on the Premises or the surrounding property. In the event of non-compliance with this provision, the Lessee agrees, at its sole expense, promptly to remedy and correct such violation or failure, including all required or appropriate clean-up, clean-up related activities, and all other appropriate remedial action. Lessee covenants and agrees to protect, indemnify and hold harmless Lessor from and against any and all liability, obligations, claims, including administrative claims and claims for injunctive relief, loss, cost, damage, expense or liability, including without limitation any liability arising under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, plus reasonable attorney fees incurred by or asserted against Lessor resulting from Lessee's failure to comply with this Section. Lessor shall have the right to defend itself in any action, suit or proceeding commenced against it as a result of Lessee's violation hereof, with attorneys, and, as necessary, technical consultants chosen by Lessor, and Lessee agrees to pay to Lessor all reasonable attorney fees, consultant fees and other charges in connection therewith incurred by Lessor. The provisions of this Section 16.3 shall survive the termination of this Lease.

16.4 RESTRICTIONS ON SIGNS. Lessee covenants and agrees that no signs or advertising devices of any nature shall be erected or maintained on the Premises unless such shall be (i) in compliance with all zoning, building, land use, or other applicable regulations of any governmental body or authority having jurisdiction and (ii) approved in writing by the Lessor.

17. TAXES. Lessor shall pay, or cause to be paid, any charges incurred by it relating to real property taxes assessed by the county.

Lessee shall pay prior to delinquency all taxes assessed against its business operations on the leased Premises as well as all personal property taxes assessed against and levied upon its trade fixtures, furnishings, equipment and personal property situate upon or within the leased Premises. When possible, Lessee shall cause such items to be assessed and billed separately from the real property of Lessor. If any of Lessee's trade fixtures, furnishings, equipment and personal property are included within the assessment of Lessor's real property, Lessee shall pay to Lessor the taxes attributable to such property within ten (10) days after receipt of a written statement from Lessor to Lessee specifying such items and the taxes applicable thereto.

18. MAINTENANCE AND REPAIR. Once the clean-up and modification of the Premises has been completed as set forth on "Exhibit B", Lessee will maintain the Premises in a clean and habitable condition. Lessor shall not be required to repair any damages to the Premises caused by the negligent or willful act or omission of Lessee, Lessee's agents, contractors, subcontractors, employees, guests or invitees in which event Lessee shall be solely responsible for the repair of such damage.

On or before the last day of the term hereof, or on any sooner termination, Lessee shall surrender the Premises to Lessor in broom clean and properly maintained condition.

PAGE TEN
COMMERCIAL LEASE AGREEMENT

Lessee will be solely responsible for all snow removal required in order to occupy the Premises, including plowing of accessways, parking areas and walkways; and shall also assure that snow loads are removed from the roof before any damage occurs to the "Dry House". Lessee understands that any snow removal and road work on the access roadway currently being performed by CDOT is voluntary in nature and may be discontinued at any time. Lessee will be solely responsible for all road work, road repairs, and snow removal in the event that CDOT discontinues its services to the premises.

19. STRUCTURAL REPAIRS. In the event that Lessee should notice a problem which involves the structural integrity of the "Dry House" as of the date it commences its improvements to the same, Lessee shall give prompt notice of such condition to Lessor, and Lessee and Lessor will determine how such repairs should be addressed. Lessor will have no obligation for any structural problems or other expense which may be associated with Lessee's remodeling of the Premises, and Lessee will be required to repair any such problems as they may occur at its sole expense.

20. LANDLORD'S LIEN. As security for the payment of rent, damages, and all other payments required to be made by this lease, Lessee hereby grants to Lessor a lien upon all property of Lessee now or subsequently located upon the leased premises. If Lessee abandons or vacates the premises, or is in default regarding any payments required hereunder, or any other lease provision, Lessor may enter upon the leased premises and take possession of all or any portion of Lessee's property and may sell all or any part of such property to the highest bidder for cash, and, on behalf of Lessee, sell and convey all of Lessee's right, title and interest in and to such property. The proceeds of any such sale shall be applied by Lessor toward the reasonable costs and expenses of the sale, including attorney fees, and then toward the payment of all sums owed by the Lessee to the Lessor under the terms of this lease. Any excess remaining funds shall be refunded to Lessee or any other person entitled thereto by law.

21. ATTORNEY FEES AND COSTS. In the event of a breach of this agreement by either party hereto, the party ultimately being determined to be at fault agrees, in addition to the damages awarded, to pay the reasonable attorney fees and costs of the party found not to be at fault.

If either Lessor or Lessee are involuntarily made a party defendant in any litigation concerning this Lease or the Premises by reason of any act or omission of the other party, the party whose act or omission created the issue shall hold the other party harmless from all liability therefrom, including reasonable attorney fees and costs incurred by the party being held harmless in such litigation.

22. CONDEMNATION. If the whole or a substantial part of the Premises shall be taken for any public or quasi-public use, under any statute or right of eminent domain or purchase by the governmental authority in lieu of or under threat of any such taking, then, when possession is taken of the Premises, if such taking will substantially interfere with the operation of Lessee's business, this Lease shall terminate and all rents shall be prorated to the date of termination.

PAGE ELEVEN
COMMERCIAL LEASE AGREEMENT

23. DEFAULT. If Lessee shall fail or refuse to make the monthly payments required herein in a timely manner, or if Lessee should fail or refuse to comply with any other term or condition of this lease, Lessee shall then be determined to be in default and Lessor may retake possession of the Premises. Lessee covenants and agrees that if it should default in its obligations hereunder that it will vacate the premises within fifteen (15) days after Notice of Default has been provided to it by Lessor unless said default has been satisfactorily cured within said fifteen (15) day period, or if the parties have agreed, in writing, to an extension of the time for cure.

A default shall also be declared in the event that the Lessee should make any general assignment or arrangement for the benefit of creditors; the filing by or against Lessee of a petition in bankruptcy; the appointment of a receiver to take possession of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this lease, where possession is not restored to Lessee within 30 days; or, the attachment, execution or other judicial seizure of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Lease, where such seizure is not discharged within 30 days.

(A) Notice of Default. If a default occurs, Lessor shall provide notice of the same to Lessee by depositing written notice, specifying the reason for default, in the United States Mail, postage prepaid, by both first class and certified mail, properly addressed to Lessee at the following address:

Lessee's address for notice purposes: Sasquatch Campers, LLC, c/o Cassidy Kremer and Daryl Manger, P.O. Box 654, Silverton, CO 81433.

Said notice shall be effective three (3) days after the date of mailing, or when received by Lessee, whichever first occurs. If Lessee has not cured the default, or if they have not yet vacated the Premises if such default cannot be cured, Lessor shall have the right to remove the Lessee from the property and to recover their costs expended in such efforts, including reasonable attorney fees and costs.

24. HOLDING OVER. If Lessee shall, without any express agreement with Lessor, continue to occupy the Premises at the expiration of the primary term or any extensions thereto, Lessee shall become a month to month tenant on the same terms and conditions as set forth herein, except that rent shall thereupon increase to the sum of \$2,500.00 per month.

25. ALTERNATIVE DISPUTE RESOLUTION. Any controversy which shall arise between the Lessor and Lessee shall be settled by means of arbitration, mediation or some other form of binding alternative dispute resolution. If alternative dispute resolution is not feasible, for whatever reason, all controversies shall be litigated in the San Juan County District, Small Claims, or County Court.

26. REMEDIES CUMULATIVE. No exercise of any specific right or remedy by Lessor shall preclude Lessor from exercising or invoking any other remedy in respect thereof, whether

PAGE TWELVE
COMMERCIAL LEASE AGREEMENT

allowed at law or in equity or expressly provided for herein. Lessor may from time to time exercise any one or more of such rights or remedies independently or in combination.

27. TIME. Time is of the essence hereof. If any payment, covenant or condition hereof is not tendered, delivered or completed in a timely manner, the party adversely affected by such failure shall have the option to terminate or cancel this agreement and request damages therefor.

28. SEVERABILITY. The invalidity of any provision of this Lease as determined following the resolution of any dispute hereunder, shall not affect the validity of any other provision hereunder.

29. ASSIGNMENT BY LESSOR/SURVIVABILITY OF LEASE. Lessor shall retain the right to assign this Lease to any person or entity which might purchase the interest of Lessor in the real property which is the subject of this lease during the lease term. Any purchase agreement entered into by Lessor will disclose the existence of this lease agreement, and this Lease will survive any purchase by third parties of the Blanche Placer property or any portion thereof. Regardless of such assignment by Lessor, Lessee will still be bound by the terms of this agreement.

30. BINDING EFFECT. The covenants and conditions herein shall apply to and bind the administrators, trustees, personal representatives, successors, heirs, beneficiaries and assigns of the parties hereto.

31. ENTIRE AGREEMENT. This agreement, together with all Exhibits attached hereto, contains all of the agreements, covenants and conditions made between the parties hereto, and may not be modified, amended or changed in whole or in part orally or in any manner other than by written addenda executed by all parties hereto or by their respective successors in interest, and attached to this agreement.

32. COUNTERPARTS. This agreement may be executed in counterparts. Facsimile signatures shall be deemed acceptable for the purposes hereof.

33. ADDITIONAL PROVISIONS.

(a) Governing Law. This agreement shall be construed and enforced under the laws of the State of Colorado.

(b) Legal and Tax Counsel. Each party has received his or her separate legal advice concerning the terms and conditions of this Agreement. Each party is also aware that they may wish to consult with their respective tax advisors concerning any potential tax consequences associated with the terms hereof.

(c) No Joint Venture or Partnership Created by Lease. The parties hereto state that they have not created and do not intend to create by this Lease a joint venture or partnership

PAGE THIRTEEN
COMMERCIAL LEASE AGREEMENT

relationship between them.


(d) **Authority.** Each individual executing this Lease Agreement on behalf of each party hereto represents and warrants that he/she is duly authorized to execute and deliver this Lease on behalf of Lessor and Lessee in accordance with the terms and conditions of such entity's requirements, bylaws and articles, and agrees that this Lease is binding upon all entities involved in accordance with its terms.


(e) **Incorporation of Exhibits.** All Exhibits attached to this document during the Lease term shall become a part of this Lease and shall be enforceable hereunder. All Exhibits, including Exhibits A, and B are hereby incorporated herein and made a part of this Lease according to their terms.

(f) **GUARANTY AGREEMENT:** Kassidy Kremer and Daryl Manger, individually, jointly and severally, hereby covenant and agree to guaranty performance by Sasquatch Campers, LLC, its successors and assigns, as Lessee, of all obligations, covenants and agreements undertaken by Lessee under this Lease including, but not limited to, payment of rent when due; performance of Lessee's maintenance and repair responsibilities under the Lease; compliance with the renovation and modification responsibilities set forth in this Lease and in "Exhibit B" attached hereto; payment of contractors employed by Lessee to perform work upon the premises; and adherence by Lessee, its employees, guests, customers and invitees to rules established by Lessor for access to the Leased Premises.

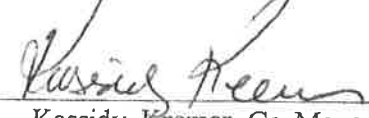
Executed by the parties hereto on the day and year first above written.

LESSOR
Sultan Mountain, LLC


John C. Brooke, Co- Manager


L.L. Woodman, Jr., Co- Manager

LESSEE
Sasquatch Campers, LLC


Kassidy Kremer, Co-Manager/Guarantor


Daryl Manger, Co-Manager/Guarantor

SULTAN MOUNTAIN, LLC
CO: John C. Brooke
139 Seford Drive
San Antonio, Texas 78209

September 6, 2021

Sasquatch Campers, LLC
69715 Hwy. 550
Silverton, CO 81433

Gentlemen:

This letter will evidence the agreement of Sultan Mountain, LLC, to accept a policy issued in compliance with the quote of Bigfoot Insurance dated 06/10/21 containing limits of \$2,000,000 aggregate, \$1,000,000 per occurrence, \$100,000 damages to rented property, etc. (Quote No. CP768914Q2021.01) with Sultan Mountain, LLC, named as an additional insured.

This agreement is made recognizing the change in the Aggregate Coverage to \$2,000,000 from \$3,000,000 as specified in your lease on the Dry House.

Yours truly,

SULTAN MOUNTAIN, LLC

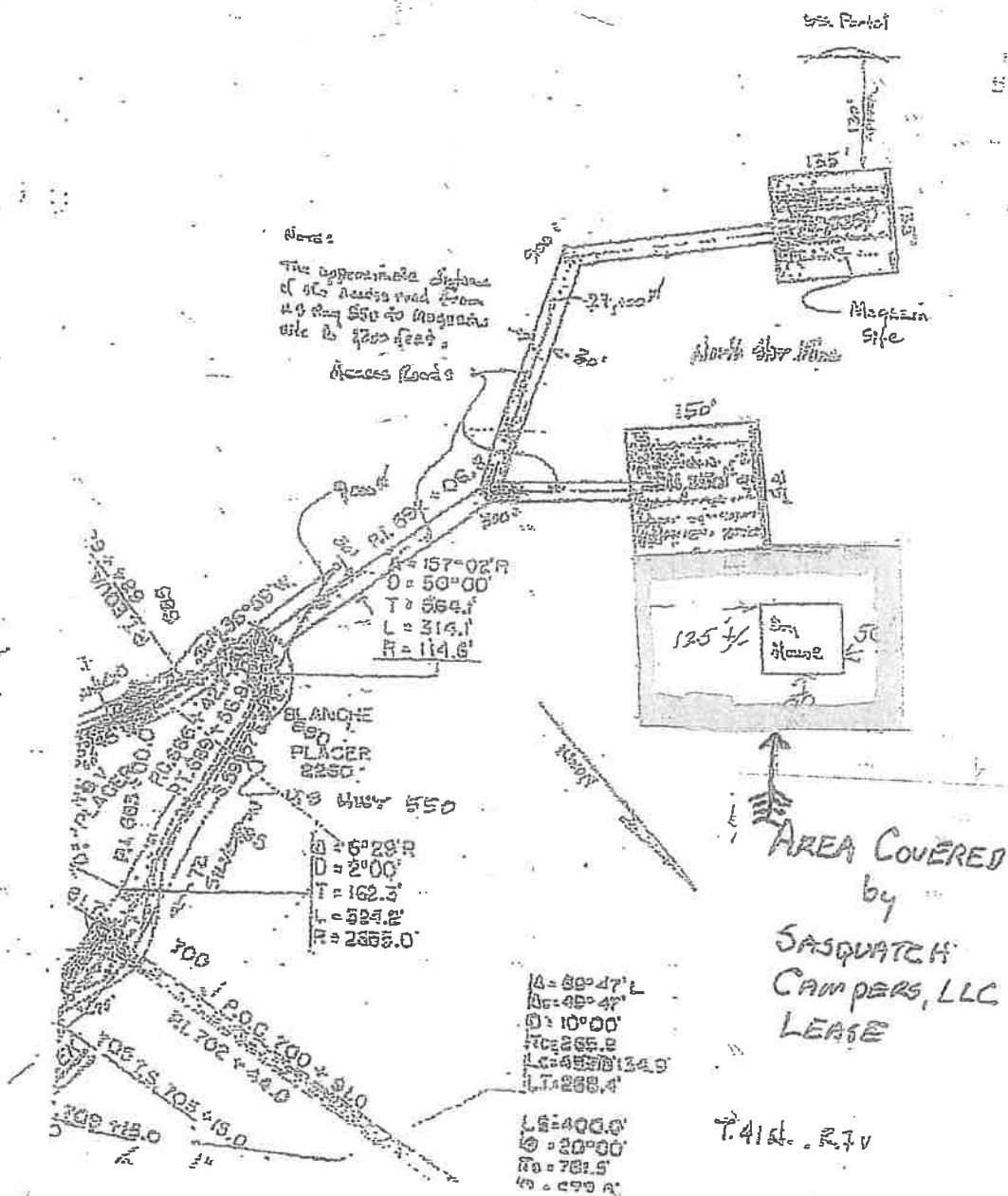
By:

A handwritten signature in black ink, appearing to read "John C. Brooke", written over the printed name "John C. Brooke".

Cc: Larry Woodman

PAGE FOURTEEN
COMMERCIAL LEASE AGREEMENT

"EXHIBIT A"
SITE PLAN



AREA COVERED
by
SASQUATCH
CAMPER, LLC
LEASE

T.41st. R.7v

[Handwritten signature]

PAGE FIFTEEN
COMMERCIAL LEASE AGREEMENT

“EXHIBIT B”
AGREEMENT FOR CLEAN-UP AND MODIFICATION OF DRY HOUSE
(THREE PAGES ATTACHED)

Exhibit B

AGREEMENT FOR CLEAN-UP AND MODIFICATION OF DRY HOUSE

The undersigned parties have entered into a Commercial Lease Agreement dated _____ 2021, covering what is commonly called the "Dry House" referred herein as "the building" located on the Blanche Placer, San Juan County, Colorado, to be used by Lessee for the fabrication of trailers to be used by persons engaged in outdoor activities. To make the building suitable for this activity, the building requires cleaning and modification. This Agreement is intended to set forth the understanding of the parties as to how this shall be accomplished.

1. Lessee has agreed to pay for all modifications. There is a drawing attached (Appendix A) which shows the current layout of the building and a drawing (Appendix B) that shows what the layout will be after the modification. A verbal description of the proposed modifications is as follows:
 - A. Install fire and smoke alarms.
 - B. Install a wide bay door between the garage and the adjacent office- 8' wide.
 - C. Remove the wall between the two offices to the north of the main entrance door.
 - D. Remove the south washroom and laundry room.
 - E. Finish bedrooms facing Mineral Creek, either drywall, float, tape, and paint and install flooring in large upstairs room; or tape, float, and paint and install flooring in middle bedroom; or tape, float, paint, and install flooring in northern bedroom.

All of the above shall be accomplished after obtaining all necessary permits from the County and shall be constructed in accordance with all applicable building codes.

The Lessee will obtain a written bid from a responsible third-party contractor and the bid and scope of work shall first be approved by Lessor; thereafter, Lessee will transfer enough funding to pay for the bid into a separate bank account. Once the work is completed, Lessee will have the right to withdraw remaining funds.

2. Prior to implementing cleanup or any modifications, Lessee shall undertake and complete the following:
 - A. Install smoke and fire alarms through out the building, complying with local and state-wide regulations and codes in regard to such alarms.

- B. Create an outside container in which to store all flammable and explosive materials that may be used in the building.
3. Upon completion of the work described in paragraph 2, Lessee will clean up the interior of the building, removing all personal property from the building, with the following exceptions: (a) Mining records stored in the building will be preserved in metal lockers that are there; (b) Any personal property that Lessee may desire to keep and use may be left in place; (c) The pick-up truck stored inside will be moved outside by Lessee. Lessee shall clean the ceilings, walls and floors. If any of the contents to be removed can be sold by Lessee, Lessee may do so and use the proceeds to offset the cost of the cleanup. At the end of the cleanup, Lessee will remove all items removed from the building and from the premises at Lessee's expense. This work to be accomplished by October 31, 2021.
 4. Lessee will set up a separate bank account and deposit in it the amount of the bid plus fifteen percent (15%). This sum will be used exclusively for the payment of the modifications described in this Agreement. Lessee will furnish Lessor copies of third-party invoices showing payment of the costs of materials and labor used in the modifications. The work described in the attached memo shall be done to the extent it can be accomplished for the amount in the bank account paid to third parties. These funds shall be expended during the first six (6) months of the lease term. Lessee agrees to seek bids and obtain contractor contracts for such work and to pay for such work out of the funds established above. Lessee shall pay all charges when due and not allow any liens for materials or labor to attach to the building. All contractors used shall furnish proof of insurance, including liability, builder's risk, and workmen's compensation and Lessee shall furnish same to Lessor.
 5. Lessee shall obtain all necessary permits from the County, shall comply with all building codes and conduct all activities compliant with all safety regulations.
 6. This Agreement is hereby made a part of and incorporated into the lease agreed upon and signed contemporaneously with the execution of this Agreement.
 7. The Lessee shall, within the period of September 1, 2021, through November 31, 2021, make a diligent effort to obtain the necessary Land Use Permit from the County to enable the Lessee to occupy the building, including obtaining and assembling all information required by the County and furnishing same in an application furnished to the County by October 1, 2021, and, thereafter, making every diligent effort to correct any deficiency in the application as needed by the County,

filing any needed amended application by October 30, 2021, attending any hearings set on the matter, all to the end of obtaining said Land Use Permit.

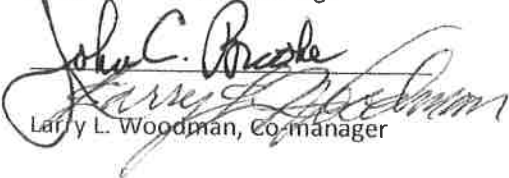
8. This Agreement may be executed in counterparts.

Executed this 26 day of AUGUST, 2021, and effective this 1st day of SEPTEMBER 2021.

Sultan Mountain, LLC

Handwritten signature of John C. Brooke in black ink.

John C. Brooke, Co-manager

Handwritten signature of Larry L. Woodman in black ink.

Larry L. Woodman, Co-manager

Sasquatch Campers, LLC

Handwritten signature of Kassity Kremer in black ink.

Kassity Kremer, Co-manager

Handwritten signature of Daryl Manger in black ink.

Daryl Manger, Co-manager



Town of
Silverton

PO Box 250
Silverton, CO 81433



SAN JUAN COUNTY

PO Box 466
Silverton, CO 81433

STAFF REPORT FOR BOARD OF COUNTY COMMISSIONERS

PUBLIC HEARING JANUARY 12 AT 10 AM

SAN JUAN COUNTY LAND USE PERMIT APPLICATION

**SASQUATCH CAMPERS LLC
PROPOSED MANUFACTURING, BUSINESS, AND EMPLOYEE HOUSING
AT THE NORTH STAR/SULTAN MOUNTAIN/P&G MINE EXISTING BUILDING
BLANCHE PLACER USMS NO. 2260
69715 HIGHWAY 550
SAN JUAN COUNTY, COLORADO**

Report Date: January 9, 2022

Meeting Date: January 12, 2022

Prepared By: Lisa Adair PE, Town/County Planning Director

Summary: Kass Kremer of Sasquatch Campers LLC submitted a County Land Use Permit Application for the proposed re-use of an existing building on the Blanche Placer, Highway 550, near Silverton, in San Juan County, CO. The existing 1982 metal building was part of the former North Star/Sultan Mountain/P&G Mine. The applicant is proposing to re-use the building for the following proposed land uses: industrial manufacturing of metal camper-trailers, associated commercial business, and proposed employee housing. Other associated proposed improvements consist of the following: some site/driveway grading, possible septic system upgrades, proposed gate(s) by others, proposed signage at two locations (along Highway 550, and on the existing building), proposed outdoor product display of camper-trailers for sale along Highway 550, proposed parking for employees/residents, proposed interior renovations within the existing building. The 63-acre Blanche Placer project site has some existing land uses including CDOT avalanche mitigation storage, and an EPA mine cleanup. There is currently an existing gated driveway located on Highway 550, above the Town of Silverton, on the first highway curve sometimes called "big bend." An updated application submitted on December 9 is attached. An older version of the application was posted on the County website, when the Planning Director notified adjacent land owners by mail on December 1 (no opposition received). The project site is located within the Town/County Mutual Overlay District, County Scenic Preservation Overlay District, and County Economic Corridor. A Legal Notice was published regarding this January 12 Public Hearing (legal notice attached). The Planning Commission recommended that the County Commissioners should consider conditional approval of this application with the proposed conditions of approval listed at the end of this Staff Report.

STAFF REPORT FOR COUNTY COMMISSIONERS, BLANCHE PLACER, JAN. 9, 2022.

Application Information: The application requirements are in the 2017 San Juan County Zoning and Land Use Regulations. The regulations are posted in full on the County website. Here are some details regarding the application documents.

The applicant submitted a County Land Use Permit Application Form and attachments. The applicant is a tenant/renter, per the attached Lease Agreement. There is no information submitted indicating that the County taxes are paid or due from the property owner John Burke of Sultan Mountain LLC. The applicant submitted a receipt from the County Treasurer for \$300. The applicant discussed a plan to submit a fee waiver request letter to the County Commissioners for the remainder of the standard \$840 application fee. The required applicant contact information is provided. The application includes the Property Owner information in the Lease Agreement. The co-applicant/agents are Sasquatch Campers LLC, Kass Kremer, Daryl Manger. Language in the submitted Lease Agreement indicates that the Property Owner is aware of the County Application. For Contractors, the application mentions Pete Maisel (proposed grading) and Dudley Ashwood (septic engineer). The Deed was not submitted as Proof of Ownership, but the Assessor property card is attached. The application lacks the CDOT Access Permit, which may or may not exist. The Highway 550 driveway is existing, and a CDOT letter included in the application infers that CDOT is aware of this existing driveway. The application includes a "revocable" Lease Agreement between the Applicant (renter) and the Property Owner for the proposed land uses. There are no proposed permanent structures. The Applicant is not proposing any Mining or Milling. The EPA is currently present on the project site for an ongoing mining reclamation project. The Application includes the Parcel Name, the United States Mineral Survey Number, Township Range and Section. The site acreage is included in the Lease Agreement, approximately 63.59 acres, which matches the site acreage on the Assessor card. Only a small portion of the 63 acre Blanche Placer is being leased by the Applicant. The Lease Agreement includes an Exhibit showing the Leased Property.

Zoning Districts: Zoning classification was not found in the application. The Blanche Placer appears to be classified as Mountain Zoning District. In the Mountain Zoning District, the land uses proposed in this application are "Uses Subject to Review." The project site is also located within the Town/County Mutual Overlay District (aka Zone of Mutual Interest), and the County's Scenic Preservation Overlay District. Since the site is within the Town/County Mutual Overlay District, the Planning Director forwarded the application to Town Staff. Town Staff does not oppose conditional approval of this application. The Scenic Preservation Overlay District is intended to preserve the natural views from main corridors such as Highway 550. Excerpts describing the details of the two applicable Overlay Districts are listed here for your use when reviewing this application.

- TOWN/COUNTY ZONE OF MUTUAL INTEREST OVERLAY DISTRICT INTENT The intent of this Mutual Interest Overlay is to provide a cooperative review process for proposed development and uses in the County which are adjacent to the Town of Silverton where it is anticipated that Town streets, water, sewer, and other public services might be extended; and/or may be subject to annexation by the Town at some point in the future. Any proposed development or use within this Overlay District shall be reviewed by both the Town of Silverton and San Juan County.

- TOWN/COUNTY ZONE OF MUTUAL INTEREST OVERLAY DISTRICT STANDARDS The Town/County Zone of Mutual Interest identifies areas which, because of their proximity to the Town of Silverton, are deemed to be a commonality of interest by both the Town and County in regards to future development.

... .4 Upon making the determination that the submission is complete, the Land Use Administrator shall, within three (3) days, deliver a copy of said materials to the Town of Silverton.

... .7 The Planning Commission shall give due consideration to the comments and recommendations offered by the Town and may recommend that any or all of them be included as a condition of the permit to the Board of County Commissioners

STAFF REPORT FOR COUNTY COMMISSIONERS, BLANCHE PLACER, JAN. 9, 2022.

for their consideration and approval. If all of the Town's recommendations are not included as a condition of permit, the Board of Commissioners shall notify the Town, in writing, of the reasons therefore.

- SCENIC PRESERVATION OVERLAY DISTRICT The intent of the Scenic Preservation Overlay District is to prevent development from adversely affecting the scenic and historic assets of the County to the greatest degree possible.

Recognizing that the unsurpassed natural beauty and historic remnants found in San Juan County are some of the County's most valuable assets and further realizing that the County and its people and economy are dependent upon visitors and their ability to enjoy such assets. To that end, the District seeks to preserve the County's natural, pristine appearance and historic sites visible from Highway 550, the Durango and Silverton Narrow Gauge Railroad, the Animas River above the Eureka townsite, the Silverton Historic District, and any other historic districts or sites in the County.

- SCENIC PRESERVATION OVERLAY DISTRICT STANDARDS The following general standards must be observed in planning, design and construction within the Scenic Preservation Overlay District.

.1 The District includes all sites located within 1,500 feet of the centerline of U.S. Highway 550 and/or within 1,500 feet of the centerline of the track of the Durango and Silverton Narrow Gauge Railroad and within 1,500 feet of the Alpine Loop from the Eureka townsite north to the County boundary.

.2 The site must be designed in a manner that protects the environmental assets of the area including timber, plants and wildlife, streams and drainage courses and geologic features. All site design and development must be done in a manner which minimizes impacts upon scenic views or vistas.

.3 All site design and development must be done in a manner that protects the historical assets of the area including historic structures, sites, and other cultural assets located within San Juan County.

.4 Design plans must take into account characteristics of soils, slopes and geological hazards, in a manner intended to protect the health, safety, and welfare of users of the site, and the scenic value of the site.

.5 Design of the site must include safe, convenient, and adequate arrangements for pedestrian circulation, roadways, driveways, off-road parking and loading space.

.6 Additional setbacks, landscaping, screening, or design requirements may be required by the County in order to preserve the natural, pristine appearance of the area and to minimize the visual impact to view sheds and view corridors.

Visibility, Signage: A sign (up to 24 feet by 12 feet) is proposed on Highway 550, as well as the proposed/future product display of parked, for-sale, completed camper-trailers. These proposed improvements may or may not be found acceptable to the Board of County Commissioners, based on the Scenic Preservation Overlay District Standards. The application includes some photos taken from Highway 550 showing the proposed sign and product display area. A printout of the "County Sign Codes" is attached for your reference. The proposed signage appears to exceed the allowable sign size/square footage. There is an additional proposed sign, also up to 24 feet by 12 feet, to be placed on the exterior of the existing building. There is a photo in the application showing the proposed sign area on the existing building. There is also an attached Sign Permit Application Form. Sign codes are attached for your reference, and all Applicants are required to comply with the applicable County regulations.

Adjacent Land Owners: Adjacent land owners were notified by the Planning Director by mail on December 1. The adjacent land owner letter is attached. No comments have been received to date from adjacent land owners or other citizens.

Survey: The application includes a photo of a survey plat for the Blanche Placer. The text on the survey photo is not legible, but it appears that the survey was last revised in 1984, prepared by Terry Morris, signed by Surveyor Scott Yager. The Highway is shown on the survey, but not the existing driveway/improvements. It is unknown if the survey is filed at the Courthouse.

Comparison to Master Plan: The County Zoning and Land Use Regulations state: *All applications for review under this Chapter will be examined initially to determine whether the proposal is consistent with the County's Master Plan.*

STAFF REPORT FOR COUNTY COMMISSIONERS, BLANCHE PLACER, JAN. 9, 2022.

The 2010 Town/County Master Plan is posted in full on the Town website and County website. According to the map on page 36 of the Master Plan, the site does not appear to be located within a County Economic Corridor. However, the text description of the County Economic Corridor (on page 35 of the Master Plan, excerpt below) appears to indicate that the project site may be within a County Economic Corridor:

- Silverton/Hwy 550- Both sides of the highway from Big Bend coming into town off of Molas Pass and up Mineral Creek to the end of the string patented mining claims just upstream of the confluence of Bear Creek and Mineral Creek.

- Economic corridors are represented on the map entitled San Juan County Future Land Use Plan: Economic Corridors. The map represents the length of the corridors and shows which drainage or road defines the corridor. But it is not intended to be a precise delineation of the width or exact location of sites within the corridor that are suitable for development.

Economic corridors are suitable for residential, light industrial, and flexible commercial uses and already contain existing residential development and some mixed commercial, industrial and mining development. Generally, the corridors contain less-steep terrain and more developable mining claims than other parts of the unincorporated county. The economic corridors have year-round plowed county roads or direct access to Hwy 550, meaning that they have year round access to services dependent on wheeled vehicle access (ambulance, fire and law enforcement).

-Goal LU-2 Focus future development on mining claims into economic corridors that are environmentally suitable, where public services are available and that provide feasible opportunities for growing the community and the economy.

The proposed land uses as described in the application (proposed manufacturing, business, housing) appear to be generally consistent with the Master Plan.

Comparison to the County Regulations: The County Zoning and Land Use Regulations state: *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:*

The proposal will have any adverse impact on public health, safety, morals or welfare.

The application has proposed human occupation, business customer public visits, and proposed overnight employee housing, located close to a CDOT avalanche mitigation storage facility (ordnance, munitions, explosives, magazine), which has a currently undetermined amount of potential risk to “public health, safety, morals or welfare.”

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

The existing 1982 building has existing water fixtures. The application documents state that the water source originates from Belcher Creek while other application documents indicate Bear Creek. A bacteria test was recently performed and none was found. The potability is unknown at this time as there could be metals and/or other contaminants. The water rights paperwork may or may not exist for the existing water system; none was submitted. There is a possibility that the project site existing water system could be connected to the Town of Silverton Bear Creek raw water line. Turning on the existing water system could potentially affect the Town Bear Creek raw water line. Planning Director has been checking into this with Town Public Works Director. As a contingency of this permit, the Planning Director would recommend that the Applicant and Property Owner continue to work directly with the Public Works Director, to obtain a sign off from Public Works Director, to verify that re-use of the existing Blanche Placer water system won't cause an impact the Town Bear Creek diversion, intake, raw water line, and/or the associated Town water rights. As of January 2022 the Town Public Works Director has no objection to the conditional approval of this application.

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

The application includes a 1986 septic system permit application form, and a 1986 engineered

STAFF REPORT FOR COUNTY COMMISSIONERS, BLANCHE PLACER, JAN. 9, 2022.

leachfield design plan. The septic system may have been constructed in 1986, but the construction was never inspected or approved by San Juan Basin Public Health Department (SJBPH) and the mine suddenly closed at that time. The 1986 design was for 40 miners to shower and change clothes at 30 gallons each per day. The applicant has retained the original engineer, as well as a new engineer, to investigate the septic system. The Planning Director and applicant have been in contact with SJBPH, who directed the applicant to apply for a Change of Use Permit. The septic engineer found the septic leachfield, confirmed it had been constructed, and wrote a letter to begin the SJBPH Change of Use Permit process. The existing septic system appears adequate for the proposed land uses, but is not yet approved by SJBPH. SJBPH approval is a requirement for all County permits, which can be addressed as a Condition of Approval, if that is acceptable to the County Commissioners.

The proposed use will have any adverse effect on public or private property in the vicinity of the development. 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 condition. The proposed land uses are not expected to have a significant adverse impact on the vicinity public/private property. Possible exceptions might be the extent of visibility of any existing exterior lighting, and the proposed visible signage/product display alongside Highway 550. The application has proposed visible items alongside Highway 550 which may or may not be found acceptable when compared to the intent of the Scenic Quality, visual impact, and sign code requirements, contained within the County Zoning and Land Use Regulations. Roadside display of finished product for sale camper-trailers, along Highway 550, and a proposed sign up to 24 feet by 12 feet, do not appear to be in compliance with the regulations.

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: have adequate water bars, bar ditches, culverts and other drainage improvements to prevent erosion of the road which might interfere with access; and (ii) be subject either to (a) deed(s) granting access across all private property the access traverses from the parcel being improved to the nearest public San Juan County road or state highway (in which event the applicant also shall demonstrate the existence of a perpetual agreement governing the use and maintenance of such private road across private property) or (b) one or more valid road permits across any federal or state property lying between the parcel being improved and the nearest public San Juan County road or state highway. If access is via a private road, the applicant also shall either prove that an existing access permit exists for the road issued by San Juan County (if the private road intersects a County road) or by CDOT (if the private road intersects a state highway) or by another county (if the private road intersects a county road lying in another county) or else shall apply for and obtain an access permit for the private road from the relevant agency.

The site has an existing driveway connecting to Highway 550. The application does not include the CDOT access permit, which may or may not exist. The CDOT letter in the application implies that CDOT is aware of this existing driveway. The application mentions proposed driveway/site grading, to be provided by Maisel Excavation, but the application does not specify where the proposed grading is to occur, the proposed maximum cuts/fills, if any trees/ground surface vegetation will be affected, (which would require evaluating if there are any potential wetlands, historic relics, etc.). Prior to any site grading, the applicant needs to submit specifics, and an additional County Staff site visit would be required to check that area before the work.

Adequate road access exists or can be developed ... including access for emergency services.

Adequate road access exists for the proposed land uses. There is an existing driveway on Highway 550, however there is a gate that the EPA wants to keep locked. As a condition of approval, a gate key

STAFF REPORT FOR COUNTY COMMISSIONERS, BLANCHE PLACER, JAN. 9, 2022.

or the gate combination number should be immediately provided by the applicant, to all of the emergency services agencies.

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

Adequate utilities appear to exist at the site for the proposed land uses, including existing septic system (pending approval of a Change of Use Permit from SJBPH), existing water system (pending approval from Town Public Works Director), and other utilities.

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

The proposal is not expected to create an undue burden on the local emergency services. It does appear that adequate emergency services are in place to serve the proposed land uses.

There are natural hazards which may adversely affect the site or the proposed use of the site; Chapters 8-11 of this Code.

The application includes the two County Hazard Maps and those maps depict that the existing 1982 building is out of any known avalanche area. The existing building appears to be located within in area of potential debris flow (DF) noted on the County Geologic Hazards Map.

Scenic Quality Report: All development proposals, including structures associated with mining activities shall be required to include a Scenic Quality Report as part of the Sketch Plan submittal. ... In order to minimize visual impacts to view sheds and view corridors, additional setbacks, landscaping, screening or design requirements may be required by the County to preserve the natural beauty and historical resources of the area. Each report shall include: (a) The designated view sheds shall include natural and historic features as seen from and toward the site. Provide written descriptions of these view sheds and how they will be preserved. Existing site photos and graphic depictions of the proposed development shall be submitted so that staff, the Planning Commission and the Board of County Commissioners can assess the visual impacts of the project on the view shed and the effectiveness of proposed mitigation measures.

The application includes some photos taken from Highway 550 depicting a proposed product display area and a proposed sign. The application also includes photos of the existing building and a rendering of a secondary proposed sign to be placed on the side of that existing building. As viewed from Highway 550, there are some proposed improvements which will be visible from Highway 550 including a product display area and a sign up to 24 feet by 12 feet.

The Scenic Quality Report may be referred to the Historic Review Committee for review and comments regarding any impacts to historical assets of the area including historic structures, sites and other cultural assets located within San Juan County.

There are no known historic features that would be affected by the current proposal.

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. Include 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 limited to, site photos, perspective sketches, photo simulations and/or three-dimensional models at an appropriate scale. Provide written descriptions and photos of the proposed building materials, colors and textures. Utilizing and integrating elements, colors and textures found naturally in the landscape are strongly encouraged while use of reflective materials, such as highly reflective glass or metals is prohibited.

A portion of the proposed improvements would be highly visible from Highway 550 "by design." That would be a proposed sign along Highway 550, and the proposed product display area. The sign appears to exceed the allowable maximum sign square footage per the County regulations. The product display area appears to not comply with the regulations of the Scenic Quality regulations nor the Scenic Preservation Overlay District regulations.

STAFF REPORT FOR COUNTY COMMISSIONERS, BLANCHE PLACER, JAN. 9, 2022.

Describe any plans to remove and store topsoil on-site, prior to any grading or excavation, and how it will be replaced and reused for re-grading and re-vegetation purposes. Provide a written description and plans that illustrate how the proposed development has been integrated into the landscape and that site disturbance and grading have been minimized. Roads, structures and other improvements shall bear a logical relationship to existing topography, vegetation and other site features.

The application mentions proposed driveway grading, but does not specify location, cut/fill depths, or topsoil. At this time it is "assumed" that the proposed driveway grading is minimal, and would include plans to save/re-use any topsoil, and would minimize site disturbance.

Show how utilities will be located and installed in ways that will minimize impacts to the view shed and natural environment

The utilities are already in place. It is possible that there could be some required additions to the existing septic system.

All Improvement and Use Permit applications for individual development sites shall comply with the following design standards: The design and development of the site shall preserve, to the greatest extent possible, the natural terrain and drainage of the land, the existing topsoil and existing vegetation. Disturbed areas shall be re-vegetated with native plant, grass and wildflower species that are certified weed free as soon as possible after disturbance in order to prevent the establishment and dominance of non-native invasive species.

The application mentions some proposed grading but does not specify location/depths of cuts/fills. It is assumed the driveway grading would be relatively minimal and would not include any expansion of denuded ground. The applicant shall comply with the above requirement, and shall notify the County Staff, prior to proposed grading, of any potential topsoil/vegetation removal, wetlands impacts, or historic relics, as those are currently unknown.

Areas subject to hazardous conditions, such as avalanche, flood, land slide, rock fall, mud flow, open mine shaft, corrosive water, etc., shall be identified and shall not be built upon or used until satisfactory plans have been approved by the County for eliminating or appropriately mitigating such hazards.

The application includes proposed land uses which could be subject to the following potential hazards: Debris flow: the existing 1982 building is located in an area mapped as potential DF debris flow (mud slide). Avalanche mitigation munitions storage: the proposed land uses including human residential occupation (employee housing) are within an area potentially subject to man-made hazards related to the on-site explosives. Planning Director requested the applicant provide additional information from CDOT regarding the level of hazard, a blast radius, and/or any risk mitigation. However the application (and CDOT personnel) did not provide much specific additional information on those.

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.

The proposed land uses do not appear to be located at or near any fens, wetlands, waterways. The application mentions some proposed driveway grading which could potentially affect unknown wetlands.

The applicant shall dedicate an easement sixty (60) feet in width or greater, if necessary for good engineering practices as determined by the County Roads Supervisor, for any County roads that cross their property. ...

There are no known County Roads affected by the current proposal.

