



WORK SESSION SAN MIGUEL COUNTY BOARD OF COMMISSIONERS

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WEDNESDAY, MAY 10, 2023 – 9:30 AM

- 1. 9:30 am CALL TO ORDER Join a Meeting, Zoom.us, Meeting, Zoom.us, Meeting ID #534.180.495, Password 014764, audio 1-301-715-8592 or 1-253-215-8782**
- 2. REVIEW OF AGENDA**
- 3. MOMENT OF SILENCE**
- 4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA.**
Please limit comments to 3 minutes. If comments are not related to an item on the agenda, there will be no Board response or action taken since the topic was not posted with proper notice and any comment could potentially violate the Colorado Open Meetings Law.
- 5. MATTERS TO BE CONSIDERED FOR DISCUSSION**
 - a. 9:30 am Presentation of the East End Master Plan Survey Results.
60 mins Presented By: Kaye Simonson, Planning Director
[SMCEE Results Summary_230414.pdf](#)
[Appendix A - Open Responses.pdf](#)
[Appendix B - Crosstab Results.pdf](#)
[SMCEE_Open House Summary_230503 FINAL.pdf](#)
- 6. MANAGER MATTERS**
Update and other, as needed.
Mike Bordogna, County Manager
- 7. 10:45 am ADJOURNMENT**
A work session is an informal, deliberative session between staff and members of the BOCC. Matters considered during these meetings may include receiving reports from County Staff, discussion of County business, or day-to-day oversight of property or employee supervision. No formal, policy-making decisions may be made at a work session. No minutes will be taken. Public comment may be taken.
- 8. Recess for agenda-setting with the Board and Staff (No decisions will be made).**



AGENDA ITEM 5.a

TITLE:

9:30 am Presentation of the East End Master Plan Survey Results.

Presented by: Kaye Simonson, Planning Director

Time needed: 60 mins

PREPARED BY:

Carmen Warfield, Board of County Commissioners

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[SMCEE Results Summary_230414.pdf](#)

[Appendix A - Open Responses.pdf](#)

[Appendix B - Crosstab Results.pdf](#)

[SMCEE_Open House Summary_230503 FINAL.pdf](#)

Description:

DESIGNWORKSHOP

Landscape Architecture

Planning

Urban Design

Strategic Services

120 East Main Street

Aspen, Colorado 81611

970.925.8354

designworkshop.com

MEMORANDUM

To: San Miguel County: Kaye Simonson and John Huebner

From: Design Workshop: Jessica Garrow, Callie New, Eric Krohngold, Jennifer Pintar, Madison DeMay

Date: April 14, 2023

Project Name: San Miguel County East End Master Plan

Project #: 6959

Subject: Community Survey Summary

Overview

The San Miguel County East End Master Plan Community Survey was conducted online from February 13 through March 6. The survey was hosted via the Qualtrics XM survey platform. The survey was accessible via a link on San Miguel County's East End Master Plan website and distributed through a robust advertisement campaign, including newspaper and radio ads, on the County's social media platforms, via email, and through physical flyers. Advertisements and the survey were provided in English and Spanish.

Executive Summary

The survey captured feedback from 1,335 respondents who represented a cross section of community members (see Questions 1-2 and 20-26 for more about survey demographics). It should be noted that the Qualtrics platform flagged the survey as having ballot stuffing, meaning that the platform detected respondents submitting multiple entries. This eliminated roughly 200 responses from the survey results.

The Community Survey was administered in Engagement Window 2 (Consult & Engage) of the planning process's timeline. The purposes of the survey included:

- Understanding what is top of mind for community members related to quality of life and topics that the County should focus on over the next 10-20 years;
- Gaining initial feedback related to desired land uses and housing types in specific locations throughout the East End;
- Understanding desired priorities for key topics such as economic development, growth, affordable housing strategies, and environmental preservation.

The survey asked questions about priorities for topics like the environment and economic development, as well as preferred land use types by location. Working with the Advisory Group, thirteen different locations have been identified in order to understand feelings and goals for each of the individual neighborhoods or areas within the eastern portion of San Miguel County.

The following summary reflects the responses of all survey participants. Not every survey participant answered every question and as a result, summaries of each set of results is based on the individuals who answered the specific question. Each question identifies the total number of individual respondents for that question, the specific

methodology of the question, as well as key understanding from the responses. If the survey allowed participants to select more than one response, the total number of responses is identified.

The survey results are used to refine focal points of the Master Plan and to identify plan themes and goals. It is considered one input in the overall engagement throughout the process to hear from the community and draft a new plan for Eastern San Miguel County.

Questions

1. Where do you live?

Methodology: This question was single choice (select one). There was 1,285 total responses for this question.

Answer Options	Count	%
Aldasoro Ranch/Deep Creek Mesa	123	10%
Ilium Valley, includes Ames and Lake Fork Junction areas	62	5%
Down Valley, includes Placerville, Old Placerville, Juniper Village, Fall Creek and Sawpit	71	6%
Lawson Hill	128	10%
Two Rivers, includes the Vance Creek commercial area and Ilium business area	53	4%
Mountain Village	130	10%
Ophir	62	5%
Norwood/Wrights Mesa	49	4%
San Bernardo/Trout Lake/Hidden Lakes	29	2%
Ski Ranches/Turkey Creek Mesa, includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	60	5%
Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision	371	29%
The Mesas includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	40	3%
Elsewhere in San Miguel County	32	2%
I do not have a permanent residence in San Miguel County	75	6%
Total	1285	

Key Understanding: Respondents were asked to identify where they live. The majority of responses came from the geographical areas of 'Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision' (29% or 371 respondents), 'Mountain Village' (10% or 130 respondents), and 'Lawson Hill' (10% or 128 respondents). The majority, 79%, of respondents that participated in the survey live in the Master Plan Area; and 15% live elsewhere within the county. Six-percent of respondents do not live in the Master Plan area.

2. Where do you work?

Methodology: This survey question was multiple choice (select all that apply). The question had a total of 1,863 responses and 1,285 individual respondents.

Answer Options	Count	%
Aldasoro Ranch/Deep Creek Mesa	113	9%
Ilium Valley, includes Ames and Lake Fork Junction areas	86	7%
Down Valley, includes Placerville, Old Placerville, Juniper Village, Fall Creek and Sawpit	61	5%
Lawson Hill	117	9%
Two Rivers, includes the Vance Creek commercial area and Ilium business area	69	5%
Mountain Village	231	18%
Ophir	55	4%
Norwood/Wrights Mesa	52	4%
San Bernardo/Trout Lake/Hidden Lakes	50	4%
Ski Ranches/Turkey Creek Mesa, includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	58	5%
Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision	525	41%
The Mesas includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	46	4%
Elsewhere in San Miguel County	51	4%
My job requires that I work in multiple locations in San Miguel County	107	8%
I live in San Miguel County but work remotely (non-SMC business)	69	5%
I work outside of San Miguel County	69	5%
I am not working at this time	104	8%
Choice Count	1,863	
Total Respondents	1,285	

Key Understanding: Some respondents work multiple jobs within and outside of San Miguel County. The majority of respondents (41% or 525 respondents) work within the 'Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision' area, followed by 18% of or 231 respondents working in the town of 'Mountain Village. 8% of respondents responded that they are not working at this time, this likely includes the retired population, those in-between/looking for jobs, as well as those who choose not to work in the formal economy such as stay-at-home parents.

3. Of the following items, which five are you most satisfied with related to Eastern San Miguel County's quality of life?

Methodology: This survey question was multiple choice (select up to 5 responses). The question had a total of 4,040 responses and 1,140 individual respondents.

Answer Options	Count	%
Relationship and access to nature	595	52%
Recreational opportunities	570	50%
Feeling of safety and security	512	45%
Arts and culture	455	40%
Strength of community	332	29%
A strong stable economy	273	24%
Accessible public services	265	23%
Educational opportunities	218	19%
Employment opportunities	207	18%
Affordability/cost of living	195	17%
Demographic diversity	164	14%
Transportation options	134	12%
Housing options	99	9%
Other (Please specify)	21	2%
Choice Count	4,040	
Total Respondents	1,140	

Key Understanding: The items that respondents identified satisfaction with, in regard to Eastern San Miguel County, related to quality of life are 'Relationship and access to nature' (52% with 595 votes), 'Recreational opportunities' (50% with 570 votes), 'Feeling of safety and security' (45% with 512 votes), 'Arts and culture' (40% with 455 votes), and 'Strength of community' (29% with 332 votes). Those with the least votes was 'Housing options' at 9% and 'Other' at 2%. Other comments mainly consisted of responses regarding highly public resources, environment, and the 'feel' of the area; a more extensive list can be found in Appendix A. Respondents generally agree upon the importance of topics regarding environment and recreation, social aspects of community such as safety and security, strength of the community, as well as arts and culture, and notice how they contribute to the area's quality of life.

4. The most important topics to focus on in this Master Plan area?

Methodology: This survey question was multiple choice (select up to 5 responses). The question had a total of 4,447 responses and 1,150 individual respondents.

Answer Options	Count	%
Affordability/cost of living	493	43%
Access to healthcare (mental and physical)	381	33%
Housing opportunities	333	29%
Access to nature and outdoors	330	29%
Environmental preservation	258	22%
Climate action and adaptation	255	22%
Preservation of mesas and high country	207	18%
Access to community facilities	199	17%
Sustainability	195	17%
Maintenance of public spaces, parks, and open space	181	16%
Water conservation	178	15%
Arts and culture	172	15%
Access to local food	172	15%
Communication / connection between political leaders and the public	154	13%
Community connections	133	12%
Increased transportation options	133	12%
Educational opportunities	111	10%
Employment opportunities	110	10%
Compact development patterns/density	109	9%
Development opportunities	106	9%
Recreation programs and opportunities	85	7%
Entertainment, food and beverage opportunities	73	6%
Multi-cultural and multi-lingual services	46	4%
Other (please specify)	33	3%
Choice Count	4,447	
Total Respondents	1,150	

Key Understanding: The items that respondents believe are the most important topics that should be focused on within Eastern San Miguel County Master Plan are ‘Affordability/cost of living’ with the highest number of votes (43% of all responses or 493 votes), followed by ‘Access to healthcare (mental and physical)’ (33% of all responses or 381 votes), ‘Housing opportunities’ (29% of all responses or 333 votes), ‘Access to nature and outdoors’ (29% of all responses or 330 votes), and ‘Environmental preservation (22% of all responses or 258 votes). Eleven additional themes covering a broad range of topics ranked at 12% or greater on the scale of importance.

5. I want Eastern San Miguel County to be known for:

Methodology: This survey question was multiple choice (select up to 3 responses). The question had a total of 2,837 responses and 1,134 individual respondents.

Answer Options	Count	%
An outdoor recreation hub	373	33%
Being a forward-thinking community	354	31%
A connected and caring community	320	28%
Preservation of local history and heritage	245	22%
A culturally and demographically diverse community	224	20%
Being transportation-friendly with many types of transportation options	218	19%
A tourist destination	194	17%
Most daily amenities in walking distance	168	15%
A center for creativity and innovation	161	14%
Having high-quality job opportunities	155	14%
Top tier K-12 education	151	13%
Our community's long-term shared vision	136	12%
Having a highly skilled workforce	85	7%
Other (please specify)	53	5%
Choice Count	2,837	
Total Respondents	1,134	

Key Understanding: In identifying what they want Eastern San Miguel County to be known, respondents chose 'An outdoor recreation hub' (with 33% of all responses or 373 votes), 'Being a forward-thinking community' (with 31% of all responses or 354 votes) and being 'A connected and caring community' (with 28% of all responses or 320 votes). Nine additional responses options scored 12% or greater.

8. What types of land uses would you like to see in Eastern San Miguel County, and where?

Methodology: This survey question was multiple choice and asked respondents to identify where they would like to see different land use types located. This question focused on general land uses, like residential, commercial, parks / open space, industrial, and lodging uses. There was a total of 14,801 choice counts. Because “no response” could indicate that respondents do not believe development is appropriate in that location, the choice counts are divided by the total number of survey respondents (1,335).

Answer Options	Aldasoro Ranch/Deep Creek Mesa		Ilium Valley (includes Ames and Lake Fork Junction areas)		Lawson Hill		Two Rivers (includes the Vance Creek commercial area and Ilium business area)		Mountain Village	
	%	Count	%	Count	%	Count	%	Count	%	Count
Residential uses	31%	410	37%	489	38%	501	32%	428	39%	521
Essential services such as grocery stores, medical services, etc.	7%	93	11%	145	29%	388	13%	174	32%	430
Retail and restaurant uses	6%	80	9%	124	25%	333	11%	145	33%	437
Parks and open space	31%	415	28%	371	24%	319	21%	278	25%	328
Industrial uses	6%	80	20%	266	15%	199	25%	334	7%	95
Hotel/lodging uses	6%	79	7%	92	10%	136	6%	84	32%	427
Agricultural uses	26%	343	18%	243	7%	90	11%	148	5%	73
Other	5%	64	4%	53	2%	32	5%	63	2%	32
Choice Counts		1564		1783		1998		1654		2343
Total Survey Respondents	1,335									

Answer Options, Continued	Ophir		San Bernardo/Trout Lake/Hidden Lakes		Ski Ranches/Turkey Creek Mesa (includes Raspberry Patch, West Meadows, and Elk Run Subdivisions)		Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision	
	%	Count	%	Count	%	Count	%	Count
Residential uses	22%	295	20%	271	29%	391	45%	607
Essential services such as grocery stores, medical services, etc.	6%	76	3%	36	5%	67	34%	450
Retail and restaurant uses	5%	67	2%	31	5%	69	34%	448

Parks and open space	23%	309	24%	315	25%	329	28%	370
Industrial uses	4%	47	2%	21	5%	67	7%	87
Hotel/lodging uses	3%	39	2%	30	5%	69	26%	345
Agricultural uses	9%	126	9%	119	14%	183	4%	55
Other	2%	29	2%	22	4%	53	3%	36
Total		988		845		1228		2398
Total Respondents		1,335						

Key Understanding: Residential uses followed by parks and open space are identified as the desired uses in all locations. Agricultural uses are identified as a desired use by 26% of respondents in Aldasoro Ranch/Deep Creek Mesa; agricultural uses and industrial uses are identified as desired by 18% and 20% of respondents, respectively, in Ilium Valley. Hotel and lodging uses are identified as desirable by 32% and 26% of respondents in Mountain Village and Telluride Area, respectively. Essential services and retail and restaurant uses were the second most chosen category in the Telluride Area (34% for each category, or 450 responses and 448 responses, respectively). Essential services are identified as a desired use in Lawson Hill and Mountain Village by 29% and 32% of survey respondents, respectively. The Telluride Area followed by Lawson Hill and Ilium Valley received the most responses of all geographies.

Answers to the same question, “What types of land uses would you like to see in Eastern San Miguel County, and where?” have been separated according to how the participant answered Question 1 – “Where do you live?” – a process known as cross tabulation. Analyzing responses about where land uses should be located based on where participants live allows for a deeper understanding of preferences. Results related to these land uses types can be reviewed in the Raw Data tables (Appendix B).

Respondents living in the Telluride area, Mountain Village, and Lawson Hill provided the most responses (compared to other locations) that residential land uses should be located in these areas. Responses from those living in Ilium Valley, Aldasoro Ranch/Deep Creek Mesa, and Ophir more often chose locations other than where they live for residential land uses (Telluride, Mountain Village, Lawson Hill, and Ilium Valley was chosen most by residents of these areas). Telluride, Mountain Village, and Lawson Hill was chosen the most often of all areas regardless of where respondents live, indicating a general consensus that residential land uses are appropriate in these locations. Overall, the Telluride area received the most responses related to residential land uses and San Bernardo/Trout Lake/Hidden Lakes received the fewest.

Telluride and Mountain Village were chosen the most compared to other locations, regardless of where the respondent indicated they live. It is notable that respondents living in Telluride selected Mountain Village more times than they did Telluride, and vice versa for Mountain Village, albeit by a smaller margin.

Telluride, Mountain Village, and Lawson Hill were noted most often as being appropriate places for essential services regardless of respondents’ location of residence. It should be noted that responses to “Retail and Restaurant Uses’ were largely the same.

Responses to ‘Parks and Open Space’ were fairly evenly distributed throughout all geographic areas, regardless of the where the respondent lives, indicating that community members value parks and open space throughout the planning area. Industrial uses were identified to be most appropriate in Two Rivers and Ilium Valley consistently regardless of the respondents’ residential location. Agricultural uses were most often identified in Aldasoro Ranch, Ilium Valley, Ski Ranches, and Two Rivers.

9. Which item below is most important to you when thinking about future growth in Eastern San Miguel County?

Methodology: This question asked respondents to identify their single most (select one) important issue related to future growth in Eastern San Miguel County. There was 1,003 total responses for this question.

Answer Options	Count	%
Cost of living	180	18%
Limiting growth	133	13%
Environmental protection	132	13%
Maintaining a stable workforce	105	10%
Economic development	100	10%
Access to essential services	85	8%
Encouraging growth	62	6%
Preservation of neighborhood character	60	6%
Preservation of scenic qualities	56	6%
Historic preservation	48	5%
Other (please specify)	42	4%
Total Respondents	1003	

Key Understanding: Of all items listed, the most important topic was ‘Cost of living’ with 18% of all responses or 180 votes; followed by ‘Limiting growth’ (13% of respondents receiving 133 votes) and ‘Environmental protection’ (13% of respondents receiving 132 votes). ‘Maintaining a stable workforce’ received 10% of all responses or 105 votes.

Crosstabulation was completed for this question to understand any differences in priorities based on geographic area. Answers to the question, “Which item below is most important to you when thinking about future growth in Eastern San Miguel County?” was separated according to how the participant answered Question 1 – “Where do you live?”

Cost of living was the most often selected response for those living in all areas with the exception of Aldasoro Ranch/Deep Creek Mesa. The topic ranking second highest choices differed slightly between each geographic area, with access to essential services, environmental protection, and limiting growth receiving many responses. Environmental protection, encouraging growth, and maintaining a stable workforce ranked evenly as top priorities for those living in Aldasoro Ranch/Deep Creek Mesa. Environmental protection and limiting growth received top responses from those living outside the planning area.

10. What are your biggest concerns related to growth in Eastern San Miguel County?

Methodology: This survey question was multiple choice (select up to 3 responses). The question had a total of 2,239 responses and 1,010 individual respondents.

Answer Options	Count	%
Housing affordability	371	37%
Changes to our character	259	26%
Protecting the natural environment	257	25%
Availability of water and sewer	233	23%
Crowding of our recreational assets and open space areas	227	22%
Increased traffic and delays	202	20%
Adaptation and impact on climate change	200	20%
Cost of providing infrastructure to support growth	155	15%
Condition of Roads	127	13%
Coordination between towns and county	105	10%
Cost of providing County services	72	7%
Other (please specify)	31	3%
Total	2,239	
Total Respondents	1,010	

Key Understanding: The biggest concerns related to growth in Eastern San Miguel County ranked among respondents was ‘Housing affordability’ (37% of responses with 371 votes), ‘Changes to our character’ (26% of responses with 259 votes), ‘Protecting the natural environment’ (25% of responses with 257 votes), ‘Availability of water and sewer’ (23% of responses with 233 votes) and ‘Crowding of our recreational assets and open space areas’ (22% of responses with 227 votes).

Crosstabulation was completed for this question to understand any differences in priorities based on geographic area. Answers to the question, “What are your biggest concerns related to growth in Eastern San Miguel County?” was separated according to how the participant answered Question 1 – “Where do you live?” Because respondents choose up to three answers for this question, the percentage represents how often the answer was chosen in comparison to overall responses from respondents in each geographic area.

Housing affordability is considered a top concern related to growth in San Miguel County, with this category receiving the most responses of those living in all areas except Aldasoro Ranch/Deep Creek Mesa and San Bernardo/Trout Lake. ‘Adaptation and impact of climate change’ and ‘changes to our character’ are also top responses for those living in Telluride and Lawson Hill. ‘Availability of water and sewer’ and ‘crowding of our recreational assets and open space areas’ are chosen most often for those living in Aldasoro Ranch/Deep Creek Mesa and Ophir.

11. Indicate whether the following types of housing are appropriate in the following areas:

Methodology: This survey question was multiple choice (select all that apply). The question had a total of 30,228 responses. Similar to Question 8, a “no response” could indicate that respondents do not believe the housing type is appropriate in the specified place. Therefore, the choice counts are divided by the total number of survey respondents (1,335).

Answer Options	Aldasoro Ranch/Deep Creek Mesa		Ilium Valley (includes Ames and Lake Fork Junction areas)		Lawson Hill		Two Rivers (includes the Vance Creek commercial area and Ilium business area)		Mountain Village	
	%	Count	%	Count	%	Count	%	Count	%	Count
Accessory dwelling units (i.e., mother-in-law apartments)	36%	482	36%	475	37%	488	32%	426	41%	553
Affordable Housing	25%	335	33%	443	37%	498	35%	465	38%	504
Apartments	16%	209	22%	291	29%	383	25%	334	34%	448
Condominiums	17%	221	21%	282	26%	345	24%	317	34%	455
Duplexes/triplexes	20%	270	24%	323	29%	388	26%	347	31%	415
Free-Market Housing	26%	351	24%	316	19%	248	21%	278	28%	373
Long-term campgrounds	14%	190	23%	312	9%	122	16%	214	10%	130
Mobile homes	10%	138	13%	173	8%	112	13%	176	7%	96
Single-family	32%	429	30%	407	31%	414	30%	398	31%	420
Tiny homes	20%	271	26%	350	24%	325	27%	354	23%	301
Townhomes	18%	246	23%	304	27%	356	24%	323	29%	387
Other	5%	66	5%	69	3%	37	4%	52	2%	21
Total		3208		3745		3716		3684		4103
Total Responses		1,135								

Answer Options	Ophir		San Bernardo/Trout Lake/Hidden Lakes		Ski Ranches/Turkey Creek Mesa (includes Raspberry Patch, West Meadows, and Elk Run Subdivisions)		Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision	
	%	Count	%	Count	%	Count	%	Count
Accessory dwelling units (i.e., mother-in-law apartments)	26%	341	24%	317	34%	452	43%	575
Affordable Housing	22%	290	21%	283	25%	337	36%	479
Apartments	11%	143	10%	128	14%	188	32%	433
Condominiums	10%	132	9%	126	14%	185	31%	420
Duplexes/triplexes	14%	193	13%	173	18%	239	29%	390
Free-Market Housing	20%	271	18%	243	26%	350	28%	369
Long-term campgrounds	13%	173	16%	216	12%	157	12%	160
Mobile homes	7%	100	7%	95	9%	114	7%	96
Single-family	25%	334	24%	320	31%	419	30%	401
Tiny homes	19%	259	18%	246	18%	235	22%	299
Townhomes	13%	171	13%	172	16%	220	29%	383
Other	2%	29	2%	26	4%	57	2%	33
Total		2436		2345		2953		4038
Total Responses		1,335						

Key Understanding: This question allowed respondents to determine where they believe specific housing types should be located within the master plan area. Accessory dwelling units and single-family zones are noted as the top one, two, or three responses in all locations. Affordable housing is noted as being in the top four responses in all areas: Lawson Hill (number 1 choice), Two Rivers (number 1 choice), Telluride (number 2 choice), Mountain Village (number 2 choice), Ilium Valley (number 2 choice), Ophir (number 2 choice), San Bernardo (number 3 choice), Ski Ranches/Turkey Creek Mesa (number 3 choice), and Aldasoro Ranch (number 4 choice). Multi-family units, including condos, duplexes/triplexes, and apartments, are popular choices (receiving upwards of 400 responses in each category) in Mountain Village. Mountain Village, followed by Telluride, received the most responses of all geographies; Ski Ranches/Turkey Creek Mesa received the least. Mobile homes and long-term campgrounds are the least chosen housing type in all areas.

Crosstabulation was completed for this question to understand any differences in priorities based on geographic area. This compares where respondents stated they live in Question 1 with how they answered Question 11 about where different residential land use typologies should be located. This type of analysis allows for a deeper understanding of development preferences.

Affordable housing was identified as being appropriate in the Telluride Area and Mountain Village, regardless of where the respondent lives. Those in 'Ilium Valley' selected 'Lawson Hill' as the top location for affordable housing, and 'Two Rivers' selected 'Aldasoro Ranch/Deep Creek Mesa' and 'Two Rivers' most frequently. 'Lawson Hill' was selected most frequently by residents living in 'Ilium Valley,' 'Ski Ranches / Turkey Creek,' 'Ophir' and 'Down Valley.'

Free-market housing was selected as a top choice in the Telluride Area, Mountain Village, and Ski Ranches / Turkey Creek areas, regardless of where the respondent lives. Respondents in Ilium Valley selected 'Ilium Valley' most frequently, and those in Aldasoro Ranch selected "Aldasoro Ranch / Deep Creek Mesa' most frequently.

12. Affordable housing should be:

Methodology: This survey question was multiple choice (select all that apply) and allowed respondents to identify where affordable housing should be located in the region. The question had a total of 2,342 responses and 951 individual respondents.

Answer Options	Count	%
Mixed into existing communities / neighborhoods	516	54%
Located near transit lines	456	48%
Allowed in more places than currently developed	417	44%
Developed with Public Private Partnerships (PPPs)	307	32%
Created as separate neighborhoods	241	25%
Limited to areas adjacent to towns	240	25%
Left to the market to sort out	104	11%
Other (please specify)	61	6%
Choice Count	2,342	
Total Respondents	951	

Key Understanding: Respondents are most interested in affordable housing being mixed into existing communities/neighborhoods (54%, 516 responses), located near transit lines (48%, 456 responses), and allowed in more places than currently developed (44%, 417 responses). The least chosen responses is 'Left to the market to sort out' (11%, 104 responses), indicating support for public policy intervention in affordable housing development.

13. What types of policies and financing options do you support for the creation of affordable or workforce housing?

Methodology: This survey question asked participants to select responses to each policy and financing idea on a sliding scale of 1 (I do not support) to 5 (I fully support). Each option then received a weighted average rating that reflects the number of responses captured on the 1-5 scale. The question received differing numbers of respondents per option (see column 'Number of Respondents').

Answer Options	1	2	3	4	5	Number of Respondents	Weighted Average
Partnerships with developers	86	110	242	201	212	846	3.4
Government-built housing	99	136	219	187	192	819	3.3
Incentives like density bonuses	92	123	240	169	167	791	3.2
Development fees	146	139	226	140	141	777	3.0
New taxes	197	127	226	125	190	841	3.0
Zoning allowances like dimensional requirements	116	131	218	154	150	750	3.1
Other	32	32	31	43	38	153	3.0

Key Understanding: Affordable or workforce housing options with the most support was 'Partnerships with developers' (3.4), 'Government-built housing' (3.3), and 'Incentives like density bonuses' (3.2). 153 people selected "other" and included ideas such as exploring Short-Term Rental policies, new taxes and resort fees, incentives for accessory dwelling units, and use of existing housing products. 'Partnerships with developers' followed by 'New taxes' received the greatest number of total responses; 'New taxes' received the highest number of "I do not support" responses.

14. If you have ideas for funding or increasing affordable housing, please include them here:

Methodology: This survey question was an open-ended question that allowed respondents to provide thoughts on policy and financing options for affordable or workforce housing through. The question had a total of 325 responses.

Key Understanding: See appendix for additional comments.

15. As it relates to transportation options, we need:

Methodology: This survey question was multiple choice (select up to 5 responses). The question had a total of 2,883 responses, and 941 individual respondents.

Answer Options	Count	%
Transit to more locations	414	44%
More frequent transit service	401	43%
Expanded transit hours	386	41%
Electric vehicles used for transit	311	33%
More multi-use paths for walking and biking	301	32%
Electric vehicle charging stations	283	30%
Carpool/ride share parking	282	30%
Gondola expansion	238	25%
More walkable communities	215	23%
Other (please specify)	52	6%
Choice Count	2,883	
Total Respondents	941	

Key Understanding: Respondents identified ‘Transit to more locations’ (44% of respondents or 414 votes), ‘More frequent transit service’ (43% of respondents or 401 votes), and ‘Expanded transit hours’ (41% of respondents or 386 votes) as areas for transportation improvements. These responses indicate a desire for increased transit service over other modes of transportation.

16. Do you feel vulnerable to the risk of natural disasters where you live today?

Methodology: This survey question asked participants to select responses for natural disasters they feel vulnerable to using a sliding scale of 1 (‘Not at all’) to 5 (‘Very’). Each option then received a weighted average rating that reflects the number of responses captured on the 1-5 scale. The question received differing numbers of respondents per option (see column ‘Number of Respondents’).

Field	1	2	3	4	5	Weighted Average	Number of Respondents
Wildfire	66	136	221	221	213	3.4	861
Water scarcity	128	132	241	177	131	3.0	819
Landslide/Mudslide/Rockfall	166	137	233	150	53	2.7	754
Flooding	245	138	179	82	26	2.2	702
Avalanche	240	126	192	89	30	2.2	735
Other	8	34	43	42	11	2.7	169

Key Understanding: Respondents identified ‘Wildfire’ (3.4), followed by ‘Water scarcity’ (3.0), and ‘Landslide/Mudslide/Rockfall’ (2.7) as the natural disaster risks to which they feel vulnerable. Avalanches followed by flooding received the greatest number of ‘1’ responses. Crosstabulation was completed for this question to understand any differences in priorities based on geographic area. This compares where respondents stated they

live in Question 1 with how they answered Question 16 about how vulnerable they feel to risk of natural disaster. Those living Down Valley, in Lawson Hill, Ophir, the Mesas and outside San Miguel County feel more vulnerable to risk of wildfire when compared to other areas, and those living in Norwood/Wrights Mesa, the Mesas and outside San Miguel County feel more vulnerable to water scarcity. Those living in Norwood/Wrights Mesa feel less vulnerable to avalanche when compared to the other areas. See Appendix B for a graphic depiction of these results.

17. Which do you believe are the critical social, demographic, and economic issues that need to be addressed in the Eastern San Miguel County Master Plan?

Methodology: This survey question was multiple choice (select up to 5 responses). The question had a total of 3,315 responses and 964 individual respondents.

Answer	Count	%
Housing affordability	483	50%
Impact of tourism on permanent residents	344	36%
Housing security	313	32%
Sustainability	312	32%
Services for aging populations	308	32%
Quality of schools and education	240	25%
Cultural diversity	218	23%
Additional and more diverse employment opportunities	214	22%
Bilingual services	209	22%
Accessible public facilities	209	22%
Rural lifestyle / agriculture	186	19%
Youth and teen programs and activities	147	15%
Job training and education	95	10%
Other (please specify)	37	4%
Choice Count	3,315	
Total Respondents	964	

Key Understanding: The top choice for critical issues to be addressed in the master plan was 'Housing affordability' (50% or 483 respondents), followed by 'Impacts of tourism on permanent residents' (36% or 344 respondents), and a 32% tie between 'Housing security' (313 respondents) and 'Sustainability' (312 respondents). The least chosen response was 'Job training and education' (10% or 95 respondents) followed by 'Youth and teen programs and activities' (15% or 147 responses). Comments in 'other' addressed a variety of

concerns such as community programs and essential services, affordable housing types, carrying capacity, the effects of commuters, second homeowners, and tourists on the environment and locals, and more; a detailed comment list can be found in Appendix A.

18. Which natural resource do you think Eastern San Miguel County's protection efforts should prioritize?

Methodology: This survey question was multiple choice (select up to 3 responses). The question had a total of 2,292 responses and 968 individual respondents.

Answer	Count	%
Wildfire mitigation and prevention	525	54%
Water conservation	372	38%
Habitat protection / restoration	361	37%
Climate change/carbon reduction	339	35%
Open space	299	31%
Cultural sites	193	20%
Agricultural land	191	20%
Other (please specify)	12	1%
Total	2,292	
Total Respondents	968	

Key Understanding: Respondents identified natural resources they thought the county should prioritize. Their top choice was 'Wildfire mitigation and prevention' (54% or 525 respondents) followed by a near-tie (37-38%) between 'Water conservation' (372 respondents) and 'Habitat protection / restoration' (361 respondents), and lastly 'Climate change/carbon reduction' (35% or 339 respondents).

19. Which of the following do you think San Miguel County's economic development efforts for the eastern portion of the county should be most focused on?

Methodology: This survey question was multiple choice (select up to 5 responses). The question had a total of 3,184 responses and 961 individual respondents.