The applicant shall allow continued public access on any historic public trails that cross the property. Applicant shall dedicate a trail easement ten (10) feet in width as measured from the existing trail centerline and having five (5) feet on each side; public access signage may be installed by the County.

STAFF REPORT FOR COUNTY COMMISSIONERS, BLANCHE PLACER, JAN. 9, 2022.

There may be existing public trails on the 63-acre Blanche Placer project site. There is a proposed condition of approval for this permit that public access needs to remain open.

Gates, posts, or permanent manmade structures shall not be built within thirty (30) feet from the edge of a County roadway. Additionally, no fences, berms or other manmade structures/features may be approved on a site due to potential visual or other environmental impacts.

The applicant mentioned that a new gate is proposed by CDOT (and the latest version of the application indicates that gate may have just been installed). The site currently has a gate along Highway 550 which is currently being kept locked by the EPA. No gates are proposed as part of this application which would be located within 30 feet of any County Road.

The applicant shall obtain all necessary permits and shall comply with all applicable regulations from agencies such as San Juan Basin Health Department for septic and wastewater systems, ...

The applicants are working with San Juan Basin Public Health Department and two septic engineers (Wayne Dale who designed a septic system for this site in 1986, and Dudley Ashwood who is investigating the status of that septic design), in order to procure a SJBPH Change of Use Permit.

... Colorado State Division of Water Resources for well water ...

The applicants contacted the Water Court to try to locate any existing surface water rights documents for the existing water system. To date no existing water rights documents have been submitted.

...and Colorado Division of Oil and Public Safety for propane tanks.

There is an existing propane tank on the site. It is unknown at this time whether or not all of the existing propane components meet current NFPA/other applicable regulations.

In addition to obtaining any required permits for an individual waste disposal system, the burden shall be on the applicant to demonstrate convincingly that (1) the proposed waste disposal system will adequately handle or treat any generated wastes, regardless of any variables such as climate, elevation, soils, use, number of occupants, length of occupation/season, type of structure, etc.; and (2) that the system as designed will protect public health and the environment from any adverse effects of operation of the system regardless of any variables. Any change in the waste disposal system shall require appropriate approval by the Board of County Commissioners and the San Juan Basin Health Department.

As a condition of this and all County permits, applicants are required to obtain approval from SJBPH.

The hauling of potable water and storage in a cistern may be allowed, provided the applicant demonstrates that the proposed cistern capacity will adequately supply potable water and fire suppression water for the structure regardless of the number of occupants, length of occupation or natural conditions that may affect the water supply. A change in use will require review of the water source and supply system by the County.

The site has an existing water system in place, and, although details on the existing source, existing intake point of diversion, and existing pipe location are sketchy, there is no proposal to haul water at this time. A fire suppression water cistern is recommended.

Individual building sites shall be placed on the Town of Silverton's utility billing system for water and refuse prior to issuance of a building permit. Any applicant who obtains water from an approved permitted on-site well or purchases potable water from an acceptable source may be placed on the Town of Silverton's billing system for refuse only. All solid waste, garbage and refuse, shall be kept within the building, in a separate secure enclosed area or in wildlife/bear-resistant containers until it is disposed at the Transfer Station.

The application states that trash will be taken to the Transfer Station until eventually a dumpster may be obtained when the volume of trash warrants. The Applicant is required to sign up for refuse billing with the Town Clerk.

STAFF REPORT FOR COUNTY COMMISSIONERS, BLANCHE PLACER, JAN. 9, 2022.

Propane tanks that are 250 gallons and larger shall be buried where geologic conditions permit when there may be a risk of wildfire and a threat to public safety.

The site has an existing above ground propane tank.

Any generators used for non-construction power on the property shall be properly baffled or enclosed in a structure to eliminate noise impacts. Any wood-burning stove or device used on the site shall be the type and model approved by the Environmental Protection Agency (EPA) and shall be equipped with an approved chimney cap or spark arrestor to minimize the risk of wildfire.

The application makes no mention of generators, or a wood burning stove, but all applicants are required to comply with the County regulations.

The potential need for any geotechnical, structural, hydrologic and similar engineering studies and design criteria, such as those for engineered foundations and drainage and runoff control shall be examined by the County Building Official and addressed at the building permit stage. The building site shall comply with the following wildfire prevention standards: Only fire-resistant materials that maintain a Class B rating or better shall be used for the construction of roof structures. Wooden or shake shingles are not permitted. Exterior building materials shall be naturalistic, subdued and nonreflective to minimize the visibility of the structure.

The building is existing, and no changes are proposed to the exterior building materials.

The applicant shall create a plan for defensible space based upon the types of structures to be protected, the topography of the area, and the types and density of vegetation present in the area.

An annual assessment of defensible space shall be conducted by the property owner to ensure the following: (1) Trees and shrubs are properly thinned and pruned within the defensible space. Slash produced from thinning and construction operations is disposed of offsite (in a location with no fire hazard), or properly mulched. (2) Roof and gutters are clear of debris. (3) Branches overhanging roofs and chimneys are removed. (4) Chimney screens are in place and in good condition. (5) Vegetation is removed from within fifteen (15) feet of chimneys. (6) Grass and weeds are mowed to a low height. (7) Fire extinguishers are checked and in good working condition. (8) Driveways and access points are cleared sufficiently to allow for emergency equipment that is compatible with the County road conditions. (9) Escape routes are posted when appropriate. (10) Trash and debris accumulations are removed from the defensible space (11) Firewood is stacked at least fifteen (15) feet from any structure.

The applicant shall comply with the defensible space requirements as described above. In the event of a County Fire Ban, then the applicant shall comply with the County Fire Ban requirements.

If necessary, adequate screening shall be installed to further reduce the visual impact of the structures, gas tanks or other site improvements.

Screening could be required by the County, but the building is existing. It can be seen somewhat from Highway 550 from several locations, although it is partially obscured by vegetation.

Exterior lighting, if used, shall provide a safe residential setting while preserving the Dark Sky environment and view of the stars. (a) Fixture styles, materials and colors should be compatible with the rural mountain character of the area and the scale should be consistent with their function. Exterior lighting shall be attached to the structure, shielded and down-cast. In all cases, lighting should be minimal and not extend beyond its tasks. (b) Full cut-off fixtures are required. Motion detectors are not encouraged and timers are prohibited. (c) Spillover or accent landscape lighting shall not be permitted. Lighting shall reflect downward away from adjoining properties. (d) The use of low wattage long-life lighting products is preferred. The use of photo voltaic or other renewable energy sources for lighting is encouraged. High intensity sodium vapor or similar lighting is prohibited. (e) Lighting shall not be allowed during times when the structure is unoccupied except if activated by a motion detector.

The application mentioned that there are existing exterior lights. The visibility of those at night from Highway 550 and/or the Town is currently unknown.

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

STAFF REPORT FOR COUNTY COMMISSIONERS, BLANCHE PLACER, JAN. 9, 2022.

Due to the existing building location and surrounding vegetation, it does not appear that the existing building would be silhouetted against the sky.

An Improvement or Use Permit shall be issued by the Land Use Administrator only after every item required by this Code or any other applicable County regulation has been satisfactorily complied with, either by certification that it does not apply, by approval, or by approval with specific stipulations which upon issuance shall become stipulations on the Permit itself.

A Land Use or Improvement Permit must be issued by the County when the County finds that the applicant has sustained the burden of proof that the proposed development, activity or use, including best management practices, if any, does not present or create an adverse effect to the resources sought to be protected or utilized within the overlay district, or districts. Such a permit will be denied when the County determines that the applicant has not sustained such burden of proof.

The application generally complies with the County requirements. However, there are some outstanding items which are generally included in the Proposed Conditions of Approval.

Legal Notice: The required Legal Notice notifying citizens of this Public Hearing was published in the local newspaper, and a copy of the Legal Notice is attached.

Planning Commission Recommendations: In December, the Planning Commission recommended Conditional Approval. The proposed Conditions of Approval below have been updated to reflect what the Planning Commission discussed. The Planning Commission suggested a limit of three maximum displayed for sale camper-trailers alongside Highway 550. The Planning Commission discussed that the proposed signage needs to comply with the County sign code. The Planning Commission discussed some possible public trails may exist (perhaps three) on the Blanche Placer. The Planning Commission recommended that anything placed alongside Highway 550 should be set back as far as possible from the driving surface, because of a history of vehicle accidents at that curve. The Planning Commission noted that the Leased Property does not currently include the proposed product display and signage area alongside Highway 550. Applicant and Contractor specified verbally that the proposed grading is intended to be minimal and contained to existing driveway areas. Proposed fire concerns were also discussed, including possibly required fire protection per Building Codes between the employee housing and the factory rooms, as well as County Fire Ban and fire hazard considerations. Breakaway sign posts were recommended for any proposed signage alongside Highway 550. A letter prepared by the Planning Commission Secretary is attached.

Summary: The Board of County Commissioners has the authority to approve, deny, conditionally approve, or table this Application. After hearing from the Applicant and considering any citizen comments made during the January 12 Public Hearing, if the Board of County Commissioners chooses to conditionally approve this County Land Use Permit Application, submitted by Kass Kremer representing Sasquatch Campers LLC, here are updated proposed Conditions of Approval.

1. Applicant shall immediately provide the gate key/combination to all local emergency services agencies.
2. The Applicant is encouraged to plow the driveway to allow for improved fire equipment access and emergency services access during winter.
3. Specifics of the proposed grading shall be submitted to the Planning Department, including maximum cut/fill depths, any proposed vegetation disturbance, tree clearing, potential wetlands, historic relics. If the proposed grading is more extensive than anticipated, then further requirements could be necessary per a County Staff site visit.
4. Approval of a County Land Use Permit is conditional upon San Juan Basin Public Health Department's written approval of the existing septic system.

STAFF REPORT FOR COUNTY COMMISSIONERS, BLANCHE PLACER, JAN. 9, 2022.

5. Applicant and Owner shall continue to work with the Town Public Works Director to obtain his clearance on the site water system, to ensure that use of the site water system will not affect the Town's water system/rights.
6. Applicant shall continue to work with the State agencies and Water Court to pursue obtaining a copy of site water rights and/or well permits to submit to the County.
7. Applicant shall continue to work with CDOT to pursue obtaining a copy of the CDOT access permit to submit to the County.
8. All State and Federal permits and regulations are required as a condition of this County permit, including but not limited to: any required BLM/USFS permits, NPDES/CDPHE stormwater permits, Army Corps of Engineers wetlands permitting, OSHA, Utility Notification Center of Colorado, septic system Colorado Reg 43. All required State and Federal permits shall be obtained prior to site occupation and prior to proposed grading. If regulations differ, the most stringent shall apply. Failure to comply with State and Federal regulations shall void this County permit.
9. San Juan County requires reseeded of any disturbed soil ground surface with certified weed free native seed. The reseeded shall comply with the applicable San Juan County Zoning and Land Use Regulations.
10. San Juan County has "dark sky" lighting requirements. Any lighting associated with this structure shall comply with the applicable San Juan County Zoning and Land Use Regulations.
11. The site uses and proposed improvements shall have adequate screening, in general compliance with the County's adopted screening requirements.
12. The Applicant shall make every effort to keep the site occupants and the general public out of the area where CDOT has existing avalanche mitigation storage to reduce the overall on-site hazard potential.
13. The Applicant shall make every effort to keep the site occupants and the general public out of the area where the EPA has an ongoing mine reclamation project.
14. The project shall comply with all applicable San Juan County Zoning and Land Use Regulations. The violation of San Juan County Zoning and Land Use Regulations, any State or Federal regulations, shall cause this permit to be void. If requirements differ, the most stringent shall apply.
15. Use of a wildfire mitigation consultant is encouraged, to create a defensible space, and to provide fire mitigation written/verbal recommendations, to reduce the overall hazards of a forest fire causing fire to the existing structure, and to reduce the hazards of the proposed re-use of this existing structure causing a forest fire. A wildfire mitigation consultant can work with the Applicant, Property Owner, and the local fire authorities, to develop recommendations, on items including but not limited to: defensible space, dead standing/brush/tree thinning, any fire sprinklers/alarms/extinguishers/suppression system, availability of water for fire suppression, and/or placement of existing/proposed propane/combustibles.
16. On site burning of cut tree limbs and brush requires notification of the Sheriff and Fire Departments prior to the controlled burn. Water and tools shall be readily available directly adjacent to the fire during any controlled burn and there shall be no unsupervised campfires or burn piles. The Sheriff and Fire Departments shall have the right to prevent the owner and contractor from burning, if weather conditions are expected to be dry or windy. Additionally, all required permits, including but not limited to San Juan Basin Health Department and CDPHE permits, shall be obtained by the Applicants prior to controlled burns.
17. Immediately prior to any proposed grading occurring within 30 feet of any of property lines of the project site, the property lines shall be roped off using survey flagging or caution tape, by a Licensed Surveyor. The flagging marking the closest property line shall be clearly understandable in the field, for measuring and to prevent tree clearing/heavy equipment/construction from trespassing onto any adjacent lands.
18. Fire sprinklers are encouraged but not required.
19. Vehicle parking shall be located outside of the CDOT right of way. Parking associated with the proposed structure shall not cause a safety hazard to CDOT, public/private plowing/maintenance, County Road & Bridge Department, the travelling public. Parking area locations shall be selected to minimize human avalanche exposure.
20. The Applicant hereby acknowledges that emergency services may not be available in a timely manner and may not be available at all.

STAFF REPORT FOR COUNTY COMMISSIONERS, BLANCHE PLACER, JAN. 9, 2022.

21. Applicant shall work with the County Planning and Building Departments regarding the proposed signage which shall be in compliance with the current County sign regulations.
22. Bear-proof trash solid waste storage system is required.
23. Any on-site existing trails shall remain open to public access.
24. All of the proposed improvements shall comply with the San Juan County Zoning and Land Use Regulations, which are posted on the County website, including but not limited to: Section 4-110 DESIGN AND DEVELOPMENT STANDARDS FOR ALL IMPROVEMENT AND USE PERMITS. A copy of Section 4-110 is attached for your reference.
25. The Applicant shall cause this List of Conditions of Approval to be signed in the presence of a Notary Public, and shall file this document at the San Juan County Colorado County Courthouse.
26. The Applicant and Owner are encouraged to consider reduction of potential site fire hazards, for example: placement of a proposed fire suppression water cistern, installation of a fire suppression system, beetlekill mitigation, increasing combustibles clearance around propane tank, increasing defensible space. Applicant shall consult with the Building/Fire Inspector regarding fire-related Building Codes for the building proposed interior uses. Applicant shall comply with all applicable fire-related regulations and any future County Fire Bans.
27. Display of finished product camper-trailers alongside Highway 550 is limited to a maximum of three.
28. Along Highway 550 the Applicant shall place any proposed improvements and/or product display set back as far as possible from the driving surface.
29. *Other conditions of approval that the Board of County Commissioners would like to add.*



Town of
Silverton



SAN JUAN COUNTY

PO Box 250
Silverton, CO 81433

PO Box 466
Silverton, CO 81433

December 1, 2021

Regarding: Proposed Industrial Manufacturing, Commercial Business, and Employee Housing, at the former North Star/Sultan Mountain/P&G Mine Site Existing Building, on the Blanche Placer, Highway 550, near Silverton, in San Juan County, Colorado.

Dear Silverton/San Juan County Property Owner,

The Planning Department of San Juan County Colorado has received an application, and you have been identified as an Adjacent Land Owner (owning property within 1500 feet of the site). You are under no obligation to reply to this letter or take any action.

The County application proposes the re-use of an existing 1980s building on the Blanche Placer. The project site is located on the Big Bend curve of Highway 550, directly above the Town of Silverton. The project site is formerly known as the Sultan Mountain, North Star, P&G Mine. The proposed land uses are: industrial manufacturing facility of RV camper trailers, with associated commercial business, and employee housing. The applicant is Kass Kremer representing Sasquatch Campers LLC.

If you would like to view the application, the documents are being posted on the San Juan County Colorado website, under the following Tabs: County Government – Building & Planning – Proposed Additions/Applications. If you have questions/concerns about this application, you can contact the Town/County Planning Director Lisa Adair at “LAdair@silverton.co.us” or (970) 946-9408.

The San Juan Regional Planning Commission will review this project on December 14. The meeting begins at 7 PM, and it is open to the public. The meeting is in person at the San Juan County Courthouse, and also on free Zoom meeting software (San Juan Regional Planning Commission Zoom Meeting I.D. Number 921 3647 3203). Planning Commission meeting packets are posted on the Town of Silverton website. The Planning Commission is an “advisory board” which will make a “recommendation” to the San Juan County Board of Commissioners. The final decision on this application will be made by the County Commissioners at a later date. Adjacent landowners/citizens are free to attend any meetings regarding this application, to comment in writing and/or verbally, in advance of and/or during the meetings.

If you have any questions or adjacent land owner comments, please contact the Planning Department.

Thank you,

Lisa Adair PE
Town/County Planning Director

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

December 14, 2021

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: **San Juan County
Land Use Permit Application
Sasquatch Campers LLC
Proposed Manufacturing Facility,
Commercial Business
and Employee Housing
Blanche Placer USMS No. 2260
Hwy 550**

At a regular meeting of the San Juan Regional Planning Commission on December 14, 2021, members of that Commission discussed the Land Use Permit Application Plat regarding proposed Manufacturing Facility, Commercial Business and Employee Housing. The owners Kass and Beth Kremer are requesting approval for a proposed manufacturing facility, commercial business, and employee housing on the Blanche Placer USMS No.2260. The owners were present via Zoom to answer questions.

After discussion, questions and presentations from the Town/County Planner, and the owner, the Planning Commission voted unanimously to recommend to the San Juan County Commissioners that you approve the Land Use Permit for the proposal as submitted, with the twenty-five conditions outlined from the Town/County Planner. Also included during discussion, signage and extra safety precautions with the vehicle displays as the area is close to the Hwy 550 curve,

The Summary and conditions from the Town County Planner are included.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
Ken Safranski
Chairman



LAND USE APPLICATION



LAND USE PERMIT

San Juan County, Colorado


Applicant: Erick Loyer/ Ice Pirates Backcountry Adventures, LLC	Permit No.
Address: PO BOX 233	
City and State: Silverton, CO	Telephone: 970-247-3706

Description of Use: Rock Pirates plans to move summer outfitting and rental operations to the CB Cobb property located in Howardsville. This move allows us also to create a public staging area and education kiosk that will benefit our clients, the public, and the County. Rock Pirates provides safe family backcountry adventures accessing the natural and historical treasures within the greater Alpine Loop area, the scope of which is within San Juan County's Comprehensive Master Plan. We hope this move will create a partnership with the county to enhance the County visitor experience and reduce their impact on County resources.
--

Dates and Times of Use: Year-round
Location of Use: 2140 CR 2, Howardsville, CO

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

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

Date Application Submitted: NOVEMBER 17, 2021	By (signature): 
Date Permit Issued:	By (signature):
Conditions 	
Acceptance of Conditions:	By (signature):

Erick Loyer
Ice Pirates Backcountry Adventures, LLC
Erick@silvertonrockpirates.com
(c) 970.708.2000
(w) 970.247.3706
www.coloradopirateadventures.com

Ice Pirates Backcountry Adventures, LLC dba Rock Pirates Backcountry Adventures Land Use Application

Overview

Rock Pirates plans to move summer outfitting and rental operations to the CB Cobb property located in Howardsville. This move allows us also to create a public staging area and education kiosk that will benefit our clients, the public, and the County.

Rock Pirates provides safe family backcountry adventures accessing the natural and historical treasures within the greater Alpine Loop area, the scope of which is within San Juan County's Comprehensive Master Plan.

We hope this move will create a partnership with the county to enhance the County visitor experience and reduce their impact on County resources.

Property Ownership

See Attachments 1-6

Vicinity Map

See Attachments 7-12

Sanitation

See Attachments 13-17

Parking

Rock Pirates will provide limited parking near the education kiosk. We will direct overflow parking to the public staging area in Parcel B.

We plan to retain our in-town office, encourage clients to park there and utilize our complimentary shuttle to reduce parking and dust on County Road 2.

See Attachment 18

Plans and Drawings

See attachments 19-20

Zoning Compatibility

See Attachments

The Cobb Property lies within the mountain zoning district and the San Juan economic corridor defined by the San Juan County Comprehensive Master Plan. It has previously been approved as an "outdoor recreation facility" by the San Juan Planning Commission and Commissioners.

MP (LU) *"Economic corridors are suitable for residential, light industrial, and flexible commercial uses and already contain existing residential development and some mixed commercial, industrial and mining development."*

MP (LU-02) *"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."*

MP (LU-2.1) *"Encourage most future development to occur in the growth following economic corridors: 1) South County on or near Highway 550, 2) Silverton/Hwy 550, 3) Silverton-Gladstone, 4) Silverton-Eureka."*

Environmental Impacts

A move from our current location to the Cobb property will decrease 5 miles of Rock Pirates' client OHV travel along County Road 2; dust and noise will significantly decrease. The proposed public staging area and shuttle service will even further reduce that impact.

Federal and State Permits

Ice Pirates Backcountry Adventures, LLC holds year-round commercial use permits with the Bureau of Land Management.

See Attachment 25

Emergency Services

The San Juan County Sheriff's Department, SAR, and EMS provide emergency services at the proposed site.

All Rock Pirate's machines have satellite communication devices that allow guests to contact our base for non-emergency issues or emergency services for life-threatening situations.

Insurance Coverage

Ice Pirates Backcountry Adventures, LLC, Rock Pirates' parent company, is fully insured per federal public lands regulations. All partners, public and private, are certificate holders.

County Road Impact

Decreasing the miles traveled to desirable trailheads and historical sites will reduce the impact on County roads. The proposed public staging area and shuttle service will further decrease that impact.

Rock Pirates would like to partner with the County to find solutions to continue reducing the impact and offset costs to maintain County roads.

MP (T) *"County roads provide access and recreation. Backcountry county roads are a critical component of the infrastructure supporting recreation and are managed to balance recreation use with access to private property and with the needs and preferences of residents."*

MP (T-3) *"Facilitate the transport of ATV riders into town and the transport of in-town tourists and residents to trailheads and other attractions near the town during the summertime."*

MP (T-3.1) *"Evaluate the feasibility of an ATV parking area and summertime shuttle service."*

MP (HA-3.1) *"County roads: Maintain the use of county roads for recreation and access to heritage tourism."*

SPECIAL WARRANTY DEED

THIS DEED, made on this day of 2ND DAY OF JANUARY 2009, between AERODIUM, INC. of the County of _____ and State of FLORIDA, Grantor(s), and SUSAN TOMS whose legal address is: P.O. BOX 274, CITY of the SILVERTON County of SAN JUAN and State of COLORADO, Grantee(s).

WITNESS, that the Grantee(s) paid an actual consideration of \$10,000
TEN THOUSANT DOLLARS

the value of which is hereby being placed on record for public information and by these presents does pass unto said Grantee(s) and confirm unto them, their heirs and successors and assigns forever, Individual and the real property, together with improvements, if any, situated, lying and being in the County of SAN JUAN and State of Colorado described as follows:

C.D. COBB MINING CLAIM, USMS SURVEY NUMBER 556, ANIMAS MINING DISTRICT, COUNTY OF SAN JUAN, STATE OF COLORADO.

Also known by: Street and number:

TOGETHER with all and singular the hereditaments and appurtenances thereto in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, are all the estate, right title, interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs, successors and assigns forever. The Grantor(s), for himself, his heirs, successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs, successors and assigns, against and every person or persons claiming the whole or any part thereof through or under the Grantor(s).

IN WITNESS WHEREOF the Grantor(s) have executed this deed on the date set forth above:

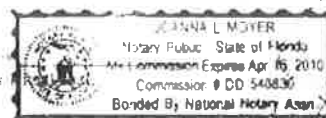
Nancy S. Clark
NANCY S. CLARK, PRESIDENT

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me on this day of _____
BY NANCY S. CLARK, PRESIDENT OF AERODIUM, INC.

My commission expires _____
Witness my hand and seal this _____ day of _____, 2010.



[Signature]

When Received Return to
SUSAN TOMS
P.O. BOX 274 SILVERTON COLORADO

SILVERTON/SAN JUAN COUNTY OFFICE OF PLANNING

2

P.O. Box 250 Silverton, Colorado 81433
T (970) 387-5522 F (970) 387-5583 E asickmiller@silverton.co.us

March 16, 2009

Mr. Fred Clark
10 Timber Cove
Deerland, FL 32724

Dear Mr. Clark:

This letter is in regards to the various tracts of land on and around the Little Nation Mill Site.

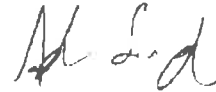
The county appreciates your efforts in cleaning up and formalizing this land. While the County is not disposing the legal status of the tracts, the fact is that none of tracts are large enough to be considered conforming, legal building lots under County Regulations. In this end, the County is proposing that in exchange for your combining certain tracts, the County will grant the combined tracts legal and conforming status.

The County asks that you combine tracts 2, 3 and 6 into a single legal tract of land, and also that you combine tracts 4 and 5 into a single tract. The combining of tracts 2, 3 and 6 would yield a single tract of just less than three acres. The combining of tracts 4 and 5 would yield a single tract just over one acre. County regulations require a minimum of five acres to build; however, if you agree to combine the lots as described in this letter (also see attachment), the county will agree to consider each of the tracts conforming lots and therefore, allow building on the tracts even though each is less than five acres.

Under the proposed arrangement, the tracts would be combined on the plat filed by Southwest Land Surveying and a note on that plat would indicate the County's acceptance of the combined tracts as buildable lots.

If you are agreeable to this arrangement or would like to discuss it further, please contact my office at the number at the top of this letter or send me an e-mail.

Sincerely,



Adam Sickmiller
Director of Planning

SILVERTON/SAN JUAN COUNTY OFFICE OF PLANNING

3

P.O. Box 250 Silverton, Colorado 81433
T: (970) 387-5522 F: (970) 387-5583 E: asickmiller@silverton.co.us

December 24, 2009


The purpose of this letter is to describe the legal status of Parcels "A" and "B," created by the Administrative Re-plat of various tracts of land located within the CB Cobb Lodge, the Howardsville Place, and the Little Nation Mill Site (this plat will be filed with San Juan County around January, 2010).

The purpose of the above-mentioned re-plat was to formalize several land-transfers that have occurred over the past several decades. In exchange for combining certain tracts that were deeded but never went through the proper subdivision process, San Juan County agreed to grant these combined tracts legal, conforming status. This is despite the fact that the newly created parcels are of fewer acres than would typically be allowed by the Land Use Code.

More specifically, Parcel A, a Parcel of 2.41 acres and Parcel B, a Parcel of 1.07 acres are considered legal, "buildable" parcels. Building on either parcel will require the submission of an improvement permit to the Land Use Administrator. Improvement plans must comply with all applicable sections of the Land Use Code, excluding minimum lot size.

For record-removal purposes, note that the San Juan County Commissioners approved the re-plat on December 15, 2009.

Sincerely,



Adam Sickmiller
Director of Planning



Standard Contract
Form 1001-18
Revised 10/18/2018

The printed portions of this form, except as noted, have been approved by the Colorado Real Estate Commission (CREC) on 10/16/18. (Mandatory 1-19)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

4

AGREEMENT TO AMEND/EXTEND CONTRACT

Date 11/8/2021

1. This agreement amends the contract dated 5/20/2021 (Contract), between Susan Torra (Seller) and Erick Loyer and/or assigns (Buyer), relating to the sale and purchase of the following legally described real estate in the County of San Juan, Colorado: C.B. COBB - 556 less and except portion known as Tract IV as described in the deed recorded July 31, 1987 in Book 321 Pages 584 - 586 and since described as Parcel B in the Administrative Re-Plat recorded February 8, 2010 under Reception 147296 known as No. 2140 County Road 2, Silverton, CO 81433 (Property)

NOTE: If the table is omitted, or if any item is left blank or is marked in the "No Change" column, it means no change to the corresponding provision of the Contract. If any item is marked in the "Deleted" column, it means that the corresponding provision of the Contract to which reference is made is deleted.

2. §1.1 Dates and Deadlines [Note: This table may be omitted if applicable.]

Item	Reference	Event	Date or Deadline	No Change	Deleted
1	§1.1	Alternative Earnest Money Deposit			
2	§1.1	Title			
3	§1.1	Review Title Documents			
4	§1.1	Review Title Documents Deadline			
5	§1.1	CA Record Title Deadline			
6	§1.1	CA Record Title Documents Deadline			
7	§1.1	Title Insurance Deadline			
8	§1.1	Right of First Refusal Deadline			
9	§1.1	Owner's Approval			
10	§1.1	Association Documents Deadline			
11	§1.1	Association Documents Termination Deadline			
12	§1.1	Buyer's Obligations			
13	§1.1	Buyer's Property Documents Deadline			
14	§1.1	Local Based Plat Documents Deadline (B.1) - E.1			
15	§1.1	Loan and Credit			
16	§1.1	Loan Approval Deadline			
17	§1.1	Loan Termination Deadline			
18	§1.1	Buyer's Conditional Approval Deadline			
19	§1.1	Disapproval of Buyer's Conditional Approval Deadline			
20	§1.1	Closing Loan Documents Deadline			
21	§1.1	Escrow Loan Documents Termination Deadline			
22	§1.1	Loan Transfer Approval Deadline			
23	§1.1	Delivery of Property Documents Deadline			
24	§1.1	Approval			
25	§1.1	Approval Deadline			
26	§1.1	Approval Termination Deadline			
27	§1.1	Approval Resolution Deadline			
28	§1.1	Survey			
29	§1.1	New or New Survey Deadline			
30	§1.1	New or New Survey Termination Deadline			
31	§1.1	New or New Survey Resolution Deadline			
32	§1.1	Inspection and Due Diligence			
33	§1.1	Inspection Documents Deadline	4/22/2022		
34	§1.1	Inspection Termination Deadline	4/22/2022		
35	§1.1	Inspection Resolution Deadline	4/22/2022		
36	§1.1	Inspection Resolution Documents Deadline			
37	§1.1	Due Diligence Documents Deadline			
38	§1.1	Due Diligence Documents Termination Deadline			
39	§1.1	Due Diligence Documents Resolution Deadline			
40	§1.1	Environmental Inspection Documents Deadline (B.1) - E.1			
41	§1.1	AGA Evaluation Documents Deadline (B.1) - E.1			
42	§1.1	Conditional Sale Termination			
43	§1.1	Local Based Plat Termination Documents Deadline (B.1) - E.1			
44	§1.1	Escrow Statements Documents Deadline (B.1) - E.1			
45	§1.1	Closing and Possession			
46	§1.1	Closing Date	5/5/2022		
47	§1.1	Inspection Date	5/5/2022		
48	§1.1	Inspection Time	noon closing and funding		
49	§1.1	Inspection Time			
50	§1.1	Inspection Time			

Other dates or deadlines set forth in the Contract are changed as follows:

none

Additional amendments

1. Earnest Money Deposit will be increased by \$15,000, totaling \$25,000. This deposit is non-refundable. Should this contract does not close, Seller will retain the Earnest Money in entirety.

2. All other terms and conditions of the Contract remain the same.

This proposal expires unless accepted in writing by Seller and Buyer as evidenced by their signatures below and the offering party to this document receives notice of such acceptance on or before 11/10/2021 11:00 MT.

Susan Torra

Seller: Susan Torra

Date: 11/8/2021

Seller:

Date:

Address:

Erick Loyer and/or assigns

Buyer: Erick Loyer and/or assigns

Date: 11/11/2021

Buyer:

Date:

Address:

5

This Invention, Made this 10 day of SEPTEMBER, 1820, between

AERODIUM INC

of the County of SAN JUAN and State of Colorado, party of the first
part, and

of the County of SAN JUAN and State of Colorado, party of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of 810 00 Dollars,

to NER, in hands paid by the said party of the second part, the receipt whereof is hereto acknowledged, has granted, bargained, sold, retained, released and forever quit-claimed, and by these presents does great, bargain, sell, release and forever quit-claim, unto the said party of the second part, NER, heirs and assigns, the following described property, situate, lying and being in ANIMAS Mining District, in the County of SAN JUAN, and State of Colorado, to wit:

TRACT ☒ HOWARDSVILLE PLACER US SURVEY 942

TOGETHER with all the ships, stores, and appurtenances, and all the metals, ores, gold and silver-bearing quartz, rock and earth therein, and all the rights, privileges and franchises thereto incident, appendant and appurtenant, or therewith usually used and enjoyed; and all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in or to the said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges thereto incident, unto the said party of the second part **HER** heirs and assigns forever.

IN WITNESS WHEREOF, The said part. of the first part has
signed and affixed the day and year first above written.

Signed, sealed and delivered in the presence of

Margaret K. B.
 (Pandy Cass)

✓ AERODIUM INC (BRL)

audience & Clark [REAL]

FILE 100-437-21-749-0

STATE OF FLORIDA, Florida

County of Los Angeles

The foregoing indictment was acknowledged before me this

2nd - Nancy Smith Clark

My commission expires 12-03

二、

. Whichever way helped and defined work.

Warrant A. B.



6

EXHIBIT A
TO QUIT CLAIM DEED
FROM SULTAN MOUNTAIN MINE
TO FRED P. CLARK

TRACT V:

All that part or portion of the Howardsville Placer, U.S. Survey No. 942, Animas Mining District, San Juan County, Colorado, described as follows:

BEGINNING at Corner #1 of Survey No. 1698, Little Nation millsite which is the same as Corner #1 of Survey 942, Howardsville Placer, Animas Mining District, San Juan County, Colorado;

Thence S. 55°44'00" E., 17.40 feet to Corner #2;

Survey No. 942, Howardsville Placer which is the same as Corner #1, Survey No. 556, C. B. Cobb;

Thence N. 64°00' E., 213.00 feet;

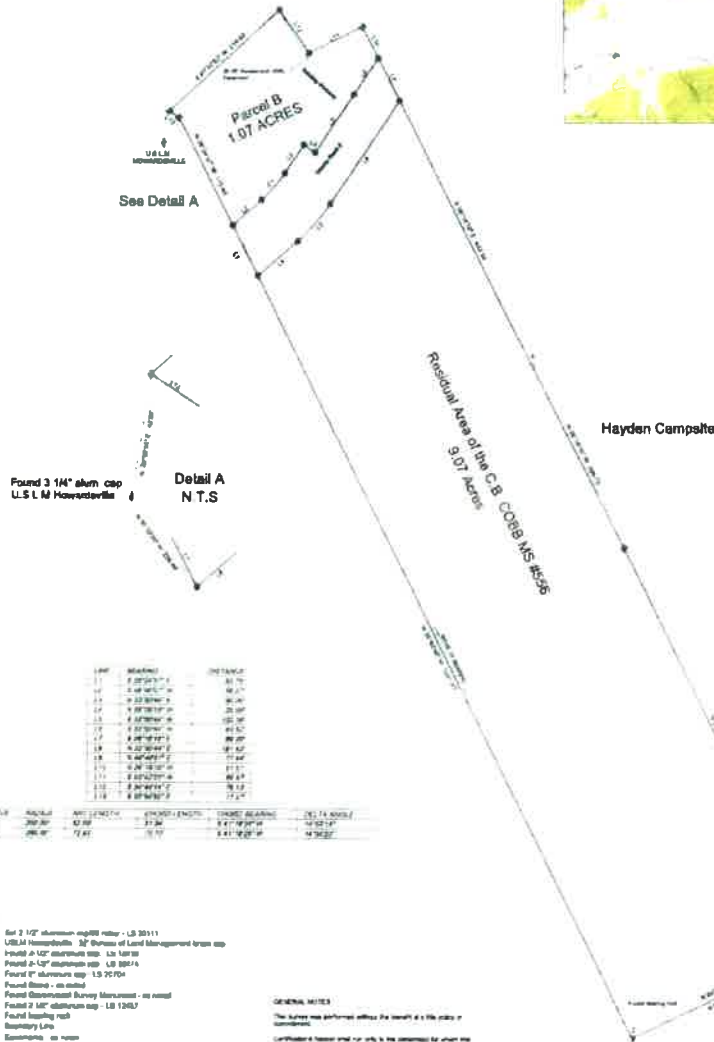
Thence N. 34°07'50" W., 76.34 feet to a point on line 1-2 of Survey 1698, Little Nation millsite;

Thence S. 48°00'00" W., 219.33 feet to the point of beginning, containing 0.227 acres of surface ground more or less;

LESS AND EXCEPT an easement for use, replacement, maintenance, and/or repair of the currently existing Sultan Mountain pipeline which traverses the property, for the benefit of Sultan Mountain Mine, its heirs, assigns, and successors. Such easement is offered in exchange for the right of Fred P. Clark, his assigns, successors and heirs, to a maximum 3/4ths inch water tap for his (their) usage.

VICINITY MAP

NTS

[illegible]

LEGEND

- [illegible]

GENERAL NOTE

The survey was performed without the benefit of a file folder or questionnaire.

Certification is based not only on the consensus of what the survey has produced and on its behalf to the agencies based on surveys (work). Certifications are not considered to additional evidence is subsequent cases.

Only print off this survey sheet with an original seal and signature.

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 391–397

2. Secondary Survey of the Suprapubic Flap: MS 4952, Post of Little Malabar MS 4798B, and F of U.S. MS 485 4952B San Jose, Costa Rica. Catalogue: U.M.S. 1.3 4729

[illegible]

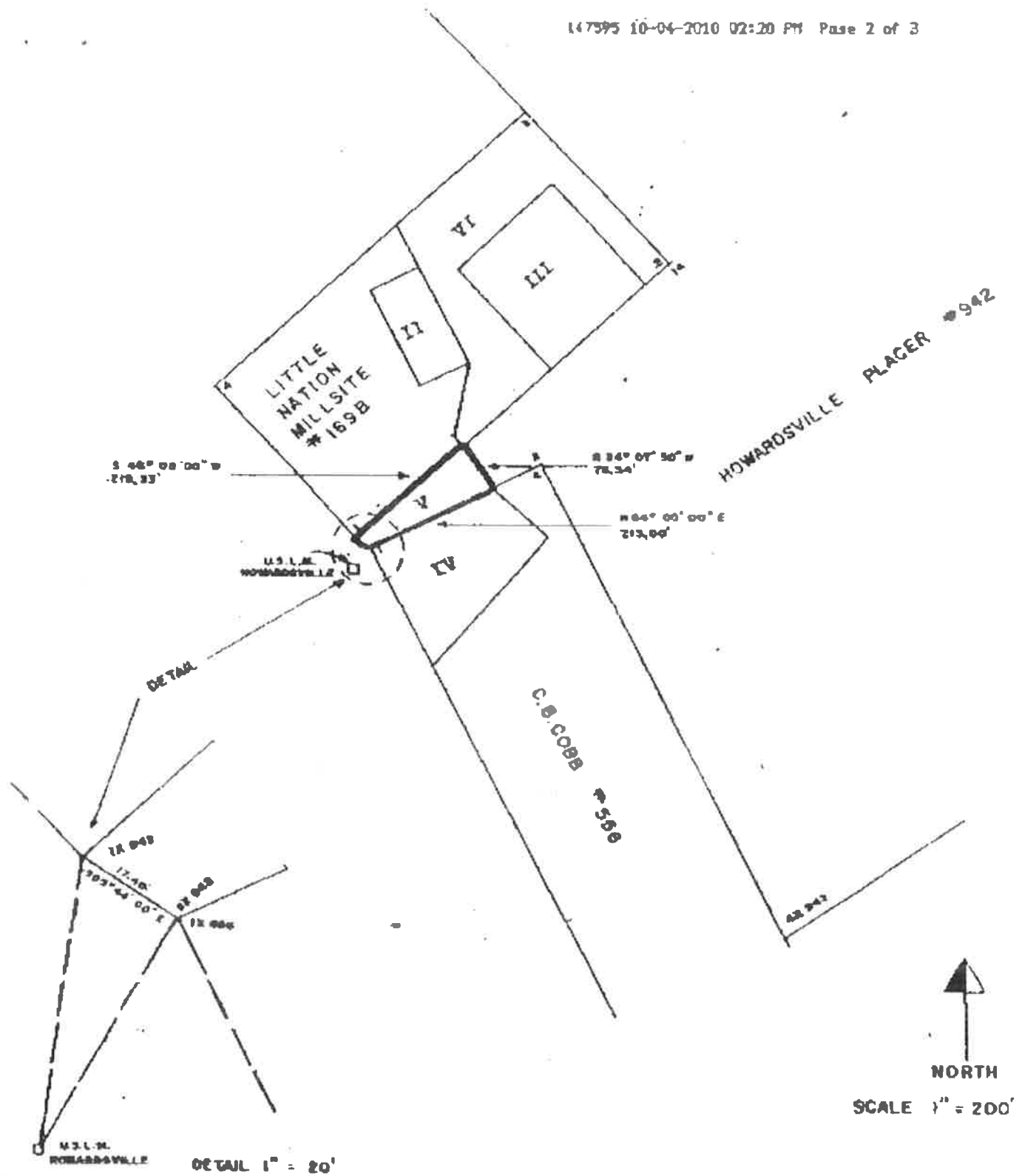
CENTRAL USE REPORT

1. When Kenneth L. Surber, a Registered Land Surveyor in the State of Colorado, is finally paid for the job accurately measured, that the surveying services addressed herein have been performed by the professional land surveyor in writing the professional land surveyor in charge is based upon the professional land surveyor's knowledge, information and belief. It is accordance with applicable provisions of practice is not a guarantee in writing; rather represents as stated. I further certify for the reasonable person herein actually told, and that their actions are as shown.

San Juan County Clerk and Recording Department
This slip was prepared by filing in the office of the Clerk and Recorder of
San Juan County, Colorado on this _____ day of _____, A.D. 19____.
Recorder's Number _____ Title _____ Book _____ Page _____

U S MINERAL SURVEYORS REGISTERED LAND SURVEYORS AK, AZ, CO, NM, NV 1-800-214-4541	
ALICE DALLER F-402 U.S.F.	450-222-2222
FRANK CHRY NOM	
BRADLEY KEL	

SOUTHWEST LAND SURVEYING LLC 1303 N Lane, Berlin, CO 81616 (303) 879-7913 Fax: (303) 874-6112 E-mail: info@swland.com	
Result of Survey Parcel B and the related area of the C.B. Cobb Lumber Mill Site	Station Ties 0 C (on 77) Station Colorado 91-000

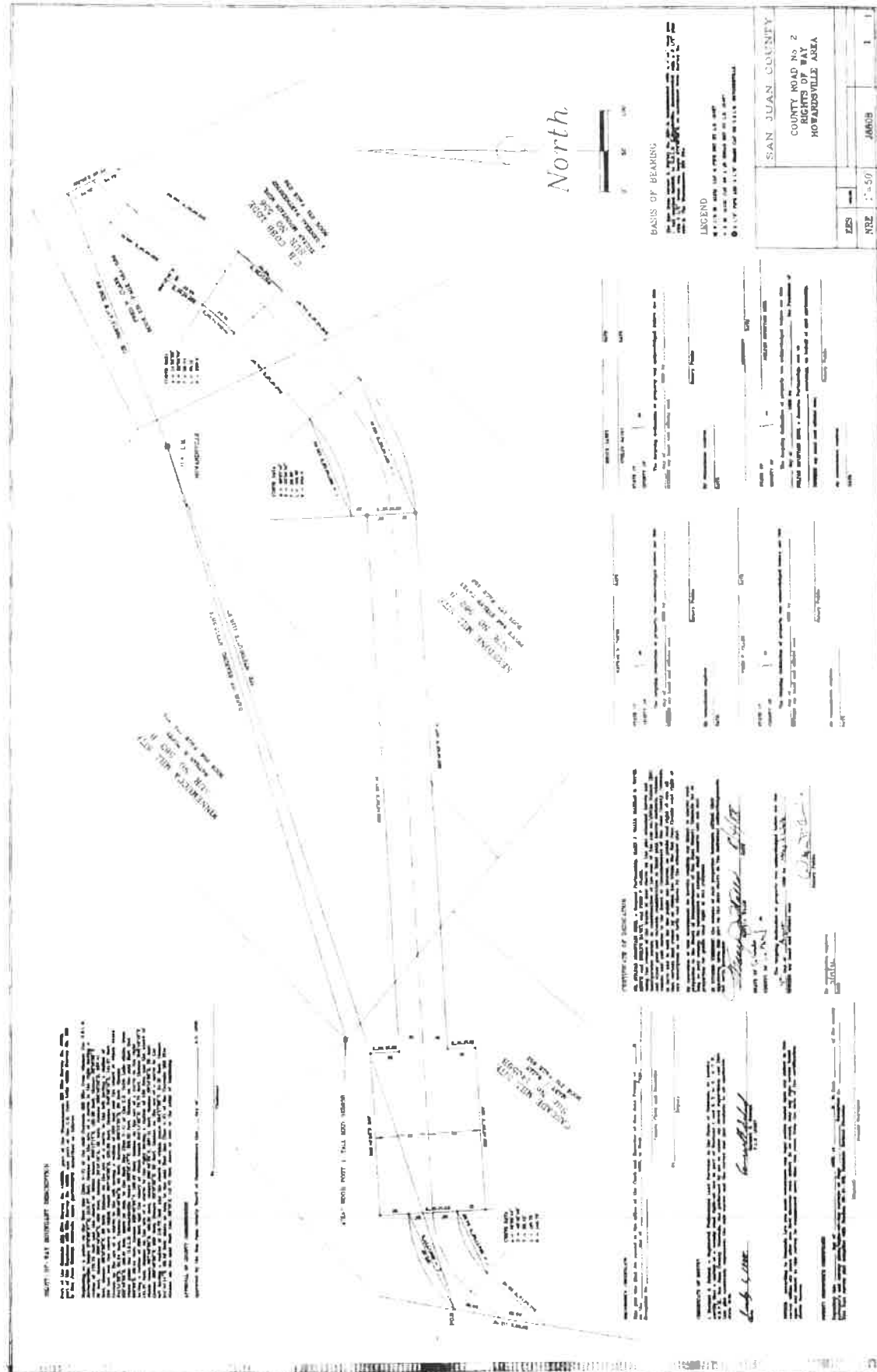


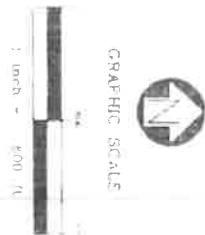
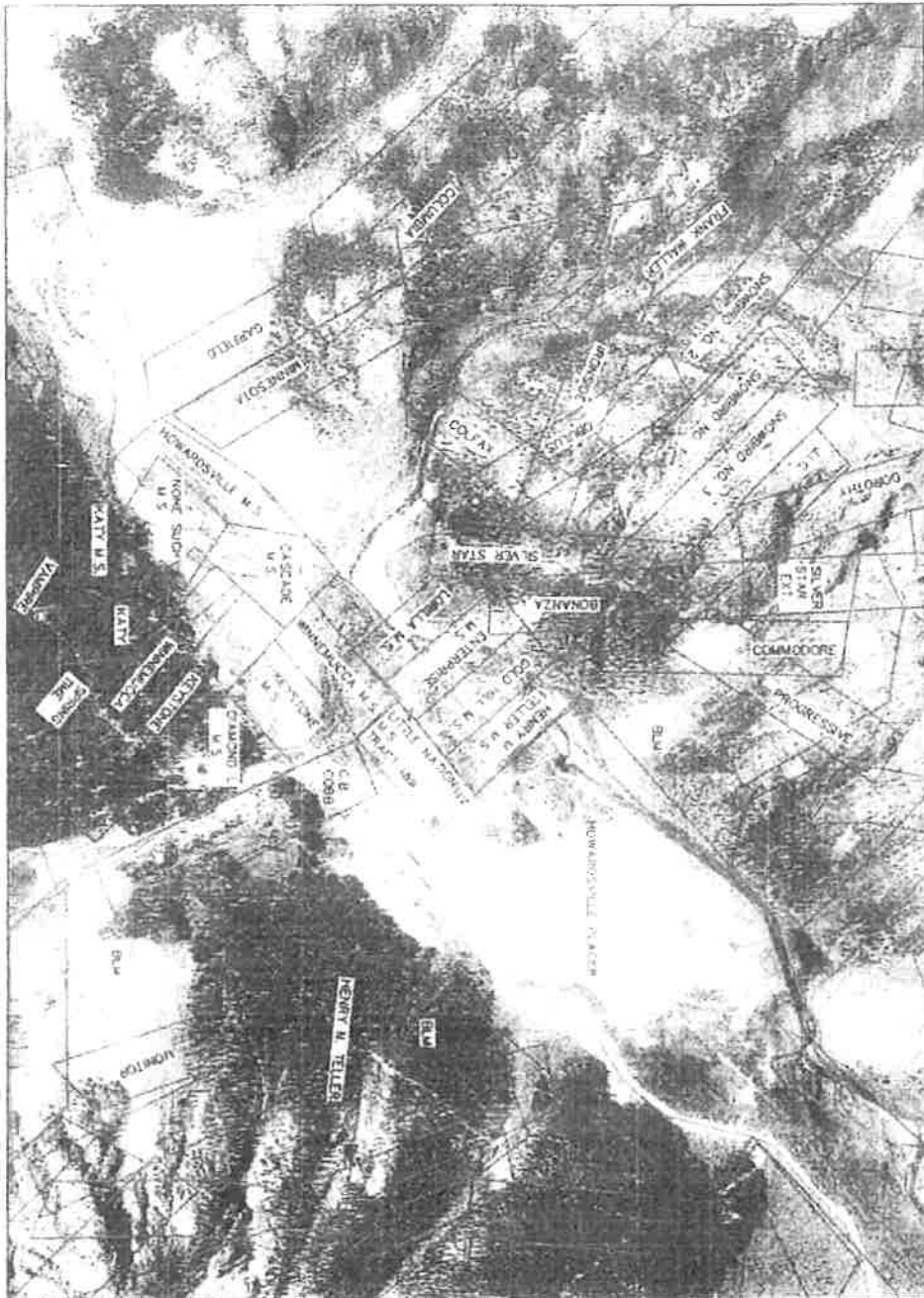
DRAWING NUMBER

DRAWING NUMBER

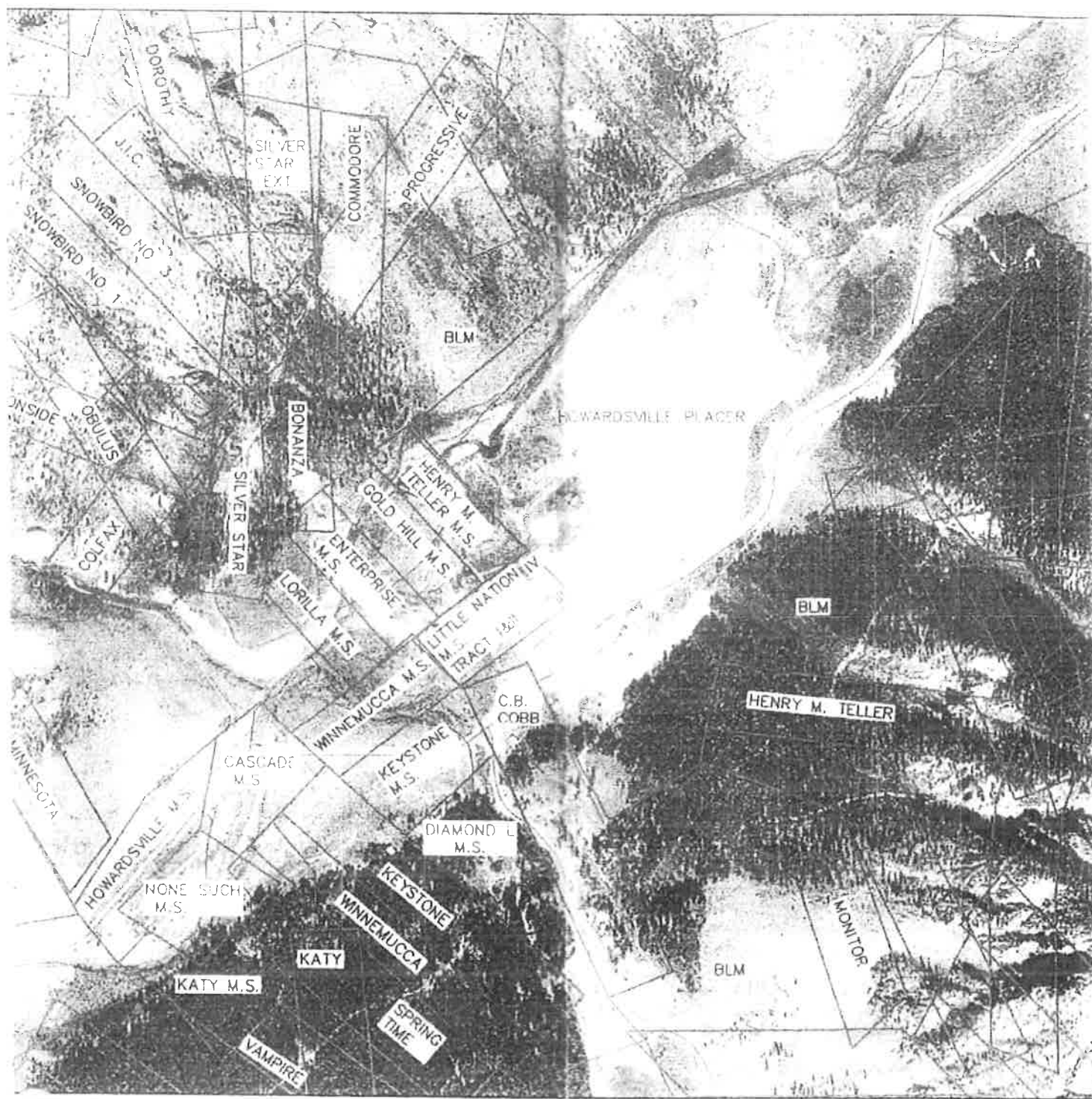
DRAWING NUMBER

DRAWING NUMBER





<p>DATE: JANUARY 1, 2008 DRAWN BY: [illegible] CHECKED BY: [illegible] LAST REVISION: 1/1/08</p>	<p>ADJACENT LAND OWNER MAP LOXLEY MILL SITE HOWARDSVILLE SAN JUAN COUNTY, COLORADO</p>	<p>SCALE: 1" = 400' (AS SHOWN) PREPARED BY: [illegible] 400' 300' 200' 100' 0'</p>
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SAN JUAN BASIN public health

[DEPARTMENT USE ONLY]

EXISTING WWP # _____

TRT APPLICATION # _____

ACCEPTANCE DATE _____

APPLICATION for a Transfer of Title Acceptance Document

Existing Permit Number: WWP 1994 468 (if more than one exists, write the most recent)

What is the current status of the existing permit?

☒ Final (Date of Final Signature 7/1/97) ☐ Active (for ongoing repairs or expansion)☒ Expired (NOTE: A new permit may be required)Property Address: 2140 CR #2 Silverton, Co. Parcel Number 48290010010022Current Property Owner: Susan Tams

Application Date _____

Property Owner's Agent (optional): Melissa ChildsOwner or Agent's Phone Number: (970) 903-4132 Email address: melissamchilds@me.com

GENERAL INFORMATION (to be completed by Owner or Owner's Agent):

What is currently served by this OWTS?

☒ Commercial (describe): _____☒ Residential: Number of dwellings: _____ Number of bedrooms: _____
(list number of bedrooms in each dwelling separately, i.e. "3+2")☐ RV only ☐ Other (describe): _____Number of dwellings listed by County Assessor: 0 Number of bedrooms: 0Number of dwellings listed on existing permit: 1 Number of bedrooms: 1

NOTE: Your application may be rejected if the listing by the County Assessor exceeds the existing permit. A new permit may be required to add additional capacity.

Are there any other on-site wastewater treatment systems on the property? (Y/N) N

NOTE: Separate applications for a Transfer of Title Acceptance Document and separate Inspection Reports must be submitted for each OWTS on the property being transferred.

Are there any ongoing Maintenance or Inspection contracts for an OWTS on this property? (Y/N) N

Attach a copy of the most recent maintenance agreement. Date of expiration: _____

INSPECTION INFORMATION (attach Inspection Report(s) to this Application upon submission):

Date of Most Recent Inspection: 10/16/21 Inspector: Joe DaultonInspection Result Acceptable? (Y/N) Y Inspector's NAWT Certification Number: 140771 TCDate of Most Recent Septic Tank Servicing: 10/16/21 Cleaner: SW Acceptable? (Y/N) YRecord Drawing: ☒ Record Drawing Attached OR ☐ SJBPH has Record Drawing on fileFEES \$90 administrative fee: Date paid: _____ Payment type: _____ Received by: _____
If using the SJBPH online payment form, write "Transfer of Title Acceptance Document" in the Description field and write the Property Address in the Invoice Number field.

AFFIRMATION (must be signed by current property owner): I am requesting...

☐ A Transfer of Title Acceptance Document (all inspection and servicing reports are acceptable, bedroom count matches permit and County Assessor records)☐ A Conditional Transfer of Title Acceptance Document (check at least one of the following):☐ Buyer has completed an agreement to obtain necessary permits and repairs (attached)☐ Conditions do not allow for repairs (attach explanation)☐ Inspection could not be completed (attach explanation)

I acknowledge: (1) The information above is true and accurate to the best of my knowledge, (2) SJBPH may deny this application or issue conditional acceptance in accordance with relevant laws and regulations, (3) issuance of an acceptance document does not imply any warranty by SJBPH as to the operation of the OWTS, and (4) the property owner and all future property owners assume the responsibility and liability for proper maintenance of the OWTS.

Signature of Property Owner _____

Date: _____

SAN JUAN BASIN public health

14

[DEPARTMENT USE ONLY]

EXISTING WWP #

TRT APPLICATION #

INSPECTION DATE

TRANSFER OF TITLE INSPECTION REPORT for On-Site Wastewater Treatment Systems

PROPERTY INFORMATION

Property Owner Susan Toms Inspection Ordered By Agent
Owner or Agent's Phone # (970) 903-4132 Mailing or Email Address melissamchilds@me.com
Property Address 2140 CE #2 Silverton County San Juan Lot Size (acres) 3.5
Existing OWTS Permit #: WWP 1994-468 Date of Inspection 10/16/21
List All Buildings Served by this OWTS (include commercial uses):

INSPECTOR INFORMATION

Name of Inspector Joe Daulton Inspector's Certification # 14077 ITC
Inspector's Address P.O. Box 787 Mancos, Co. Certification Expiration Date April 2023
Inspector's Email Address SouthwestSeptic19@gmail.com Inspector's Phone # (970) 739-3119

GENERAL INFORMATION (to be completed by property owner or agent)

Age of OWTS: Tank(s) 24 years Soil Treatment Area 24 years Lagoon N/A years
Water Softener? Y / ☒ Garbage Disposal? Y / ☒ Grease Trap? Y / ☒ # of Bedrooms n/a
Commercial Uses (include # of employees/users)
Is the dwelling or facility unoccupied or vacant? Y / ☒ If so, for how long?
Has a sewage backup ever occurred? Y / ☒ Date of last sewage backup
List any known repairs to system Water supply Cistern
Is there a service contract for system components? Y / N Date of last service
Date septic tank was last pumped unknown Usual frequency of pumping

SYSTEM COMPONENTS (mark components not present with "N/A")

Septic Tank 1: Material Concrete # of Compartments 2 Capacity (gallons) 1000
Septic Tank 2: Material # of Compartments Capacity (gallons)
Aerator: Location (circle one): Middle Compartment of Septic Tank / Separate Aerator Vault
Pump: Location (circle one): Pump Vault / Final Compartment of Septic Tank
Siphon: Location (circle one): Siphon Vault / Final Compartment of Septic Tank
Higher-Level or other Treatment Unit: Manufacturer/Model
Soil Treatment Area: Distribution Media Chambers (Chambers, GST, Rock-and-Pipe, or Other)
of Trenches # of Beds Total # of Laterals Area (ft²) 250
Lagoon: Depth (ft) Dimensions at Bottom (ft x ft) Lined? Y / N
Vault: Material Capacity (gallons) Warning Device? Y / N
Other Components:
Greywater or Other Discharges not connected to OWTS:

EVALUATION PROCEDURES (CDI = Corrected/Added During Inspection)

Septic Tank(s) or Vault(s)

Locate, access and open the septic tank cover(s)	<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> Not Completed
Is tank cover at or above grade? <u>YES/Acceptable</u>	<input checked="" type="checkbox"/> CDI/Acceptable	<input type="checkbox"/> NO/Unacceptable
Can surface water infiltrate into tank?	<input checked="" type="checkbox"/> NO/Acceptable	<input type="checkbox"/> YES/Unacceptable
Any indications of previous failure?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
Inspect lid; measure sludge and scum level	<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> Not Completed
Is effluent filter present? <u>YES</u>	<input type="checkbox"/> CDI	<input checked="" type="checkbox"/> NO

SAN JUAN BASIN public health

[DEPARTMENT USE ONLY]

EXISTING WWP #

TRT APPLICATION #

INSPECTION DATE

15

EVALUATION PROCEDURES (Cont.) (CDI= Corrected/Added During Inspection)

Operating Test

Run an operating test: Gallons added 100 ☒ Complete ☐ Not Completed
 Does water added to the Inlet line flow into the tank? ☒ YLS/Acceptable ☐ NO/Unacceptable
 Does water flow back into the tank from the outlet? ☒ YES/Acceptable ☐ YES/Unacceptable
 What is the condition of the inside of the tank? ☒ Acceptable ☐ Unacceptable
 Comments _____

Aerator (this section is for aeration tanks NOT being used as a Higher-level treatment system. Use this section for most lagoon-type systems - these systems are indicated with "aeration tank" or "home type" on most original permits)

Does the system contain an aeration tank? ☐ YES ☒ NO
 Is the aerator working? ☐ YES/Acceptable ☐ CDI/Acceptable ☐ NO/Unacceptable
 (NOTE: Do not replace a failed aerator or install a new one without a minor repair permit from SJBPH. However, you may restore electrical to a disconnected aerator during inspection.)
 Aerator Manufacturer/Model (if working) _____ Age (years) _____

Pump Chamber

Does the system contain a dosing or other pump? ☐ YES ☒ NO
 What is the condition of the pump chamber? ☐ Acceptable ☐ Unacceptable
 Is the pump elevated off the bottom of the chamber? ☐ YES ☐ NO
 Does the pump work? ☐ YES/Acceptable ☐ NO/Unacceptable
 (NOTE: Do not replace failing pump without minor repair permit from SJBPH)
 Is there a check valve or purge hole present? ☐ YES ☐ NO
 Is there a high-water alarm on a separate circuit? ☐ YES or CDI ☐ NO
 Does the alarm work? ☐ YES/Acceptable ☐ NO/Unacceptable
 Type of alarm: ☐ Audio ☐ Visual ☐ Both
 Do electrical connections appear satisfactory? ☐ YES ☐ NO
 Has the pump chamber been pumped? ☐ YES/Acceptable ☐ NO/Unacceptable

Siphon Chamber

Does the system contain a dosing or other siphon? ☐ YES ☒ NO
 What is the condition of the siphon chamber? ☐ Acceptable ☐ Unacceptable
 Is the siphon elevated off the bottom of the chamber? ☐ YLS ☐ NO
 Does the siphon work? ☐ YES/Acceptable ☐ NO/Unacceptable
 (NOTE: Do not replace failing siphon without minor repair permit from SJBPH)
 Has the siphon chamber been pumped? ☐ YES/Acceptable ☐ NO/Unacceptable

Higher-level Treatment System (or other Pretreatment System)

Is the HLTS operational? ☐ YES/Acceptable ☐ NO/Unacceptable
 (NOTE: Do not replace failed HLTS without minor repair permit from SJBPH)
 Comments: _____

Soil Treatment Area

Probe the soil treatment area. ☒ Complete ☐ Not Completed
 Check the water level in the inspection ports. ☒ Complete ☐ Not Completed

SAN JUAN BASIN public health

16

[DEPARTMENT USE ONLY]

EXISTING WWP #

TRT APPLICATION #

INSPECTION DATE

EVALUATION PROCEDURES (Cont.) (CDI = Corrected/Added During Inspection)

Soil Treatment Area (Cont.)

Is there serious erosion, compaction or subsidence?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
Is there indication of previous failure?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
Is seepage visible on the surface of the STA?	<input checked="" type="checkbox"/> NO/Acceptable	<input type="checkbox"/> YES/Unacceptable
Is seepage visible down-slope from the STA?	<input checked="" type="checkbox"/> NO/Acceptable	<input type="checkbox"/> YES/Unacceptable
Is improper vegetation present?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
Is there saturation or ponding in the distribution media?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
Is effluent evenly distributed across the STA?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Is there snow cover or irrigation present?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES

Comments:

Lagoon

What is the depth of water in the lagoon? n/a feet

How much freeboard is there between the water level and the top of the berm?
☐ >2 FT/Acceptable ☐ 1-2 FT/Acceptable ☐ <1 FT/Unacceptable

Is seepage visible on the outside of the berm? ☐ NO/Acceptable ☐ YES/Unacceptable

What is the condition of the berm? ☐ Acceptable ☐ Unacceptable

Does the lagoon receive proper sunlight? ☐ YES ☐ NO

Is there excessive aquatic plant growth in the lagoon? ☐ NO or CDI ☐ YES

Is the lagoon fenced properly? ☐ YES/Acceptable ☐ CDI/Acceptable ☐ NO/Unacceptable

Comments:

Water Supply

Distance from STA or lagoon to nearest water well or cistern: 250 feet

Are there water line-sewer line crossings? ☒ NO ☐ YES

Other Components (Describe: _____)

Inspection Results (attach additional narrative if necessary) ☒ Acceptable ☐ Unacceptable

INSPECTION SUMMARY

☒ Acceptable (no repairs required) ☐ Unacceptable (repairs or replacement required)

☐ Repairs required that do not require a new permit (surface features/ electrical only)

Note any items corrected/added during inspection:

24" watertight risers installed over inlet + outlet on septic tank and distribution box

Explain/define repairs needed:

If complete replacement is needed, explain here:

If further inspection or investigation is needed, explain here:

SAN JUAN BASIN public health

17

[DEPARTMENT USE ONLY]

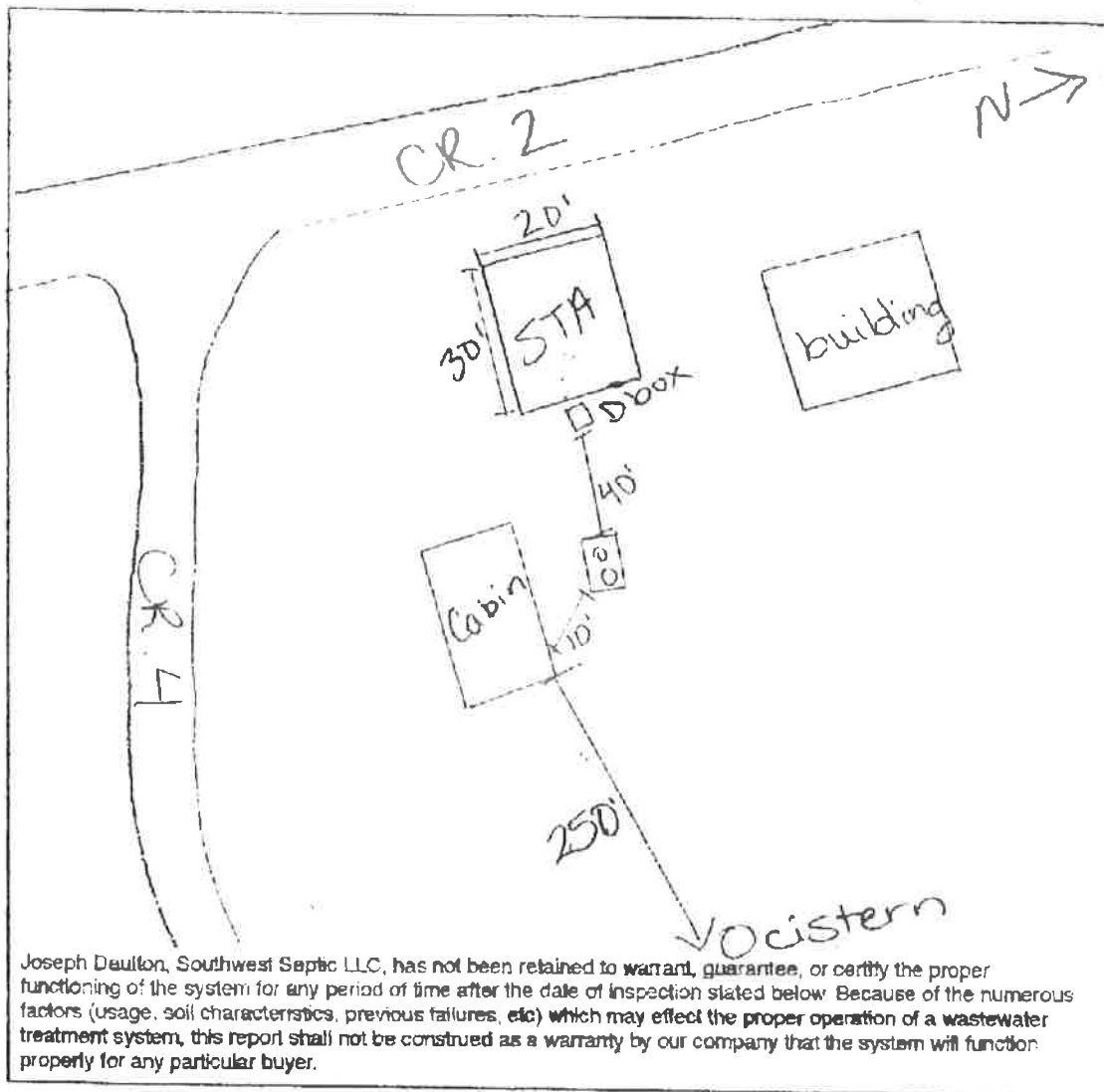
EXISTING WWP # _____

INT APPLICATION # _____

INSPECTION DATE _____

RECORD DRAWING

If SJBPB does not have a record drawing on file, draw the entire system. Include a north arrow, location of dwellings and other structures, distances to septic tank(s), pump or siphon vault(s), soil treatment area, and lagoon if present. Include relevant setbacks to surface water, wells, cisterns, water service lines, and property lines.



ATTESTATION

By signing this form, I hereby verify that I am an NAWT-certified inspector who personally conducted the inspection of this property on the date reported.

Inspector Name Joseph DaultonSignature [Signature]Date 10/8/21

Rock Pirates Proposed Parking and Educational Kiosk

13



Legend

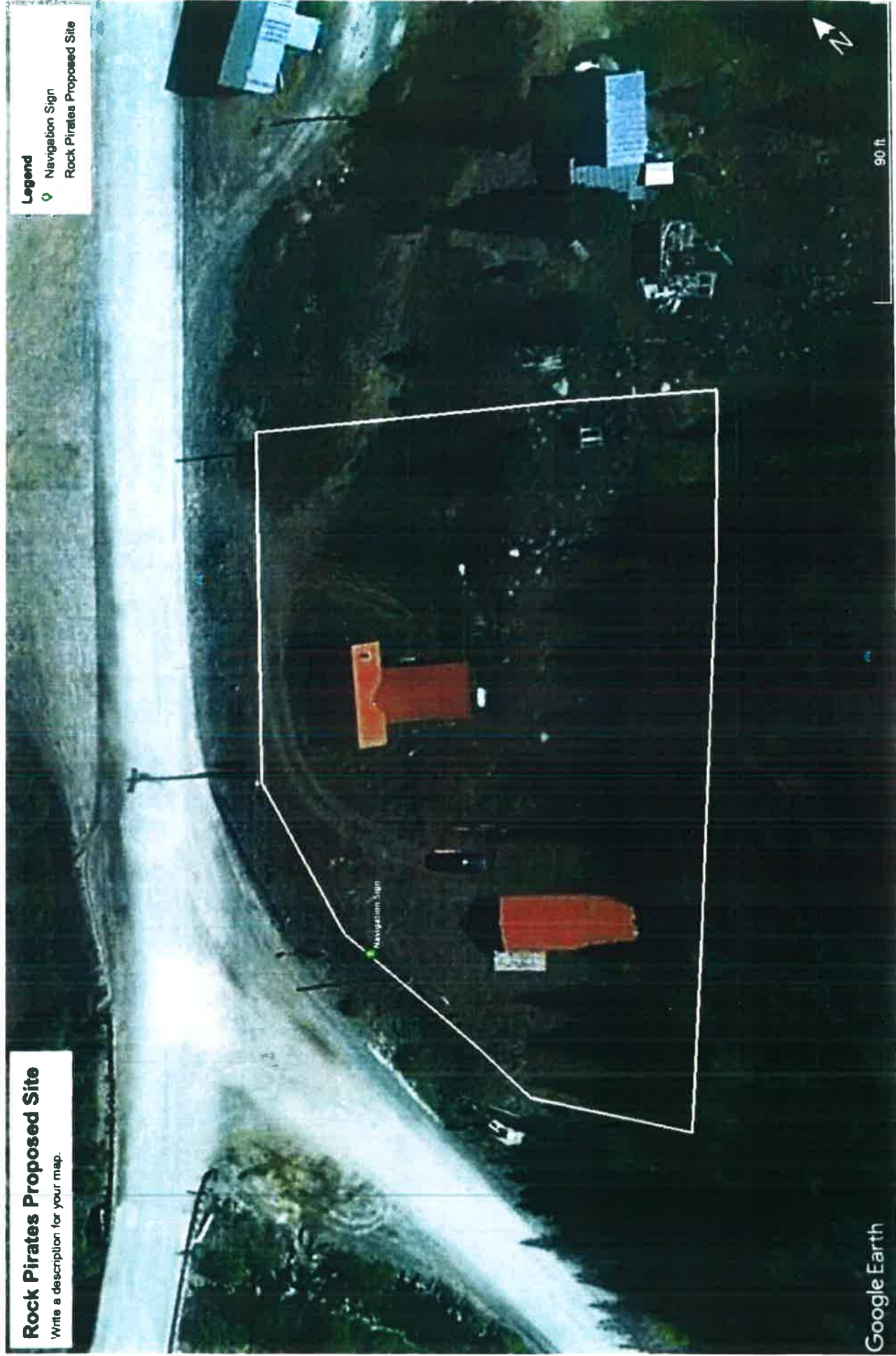
Rock Pirates Proposed Parking Area and Educational Kiosk

Rock Pirates Proposed Site

Write a description for your map.

Legend

- Navigation Sign
- Rock Pirates Proposed Site



Proposed Public Staging Area

Legend

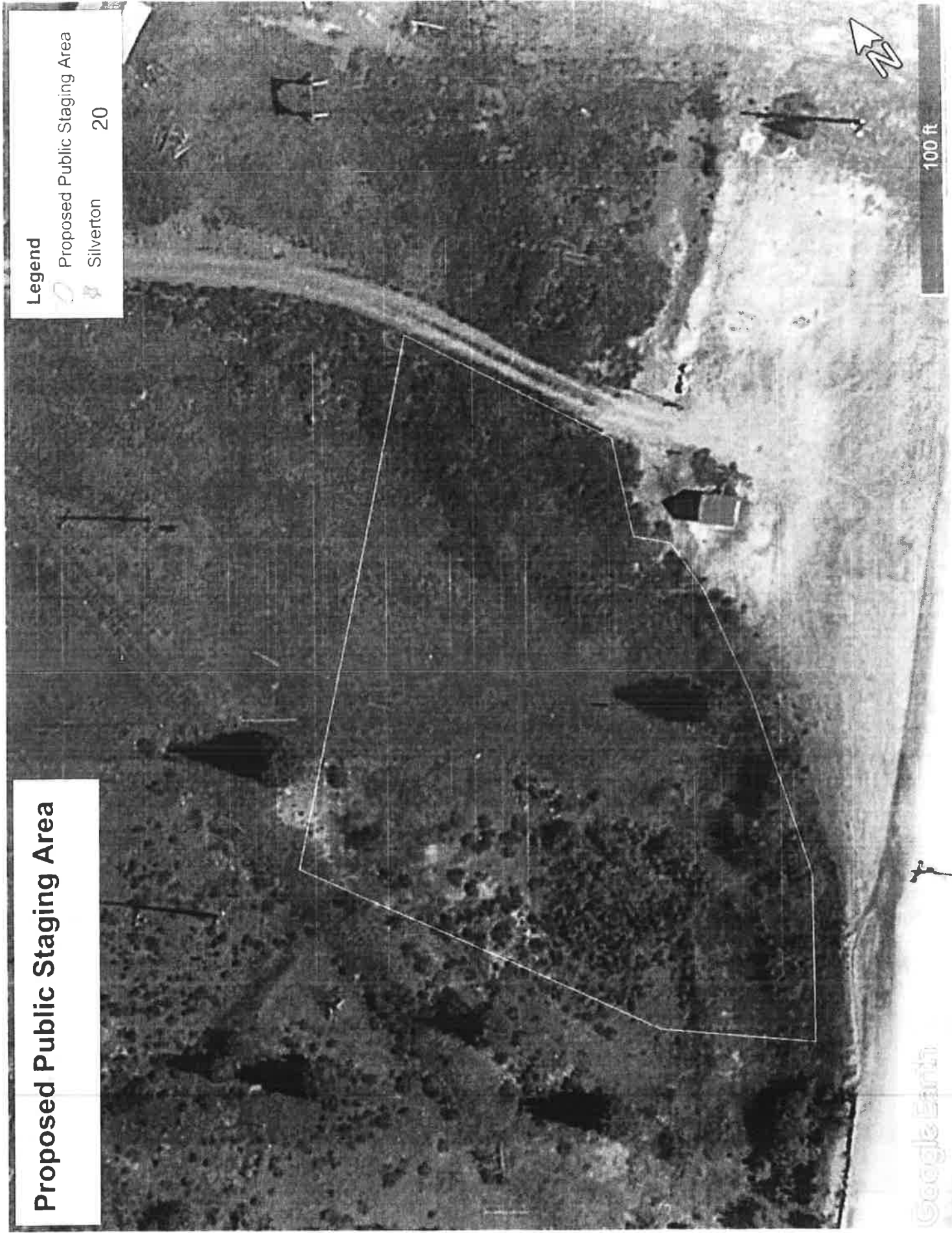
Proposed Public Staging Area

Silverton

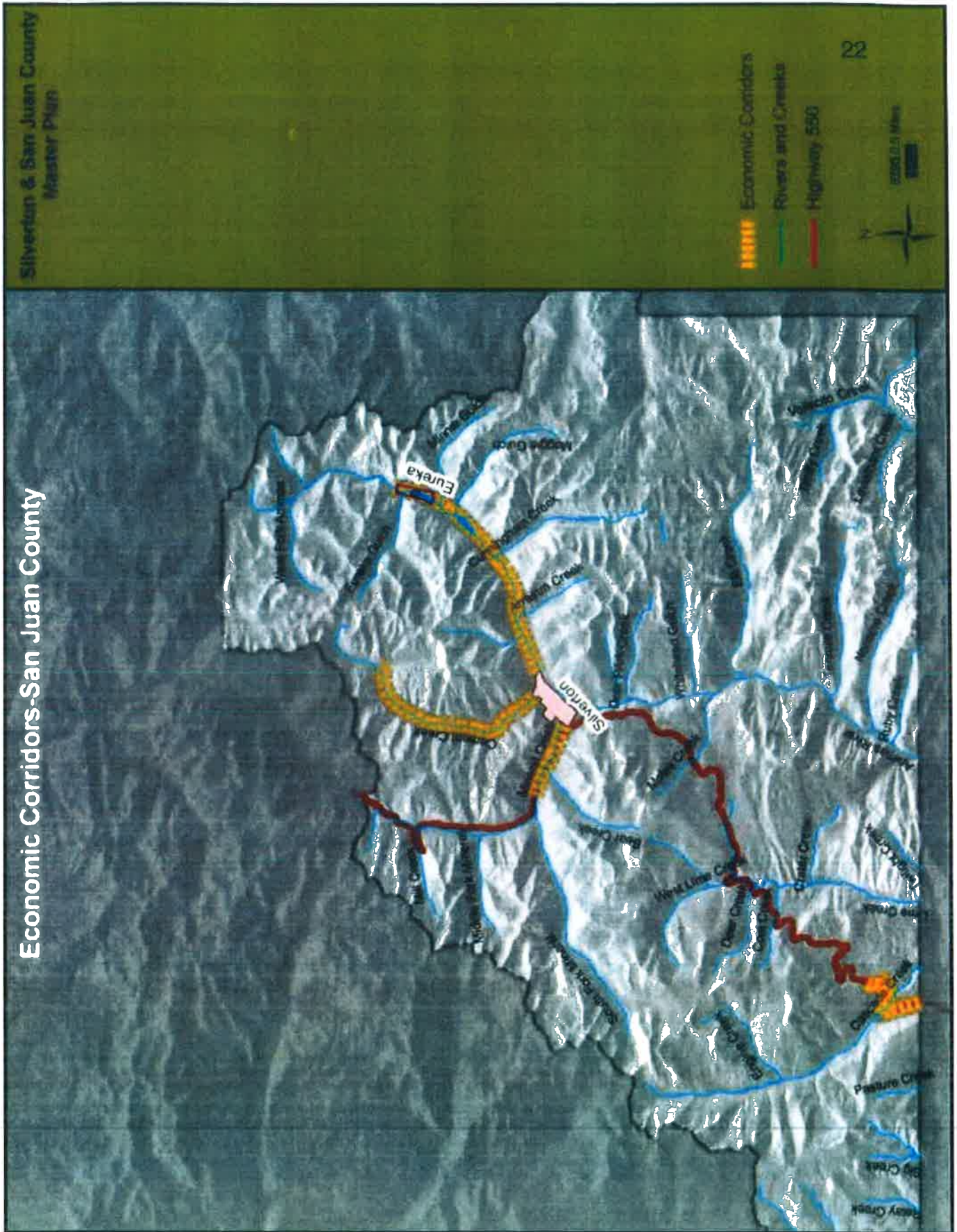
20

Google Earth

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Economic Corridors-San Juan County



San Juan Regional
Planning Commission

SAN JUAN COUNTY TOWN of SILVERTON
Silverton, Colorado 81433

August 23, 1994

Board of Commissioners
San Juan County
Silverton
Colorado 81433

Gentlemen:

RE: Little Nation Millsite

The San Juan Regional Planning Commission would like to recommend that approval be given to Ted Toms for his development of an outdoor recreation facility on the Little Nation Millsite and the C.B. Cobb Mining Claim, as presented in his Sketchplan Appearance before the Planning Commission on August 23, 1994 and as illustrated in the accompanying materials.

His concept includes a store and a "miners' village", which would provide people the opportunity to live in the manner that early miners in San Juan County did, experiencing and learning some of the history of this county during a vacation.