Answer	Count	%
Increase the supply of affordable and workforce housing	463	48%
Emphasize support of essential services such as healthcare and education	443	46%
Grow outdoor recreational opportunities including green spaces and trails	343	36%
Support transportation efforts for all forms of mobility (pedestrian, bike, transit, air and road)	308	32%
Improve cultural diversity and inclusion	236	25%
Help local businesses grow	221	23%
Improve K-12 education system	149	16%
Increase development incentives	149	16%
Improve broadband connectivity	202	21%
Support local arts	118	12%
Promote and expand tourism	113	12%
Recruit and support diverse real estate developments	105	11%
Support entrepreneurship and incubators	100	10%
More job training and education	99	10%
Recruit more businesses to the area to increase industries in the county	86	9%
Other (please specify)	49	5%
Choice Count	3,184	
Total Respondents	961	

Key Understanding: The top choice for economic development areas to prioritize was 'Increase the supply of affordable and workforce housing' (with 48% of respondents), followed by 'Emphasize support of essential services such as healthcare and education' (46% of respondents), and 'Grow outdoor recreational opportunities including green spaces and trails' (36% of respondents) and 'Support transportation efforts for all forms of mobility' (32% of respondents). The least chosen option was 'Recruit more businesses to the area to increase industries in the county' (9% of respondents). This response indicates a need for services related to social infrastructure (housing, essential services, recreation opportunities, and transportation) over more traditional tools (job attraction and training) as keys to success for economic development.

The following questions are related to characteristics of the survey respondent. Answering these questions was not required but requested in order to get an understanding of respondent demographics.

20. What is your race/ethnicity?

Methodology: This survey question was multiple choice (select all that apply). The question had a total of 1,125 responses. A “no response” line was manually added by comparing the total responses to the question to the 1,335 total survey takers.

Answer	%	Count
American Indian or Alaskan Native	5%	68
Asian or Pacific Islander	6%	74
Black or African American	5%	68
Hispanic/Latino/Spanish	6%	82
White/Caucasian	52%	697
Other	2%	29
Two or more races	3%	44
Prefer not to answer	5%	63
No response	16%	210
Total Survey Respondents		1,335

Key Understanding: Respondents voluntarily identified their race and ethnicity. The majority of respondents, 52% of responses or 697 votes, identify as White/Caucasian.

21. Which gender do you identify as?

Methodology: This survey question was single choice. The question had a total of 947 responses. A “no response” line was manually added by comparing the total responses to the question to the 1,335 total survey takers.

Answer	%	Count
Female	28%	376
Male	32%	426
Non-binary/non-conforming	1%	20
Transgender	3%	38
Prefer to self-describe	2%	28
Prefer not to answer	4%	59
No Response	29%	388
Total Survey Respondents		1,335

Key Understanding: Respondents voluntarily identified their gender. The survey captured approximately 50 more respondents that identify as male than female. Approximately 4% of respondents identify as transgender or non-binary/non-conforming.

22. How old are you?

Methodology: This survey question was single choice. The question had a total of 964 responses. A “no response” line was manually added by comparing the total responses to the question to the 1,335 total survey takers.

Answer	%	Count
Under 18	1%	7
18-24	4%	48
25 - 34	20%	272
35 - 44	15%	200
45 - 54	12%	162
55 - 64	9%	122
65+	9%	117
Prefer not to answer	3%	36
No Response	28%	371
Total Survey Respondents		1,335

Key Understanding: Respondents voluntarily identified their age. The age group with the most respondents is those aged 25-34 followed by those aged 35-44. The age group with the fewest respondents is those under 24.

23. What is your household income?

Methodology: This survey question was single choice. The question had a total of 974 responses. A “no response” line was manually added by comparing the total responses to the question to the 1,335 total survey takers.

Answer	%	Count
Less than \$15,000	2%	30
\$15,000 - \$34,999	5%	64
\$35,000 - \$49,999	7%	98
\$50,000 - \$74,999	12%	166
\$75,000 - \$99,999	11%	152
\$100,000 - \$149,999	10%	136
\$150,000 - \$199,999	6%	77
\$200,000 - \$299,999	5%	65
\$300,000 - \$399,999	3%	34
\$400,000 - \$499,999	1%	15
\$500,000 or greater	3%	36
Prefer not to answer	8%	101
No response	27%	361
Total Survey Respondents		1,335

Key Understanding: Respondents voluntarily identified their household income. The income bracket with the most respondents is those earning \$50,000 to \$74,999 followed by those earning \$75,000 to \$99,999. The income bracket with the fewest respondents is those earning \$400,000 - \$499,999 followed by those earning less than \$15,000.

24. Do you rent or own your home?

Methodology: This survey question was single choice. The question had a total of 957 responses. A “no response” line was manually added by comparing the total responses to the question to the 1,335 total survey takers.

Answer	%	Count
Rent	25%	329
Own	47%	628
No response	28%	378
Total Survey Respondents		1,335

Key Understanding: Respondents voluntarily identified whether they rent or own their homes. Responses showed that of those who answered the question, more respondents own their homes than rent.

25. Which of the following industries most closely matches the one in which you are employed?

Methodology: This survey question was multiple choice (select all that apply). The question had a total of 1,640 responses and was completed by 969 survey respondents.

Answer	%	Count
Arts, Design, Entertainment or Media	13%	129
Administrative	9%	83
Construction	15%	150
Education	13%	122
Engineering or Architecture	11%	102
Forestry, fishing, hunting or agriculture	6%	57
Government agency (Local, State, or Federal)	7%	70
Healthcare	8%	74
Hotel / Lodge	5%	46
Non-profit or advocacy organization	9%	88
Professional (including law and consulting)	7%	64
Personal Care	3%	28
Property management, including short-term rentals	4%	38
Real Estate	7%	72
Recreation (non-skiing)	4%	34
Restaurant	4%	42
Retail	4%	35
Service	5%	53
Ski Industry	6%	61

Student	3%	28
Self-employed	8%	78
Transportation	4%	41
Not Working	3%	28
Retired	7%	68
Other	3%	28
Residual income/investments	2%	21
Choice Count		1,640
Total Respondents		969

Key Understanding: Respondents voluntarily identified their job industry. Responses showed that a majority of respondents work in 'Construction' (15% or 150 responses), 'Arts, Design, Entertainment or Media' (13% or 129 responses), and 'Education' (13% or 122 responses).

26. How do you most often travel?

Methodology: The question had a total of 3,817 responses. Percentages equate to the number of times each option was chosen (mode of travel) compared to total responses per destination (work or school or to other essential services).

Answer options	To work or school		To other essential services (medical office, post office, local grocery store, etc.)	
Walk	22%	425	16%	310
Bike	16%	296	15%	283
Ride the bus	14%	261	13%	256
Ride the gondola	12%	221	15%	286
Drive alone	25%	467	28%	540
Carpool	12%	234	12%	238
Choice Count		1,904		1,913
Total Survey Respondents	1,335			

Key Understanding: Respondents voluntarily responded how they traveled to work or school as well as to other essential services. The main mode of travel to both options is mainly 'Drive alone.' It should be noted that 'Walk' is the second highest response. Although 'drive alone' is the most chosen response, it is relatively low compared to this statistic in the United States more broadly, with which has an average 'drive alone' to work mode split of 75%¹.

¹ Source: U.S. Census Bureau, 2006 to 2019 American Community Survey, 1-year estimates, Table S0801.

27. How long have you lived in San Miguel County?

Methodology: This survey question was single choice. The question had a total of 967 responses. A “no response” line was manually added by comparing the total responses to the question to the 1,335 total survey takers.

Answer	%	Count
0-2 years	3%	45
3-5 years	13%	170
6-10 years	15%	206
10-19 years	13%	176
20+ years	23%	313
I don't live in San Miguel County	2%	33
I lived in San Miguel County previously but no longer	2%	24
No Response	28%	368
Total Survey Respondents		1,335

Key Understanding: Respondents voluntarily responded for how long they have lived within the county. The most number of respondents listed that they have lived in the county for ‘20+ years’ followed by ‘6-10 years.’

28. Anything else you would like to be considered or any other comments?

Methodology: This survey question was open ended. The question had a total of 334 responses.

Key Understanding: Respondents voluntarily responded with additional comments about their government and topics from the survey. See Appendix A for all additional comments.

Appendix A: Open Comment Responses

3. Of the following items, which five are you most satisfied with related to Eastern San Miguel County's quality of life? (reported verbatim)

Other
attractiveness of the views
Decent roads
Elk preservation
Environment and sustainability
Gondola
Great Airport with Commercial Air Service to DEN
Historical significance and protection. A unique experience compared to other resorts.
I'm satisfied with my housing but you asked about housing options, which I think are deleteriously organized
Long term friendships
Open Spaces
privacy
Public library
Quality of School District
Raw untouched nature
relative lack of population density
Remoteness/lack of development

4. The most important topics to focus on in this Master Plan area? (reported verbatim)

Other
Access to licensed childcare
balance between economy and available resources
Being more inclusive to other members of society - second homeowners
carrying capacity
Development opportunities for affordable housing
Don't screw up the feeling of a small area - people drive here for hours to find that.
Economic
Emracing older senior citizen long time locals and providing for their housing needs.
fiscally responsible management of revenues
Fixing traffics jams, rush hour problems
Increased early childhood education capacity
Keep Telluride the quaint gem that it is. It doesn't need to grow. It is good as is.
Less tourists
Massive/Catastrophical Traffic Impacts
Medical resources, including build a new med center
Our water and sewer bills are too high
Parking for Locals trying to get to work from bedroom communities
Peace and quiet

Political accountability, why are politicians who refuse to recuse themselves still actively participating after a court deemed it was inappropriate?
Preserve existing development patterns (i.e. preserve open space and density patterns)
public parking
Public safety, law. enforcement, security, and traffic
Putting the brakes on unchecked growth.
Quality/Timely/Communication and transparency
Recreation center, activities for teens/youth
Replace or censor town staff and county commissioners for unethical fast tracking of Diamond Ridge
Road improvements
Use of a small portion of the valley floor for parking and housing.
Wildlife

5. I want Eastern San Miguel County to be known for: (reported verbatim)

Other (please specify)
A responsive government to public input.
A leader in renewable energies and self-reliance
A low crime place where people can feel safe
A medical center and a rec center
A multi-generational community
A place that isnt impossible to afford to live
A place where anyone can live no mater there financial status
affordable and accessible high quality early childhood education
Affordable housing
affordable housing
Affordable housing - people actually living in homes
Available affordable housing for all
Available housing
balancing economic opportunity with environmental preservation
Banning nightly rentals
being a place where those who work here can live here
being the community that required all 2nd homes (mostly empty houses) to have an affordable rental space
environmentally friendly place to live
Expansion of the middle class in town. Our locals and annexed to the outskirts of the region. Put the people that have cultivated telluride for generations front and center.
fair treatment and consideration by elected officials
For being brave enough to keep things the way they are and rejecting growth.
Fostering access to public goods like libraries and schools
Frankly, I feel that our region has become too well known already.
Grandeur of nature
Harmony with Nature
Having affordable housing. How is that not a choice?

Housing!!!! Affordable!! Please!! Thanks (if ya do it)!
I don't feel the community is sharing the same vision. To many chiefs with diverse ideas. Strong leader are making the rules. The underdog is not being considered.
I'd rather it not to be well known at all.
Keep it as open space not a place for affordable housing NOT AT ALL
Leader in Climate Change Adaptation
Limited development; Protection of open spaces.
multi-family allowences
Not supporting a drug-infest community
Not try to be all things to all who things they are entitled to live here , and we all have been waiting for them. Blend in, pitch in, that is what made this place what it is.
Open space
Peace and quiet
Place where working locals can afford t own and have a place to call home
policies that prioritize the protection of the regions natural resources, wildlife and scenic beauty over ever-increasing growth and development out of balance with infrastructure (parking, public transportation, educational facilities, recreational facilities, access to public services, etc)
preservation of mesas and high countryr
Preservation of natural setting, we cannot max out this area with density. There is only so much water. Water conservation is most important.
Prioritization of local community
Quiet and not many tourists
reduce internal combustion engine use
strong community
Sustainability in relation to the environment
This question is misleading
Top tier early childhood education
Who develops these questions?
Why does the Eastern SMC or SMC need to be "known" for anything???

6. Eastern San Miguel County's assets challenges are: (reported verbatim)

Eastern San Miguel County's greatest assets are (open ended)
A beautiful place to liv that attracts talented people
A changing demographic of forward thinking peoples
A community of amazing people who care.
A community that cares deeply about the future.
A forward-thinking, passionate rooted community, that cares about the environment and preservation of this beautiful and wild place in southern Colorado.
A highly educated, interesting and active population, with strong community roots and interests (which also is evaporating . . .), and focus on the environment, schools, the arts and sciences.
A multitude of diverse recreation options, strong community, incubator of entrepreneurship, tourism that somehow defies trends

A spectacular landscape that brings tourism without the need for marketing.
Abundant fresh water resources Abundant outdoor recreational activities; engaged residents access to amazing nature, strong community, arts and cultural activities
Access to backcountry and sidecountry terrain in the summer and winter.
Access to nature
Access to nature and beautiful open space surroundings, valley floor, the library, arts and music. Access to financial assistance and therapy through local organizations. The free gondola. Cross country trails, hiking trails, river trail and preserved open space. The elk and wildlife.
Access to nature and recreation, a caring community, the resources to think big and solve problems.
Access to nature and the multitude of outdoor recreational opportunities along with the many cultural activities.
Access to nature, great people focused on quality of life, community events
Access to nature, strength of community.
Access to nature, strong community, small town living feel
Access to nature, community resources
access to nature/outdoors and arts/culture
Access to nature/recreation. Forward thinking community members who want the best for their home and those that live there.
Access to outdoor activities, diverse group, walking town, culture and music,
Access to outdoor recreation such as backcountry skiing, hiking/backpacking, cross-country/downhill mountain biking. Team recreational opportunities, although they are too competitive generally. Festivals. Good neighbors, for the most part. A desire to have true community, even if most people have no idea what that entails and are incapable of participating (that is, good intentions without the capacity to achieve good ends). Good roads. Accessibility, although this can always be improved. The library.
Access to outdoors
Access to outdoors, an active community politically, environmentally
Access to public lands, a caring welcoming community
Access to recreation
Access to recreation opportunities, a tight knit community, quality youth programming (but not enough of it)
access to recreation, culture, sense of community
Access to recreation, robust service economy with opportunities for many types of jobs, tight knit community with many supplemental (and essential) resources available through nonprofits, arts/culture events happen within the community (but are often expensive)
access to recreation, the outdoors, art and culture and small town community feel
Access to the great outdoors, quirky spirit, commitment to this community and preserving the integrity of said community. Access to the mountains and nature, as well as the beautiful community here access to the mountains and outdoor recreation, clean air, caring community
Access to the outdoor activities
Access to the outdoors and open spaces. A community that cares about and is connected to the environment.
access to the outdoors and recreation. incredible town with thriving shops, restaurants and arts.
access to the outdoors, so many community events, clubs, and leagues that help create a strong community
Access to the San Juan mountains

Adequate water resources
Agricultural plants
Agricultural production
Agricultural tourism
Agriculture
Agriculture and industry
Amazing views and outdoor activities
Airport
An educated community passionate about the environment and committed to preserving its pristine beauty.
An important commercial center in the eastern region
And a barely surviving sense of community
Arts and cultural activities
Arts and culture
Arts community
Availability of relatively high paying jobs
Beautiful geography and love for the region
Beautiful nature. Hiking trails, lakes, small town feel but still world class ski resort. Does not feel overly commercialized or glitzy. Definitely, the main attraction with Telluride compared to Aspen, Vail.
Beautiful outdoor spaces and low density population allowing people to be closed to nature.
beautiful setting and easy access to shopping and restaurants
Beauty
beauty and recreation. wilderness area.
Beauty and scenic vistas. Also the school system, library, and transportation around town.
beauty beyond words
Beauty of mountains and nature and access to outdoor recreation
Beauty of nature
beauty of the natural environment
Beauty of the outdoors which we must always strive to maintain. Preservation of our vistas and roots. We must MAKE SURE that all plans include respect for the environment. We must avoid crowding, overbuilding and yet still work to achieve affordable housing that also respects the vistas.
Beauty of the place. Used to be good neighbors who pitched in. Let;s keep it that way.
Beauty, attraction, high quality of life with amazing recreation
Beauty, open space (valley floor), a close knit and caring community, great restaurants and culture and historic preservation
Beauty, recreation, community
Beauty. The Ski Resort. Summer Festivals
Beauty. The culture comes to us, how amazing is that. There are many opportunities to volunteer and participate in great causes and workd renown events.
Being a beautiful mountain destination that will attract tourism.
BEING A HISTORIC MINING AREA WITH BEAUTIFUL MOUNTAINS
Being one of the top resorts areas in North America
blend of locals and tourism

Caring communities, outdoor recreation.
Clean air and water. Hiking, biking, skiing, recreation.
Clean air, water and open space
Close proximity to Telluride
Commerce and agriculture
Commercial center
Community
Community accountability
Community and access to resources (library, parks, transportation, wilderness, healthcare)
community and activities
Community and recreational ops
Community belonging, outdoor recreation
Community bond
Community resources and events. Access to the outdoors.
Community, access to nature and abundance of trails
Community, access to the outdoors
Community, connection to nature, walkability and public transit options, ski mountain.
Community, diversity. Acc
Community, history, heritage, wilderness/outdoor recreation
Community, location and natural resources
Community, recreation, quality of life
Connection to nature and the opportunities we have to be in the outdoors
Consuming less & sharing more
Cotton, grain, sugar cane and fruit, as well as poultry and livestock
Cotton, sugar cane, gold and silver minerals
crops
cultural amenities
-cultural diversity, specifically of our Latinx population, who should be centered and included in this planning process!
dark skies on mesas
Deed restricted housing
Density of development adjacent to public lands.
Distance from major population centers (Denver, Phoenix), 2) Relative difficulty of travelling to/from the region, 3) challenges faced by Community due to Geography / high mountain environment creates shared sense of purpose, 4) proximity to Open Space and recreation opportunities afforded,
Diversity of people of different socioeconomic realities able to live, work, and play together in the valley.
Dogs, mountains, open space
Downtown Telluride
East access to recreation
Easy access to nature
Easy access to nature, trails, preservation of the outdoor lifestyle.