Sincerely,

Alfred Klinke/pdm

Alfred Klinke
Chairman

AK: pdm

Office of the
ADMINISTRATOR

24

of
SAN JUAN COUNTY



P.O. Box 466 Silverton, Colorado 81438

Phone: 808-387-5766

September 27, 1994

Little Nation Mining Co.
P.O. Box 274
Silverton, Colorado 81433

Att: Ted Toms

Dear Ted,

The Board of Commissioners, at their regularly scheduled meeting of September 26th, held a public hearing regarding your Improvement Permit application #245.

Members of the Board agreed unanimously with the recommendation of the San Juan Regional Planning Commission and gave full approval to your project.

According to my records the only remaining approvals are from the State Electrical Inspector and San Juan Basin Health. Once these are satisfied I will issue you the Improvement Permit.

Please contact me if you have any questions.

Sincerely,

Bill Norman
William C. Norman
Land Use Administrator



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
GUNNISON FIELD OFFICE
210 West Spencer, Suite A
Gunnison, CO 81230
www.blm.gov/co/gunnison/fo/gfo.blm
(970) 642-4940

Annual Operating Authorization

In Reply Refer to:
8372 (COF070)

JUN 23 2021

Permission is granted to:

Rock Pirates Backcountry Adventures
PO Box 223
Silverton, CO 81433

to operate under the conditions set forth in Special Recreation Permit #CO1600319041. This AOA authorizes guided OHV tours on BLM lands in the Gunnison Field Office area as specified in the current operating plan and use authorization on file in the Gunnison Office. All stipulations set forth in Special Recreation Permit #CO1600319041 apply with the addition of the following:

Special Stipulations

- 1) Your post use report and final fee payment ^{Text} must be received by the Gunnison Field Office by November 30, 2021.
- 2) This authorization expires at midnight October 31, 2021.

Brady Owens 6/23/21
Brady Owens (Acting) Date
Field Manager
Gunnison Field Office

Certification: I have read the above special stipulations that apply to my Special Recreation Permit and understand that I must abide by them while performing activities in connection with the permitted operations.

Eric Loyer
Eric Loyer Date
Rock Pirates Backcountry Adventures

Rock Pirates Land Use Application Addendum

Parking

Rock Pirates will operate three separate parking areas on the Cobb property—one for OHVs, one for clients and employees, and one staging area for the public. Please review the site plan for clarification.

Parking Area A: OHV Parking

Our onsite fleet will reside in Parking Area A. Utilizing this area will minimize visual impact from CR 2.

Parking Area B: Client and Employee Parking

Twenty cars can park in this area, providing ample parking for clients transporting themselves to our location. Clients will be encouraged to use our shuttle service from town.

Parking Area C: Proposed Public Staging Area

We will like the county's guidance on public staging area needs. Rock Pirates can accommodate approximately 20 vehicles with minimal groundwork. Parking Area C may be expanded more extensively in the future to accommodate up to 60 vehicles.

Shuttle Service

Rock Pirates will offer a shuttle service for clients from our storefront at 957 Greene St in Silverton to our Howardsville location. Encouraging visitors to use the complimentary shuttle system will reduce the impact of dust, noise, and parking. The specific logistics of the service will need to be flexible to address our guests' needs and our capabilities with equipment and staff. Shuttles will run on a loop from 8:00 am -10:00 am and then periodically throughout the day as needed until EOB.

Bathroom Facilities for Guests and Employees

Rock Pirates has operated with one on-site restroom in the past without issues. The existing restroom on-site should be sufficient for our guests and employees.

Pending traffic, we may require a portable toilet in the staging area for public use. Rock Pirates will coordinate with Bob's Johns for delivery and service.

Potable Water for Guests and Employees

Rock Pirates will test for water potability after officially obtaining the Cobb Property's water rights. Until we know for sure, we plan to deliver potable water for the cistern on the property. Rock Pirates also provides bottled water coolers on-site.

Process of Washing and Cleaning OHV'S

Rock Pirates vehicles get cleaned using pressure washers with water only—no soaps or detergents.

Process of Fueling the OHV'S

Rock Pirates fuels vehicles using an approved transfer tank, and the fuel is transported to the property with a truck bed and trailer. Fueling at the Cobb Property will be limited to our Fueling Area (see site map). The USFS and BLM have approved this method during winter use on Molas Pass. We prevent fuel spillage with a catch basin.

Fuel Storage

There is no permanent fuel storage on the property

Additional Improvements

We require minor dirt and gravel work to level and grade the OHV Parking and Wash Area.

The Public Staging Area requires a driveway construction to the existing access road. Further work is necessary to maximize parking.

Rock Pirates will work with the County to assess and address these possible needs.

Minimizing Impact

Rock Pirates will further reduce dust and road impact by eliminating OHV travel on a significant portion of CR 2. Offering a shuttle service and a public staging area will minimize dust and use on the road.

Rock Pirates' operation has the most significant noise impact from 8 am to 10 am. We will maintain our in-town location for client check-in and orientation. By encouraging clients to use our shuttle service, the volume of vehicles leaving the Howardsville location at any time will dramatically decrease, minimizing the noise and dust impact.

Rock Pirates hopes to work closely with the County to help reduce dust through the CR 2 corridor.

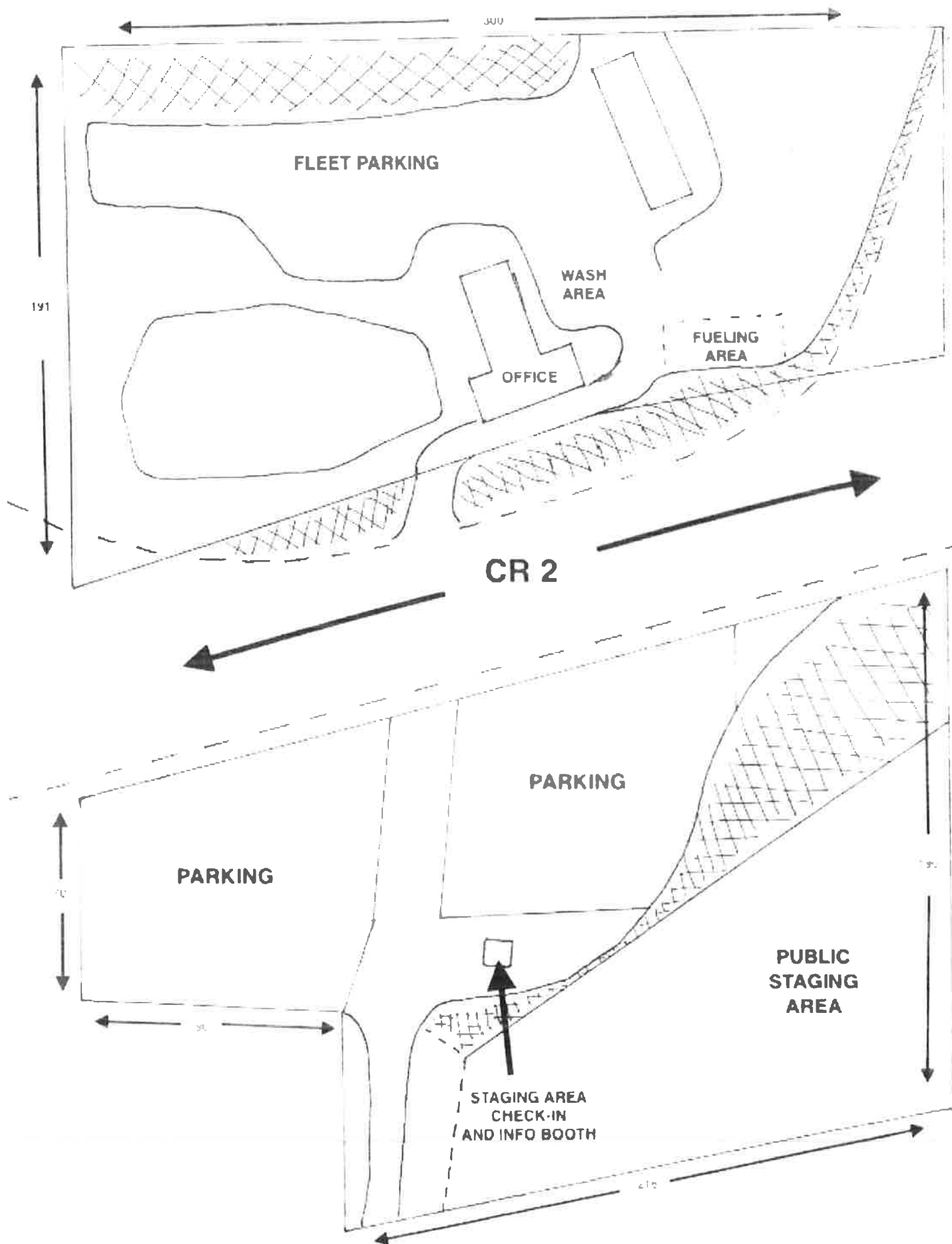
Education and Conservation

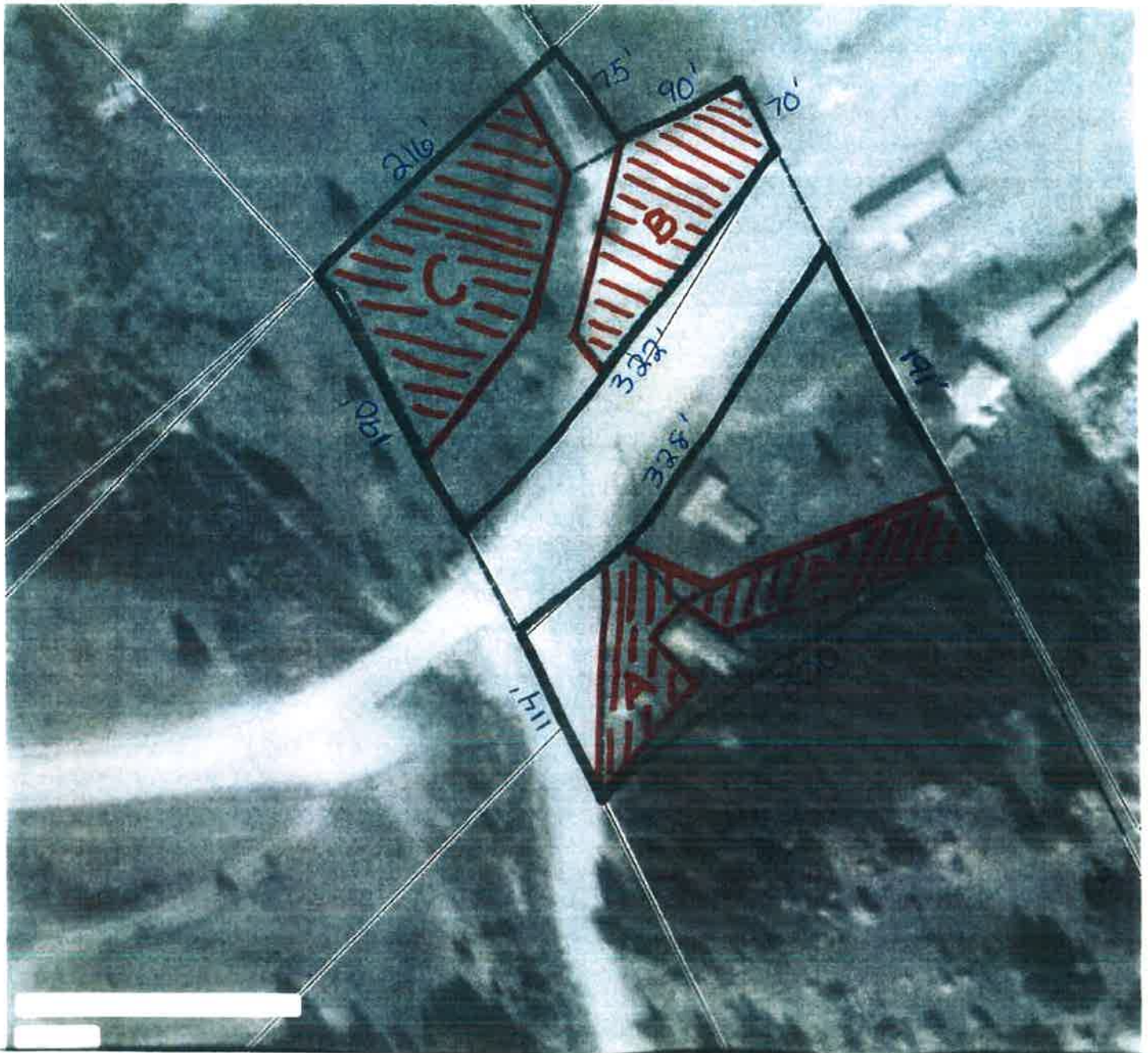
Historical tourism is a pillar of the Rock Pirates experience. The historic log cabin at the C.B. Cobb Claim is one of the oldest structures in the area, dating back to the mid 19th century. Like other historical sites, visitors exploring the San Juan backcountry will visit this property for its aesthetic and historical significance. Our team is excited to incorporate the C.B. Cobb into our adventures *because* of its historical significance.

All Rock Pirates clients receive an extensive orientation centered on safe backcountry travel and alpine tundra conservation. We have received guidance from law enforcement and federal land agencies to serve our clients best while protecting the land resource. Our efforts have proven so successful that we want to increase conservation exposure to the general public to preserve our backcountry, which benefits our business and the future of San Juan County.

The historic structure on the west side of CR-2 is ideal for a public information booth. We will seek guidance from law enforcement and public land agencies to ensure we provide accurate maps, regulation information, and alpine tundra conservation education. Our

clients receive this information at check-in, but we see this as a method to deliver it to a larger audience. Anyone using the public staging area will be required to check in at the Information Booth to register for parking and receive information.





Using parking area A we can fit a total of 50 RZR's

Using parking area B we can fit a total of 20 vehicles for customer parking

Using parking area C we can currently fit (with minimal ground work) aprox. 20 vehicles
- With more ground work being done to utilize the most space we could fit aprox. 60 vehicles

MEMORANDUM

January 12, 2021

TO: San Juan Regional Planning Commission

FR: William A. Tookey

RE: Land Use Permit, Erick Loyer dba Rock Pirates Backcountry Adventure Tours and Rentals Sketch Plan Submittal-C.B. Cobb Lode USMS #566

Mr. Erick Loyer dba Rock Pirates, has submitted a Land Use Permit application for the operation of a summer outfitting and off highway vehicle (OHV) rental operation on the C.B. Cobb Lode in the Howardsville area. Site improvements would also include a public OHV staging area and information kiosk. Rock Pirates would retain their Silverton office and encourage their clientele to use their Silverton Parking and provide a complimentary shuttle service to reduce dust and traffic on County Road 2.

The property is currently owned by Susan Toms but is under contract to be purchased by Mr. Loyer. Ms. Toms has provided a letter stating that she has authorized Mr. Loyer to submit a Land Use Permit Application.

The application fees have been paid.

The adjacent landowners have been notified via US Mail of the proposed Improvement Permit application. The list of adjacent property owners and copy of the letter are included.

Mountain Zoning District requires a minimum parcel or lot area of 5 acres with a setback of 20 feet from public lands and 30 feet from private property lines. The C.B. Cobb is 9.07 acres. The applicant is not proposing any new structures on site.

The applicant has substantially met the requirements for application submittals as required by 3-102 Requirements for Uses and Improvements.

All applications for review will be examined initially to determine whether the proposal is consistent with the County's Master Plan.

Master Plan Strategy LU-2.1 Encourages future development in the economic corridors which include the upper Animas Valley from Silverton to Eureka, Cement Creek from Silverton to Gladstone and the South County Line to just above the Mill Creek Subdivision. And Strategy LU-2.2 Identify areas in the growth corridors that are suitable for residential use considering natural hazards, habitat resources, scenic impacts and sensitivity to residential land uses. The proposed development is located in the identified growth corridors. The Master Plan also notes that private property rights are respected in San Juan County. I believe this application is attempting to meet the intent of the Master Plan.

- a. Adequate potable water is available or can be developed to safely support the proposed use.

The applicant plans to deliver potable water to be stored in the on-site cistern and will also provide bottled water coolers. They will also test for water potability upon officially obtaining the property's water rights.

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

There is currently a septic system installed on site and has been recently inspected by San Juan Basin Health and Environment. Basin Health has identified the system as a commercial system. I have asked the applicant to provide documentation that Basin Health is comfortable with the current system being adequate for the proposed use. The applicant has stated that he would provide portable toilets in the staging area if needed.

- c. Will the proposed use have any adverse impact on public or private property in the vicinity of the development?

The proposed improvements will have an impact on the adjoining properties. The operation will create additional noise and dust. Adjoining property owners have been notified and at this time I have received several written comments in opposition to the application and one written comment in favor of the application. The letters are included with the application. I believe most of the issues raised by adjoining property owners can be mitigated with appropriate conditions. The impact of dust and noise probably create the greatest adverse impact upon nearby properties. The question of the impact of additional dust would be rather having 50 units starting from the C. B. Cobb claim create a greater impact or reduce the impact. It is likely that the vast majority of machines would either drive towards Eureka or go up Cunningham Gulch. If Rock Pirates were to locate their operation somewhere between Silverton and Howardsville then those 50 units would create 100 trips as they drove through Howardsville on their way out and through Howardsville on their way back. If the shuttle system was successful there would probably be a slight decrease in traffic on CR 2 and a slight decrease in dust.

Noise will create the other major adverse impact upon area residents. Would the starting, warming up the machines, cleaning and maintaining the machines on site have a greater impact than 50 units driving through the area. There are some ways to mitigate the noise factor such as limiting the hours of operations, the number of units or developing fencing or vegetation to help baffle the noise.

The proposed staging area has been a de facto staging area for years. The applicant's proposal would increase the size of the staging area but would

also regulate it. Requiring users to check in and to receive backcountry rules and regulations. The applicant is offering to do this to help offset some of the impacts that the County may experience now that ohvs are not allowed within the Town limits. Eliminating the staging area from the applicant's proposal and require that the area is posted as a no staging area would help to mitigate some of the adverse impacts on the areas residents. It would however increase the burden on the County to locate and develop staging areas elsewhere.

- d. Will the proposed use have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife, erosion or other geological conditions?

The application does not include the construction of any new structures. Its primary effect on the scenic values would be the number of vehicles parked on site.

There are historic structures on site. There are no plans to adversely impact any of the current structures. There may be minimal earthwork for the development of the staging area. A historic review of the site would be required prior to any earthwork.

The improvements should create minimal adverse impacts upon wildlife. All solid waste, garbage and refuse must be kept within the building, in a separate secure enclosed area or in wildlife/bear-resistant containers until it is properly disposed of at the Transfer station. There will be no permanent fuel storage on-site. Fueling the vehicles, any mechanical work or washing the vehicles would need to be done in a manner that is compliant with State, Federal and local regulations. The operator plans to clean the vehicles with plain water and no soaps or detergents. They applicant will need to develop a catch basin to prevent fuel spillage.

The site was previously issued an improvement permit to allow for the development of "miner's village" camping park.

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

The applicant will access the property via CR 2. The intersection of CR 2 and CR 4 can be congested at times. The applicant would need to work with the County Road Department and Law Enforcement to develop a traffic safety plan and determine if additional signage would be necessary due to the increase in traffic. Any installation of additional signage would be at the applicant's expense. Mr. Loyer's winter operation's, Ice Pirates, have demonstrated the ability to operate safely while crossing US 550 in multiple locations.

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

The proposed improvement will preserve, insofar as possible, the natural terrain and drainage of the land. All disturbances will be revegetated with native plant species certified to be weed free.

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

This site was previously reviewed for natural hazardous conditions. No new structures are being proposed.

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

There does not appear to be any historic public trails through the property.

- i. Individual building sites shall be placed on the Town of Silverton's utility billing system for water and refuse when water is hauled to the site., Any applicant who shows that it is obtaining water from an approved permitted well or is purchasing water from an acceptable source of potable water other than the Town of Silverton may be permitted to be placed on the Town of Silverton's billing system for refuse only.

The applicant will be required to be placed on the Town's utility billing system for water and refuse. If he develops on-site water, he will only need to be on the Town's refuse system.

The Board of County Commissioners has the option to recommend approval as submitted, denial, or approval with conditions.

The San Juan Regional Planning Commission has reviewed the application and recommended approval with the following conditions:

1. That the applicant acknowledge that emergency services will not be available in a timely manner and perhaps not at all.

2. That the applicant be placed on the Town of Silverton's Utility billing system for water and refuse.
3. All improvements, earthwork and operations on the C.B. Cobb Lode shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
4. That all OHVs have a decibel level of 96 dBA or less.
5. That the fueling area and OHV washing area meet all requirements of San Juan Basin Health and Environment, Colorado Department of Public Health and Environment and any other Federal or State agency.
6. Provide a detailed daily operating plan that would minimize the noise and dust impact upon the surrounding property owners.
7. That your hours of operation be limited to 8:00 am to 7:00 pm and that your machines can only be operated during those hours except in emergency situations.
8. That any water uses from the operation be prevented from creating mud or other adverse impact on the County Roads.
9. That the outfitting and rental business be limited to a maximum number of 50 OHVs.
10. That bear resistant trash cans be provided in both the staging and machine rental areas.
11. That at least one portable toilet be placed in the staging area for general public use.
12. The failure to comply with these conditions shall be grounds for the revocation of this Land Use Permit.

I would also recommend these additional conditions:

13. That the property is clearly signed to prevent trespass and prevent blocking gates and driveways on the adjoining properties.
14. That signage be installed at the applicant's expense to create a No Parking area on CR 2 or CR 4 adjacent to the CB Cobb Lode.
15. That any lighting of the area be in compliance with the County Dark Skies Regulations.
16. That the historic structures on the site be preserved and that no earthwork on the property is started until the site has been reviewed by the Historic Review Committee or other Historic Authority if necessary.

17. Any other conditions that the Commissioners deems necessary.

Should the Board of County Commissioners choose to recommend approval, they should do so with the conditions as recommended by staff and the Planning Commission prior to the issuance of a land use permit.

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

December 14, 2021

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: **San Juan County
Land Use Permit Application
Rock Pirates, Proposed OHV Rental
Commercial Business
CB Cobb Lode USMS No. 556,2140**

At a regular meeting of the San Juan Regional Planning Commission on December 14, 2021, members of that Commission discussed the Land Use Permit Application regarding proposed OHV Rental Commercial Business by Rock Pirates. The owner of the property is Susan Toms but is under contract with Eric Loyer dba Ice Pirates. They would be using their Silverton office and provide a shuttle to the area in the Howardsville area. It is planned as a summer rental operation.


After discussion, questions and presentations from the County Land Use Administrator, and Mr. Loyer, and letters from the people who own property in the area were read, the Planning Commission voted unanimously to recommend to the San Juan County Commissioners that you recommend to approve the Land Use Permit for the proposal as submitted, with the seven conditions outlined in the staff report plus the additional conditions that the business operation is limited to 8am to 7pm; that the maximum number of OHVs be limited to 50; that a bear proof trash receptacle and a portable toilet be provided for the staging area; and that any water use on site be controlled so that it does not create an adverse impact upon the County Road.

The Summary and conditions from the Town County Planner are included.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
Ken Safranski
Chairman

I, Susan Toms, am the owner of the CB Cobb claim at Howardsville. This parcel is under contract, to be sold to Erick Loyer, and expected to close in April of 2022, or sooner. Erick Loyer has my permission to pursue a Land Use Permit with San Juan County for the CB Cobb. All activities and business, as specified by the Land Use Permit, are allowed by me.

DocuSigned by:

1451EE8CA03B48B..

11/23/2021



SAN JUAN COUNTY COLORADO

1557 GREENE STREET

P.O. BOX 466

SILVERTON, COLORADO 81433

PHONE/FAX 970-387-5766 sanjuancounty@frontier.net

November 11, 2021

To Whom It May Concern:

This letter is to inform you that Erick Loyer, dba Ice Pirates Backcountry Adventures, LLC has submitted a Land Use Permit Application to operate an OHV outfitting and rental operations on the CB Cobb property in Howardsville.

San Juan County Zoning and Land Use Regulations require that property owners within 1500 feet be notified of the application. A copy of the application will be made available to review on December 9, 2021 and can be reviewed in the office of the County Clerk, located at 1557 Greene St. Silverton, Colorado or via San Juan County's web page at <https://sanjuancounty.colorado.gov/> Copies of the application can also be reviewed upon request via the email listed above.

It is anticipated that this application will be reviewed by the Planning Commission during their meeting of December 14, 2021.

It is further anticipated that the application will be reviewed by the County Commissioners during their regular meeting of January 12, 2022.

If you have any comments or questions about the application, you may contact me by the phone, mail or email listed above. You may also provide written or oral comments to the Planning Commission and to the County Commissioners.

If you have any questions or comments, please contact me at your earliest convenience.

Sincerely,

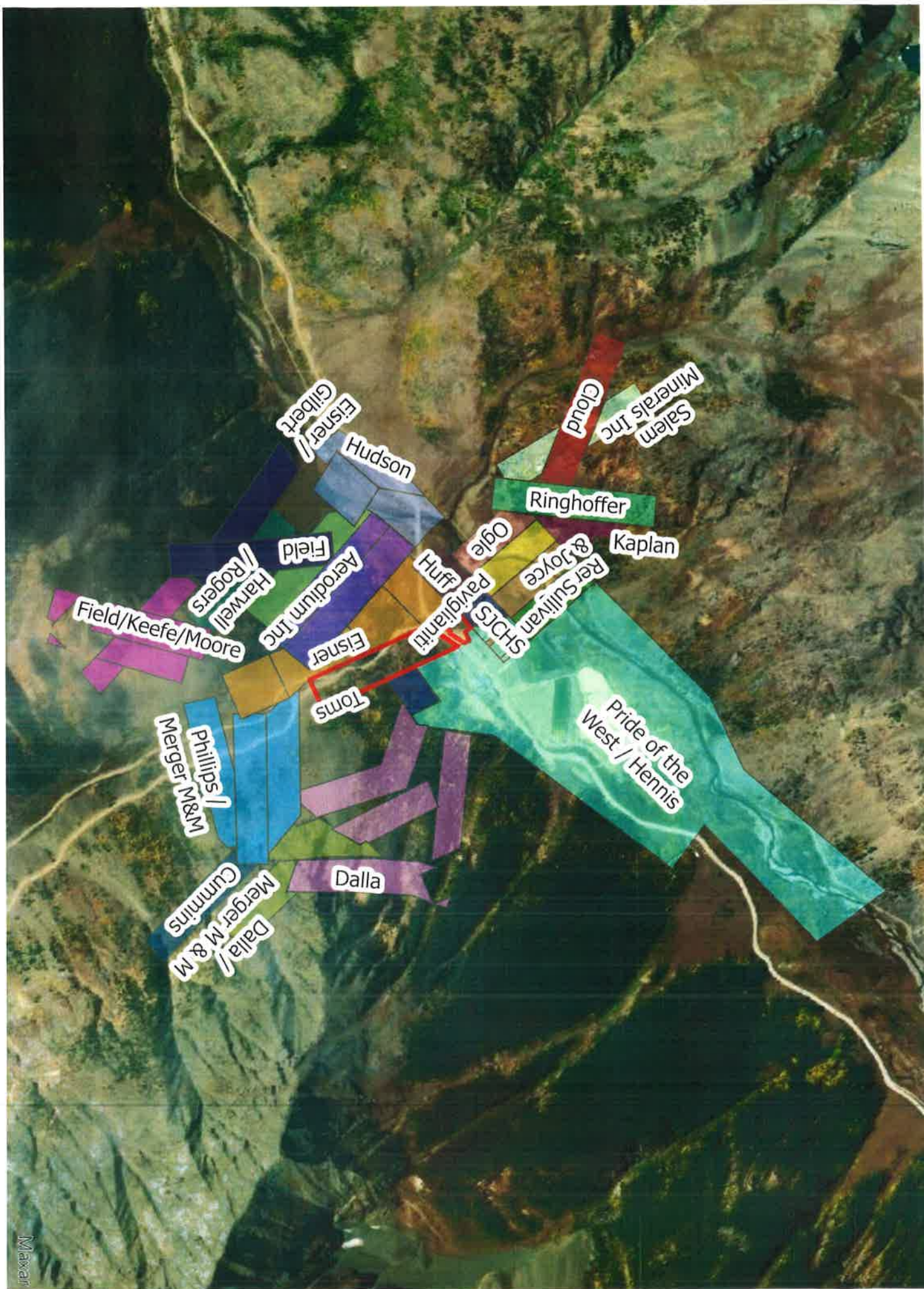
William A. Tookey
Land Use Administrator

Owner1

SULLIVAN R L, PO BOX 938 - TIJERAS, NM 87059-0938
 PAVIGLIANITI OSCAR M & SHANNON, 28642 HIGHWAY 160 - DURANGO, CO 81303-6837
 AERODIUM INC, 10 TYMBER CV - DELAND, FL 32724-4831
 AERODIUM INC, 10 TYMBER CV - DELAND, FL 32724-4831
 EISNER KIM DAVEY, PO BOX 745 - SILVERTON, CO 81433-0745
 DALLA JERRY ANTOINETTE JERRY L, PO BOX 698 - DURANGO, CO 81302-0698
 DALLA JERRY ANTOINETTE JERRY L, PO BOX 698 - DURANGO, CO 81302-0698
 DALLA JERRY ANTOINETTE JERRY L, PO BOX 698 - DURANGO, CO 81302-0698
 DALLA JERRY ANTOINETTE JERRY L, PO BOX 698 - DURANGO, CO 81302-0698
 TOMS SUSAN, PO BOX 274 - SILVERTON, CO 81433-0274
 SAN JUAN COUNTY HISTORICAL SOCIETY, PO BOX 154 - SILVERTON, CO 81433-0154
 RENFROE LYNDOL & JOYCE TRUST, 21146 US HWY 70 - WILSON, OK 73463-6631
 PRIDE OF THE WEST LLC C/O TODD C HENNIS, 15100 FOOTHILL RD - GOLDEN, CO 80401-2064
 PRIDE OF THE WEST LLC C/O TODD C HENNIS, 15100 FOOTHILL RD - GOLDEN, CO 80401-2064
 PRIDE OF THE WEST LLC C/O TODD C HENNIS, 15100 FOOTHILL RD - GOLDEN, CO 80401-2064
 SAN JUAN COUNTY HISTORICAL SOCIETY, PO BOX 154 - SILVERTON, CO 81433-0154
 EISNER KIM DAVEY, PO BOX 745 - SILVERTON, CO 81433-0745
 CLOUD RICHARD R, PO BOX 284 - COLBRAN, CO 81624-0284
 KAPLAN RICHARD W & BRIDGET H, PO BOX 292 - FAIRFAX, CA 94978-0292
 RINGHOFFER SANDOR, 1219 8TH ST - GOLDEN, CO 80401-1091
 OGLE WILLIAM E & JULIE A, 16880 TAMARIND RD - SUGARLOAF KEY, FL 33042-3515
 HUDSON R E & KATHY, PO BOX 1572 - EDGEWOOD, NM 87015-1572
 HUDSON R E & KATHY, PO BOX 1572 - EDGEWOOD, NM 87015-1572
 HUDSON R E & KATHY, PO BOX 1572 - EDGEWOOD, NM 87015-1572
 HUDSON R E & KATHY, PO BOX 1572 - EDGEWOOD, NM 87015-1572
 EISNER KIM DAVEY, PO BOX 745 - SILVERTON, CO 81433-0745
 FIELD JAMES R, 46 CEDAR HILL DR - ASHEVILLE, NC 28803-3043
 DALLA JERRY ANTOINETTE JERRY L, PO BOX 698 - DURANGO, CO 81302-0698
 DALLA JERRY ANTOINETTE JERRY L, PO BOX 698 - DURANGO, CO 81302-0698
 CUMMINS TERRY R, 1720 NELSON DR - SPRINGVILLE, CA 93208-2136
 PHILLIPS ARTHUR R, PO BOX 3731 - ASPEN, CO 81612-3731
 PHILLIPS ARTHUR R, PO BOX 3731 - ASPEN, CO 81612-3731
 PHILLIPS ARTHUR R, PO BOX 3731 - ASPEN, CO 81612-3731
 EISNER KIM DAVEY, PO BOX 745 - SILVERTON, CO 81433-0745
 EISNER KIM DAVEY, PO BOX 745 - SILVERTON, CO 81433-0745
 VANDENBERG RANDY N & KRISTI A, 2990 COUNTY ROAD 215 - DURANGO, CO 81303-7828
 HARWELL RICHARD E & SUSAN H / ROGERS GEORGE L JR & CRYSTAL, 1381 GRAND OAKS LN - HICKORY, NC 28602-8800
 FIELD MICHAEL F & JAMES R / KEEFE FAMILY REVOCABLE TRUST, 6219 SADDLETREE LN - YORBA LINDA, CA 92886
 FIELD MICHAEL F & JAMES R / KEEFE FAMILY REVOCABLE TRUST, 6219 SADDLETREE LN - YORBA LINDA, CA 92886
 FIELD MICHAEL F & JAMES R / KEEFE FAMILY REVOCABLE TRUST, 6219 SADDLETREE LN - YORBA LINDA, CA 92886
 FIELD MICHAEL F & JAMES R / KEEFE FAMILY REVOCABLE TRUST, 6219 SADDLETREE LN - YORBA LINDA, CA 92886
 SALEM MINERALS INC, 15100 FOOTHILL RD - GOLDEN, CO 80401-2064
 HUFF KIRK D / ALEXANDER TERI L, 3424 RIDGELINE DR - MONTROSE, CO 81401-7305

ClaimName

HENRY M TELLER M S
 ENTERPRISE M S
 KEYSTONE
 WINNEMUCCA
 DIAMOND L M S
 WHITE MOUNTAIN
 MONITOR
 HENRY M TELLER
 LORILLA
 C B COBB
 LITTLE NATION M S (Parcel A)
 GOLD HILL M S
 HOWARDSVILLE PLACER (buildable portion)
 LITTLE NATION M S (TRACT 3)
 LITTLE NATION M S (TRACT VI)
 HOWARDSVILLE PLACER (Hayden Campsite Tract)
 KEYSTONE M S
 IRON SIDE
 BONANZA
 SILVER STAR
 LORILLA M S
 HOWARDSVILLE M S
 CASCADE M S
 NONE SUCH M S
 KATY M S
 DUX
 REGINA
 NO NAME
 HEMATITE
 CARRIE LOUISE
 CARL
 LITTLE PHILIP
 SPRINGTIME M S
 BOUNTY M S
 SPRINGTIME
 VAMPIRE
 ROCK ISLAND
 AMINA
 HIDDEN TREASURE
 KATY
 OBOLOS
 WINNEMUCCA M S





Willy Tookey <admin@sanjuancolorado.us>

PRESERVE HISTORIC HOWARDSVILLE - SAY NO TO ROCK PIRATES APPLICATION

1 message

William Ogle <bogle@airmail.net>

Mon, Jan 10, 2022 at 12:26 PM

To: Bev Rich <beverlyerich@gmail.com>, Kim Eisner <kim@ekimbiz.com>, "Steve Rich stephen@silvertonphotographics.com" <stephen@silvertonphotographics.com>, Patty Dailey <timetogo1450@yahoo.com>, Jerry Hoffer <silvrton@gmail.com>, Scott Fetchenhier <sfetchenhier@yahoo.com>
Cc: Bill Ogle <bogle@airmail.net>, Casey Carroll <archives@sanjuancountyhistoricalsociety.org>, ladair@silverton.co.us, Willy Tookey <admin@sanjuancolorado.us>

San Juan County Historical Society Board,

Being a Lifetime Member of the Historical Society and an annual contributor, we are appalled that you are not voicing opposition to the Rock Pirates Land Use Application on the CB Cobb in Howardsville (attached).

On County Road 2, the Historic Structures on the CB Cobb, are all that is left of early Howardsville. See Picture on the first page of application packet.

Please recall that Howardsville was the County Seat before Silverton.

Would you allow this to be done to Animas Forks?

The structures which they claim to preserve will be surrounded by a gravel parking lot for least 50 RZR side by sides, Portable Toilets, Power Wash stations, and Refueling Trailers. Across the road, parking for up to 60 Customer Vehicles.

This would ruin the Historical significance of Howardsville.

Surely, there are other more suitable locations for an operation like this.

We make annual donations to the SJCHS, along with donating a mining claim last year, and if this is allowed to happen, many would question why we donate.

The County Commissioners have this application on their agenda Wednesday, January 12th at 10:30 AM.

Please attend and save the CB Cobb.

Sincerely,

Bill and Julie Ogle

 application packet.pdf
2342K

Dear Mr. Tookey

We are writing to express our opposition to the Rock Pirates move to Howardsville. As a property owner of an approved subdivision in San Juan County that is currently under new development, we believe the UTV traffic will dramatically increase if allowed to move to Howardsville. The increased noise and dust associated with additional UTV traffic is a concern for us as soon to be home builders.

With County Road 2 going through the middle of our property as well as other properties of Cole Ranch we have had a front seat view to the irresponsible actions of the UTVs, Jeeps, Motorcycles etc. The lack of resources for traffic enforcement through this area has led to reckless driving. The unchecked speeds and driving habits have caused numerous interactions with foot and bicycle traffic, as well as near accidents with wildlife in the area. We believe with the movement of Rock Pirates that it is a matter of time before there is a serious accident. Hopefully one that does not result in a fatality.

An increase in traffic could also result in more drivers leaving the roadway, increase trespassing of private property, and possibly cause damage to the historical buildings and artifacts in the area.

Thank you for taking the time to consider our thoughts and concerns.

Todd & Julie Sams

From: Jay and Janet Scherer
148 Forrest Oaks Dr.
Gun Barrel City, TX 75156

To: San Juan County Planning Committee

Subject: Rock Pirates Land Use Application

Dear Committee Members,

We would like to provide some comments as you consider the Rock Pirates land use application. The first comment is that we are concerned about the layout of the proposed operation. As presented in the application every UTV rented will have to cross CR 2 two times between the staging and the parking area. This creates an unnecessary hazard to vehicles operating on CR 2. Additionally, the intersection with CR 4 is nearby making this area unsuitable for the additional road crossings. We are also concerned about the cross traffic rutting the road. We saw no estimates as to the number of crossings anticipated in the package.

We are concerned there is no consideration of the existing driveway to the Ogle household. The proposal requires the Ogle's to access their property through a 60 space parking lot. The proposal indicates a gravel parking area which means there will be no lines. How will the proponent ensure the Ogle's access is not blocked? We have easement through 5 properties to access my cabin. The fact that this is not being considered causes us great concern.

With Silverton banning UTV traffic, will the Rock Pirates' shuttle be made available to the public? If so, this area will become a magnet for all UTV traffic not just Rock Pirates.

Finally, it is our opinion the environmental concerns and county road impacts have not been fully examined. While we agree the traffic on CR 2 between Silverton and Howardsville will be reduced (not eliminated), we believe the traffic on CR 4, CR 23, and CR 24 will increase. Rock Pirates offers 2 hour, 4 hour and all day rentals. The Yelp reviews indicate that the 2 hour option was not popular from their Silverton location due to the drive needed to access the trails. It is our opinion the 2 hour option will become more popular due to the proximity to the above roads. Is the county prepared for the increased maintenance requirements? Further, with few 2 hour rentals, the noise and dust peaked at three times a day. With the increased attractiveness of the two hour option, we suspect the noise and dust will be an all day affair.

Thank you for your consideration of our comments.

//signed//
Jay and Janet Scherer



Willy Tookey <admin@sanjuancolorado.us>

Rock Pirates' Land Use Application in Howardsville

1 message

Sandor AOL Account <ringhoffer@aol.com>

Tue, Jan 4, 2022 at 2:43 PM

To: Willy Tookey <admin@sanjuancolorado.us>, Iadair@silverton.co.us, Austin Lashley <austinlashley@gmail.com>, Silverton Standard <editor@silvertonstandard.com>

My name is Sandor Ringhoffer. I'm a 3rd generation owner of 4 patented mining claims just west of the Animas River bridge in Howardsville. Our family has owned these claims totaling ~27 acres since 1954. I have been made aware by other local property owners that the County commissioners are considering changing the Zoning and Land use to permit a major Outfitter and ORV Rental operation to locate in Howardsville with the purpose of operating 50 or more RZR's from a historic location. Plans include a purposed are 40 to 80 vehicle parking lot on the west side of County Road 2. Over the last 10-15 years the recreational vehicle traffic has significantly with the advent of ATV's and side-by-sides. No longer is it just a Jeep or other street legal 4x4 casually motoring down the roads. I would like to go on record, that I am in 100% agreement with Bill Ogles December 24, 2021 email to this group that summarizes likely negative impacts to Howardsville and surrounding property owners and that I do not support this proposal. I support looking for a different location for this activity, as if approved in the current location, the character of Howardsville and its community will be negatively impacted. As noted by Mr. Ogle, impacts would include:

- Customers crossing CR2 from parking to RZR's
- Reckless and likely under the influence driving
- 3 Way intersection where no one stops or slows down
- Trespassing on Private Property,
- Noise from power washing RZR's after hours with water runoff into Cunningham Creek
- Litter
- Sanitation and sewage issues.

Sincerely,

Sandor Ringhoffer



Willy Tookey <admin@sanjuancolorado.us>

Rock Pirates' Land Use Application

1 message

William Ogle <bogle@airmail.net>

Fri, Dec 24, 2021 at 7:26 AM

To: Willy Tookey <admin@sanjuancolorado.us>, ladair@silverton.co.us, Austin Lashley <austinlashley@gmail.com>

Cc: Bev Rich <beverlyerich@gmail.com>, Silverton Standard <editor@silvertonstandard.com>, Bill Ogle <bogle@airmail.net>

December 23, 2021

To: Willy Tokey, Lisa Adair, San Juan County CO BOCC,
Historic Society, Silverton Standard, BLM

From: William and Julie Ogle

3234 CR2, Howardsville (Lorilla MS)

Subject: We are **ADAMENTLY OPPOSED** to Rock Pirates Land
Use Application

and changing the Howardsville Zoning.

Howardsville CO is part of History, once being the San Juan County Seat.

You, the County commissioners are considering changing the Zoning and Land use to permit a major Outfitter and ORV Rental operation to locate there, operating 50 or more RZR's from this Historic Location. Also purposed are 40 to 80 Vehicle Parking on the West side of County Road 2, with extensive "bulldozing".

If approved, this would change the visual landscape of Historic Howardsville, which must be preserved. There are many other less historic areas where this operation could move to get it out of town, please do not ruin Howardsville!

As a resident of Howardsville, we already have an extreme problem with dust and noise. With the current RZR and ORV traffic, you cannot breathe or see, which creates health and safety issues. Traffic is bad enough without operating 50 RZR's and parking 50 plus vehicles at this location.

The purposed parking area (B & C) on the west side of CR2, blocks the Historic Road access to the Little Nation Mill, Enterprise MS, and our Home on the Lorilla MS. This Historic Road serviced the Hemitite water pipe crossing the Animas going to the Pride of the West Mill.

Other Negative issues this would create:

- Customers crossing CR2 from parking to RZR's
- Reckless Driving
- 3 Way intersection where no one stops or slows down
- Trespassing on Private Property. The road through Parking area goes to Little Nation Mill and private Home and property.

- Noise from power washing RZR's after hours, water runoff into Cunningham Creek
- Litter
- The purposed "groundwork", to expand from 20 to 60 vehicle parking on "C" would have a major Visual Impact on the Historical Societies' Little Nation Mill and Early Cabin, as well as the rest of Howardsville.
- More Dust
- Sanitation and Sewage issues. The existing Septic was installed years ago for a small cabin or cabins, not for a commercial operation. So, are we going to have "Bob's Johns" everywhere? That is Historic!

There is no way they can run this operation within the two Historic Structure on the C B Cobb without losing the Historic nature of it. Where are they going to repair and service these vehicles?

For whatever reason, I did not get Willey Tookey's November 11, 2021 letter and only learned of this Application this week. I apologize for not submitting my comments earlier. The entire Land Use Application should have been sent to all adjacent and owners, it was not easy to obtain on the web site.

Thank you for your consideration of the residents and landowners of Howardsville.

Sincerely,

Bill and Julie Ogle

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Thank you for your consideration of the residents and landowners of Howardsville.

Sincerely,

Bill and Julie Ogle



Willy Tookey <admin@sanjuancolorado.us>

Ice Pirates' Proposal

Kim Eisner <kim@ekimbiz.com>

Thu, Dec 23, 2021 at 12:18 PM

To: ladair@silverton.co.us, austinlashley@gmail.com, Scott Fetchenhier <sfetchenhier@yahoo.com>

Cc: Bev Rich <beverlyerich@gmail.com>, Willy Tookey <admin@sanjuancolorado.us>

I am opposed to the application for the CB Cobb property in Howardsville. The additional traffic, parking and noise at this property will be significant, resulting in more dust and confusion on CR2.

There is not enough parking area available for the customer and tourists. The current plan of 20 vehicles is **insufficient** especially considering it is for employees and customers. The area is currently utilized on a daily basis for the general public and often full of vehicles, trailers and motorhomes. There is no other public parking available. I already experience problems with vehicles blocking my gate on the CO RD 2 and Cunningham Road corner. Also, some groups have more than one vehicle - some even with trailers.

Where are those waiting for the return shuttle to be located? The old building in proposed parking area is extremely small! The shuttle is a good idea, but not everyone wants to be "shuttled". Once out of town they may want more local experience or to travel back to Lake City etc. causing more vehicles to be parked.

Proposed Public Staging Area is covering a wetlands area, is at a significant slope, and is an area frequented by wildlife for refuge and water. In addition, this is the location of the historic railroad up the Cunningham as it crossed over the river. Re-grading this property would be a major project and disruption to the eco system. And it borders on my property! So I would also be negatively impacted by the re-grading.

The plan to date leaves out some other important issues:

The foot traffic from Parking to the Office/historic site would be greatly increased adding to the traffic confusion. Especially if the old historic building labeled "Office" is to be part of the Historical promotion.

Additionally there is no assigned area for the shuttle service drop off resulting in more road and foot traffic.

The **Little Nation Mill** is a historic site and adjoins the proposed Public Staging Area, and it would be difficult to protect it from vandalism, intrusion and uninvited overflow parking. Any adjoining activity area should be fenced or otherwise blocked/protected from the Little Nation Mill Site as it is now.

How many vehicle rentals are expected each day? How much parking is required for customers? If expecting the need for additional parking of 60 vehicles, what is the projection for the future rentals? And the resulting traffic, noise and confusion on CR2? Assuming the "Public Staging Area" is not utilized, what is their plan for parking needs of 60 more vehicles?

The Washing Area does not indicate where the run-off will be directed. The County Roads that border the property would be negatively impacted if it is not contained.

Fueling area borders CR2. Is there an emergency plan in case of an unexpected fire?

The application indicates no "historic public trails through the property". However, there is a trail or rough road in the area above the planned development area adjacent to the historic "Hayden Campsite" owned by the San Juan Historical Society. It was historically used as access from the Cunningham Road to the Howardsville business area and should therefore be included as protected in the proposal.

ADDITIONAL ISSUES

I did receive a notification from Willy Tookey, but no additional information. Not enough to intelligently respond. However I now have a copy of the application.

The one positive letter came from Fred Clark, father of Susan Toms the property owner. He is also the one to sign over this property to her. Definitely an interested party in having the application approved.

This application brings up numerous traffic, parking and tourist visitation issues not yet addressed by the County in the Howardsville area. Visibility is not good at the corner of CR2 and CR4 (Cunningham Gulch road). Parking in the area is poor to non-existent. Signage is small and hard for tourists to read - causing them to stop in the middle of the road. Tourists walking in the area are already dodging traffic. This would become worse with the added traffic. I already have traffic issues exiting my gate on CR2 - sometimes even trouble getting out or into my driveway due to parked vehicles. With limited signage available, the visitors are not aware there is an issue. "No Trespassing" signs are not a deterrent.

Also, Howardsville is a convenient crossroads for groups to gather and regroup before making their plan to drive the backroads or head to town. There is no short term parking for groups to gather. Nor is there a place for groups to leave a vehicle and continue up the backroads together in fewer vehicles. That would certainly help reduce vehicles on the backroads.

The above issues are my reasons for objecting to the APPLICATION and change in zoning status/permits.

Kim Eisner
kim@ekimbiz.com
2050 CO RD 2

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The above issues are my reasons for objecting to the APPLICATION and change in zoning status/permits.

Kim Eisner
kim@ekimbiz.com
2050 CO RD 2



Willy Tookey <admin@sanjuancolorado.us>

Rock Pirates Land Use Application

William Ogle <bogle@airmail.net>

Thu, Dec 23, 2021 at 8:25 AM

To: Willy Tookey <admin@sanjuancolorado.us>

Cc: Bill Ogle <bogle@airmail.net>

Hi Willy,

My wife and I have our home in Howardsville CO, on the Lorilla M.S. (3234 CR 2).

To my great surprise I just found out about the Rock Pirates Land Use Application.

I got a call from Kim Eisner a couple of days ago and she sent me a copy of your November 11th letter. For whatever reason I did not receive it. Our address of record has always been [16880 Tamarind Rd, Sugarloaf Key, FL 33042](#), where we are now.

I was unable to find the Application on the County web page referenced, but got one emailed to me yesterday.

I have many issues with the application. Of extreme concern is that their proposed parking on the West side of County Road 2 blocks access to the Historic Road going to the Little Nation Mill, the Enterprise M.S., and our home on the Lorilla M.S. This Historic Road provided access to the water pipeline for the Pride of the West Mill.

The "ground work" they propose as Public Staging Area (shown as "C" on the last page), is down the hill from the road to the Little Nation and Lorilla. Their 20 vehicle (minimal ground work), and 60 vehicle (major ground work) is severe and could affect drainage and vegetation. It is very close to the Cummingham Creek.

Are you aware that the positive letter you received from Fred Clark could be biased? It is my understanding Susan Toms is Clark's daughter, who she received the land from.

I am very much **OPPOSED** to the Change in Land Use, and against what this Application would do to Historic Howardsville CO!

After digesting all of this and doing a little more research, I will detail my concerns to you.

Sincerely,

William Ogle

972-740-5784

William Tookey
Land Use Administrator
San Juan County, Colorado
sanjuancounty@frontier.net
1557 Greene Street
Silverton, Colorado 81433

DEAR MR TOOKEY,

My name is Randy VanDenBerg, my wife Kristi and I own the Springtime Claim (15565) in Howardsville. We are in receipt of a notice from the county that Erick Loyer, dba Ice Pirates Backcountry Adventures, LLC, has submitted a Land Use Permit Application to operate an OHV outfitting and rental operation on the CB Cobb property in Howardsville.

- My wife Kristi and I want to go on record as being **ADAMATELY OPPOSED** to this change in land use.
- *We respectfully request that the Planning Commission and the County Commissioners decline the change of land use for this type of a business in Howardsville.*

The historic site of Howardsville is not the appropriate setting for this business as it would increase the traffic, noise and dust to the residents that currently live in Howardsville and those of us who plan to build on our property. This business will cause harm to the surrounding property owners by causing land values to decline from the increase in activity.

For the last two years especially, the noise and dust in the Animas Valley has been almost unbearable during the summer tourist season. The ATV's, jeeps and other vehicles that use this county road, constantly speed, and race their engines at all times of the day and night, with extraordinarily little law enforcement patrol. The road is bladed by the county so often that it is contributing to making the air in the valley almost unbreathable from dust related to the volume of traffic and the speeding vehicles. The dust cloud in the valley is visible from as far away as Molas Lake when coming into Silverton.

The number of visitors who trespass onto private property in the area to use the restroom and leave trash has also increased and is unacceptable.

Thank you for listening too and respecting the wishes of the Howardsville community.

Thank you,

Randy N VanDenBerg

December 23,2021

Mr. Willy Tookey

admin@sanjuancolorado.us

Land Use Administrator

San Juan County, Colorado

Subject: Land Use Permit on CB Cobb Property

This letter is my response to the Land Use Permit submitted by Ice Pirates Backcountry Adventures on the CB Cobb property in Howardsville CO.

My wife and I own property North on CR2 road known as Bull Domingo SN 18202, 2748 CR2 RD, Silverton CO 81433.

We are very much OPPOSED to accepting of this permit for reasons stated below.

OVERVIEW:

There should not be any commercial operations in the historical Howardsville. This should be kept as it is today. Creating staging areas in this area will create a large dust, and vehicle saturation to this small community. The amount of traffic this will create will not only increase the dust and road erosion, but increase liabilities for neighbors and existing road traffic. This will also increase the amount of road work required by the county.

SANITATION:

As shown on the permit application there is an existing 1000 gal. concrete septic tank with 250lf of lateral line. The shape of the lines are unknown. While this is adequate for residential use it is not for commercial use, and would need to be redesigned to accommodate the commercial needs. Portable toilets are just that, portable and made for temporary use. This should be a great concern to the county, and should follow all EPA standards and Colorado codes.

ENVIRONMENTAL IMPACTS:

The statement that Cobb property will decrease travel along CR2 is FALSE. If any thing it will greatly increase the noise and dust problem by creating a shuttle service and that most clients won't want to wait for the shuttle and travel to the staging area. Also, if the clients are going on CR2 or going back to CR110 the road will see highly increased road activity.

WASHING AND CLEANING OHV'S:

Unless there is a specific area with ample amount of containment for specific amounts of time the contaminants will erode to other properties, the county roads, and the creeks nearby. I am very concerned about how this is to be laid out, and again the additional work the county will be required to do.

MINIMIZING IMPACT:

By providing shuttle service (which not all will use) will only increase the road problem by the increased number of trips and the clients that decide not to wait on the shuttle and drive out to the staging area. The quote that leaving from Howardville will reduce road travel is not correct. In most cases the client will travel in one direction and end up making the loop which now increases the road traffic and increases the burden on the county. This will be creating a significant increase of problems on CR2 road.

In closing I want to again HEAVILY OPPOSE this land use permit because of the INCREASED AND ADDITIONAL DAMAGES THIS BUSINESS WILL HAVE ON THIS HISTORICAL AREA.

Sincerely,

Byron And Michele Westfahl

Byron@westfahl.com

Property Owners

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Sincerely,

Byron And Michele Westfahl

Byron@westfahl.com

Property Owners



Willy Tookey <admin@sanjuancolorado.us>

Fw: Proposal for OHV Rental business to be located in Howardsville

1 message

Re Hudson <rehudson99@yahoo.com>

Tue, Dec 14, 2021 at 2:42 PM

To: "admin@sanjuancolorado.us" <admin@sanjuancolorado.us>

From: Re Hudson <rehudson99@yahoo.com>**To:** admin@sanjuancolorado.us <admin@sanjuancolorado.us>**Sent:** Tuesday, December 14, 2021, 01:24:49 PM PST**Subject:** Proposal for OHV Rental business to be located in Howardsville

12/14/2021

ATTENTION: Willy Tookey

Administrator, San Juan County Colorado

In response to your letter dated November 11, 2021 (but which I only received last week)....
I would like to go on record as being vehemently opposed to any such proposal for a business of this nature (an OHV rental business) being located in the Howardsville area !!!
The entire Howardsville locale is a historic area and being such should not be subject to any such invasive, controversial and disturbing business such as the subject proposed. I trust the planning commission and county commissioners will agree and protect this historic area. In addition to the above...we the property owners and residents of Howardsville would be greatly distressed and disturbed by the increased noise...dust...traffic...trash and trespassing that this type of business would bring with it...which would in turn diminish our quite and peaceful enjoyment of our properties.
Thus, I would implore the planning Commission and Commissioners to reject this proposal.

Additionally, I would like to request the names and addresses of all property owners of the Howardsville area that were sent notices of this proposal.

Sincerely,
RE Hudson



TO: SAN JUAN COUNTY CO BOCC
CC: LOCAL COUNTY RESIDENTS, BLM, HISTORICAL SOCIETY

FROM: LA KELLY
 HOWARDSVILLE RESIDENT

DATE: 09 DEC 2021

SUBJ: OPPOSED TO CONCEPT OF OPERATIONS FOR (OHV) BUSINESS IN
 VICINITY OF HOWARDSVILLE

This letter is my response to your letter dated 11 Nov 2021, soliciting our feedback as Howardsville residents on the concept of operations for IcePirates to establish a base/business in Howardsville. My family and I are **FIRMLY OPPOSED** to this concept, as are our neighbors. We have already been negatively affected by the influx of tourists/traffic over the past few years, primarily the quantity and antics of the untagged OHV crowd; (please feel free to reference our previous community correspondence w/ BOCC for addl details).

This new business concept would make it even worse by adding to the traffic, noise, dust, crime and overall degrading quality of life in our "quiet" and historical area – in terms of OHVs in the immediate area, customer vehicles to get to the business, general loitering, parking, noise, etc. (cont'd below). Please do not allow the problems of the town to simply get pushed out to us.

Howardsville is a historic area – and should be preserved. The few residents who do live in the area do so for the peace and serenity (which has already been egregiously degraded over the past few years – and we have been working hard to resolve this with the County Commissioners, Forest Service and Bureau of Land Management -- although sadly, our leadership has not been of much help at all. This new concept will only make it worse.

At some point, we must all draw the line at the cliché "...but it brings in tax revenue". Two points to this: (a) what about the tax revenue that our own local taxpayers contribute? Is the tourist experience supposed to outweigh that of our locals? (b) it's entirely unfair to push the Silverton problem out to "us" county outliers who intentionally wanted to be away from businesses, especially businesses like these!

Among the problems that have exponentially increased AND that we're currently trying to amend, these will all be increased further by having such a business in our area: More....

- Safety concerns,
- Dust (to the point it affects breathing and visibility),
- Noise (nonstop sun-up to sun-down in summer),
- Reckless driving,
- Trespassing (crime),
- Fire hazard (smoking, staging fires, etc.),
- Litter,
- Staging areas off limits
- Public exposure/defecation along CR2, in our yards, on almost a daily basis in 2020, etc.).

These all affect the safety, health, quality of life, security, environmental preservation.

We county residents are active in hiking, cycling, 4x4, OHV, hunting, fishing, running, etc.. We are not opposed to others enjoying those activities. That said, the OHV situation as it is "killing our mountains" -- the quantity of the

machines, their ease of availability (e.g. businesses like this one), lack of accountability (no license plates), and lack of skilled drivers, etc ..

In sum, no, we do not want this business in our area. We implore the council to oppose this businesses' request. Leave Howardsville (and all of our mountain communities) peaceful, historical, etc..

It's entirely unjust that a company (or individual) should be able to PROFIT off of the DEGRADATION of QUALITY OF LIFE for residents and future descendants in the area. Please make the right decision on this!

Respectfully,
LA Kelly and family
CR2, Howardsville

A typical mid-week day on CR2 in 2020. What CO blue sky?



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CR2, Howardsville

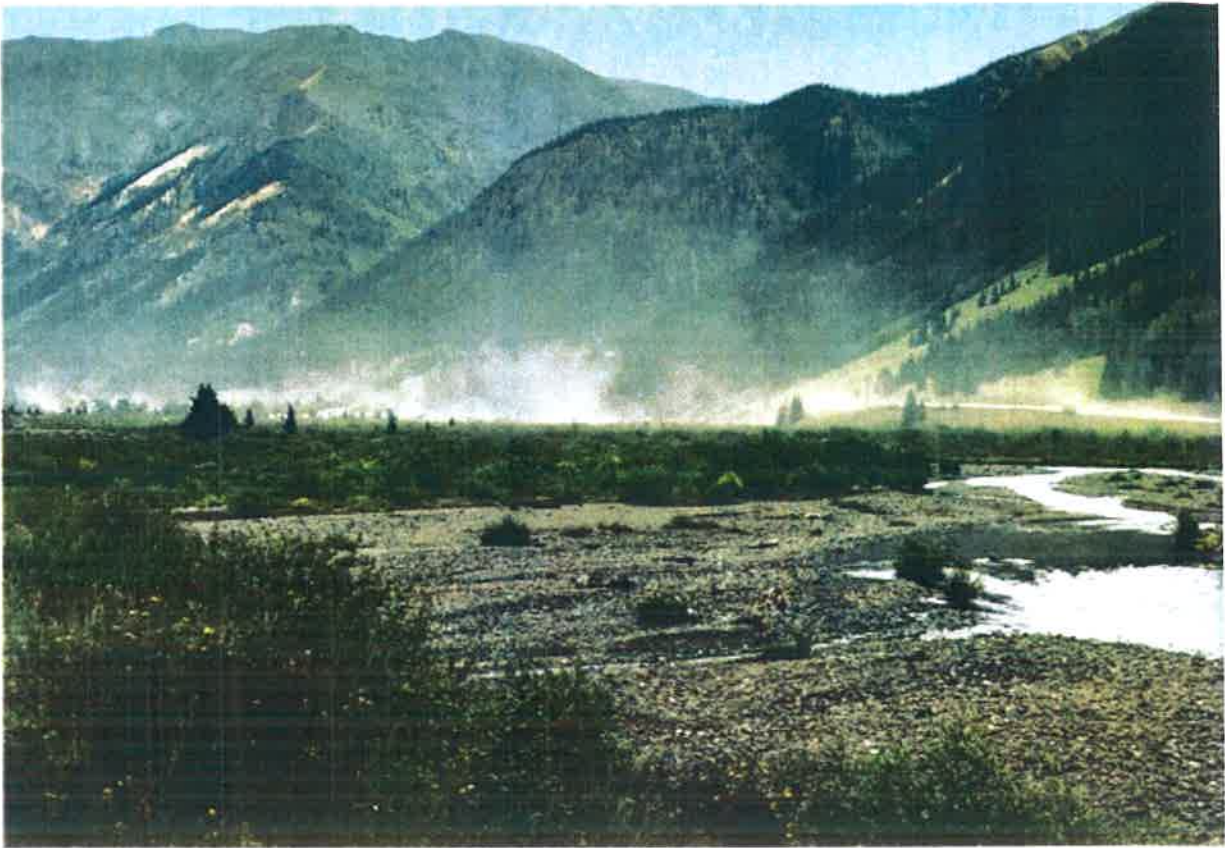
A typical mid-week day on CR2 in 2020. What CO blue sky?







-end-



-end-

Aerodium Inc
10 Tymber Cove
DeLand, FL 32724
386-943-9444

December 5, 2021

San Juan County
P. O. Box 466
Silverton, Co. 81433

Attn. William Tookey
Land Use Administer

Dear Mr. Tookey:

As property owners in the Howardsville area, we are responding to Erick Loyer's Land Use Permit Application to operate OHV outfitting and rental operations on the CB Cobb property in Howardsville. Our properties include the Keystone and Winnemucca Mining claims and the cabin on the one acre Keystone. All of these properties are in close proximity to the CB Cobb and overlook the main County road that travels through Howardsville.

We know that there are problems with dust and reckless driving by OHV operators, however, most of these operators either rent their OHV's in near by cities or bring them in from out of state. If they are outfitted and rented locally, I believe we would have more control over the size of the vehicles and could specify where and how they should be operated. Mr. Loyer is an experienced San Juan County business man and willing to invest large sums of his own funds in the future of San Juan County. I believe that he will take the the best interests of San Juan County at heart in all of his operations.

Therefore, as nearby property owners, we recommend that Mr. Loyer be granted approval of his Application for a Land Use Permit.

Sincerely,

Aerodium Inc.



Fred P. Clark
President

LAND USE PERMIT

San Juan County, Colorado

Applicant: Erick Loyer/ Ice Pirates Backcountry Adventures, LLC	Permit No.
Address: PO BOX 233	
City and State: Silverton, CO	Telephone: 970-247-3706

Description of Use:

Rock Pirates plans to move summer outfitting and rental operations to the CB Cobb property located in Howardsville. This move allows us also to create a public staging area and education kiosk that will benefit our clients, the public, and the County.

Rock Pirates provides safe family backcountry adventures accessing the natural and historical treasures within the greater Alpine Loop area, the scope of which is within San Juan County's Comprehensive Master Plan.

We hope this move will create a partnership with the county to enhance the County visitor experience and reduce their impact on County resources.

Dates and Times of Use:


Year-round

Location of Use:

2140 CR 2, Howardsville, CO

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

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

Date Application Submitted: NOVEMBER 17, 2021	By (signature): 
Date Permit Issued:	By (signature):
Conditions	
Acceptance of Conditions:	By (signature):

Erick Loyer
Ice Pirates Backcountry Adventures, LLC
Erick@silvertonrockpirates.com
(c) 970.708.2000
(w) 970.247.3706
www.coloradopirateadventures.com

Ice Pirates Backcountry Adventures, LLC dba Rock Pirates Backcountry Adventures Land Use Application

Overview

Rock Pirates plans to move summer outfitting and rental operations to the CB Cobb property located in Howardsville. This move allows us also to create a public staging area and education kiosk that will benefit our clients, the public, and the County.

Rock Pirates provides safe family backcountry adventures accessing the natural and historical treasures within the greater Alpine Loop area, the scope of which is within San Juan County's Comprehensive Master Plan.

We hope this move will create a partnership with the county to enhance the County visitor experience and reduce their impact on County resources.

Property Ownership

See Attachments 1-6

Vicinity Map

See Attachments 7-12

Sanitation

See Attachments 13-17

Parking

Rock Pirates will provide limited parking near the education kiosk. We will direct overflow parking to the public staging area in Parcel B.

We plan to retain our in-town office, encourage clients to park there and utilize our complimentary shuttle to reduce parking and dust on County Road 2.

See Attachment 18

Plans and Drawings

See attachments 19-20

Zoning Compatibility

See Attachments

The Cobb Property lies within the mountain zoning district and the San Juan economic corridor defined by the San Juan County Comprehensive Master Plan. It has previously been approved as an “outdoor recreation facility” by the San Juan Planning Commission and Commissioners.

MP (LU) *“Economic corridors are suitable for residential, light industrial, and flexible commercial uses and already contain existing residential development and some mixed commercial, industrial and mining development.”*

MP (LU-02) *“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.”*

MP (LU-2.1) *“Encourage most future development to occur in the growth following economic corridors: 1) South County on or near Highway 550, 2) Silverton/Hwy 550, 3) Silverton-Gladstone, 4) Silverton-Eureka.”*

Environmental Impacts

A move from our current location to the Cobb property will decrease 5 miles of Rock Pirates’ client OHV travel along County Road 2; dust and noise will significantly decrease. The proposed public staging area and shuttle service will even further reduce that impact.

Federal and State Permits

Ice Pirates Backcountry Adventures, LLC holds year-round commercial use permits with the Bureau of Land Management.

See Attachment 25

Emergency Services

The San Juan County Sheriff’s Department, SAR, and EMS provide emergency services at the proposed site.

All Rock Pirate’s machines have satellite communication devices that allow guests to contact our base for non-emergency issues or emergency services for life-threatening situations.

Insurance Coverage

Ice Pirates Backcountry Adventures, LLC, Rock Pirates’ parent company, is fully insured per federal public lands regulations. All partners, public and private, are certificate holders.

County Road Impact

Decreasing the miles traveled to desirable trailheads and historical sites will reduce the impact on County roads. The proposed public staging area and shuttle service will further decrease that impact.

Rock Pirates would like to partner with the County to find solutions to continue reducing the impact and offset costs to maintain County roads.

MP (T) *"County roads provide access and recreation. Backcountry county roads are a critical component of the infrastructure supporting recreation and are managed to balance recreation use with access to private property and with the needs and preferences of residents."*

MP (T-3) *"Facilitate the transport of ATV riders into town and the transport of in-town tourists and residents to trailheads and other attractions near the town during the summertime."*

MP (T-3.1) *"Evaluate the feasibility of an ATV parking area and summertime shuttle service."*

MP (HA-3.1) *"County roads: Maintain the use of county roads for recreation and access to heritage tourism."*

SPECIAL WARRANTY DEED

THIS DEED, made on this day of 2ND DAY OF JANUARY, 2009, between AERODIUM, INC. of the County of _____ and State of FLORIDA, Grantor(s), and SUSAN TOMS whose legal address is: P.O. BOX 274, CITY of the SILVERTON County of SAN JUAN and State of COLORADO, Grantee(s):

WITNESS, that the Grantor, for and in consideration of the sum of \$10.00
TEN DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), their heirs and successors and assigns forever, Individual all the real property, together with improvements, if any, situate, lying and being in the County of SAN JUAN and State of Colorado, described as follows:

C.B. COBB MINING CLAIM, USMS SURVEY NUMBER 556, ANIMAS MINING DISTRICT, COUNTY OF SAN JUAN, STATE OF COLORADO.

Also known by street and number

TOGETHER with all and singular the hereditaments and appurtenances thereto in anywise appertaining and the reversion and reversions, remainders and remainders, rents, issues and profits thereof, and all the estate, right title interest, claim and demand whatsoever of the Grantor(s), either in law or equity of in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances unto the Grantee(s), his heirs, successors and assigns forever. The Grantor(s), for himself, his heirs, successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs, successors and assigns, against all, and every person or persons claiming the whole or any part thereof, through or under the Grantor(s).

IN WITNESS WHEREOF the Grantor(s) have executed this deed on the date set forth above

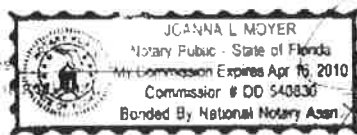
Nancy S. Clark
NANCY S. CLARK, PRESIDENT

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me on this day of _____
By NANCY S. CLARK, PRESIDENT OF AERODIUM, INC.

My commission expires _____
Witness my hand and seal of office _____



Joanna L. Moyer

Notary Public

When Recorded Return to
SUSAN TOMS
P.O. BOX 274, SILVERTON, CO 81433

SILVERTON/SAN JUAN COUNTY OFFICE OF PLANNING

2

P.O. Box 250 Silverton, Colorado 81433
T: (970) 387-5522 F: (970) 387-5583 E: asickmiller@silverton.co.us

March 16, 2009

Mr. Fred Clark
10 Tymber Cove
Deer Land, FL 32724

Dear Mr. Clark:

This letter is in regards to the various tracts of land on and around the Little Nation Mill Site.

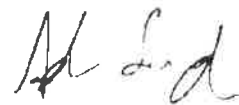
The county appreciates your efforts in cleaning up and formalizing this land. While the County is not disputing the legal status of the tracts, the fact is that none of the tracts are large enough to be considered conforming, legal building lots under County Regulations. To this end, the County is proposing that in exchange for your combining certain tracts, the County will grant the combined tracts legal and conforming status.

The County asks that you combine tracts 2, 3 and 6 into a single, legal tract of land, and also that you combine tracts 4 and 5 into a single tract. The combining of tracts 2, 3 and 6 would yield a single tract of just less than three acres. The combining of tracts 4 and 5 would yield a single tract just over one acre. County regulations require a minimum of five acres to build; however, if you agree to combine the lots as described in this letter (also, see attachment), the county will agree to consider each of the tracts conforming lots (and therefore, allow building on the tracts) even though each is less than five acres.

Under the proposed arrangement, the tracts would be combined on the plat filed by Southwest Land Surveying and a note on that plat would indicate the County's acceptance of the combined tracts as buildable lots.

If you are agreeable to this arrangement or would like to discuss it further, please contact my office at the number at the top of this letter or send me an e-mail.

Sincerely,



Adam Sickmiller
Director of Planning

cc: K. S. Miller

SILVERTON/SAN JUAN COUNTY OFFICE OF PLANNING

3

P.O. Box 250 Silverton, Colorado 81433
T: (970) 387-5522 F: (970) 387-5583 E: asickmiller@silverton.co.us

December 24, 2009


The purpose of this letter is to describe the legal status of Parcels "A" and "B," created by the Administrative Re-plat of various tracts of land located within the CB Cobb Lodge, the Howardsville Placer, and the Little Nation Mill Site (this plat will be filed with San Juan County around January, 2010).

The purpose of the above-mentioned re-plat was to formalize several land-transfers that have occurred over the past several decades. In exchange for combining certain tracts that were deeded but never went through the proper subdivision process, San Juan County agreed to grant these combined tracts legal, conforming status. This is despite the fact that the newly created parcels are of fewer acres than would typically be allowed by the Land Use Code.

More specifically, Parcel A, a Parcel of 2.41 acres and Parcel B, a Parcel of 1.07 acres are considered legal, "buildable" parcels. Building on either parcel will require the submission of an improvement permit to the Land Use Administrator. Improvement plans must comply with all applicable sections of the Land Use Code, excluding minimum lot size.

For record-retrieval purposes, note that the San Juan County Commissioners approved the re-plat on December 15, 2009.

Sincerely,



Adam Sickmiller
Director of Planning



Stellar Properties
Melissa Childs
Ph: 970-903-4132

(The printed portions of this form are best differentiated and printed as they have been approved by the Colorado Real Estate Commission, AE4-16-18, Mandator, 1/19)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

AGREEMENT TO AMEND/EXTEND CONTRACT

Date: 11/8/2021

1. This agreement amends the contract dated 5/20/2021 (Contract) between Susan Toms (Seller) and Erick Loyer and/or assigns (Buyer), relating to the sale and purchase of the following legally described real estate in the County of

San Juan Colorado:

C B COBB - 556 less and except portion known as Tract IV as described in the deed recorded July 31, 1987 in Book 321 Pages 584 - 586 and since described as Parcel B in the Administrative Re-Plat recorded February 8, 2010 under Reception 147296

known as No. 2140 County Road 2, Silverton, CO 81433 (Property)

NOTE: If the table is omitted, or if any item is left blank or is marked in the "No Change" column, it means no change to the corresponding provision of the Contract. If any item is marked in the "Deleted" column, it means that the corresponding provision of the Contract to which reference is made is deleted.

2. §3.1 Dates and Deadlines. (Note: This table may be omitted if inapplicable.)

Item No.	Reference	Event	Date or Deadline	No Change	Deleted
1	§ 4.3	Alternative Earnest Money Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	§ 4.1 § 4.4	Title		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	§ 4.2 § 4.4	Record Title Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	§ 4.3	Record Title Objection Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	§ 4.3	Off-Record Title Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	§ 4.3	Off-Record Title Objection Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	§ 4.5	Title Resolution Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	§ 4.6	Right of First Refusal Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	§ 7.2	Owners' Association		<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	§ 7.2	Association Documents Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	§ 7.4	Association Documents Termination Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	§ 10.1	Seller's Disclosures		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	§ 10.1	Seller's Property Disclosure Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	§ 10.1	Lead-Based Paint Disclosure Deadline CBS 1, 2, F1		<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	§ 5.1	Loan and Credit		<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	§ 5.2	Loan Application Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	§ 5.2	Loan Termination Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	§ 5.3	Buyer's Credit Information Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	§ 5.3	Disapproval of Buyer's Credit Information Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	§ 5.4	Existing Loan Documents Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
21	§ 5.4	Existing Loan Documents Termination Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
22	§ 5.4	Loan Transfer Approval Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
23	§ 4.7	Seller or Private Financing Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
24	§ 6.2	Appraisal		<input checked="" type="checkbox"/>	<input type="checkbox"/>
25	§ 6.2	Appraisal Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
26	§ 6.2	Appraisal Objection Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
27	§ 6.2	Appraisal Resolution Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
28	§ 9.1	Survey		<input checked="" type="checkbox"/>	<input type="checkbox"/>
29	§ 9.1	New ILC or New Survey Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
30	§ 9.1	New ILC or New Survey Objection Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
31	§ 9.3	New ILC or New Survey Resolution Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
32	§ 10.3	Inspection and Due Diligence		<input checked="" type="checkbox"/>	<input type="checkbox"/>
33	§ 10.3	Inspection Objection Deadline	4/22/2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34	§ 10.3	Inspection Termination Deadline	4/29/2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>
35	§ 10.3	Inspection Resolution Deadline	4/29/2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36	§ 10.5	Property Insurance Termination Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
37	§ 10.5	Due Diligence Documents Delivery Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
38	§ 10.5	Due Diligence Documents Objection Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
39	§ 10.5	Due Diligence Documents Resolution Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
40	§ 10.6	Environmental Inspection Objection Deadline CBS2		<input checked="" type="checkbox"/>	<input type="checkbox"/>
41	§ 10.6	ADA Evaluation Objection Deadline CBS2, 3, 4		<input checked="" type="checkbox"/>	<input type="checkbox"/>
42	§ 10.7	Conditional Sale Deadline		<input checked="" type="checkbox"/>	<input type="checkbox"/>
43	§ 10.10	Lead-Based Paint Termination Deadline CBS1, 2, F1		<input checked="" type="checkbox"/>	<input type="checkbox"/>
44	§ 11.1, 11.2	Escrow Statements Deadline CBS2, 3, 4		<input checked="" type="checkbox"/>	<input type="checkbox"/>
45	§ 11.3	Escrow Statements Termination Deadline CBS2, 3, 4		<input checked="" type="checkbox"/>	<input type="checkbox"/>
46	§ 12.3	Closing and Possession		<input checked="" type="checkbox"/>	<input type="checkbox"/>
47	§ 17	Closing Date	5/5/2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>
48	§ 17	Possession Date	5/5/2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>
49	§ 17	Possession Time	upon closing and funding	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Other dates or deadlines set forth in the Contract are changed as follows:

none

4. Additional amendments:

1. Earnest Money Deposit will be increased by \$15,000, totaling \$25,000. This deposit is non-refundable. Should this contract does not close, Seller will retain the Earnest Money in entirety.

5. All other terms and conditions of the Contract remain the same.

This proposal expires unless accepted in writing by Seller and Buyer as evidenced by their signatures below and the offering party to this document receives notice of such acceptance on or before 11/10/2021 17:00 MT.

Date Time

Susan Toms

Date: 11/9/2021

Seller: Susan Toms

Seller:

Date:

Address:

Erick Loyer and/or assigns

Date: 11/11/2021

Buyer: Erick Loyer and/or assigns

Buyer:

Date:

Address:

5

This INSTRUMENT, Made this 10 day of SEPTEMBER, 2009 between

AERODIUM INC

of the County of SAN JUAN and State of Colorado, party of the first part, and SUSAN TOMS

of the County of SAN JUAN and State of Colorado, party of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of \$1000.00 Dollars, 100

to HER is hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, remised, released and forever quit-claimed, and by these presents does grant, bargain, sell, remise, release and forever quit-claim, unto the said party of the second part, HER heirs and assigns, the following described property, situate, lying and being in ANIMAS Mining District, in the County of SAN JUAN and State of Colorado, to wit:

TRACT V HOWARDSVILLE PLACER US SURVEY 942

TOGETHER with all the dips, spurs, and angles, and all the metals, ores, gold and silver-bearing quartz, rock and earth therein, and all the rights, privileges and franchises thereto incident, appurtenant and appertaining, or therewith usually had and enjoyed; and all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in or to the said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges thereto incident, unto the said party of the second part HER heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of

Margaret A. B...
Candy Cass

AERODIUM INC [SEAL]
By Nancy S. Clark [SEAL]
FL# 0060637-21-7820 [SEAL]

STATE OF COLORADO, Florida
County of Volusia

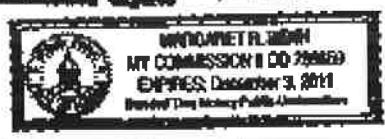
The foregoing instrument was acknowledged before me this

20th day of June 2009 by Nancy Smith Clark

18th day of June

My commission expires 12-03

2011
28
Witness my hand and official seal.