Economic improvement
Economy, recreation
Ecosystem and the federal lands
Education and employment
Effective development of education
Energized young peeps
Engaged, caring community, natural beauty and outdoor recreation.
Environment
Environment, ski resort, medical center, schools
Environmental beauty. Exciting opportunities Exhilarating scenery, community spirit among the locals, excellent artists come here. Fabulous environment, with great views and outdoor recreation opportunities; easily navigable, especially thanks to the gondola; measured development, with new hotels and housing a great asset; contrast between charming Telluride and and more dynamic Mountain Village, providing benefits to both; community support for new health facility.
financial, natural
First is Its extreme beauty and huge variety of recreational experiences. This is the main reason people are drawn to our community to begin with, in spite of the high cost of living. It is a life-style! Then it is the diverse and culturally rich community which offers depth and interest in a small town.
Forests and rivers
Friendly
geographic beauty, its people,
Geography
Gondola
Good, affordable public transportation, plenty of recreational opportunities
Great library
Great people and beautiful environment,
Great Restaurants
Hardworking local families.
Helpful grants for low income people
high quality k-12, live music, Ah Haa, Library, SMART transportation
High quality schools, access to recreation, remote location.
Historic beauty
Historical preservation, educated community, library, ski mt
History of the area- outdoor recreation and beauty- job opportunities
History of those who struggled and died in the area. The beautiful mountains God gave us draw people in and keep you here.
History, gondola, ski mountain, beauty
History. Preservation of the Valley Floor. Sense of Community. The Mountains. Access to Recreation and Trails. Natural Beauty and Tourism.
hope

Hub of activity
If you live here, people know it and they have your back even if they dont agree with you.
-incredible nature and access Incredible trail access
industry
Innumerable.
It is wealthy.
It not being crowded
It people
It separates itself from other ski towns because it has not been overdeveloped.
Its access to the outdoors and recreation. Its sense of community.
Its beautiful landscape and caring community.
Its beautiful location, lack of over development
Its beauty and access to outdoor recreation.
Its beauty and people
Its beauty, Its history, Its size.
Its beauty, library, and long-time locals who have been here for many years.
Its beauty. It comes together when someone is in need or has personal challenges. Its art and cultural assets.
Its beauty. The community. The people. The businesses that are here.
Its committed and caring people.
Its community, its natural resources and access to nature and recreation, its arts and music and cultural offerings
its creative and involved people.
Its current people
Its geography, recreational opportunities, and arts/culture
Its impact on the western slope's economy.
Its landscape and Its recreational opportunities.
Its locals and Its beautiful natural setting.
Its location within the state...remote and not over run. Its natural Beauty, excellent climate, minimal density and high quality of life.
Its long term residents as well as the natural beauty
Its natural beauty
Its natural beauty and Its strong sense of community
Its natural beauty and open spaces
Its natural beauty and tourism.
Its natural beauty and wildlife, Its people who strive to preserve that beauty
its natural beauty, history, funky old buildings and people, the library, liberal mindset
Its natural landscape, outdoor recreation, (formerly) uncrowded trails, (formerly funky) small town life.
Its natural setting
Its people

Its people and its location
its people and the location. So lovely and full of outdoor recreation.
Its people are the greatest assets. I wish we were not so divided on short term rental and affordable housing. I support development of new projects like the Six Senses in Mountain Village, I support lifting the moratorium on short term rental licenses in the Town of Telluride. I support affordable housing projects.
Its people, natural resources
Its people. The community. The business owners. The natural beauty.
Its population diversity yet common love for Telluride and Its surrounding environment.
Its pristine natural environment and lack of dense housing developments outside of Telluride downtown.
Its progressive community and the San Juan mountains and watershed (and the opportunities for adventure they provide,
Its protected lands, stunning setting/views, beloved mesas, respect for nature/wildlife, and gondola connecting the telluride & mountain village communities.
Its proximity to nature, its people, its natural beauty.
Its recreation and love of nature.
Its small and tight knit community. Its access to nature and outdoor amenities so close by. Its tourist attraction and popularity.
Its strong ties the valley and mesas that have been protected by individuals for other's enjoyment.
Its undisturbed , natural beauty, a healthy tax base
Its workforce
Job opportunities
Jobs
Juxtaposition of dense urban core where grand majority of inhabitants can walk or ride bikes to work, and open mesas, valleys and canyons where scenic beauty remains and development is held to lowest density possible. It is this juxtaposition that allows for sustainably housing and supporting a human population (visitors and full time residents) without compromising the fundamental essence of the region.
La riqueza de la educación y la naturaleza. (The richness of education and nature)
Land
Land for affordable housing
Landscape and Terrain
Latinx Community, Recreational Opportunity, Young Professionals
Leadership with relatively progressive thinking that does genuinely try to solve problems, balanced values (except we don't really commit to diversity the way we say we do), connected community resources that (generally) work together to solve problems
Liberal, open minded and open hearted community. Hard working people and good schools. Access to festivals and skiing, hiking
Library, Ah Haa, Town Park, Ski Resort
Limited over development
Living in this amazing landscape
Location / natural resources and beauty.
location and access to outdoors
Location in Mountains

Location with respect to outdoor access, natural beauty.
Location, nature access and connection, outdoor recreation access, history
Location, Schools, Adequate services for a remote county.
Location; in and surrounded by Nature
Long haulers
Low density and connectivity with nature.
Low density mesas
Low population and not chasing growth by overbuilding
low population density
Main Street
More open land and viewshed and outdoor activities
Mostly Democratic and forward thinking.
Mountain landscapes and open space, strong community members, economic resources
Mountains
Mountains, skiing, hiking
Natural
Natural and local - lack of short term rentals and lack of overdevelopment
Natural beauty
Natural beauty and access to many seasonal core outdoor sports. Strong local community, although the local community has diminished over the past 20 years.
natural beauty and decent environmental quality
natural beauty and history
Natural beauty and preservation of our small town feel, current protection of our surrounding mesas and high country, and prevention of sprawl found in other ski towns and tourist destinations.
Natural beauty and recreation
Natural Beauty and sense of community
Natural beauty and smart, healthy people who want to be involved in the community.
Natural beauty and the environment
Natural Beauty and Wildlife, Immigrant Community, k-12 Public Education, Public Library, Historical Preservation
Natural beauty of the environment, concerned citizens, opportunities for arts & entertainment
natural beauty outdoor rec, safety, infinite jobs
Natural Beauty, Clean Air, Pure Water, Safety and Quality of Life,
Natural Beauty, close knit community, support for Arts, population density
Natural beauty, community, employment opportunities, ski area.
Natural beauty, easy access to nature, multitude of outdoor pursuits, historic old town, great community, incredible schools, arts & culture, great restaurants,
natural beauty, health services - including SMRC and mental health, the gondola
Natural beauty, hiking trails, ski area, Telluride library.
Natural beauty, Historic Town of Telluride, the Gondola, stable local economy, preserved open space and other large undeveloped mesa properties, wastewater treatment facility and, largely, an informed local populace that cares about community and solving problems when collaborative opportunities arise.

Natural beauty, history and historic preservation, arts scene, recreation, open space preservation, small-town feel, rural backroads and high country trails.
Natural beauty, mining history,safety, walkability in Telluride and Mountain Village,
Natural beauty, outdoor recreation, vibrant arts culture, the festivals especially Film, Mountainfilm,& Bluegrass, core local population that is: progressive/conscious/well-educated/thoughtful/compassionate, care for historical preservation
natural beauty, quality of life, recreation, schools, good people.
Natural beauty, recreation opportunities, involved community members, arts and culture
Natural beauty, remoteness, historical qualities, community
Natural Beauty, Supportive Community
Natural beauty. Smart, creative, diverse minds to come up with ideas and solutions. Wealthy population to support programs.
natural environment
Natural geography and supportive second homeowners
Natural resources, access to nature, affluent community, safe communities, strong public service sectors law enforcement, fire, SAR.
natural resources, natural beauty, small communities, cultural opportunities, non-profit organizations, preserved open space, low crime
Natural resources, recreational opportunities, educational facilities, mountain culture, water resources
Natural resources. Period.
Natural resources/beauty, community, motivated populus
Natural Surroundings
Natural surroundings and access to the outdoors.
Natural world around us.
Nature
NATURE ACCESS, ARTS/ENTERTAINMENT/ACTIVITIES
Nature and small community, not commercialized
Nature and the beauty we have. The long term locals that make this area have a heart and soul. Nature and the respect the locals have for it
Nature and the terrain
Nature mining ski area work
Nature, beauty, sports Nature, open spaces, mountains. Economy is well bolstered by tourists. Nature, outdoor recreation, rugged unique beauty
Nature, outdoors, dark skies, quiet.
Nature, Recreational opportunities.
Nature, remote location
Nature, strong community, small town feel
No sprawling like all other ski towns in North America
none
Non-outdoor rec events such as live music, art, film
nothing wrong (with)

Open space
Open space and county road department
Open Space and keeping the Mesas wild and free. Valley Floor is the only suitable place for work force housing, walking distance to Town and Schools , all utilities already in place, we will not need to pump water uphill ft the way the county rushed into this deal was WRONG and not how development occurs. All development has standards, because once developed it becomes permanent, but the County has clearly demonstrated 0 standards. For instance you didn't even do soils studies until after closing. Why didnt the county consult with real developers and professionals in the local real estate community. The example the County has created is the perfect road map of how not to do development.
Open space and natural beauty
Open space and recreational opportunities.
Open space and rural living
Open space natural beauty
Open space preserved for the future. Without that we have nothing.
Open space wild life, carefully thought-out and planned areas
Open space, like the national forest and valley floor, as well as many opportunities for employment and community resource support.
Open space, natural beauty, and string community
Open space, the library, community events and outreach
Open space, view corridors
Open space, wilderness, recreation
open spaces, access to recreation, extraordinary vistas
Open spaces, goose bus, arts focus, kind people.
Open spaces; natural beauty; access to outdoor recreation including ski resort
Open, natural, undeveloped or limited development spaces. Our beauty and proximity to nature. Our community and wonderful educational opportunities for our children. Our beauty and remoteness our community
Our community culture, our workforce, and our Latinx population Our environment Our outdoor spaces and their natural beauty.
...our open spaces, wildlife, concern for the environment. We are also a caring community because so many of us know one another. Grow too big and that sense of community will drop away. A beautiful and rich land.
our smallness
Our snowpack, water table, open space public lands, dark sky and accessible community.
Outdoor access and the library
Outdoor access, community pride, arts and culture
Outdoor activities and strong tourism industry to keep our community growing strong
Outdoor activities year round.
Outdoor activity. Mountains and forests (nature). Excellent restaurants. Zoning. Climate.
outdoor availability. lack of sprawl

Outdoor recreation
Outdoor Recreation Opportunities
outdoor recreation opportunities, with a significant emphasis on non-motorized
Outdoor recreation opportunities; High country zone protection; Historic and preserved Victorian mining town; Valley Floor and all other protected open spaces
Outdoor recreation, open spaces, land preservation, active and connected community, high-quality education, thoughtful and forward-thinking citizens.
Outdoor recreation, Public transportation
Outdoor recreational area.
Outdoor recreational opportunities, great schools, and nice community feel
Outdoor space
 -overall really strong school system
Park
Passionate and gifted community!
peacefulness pedestrian/bike friendly People
People and planned preservation of Open Spaces
People that live here
People who care for each other - the teachers, healthcare staff, first responders and everyone else who lifts others up. Of course we have beautiful mountains and outdoor opportunities, but what makes this place special are the people who pour their time into the greater good running programs like SMART, the Library, great restaurants and entertainment, trail systems, TellSki and a county staff that does a LOT of great work!
People who love it here and are motivated to stay here
People who support more housing
People; multi-season tourism economy; community housing and transit efforts to serve workers and older residents; versatile services for diverse populations; sheer beauty of surroundings; Telluride Medical Center.
Physical beauty
Physical beauty and outdoor opportunities.
Physical beauty, access to nature and outdoor recreation, the long time locals who work tirelessly and are devoted to our non-profits.
Physical Beauty, Climate
 Physical beauty, magnificent scenery and wildlife, caring and involved community.
physical setting (extreme and beautiful); strength of community (although this is threatened); creativity of those who live here; amount of affordable housing built and housing mitigation regulations and funding
Population diversity
PRESERVATION OF LAND

Preservation of open spaces and restricted sprawl of development. Transportation options to get you where you need to go.
Pristine land, environment and preservation. Control of over development
Protection of nature / environment
Proximity to outdoor recreation, vocal nonprofits
Proximity to wild expanses and nature, diverse community
Public Land, lack of congestion, good public school.
Public lands, ski resort, historic town.
Public services and robust family programs. Public school.
Public transportation
Public transportation options
quality of life. concerns for the environment, large open space, views, access to sporting opportunities,
Quick access to the lifts. The beauty of the undeveloped areas.
Quite respite from town. Lawson Hill community and neighborhood with plenty of green space and low traffic. Thriving sub-community of the Lawson Hill business center.
Recreation and protection of the environment
Recreation opportunities
Recreation, nature
Recreation, sense of community
Recreation. Access to nature
Recreational Amenities
Recreational and Aesthetic Assets, Community, Supportive Systems (e.g. health and wellness services considering the size of our community)
recreational opportunities
Recreational opportunities, scenic beauty, access to open spaces, great skiing.
remoteness
Remoteness nature lack of traffic
resilient natural resources
Rich in products
Rich in resources
Robust tourist economy, access to outdoor activity,
Rural nature
Rural, sparsely populated.
Safe place
Safety and the outdoors
SAN Miguel Island
San Miguel River and its tributaries
Saving the valley floor. However stirring up the river to find mine tailings and haul them through town. Town assets have over developed town and we are running out of water to build more affordable housing.
SCENERY, RECREATIONAL AND ENTERTAINMENT OPPORTUNITIES, COMMUNITY,

Scenic and cultural assets have attracted world class culture and outdoor sports. Many outstanding members of the community
Scenic backdrop, Ski area, hiking, biking, jeeping
Scenic beauty and access to outdoor recreation, strong school district, low crime
Scenic beauty, compact urbanization, recreational opportunities, access to federal land, tourism economy Scenic protected environment
Scenic resources, cultural opportunities, sense of community
scenic vistas
Schools, recreation, and unmatched beauty outdoors
Sense of community
Sense of community and access to outdoors
Single family homes with space in between. I don't think that multi family buildings should be on the east end.
Sisal, grain, cotton, sugar cane
Ski and golf and other outdoor activities.
Ski area Ski area with few crowds ski hill, beauty, music Ski mountain and hiking. Everything else is secondary
Ski Resort
Skiing, Hiking and historic buildings
skilled craftspeople
Small tight knit community that helps support other locals.
small town demographic partner ships
Small towns and incredible natural beauty.
Snowpack / Water
so much potential
-some of the affordable housing solutions that Telluride/MV/SMC have created so far (e.g. boarding house, sunny side, Virginia placer etc.) Specifically, these solutions have all required forward-thinking, bold action from local government and I am so appreciative of all the local government members who take this approach to addressing our housing crisis. I look forward to seeing more housing solutions, from Diamond Ridge to Voodoo to the Shandoka Lot idea.
speciality
Still quaint town that has a mix of urban amenities in the middle of nature.
Strength of core community, access to nature & strong job market
Strong Community
strong community Strong community and vibrant outdoor culture Strong community ties, love of the natural environment and passion for arts and culture Strong community, clean air and water and access to nature, rural character
Strong economy, open spaces, access to nature, mountains

strong sense of community full of passionate, hardworking individuals
Strong Sense of community within a scenic and geographically diverse area
Stunning Natural Beauty of this area.
stunning setting and recreational opportunities, strong community, good school system
Telluride Valley Floor as Open Space, Forever Wild
Telluride, forward-thinking people, a Med center in Town, the gondola, hiking trails easily accessible to Town, the Ah Haa School, theaters
The access to nature and ease of public transportation
The access to the outdoors that have created a thriving economy. We have an incredibly vibrant community that is engaged. We have amazing opportunities in both the people that live here and those who visit.
The amazing community we already have.
The amount of nonprofit services available to residents. The beautiful open space leave it as is town government make a huge mistake buying land by the airport huge mistake that is not a place for employee housing!!!! The beautiful place we live in but also the hard working, driven, and diverse kinds of people it attracts. The working class people who stick around in Telluride are truly tough and value Telluride for all it has to offer. The beautiful setting we live
the beauty and majesty of the area
The beauty is unparelled
The beauty of natural scenery, the wildlife, the peace and serenity of the environment.
the beauty of the area, the small population (and lack of crowds), population of thoughtful locals.
The beauty of the landscapes that surround us, and the attention of enough serious money that it might be possible to fund good/well executed ideas.
The beauty of the mountains and forests!
The beauty of the open spaces including the Mesa's with mountains in the back ground.
The biggest asset in eastern SAN Miguel County is agriculture
The box canyon provides a great place for density and everything is within walking distance. The natural beauty of the Falls and the historic homes and buildings create the character of the Town of Telluride. And it is unlike any other!
The capital is SAN Miguel. It is mostly mountainous and plateau, with lowlands along the SAN Miguel River and the SAN Miguel Volcano in the west, at 2,129 meters above sea level. Tropical mountain climate. To the south, the SAN Miguel River passes through, and the valley is fertile. The province was established in 1875. The economy is based on agriculture, producing cotton, grain, sugar cane and fruit, and raising poultry and livestock. Industry to agriculture, livestock products processing, gold, silver minerals. Pan-American road and rail through, convenient transportation.
The community and local people that live and work here. They are what make San Miguel County special
The community in Telluride, the abundance of preservation of nature, the ski area, the arts and culture community, tourism
The community, access to outdoor recreation, public education K-12 system, and preservation of the historic district.
The east is an important commercial center, and the biggest asset is all kinds of agricultural products and crops
The elk migration corridor

The environment that surrounds it and whats left of our small town community that has weathered the storm of second homeowners and remote workers.
The festivals, public works, and exposure to nature. The Free G, Trails, Ski Area, entertainment/dinning Hub The gondola
The gondola access
The gondola not only supports sustainable transportation but also provides an "experience" for locals and visitors to have a personal connection, in a world that lacks face-to-face interactions.
The gorgeous natural environment which is a habitat to diverse wildlife.
The hard-working people
The land and outdoor activities, lack of congestion, not allowing high density communities.
The landscape
-the library!! Especially their robust programming without cost barriers
The library, the medical center, a walkable town, and access to hiking trails.
The locals. families, The environment, the Watershed, and Mountains.
The location/ history
The long term locals
The money that is brought to the county through tourism.
the mountains The mountains and hiking trails, its remoteness. The mountains and trails
The mountains we live amongst The mountains, natural beauty and wildlife
The mountains, San Miguel watershed, the Telluride Ski Area
The mountains.
The mountains. Nature.
The natural beauty and public lands have Dewan me to the community. Not to be vain but the tax income of the county and towns should allow us to be a strong diverse community.
The natural beauty and rural lifestyle.
The natural beauty of the area
The natural beauty surrounding us and the lifestyle this natural setting offers us.
The natural environment and recreational opportunities The natural environment in which we live, and the community of residents that makes this a real place The nature

7. Eastern San Miguel County's greatest challenges are: (reported verbatim)

Eastern San Miguel County's greatest challenges are (open ended)

of people living and visiting are making it challenging to be in harmony with Nature , or feel a sense of community

<p>..holding on to our open spaces and not becoming any more overcrowded than we already are. We do not have unlimited room (not if we want to hold on to all the things that brought us to Telluride in the first place) for everyone that wants to live/work here, so I wonder when we will have the discussion about how many more businesses and how much more housing we can tolerate. Keep growing and Telluride as we know it will disappear and be just another once-was-wonderful-but-no-longer-is resort community. We're well on our way unless we do something now. Build on all the land that the proposed master plan is looking to expand into, and tiny box-canyon Telluride and it's surrounding trails and open spaces will be overwhelmed.</p>
<p>A county board that acts without due process! The County Commissioners purchasing the land by the airport, then changing the land use code! Employee housing, medical services, limited air access.</p>
<p>A feeling of entitlement by wealthy individuals who want to have all the views and land for themselves and shove the workers, who keep the area running, out of the east end and into the west end and beyond.</p>
<p>A real estate based economy.</p>
<p>A realistic affordable housing plan</p>
<p>Abundant fresh water resources</p>
<p>Access and available clean drinking water. Water rights.</p>
<p>Access to adequate water supplies.</p>
<p>Access to affordable housing. Prioritizing local community, not just tourism. Climate change.</p>
<p>access to quality health care</p>
<p>Access to the middle class: jobs, housing, public transportation</p>
<p>Achieving climate action goals in light of increasing tourism, economic pressure for growth, and remote location making economy of scale for projects difficult.</p>
<p>adequate transportation options and times</p>
<p>Affordability</p>
<p>Affordability & housing</p>
<p>Affordability and cost of living and therefore workforce issues, too many resources available (not streamlined or easy to navigate), and lack of mental and physical health care.</p>
<p>affordability and housing for the required workforce that maintains the community and creates a community</p>
<p>Affordability and maintaining a genuine local community while having so many second home owners and trying to appeal to tourists.</p>
<p>Affordability, affordable housing for the workforce within walking distance of schools and jobs, preservation of a local community, lack of accommodations for seasonal employees and short term visitors</p>
<p>Affordability, aging infrastructure and roads, lack of a shared community vision</p>
<p>Affordability, becoming overrun with second homes and ultra wealthy, access to mental healthcare and stronger general healthcare, housing, traffic, losing its some of its character/authenticity/charm,</p>
<p>Affordability, child care, teen boredom leading to substance abuse, losing our sense of community connectedness, under-resourced school needs to pay staff higher wages</p>
<p>Affordability, community facilities, multimodal transportation, environmental stewardship, access to childcare and medical treatment</p>
<p>affordability, finding the balance between protecting open space & housing our growing workforce</p>
<p>Affordability, housing , workforce</p>
<p>Affordability, inclusiveness, space to grow</p>
<p>Affordability, live , work and raise families.</p>

Affordability, wages, and the wealthy pushing locals out.
Affordability. Housing. Access to services -mostly medical
affordable food
Affordable housing
Affordable housing (rental and ownership), cost of living, jobs that pay well enough to afford the cost of living, regional transportation, unsustainable community because of all of the above
Affordable housing , employees
AFFORDABLE HOUSING AFFORDABLE HOUSING AFFORDABLE HOUSING. and the Not In My Backyard neighbors who have what they need but can't seem to see that the full community too, regardless of personal wealth and assets, needs housing and that our region suffers economically and culturally when there is not enough affordable places for these citizens to live.
Affordable housing and access to medical care
Affordable housing and food options, especially breakfast
Affordable Housing and NIMBYS.
Affordable housing and parking in Telluride and Mountain Village.
Affordable housing and people living in the houses that sit empty in town. Preserving the little nature that we have left in town. Access to affordable, organic and local food. Transportation, traffic and unsustainable growth. Diversity. Having more opportunities for locals to have businesses in town.
Affordable housing and workforce
Affordable housing at all levels of participation; county government unwillingness to consider any developments except insane diamond ridge project; bullying, alcohol, drugs, and unwanted sexual violence among youth; getting county and Telluride actively supporting new health facility; unprofessional top management at TSG.
Affordable housing for all tiers, including young professionals
Affordable housing for all.
Affordable housing for essential workers and empty houses/ AirBnB rates. We currently prioritize tourists over teachers or doctors to educate and care for our community.
Affordable housing for local workers
Affordable housing for local workers and long time residents
Affordable housing for locals, finding a balance between development and maintaining open space
Affordable housing for service workers, but also affordable housing for higher income families too. We are two white collar working adults that have very few options to rent even with a bigger budget than perhaps other locals in the service industry. We still have very little options to rent even in the \$4000-5000/month range
Affordable Housing for the Middle Class/ Middle Class families, that is not helped by current regulations. Affordable grocery prices. An updated and an expanded medical/ healthcare center.
Affordable Housing for the workforce
Affordable housing for workers is a necessity. Also, in conjunction with housing outside of communities, we must work to reduce commuter traffic into the town. We need to stop focusing on parking and focus on bike lanes, buses and the gondola.
Affordable housing for working people. We build huge expensive mansions for the rich and fight about building housing for regular people

Affordable housing in proper locations, Diamond Ridge for instance, is NOT a proper location whatsoever for way too many reasons!
Affordable housing is always the topic of grief for my friend group. It often feels like we are aloud to stay at the pleasure of the bourgeois.
Affordable housing is necessary to ensure we can have a good mix of residents.
Affordable housing options for local families, cost of living, maintaining the preservation of the historic district, maintaining the core community within the area.
Affordable housing shortage/crisis
Affordable housing the have and have not's gap widens.
Affordable housing to purchase or rent.
Affordable housing without damaging our delicate environment. Bringing together all of the people especially Norwood-west end and telluride. Access to the amazing outdoors.
Affordable housing without sprawl (Diamond Ridge is a disaster); cars, cars, cars!!!!, businesses for locals, rich people.
Affordable housing! Continuing education, access to local and affordable food
AFFORDABLE HOUSING! Regional public transportation, integration of our Latinx community
AFFORDABLE HOUSING!!!!!! Reliable, regular, public transportation options, public transportation to and from other towns for workforce. Lack of control and regulations on short term rentals.
Affordable housing, access to QUALITY healthcare
Affordable housing, affordable cost of living, access to healthcare
Affordable housing, and affordable rentals for a younger generation who want to become members of the community, keeping the community vibrant,
affordable housing, coming water shortages
Affordable housing, commodity vs. community aspect of real estate sales and development
Affordable housing, diversity
Affordable housing, duplicitous government officials at the county commissioner level, lack of community outreach regarding important issues (diamond ridge, affordable housing impact fee), placing the burden of paying for new affordable housing on new builds rather than spread across community as everyone plays a part in the issue
Affordable housing, economic inequality, maintaining it's Wilderness character.
Affordable housing, empty homes, sustainable career opportunities, unsustainable dependency on tourism
Affordable housing, especially for seasonal employees.
Affordable housing, healthcare resources
affordable housing, high cost of living, hwy 145 & hwy 62 traffic, preservation of the natural environment from overuse, lack of jobs that pay well enough to actually live in san miguel county,
Affordable housing, limiting population expansion beyond existing water sources.
Affordable Housing, Mental Health Care, Transportation
Affordable housing, over development
Affordable housing, parking, overcrowding
Affordable housing, preservation of open space, conservation and sustainability, cost of living, affordable housing, transparency in government, community srvcies and healthcare, affordable housing.
Affordable housing, public transportation(regional especially), affordable housing, increasing real estate prices, affordable housing, little to no control over short term rentals, affordable housing!

affordable housing, traffic, mental health services
Affordable housing, wealth inequality, the communities inability to be approachable and flexible.
Affordable housing, which should be spread throughout the county. Consistent daily transit from all areas within the county, thus allowing for more affordable housing in the "suburbs".
Affordable housing.
affordable housing. A couple with decent management jobs cannot find a house to live in. It is a pity. We are losing people.
Affordable housing. Affordable food. Mental Healthcare
Affordable housing. Also: reliable transportation options, including buses that don't break down, with more route options out of town.
Affordable housing; access to high quality healthcare; sustainable business environment
affordable living, wealth entering this town and taken over, loss of community, communication from town
Affordable living/housing, lack of diversity, access to dual-lingual services
Affordable long term housing
affordable long-term housing for rent and for purchase, public spaces being made inaccessible by festivals for profit during the summer, no cap on STRs
Affordable, workforce housing
Air B & B
Also in practical terms, the lack of a community recreation center.
Altitude, limited viable living space, smart greedy narcissists steering the boat.
And that is just for starts. Making this place look any same-o same-o along I -70 can damage tourism industry in less than a year.
And the lack of and terrible planning, foresight, etc. that we have seen from our political leaders and the people supposedly looking out for the best interest of our community!!
Art and culture
Attract more people
Attracting quality employees
Avoiding turning into Aspenoverdevelopment
Bad leadership and partnerships with town for ill conceived developments in the wrong location with WAY TO HIGH OF DEVELOPMENT COSTS.
Bad roads
Balance growth with nature
Balancing demands for development and affordable housing with the need to preserve the natural environment.
Balancing preservation of nature with accommodation of limited growth
Balancing tourism with quality of life for residents. Geographical constraints of the area should limit carrying capacity for tourism
Balancing visitation with the area's physical, environmental and social capacity
Because it is a box canyon with very steep walls there isn't much room for growth.
Being civil

Being in sync with our local governments town and county
Being loved to death
Being singularly minded. Not being open to new ideas and what is best of the majority rather than what will make one or a few look good or smart.
carrying capacity, limited resources
Chuck Horning
Climate change
Climate change and income disparity.
Climate change and population growth and tourism surpassing our natural resources
Climate change, drought and pollution.
climate change, excessive growth and development, escalating cost of living, poorly managed traffic/parking/transportation, affordable housing rental opportunities, clean-up and follow-up enforcement of subsidized development and occupancy regulations, over-use of fragile natural resources, excessive gentrification
Climate Change, Expanded Medical Center, Affordable Housing, Public, Transportation, Greater Diversity, Need for an affordable recreation center, Affordable and Well Educated Staffed Child Care Centers, Sustainable Locally Sourced Groceries, Need for Down Valley/Placerville Sewer System.
Climate change, sustainability, preserving community and culture, need for lower cost dining and housing.
Coming to a consensus on what our carrying capacity is. Maintaining a strong economy while limiting tourism and over-development. Figuring out a way to affordably house a working class.
Commissioners who care more for the Town of Telluride's problems at the expense of their constituents' desires--the Town of Telluride should build out their 1,000 units of available affordable housing within their own jurisdiction before NIMBYing their problem into our rural way of life and ruining everything we bought this for.
Commissioners who deceived and manipulated their constituents to sneak their CH re-zone and outrageous Vickersville boondoggle on Deep Creek Mesa, hoping we'd never notice.
Commissioners who view us as their enemy; encouraging their entourage to call us names and make false, vile accusations.
Communication between politicians and landowners. Dont share the same vision
Communication with constituents, loss of vision, poor planning.
community. housing.
Competent government officials
Competitive wages for middle class
Condemnation of the Valley Floor has eliminated valuable land that could have been utilized for items such as employee housing, a hospital to service the communities medical needs within the town proper and other badly needed services for the community. We could have still have the "view" and plenty of open space while providing for the future of the community. Instead, the condemnation has left us with no where to go...
conduct propaganda
Constant building which disrupts the flow of peaceful life.
constructing enough affordable housing near employment centers; maintaining community (related to having enough housing); sustainability related to climate change (diminishing resources; air quality, forest health, etc.); gap between cost of living and wages; diversifying economy (having everything based on ski area/recreation, real estate and construction is not sustainable)

Containing development so we don't lose our small town feel. Mass development whether for profit or affordable housing is not sustainable. We are constrained in our size physically, our schools, roads, hospitals, grocery stores and infrastructure is limited. Additional populations of any large size will irrevocably change our community for the worse.
Continual expansion and focus on affordable housing.
Controlling development and related pressures; finding more ways to enable working families to live, remain in and form the community, instead of it becoming just a destination resort with a town full of 2nd and 5th homeowners.
controlling population density
Controlling the constant growth and reversing the horrible desecration of the past 20+ years
Convincing property owners that nurses, teachers, waiters, fire fighters and small business owners make great neighbors!
Cost of housing is chasing people out of the community. Non-resident home owners with empty homes are taking over gutting the community.
Cost of living
Cost of living and affordable housing for workers, especially educators
Cost of living for workforce
Cost of living, affordable housing, transportation.
Cost of living, living sustainably in this hard to reach environment, and maintaining perspective as we work through our issues.
Cost of living, loss of sense of community
Cost of living/lack of affordable housing and food
creating affordable housing within town limits
Creating Employee housing that is effective and changing the narrative away from locals feeling like it is second home owners responsibility to provide housing when it is the Town and the Countys responsibility. Telluride is blessed with a strong economy which thrives on tourism and somehow the town has shifted the focus away from all the ways in which is is capable to serve the local community and placed blame on tourists for the housing crisis.
Creating more affordable housing and building a new medical center.
Denigration of community, profound bias and unwillingness to listen to opposing views.
Denizen Surfeit. Too many people want to live here for our obvious limited carrying capacity. One of the best things about our county is the small population. We cannot build our way out of a housing shortage, as more people will move here if housing is available.
Determining how much this county will grow and defining the carrying capacity that preserves quality of life is the single greatest challenge. This issue is straining the current infrastructure of the county and is creating a ripple effect of all of the other challenges/problems the county is currently facing or will face in the near future.
determining if there is enough water for now and into the future
Develop resources
developer greed, dishonest commissioners, short sighted plans.
Developers exploiting the land
Developers trying to build new subdivisions.