Margaret A. B...
Notary Public

6

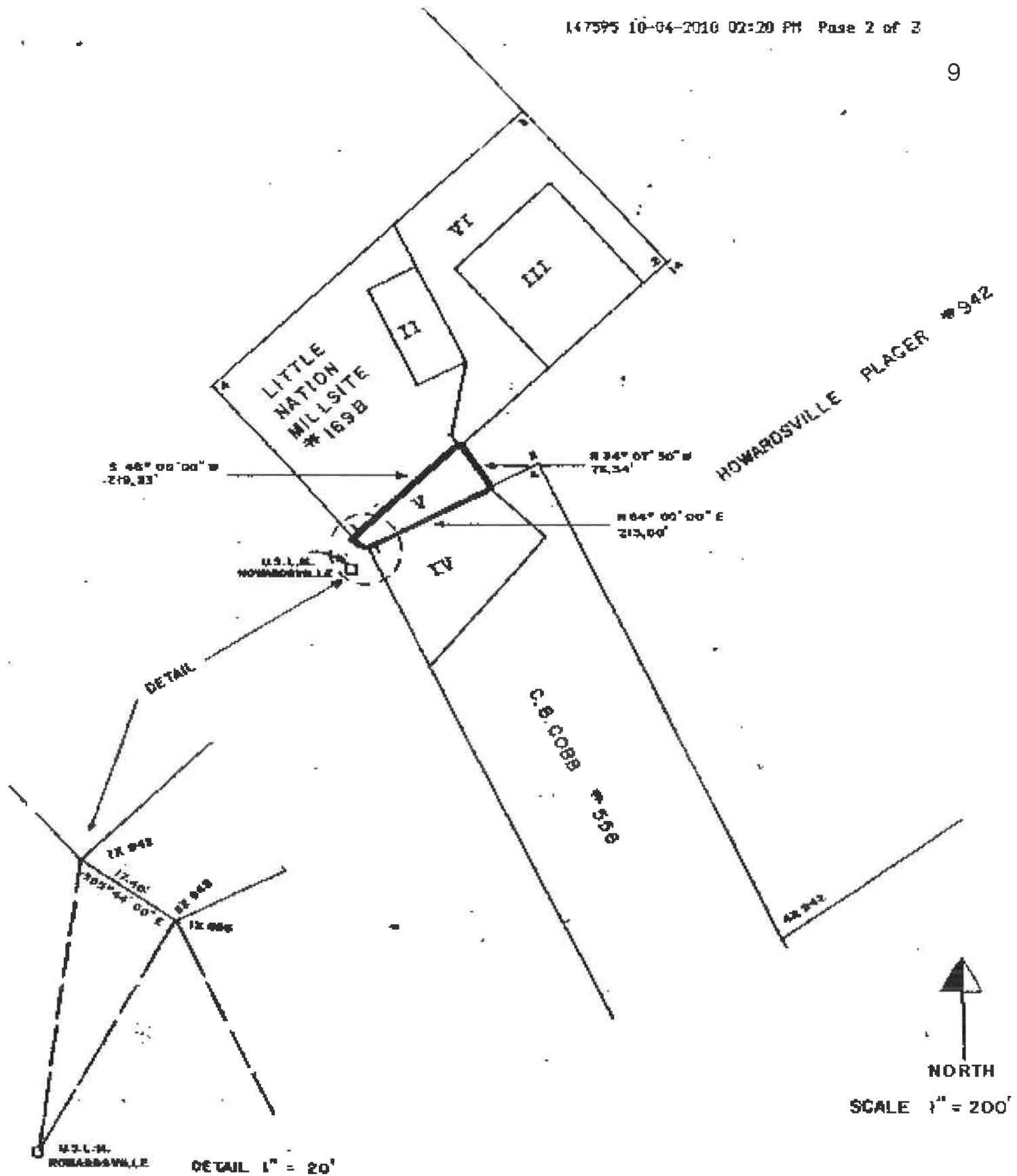
EXHIBIT A
TO QUIT CLAIM DEED
FROM SULTAN MOUNTAIN MINE
TO FRED P. CLARK

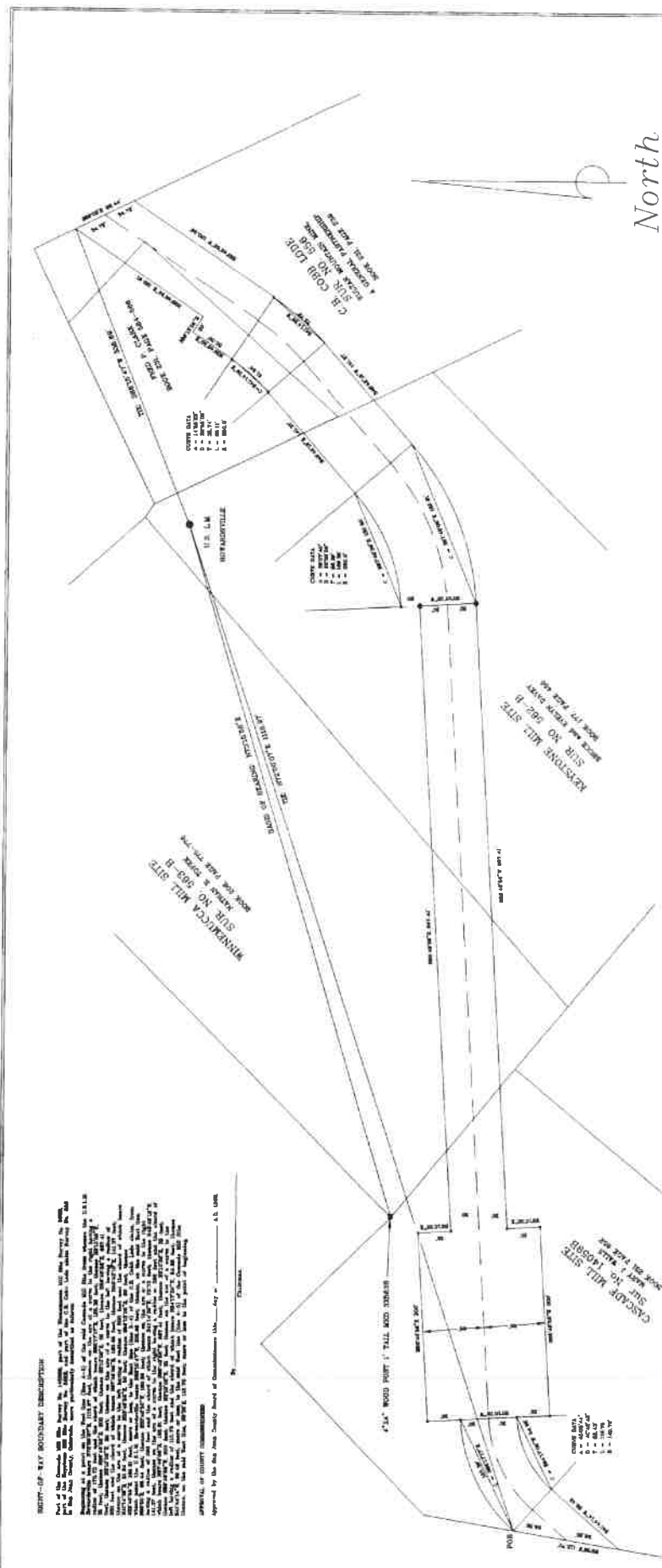
TRACT V:

All that part or portion of the Howardsville Placer, U.S. Survey No. 942, Animas Mining District, San Juan County, Colorado, described as follows:

BEGINNING at Corner #1 of Survey No. 1698, Little Nation millsite which is the same as Corner #1 of Survey 942, Howardsville Placer, Animas Mining District, San Juan County, Colorado;
Thence S. 55°44'00" E., 17.40 feet to Corner #2;
Survey No. 942, Howardsville Placer which is the same as Corner #1, Survey No. 556, C. B. Cobb;
Thence N. 64°00' E., 213.00 feet;
Thence N. 34°07'50" W., 76.34 feet to a point on line 1-2 of Survey 1698, Little Nation millsite;
Thence S. 48°00'00" W., 219.33 feet to the point of beginning, containing 0.227 acres of surface ground more or less;

LESS AND EXCEPT an easement for use, replacement, maintenance, and/or repair of the currently existing Sultan Mountain pipeline which traverses the property, for the benefit of Sultan Mountain Mine, its heirs, assigns, and successors. Such easement is offered in exchange for the right of Fred P. Clark, his assigns, successors and heirs, to a maximum 3/4ths inch water tap for his (their) usage.





MONTH-OF-BIRTH		COUNTY		PERCENT OF COUNTY POPULATION	
1940	1950	1940	1950	1940	1950
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
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67	67	67	67	67	67
68	68	68	68	68	68
69	69	69	69	69	69
70	70	70	70	70	70
71	71	71	71	71	71
72	72	72	72	72	72
73	73	73	73	73	73

Approved by the Joint Quality Board of Commissioners like _____ day of _____ A.D. 1908.

By _____ Chairman.

DECLARATION OF INTEREST

I declare that I am not a member of the Council and therefore do not have the right to vote.

Signed _____
Date _____

The Clerk of the Council and Secretary of the Board County of _____

Economy Clerk and Supervisor

[illegible]

Handwritten signature: *Handwritten signature*

Printed text: *Handwritten signature*

©1998 Advertising to Children. Let us give you more information. Call 1-800-368-6868. We'll send you a free report on how to protect your child's privacy online. Or, you can visit our website at www.fda.gov/oc/children. We'll send you a free report on how to protect your child's privacy online. Or, you can visit our website at www.fda.gov/oc/children.

STATIONER COMPANY

(Signed) _____

(Typed) _____

CERTIFICATE OF DEDICATION
MR. GEORGE MONROE WINE • General Participant: MART L. ELLA ELLER B. TOWNE

BILLY and **BYRON** SUZUKI, and **FRANK** P. FLAME, being the owners of the trade of hand drives on the left standard screw and interposed levers in combination of the rate of two and one-half inches (300) and other good and valuable considerations in hand paid, Beverly Hills, California, and other good and valuable considerations in hand paid, Beverly Hills, California, to have and to hold for the whole term hereinafter expressed, to wit: all that certain hand screw drive which has within the last year (1901) or

any American in or out of the country by the attached post.

Mary Queen

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

W. F. C. Library

by 2/19/81

STATE OF _____

COUNTY OF _____

NOTARIAL PUBLIC
My Comm. Expires _____

NOTARY PUBLIC

The largest destruction of property was acknowledged before me this
day of _____ 1988 by _____
attorney my hand and official seal.

By manufacturing employee	Survey Public
1. I am satisfied with the way my company is doing business.	1. I am satisfied with the way my company is doing business.
2. I am satisfied with the way my company treats its employees.	2. I am satisfied with the way my company treats its employees.
3. I am satisfied with the way my company treats its customers.	3. I am satisfied with the way my company treats its customers.
4. I am satisfied with the way my company treats its suppliers.	4. I am satisfied with the way my company treats its suppliers.
5. I am satisfied with the way my company treats its community.	5. I am satisfied with the way my company treats its community.
6. I am satisfied with the way my company treats its environment.	6. I am satisfied with the way my company treats its environment.
7. I am satisfied with the way my company treats its competitors.	7. I am satisfied with the way my company treats its competitors.
8. I am satisfied with the way my company treats its shareholders.	8. I am satisfied with the way my company treats its shareholders.
9. I am satisfied with the way my company treats its government.	9. I am satisfied with the way my company treats its government.
10. I am satisfied with the way my company treats its society.	10. I am satisfied with the way my company treats its society.

DATE	TIME	CLERK	DATE

STATE OF
MISSISSIPPI

the impeding operation of property has acknowledged before me this
_____ day of _____ 19____ (add by _____)
Witness my hand and official seal.

156 *Journal of Management Education*

DATE	DATE
1974	1974

The original notation of property was acknowledged before me this
 day of _____ 1984 by _____
 _____ not heard and official seal

SLYC

	}	COUNTY OF
<hr/>		
	}	CITY OF
<hr/>		
<u>DATED</u>		
<hr/>		

The largest addition of property was undoubtedly before me this day of _____ 1920 by _____ The President of _____ and his _____

[illegible]

BASIS OF BEARING

445-3 The *Microtus* spp. file.

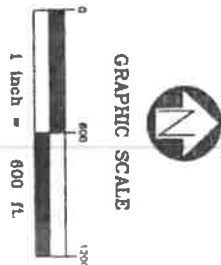
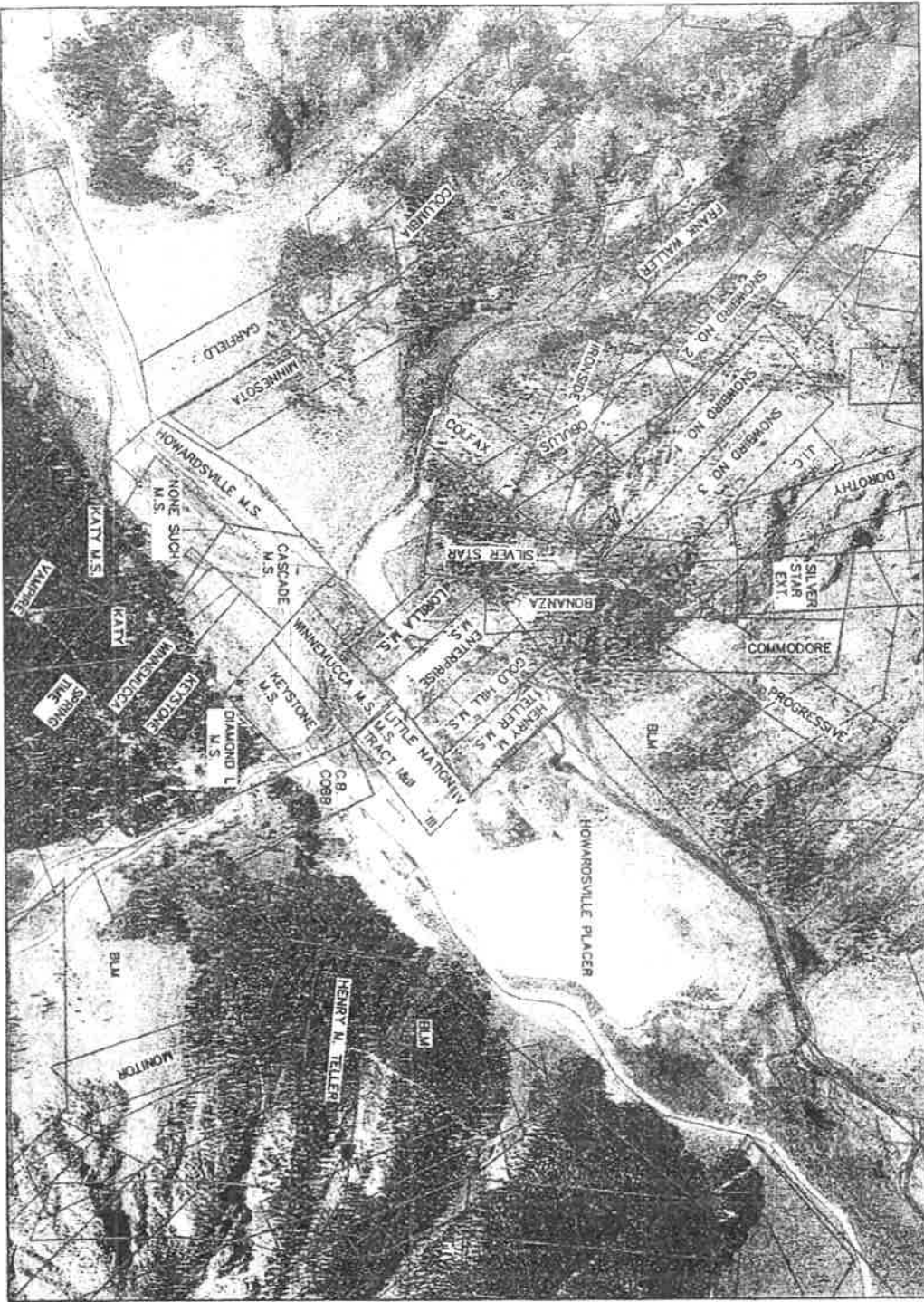
LEGEND

- 1/2" ALONG CAP & PIPER AT L.R. 1000'
- 1/2" ALONG CAP @ 0' & 10' STAKES SET AT L.R. 1000'
- 1/2" FOR AND 1/2" STAKE CAP @ 0' & 10' STAKES

SAN JUAN COUNTY

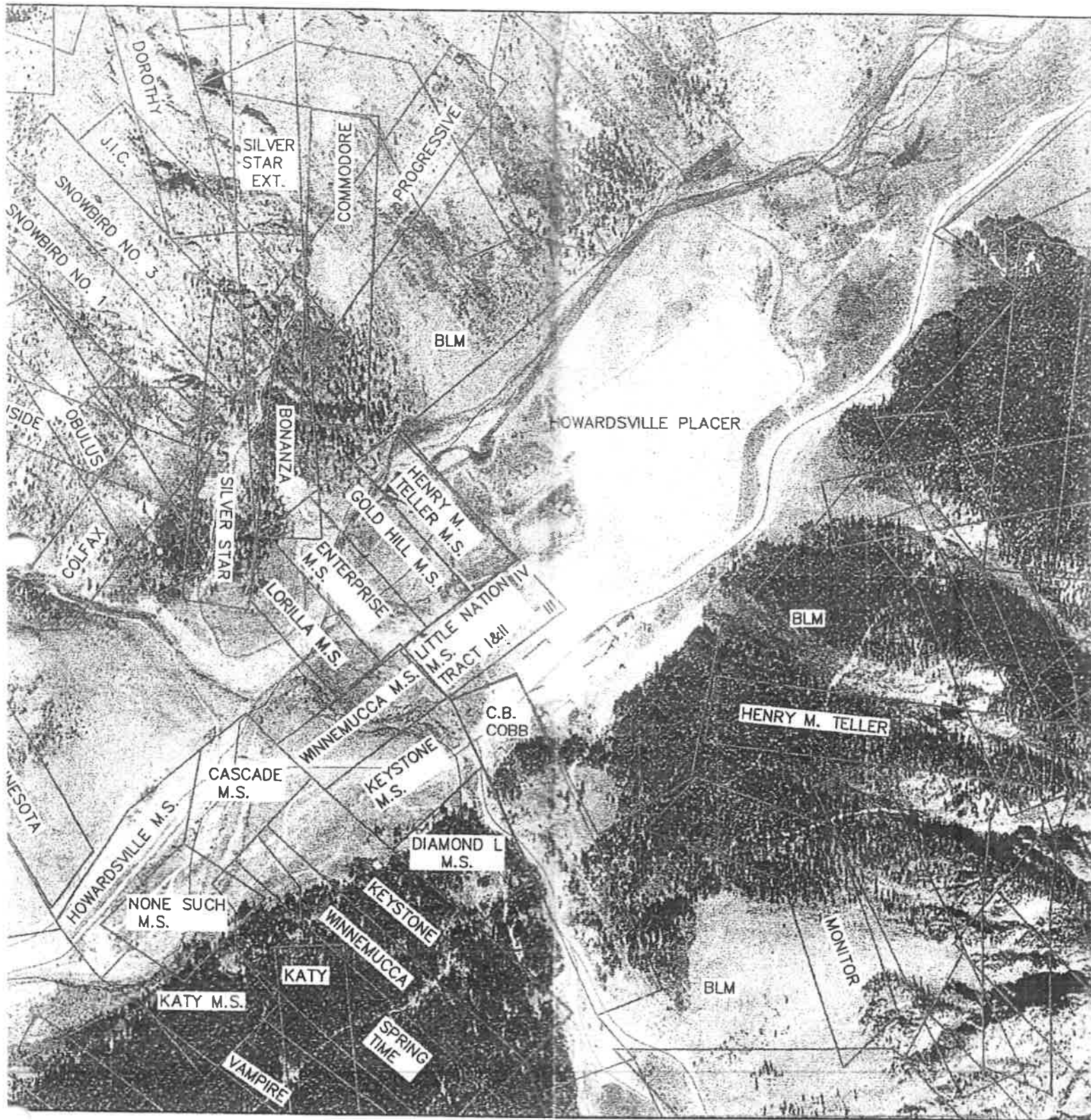
COUNTY ROAD No. 2
RIGHTS OF WAY
HOWARDSVILLE AREA

EFS	1"=50'
NRE	



GRAPHIC SCALE
1 INCH = 600 FT

12



SAN JUAN BASIN public health

[DEPARTMENT USE ONLY]

EXISTING WWP # _____

TRT APPLICATION # _____

ACCEPTANCE DATE _____

APPLICATION for a Transfer of Title Acceptance Document

Existing Permit Number: WWP 1994 4168 (if more than one exists, write the most recent)

What is the current status of the existing permit?

☒ Final (Date of Final Signature 7/1/97) ☐ Active (for ongoing repairs or expansion)☐ Expired (NOTE: A new permit may be required)Property Address: 2140 CR #2 Silverton, Co. Parcel Number 48290010010022Current Property Owner: Susan Toms Application Date _____Property Owner's Agent (optional): Melissa ChildsOwner or Agent's Phone Number: (970) 903-4132 Email address: melissamchilds@me.com

GENERAL INFORMATION (to be completed by Owner or Owner's Agent):

What is currently served by this OWTS?

☒ Commercial (describe): _____☒ Residential: Number of dwellings: _____ Number of bedrooms: _____

(list number of bedrooms in each dwelling separately, i.e. "3+2")

☐ RV only ☐ Other (describe): _____Number of dwellings listed by County Assessor: 0 Number of bedrooms: 0

Number of dwellings listed on existing permit: _____ Number of bedrooms: _____

NOTE: Your application may be rejected if the listing by the County Assessor exceeds the existing permit. A new permit may be required to add additional capacity.

Are there any other on-site wastewater treatment systems on the property? (Y/N) N

NOTE: Separate applications for a Transfer of Title Acceptance Document and separate Inspection Reports must be submitted for each OWTS on the property being transferred.

Are there any ongoing Maintenance or Inspection contracts for an OWTS on this property? (Y/N) N

Attach a copy of the most recent maintenance agreement. Date of expiration: _____

INSPECTION INFORMATION (attach Inspection Report(s) to this Application upon submission):

Date of Most Recent Inspection: 10/16/21 Inspector: Joe DaultonInspection Result Acceptable? (Y/N) Y Inspector's NAWT Certification Number: 14077ITCDate of Most Recent Septic Tank Servicing: 10/16/21 Cleaner: SK Acceptable? (Y/N) YRecord Drawing: ☒ Record Drawing Attached OR ☐ SJBPH has Record Drawing on file

FEES \$90 administrative fee: Date paid: _____ Payment type: _____ Received by: _____

If using the SJBPH online payment form, write "Transfer of Title Acceptance Document" in the Description field and write the Property Address in the Invoice Number field.

AFFIRMATION (must be signed by current property owner): I am requesting...

☐ A Transfer of Title Acceptance Document (all inspection and servicing reports are acceptable, bedroom count matches permit and County Assessor records)☐ A Conditional Transfer of Title Acceptance Document (check at least one of the following):☐ Buyer has completed an agreement to obtain necessary permits and repairs (attached)☐ Conditions do not allow for repairs (attach explanation)☐ Inspection could not be completed (attach explanation)

I acknowledge: (1) The information above is true and accurate to the best of my knowledge, (2) SJBPH may deny this application or issue conditional acceptance in accordance with relevant laws and regulations, (3) issuance of an acceptance document does not imply any warranty by SJBPH as to the operation of the OWTS, and (4) the property owner and all future property owners assume the responsibility and liability for proper maintenance of the OWTS.

Signature of Property Owner _____

Date: _____

SAN JUAN BASIN public health

14

[DEPARTMENT USE ONLY]

EXISTING WWP # _____

TRT APPLICATION # _____

INSPECTION DATE _____

TRANSFER OF TITLE INSPECTION REPORT for On-Site Wastewater Treatment Systems

PROPERTY INFORMATION

Property Owner Susan Toms Inspection Ordered By Agent
Owner or Agent's Phone # (970) 903-4132 Mailing or Email Address melissamchilds@me.com
Property Address 2140 CR #2 Silverton County San Juan Lot Size (acres) 3.5
Existing OWTS Permit #: WWP 1994-468 Date of Inspection 10/16/21
List All Buildings Served by this OWTS (include commercial uses): _____

INSPECTOR INFORMATION

Name of Inspector Joe Daulton Inspector's Certification # 14077 ITC
Inspector's Address P.O. Box 787 Mancos, Co. Certification Expiration Date April 2023
Inspector's Email Address SouthwestSeptic19@gmail.com Inspector's Phone # (970) 739-3119

GENERAL INFORMATION (to be completed by property owner or agent)

Age of OWTS: Tank(s) 24 years Soil Treatment Area 24 years Lagoon N/A years
Water Softener? Y / ☒ N Garbage Disposal? Y / ☒ N Grease Trap? Y / ☒ N # of Bedrooms n/a
Commercial Uses (include # of employees/users) _____
Is the dwelling or facility unoccupied or vacant? ☒ Y / ☒ N If so, for how long? _____
Has a sewage backup ever occurred? Y / ☒ N Date of last sewage backup _____
List any known repairs to system _____ Water supply Cistern
Is there a service contract for system components? Y / N Date of last service _____
Date septic tank was last pumped unknown Usual frequency of pumping _____

SYSTEM COMPONENTS (mark components not present with "N/A")

Septic Tank 1: Material Concrete # of Compartments 2 Capacity (gallons) 1000
Septic Tank 2: Material _____ # of Compartments _____ Capacity (gallons) _____
Aerator: Location (circle one): _____ Middle Compartment of Septic Tank / Separate Aerator Vault
Pump: Location (circle one): _____ Pump Vault / Final Compartment of Septic Tank
Siphon: Location (circle one): _____ Siphon Vault / Final Compartment of Septic Tank
Higher-Level or other Treatment Unit: Manufacturer/Model _____
Soil Treatment Area: Distribution Media Chambers (Chambers, GSF, Rock-and-Pipe, or Other)
of Trenches _____ # of Beds _____ Total # of Laterals _____ Area (ft²) 250
Lagoon: Depth (ft) _____ Dimensions at Bottom (ft x ft) _____ Lined? Y / N
Vault: Material _____ Capacity (gallons) _____ Warning Device? Y / N
Other Components: _____
Greywater or Other Discharges not connected to OWTS: _____

EVALUATION PROCEDURES (CDI = Corrected/Added During Inspection)

Septic Tank(s) or Vault(s)

Locate, access and open the septic tank cover(s)

Is tank cover at or above grade? _____ YES/Acceptable

Can surface water infiltrate into tank?

Any indications of previous failure?

Inspect lid; measure sludge and scum level

Is effluent filter present? _____ YES

☒ Complete☒ CDI/Acceptable☒ NO/Acceptable☒ NO☒ Complete☐ CDI☐ Not Completed☐ NO/Unacceptable☐ YES/Unacceptable☐ YES☐ Not Completed☒ NO

SAN JUAN BASIN

public health

15

(DEPARTMENT USE ONLY)

EXISTING WWP # _____

TRT APPLICATION # _____

INSPECTION DATE _____

EVALUATION PROCEDURES (Cont.) (CDI= Corrected/Added During Inspection)

Operating Test

Run an operating test: Gallons added 100

Does water added to the inlet line flow into the tank?

☒ Complete☐ Not Completed☒ YES/Acceptable☐ NO/Unacceptable

Does water flow back into the tank from the outlet?

☒ NO/Acceptable☐ YES/Unacceptable

What is the condition of the inside of the tank?

☒ Acceptable☐ Unacceptable

Comments _____

Aerator (this section is for aeration tanks NOT being used as a Higher-level treatment system. Use this section for most lagoon-type systems – these systems are indicated with "aeration tank" or "home type" on most original permits)

Does the system contain an aeration tank?

☐ YES☒ NO

Is the aerator working?

☐ YES/Acceptable☐ CDI/Acceptable☐ NO/Unacceptable

(NOTE: Do not replace a failed aerator or install a new one without a minor repair permit from SJBPB. However, you may restore electrical to a disconnected aerator during inspection.)

Aerator Manufacturer/Model (if working) _____

Age (years) _____

Pump Chamber

Does the system contain a dosing or other pump?

☐ YES☒ NO

What is the condition of the pump chamber?

☐ Acceptable☐ Unacceptable

Is the pump elevated off the bottom of the chamber?

☐ YES☐ NO

Does the pump work?

☐ YES/Acceptable☐ NO/Unacceptable

(NOTE: Do not replace failing pump without minor repair permit from SJBPB)

Is there a check valve or purge hole present?

☐ YES☐ NO

Is there a high-water alarm on a separate circuit?

☐ YES or CDI☐ NO

Does the alarm work?

☐ YES/Acceptable☐ NO/Unacceptable

Type of alarm:

☐ Audio☐ Visual☐ Both

Do electrical connections appear satisfactory?

☐ YES☐ NO

Has the pump chamber been pumped?

☐ YES/Acceptable☐ NO/Unacceptable

Siphon Chamber

Does the system contain a dosing or other siphon?

☐ YES☒ NO

What is the condition of the siphon chamber?

☐ Acceptable☐ Unacceptable

Is the siphon elevated off the bottom of the chamber?

☐ YES☐ NO

Does the siphon work?

☐ YES/Acceptable☐ NO/Unacceptable

(NOTE: Do not replace failing siphon without minor repair permit from SJBPB)

Has the siphon chamber been pumped?

☐ YES/Acceptable☐ NO/Unacceptable

Higher-level Treatment System (or other Pretreatment System)

Is the HLTS operational?

☐ YES/Acceptable☐ NO/Unacceptable

(NOTE: Do not replace failed HLTS without minor repair permit from SJBPB)

Comments: _____

Soil Treatment Area

Probe the soil treatment area.

☒ Complete☐ Not Completed

Check the water level in the inspection ports.

☒ Complete☐ Not Completed

SAN JUAN BASIN

public health

16

[DEPARTMENT USE ONLY]

EXISTING WWP #

TRT APPLICATION #

INSPECTION DATE

EVALUATION PROCEDURES (Cont.) (CDI = Corrected/Added During Inspection)

Soil Treatment Area (Cont.)

Is there serious erosion, compaction or subsidence?

☒ NO

☐ YES

Is there indication of previous failure?

☒ NO

☐ YES

Is seepage visible on the surface of the STA?

☒ NO/Acceptable

☐ YES/Unacceptable

Is seepage visible down-slope from the STA?

☒ NO/Acceptable

☐ YES/Unacceptable

Is improper vegetation present?

☒ NO

☐ YES

Is there saturation or ponding in the distribution media?

☒ NO

☐ YES

Is effluent evenly distributed across the STA?

☒ YES

☐ NO

Is there snow cover or irrigation present?

☒ NO

☐ YES

Comments:

Lagoon

What is the depth of water in the lagoon?

n/a feet

How much freeboard is there between the water level and the top of the berm?

☐ >2 FT/Acceptable

☐ 1-2 FT/Acceptable

☐ <1 FT/Unacceptable

Is seepage visible on the outside of the berm?

☐ NO/Acceptable

☐ YES/Unacceptable

What is the condition of the berm?

☐ Acceptable

☐ Unacceptable

Does the lagoon receive proper sunlight?

☐ YES

☐ NO

Is there excessive aquatic plant growth in the lagoon?

☐ NO or CDI

☐ YES

Is the lagoon fenced properly?

☐ YES/Acceptable

☐ CDI/Acceptable

☐ NO/Unacceptable

Comments:

Water Supply

Distance from STA or lagoon to nearest water well or cistern:

250 feet

Are there water line-sewer line crossings?

☒ NO

☐ YES

Other Components (Describe: _____)

Inspection Results (attach additional narrative if necessary)

☒ Acceptable

☐ Unacceptable

INSPECTION SUMMARY

☒ Acceptable (no repairs required)

☐ Unacceptable (repairs or replacement required)

☐ Repairs required that do not require a new permit (surface features/ electrical only)

Note any items corrected/added during inspection:

24" watertight risers installed over inlet & outlet on septic tank and distribution box

Explain/define repairs needed:

If complete replacement is needed, explain here:

If further inspection or investigation is needed, explain here:

Rock Pirates Proposed Site


Write a description for your map.


- Legend**
- Navigation Sign
 - Rock Pirates Proposed Site



Proposed Public Staging Area

Legend

 Proposed Public Staging Area

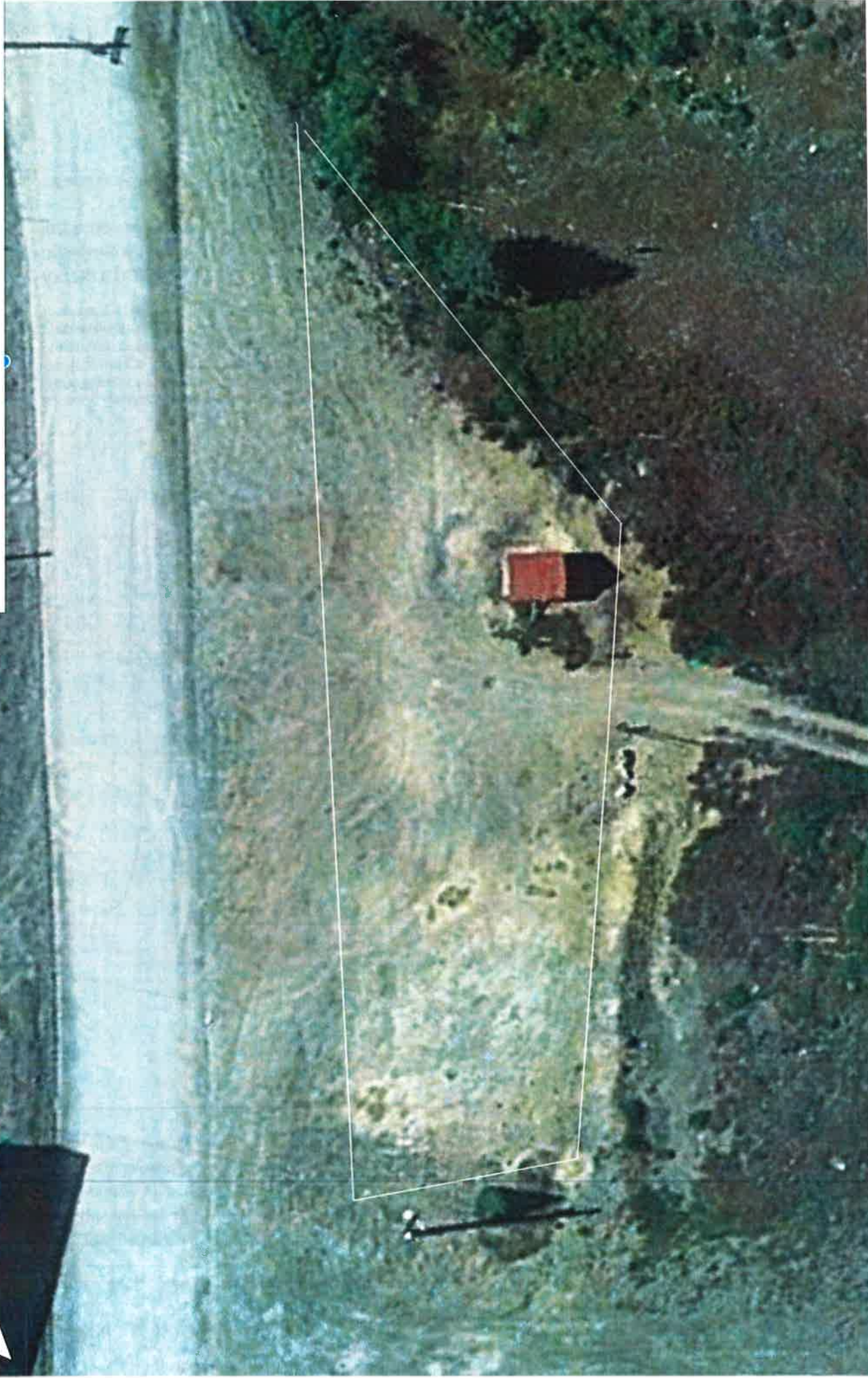
 Silverton

20



Google Earth

Rock Pirates Proposed Parking and Educational Kiosk



Legend

Rock Pirates Proposed Parking Area and Educational Kiosk



90 ft

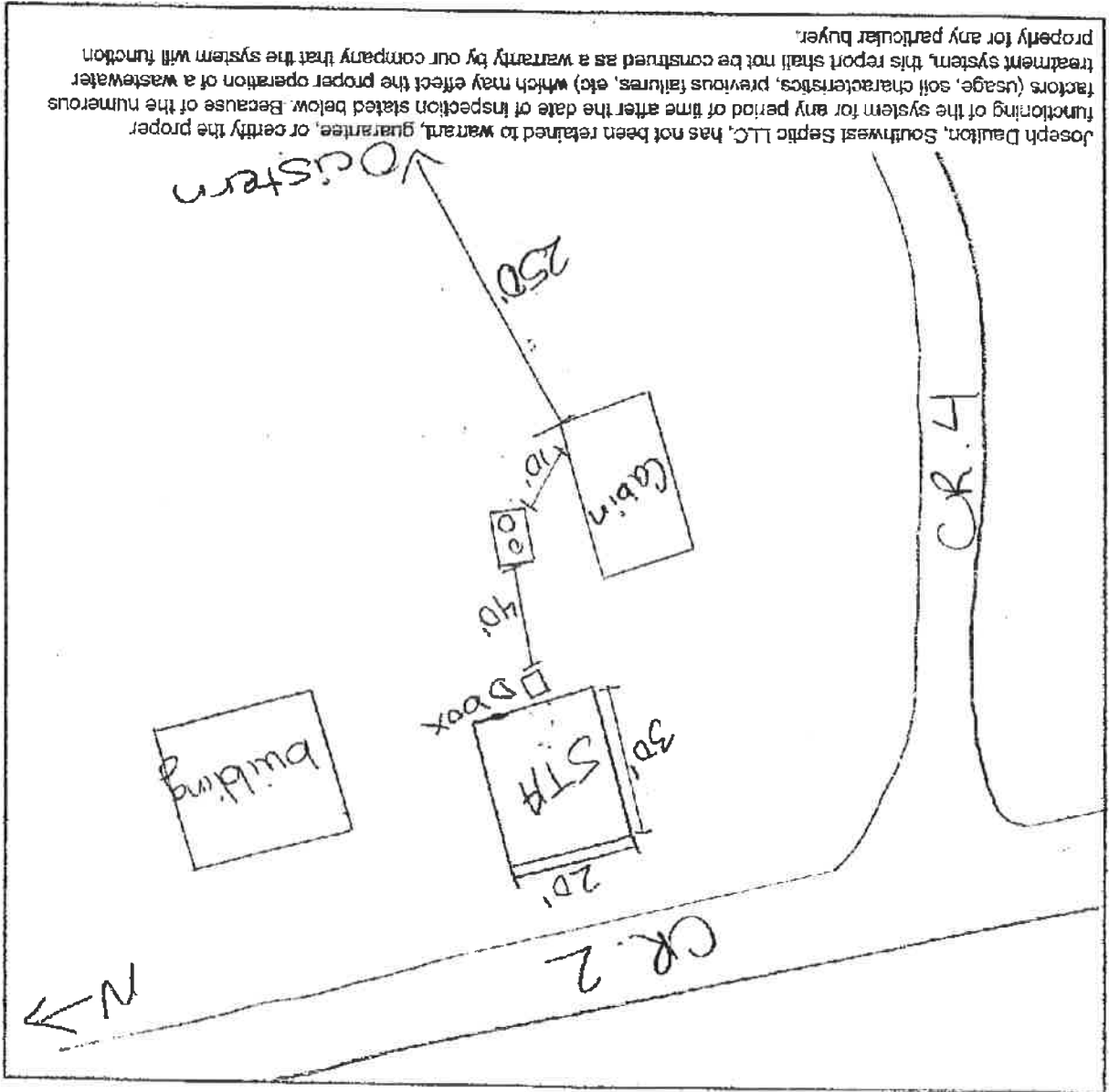


SAN JUAN BASIN public health

DEPARTMENT USE ONLY
EXISTING WMAP #
TFT APPLICATION #
INSPECTION DATE

RECORD DRAWING

If SJPH does not have a record drawing on file, draw the entire system. Include a north arrow, location of dwellings and other structures, distances to septic tank(s), pump or siphon vault(s), soil treatment area, and lagoon if present. Include relevant setbacks to surface water, wells, cisterns, water service lines, and property lines.



Joseph Daulton, Southwest Septic LLC, has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time after the date of inspection stated below. Because of the numerous factors (usage, soil characteristics, previous failures, etc) which may effect the proper operation of a wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer.

ATTESTATION

By signing this form, I hereby verify that I am an NAVT-certified inspector who personally conducted the inspection of this property on the date reported.




Inspector Name Joseph Daulton

Signature [Signature]

Date 10/8/21

Economic Corridors-San Juan County



-  Economic Corridors
-  Rivers and Creeks
-  Highway 550

22



San Juan Regional Planning Commission

23

SAN JUAN COUNTY TOWN of SILVERTON
Silverton, Colorado 81433

August 23, 1994

Board of Commissioners
San Juan County
Silverton
Colorado 81433

Gentlemen:

RE: Little Nation Millsite

The San Juan Regional Planning Commission would like to recommend that approval be given to Ted Toms for his development of an outdoor recreation facility on the Little Nation Millsite and the C.B. Cobb Mining Claim, as presented in his Sketchplan Appearance before the Planning Commission on August 23, 1994 and as illustrated in the accompanying materials.

His concept includes a store and a "miners' village", which would provide people the opportunity to live in the manner that early miners in San Juan County did, experiencing and learning some of the history of this county during a vacation.

Sincerely,

Alfred Klinke/pdm

Alfred Klinke
Chairman

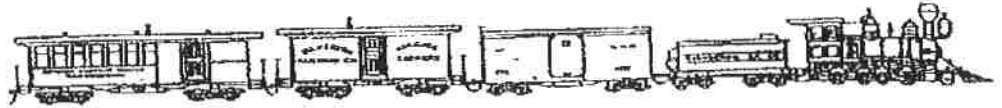
AK: pdm



Office of the
ADMINISTRATOR

24

of
SAN JUAN COUNTY



P.O. Box 466 Silverton, Colorado 81433

Phone: 303-387-5766

September 27, 1994

Little Nation Mining Co.
P.O. Box 274
Silverton, Colorado 81433

Attn: Ted Toms

Mr Ted,

The Board of Commissioners, at their regularly scheduled meeting of September 26th, held a public hearing regarding your Improvement Permit application #245.

Members of the Board agreed unanimously with the recommendation of the San Juan Regional Planning Commission and gave full approval to your project.

According to my records the only remaining approvals are from the State Electrical Inspector and San Juan Basin Health. Once these are satisfied I will issue you the Improvement Permit.

Please contact me if you have any questions.

Sincerely,

Bill Norman
William C. Norman
Land Use Administrator



United States Department of the Interior

BUREAU OF LAND MANAGEMENT
GUNNISON FIELD OFFICE
210 West Spencer, Suite A
Gunnison, CO 81230
www.blm.gov/co/su/en/fo/gfo.blm
(970) 642-4940



Annual Operating Authorization

In Reply Refer to:
8372 (COFO70)

JUN 23 2021

Permission is granted to:

Rock Pirates Backcountry Adventures
PO Box 223
Silverton, CO 81433

to operate under the conditions set forth in Special Recreation Permit #CO1600319041. This AOA authorizes guided OHV tours on BLM lands in the Gunnison Field Office area as specified in the current operating plan and use authorization on file in the Gunnison Office. All stipulations set forth in Special Recreation Permit #CO1600319041 apply with the addition of the following:

Special Stipulations

- 1) Your post use report and final fee payment ^{Text} must be received by the Gunnison Field Office by November 30, 2021.
- 2) This authorization expires at midnight October 31, 2021.

Brady Owens
Brady Owens (Acting)
Field Manager
Gunnison Field Office

6/23/21
Date

Certification: I have read the above special stipulations that apply to my Special Recreation Permit and understand that I must abide by them while performing activities in connection with the permitted operations.

Eric Loyer
Eric Loyer
Rock Pirates Backcountry Adventures

6/23/21
Date

SILVERTON CLINIC

1315 Snowden Street, P.O. Box 964,
Silverton, Colorado 81433
970.387.5114
Fax: 970.387.5036

Our mission is to provide primary health care to San Juan County and promote and support better health in our community.

San Juan County Board of Commissioners

P.O. Box 466

Silverton, CO 81433

Dear San Juan County Board of County Commissioners,

Thanks to your generous gift of **supporting Silverton Clinic in 2021** we were able to participate in this huge science experiment called the Covid Pandemic, pass out Stabil-lers in the winter, provide primary care, send out hundreds of laboratory tests, and provide referrals to specialists. Because of you and others willing to help, our residents have access to the life-changing impacts available through Primary Care.

In our six and a half years of caring for residents of San Juan County we have seen 500 patient visits in 2021 alone. This accomplishment is as much yours as ours. Without you this would not have been possible! There is truly no way to fully express what your support and investment mean to the Silverton Clinic, our staff, Board of Directors, and certainly our patients.

Health care can be an intense concern and need for many of us. Having the clinic in the Miners Union Hospital saves our residents many trips over our mountain passes and many hours of lost time at work.

Our **Medical Emergency Loan Fund** continues to slowly grow. Any person at least 18 years old who has lived in Silverton for a year and who has health care expenses they are otherwise unable to pay, may apply for a simple contract relating to ability for repayment. If you want to donate to this fund, please indicate so verbally or on your check.