Developing affordable housing and cost of living, so that there is a qualified workforce to support all the county's demands for labor.
Development
Development and over visitation
Development that has outpaced our infrastructure.
Did I say housing? For public servants and telluride academy (and others) summer staff
Disconnected city counsel who does not represent all stakeholders in the area effectively
Disparity of wealth (i.e. wealthy new comers making it impossible for middle class to live and work here.) Low taxes make it impossible to provide adequate services and pay essential workers a living wage
Disrespect of environment and historic resources
Diversity. Borh in economic and cultural diversity.
Drugs
Dwindling community...too much bickering
Earthquakes and other natural disasters
Ecological environment problem
Economic development
Economic inequality
Economic upswing
Economy, transportation, housing.
Elected government officials and employees who seem to have agendas out of step with the voters'.
Elected government officials who desperately need a basic understanding of Economics.
Employee Housing, Affordability, Climate change
employee housing, transportation
Ender structure not being addressed by the county with the increase in travel times into town from the East and as you call it taking too long and too much backup and idling cars and all the rest of this 0 the county doesn't even ask about traffic issues that are tremendous and how to address it and what to do and they have duct the issue to save money or make money and then they're going to leave it to individual developers this survey is a hoax because it doesn't even ask about traffic issues which is the biggest problem I hear of from people living anywhere along the highway
Environment and population
Environmental protection
Excellent medical care, housing and transportation
Expectation of tips for non-sit down restaurants
expensive food and tuition for kids expensive to camps, arts etc and no rec center-
Extremely high cost of living, housing availability
Extremely high cost of water in small deed restricted homes. Not being able to vote in Telluride elections. Finding a balance of land resources and community need.

Family Friendliness
Festival tickets for locals
Few feasible, affordable housing for workers
Fighting against those who want to preserve Mesa's at all costs. Fighting against NIMBY'ism. The challenge of providing reasonable affordable housing options in the face of so much pushback.
fighting the town' s interference and its housing bludgeon
Financial and community stress due to growth and to displacement of community members
Finding affordable housing, jobs outside of the service industry/ tourist economy, affordable food.
Finding and keeping affordable housing in the East End.
Finding land for affordable housing. Water, water, and waste. Tired of my bill going up every year \$150/mth in Lawson Hill 2 people for water and waste.
fire suppression. water availability. super wealthy landowners raising property values/taxes
food packaging/transportation, reducing waste, affordability, and housing
Forceful mandates that are not necessary
Gentrification
Getting enough dense housing to increase affordability and prevent sprawl
Getting the second homeowners and visitors to understand and appreciate the mountains and not try to gentrify the villages
Good intentions without any sort of follow-through. Festivals. Too much money -- that is, too many wealthy people who think the solution to any difficulty is to throw money at it. People who are not willing to work for what they claim to believe in. People who claim to believe in things though they actually do not. People who are concerned with appearances over actualities (that is, form over function). NIMBY attitude. Inferiority complex. Inability to empathize.
Good people in positions of power
Government over reach!
Greed! A constant desire to under pay transplants and commuters under the guise that just being in Telluride is an adequate trade. The locals can't be middle class anymore. The government is corrupt and doesn't hold themselves accountability. Telluride used to make waves by being different from everywhere else on the front range. Now it is in the same current as ever other popularized resort town.
Greed. The erosion of local housing because more money can be made as an STR or ever higher sale price than the mere existence of a local family. Telluride is a dream for the type of capitalist who chooses profits over people. There will always be someone with money who wants to own or upgrade a piece of this pie and the best defense is solid planning and policy. I often wonder what this place would look like if it was purely free market for the past 50 years.
Groceries. Housing sprawl. Affordable housing for low income workers (far and away the biggest problem). Development into wild lands. Slowing development.

Growing community needs more housing and there is a shortfall of affordable housing that is attractive.
Growth
Growth and becoming overcrowded.
Have a large population
Health care
High cost of groceries, and restaurants
High paying jobs
Hilary Cooper should be removed from office.
Historic mining impacts
Hollowing out of community. Being a resort playground instead of a town/community. Allowing the voice of non residents to dictate the reality of full time residents.
Housing
Housing - availability and affordability
housing - creating year-round high wage jobs
HOUSING (I'm sure you'll get this answer every time!), job opportunities, a class division (the wealthy of SMC looking down on the problems of the working class). A lot of people say they support affordable housing development until it's in their backyard. See: diamond ridge! (We support affordable housing but not where we live!). This town has to grow to support its own economy. We need to love each other and get out of the hostility and hate
Housing , cost of living and lack of diversity (racial, sociology-economic, religious, ethnic, etc)
Housing access and affordability to lessen the gap between the haves and the have nots
Housing affordability and employee housing
Housing- affordability-transportation county wide
Housing and affordability
housing and affordable living options for all
Housing and cost of living
Housing and dealing with the rich famous taking over or community. Real estate agents selling our souls to profit.
HOUSING AND ECONOMIC DIVERSITY
Housing and education
housing and ensuring we have a place for our workers to live
Housing and housing
housing and medical services. NIMBY mindset from part time residents.
Housing and public workd
Housing and transportation
Housing availability and affordability
Housing availability and cost. Transportation options.

Housing challenges created by exploitation of housing assets, limited space geographically to build housing, vast spread of household incomes
Housing Cost for locals
Housing education
Housing for All
Housing for folks who actually work for town businesses(NOT REMOTE workers for out-of-town businesses).
Housing for local workers, including professional workforce.
Housing for locals, lack of jobs that allow locals to live in Telluride
Housing for year round people, we have more than enough second and tourist homes
Housing local workers and limiting traffic congestion from commuting. Second homeowners overpopulating town and MV with dark houses most of the year. Cost of living for locals.
Housing nearby, transportation at usable times from the housing that is further away, air bnbs and short term rentals taking over, cost of living, cost of rent, no parking in mountain village. Loss of sense of community, traffic flows, the influx of nonstop tourists when the canyon is at capacity
Housing opportunities for those in all income brackets and maintaining a sense of community and local workforce.
housing options
Housing options, housing cost, living cost (food supplies etc.), FTYR job opportunities
Housing that's affordable
Housing the local workforce
Housing the work needed force
Housing the workforce necessary to help our community thrive.
Housing!!!!
housing, adaptability
Housing, affordability for local workers, diversity and integration.
Housing, affordability, climate change adaptation
Housing, affordability, community, health care/hospital, teacher retention, ability to provide a robust and effective education to preK-12 students
Housing, affordability, extreme income inequality
Housing, affordability, growing traffic concerns,
Housing, building restrictions, unfriendly to tourists and second homeowners
Housing, capacity
Housing, carbon footprint
Housing, communication with the public, resisting the "chain"-ification of other ski towns
Housing, cost of living & diminished work force
Housing, cost of living, disconnect between long term community and new community members, lack of professional level jobs, poor integration of Latino community.
Housing, cost of living, TRAFFIC on the spur and in town.
Housing, costa and over reaching government

Housing, demographic diversity, transportation
housing, health care
Housing, healthcare, affordability
Housing, higher level employment
Housing, housing housing.
Housing, housing, housing, and Town Council in Telluride not being so out of touch with the actual reality of the Working Class Family. Not destroying the already dense SW area of town with the highest population density in the county with even more density and years of construction
housing, jobs, attracting people to live and work here for the long haul.
housing, lack of rec center
Housing, logistics, health care
Housing, loss of community
housing, medical facilities
Housing, middle to lower class not being about to afford affordable housing/ deed restricted housing
Housing, specifically affordable housing. Job opportunities for young professionals
Housing, transit
Housing, transportation, and a ski operator who is ruining the community
Housing, transportation, balancing tourism with local quality of life
Housing, transportation, community connectivity
Housing, transportation, medical services
Housing, unrealistic expectations of guaranteed right to housing in downtown Telluride, lack of understanding that the tourism economy subsidizes everyone in Telluride including residents, government employment and everything else. Hyper progressive town elected government. Gondola funding, infrastructure funding.
Housing, cost of living, childcare options, elder care options, way too many rich people who have homes that are empty and they don't contribute to community. TAX them Out!
Housing.
Housing. Accessibility. Community is being pushed out because of housing being bought up by millionaire/billionaires.
HOUSING. Affordability for working families.
Housing. How do we house a workforce to support the economy we've built and how do we support those people so they are able to have culture and community?
Housing. I commute from Montrose 4-5 days/week to work at the medical center.
Housing. Keeping the people in the community LIVING in the community.
Housing. Making locals feel welcome and heard in terms of housing needs. Public meetings are great but charges are still not made. The housing authority thinks they are doing a good job to protect locals but most Locals in Telluride lie just to be able to live. We have been forced into lying.

Housing. Nowhere to rent. Most can no longer afford to break into real estate market.
Housing. Sustainable Tourism and Development. Economic Diversity. Environmental Preservation. Community Balance. Connectivity of transportation and trails. Giving everybody and equal voice no matter how much money they have.
How to develop better without damaging the environment.
How to fit everyone who wants to be here and still maintain our sense of community and scenic quality.
How to increase per capita income
How to live within our parameters. The capacity of our infrastructure, schools, roads, parks and ski area are limited and already over taxed. Our greatest challenge is to slow growth.
How to raise income
I'm fortunate to have stable housing, but I feel the challenges and instability that the lack of options presents to the average worker, at times feels insurmountable. I've noticed a malaise among my employees and just general frustration by the routine move, pack, move, pack, move pack. I feel there needs to be more concentrated efforts in making Placerville a viable community option.
Impacts from overuse of natural areas
In no particular order: Giving in to second-home owners or those in power (not just politicians); Affordability; Diversity (while we have a diverse population, the two rarely mix); Traffic; Infrastructure that is lacking or falling apart or no longer adequate; Accountability (you name it-bad dog owners, poor behavior, politicians, those who have privilege, etc.).
Inability to vote in town of telluride
Inaccessibility of long term housing
Inadequate health care infrastructure. Misguided public health department initiatives. Overemphasis on wealth transfer through taxation to build affordable housing. Land use restrictions that make private market solutions for affordable housing impossible.
Inadequate health care services
inclusive community, housing - be creative we don;t all need to live in Tride but do need affordable options that are supported by a transit system, transportation beyond stops on Valley floor to Placerville - serve the entire Eastern footprint
Income inequality, unsustainable demands of the service industry workforce driving from so far away/fossil fuel burning! Access to affordable, quality food we need a coop! The drinking/drugs are over the top especially as a as the permissibility to/ model for youth also the proposed spaces for affordable housing are so disrespectful like the only places working people are offered to live are next to the water treatment plant or the airport this message is so sad! Are these our values?
Increase housing options without increasing the population (e.g. don't build more housing but put stricter requirements on usage of existing stock).
increasing crime. https://www.tellurideneews.com/news/article_f805cf46-b30d-11ed-abbd-67dcda94eefa.html

Industry is underdeveloped and high-paying industries are few
influx of second home owners and tourists diluting our community
Influx of those seeking to turn SMC into a commodity and profit.
Irresponsible leadership
Isolation and economic disparity
It is a small, rural and has incredible wealth disparity. Affordability and access to housing limits and strains essential services as nobody can find adequate housing and limited rentals, remote workers and a large number of vacation or second homes that sit empty part of the year.
Its beauty
Its fame and fortune make for a very attractive place for many, but we have already reached a comfortable population. This has been an issue for years (housing and general overpopulation) & will be even more so going forward.
It's politicians
Keeping a sense of space and not getting over developed.
Keeping a year round community..
Keeping affordable housing within in the designated Towns and Illium Valley. We need transparency in government and not the current campaign of obfuscation and deceit. What is the side deal with Jack Vickers on Diamond Ranch? There is currently a confidence crisis with current County Government and Staff not telling the community the truth and the whole story remains to be seen. Why does the County continue to block the CORA requests? Is this not obstruction of Justice? When will indictments be handed down. Do you really expect us to believe that there are no records with Jack Vickers at all. If there isn't a sleezy backroom deal why did the Town of Telluride have the water service area extended to all of Diamond Ranch. Please we are not Simpletons! There is no credibility with County Staff other than we can continue to count on their lies....This process has been crooked then a dog's hind leg. SHAME ON ALL OF YOU!
Keeping big city ideas and infrastructure out.
Keeping development from destroying quality of life by overcrowding our highways. Traffic is out of control now, don't make the problem worse.
Keeping housing and services local without becoming like Edwards or Eagle
Keeping it wild
Keeping locals local. Cost of living and affords housing. Telluride area is rapidly changing and the vibe is as well.