Without the right words, we are left only with the two that come closest- **Thank you!**

Sincerely,

Silverton Clinic Staff and Board of Directors:
Agnes Eytchison DNP, RN, FNP-BC
Lois MacKenzie RN, BSN
Paulette Schmaltz BOD President
Kim Eisner BOD Vice President
Megan Davenport BOD Treasurer
Sarah Luchetta BOD Secretary
Teresa Brokering RN BOD
Sharon Lantz BOD

P.S. This letter serves as an official receipt for income tax purposes. And as official documentation that **YOU are a Silverton Clinic HERO.**

The Silverton and San Juan Co Clinic is a 501(c)(3) tax-exempt nonprofit organization, Tax ID Number 81-1048616. Your donation is tax-deductible to the extent allowed by law. The Silverton Clinic has provided no substantial goods or services in exchange for your contribution.

We are also associated with <https://smile.amazon.com/ch/81-1048616> so part of your purchase price comes to us as a donation when ordering through Amazon Smile. Thank you for thinking of us!

Monthly Report - December 2021

Silverton Clinic

Bank Balance	\$28,833.30
Board Restricted Funds	
Matching Grants	\$7,500.00
Contingency	\$5,000
WCCF	\$00.00
Co V-2 Funds	\$1,929.70
Unrestricted Funds	\$14,403.60
Donations December (2021)	\$1807.00
Donations December (2020)	\$569.73
<i>Increase of</i>	<i>\$1237.27</i>
Donations YTD (2021)	\$8552.11
Donations YTD (2020)	\$8596.05
<i>Decrease of</i>	<i>\$43.94</i>
Patients Seen December (2021)	33
Patients Seen December (2020)	45
<i>Decrease of</i>	<i>12</i>
<i>Lab Draws/INRs December</i>	<i>20/5</i>
<i>Lab Draws/INRs 2021</i>	<i>151/33</i>
Patients Seen YTD (2021)	492
Patients Seen YTD (2020)	510
<i>Decrease of</i>	<i>18</i>

Restricted Medical Emergency Loan Fund

Bank Balance – December	\$4,554.30
Donations YTD (2021)	\$00.00
Donations – December 2021	\$00.01
Applications Received	0
Applications Approved	0
Applications Denied	0
Outstanding Loans (#/amount)	0
Non-compliant Loans (#/amount)	0
Bank Dormant Acct Charge	

2021 Silverton Clinic Expenses

Expenses	Budget 2021	21-Jan	21-Feb	21-Mar	21-Apr	21-May	21-Jun	Totals
Ed & Training	\$ 200.00							
Program								
Medical Supplies	\$ 2,500.00	\$ 148.95		\$ 97.43	\$ 383.68			\$ 630.06
Co V-2								
Medications	\$ 500.00	\$ 1.00						\$ 1.00
CLIA	\$ 180.00							
LabCorp	\$ 750.00	\$ 39.50		\$ 13.95	\$ 17.70	\$ 71.90	\$ 25.50	\$ 168.55
Radiology								
License	\$ 55.00			\$ 50.00				\$ 50.00
Inspection	\$ 425.00							
Equipment/ Supplies								
Stabil-izers Project	\$ 250.00				\$ 145.66			\$ 145.66
Special Projects								
Bingo	\$ 600.00							
Administration								
Clinic Office supplies	\$ 1,000.00							
Advertising/ appt cards	\$ 150.00							
Clinic Postage	\$ 200.00							
membership CRHC	\$ 300.00							
Inc./IRS fees/St. Reg.	\$ 20.00		\$ 10.00					\$ 10.00
Other (IRS)								
PK Wilson (Acct)	\$ 250.00							
Employee Recognition								
Staffing vaccines								
Cleaning	\$ 300.00							
Subscriptions (Zoom)	\$ 200.00				\$ 5.00	\$ 5.00		\$ 10.00
Equipment								
Office Equipment	\$ 300.00							
Computers	\$ 1,200.00		\$ 585.11	\$ 34.90	\$ 25.51			\$ 645.52
Total	\$ 9,380.00							\$ 1,660.79

2021 Silverton Clinic Expenses

Expenses	Budget 2021	21-Jul	21-Aug	21-Sep	21-Oct	21-Nov	21-Dec	Totals
Ed & Training Program	\$ 200.00				\$ 14.95			\$ 14.95
Medical Supplies	\$ 2,500.00	\$ 316.00				\$ 887.14		\$ 1,833.20
Co V-2								
Co V-2								
Medications	\$ 500.00			\$ 146.89				\$ 147.89
CLIA	\$ 180.00							
LabCorp	\$ 750.00	\$ 27.77	\$ 107.68	\$ 7.00	\$ 67.45	\$ 309.78	\$ 234.97	\$ 923.20
Radiology								
License	\$ 55.00							\$ 50.00
Inspection	\$ 425.00							
Equipment/ Supplies								
Stabil-Icers Project	\$ 250.00							\$ 145.66
Special Projects								
Bingo	\$ 600.00							
Administration								
Clinic Office supplies	\$ 1,000.00		\$ 191.26	\$ 31.19				\$ 222.45
Advertising/ appt cards	\$ 150.00							
Clinic Postage	\$ 200.00		\$ 76.00		\$ 58.00			\$ 134.00
membership CRHC	\$ 300.00				\$ 289.00			\$ 289.00
Inc./IRS fees/St. Reg.	\$ 20.00		\$ 10.00					\$ 20.00
Other IRS								
PK Wilson (Acct)	\$ 250.00							
Employee Recognition								
Staffing vaccines								
Cleaning	\$ 300.00					\$ 300.00		\$ 300.00
Subscriptions (Zoom)	\$ 200.00	\$ 6.99	\$ 6.99	\$ 6.99	\$ 6.99	\$ 6.99	\$ 7.99	\$ 52.94
Equipment								
Office Equipment	\$ 300.00							
Computers	\$ 1,200.00							\$ 645.52
Total	\$ 9,380.00							\$ 4,778.81

2021 Silverton Clinic Income

INCOME		Budget	21-Jan	21-Feb	21-Mar	21-Apr	21-May	21-Jun	Jan-June 2121
Clinic									
Restricted									
	Matching Grant Fund	\$ 7,500.00							
	Contingency Fund	\$ 5,000.00							
	Co V-2 Fund	\$ -							
Unrestricted									
	Petty Cash	\$ 10.00							
TOTAL									\$
Income									
In Kind / SJC		\$ (37,500.00)							
In Kind / Mercy		\$ (35,000.00)							
Stabil Icers									
Donations									
	Governmental								
	501(c)3/Foundation								
	WCCF								
	Fund Raiser	\$ 1,000.00							
	Stabil-Icers								
	Other NonProfit	\$ 500.00							
	Business/Individual	\$ 9,000.00	\$ 1,395.23	\$ 380.47	\$ 533.00	\$ 455.00	\$ 393.48	\$ 85.35	\$ 3,242.53
TOTAL		\$ 23,010.00	\$ 1,395.23	\$ 1,775.70	\$ 2,308.70	\$ 2,763.70	\$ 3,157.18	\$ 3,242.53	\$ 3,242.53
Loan Fund									
	Restricted	\$ 2,366.14		\$ 2,188.15					
	Funded Loans	\$ 1,000.00							
	Donations	\$ 2,500.00							
	Repayments	\$ 3,500.00							
Total Available				\$ 4,554.29	\$ 4,554.29				\$ 4,554.29

[illegible]

2021 Silverton Clinic Income

INCOME		Budget	21-Jan	21-Feb	21-Mar	21-Apr	21-May	21-Jun	Jan-June 2121
Clinic									
Restricted									
	Matching Grant Fund	\$ 7,500.00							
	Contingency Fund	\$ 5,000.00							
	Co V-2 Fund	\$ -							
Unrestricted									
	Petty Cash	\$ 10.00							
TOTAL									\$ -
Income									
In Kind / SJC		\$ (37,500.00)							
In Kind / Mercy		\$ (35,000.00)							
Stabil Icers									
Donations									
	Governmental								
	501(c)3/Foundation								
	WCCF								
	Fund Raiser	\$ 1,000.00							
	Stabil-Icers								
	Other NonProfit	\$ 500.00							
	Business/Individual	\$ 9,000.00	\$ 1,395.23	\$ 380.47	\$ 533.00	\$ 455.00	\$ 393.48	\$ 85.35	\$ 3,242.53
TOTAL		\$ 23,010.00	\$ 1,395.23	\$ 1,775.70	\$ 2,308.70	\$ 2,763.70	\$ 3,157.18	\$ 3,242.53	\$ 3,242.53
Loan Fund									
	Restricted	\$ 2,366.14		\$ 2,188.15					
	Funded Loans	\$ 1,000.00							
	Donations	\$ 2,500.00							
	Repayments	\$ 3,500.00							
Total Available				\$ 4,554.29	\$ 4,554.29				\$ 4,554.29

2021 Silverton Clinic Income

[illegible]

Date	# seen	referrals	new pt	Age < 18	Age > 65	Medicare	Plus	Medicaid	Private	ID Insurance	derm	Acq eye	vas surg	nasty	audio	peak pt	animas	mont La Plata urro
1/7/2021	9	2		0	5	7	3											
1/14/2021	15	0	2		9	9	4	1	5									
1/28/2021	12	0	1	7	5	8	4	1	1									
2/1/2021	10	0		0	6	6	2		3	1								
2/11/2021	12		1	2	8	8			3									
2/18/2021	10	2		0	5	6		1	2	1	1	1						
2/25/2021	9			0	6	6			1									
3/1/2021	11			3	6	6	1											
3/8/2021	12	3		0	9	9	4		1	3				1	2			
3/15/2021	8				5	5			3									
3/18/2021	7			1	5				1									
3/25/2021	8		1		3	3			1	3								
4/1/2021	13		1	0	10	7			2	3								
4/8/2021	10		1	1	7	7	2		1									
4/22/2021	9		1		8	8	2		1									
4/29/2021	13	4		0	8	8	2	2	1			1				1	1	1
5/1/2021	12	1	2	2	6	6	3											1
5/20/2021	11	1	3	2	5	5			1	3								
5/27/2021	8			1	6	6												
6/1/2021	14	3			10	10	5								3			
6/10/2021	8	2	1		7	7	4		1						2			
6/17/2021	8				5	6	3		2	1								
6/23/2021	8		1		5	5	3	2		1								
7/1/2021	9	1	2	1	5										1			
7/8/2021	14			1	5	5	2											
7/22/2021	10		2	2	3	3			3									
7/28/2021	10		2	4	4	3		2	3									
8/1/2021	8		2	3	3	1	1		1	3								
8/12/2021	12		1	5	8	8		1	2									
8/19/2021	6		1	5	5													
8/26/2021	10	2		3	4	5	4		1							1		
9/2/2021	15	4		3	8	8	7		1	1	1	1			2			
9/9/2021	15				9				4		1							
9/16/2021	11				6	6	4		1		2							
9/23/2021	8		2	1	5	5	1			2								
9/30/2021	12	2	2	2	6	6	3	1				1			1			
10/7/2021	11			1	7	7	6		1	2								
10/21/2021	13	3	1		6	6	5		3						2			1
10/29/2021	9				9	6												
11/4/2021	10		3	2	3	1	2	2	4									
11/11/2021	7		1	1	2	2	1			1								
11/18/2021	10	2			5	5	3	1	2						2			
12/2/2021	6				2	2	1	1	2	1								
12/9/2021	12	1	2		7	8	7		5						1			
12/16/2021	11				6	6	5	1	4									
12/23/2021	6				5	5	3	1										
12/30/2021	5		1		3	3	1		2									



Willy Tookey <admin@sanjuancolorado.us>

In Defense of Domestic Sheep Grazing

1 message

Bonnie Brown <cwgawool@aol.com>

Tue, Jan 4, 2022 at 1:11 PM

Reply-To: Bonnie Brown <cwgawool@aol.com>

To: "admin@sanjuancolorado.us" <admin@sanjuancolorado.us>

To: San Juan County Commissioners

Please see attached comments regarding the recent attacks on domestic sheep grazing.

Bonnie Brown, Executive Director
Colorado Wool Growers Association
PO Box 292
Delta, CO 81416-0292
(970) 874-1433
(970) 874-4170 fax
(303) 638-0596 cell



CWGAcommentsOurayCounty12.31.2021.pdf
162K



PO Box 292 • Delta, CO 81416-0292 (970) 874-1433 • (970) 874-4170 fax
cwga wool@aol.com • coloradosheep.org

Ouray County Board of Commissioners
lpadgett@ouraycountyco.gov
btisdel@ouraycountyco.gov
jniece@ouraycountyco.gov

December 31, 2021

Re: Domestic Sheep Grazing - DOI-BLM-CO-S060-2014-0001-EIS

Dear Commissioners:

The Colorado Wool Growers Association is extremely concerned that Ouray County is urging the BLM to restrict domestic sheep grazing in Colorado due to the presence of bighorn sheep.

The CWGA remains committed to management practices that minimize potential direct contact between bighorns and domestic sheep.

Listed below are some additional points to consider:

Did you do any research with the Colorado Department of Agriculture and the State Veterinarian before sending your letter to the BLM, or reach out to the Colorado Wool Growers Association for any information?

Bighorn sheep are a huntable species in Colorado. That means the overall population is robust enough that Colorado Parks & Wildlife (CPW) annually issues hunting tags.

The Rocky Mountain Bighorn Sheep Society actively works to “protect” bighorns so hunters can kill them.

Bighorn sheep are vulnerable to stress caused by a variety of factors (tourism, recreation, habitat fragmentation, inbreeding, weather, nutrition, predation, population density within the herd). Respiratory disease and low lamb recruitment is often induced by stress. It's lazy science to attribute respiratory disease and low lamb recruitment in bighorns solely to domestic sheep. There are many other factors that significantly influence respiratory disease epizootics and bighorn sheep herd health.

Mycoplasma ovipneumoniae (“M.ovi”) is endemic to Colorado bighorn herds and all herds in Colorado already have it. Current research is showing the *mycoplasma*

ovipneumoniae (*M ovi*) is endemic in bighorn herds across the west, with or without the presence of domestic sheep.

The origin of *M ovi* is unknown, although the popular belief is that it always comes from domestic sheep, based upon a various “pen studies” (forced enclosure). Forcing bighorns and domestic sheep together in an enclosure is a highly stressful event for bighorns and not at all indicative of open range grazing.

Domestic sheep do not “transmit disease.” The degree of risk of potential pathogen transmission, from domestic sheep to bighorn sheep, in open range grazing conditions, is unknown. If pathogens are transferred between species, it does not automatically equate to the development of disease or death. Direct contact is needed to transfer pathogens (dosage and duration unknown). Pathogen transmission does not occur just because bighorns and domestics may be in proximity of each other.

The *Mycoplasmas: Molecular biology, Pathogenicity, and Strategies for Control* textbook states: “assumptions about restricted host range of mycoplasmas, based on the host from which they were first or frequently isolated, are usually made in the context of nearly complete absence of representative sampling of the vast majority of potential hosts.”

Livestock and wildlife have commingled on our western rangelands for more than a century. The notion that domestic sheep introduced a novel pathogen to bighorns when the West was settled may seem likely but is purely speculation (bison also commingled on the open range with numbers estimated to be in the millions in the 1800s). Perhaps another contributing factor is that wildlife populations (with or without contact with livestock) serve as a reservoir for the very pathogen(s) that cause disease and spread infection as well. Common sense tells even the layman, yes, although many self-proclaimed bighorn “experts” are reluctant to agree that anything besides domestic sheep and goats might impact bighorn herd health.

On June 15th, 2018 the State of Alaska Department of Game & Fish issued a press release stating “*Mycoplasma ovipneumoniae* (“*M.ovi*”) is a respiratory bacterium that can cause disease in susceptible hosts. Previously thought to be host-restricted to sheep and goat species, scientists have identified *M. ovi* for the first time in healthy moose and caribou in Alaska; a bison in Montana; mule deer in New Mexico, and diseased white-tailed deer from the upper Midwest.”

M ovi has now been detected in bison, mule deer, whitetail deer, caribou, and moose. For decades, the commonly held belief by lazy scientists was that *M ovi* only came from domestic sheep. If you have your blinders on any don’t consider other possibilities it doesn’t threaten your agenda; and it also doesn’t take the comprehensive approach needed to understand bighorn herd health, and epizootics in other wildlife species.

According to the Modeling Risk of Pneumonia Epizootics in Bighorn Sheep (Journal of Wildlife Management - Sells - 2015), “*Risk was not associated with number of federal sheep and goat allotments, proximity to nearest herds of bighorn sheep, ratio of rams*

to ewes, percentage of average winter precipitation, or whether herds were of native versus mixed or reintroduced origin. We conclude that factors associated with risk of pneumonia epizootics are complex and may not always be from the most obvious source."

"Elucidating the emergence of *Mycoplasma ovipneumoniae*-associated respiratory disease in ruminants requires identification of the pathogen host range. This bacterium was thought to be host restricted to subfamily Caprinae, but we describe its identification in healthy moose, caribou, and mule deer and diseased mule and white-tailed deer, all species in subfamily Capreolinae." (Emerging Infectious Diseases • www.cdc.gov/eid • Vol. 24, No. 12, December 2018)

It's disappointing to see the BLM and CPW reference the USFS's significantly flawed Risk of Contact model as a means of decision making. The Risk of Contact model ("dirt model") only predicts estimated rates of bighorn sheep contacting an allotment (stepping into a grazing allotment not direct contact with domestic sheep), and does not predict the viability of bighorn sheep populations.

The U.S. Forest Service Risk of Contact model is grossly inaccurate at best, considering "contact" when a bighorn sheep steps into a grazing allotment irrespective if domestic sheep are even present in the grazing allotment (grazing allotments are only utilized for a short grazing season every year, not year around).

The mathematical modeling studies utilized by the USDA Forest Service's Bighorn Sheep Working Group to determine potential contact are fundamentally flawed. The obvious problem with this method is in how and what parameters are chosen. Input of inaccurate data will result in the output of inaccurate answers. The modeling method potentially allows the operator to tailor the data in order to fit a preordained conclusion. This same modeling method has been shown to be erroneous in comparisons of simulations to real outcomes. Such issues cause the process to fail the standards of quality, integrity, and utility of the Data Quality Act ("DQA") and the best available science standards of the Environmental Species Act ("ESA"). They also run afoul of Presidential orders on scientific integrity and transparency.

The Forest Service is finally acknowledging the shortcomings of the ROC model; yet the BLM continues to cut and paste outdated information into their documents and CPW biologists continue to reference it. (The recent GMUG Forest Plan does not use the ROC model in determine risk.)

The BLM's reliance upon *MS-1730 Management of Domestic Sheep and Goats to Sustain Wild Sheep* is beyond the agency's scope as designated by Congress. Nowhere in the document's referenced statutes is the authority to manage for spatial or temporal separation between domestic sheep and wild sheep. The agency's prescribed management practices cannot exceed the scope authorized by Congress under relevant statute. Therefore, it is improper for the agency to cite, reference or apply MS-1730.

The BLM is not mandated to "guarantee" zero risk to bighorns. Bighorns can get *M ovi* and other potentially deadly pathogens from other bighorns. Demanding a "guarantee

total temporal and spatial separation” is a precipitous slope upon which to stand, and lays the groundwork for other emotional charged demands.

Wolves come to mind next. Will Ouray County commissioners be demanding the removal of cattle from grazing allotments to “guarantee total temporal and spatial separation” from wolves?

Unfortunately, you cannot trust iNaturalist/citizen science when people have an agenda (in this case, to remove domestic sheep grazing from the range). Terry Myers with the Rocky Mountain Bighorn Sheep Society adeptly (or ineptly depending on how you want to look at it) demonstrates why citizen science should be viewed with a great deal of skepticism.

In 2018, the CWGA began raising concerns about using citizen science, noting that it can be a very fraudulent process manipulated by anti-grazing activists.

We only needed to wait until the next grazing season to have our fears confirmed. During the July 2019 CWGA convention, the U.S. Forest Service received a report from Terry Meyers (Rocky Mountain Bighorn Sheep Society) that there was a co-mingling incident between bighorn and domestic sheep on the Deer Park grazing allotment in the San Juan mountains. Meyers gave the USFS a detailed description of where the alleged incident occurred. Both Brian Ferebee (then Regional Forester) and Jacqueline Buchanan (Deputy Regional Forester) were sitting in our conference room, when Ms. Buchanan received the report. She immediately asked me about the situation. The alleged incident that Meyers was so specific about, occurred on Ernie Etchart’s grazing allotment. As luck would have it, Mr. Etchart was also at our meeting that day. He explained to Ferebee and Buchanan that because the recent snow slides had taken out the trail to the grazing allotment, he didn’t even have any sheep on that allotment because the trail was inaccessible. Because of predators and extreme weather, domestic sheep would not survive a winter alone in the San Juan Mountains; so the suggestion that the sheep were left from the previous grazing season doesn’t ring true either.

When the USFS presented Meyers with the facts, he quickly recanted the statements in his report, and said that he was mistaken in the location (which was rather interesting given the specificity of his original statement).

Wildlife biologists are not epidemiologists. Multi-disciplinary resources available within the USDA include the Agricultural Research Service, Wildlife Services, Center for Animal Welfare, and the National Animal Health Monitoring System. The American Sheep Industry Association, State Ag Departments, and the livestock industry also have decades of experience working on animal health issues, yet these resources continue to be ignored by most of the vocal groups in the bighorn fray.

Until we have a much better understanding of dosage requirements, disease thresholds, and all factors that impact the overall herd health of bighorn sheep, we cannot accurately assess the role domestic sheep might play in bighorn herd health.

Bighorn sheep are the Trojan Horse of the anti-grazing activists. Using bighorns to leverage livestock producers off their grazing permits is a scorched earth approach to eliminating domestic sheep grazing. It is short-sighted and wrong. It's interesting to note that when a bighorn die-off can't be pinned to domestic sheep, bighorn activists start casting a broader net to implicate cattle instead. Will cattle be the next species the Ouray county commissioners has in the crosshairs?

Where will it end? Driving ranchers off the landscape erodes America's safe protein and fiber production base; eliminates open space and wildlife habitat as farms and ranches are sold for development; and eliminates livestock as an eco-friendly forage management tool that can reduce invasive weeds and fuel loads. Decreasing fuels loads through grazing reduces the intensity and duration of wildfires. This attack on livestock grazing is another step towards the loss of our rich farming and ranching heritage in the state of Colorado.

While we value our bighorns in the state, not every acre of BLM/USFS should be designated occupied or potential bighorn habitat; and not all areas of potential overlap between bighorn and domestic sheep should be considered high risk. Statewide, the overlap of occupied bighorn sheep habitat and active grazing allotments is small.

A closing statement about peanuts seems out of place, but.....In January 2017 the U.S. Department of Health and Human Services, National Institute of Allergy and Infectious Diseases changed its *Guidelines for the Prevention of Peanut Allergy in the United States*. (<https://www.niaid.nih.gov/sites/default/files/peanut-allergy-prevention-guidelines-parent-summary.pdf>) The new addendum states "Recent scientific research has shown that peanut allergy can be prevented by introducing peanut containing foods into the diet early in life. Researchers conducted a clinical trial called Learning Early About Peanut Allergy (LEAP) with more than 600 infants considered to be at high risk of developing peanut allergy because they had severe eczema, egg allergy, or both." In a nutshell (my words, not theirs) the guidelines state, "Based on the strength of the LEAP findings, the National Institute of Allergy and Infectious Diseases (NIAID), part of the National Institutes of Health, worked with 25 professional organizations, federal agencies, and patient advocacy groups to develop clinical practice guidelines to address the prevention of peanut allergy. A panel of experts developed the Addendum Guidelines for the Prevention of Peanut Allergy based on the LEAP findings and other recent scientific research." The new guidelines establish procedures for working with your healthcare provider to expose infants to peanut-containing foods to help prevent the development of a potentially deadly peanut allergy later in life. Doctors are finally realizing that you cannot raise children in a protective bubble, so developing an exposure strategy early on is important.

My immediate thought when I read this information was that the bighorn sheep folks should stop hiding behind the shield of lazy science and consider this line of reasoning. My second thought was this is a great example of conventional wisdom being wrong and adjusting your sails accordingly for a better outcome.

“Your assumptions are your windows on the world. Scrub them off every once in a while, or the light won't come in.” *[Isaac Asimov]*

One of my CWGA members reminded me that “when your only tool is a hammer, every problem looks like a nail.” Let’s use emerging science as a new tool in the toolbox instead of continuing to rely upon speculative outdated studies.

Respectfully,

Bonnie Brown

Executive Director

CC: Dan Prenzlowl, CPW Director
Maggie Baldwin, CDA State Veterinarian
Kate Greenberg, CDA Commissioner
John Kaminsky, BLM
John Swartout, Colorado Counties, Inc.
Christian Reece, Club20
Peter Orwick, American Sheep Industry Association

SAN JUAN COUNTY, COLORADO
APPOINTMENTS TO BOARDS AND OFFICES
FOR THE CALENDAR YEAR 2021

Chairman	Scott Fetchenhier
Chairman Pro Tem	Ernie Kuhlman
Road & Bridge Commissioner	Ernie Kuhlman
Buildings and Grounds Commissioner	Scott Fetchenhier
Public Agency Liaison Commissioner	Austin Lashley
Elected Officials Liaison Commissioner	Austin Lashley
Colorado Counties, Inc. Commissioners	Ernie Kuhlman & Austin Lashley
Planning Commission	Austin Lashley
Planning Commission Alternate	Scott Fetchenhier
Ambulance Association / EMS Council	Scott Fetchenhier
Town Board of Adjustment	Scott Fetchenhier
Board of Adjustment Alternate	Ernie Kuhlman
Housing Solutions for the Southwest	Scott Fetchenhier
Area Agency on Aging	Ernie Kuhlman
Transportation Planning Committee	Ernie Kuhlman
Cemetery Board	Scott Fetchenhier
Learning Center Council	Scott Fetchenhier
County Attorney	Dennis Golbricht
County Surveyor	Kenneth Schaaf
County Health Director	Becky Joyce
Veterans Service Officer	Tommy Wipf
Land Use Administrator	Lisa Adair
Budget Officer	William Tookey
County Auditor	William Tookey
Region 9 Economic District	Blair and Associates
Southwest Colorado COG	William Tookey
Southwest Colorado COG Alt.	William Tookey
Club 20	Austin Lashley
Water Conservation Board	Austin Lashley
San Juan Development Association	Charles Smith
	William Tookey
Official Newspaper	Silverton Standard

SAN JUAN COUNTY, COLORADO
APPOINTMENTS TO BOARDS AND OFFICES
FOR THE CALENDAR YEAR 2021

Avalanche Board Members	Open	2021
	Louis Girodo	2021
	Open	2021
		Alternate

Historic Impact Review Board	Scott Fetchenhier	2021
	David Singer	2021
	Steve Rich	2021
	Beverly Rich	Alternate

Board of Adjustment	Eileen Fjerstad	2022
	Paul Joyce	2022
	Casey Carroll	2022
	Jared Boyd	2021
	David Singer	2021
	Joe Jepson	Alternate

Tourism Fund Board	Paul Zimmerman	2022
	Jim Lindaman	2022
	Joe Jepson	2021
	Lisa Branner	2021
	Judy Graham	2021
	Jim Harper	Alternate

Noxious Weed Management Board	Lisa Adair	2022
	Terry Kerwin	2022
	Open	2022
	Chris Tookey	2021
	Open	2021

Approved:

Board of County Commissioners

PUBLIC NOTICE

The San Juan County Board of Commissioners is seeking applications for appointments to fill expiring terms on the Tourism Fund Board, the Noxious Weed Management Board and the County Board of Adjustment. These are volunteer appointments for terms of two or three years. Written applications must be received by the County Administrator no later than 4:00 P.M. on Friday, January 7, 2022. Applications may be mailed to PO Box 466 Silverton, CO 81433 or hand delivered to the Courthouse at 1557 Greene St. or emailed to Sanjuancounty@frontier.net. For further information contact William Tookey, County Administrator at 387-5766.

LISA K. BRANNER

152 _ Cement Street • PO Box 547 • Silverton CO 81433
970-749-3244 • lisakbranner@gmail.com

December 27, 2021

Willy Tookey
Administrator
San Juan County
PO Box 466
Silverton, CO 81433

Dear Mr. Tookey,

I am writing to express my interest in being reappointed to the San Juan County Tourism Fund Board.

I have extensive marketing and communications experience in the non-profit, public and private sectors. This includes 22 years in the outdoor recreation industry, which is directly relevant given Silverton's popularity as a destination for outdoor enthusiasts of all stripes. As past Community Relations Manager for the Town of Silverton and a board member of various local non-profits (including San Juan Development Association, Silverton Area Chamber of Commerce and Silverton Creative District) I have gained knowledge of regional tourism markets and an understanding of Silverton and San Juan County's unique challenges and opportunities. I am confident that my expertise, insight and strategic thinking will prove valuable and beneficial to the San Juan County Tourism Fund Board, and look forward to continuing to serve our community in this capacity.

Thank you for your kind consideration, and please do not hesitate to contact me if you have questions or require further information.

Sincerely,



Lisa K. Branner



Willy Tookey <admin@sanjuancolorado.us>

Tourism board application

Judy Graham <jg.wingatebnb@gmail.com>

Sun, Dec 26, 2021 at 11:46 AM

To: William Tookey <sanjuancounty@frontier.net>

Dear Willy and County Commissioners,

This is to reapply for the seat on the Tourism Board. Thank you for your consideration. Would you like any other application materials from me.

Thanks again, Judy

PS Please acknowledge receipt.

Judith Graham
P.O. 383
Silverton, Colorado 81433
970.387.5520
970.749.2045 (cell)

jg.wingatebnb@gmail.com
www.judithgraham.com
www.wingatehouse.com

Sent from my iPhone



Willy Tookey <admin@sanjuancolorado.us>

Tiffany's Lodging Tax Board Submission

1 message

Tiffany deKay <ts.dekay@gmail.com>

Fri, Jan 7, 2022 at 10:06 AM

To: sanjuancounty@frontier.net

Dear San Juan County Commissioners,

I am writing to express my interest in a position on the Lodging Tax Tourism Board. As a long-time resident and business owner in Silverton, I know that my skills and past experiences make me a strong candidate.

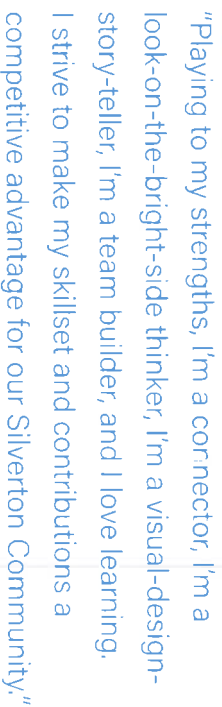
My ability to engage with the community and work well with others is exemplified in my serving on several other boards through the years. I was president of the Chamber Board for six years and served through two elections on the Town Board as a Trustee. Moreover, I served on the Silverton Preschool Board for two years.

I would love the opportunity to bring my skills and experiences as someone that works well with others and give back to my community as a member of the Lodging Tax Tourism Board.

Thank you for your time and consideration.

Best regards,
Tiffany deKay

Making connections through the right strategy, targeted communications and creative interactions.



North American Unit Creative Design Leader

Water Marketing Business Partner

Education:

Diploma - Digital Design, Art Institute of Pittsburgh, PA

Kansas State University, Manhattan, KS

Adobe Indesign

Adobe Photoshop

Adobe Premier

Microsoft Word

Prezi

✓ New business

innovation & technology

✓ Communications

facilitation

and coaching

development

✓ Mentoring

owner (San Juan Sanctuary, Inc since 11/2018), I would like to support my community by volunteering on the

[illegible]

proposal coordination, interview coaching and presentation development. Currently, I am the CDM Smith

driving visual storytelling, reuse of visual intellectual property and mentoring marketing teams. Previously

water strategy. Additionally, I served as the water communications business partner focused on sharing

Working with individuals from all different backgrounds in Silverton I will strive to connect people together.

and initiatives to build engagement and opportunities for all. As a graphic designer and marketer, I

Baile J, Benzing A, Byrne N, Coey N, Earbough S, Gonzalez M, Green J, Hickey K, Lewis S, Martin

J. (2019) Examining Unconscious Bias, Work Environment & Technology, (Jan).

(Ibid and Proposal Conf). Chicago, IL: Association of Proposal Management Professionals.

15 Years of Strategic Marketing Experience

3+ Year Silverton Business Owner



Love Living and Raising my Family in Silverton

Statement of Revenues and Disbursements

San Juan County

Selected Fiscal Year: 2021

Selected Date Range: 7/1/2021 - 12/31/2021

Fund	Balance 7/1/2021	Current Tax	Prior Tax	Specific Ownership	Misc. Collections	Disbursements	Treasurer's Fees	Other Expenses	Balance 12/31/2021
010 - COUNTY GENERAL FUND	\$387,150.50	\$196,063.45	\$0.00	\$18,684.26	\$1,699,200.48	(\$1,579,338.42)	(\$23,938.76)	(\$136,972.00)	\$560,849.51
020 - COUNTY ROAD & BRIDGE	\$511,141.68	\$2,636.94	\$0.00	\$343.99	\$355,133.92	(\$325,193.23)	(\$2,341.06)	(\$160,000.00)	\$381,722.24
030 - CONTINGENT FUND	\$54,554.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,554.94
035 - AMENDMENT 1-EMERGENCY	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00
040 - SOCIAL SERVICE FUND	\$78,018.93	\$3,000.19	\$0.00	\$286.00	\$58,534.99	(\$71,145.94)	\$0.00	\$0.00	\$68,694.17
045 - AFFORDABLE HOUSING FUN	\$203,608.13	\$75.23	\$0.00	\$0.00	\$104,035.32	\$0.00	\$0.00	(\$102,909.00)	\$204,809.68
050 - CONSERVATION TRUST	\$10,289.34	\$180.66	\$202.08	\$0.00	\$2.08	\$0.00	\$0.00	\$0.00	\$10,674.16
051 - LODGING TAX FUND	\$258,901.53	\$0.00	\$0.00	\$0.00	\$150,968.06	\$0.00	\$0.00	(\$28,733.00)	\$381,136.59
052 - TOURISM BOARD FUND	\$9,834.79	\$0.60	\$0.00	\$0.00	\$20,000.00	\$0.00	\$0.00	(\$3,800.00)	\$26,035.39
055 - NOXIOUS WEED FUND	\$1,988.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,988.18
060 - TOWN OF SILVERTON	(\$74.80)	\$72,324.21	\$0.00	\$5,487.00	\$5,854.51	(\$76,384.16)	(\$1,485.58)	\$0.00	\$5,721.18
070 - DURANGO FIRE PROTECTION	(\$2,382.83)	\$8,764.72	\$0.00	\$1,309.75	\$0.00	(\$9,636.24)	\$0.00	(\$438.23)	(\$2,382.83)
080 - SOUTHWEST WATER CONSE	\$59.60	\$4,196.01	\$0.00	\$400.00	\$0.00	(\$4,386.18)	\$0.00	(\$209.83)	\$59.60
090 - ADVERTISING FEES	\$9,518.40	\$0.00	\$0.00	\$0.00	\$660.00	\$0.00	\$0.00	\$0.00	\$10,178.40
100 - REDEMPTION	\$312.30	\$0.00	\$0.00	\$0.00	\$30,603.78	(\$26,322.79)	\$0.00	(\$4,280.99)	\$312.30
110 - SCHOOL GENERAL	(\$8,203.11)	\$117,438.48	\$0.00	\$11,195.21	\$0.00	(\$127,053.26)	\$0.00	(\$1,580.43)	(\$8,203.11)
116 - SCHOOL BOND	\$0.00	\$22,681.47	\$0.00	\$2,162.18	\$0.00	(\$24,843.65)	\$0.00	\$0.00	\$0.00
200 - SPECIAL ASSESSMENTS	(\$38,159.09)	\$0.00	\$0.00	\$0.00	\$38,159.09	\$0.00	\$0.00	\$0.00	\$0.00
210 - 911 AUTHORITY	\$29,752.07	\$0.00	\$0.00	\$0.00	\$34,010.58	\$0.00	\$0.00	(\$22,377.95)	\$41,384.70
220 - TREASURER'S FEES	\$14,948.05	\$0.00	\$0.00	\$0.00	\$1,830.00	\$0.00	\$0.00	\$0.00	\$16,778.05
230 - ASSESSOR'S PENALTY	\$5,548.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,548.41

Statement of Revenues and Disbursements

San Juan County

Selected Fiscal Year: 2021

Selected Date Range: 7/1/2021 - 12/31/2021

Fund	Balance 7/1/2021	Current Tax	Prior Tax	Specific Ownership	Misc. Collections	Disbursements	Treasurer's Fees	Other Expenses	Balance 12/31/2021
240 - TREASURER'S DEEDS/FORE	\$10,871.26	\$0.00	\$0.00	\$0.00	\$1,189.89	\$0.00	\$0.00	(\$994.52)	\$11,066.63
250 - CLERK TECHNOLOGY FEES	\$3,826.40	\$0.00	\$0.00	\$0.00	\$424.00	\$0.00	\$0.00	\$0.00	\$4,250.40
260 - ADMIN FEE	\$2,698.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,698.42
270 - PEAK INVESTMENTS	\$35,273.26	\$0.00	\$0.00	\$0.00	\$337.54	\$0.00	\$0.00	\$0.00	\$35,610.80
280 - ABATEMENTS	(\$2,333.91)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,333.91)
300 - ESCROW-AMBULANCE	\$62,340.98	\$0.00	\$0.00	\$0.00	\$10,013.38	\$0.00	\$0.00	\$0.00	\$72,354.36
350 - ESCROW-COMPUTER EQUIP	\$4,095.82	\$0.00	\$0.00	\$0.00	\$2.70	\$0.00	\$0.00	\$0.00	\$4,098.52
360 - ASSESSOR/TREASURER ESC	\$3,166.00	\$0.00	\$0.00	\$0.00	\$3.78	\$0.00	\$0.00	\$0.00	\$3,169.78
400 - ESCROW-GRAVEL	\$144,539.53	\$0.00	\$0.00	\$0.00	\$6.04	\$0.00	\$0.00	\$0.00	\$144,545.57
410 - COUNTY BARN ESCROW	\$39,694.44	\$0.00	\$0.00	\$0.00	\$21,028.05	\$0.00	\$0.00	(\$15,034.00)	\$45,688.49
420 - ROAD EQUIP PURCHASE ESC	\$23,239.67	\$0.00	\$0.00	\$0.00	\$129,030.00	\$0.00	\$0.00	(\$124,037.00)	\$28,232.67
430 - LOST 4-WHEELERS ESCROW	\$3,902.51	\$0.00	\$0.00	\$0.00	\$2.01	\$0.00	\$0.00	\$0.00	\$3,904.52
440 - SEARCH & RESCUE ESCROW	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00
450 - COURTHOUSE ESCROW	\$66,065.38	\$0.00	\$0.00	\$0.00	\$122.14	\$0.00	\$0.00	(\$20,000.00)	\$46,187.52
460 - MSI ESCROW	\$70,376.22	\$0.00	\$0.00	\$0.00	\$61.32	\$0.00	\$0.00	\$0.00	\$70,437.54
470 - EMERGENCY PREPAREDNES	\$2,242.20	\$0.00	\$0.00	\$0.00	\$4.33	\$0.00	\$0.00	\$0.00	\$2,246.53
500 - HISTORICAL ARCHIVES ESCR	\$352.93	\$0.00	\$0.00	\$0.00	\$1.29	\$0.00	\$0.00	\$0.00	\$354.22
550 - ASPHALT ESCROW	\$70,929.25	\$0.00	\$0.00	\$0.00	\$10,044.61	\$0.00	\$0.00	\$0.00	\$80,973.86
570 - FOREST RESERVE ESCROW	\$125,648.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125,648.18
590 - EMERGENCY SERVICES SAL	\$1,094,088.58	\$0.00	\$0.00	\$0.00	\$852,452.15	\$0.00	\$0.00	(\$803,089.00)	\$1,143,451.73
600 - FIRE TRUCK FJND	\$45,767.82	\$0.00	\$0.00	\$0.00	\$20,038.55	\$0.00	\$0.00	\$0.00	\$65,806.37

Statement of Revenues and Disbursements

San Juan County

Selected Fiscal Year: 2021

Selected Date Range: 7/1/2021 - 12/31/2021

Fund	Balance 7/1/2021	Current Tax	Prior Tax	Specific Ownership	Misc. Collections	Disbursements	Treasurer's Fees	Other Expenses	Balance 12/31/2021
650 - LAND USE ESCROW	\$53,505.67	\$0.00	\$0.00	\$0.00	\$3,016.87	\$0.00	\$0.00	\$0.00	\$56,522.54
700 - WORKFORCE HOUSING ESC	\$2,660.67	\$0.00	\$0.00	\$0.00	\$9.33	\$0.00	\$0.00	\$0.00	\$2,670.00
750 - ESCROW-SHERIFF VEHICLE	\$23,598.92	\$0.00	\$0.00	\$0.00	\$10,004.41	\$0.00	\$0.00	\$0.00	\$33,603.33
800 - PUBLIC TRUSTEE	\$184.00	\$0.00	\$0.00	\$0.00	\$1,066.00	\$0.00	\$0.00	(\$1,096.00)	\$154.00
810 - SPECIFIC OWNERSHIP TAX	(\$33,610.01)	\$0.00	\$0.00	\$49,573.46	\$0.00	\$0.00	\$0.00	\$0.00	\$15,963.45
820 - TAX HOLDING FUND	\$230,164.37	(\$229,104.24)	\$0.00	\$0.00	\$364.63	\$0.00	\$0.00	\$0.00	\$1,424.76
900 - ADVANCED COLLECTIONS	\$4,630.44	\$0.00	\$0.00	\$0.00	\$3,084.68	\$0.00	\$0.00	\$0.00	\$7,715.12
Grand Totals:	\$3,649,726.02	\$198,257.72	\$202.08	\$89,441.85	\$3,566,300.51	(\$2,244,303.87)	(\$27,765.40)	(\$1,425,551.95)	\$3,806,306.96