Keeping our skies dark
Keeping the sense of community intact, making sure there are places for workers to live nearby
KEEPING THE TOURIST AND RESIDENCE NUMBERS IN LINE WITH THE AVAILABLE INFRASTRUCTURE, WATER & SEWER, PARKING, ETC. SO PERMANANET RESIDENCE CONTINUE TO WANT TO LIVE IN THE COUNTY.
Keeping working people in town, getting cars out of town, stopping the rampant greed
Kevin Geiger and Lance McDonald. They need to be removed from their positions. Steering and lance's little monopoly on building employee housing.
Lack of accessibility and inclusion for immigrant communities, high cost of living with nearly no opportunity for reasonably priced housing, lack of bilingual accessibility, wealth disparity, lack of centralized efforts within our community to improve opportunities for the above
Lack of affordable housing and insufficient density
Lack of affordable housing for the people who work in the region.
Lack of affordable housing with the town of Telluride and Mountain Village that require people to commute causing traffic and a loss of community.
lack of affordable housing, lack of long term planning, lack of unity between the town of telluride, town of mountain village, and san miguel county.
Lack of affordable housing, traffic, too much wealth concentration.
Lack of affordable housing. Too many tourists. Lack of affordable food and services
Lack of affordable housing/affordability generally, lack of care/awareness/action on environmental and climate issues that actually matter instead of those that are easy to see (Ophir being furious at the forest service for trimming fast growing willows on an access road but not being willing to change building regulations to outlaw propane heat in new construction or to address the atrocious groundwater pollution caused by the intense concentration of septic tanks many of which have failed or are not up to modern codes.
Lack of buildable land, dark homes
Lack of developable land for community resources, especially affordable housing and medical care, and lack of a consistent, comprehensive, and truly shared regional plan.
lack of diversity
Lack of diversity and multicultural awareness. Lack of access to quality food. Affordability of food and necessary amenities for people that are not extremely rich. No housing options available.
Lack of healthy activities for families and teens. We need a rec center!
Lack of higher level of medical services - TMC is overloaded as is. We cannot wait 5 to 10 years for new facility to be approved, it needs to be built in 5 to 10 years.
lack of housing - lack of medical facilities
Lack of housing for locals, being priced out by 2/3rd home owners.
Lack of housing opportunities for people that are invested in this community.
Lack of leadership from elected officials

Lack of local food, especially fresh produce in the winter
Lack of parking. Increasing housing density will exacerbate will existing problem. This needs to be addressed before focusing on adding affordable housing anywhere in the county, much less in any location that will increase traffic and parking need- i.e. proposed Diamond Ridge development.
Lack of political diversity. Lack of governmental responsiveness to public input. The worst I've seen in my 39 years of living here.
LACK OF SHARED VISION AND TRAFFIC
Lack of social and ethnic diversity
Land waste
less of a residential community, less community feel as so many homes are now second homes and most people cannot afford to live and work here anymore
Less open space
Let more people come here
Limited land resources available for expansion of housing, commercial, water/sewer infrastructure.
limited resources
Limited water resources.
Limiting the growth of the box canyon beyond what it can sustain
Limits to education - low diversity of options (especially in the trades, healthcare and culinary arts) in high school and post-secondary options (Why don't we have a Colorado Mtn College campus?)
Living costs, lack of housing, lack of workforce due to cost of living and lack of housing
living in the illusion that everyone can live here. They cant we have a capacity and we have reached it
Living situations, easy health food access, rude tourists
Local affordable housing. Loving our resources to death.
Local crop production areas may face water and soil loss and environmental problems such as excessive reclamation
Location - difficult to get to / develop
Long term housing. Not only is there a lack of long term affordable housing, but there are almost zero options for middle class folks looking to purchase a home in order to move away from the rental cycle. Second homeowners have all the sway and locals feel lost.
Long term locals
Long-term building affordable housing in the county
Loosing quality of life
Losing community to the housing crisis. Losing local business due to lack of workforce caused by housing shortage. lack of access to decent healthcare. Chuck horning.
loss of working class people

Lots of housing that sits empty with limited housing options for those who work here.
Low cost housing
Maintain open space and natural beauty
Maintaining a sense of community locally and this means creating affordable housing near the Town of Telluride. Local affordable housing opportunities in town have disappeared as the multi-millionaires have bought up most of the Victorian houses in Telluride. Just walk down Columbia St. and Pacific St. after dark and you will see that most of the houses are dark. It is very important that we preserve the Valley Floor and the Pearl Property as open space forever without encroaching upon it. The citizens of this community fought very hard to preserve this land as open space and spent over 52 million dollars to condemn and purchase the South side of the Valley Floor. Tourists marvel at this open space and that it has not been turned into a massive number of high rise condos and hotels. This was real visionary at the time and we barely squeaked over the finish line. But we did it. And we can do it again. See my comments in 6 above.
Maintaining a consistent human population in the houses in eastern SMC
Maintaining a diverse culture and workforce
Maintaining a real community where locals can afford to live and work.
Maintaining a real sense of community
Maintaining and protecting the valley floor that could provide housing, community centers, and business spaces for residents. As a business owner in the Town of Telluride who lives on Hastings Mesa, we have no real voice in the Town of Telluride. I would ask that the constituents that contribute the most to the town that own businesses in Telluride have a voice and voting rights.
Maintaining open spaces while creating more affordable housing close to current towns.
maintaining resilient natural resources
maintaining the strong community goals
Make development happen on the Pearl Property.
Managed and predictable growth
MEDICAL!! We need a new med center with increased access to different services
modernization of industry
Monetary wealth dissolving most of the working class and potential housing
Money talks (too much)
Need car service to drive people home that is affordable not 15 per person
Need to consider affordable housing mixed development on the forbidden valley floor.
New arrivals thinking the place owes THEM a great living. Lack of communication from elected officials, that many did not even vote for, about insane project of Manhattan in wilderness, planing for 50 years ahead. What is anyone's qualification to do that ?
NIMBYISM

NIMBY'ism, protection of "heritage," fight against affordable housing
NIMBYs
No dogs. Decreases property value and happiness for communities in general.
No hospital, no housing for low income people, we have lost our community because people are having to live outside of our county and go home instead of staying withing our county and live life!!!
No Parks, no dog areas, traffic,
Noise
none
Norwood Hill needs guardrails all the way up. A snow blower attachment is \$14k. I know three lives lost on that hill.
Not become gentrified
Not enough affordable housing
Not enough affordable/workforce housing that forces lengthy commutes from outside of the eastern county.
Not focusing on the 3 acres walking distance to Town of Telluride, and planning for a disaster of 3,000 people trying to get to town of Telluride.
not having enough affordable housing causing way way way too much commuting AND having public transportation that does not work for most workers so that this commuting is done in individual cars--worst ever for environment and traffic!
not having enough water for any more people to live or visit here
Not turning into Aspen
Not welcoming to outsiders
Old locals opposing housing projects using their generational wealth amassed because of buying property early or having generational property in the area. It's not a healthy community when daily workers have to commute from nearby towns just to work here.
One sided leadership on town council favoring certain people in our community over others
Open up resources
Our geography and therefore limited space to satisfy several necessary needs such as housing, medical care, parking, space for children, etc. Another significant challenge is our polarization and inability to think, speak and be open-minded with one another to solve our community challenges.
Our understanding that our natural resources are limited particularly water. Too, geographically, we cannot put "10 # of potatoes in a 5# bag".
out of area ownership of homes
Out of touch town government with long-time employees that need to be put out to pasture.
outdated infrastructure
Outside influences driving prices up and using NIMBYism to stop change and sustainability and affordable housing from happening. This drives the locals (what makes the county special) out of the valley creating unsustainable travel for work etc

over crowding by too many people living here
Over development
Over development; over marketing the destination - more tourists than services can handle; Mountain Village approving 2 giant hotels without requiring any adequate housing for the employees; political partners not sharing unified priorities, ie. Mountain Village not participating in government supported organizations (SMRC, deed restrictions on housing, joint climate action plan, etc).
Over population
Overbuilt, and making it a community that only the Uber wealthy multimillionaires can afford to live.
Overcrowding. Too much development. Poor choices by county commissioners
overpopulation
Overselling Telluride as a tourist destination, putting the brakes on development, too much vehicular traffic, getting the naysayers onboard to pedestrianize Colorado Ave.at the very least on the weekends, a fire district who answers to no one and strives to be a major city sized service, and the feeling that the area has become a place to make money turning real estate instead of being an actual community.
Overuse of natural resources
Parking
Parking and upkeep of common spaces.
people
People are already commenting on how congested we are, line to town at 8 am is 2 mile long.
People have sofa hopped here for decades. Now so many thinks we should build them affordable housing, and raising our taxes to pay for it, so driving long time locals out of here.
People leaving due to housing, lack of adequate child care only 5 infant daycare spots in whole area!!!! Cannot go back to work because no child care.
People not caring about others and disrespect of others. Everyone has their rights and should not be trampled over by others
People pollution with over crowding, gentrification, drugs, housing. The ever developing community is losing its old spirit of togetherness as money and outside interests dominate and alter good future planning.
People who are opposed to affordable housing in their neighborhoods
People who don't support more housing. NIMBYs. Diamond ridge collective
People who want everything free
Political leadership
Political productivity
Politically motivated (as opposed to municipally and intrinsically motivated) affordable housing policies.
Politicians desires to mitigate the sins of the past through zoning high density pods on otherwise low density mesas and undeveloped high country. Not that long ago, high density mesa sprawl was a concern of the elected officials, now they are the cause of it.

POLITICS
poor county leadership with skewed priorities, sub par healthcare
Poor governance and lack of intelligent planning
Poor town management of town resources
Population aging problem
Population control and maintaining the precious environment; not putting capital opportunities above sustainability and protection of what makes this area unique.
Population growth and the traffic, crowding, and high real estate prices caused by never-ending growth pressures of people who want to move to Telluride; water sustainability and climate change; housing for public sector and service sector workers (we don't have to house everyone who wants to move to Telluride, but need to provide housing for teachers, nonprofit workers, and other essential public and service workers); and an economy overly dependent on tourism and over-promotion of the region.
Population problem
potential population density issues
Preservation
Preservation of mesas and high country
Preserving Historic San Miguel County
preserving our community and ensuring locals can continue to afford to live in the community
Preserving the open spaces, while improving the livability of others by better planning. Concentrating on development in the existing high density areas like Town, Mountain Village.
Preserving wildlife habitat
Pretty much everything else. Parking is a disaster in town. Ski resort owner is driving the resort into the ground. Housing affordability is a joke. Food is incredibly expensive. The forest service is years behind on campground infrastructure and new trails.
Preventing inappropriate development of high density housing on our mesas so that we do not lose what makes our community special.
preventing sprawl
Pricing and cultural diversity
protecting from development pressure
protecting th environment; high volumes of fast driving traffic
Protecting the beauty, open space and community. Providing truly affordable housing within the town limits and town amenities.
Public infrastructure
Public transportation (ride share/ taxi)
Public transportation- while there has been improvement some of the most important needs still go overlooked like nowhere near enough mid-day transportation to/from Lawson Hill, ZERO mid-day

<p>transportation on weekends to/from Lawson Hill. The commuter lot is a joke and basically used for Lawson commercial employee parking mon-fri and Telluride Tire's personal vehicle storage. On the weekends when town and MV parking are full, the lot is virtually empty because of lack of service, especially to MV to avoid putting added pressure on the Gondola. Housing there would have been FAR MORE useful than the parking lot.</p>
<p>Publicly elected officials pushing for high density development in areas that should be preserved. Develop employee housing in town where density already exists. Reduce county housing fees so locals can afford to build without subsidies. The BOCC is expanding their power without oversight. The community housing zoning is a ploy to develop where we need to be preserving delicate ecosystems.</p>
<p>Quality Employment</p>
<p>Rampant development, catering to an uber-wealthy clientele (why does everything have to be "world class"?), too many people privileging profits over preservation. Our problems are not unique among ski towns--or even among the entire nation--but our response CAN be unique if we recognize and embrace the natural limits to development created by our landscape and our remoteness (though the 90 million public dollars we've spent on what has become essentially a private landing strip for the very wealthy has eroded a sense of the latter for a certain class of individuals).</p>
<p>Rampant inflation</p>
<p>Rapid loss of local identity and culture. High drug and alcohol abuse rates. Shocking disregard for adequate parenting and child rearing. Shrinking population of authentic locals. Difficulty attracting qualified candidates for important government and care positions. Majority of stores and businesses do not provide for needs of residents.</p>
<p>Real (single family cottages for purchase) housing for working families.</p>
<p>Realistic affordable housing, medical centers limitations- need larger facility,</p>
<p>remoteness, inability to self sustain due to agriculture lack of transportation, energy and healthcare isnt functioning in such a remote place. We are a tourist destination and not a great place to live long term due to lack of affordable things like access to food and healthcare which is essential to sustainability. Trying to be something we just cant be due to these natura prohibiting factors will just lead to wasted tax payer dollars. The med center is a prime example; it wants to be something great for the local community but loses money as is much less in a larger facility. Meanwhile healthcare nationally is consolidating to metro areas and larger and larger hospital groups. Housing is another example; diamond ridge was never feasible and should never have been attempted. The \$7M could have been spent on building a bus link to Montrose, Cortez and other communities and the impact would have been far greater in the long run. Try to be realistic with what we can be not with what we may dream of being. Please spend our tax dollars wisely and make the most prudent decisions a priority to impact change rather than grand visions that may never become reality.</p>
<p>Resisting the temptations and, more importantly, the false perceived NEED to grow, if not continually support that growth - a vicious perpetual cycle that only results in damaging the essence of the Telluride region. Accepting the notion to NOT support unbridled growth, including the sacred cow, affordable housing, is a mindset that needs to be embraced over passive acceptance that this growth is inevitable. Contributory</p>

actions which only further beget such growth need be tempered, and necessary growth MUST take place in and around the Town of Telluride urban core.
retaining the historic feel of the area
Retaining those committed, caring people. We need to provide more wholistic and inclusive opportunities for people to sustain a living in this community, regardless of socio-economic status.
Rising cost of housing as property in town is more and more second home owners. We need to pay our teachers and healthcare providers more.
Road maintenance, vibrant year-round economy, and population growth.
Scale of affordable housing projects too small and desire to build such projects "off grid" is a really bad idea. e.g., Shandoka lot should be at least 3 stories taller to provide another 200+ beds of affordable housing. Once Shandoka is done, repeat the process over on Carhenge. Build 6-7 stories tall and provided mixed use building including 400+ beds of affordable housing and top floor free market condos that when sold will pay for the entire project. Reverse the easement on Lot A in Pearl Property and build 750+ beds of housing. Mostly we have a lack of diverse thinking and zero tolerance for conservative ideas -- e.g., of the 1,942 eligible voters in Precinct 3065857001 (city of Telluride), 1,487 (87.8% of all cast votes) voted for Biden.
Seasonal Housing for local workers, housing for mid management workers, few housing options for young adults who want to settle and live in work in the area, was easier to find 5-10 years ago. That's why there is such a sparse group of young adults in the community
second homeowners and short-term rentals, the wealth gap, the environmental impacts of people commuting, loss of community when no one lives in town
Second homes
selected increased housing density
Separating itself from the rest of San Miguel county
Services, density, preservation of character and natural open spaces
Short term rentals and vacation homes eliminating available real estate/housing and driving up cost of living for folks who have a primary residence here.
Ski operator is out of their scope and the current conditions of the lifts is a danger to us all.
small med center, lack of collaboration between employers and available early childhood educators, affordable housing, access to affordable high quality food
SMART affordable housing
Space for people, recreation center, community center, school expansion

Space is tight and the expense of property prices our people who we need to live here.
Speed of action
Sprawl and short term rentals and loss of natural and open space
Stand aloof from worldly affairs
Staying small and not buying into false promises that more workforce housing will solve anything
Stopping development
Stopping more development
Stopping unbridled growth.
Substance abuse and general acceptance of; insufficient labor force (quantity); lacking supply of long term affordable RENTAL units, pause building condominiums for sale and focus on rental units. The units for sale are not affordable and AMI allowances are insufficient creating leveraged buyers coupled with capped equity opportunities within certain deed restrictions.
Supply and demand... mainly the limited supply of land/space and the high demand.
Supporting the workforce and residents of the area, adapting to a changing climate, creating a resilient community
Sustainability
Sustaining the beauty, water and livelihood of this tight community
Taking care of our worforce
temp housing for staff and seasonal workers. affordable housing for locals that call this region home. state of the art healthcare facility is needed.
The affordability of housing without compromising the character of neighborhoods or the devaluation of property/homes belonging to those who have worked and sacrificed to live here.
The biggest challenge we face is having our three governments working together to create positive outcomes. We each operate in bubbles instead of the realization that we are one regional community with similar needs. For example. the town of Telluride alone cannot solve housing issues. The Mountain Village cannot plan for large scale hotels without understanding the impacts on the region. This attitude is KILLING us. Others: The overall sense of Greed/Cost of Living. Maintaining a sense of community. Working together to solve our housing challenges.
The challenge to you is just how much to regulate so that we can grow into a more sustainable, healthier and happier home town before the realtors sell it all to the highest bidder.
The community being driven out by development and loss of housing opportunities
The constant threat of development, ruining open quiet spaces
The County's mismanagement of affordable housing and plans to develop far from the town core.