San Juan County

Composition of Cash Balances and Investments

As Of: 12/31/2021 Including Account Details

	Net Bank Balance	Investments	Cash on Hand/ In Transit	Total
<i>Cash and Cash Items</i>				
Cash on Hand	\$0.00	\$0.00	\$200.00	\$200.00
Cash on Hand:	\$0.00	\$0.00	\$200.00	\$200.00
<i>Demand and Time Deposits</i>				
<i>Citizens State Bank</i>				
Tourism Fund Checking	\$26,157.78	\$0.00	\$0.00	\$26,157.78
Affordable Housing Checking	\$326,335.11	\$0.00	\$0.00	\$326,335.11
911 Authority Checking Checking	\$41,728.77	\$0.00	\$0.00	\$41,728.77
General Checking Checking	\$1,093,977.68	\$0.00	\$0.00	\$1,093,977.68
Citizens State Bank:	\$1,488,199.34	\$0.00	\$0.00	\$1,488,199.34

Investment Pool

		Net Bank Balance	Investments	Cash on Hand/ In Transit	Total
Citizens State Bank	100120367	\$0.00	\$1,016,213.51	\$0.00	\$1,016,213.51
	Citizens State Bank:	\$0.00	\$1,016,213.51	\$0.00	\$1,016,213.51
COLOTRUST	CO-01-0646-8001	\$0.00	\$1,004,842.41	\$0.00	\$1,004,842.41
	COLOTRUST:	\$0.00	\$1,004,842.41	\$0.00	\$1,004,842.41
Sigma Financial Corporation	GTR-041850	\$0.00	\$296,851.70	\$0.00	\$296,851.70
	Sigma Financial Corporation:	\$0.00	\$296,851.70	\$0.00	\$296,851.70
		<u>\$1,488,199.34</u>	<u>\$2,317,907.62</u>	<u>\$200.00</u>	<u>\$3,806,306.96</u>

Deanna Jaramillo 1/10/2022

Fund Status Report

San Juan County

Report Selection Criteria:

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

Fiscal Year: 2021

From Date: 12/1/2021

From Period: 12

Thru Date: 12/31/2021

To Period: 12

Option: Period

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
General Fund (01)					
010 - COUNTY GENERAL FUND	(\$131,508.71)	\$1,164,317.29	(\$471,959.07)	\$0.00	\$560,849.51
020 - COUNTY ROAD & BRIDGE	\$457,245.45	\$152,483.87	(\$228,007.08)	\$0.00	\$381,722.24
030 - CONTINGENT FUND	\$54,554.94	\$0.00	\$0.00	\$0.00	\$54,554.94
035 - AMENDMENT 1-EMERGENCY FUN	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00
040 - SOCIAL SERVICE FUND	\$67,328.27	\$12,100.13	(\$10,734.23)	\$0.00	\$68,694.17
045 - AFFORDABLE HOUSING FUND	\$266,481.72	\$41,236.96	(\$102,909.00)	\$0.00	\$204,809.68
050 - CONSERVATION TRUST	\$10,471.74	\$202.42	\$0.00	\$0.00	\$10,674.16
051 - LODGING TAX FUND	\$381,504.74	\$3,364.85	(\$3,733.00)	\$0.00	\$381,136.59
052 - TOURISM BOARD FUND	\$7,635.33	\$22,200.06	(\$3,800.00)	\$0.00	\$26,035.39
055 - NOXIOUS WEED FUND	\$1,988.18	\$0.00	\$0.00	\$0.00	\$1,988.18
060 - TOWN OF SILVERTON	\$3,331.99	\$5,364.87	(\$2,975.68)	\$0.00	\$5,721.18
070 - DURANGO FIRE PROTECTION DIST	(\$2,382.83)	\$421.30	(\$421.30)	\$0.00	(\$2,382.83)
080 - SOUTHWEST WATER CONSERVATI	\$59.60	\$251.39	(\$251.39)	\$0.00	\$59.60
090 - ADVERTISING FEES	\$10,178.40	\$0.00	\$0.00	\$0.00	\$10,178.40
100 - REDEMPTION	\$312.30	\$1,236.05	(\$1,236.05)	\$0.00	\$312.30
110 - SCHOOL GENERAL	(\$8,203.11)	\$8,415.37	(\$8,415.37)	\$0.00	(\$8,203.11)
116 - SCHOOL BOND	\$0.00	\$1,358.85	(\$1,358.85)	\$0.00	\$0.00
200 - SPECIAL ASSESSMENTS	(\$38,199.09)	\$38,234.09	(\$35.00)	\$0.00	\$0.00
210 - 911 AUTHORITY	\$31,790.80	\$12,012.34	(\$2,418.44)	\$0.00	\$41,384.70
220 - TREASURER'S FEES	\$16,258.05	\$520.00	\$0.00	\$0.00	\$16,778.05
230 - ASSESSOR'S PENALTY	\$5,548.41	\$0.00	\$0.00	\$0.00	\$5,548.41
240 - TREASURER'S DEEDS/FORECLOS	\$10,929.96	\$376.67	(\$240.00)	\$0.00	\$11,066.63
250 - CLERK TECHNOLOGY FEES	\$4,213.40	\$37.00	\$0.00	\$0.00	\$4,250.40
260 - ADMIN FEE	\$2,698.42	\$0.00	\$0.00	\$0.00	\$2,698.42
270 - PEAK INVESTMENTS	\$35,378.83	\$231.97	\$0.00	\$0.00	\$35,610.80
280 - ABATEMENTS	(\$2,333.91)	\$0.00	\$0.00	\$0.00	(\$2,333.91)
300 - ESCROW-AMBULANCE	\$62,352.17	\$10,002.19	\$0.00	\$0.00	\$72,354.36

Operator: cjaramillo 1/10/2022 3:21:11 PM

Report ID: GLLT85a

Page 1 of 2

Fund Status Report

San Juan County

Report Selection Criteria:

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

Fiscal Year: 2021
From Period: 12
To Period: 12

From Date: 12/1/2021
Thru Date: 12/31/2021
Option: Period

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
350 - ESCROW-COMPUTER EQUIP	\$4,098.08	\$0.44	\$0.00	\$0.00	\$4,098.52
360 - ASSESSOR/TREASURER ESCROW	\$3,169.16	\$0.62	\$0.00	\$0.00	\$3,169.78
400 - ESCROW-GRAVEL	\$144,544.58	\$0.99	\$0.00	\$0.00	\$144,545.57
410 - COUNTY BARN ESCROW	\$39,717.89	\$21,004.60	(\$15,034.00)	\$0.00	\$45,688.49
420 - ROAD EQUIP PURCHASE ESCROW	\$23,264.75	\$129,004.92	(\$124,037.00)	\$0.00	\$28,232.67
430 - LOST 4-WHEELERS ESCROW	\$3,904.19	\$0.33	\$0.00	\$0.00	\$3,904.52
440 - SEARCH & RESCUE ESCROW	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$10,000.00
450 - COURTHOUSE ESCROW	\$66,167.52	\$20.00	(\$20,000.00)	\$0.00	\$46,187.52
460 - MSI ESCROW	\$70,427.50	\$10.04	\$0.00	\$0.00	\$70,437.54
470 - EMERGENCY PREPAREDNESS	\$2,245.82	\$0.71	\$0.00	\$0.00	\$2,246.53
500 - HISTORICAL ARCHIVES ESCROW	\$354.01	\$0.21	\$0.00	\$0.00	\$354.22
550 - ASPHALT ESCROW	\$70,966.55	\$10,007.31	\$0.00	\$0.00	\$80,973.86
570 - FOREST RESERVE ESCROW	\$125,648.18	\$0.00	\$0.00	\$0.00	\$125,648.18
590 - EMERGENCY SERVICES SALES TA	\$1,684,018.24	\$217,522.49	(\$758,089.00)	\$0.00	\$1,143,451.73
600 - FIRE TRUCK FUND	\$45,800.05	\$20,006.32	\$0.00	\$0.00	\$65,806.37
650 - LAND USE ESCROW	\$53,519.77	\$3,002.77	\$0.00	\$0.00	\$56,522.54
700 - WORKFORCE HOUSING ESCROW	\$2,668.47	\$1.53	\$0.00	\$0.00	\$2,670.00
750 - ESCROW-SHERIFF VEHICLE	\$23,602.61	\$10,000.72	\$0.00	\$0.00	\$33,603.33
800 - PUBLIC TRUSTEE	\$34.00	\$198.00	(\$78.00)	\$0.00	\$154.00
810 - SPECIFIC OWNERSHIP TAX	\$12,824.13	\$15,963.46	(\$12,824.14)	\$0.00	\$15,963.45
820 - TAX HOLDING FUND	\$50,628.31	\$0.00	(\$49,203.55)	\$0.00	\$1,424.76
900 - ADVANCED COLLECTIONS	\$5,915.12	\$1,800.00	\$0.00	\$0.00	\$7,715.12
950 - WEST SIDE SPECIAL IMP. DISTRIC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
960 - HOSPITAL GRANT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
* Fund Type Total *	\$3,716,153.98	\$1,907,913.13	(\$1,817,760.15)	\$0.00	\$3,806,306.96
* Report Total *	\$3,716,153.98	\$1,907,913.13	(\$1,817,760.15)	\$0.00	\$3,806,306.96

Operator: djaramillo

1/10/2022 3:21:12 PM

Report ID: GLLT85a

Page 2 of 2

San Juan County

Composition of Cash Balances and Investments

As Of: 12/31/2021 Including Account Details

		Net Bank Balance	Investments	Cash on Hand/ In Transit	Total
<i>Cash and Cash Items</i>					
Cash on Hand					
	Cash on Hand	\$0.00	\$0.00	\$200.00	\$200.00
	Cash on Hand:	\$0.00	\$0.00	\$200.00	\$200.00
<i>Demand and Time Deposits</i>					
Citizens State Bank					
	Tourism Fund Checking	\$26,157.78	\$0.00	\$0.00	\$26,157.78
	Affordable Housing Checking	\$326,335.11	\$0.00	\$0.00	\$326,335.11
	911 Authority Checking Checking	\$41,728.77	\$0.00	\$0.00	\$41,728.77
	General Checking Checking	\$1,093,977.68	\$0.00	\$0.00	\$1,093,977.68
	Citizens State Bank:	\$1,488,199.34	\$0.00	\$0.00	\$1,488,199.34

Investment Pool

	Net Bank Balance	Cash on Hand/		Total
		Investments	In Transit	
Citizens State Bank				
100120367	\$0.00	\$1,016,213.51	\$0.00	\$1,016,213.51
Citizens State Bank:	\$0.00	\$1,016,213.51	\$0.00	\$1,016,213.51
COLOTRUST				
CO-01-0646-8001	\$0.00	\$1,004,842.41	\$0.00	\$1,004,842.41
COLOTRUST:	\$0.00	\$1,004,842.41	\$0.00	\$1,004,842.41
Sigma Financial Corporation				
GTR-041850	\$0.00	\$296,851.70	\$0.00	\$296,851.70
Sigma Financial Corporation:	\$0.00	\$296,851.70	\$0.00	\$296,851.70
	\$1,488,199.34	\$2,317,907.62	\$200.00	\$3,806,306.96

2021 SALES TAX

	Town			County			Emergency Services		
	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total
January	34,363.94	5,994.61	40,358.55	13,790.50	2,933.00	16,723.50	30,094.57	5,579.39	35,673.96
February	37,811.41	7,310.95	45,122.36	15,682.24	4,317.03	19,999.27	33,431.36	7,267.02	40,698.38
March	39,091.44	7,137.41	46,228.85	12,774.47	3,628.40	16,402.87	32,414.09	6,728.19	39,142.28
April	39,866.84	6,744.78	46,611.62	12,943.71	2,876.38	15,820.09	33,004.45	6,012.84	39,017.29
May	50,131.71	10,221.18	60,352.89	20,077.43	4,696.12	24,773.55	43,877.86	9,322.30	53,200.16
June	36,719.07	6,870.33	43,589.40	12,099.99	5,449.37	17,549.36	30,509.93	7,699.31	38,209.24
July	64,579.46	9,701.78	74,281.24	7,456.19	6,212.46	13,668.65	45,019.35	9,945.76	54,965.11
August	177,151.51	13,826.19	190,977.70	24,129.22	7,899.27	32,028.49	125,792.28	13,577.53	139,369.81
September	216,870.04	16,736.42	233,606.46	21,822.70	8,226.05	30,048.75	149,173.26	15,600.53	164,773.79
October	178,061.07	14,756.06	192,817.13	23,443.66	6,509.70	29,953.36	125,932.27	13,290.24	139,222.51
November	176,672.11	12,717.24	189,389.35	22,816.57	6,365.70	29,182.27	124,672.32	11,926.06	136,598.38
December	102,643.80	27,347.76	129,991.56	14,263.13	5,435.83	19,698.96	73,062.08	20,488.41	93,550.49
Total	1,153,962.40	139,364.71	1,293,327.11	201,299.81	64,549.31	265,849.12	846,983.82	127,437.58	974,421.40

Emergency Services Sales Tax

	2016	2017	2018	2019	2020	2021	% Change	5-Year Ave.
January	5,343.03	5,622.78	5,693.58	22,652.17	22,081.29	35,673.96	61.56%	18,344.76
February	9,368.55	10,692.95	9,500.78	20,193.73	38,888.47	40,698.37	4.65%	23,994.86
March	7,022.72	7,037.70	8,924.66	28,148.22	30,899.33	39,142.28	26.68%	22,830.44
April	8,989.30	8,265.99	22,040.87	52,719.27	32,992.58	39,017.29	18.26%	31,007.20
May	11,187.66	11,429.96	23,915.42	32,415.46	28,328.62	53,200.16	87.80%	29,857.92
June	7,002.03	6,362.70	13,364.73	17,201.80	20,323.77	38,209.24	88.00%	19,092.45
July	16,350.76	12,960.82	36,977.68	35,279.36	29,408.23	54,965.11	86.90%	33,918.24
August	28,294.88	29,968.07	54,297.30	74,723.11	62,795.11	139,369.81	121.94%	72,230.68
September	42,058.55	45,477.85	100,795.88	126,269.99	120,650.92	164,773.79	36.57%	111,593.69
October	31,447.71	33,384.56	82,850.46	103,635.85	108,852.60	139,222.51	27.90%	93,589.20
November	33,410.55	39,818.53	88,859.04	101,380.60	107,416.93	136,598.38	27.17%	94,814.70
December	21,352.56	14,380.35	34,697.06	45,399.97	63,130.77	93,550.49	48.19%	50,231.73
Total	221,828.31	225,402.27	481,917.46	660,019.53	665,768.62	974,421.39	46.36%	601,505.85
Year to Date	221,828.31	225,402.27	481,917.46	660,019.53	665,768.62	974,421.39	46.36%	

Town Sales Tax

	2016	2017	2018	2019	2020	2021 % Change	5-Year Ave.
January	15,412.76	15,692.10	17,803.62	17,777.51	28,417.92	40,358.55	42.02%
February	22,982.62	27,691.72	24,144.03	26,379.98	39,259.76	45,122.36	14.93%
March	19,463.45	18,150.71	23,836.90	33,717.73	34,763.49	46,228.85	32.98%
April	26,152.34	21,740.67	24,868.07	75,356.86	37,422.14	46,611.62	24.56%
May	31,726.42	31,728.94	21,945.84	32,071.64	24,839.85	60,352.89	142.97%
June	22,188.51	17,898.60	17,527.63	21,650.46	22,518.84	43,589.40	93.57%
July	42,456.28	44,161.00	53,182.66	50,243.72	29,239.56	74,281.24	154.04%
August	101,398.06	105,922.79	80,166.62	105,875.94	90,106.11	190,977.70	111.95%
September	153,191.88	160,276.49	151,431.83	179,274.96	170,982.30	233,606.46	36.63%
October	112,835.51	116,768.86	121,288.07	151,774.01	155,155.28	192,817.13	24.27%
November	120,093.55	163,456.93	130,755.88	146,395.83	153,802.89	189,389.35	23.14%
December	78,913.11	52,770.79	50,151.94	64,974.75	83,368.79	129,991.56	55.92%
TOTAL	746,814.49	776,259.60	717,103.10	905,493.39	869,876.93	1,293,327.11	48.68%
Year to Date	746,814.49	776,259.60	717,103.10	905,493.39	869,876.93	1,293,327.11	48.68%

County Sales Tax

	2016	2017	2018	2019	2020	2021 % Change	5yr. Average
January	5,959.36	6,799.02	4,970.71	7,799.87	6,854.79	16,723.50	143.97%
February	14,491.56	15,080.08	13,859.09	12,885.86	22,860.78	19,987.28	-12.57%
March	8,627.43	10,000.08	11,861.72	11,246.33	14,595.18	16,402.87	12.39%
April	9,804.86	11,323.27	10,399.61	8,857.05	15,280.29	15,820.09	3.53%
May	13,024.22	13,990.92	16,321.32	19,708.91	12,778.47	24,773.54	93.87%
June	5,819.62	7,552.19	4,601.13	5,827.74	9,946.40	17,549.36	76.44%
July	22,946.78	7,682.30	5,985.49	6,206.92	17,737.22	13,668.65	-22.94%
August	11,781.46	13,949.50	6,568.03	13,486.95	10,921.79	32,028.49	193.25%
September	15,042.34	21,634.93	9,579.78	22,429.05	21,745.79	30,048.75	38.18%
October	12,955.34	16,769.39	11,057.45	13,774.16	18,726.14	29,953.36	59.95%
November	13,548.66	-4,182.80	11,187.78	15,070.58	17,785.19	29,182.27	64.08%
December	6,497.13	4,750.60	5,273.24	7,547.72	17,476.46	19,698.95	12.72%
Total	140,498.76	125,349.48	111,665.35	144,841.14	186,708.50	265,837.11	42.38%

Year to Date 140,498.76 125,349.48 111,665.35 144,841.14 186,708.50 265,837.11 42.38%

Lodging Tax

	2016	2017	2018	2019	2020	2021 % Change	5 yr. Average
January	1,083.78	35.05	126.80	885.93	3,729.44	543.94	-85.41%
February	7,581.19	10,406.98	8,318.23	10,816.00	14,088.47	20,282.97	43.97%
March	1,544.89	786.00	3,097.25	145.07	454.00	660.00	45.37%
April	195.49	1,543.39	2,002.98	33.00	-	1,489.56	0.00%
May	7,263.06	13,776.57	11,375.54	17,612.98	14,069.00	30,651.70	117.87%
June	4,849.00	1,094.30	1,356.34	952.07	300.40	1,007.32	235.33%
July	1,394.08	309.00	2,702.84	170.21	573.00	11,854.90	1968.92%
August	9,590.21	10,799.07	11,477.00	14,372.43	13,978.56	57,659.81	312.49%
September	1,354.94	5,661.40	7,956.78	2,738.12	139.00	248.50	78.78%
October	3,733.58	2,632.10	666.79	2,848.73	780.48	1,346.59	72.53%
November	39,304.00	38,017.00	43,574.04	47,263.00	58,396.70	76,493.41	30.99%
December	1,011.00	2,839.96	2,029.95	1,790.37	1,918.52	3,364.85	75.39%
Total	78,905.22	87,900.82	94,684.54	99,627.91	108,427.57	205,603.55	89.62%

Year to Date 78,905.22 87,900.82 94,684.54 99,627.91 108,427.57 205,603.55

2021 SALES TAX

	Town			County			Emergency Services		
	Local	Remote	Total	Local	Remote	Total	Local	Remote	Total
January	34,363.94	5,994.61	40,358.55	13,790.50	2,933.00	16,723.50	30,094.57	5,579.39	35,673.96
February	37,811.41	7,310.95	45,122.36	15,682.24	4,317.03	19,999.27	33,431.36	7,267.02	40,698.38
March	39,091.44	7,137.41	46,228.85	12,774.47	3,628.40	16,402.87	32,414.09	6,728.19	39,142.28
April	39,866.84	6,744.78	46,611.62	12,943.71	2,876.38	15,820.09	33,004.45	6,012.84	39,017.29
May	50,131.71	10,221.18	60,352.89	20,077.43	4,696.12	24,773.55	43,877.86	9,322.30	53,200.16
June	36,719.07	6,870.33	43,589.40	12,099.99	5,449.37	17,549.36	30,509.93	7,699.31	38,209.24
July	64,579.46	9,701.78	74,281.24	7,456.19	6,212.46	13,668.65	45,019.35	9,945.76	54,965.11
August	177,151.51	13,826.19	190,977.70	24,129.22	7,899.27	32,028.49	125,792.28	13,577.53	139,369.81
September	216,870.04	16,736.42	233,606.46	21,822.70	8,226.05	30,048.75	149,173.26	15,600.53	164,773.79
October	178,061.07	14,756.06	192,817.13	23,443.66	6,509.70	29,953.36	125,932.27	13,290.24	139,222.51
November	176,672.11	12,717.24	189,389.35	22,816.57	6,365.70	29,182.27	124,672.32	11,926.06	136,598.38
December	102,643.80	27,347.76	129,991.56	14,263.13	5,435.83	19,698.96	73,062.08	20,488.41	93,550.49
Total	1,153,962.40	139,364.71	1,293,327.11	201,299.81	64,549.31	265,849.12	846,983.82	127,437.58	974,421.40

Emergency Services Sales Tax

	2016	2017	2018	2019	2020	2021	% Change	5-Year Ave.
January	5,343.03	5,622.78	5,693.58	22,652.17	22,081.29	35,673.96	61.56%	18,344.76
February	9,368.55	10,692.95	9,500.78	20,193.73	38,888.47	40,698.37	4.65%	23,994.86
March	7,022.72	7,037.70	8,924.66	28,148.22	30,899.33	39,142.28	26.68%	22,830.44
April	8,989.30	8,265.99	22,040.87	52,719.27	32,992.58	39,017.29	18.26%	31,007.20
May	11,187.66	11,429.96	23,915.42	32,415.46	28,328.62	53,200.16	87.80%	29,857.92
June	7,002.03	6,362.70	13,364.73	17,201.80	20,323.77	38,209.24	88.00%	19,092.45
July	16,350.76	12,960.82	36,977.68	35,279.36	29,408.23	54,965.11	86.90%	33,918.24
August	28,294.88	29,968.07	54,297.30	74,723.11	62,795.11	139,369.81	121.94%	72,230.68
September	42,058.55	45,477.85	100,795.88	126,269.99	120,650.92	164,773.79	36.57%	111,593.69
October	31,447.71	33,384.56	82,850.46	103,635.85	108,852.60	139,222.51	27.90%	93,589.20
November	33,410.55	39,818.53	88,859.04	101,380.60	107,416.93	136,598.38	27.17%	94,814.70
December	21,352.56	14,380.35	34,697.06	45,399.97	63,130.77	93,550.49	48.19%	50,231.73
Total	221,828.31	225,402.27	481,917.46	660,019.53	665,768.62	974,421.39	46.36%	601,505.85
Year to Date	221,828.31	225,402.27	481,917.46	660,019.53	665,768.62	974,421.39	46.36%	

Town Sales Tax

	2016	2017	2018	2019	2020	2021 % Change	5-Year Ave.
January	15,412.76	15,692.10	17,803.62	17,777.51	28,417.92	40,358.55	42.02%
February	22,982.62	27,691.72	24,144.03	26,379.98	39,259.76	45,122.36	14.93%
March	19,463.45	18,150.71	23,836.90	33,717.73	34,763.49	46,228.85	32.98%
April	26,152.34	21,740.67	24,868.07	75,356.86	37,422.14	46,611.62	24.56%
May	31,726.42	31,728.94	21,945.84	32,071.64	24,839.85	60,352.89	142.97%
June	22,188.51	17,898.60	17,527.63	21,650.46	22,518.84	43,589.40	93.57%
July	42,456.28	44,161.00	53,182.66	50,243.72	29,239.56	74,281.24	154.04%
August	101,398.06	105,922.79	80,166.62	105,875.94	90,106.11	190,977.70	111.95%
September	153,191.88	160,276.49	151,431.83	179,274.96	170,982.30	233,606.46	36.63%
October	112,835.51	116,768.86	121,288.07	151,774.01	155,155.28	192,817.13	24.27%
November	120,093.55	163,456.93	130,755.88	146,395.83	153,802.89	189,389.35	23.14%
December	78,913.11	52,770.79	50,151.94	64,974.75	83,368.79	129,991.56	55.92%
TOTAL	746,814.49	776,259.60	717,103.10	905,493.39	869,876.93	1,293,327.11	48.68%
Year to Date	746,814.49	776,259.60	717,103.10	905,493.39	869,876.93	1,293,327.11	48.68%

County Sales Tax

	2016	2017	2018	2019	2020	2021 % Change	5yr. Average
January	5,959.36	6,799.02	4,970.71	7,799.87	6,854.79	16,723.50	143.97%
February	14,491.56	15,080.08	13,859.09	12,885.86	22,860.78	19,987.28	-12.57%
March	8,627.43	10,000.08	11,861.72	11,246.33	14,595.18	16,402.87	12.39%
April	9,804.86	11,323.27	10,399.61	8,857.05	15,280.29	15,820.09	3.53%
May	13,024.22	13,990.92	16,321.32	19,708.91	12,778.47	24,773.54	93.87%
June	5,819.62	7,552.19	4,601.13	5,827.74	9,946.40	17,549.36	76.44%
July	22,946.78	7,682.30	5,985.49	6,206.92	17,737.22	13,668.65	-22.94%
August	11,781.46	13,949.50	6,568.03	13,486.95	10,921.79	32,028.49	193.25%
September	15,042.34	21,634.93	9,579.78	22,429.05	21,745.79	30,048.75	38.18%
October	12,955.34	16,769.39	11,057.45	13,774.16	18,726.14	29,953.36	59.95%
November	13,548.66	-4,182.80	11,187.78	15,070.58	17,785.19	29,182.27	64.08%
December	6,497.13	4,750.60	5,273.24	7,547.72	17,476.46	19,698.95	12.72%
Total	140,498.76	125,349.48	111,665.35	144,841.14	186,708.50	265,837.11	42.38%
Year to Date	140,498.76	125,349.48	111,665.35	144,841.14	186,708.50	265,837.11	42.38%

Lodging Tax

	2016	2017	2018	2019	2020	2021 % Change	5 yr. Average
January	1,083.78	35.05	126.80	885.93	3,729.44	543.94	-85.41%
February	7,581.19	10,406.98	8,318.23	10,816.00	14,088.47	20,282.97	43.97%
March	1,544.89	786.00	3,097.25	145.07	454.00	660.00	45.37%
April	195.49	1,543.39	2,002.98	33.00	-	1,489.56	0.00%
May	7,263.06	13,776.57	11,375.54	17,612.98	14,069.00	30,651.70	117.87%
June	4,849.00	1,094.30	1,356.34	952.07	300.40	1,007.32	235.33%
July	1,394.08	309.00	2,702.84	170.21	573.00	11,854.90	1968.92%
August	9,590.21	10,799.07	11,477.00	14,372.43	13,978.56	57,659.81	312.49%
September	1,354.94	5,661.40	7,956.78	2,738.12	139.00	248.50	78.78%
October	3,733.58	2,632.10	666.79	2,848.73	780.48	1,346.59	72.53%
November	39,304.00	38,017.00	43,574.04	47,263.00	58,396.70	76,493.41	30.99%
December	1,011.00	2,839.96	2,029.95	1,790.37	1,918.52	3,364.85	75.39%
Total	78,905.22	87,900.82	94,684.54	99,627.91	108,427.57	205,603.55	89.62%
Year to Date	78,905.22	87,900.82	94,684.54	99,627.91	108,427.57	205,603.55	119,248.88



Town of
Silverton

PO Box 250
Silverton, CO 81433



SAN JUAN COUNTY

PO Box 466
Silverton, CO 81433

Date: January 9, 2022.

For: January 12 Board of County Commissioners Meeting.

From: Town/County Planning Director Lisa Adair PE.

Regarding: Summary of Some Recent Town/County Planning Department Work.

- The Planning Commission discussed two Town applications and two County applications on Dec. 14.
- The Town Board will meet on Jan. 10, and will hold two Planning Dept. Public Hearings on Jan. 24.
- The Town Staff meets every Thursday morning, followed by the Planning Department, Building Inspector, and Town Administrator holding a weekly meeting about affordable housing.
- The Town Administrator and Planning Director had several meetings with DOLA, CHFA, and other agencies about two separate proposed affordable housing projects/grants in late December.
- The Planning Dept. is coordinating with Community Builders about updating the Master Plan.
- The Planning Director is currently completing a Public Hearing Packet for the Jan. 12 County Commissioners Meeting, regarding the application to re-use the existing North Star/Sultan Mountain Mine building, Blanche Placer, Sasquatch Campers, proposed manufacturing, business, and housing.
- The Planning Dept. is preparing a Public Hearing Packet for the Jan. 24 Town Board Meeting, 5th/Reese Townhomes, Brown Subdivision, Preliminary/Final Plans, with SIA & Fee in Lieu Agreements.
- The Planning Dept. is preparing a Public Hearing Packet for the Jan. 24 Town Board Meeting, Proposed AT&T Generator/Propane Tank, at Town-Owned Cell Tower Site, Avalanche District, 347 Cement.
- The Planning Dept. is currently reviewing many Town and County applications, and responding to inquiries regarding these incoming applications and upcoming project sites:
Proposed Street Abandonment at 19th/Animas, Proposed Rezoning at 11th/Mineral, Proposed Cabin/Improvements at the Ruby Placer, County Special Events Permit Application for Silverton Whiteout; and various proposed development at these locations: DMR Greyrock Village, Cascade Tract 2C, Twilight Meadow, Know Your Neighbor, Cole Ranch, 12th/Bluff, 11th/Bluff, 11th/Keystone, 8th/Snowden, 8th/Bluff, Clemmons Placer, RS Jr Lode, DSNRR Bridge, Vacant Blocks on 5th Street, Vacant Portions of Ophir Placer, 12th/Mineral, 13th/Cement, Eureka, Vacant Blocks at 9th/Bluff, Tiger Mill Site, Blocks on Truck Bypass Road, Cannafarmer, 17th/Mineral, etc. Incoming emails/calls regarding the Rock Pirates application are being forwarded to County Administrator.
- The Planning Dept. is currently preparing draft Town and County Ordinances, regarding maximum building sizes, percent lot coverage, Town uniform review requirements; redlining the Municipal Code; and there is ongoing assistance from and training of the Town Planning Dept. Assistant.
- Planning Director has been working on projects involved with previously awarded grants, for Municipal Code revisions, several proposed affordable housing projects, and Master Plan updating, as well as some work towards new grant applications. Planning Director recently prepared a supplemental report, for a Grant Letter of Interest (LOI) the Town recently submitted to DOLA for proposed land banking.
- Please contact me with any questions at (970) 946-9408 or "ladair@silverton.co.us"

San Juan Development Association
Economic Diversification & Resiliency Coordinator Report
December 1st – 31st, 2021

This report covers activities and project updates done by the SJDA Economic Coordinator during the time above.

Participated Meetings

- Community Builders
 - Project Management Team Weekly update meetings
- Regional connections
 - Region 9 – Heather Otter, monthly check-ins
 - SWCCOG – Miriam on transition of organization
 - OEDIT Business Development – Martin Gonzalez, intro meeting
 - CO Clean Energy Fund – Paul Scharfenberger, to discuss solar loans for businesses
 - CRC America – Nellie Stagg, to discuss capacity building options for SJDA

Activities

- MSOB Grant Administration
 - Support for Alma House application for History Colorado
 - Meetings with MSOB Staff on Silverton's project status
- Business & local support –
 - Met with new business owner of Eagle Nest Leather
 - Met with Shane Fuhrman on Wyman Hotel
 - Met Tyler George at Ambulance station to discuss Silverton EMS
 - Met DeAnne & Kass Kremer to discuss Sasquatch Campers
- Organizing SCAPE Night in Silverton on Jan 13th at Avalanche Brewing
- Attended CRC's Grant Writing 201 course on Dec 7th
- SJDA Board Meeting on Dec 10th
- Attended Chamber Board Meeting to give update on SJDA on Dec 15th
- Anvil Martha Rose application questions with DOH and Willy on Dec 16th
- Region 9.5 High Alpine Roadmap call on Dec 17th
- SJDA Micro Loan
 - 1 loan approval given in December

Projects

- Grants
 - Submitted:
 - Colorado DOH Anvil Martha Rose gap funding - \$400,000
- Fiber
 - Communications with Dayna & Keith Kranker on ways they can support fiber infrastructure for Town. Pending meeting with them + Gloria
- Workforce Housing
 - CHFA SHIP-TA Grant
 - Meet with Town Staff to review Anvil townhome schematics and suggestions

- Organized meetings with consultants on updated improvements and RFP
- DOH Application
 - Multiple meetings with Andrew Atchley (DOH), Kim Martin (CHFA Loans), Brian Rose (Region 9), and Brian Anderson (9318 Contracting) on application for gap funding and financial options
- SJDA Sustainability
 - Memberships/Donations
 - Received 4 donations in December (totaling - \$500)
 - Capacity building
 - Looking into DOLA's Best & Brightest program



The Compass Project

SAVE THE DATES!

PLEASE ATTEND

THE COMPASS PROJECT WEBINAR SERIES

The Compass Project is transitioning to the Strategies and Action Plan Phase. This phase will include a series of learning sessions and in depth discussions on the following topics:

JAN 18 Strengthening our Local Economy

FEB 1 Responsible Growth and Development

FEB 15 Housing

MAR 1 Environment and Natural Assets

MAR 15 Building Civic Health and Capacity

All webinars will be held via zoom from 5:00 pm - 6:30 pm

[Zoom Link](#) Meeting ID: 895 2570 3225

For additional project information and details about the webinar series, please visit the project website:

WWW.SILVERTONCOMPASS.COM



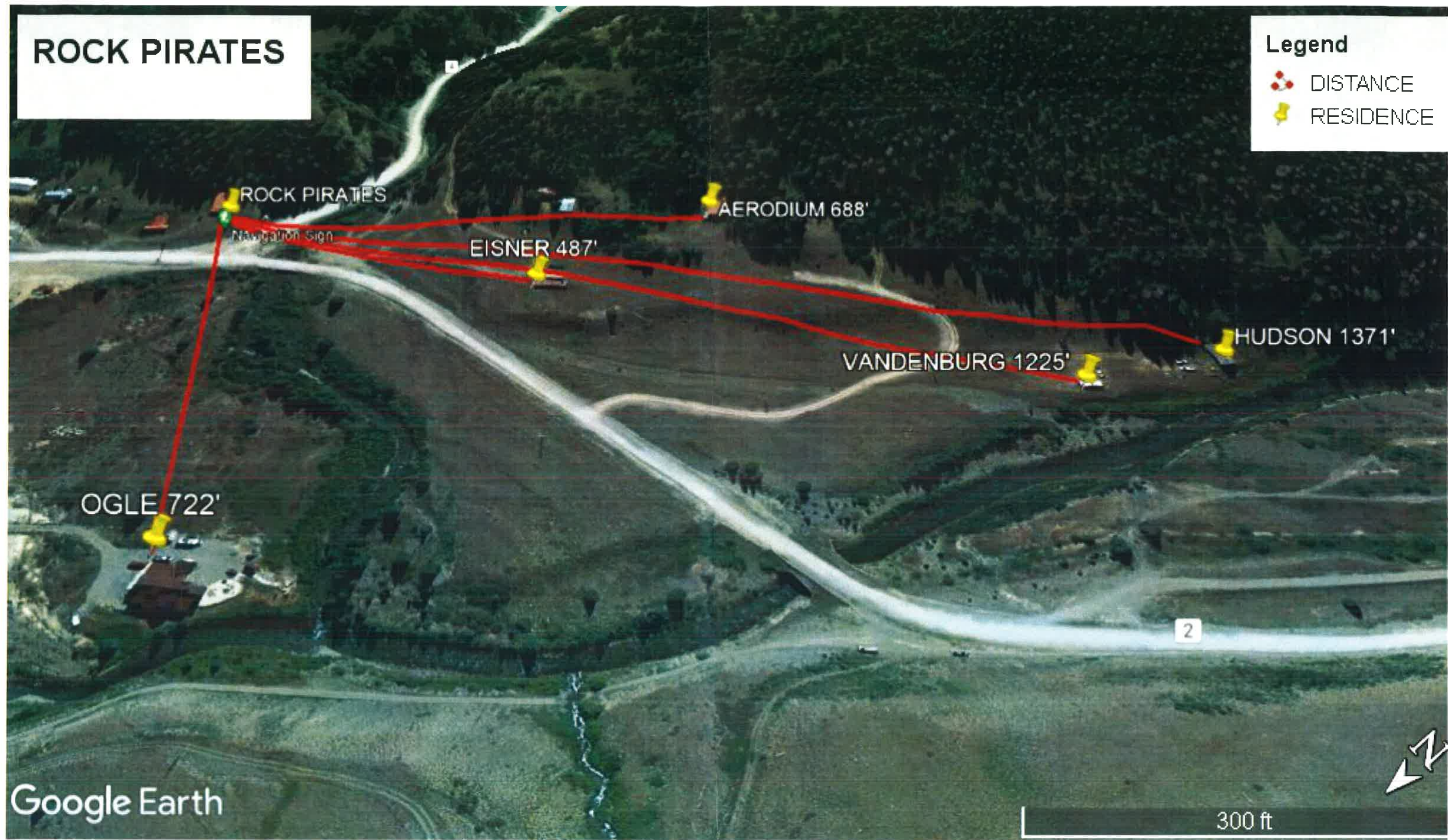
REAL PEOPLE. REAL TOWN. REAL CHALLENGES. REAL SOLUTIONS.

ROCK PIRATES

Legend

 DISTANCE

 RESIDENCE

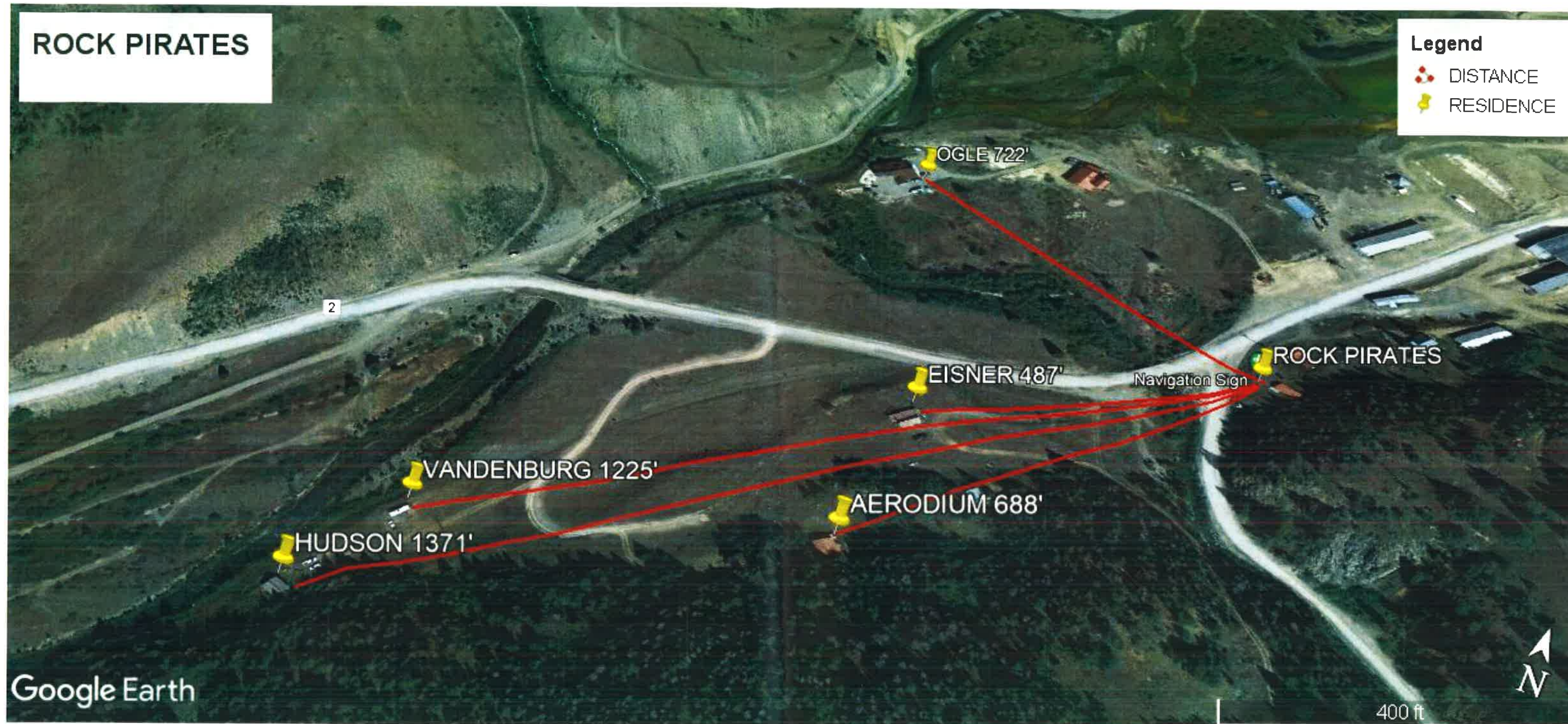


Google Earth

ROCK PIRATES

Legend

-  DISTANCE
-  RESIDENCE



Google Earth