The current tax being imposed on all new construction is too high - we understand the needs and the reasoning behind it - but too high too fast and not as carefully thought out with community input as it should have been. Back up, drop the % you are imposing and listen to the public outcry!!
The development of educational problems
The development of housing problems
The development of population economy
The effects of population growth/changing demographics: less affordable housing, the stress on the environment when people want to develop wild lands, the lack of adequate resources to sustain our current population, much less a growing one (transportation, parking, affordable quality food, health care...)
The elected town and county officials that are trying to justify the flawed acquisition of the Diamond Ranch Parcels and are trying to make everyone believe this is a viable location for employee housing. Not taking into account the logistic nightmares this would create both as to how a large number of people can get access to and from this location and the services and utilities required to support this community.
The extreme wealthy
the fact that Telluride doesn't have enough housing for employees and people have to live elsewhere and commute
The festivals are too loud (talking about you Bluegrass), med center needs to stay in town (if the med center moves to Society Turn THE SPUR WILL BECOME IMPOSSIBLE), employee housing needs to stay in town (if Diamond Ridge is developed, THE SPUR WILL BECOME IMPOSSIBLE), new housing should be all Elec with solar panels and not allow fossil fuels, solar panels should be allowed in Telluride even in the historic zone, diesel vehicles should not be allowed in Town.
The high cost of living
The impact on the future of the county by its enactment of the Housing Mitigation Fee which will halt future construction impacting the local economy and its workforce.
The lack of a comprehensive plan that generated work-force housing in a manner that was commensurate with the other development that was approved at the county level.
The lack of transparency from our local government, purchasing a property using taxpayer money before due diligence. The local government wasted grant money that could have been used to convert short-term rentals into long-term leases to help bridge a gap and solve an immediate crisis for housing. Local government polarizes the public discourse by insisting if one is not for a massive development then they are not forward-thinking and resistant to change.
the likelihood of a lot of people wanting to migrate here as climate chaos escalates...which feeds back into challenge number one....
The Marshall Fire had six lane roads, high ways, multiple streets it's a miracle no one died. Check it out!!!
the NIMBYs who don't want housing density in their backyard.
The one sided thinking and actions of the County Commissioners. The political divide. Those not open for change and growth
The people working hardest to effect change are struggling to stay here. Hard to effect change when dealing with lower orders on Maslov's hierarchy

The perception that government should be the fix all for everyone's wants.
The politicians with hidden agendas trying to ruin the area
The propaganda that change and growth are needed. To the contrary, change and growth will compound the so-called issues, not fix them.
The pushback from some of the current residents because I believe they are fearful that they will lose their sense of a small knit community to turning it into another telluride, where they will be priced out. Which is a very understandable fear. These people who have built a life that they value are afraid of losing that to this possible change and growth. The other biggest challenge is the transportation to the jobs in telluride and mountain village. And the availability of good job opportunities in the community so that there isnt the need for as much transportation out of town.
The road from Montrose to here is way too crowded. A fleet of busses is needed for commuters.
The road is not good, it's a little far.
The second homeowner steps up and pays expensive fees to build or remodel, (which is great because it goes to housing) but then Town Council cannot stand up for their property rights and does not let them rent after the short term rental district has been in place for decades. Or condo building is built in the short-term zone, the developer builds the affordable housing, and then then the home owners who essentially paid for that affordable housing are not allowed to rent. Town officials are starting the divide between locals and second homeowners. For the longest time there has been a good relationship with the second homeowners and locals. This is changing due to our Town Council. It is unfortunate. Can we do a Lost People of the Town of Telluride. Dark homes on the Depot that want to rent, but it makes zero sense to let a house rent 30 yards from a ski hill. It was zoned for a hotel so people could come and visit Telluride. Council allowed it to be homes and now homes that cannot rent. I think you get the point sorry for the rant.
The Telluride Ski and Golf Resort is operated privately but operated under extremely poor leadership, which affects the local workforce and community culture.
The town of Telluride council members and leaders seem to have ulterior motives. Some town council members seem anti tourism which is unacceptable in our tourism driven town. I want better leadership but I can't vote in town. I also have major issues with spending resources on affordable housing but not having a plan for a new septic or water treatment plant. This should be a priority. And don't even get me started about the Diamond Ridge project- it was really wrong to do this secretly.
The wealthy.
There is a lack of available housing that is affordable to the working class in Telluride
Thinking selfishly, traditionally & being unwilling to change

This survey is extremely biased. Who wrote the questions for this. A survey is to get good info not lead people on. WOW.
to have a government that listens to its residents and educates the public before making decisions that effect thier town and surrounding area.
Too many cars on the highways. Public transportation is under-utilized because it is often inconvenient to work schedules.
Too many cars/too much traffic
Too many empty "second" homes. 2) WAY TOO many cars driving into Telluride. Creat parking at the Society Turn area and develop transportation (gondola?) to protect the air quality in town.
Too many fees for resident homeowners
Too many people causing more development.
Too many second home owners not enough local community
Too many short term rentals
Too many stakeholders trying to use town park
Too many tourists.
Too much development (example: Diamond Ridge Project) and lose of community
Too much development. Not enough water.
too much growth and over use of public facilities
Tourism and affordable housing
Tourism, NIMBYism, false understanding of equitability challenges.
Town and county government officials who are out of touch with realistic long term planning priorities
Town and county leaders making decisions for the community without actually consulting the citizens and then leading them to believe these decisions are in the best interests of the community and its members.
Town of Telluride and county commissioners disregarding the input of citizens.
Traffic
Traffic generated by the need for a labor pool that doesn't live where the worker demand lies.
Traffic, Parking, and Environmentally-sensitive and broadly available transportation options (including for locals desiring to recreate in TMV or Town, but living outside those towns. New influx of disconnected, entitled, relocated people and families with little desire for meaningful community involvement beyond "buying" their way into the community, nonprofits, etc.
Traffic, parking, asshole drivers, Texans, cost of living, cost of housing, lack of housing, loss of sense of community, calling people who live here "employees" and using terms like "employee housing" and then expecting these residents to be interested in the community when made to feel like servants to the rich. Littering, cost of trash pick up, illegal camping, car camping along county roads and along sensitive river areas, drugs and alcohol, drug overdoses and suicides, are additional issues. Having our communities overrun by tourists, overly aggressive skiers, too many major festivals, too many people visiting, the cost of visiting making us into Disneyland.
Traffic, population growth, and development. In the 8 years Ive lived here, traffic and parking have gotten significantly worse. Our small town / valley wasnt designed to be a 10,000+ person resort town. Preserving what makes Telluride and the region special is by far the biggest challenge so we dont become just another

Vail. I get it, development, change, and growth are inevitable, but we have to do it thoughtfully without knee-jerk reactions. The Diamond Ridge development is a perfect example of this. Poorly thought out without due diligence planning. Can you imagine trying to turn out onto the spur in morning rush hour? The line would be all the way to the airport. Worst waste of our taxpayer dollars Ive ever seen. The BOC should be ashamed.
Traffic/congestion
Transparency all the way around
Transportation
transportation and affordable living
Transportation and housing
Transportation if you don't have a vehicle
transportation throughout the county, affordable housing, affordable housing management
Transportation to surrounding communities
transportation, affordability, jobs and workforce,
Transportation, housing, easy access to community connections
Transportation, parking, housing, housing and housing.
Trying to make up for years of poor planning
Unaffordable
Unchecked and thoughtless growth. The economic disparity of the population.
Uncontrolled development
Understanding who holds the title of "being a local". In my opinion, renters & temp workers are not locals. You're not a "local" unless you own a home or property in a community.
Up front County Government transparency and diligence prior to making major changes to existing land zoning..
Using the land properly...
Utopia
Visitors who don't understand town values/culture and/or visitors who don't return to build a connection
Vivienda (housing)
Water and density
Water and preservation of open space

water and sewer
Water- avalanches - weather
Water for west end; wildfire; work force housing
Water resources and environmental protection
Water scarcity
water use
Water, too many people. Not everyone can live here.
Water. Workforce housing. Loss of the feeling of community due to the recent population increase since 2020.
Water/sewer treatment, congested roadways, public transportation, parking in Telluride/Mtn Village, and a need for overall infrastructure improvements.
We need to develop a greater understanding of how our tourism economy works and supports everything we have here
Wealth, real estate marketing, housing, no hospital
Weather-affected access, NIMBY, wages to retain service personnel.
where to put future development of any kind if any
Who are the folks who are dreaming this nightmare up ?
Wild fire and climate change
Wildlife preservation. ONE-LANE INGRESS AND EGRESS. ONE INGRESS AND EGRESS.
Work force / affordable housing / cost of goods and supporting small businesses in the region / shoulder seasons
Work force Housing, Parking, the number of visitors especially in the summertime
Worker housing, transportation , replacing the tax crazy local politicians
Workers who feel entitled not to have to commute by public transportation or promote available permitted housing development options in downtown Telluride and Ilium and neighboring towns. I come from Connecticut where everyone commutes by train or shared van into New your City and hour or more each way every day.
Workforce Housing
Workforce housing and transportation for commuting workers.
Workforce housing, effective and available transit, and keeping the business districts heavily oriented to interesting stores and restaurants vs. excessive numbers of real estate offices or other non-retail establishments. Reasonable development should be allowed, such as the new Med center and associated stores and hotel in Lawson.
Workforce housing, real estate speculation and greed.
Working middle class home buying affordability, the squeeze from 2nd homeowners to push the working class out.
of people living and visiting are making it challenging to be in harmony with Nature , or feel a sense of community

..holding on to our open spaces and not becoming any more overcrowded than we already are. We do not have unlimited room (not if we want to hold on to all the things that brought us to Telluride in the first place) for everyone that wants to live/work here, so I wonder when we will have the discussion about how many more businesses and how much more housing we can tolerate. Keep growing and Telluride as we know it will disappear and be just another once-was-wonderful-but-no-longer-is resort community. We're well on our way unless we do something now. Build on all the land that the proposed master plan is looking to expand into, and tiny box-canyon Telluride and it's surrounding trails and open spaces will be overwhelmed.
A county board that acts without due process! The County Commissioners purchasing the land by the airport, then changing the land use code! Employee housing, medical services, limited air access.
A feeling of entitlement by wealthy individuals who want to have all the views and land for themselves and shove the workers, who keep the area running, out of the east end and into the west end and beyond.

9. Which item below is most important to you when thinking about future growth in Eastern San Miguel County? (reported verbatim)

Other
A balanced approach towards affordable housing, open space, economic development and tourism, infrastructure, arts & culture, etc.
Access to longterm housing opportunities
Affordable housing
Affordable housing that does not destroy open space, harm conservation efforts, create massively dense developments that defy the ethos of the Telluride community, and neglect animal habitats.
AFFORDABLE HOUSING!
All of the above except encouraging growth!
All of these are important / but cost of living is essential to economic vitality of the community
Don't push more project that cause congestion, need for more employees, and thus for more housing
Ease of use for public to access to public lands
environmentally conscious affordable housing
Healthcare
Housing
Housing (The fact this wasn't an option is telling)
housing for locals
Housing of the affordable variety.
Humans in balance with Nature
Keeping locals in affordable houses
Maintaining our community, not commodifying it
Making a community where people live AND work; not just a place for rich people to own homes and the workers commute from far away
medical services
Pre-K - 12 education
Preservation of Mesas and High Country
Preservation of open space not for recreation strictly
preservation of the community
Preserving character while maximizing the above. SMART DEVELOPMENT

Proper planning and action for a variety of necessary affordable housing options.
Providing housing for people who live here year-round
Rec Center
Stop greedy developers from building more hotels and condos and mega-mansions that nobody will ever live in.
Sustainability - high quality homes for working class in environmentally responsible ways
Sustainablility
The quality and ethics of decision makers
Traffic can not continue . We are ruining the environment with building outside of telluride and mountain billage
viable neighborhoods

10. What are your biggest concerns related to growth in Eastern San Miguel County? (reported verbatim)

Other
Access to medical facilities / hospitals
Affordable food
Density
Destroying Deep Creel mesa for housing
development should be adjacent to areas already developed, with easier access to water and sewer and less impact to the environment and traffic . The ramification of a huge developement on a mesa will have a cascade of negative consequences
Division between those who live there full time and those who come seasonally and as tourists
Down Valley/Placerville Sewer System
Due to the urgency of some of our community needs that our leadership is not being truthful or transparent and rather than doing things properly they are changing the rules as they go to their favor.
Government over reach and lack of respect for historical due process and property rights.
growth proceeding infrastructure to support growth
high density sprawl on the mesas destroying the fiber of what people moved here to enjoy.
Lack of childcare services
Lack of focus on needs of locals who live here over tourist needs
NIMBYs opposing all growth
NIMBYs preventing the development of affordable housing
Not enough workforce
One ingress and egress in case of fire or emergency
Over reaching county commissioners
Overtourism
Providing growth for year round residents is necessary; so much of our current growth is for the tourists/second homeowners. It is time to focus on year round residents.
Pushing ag out of the community even though it was ag before it was anything else
Rampant growth will continue to devastate what used to be a beautiful town
Refusal to EVEN consider use of Valley Floor for essential services
sprawl to Wrights Mesa
stable work force
The people you are only doing it for their on interests. AKA Teleski, TMVOA, realtor

Too much density
Using the same old impact and development method fees that have never worked in any resort. We need PPP for our work force housing needs.
You should always this of infrastructure first telluride roads are horrible at some point the county will need to make the spur 4 lanes the school line of cars is ridiculous

12. Affordable housing should be: (reported verbatim)

Other
Actually be affordable
All available / appropriate developable areas in and near Telluride town and Mountain Village should be developed first, and then we should assess what remaining needs are at that point.
Allowed in more places BUT biggest issue in eg Ophir is (1) need for sewer not septic and (2) water rights for more people in a drying climate. Think about long term when planning.
Allowing accessory units in all communities including Down Valley
Also developed without public-private partnerships
an absolute top priority.
as similar as possible to the free market housing that is nearby
Available for purchase as well as rent.
Based on studies of specific needs; done in ways / in areas that do not strain resources or infrastructure
Both owner and rental properties, developed with green Bldg principles, set an example for good design in the region
Built in or adjacent to existing towns.
Built in town lots which are already owned
Built with quality and tasteful aesthetics. Poor and working people deserve beautiful homes, too. Don't just make them as cheap as possible, nobody wants to look at that or live in it. Build something to be proud of.
clustered into vibrant communities large enough to feel like neighborhoods
created through incentives to the private sector
Developed amongst the mesas
Developed through literally EVERY avenue possible
developed within Telluride town limits on pearl property or carhendge
diverse options (i.e. condos vs. duplexes, rental vs. buy)
Eliminated
Essential
explore models not used locally yet
feel we have enough for a while
Financially Encourage private home owners to deed restrict there private homes to maintain community
In town of telluride and mountain village and lawson
in towns and near services and NOT in areas of lower density like Deep Creek
Incentivized and action should be taken on existing property owned by the governmental entities.
It needa to be built in town of Telluride or MV. Better yet, we need to find some sort of satiation point and modify our current policies and stance on STRs. The only reason that we "have" to continue pillaging this beautiful land is because of greed and entitlement. If we would just stop selling the town off to the highest bidders (most of him don't even live here full time!) and prioritize people who are actually present and invested in the community, then we wouldn't have to be building MORE MORE MORE to mitigate those poor decisions.
Keep affordable housing within areas previously approved for such, not Deep Creek Mesa.
Kept off mesas and away from conservation areas

Limited altogether--we already house close to 50% of our year-round residents in some form of subsidized housing. Enough is enough. We're maxedd out and we need to acknowledge that--or at least we have to START this ostensible revision of the Master Plan with a community-wide discussion that arrives at a clear and binding consensus of just how many more people this tiny box canyon can accomodate.
Mixed into existing communities and neighborhoods - but within reality. Locations that require millions of dollars of infrastructure and haven't gone through the required analysis should not be locations for large development. There is a reason that people are mad about diamond ridge. Everyone is right. We need a housing development like the one proposed, it may even be a good location however because due process wasn't followed and stakeholders were left feeling duped and played by the county they are also right. Do better.
New mixed use developments throughout the region
No in deep creek it will ruin that area. They don't need to be all in town it's ridiculous you could have sold town lots and built substantially more affordable housing units down valley. Please stop shoving this into town
Norwood
NOT built in areas that will cause major traffic delays
Not concerned with the price of free market housing, ie people that don't want it near them because their property values will go down, should be silenced
Not create traffic
Not for the sake of entitled visitors trying to put down roots.
NOT left to the market--this will never be sorted without intervention
On land town owns in town
On the Pearl Property and the other available properties in the town of Telluride before we think about creating new communities when we have no parking in town as it is.
ownership opportunities only with price caps
Pear Street property
Placed in intelligent locations which has easy access to infrastructure
Prioritized above all other types of housing.
Protect locals, not penalize them.
Required as part of any second home and any new construction
See my cpmments above re Idarado Mill. I would be very cautious about entering into PPP's
Separate neighborhoods is a gross idea. How classist.
Should be located in designated areas in Town of Telluride and Lawson Hill
The ridge, mnt village
This is a very misleading question
Those are not good questions for this survey,too broad
Transit lines and trails can be easily added to development
Use a portion of the Valley Floor for public services
We already house almost half our year-round population in some form of subsidized housing. Enough is enough. We need to acknowledge that space is a finite commodity here and, save fore a few parcels in Telluride proper, we're maxed out.
Where theres is current infrastructure that can handle the growth
Actually be affordable

13. What types of policies and financing options do you support for the creation of affordable or workforce housing? (reported verbatim)

Other
Abandon Pearl Conservation Easement

Affordable Housing in general
Any incentives to get the market to create units - building fee reductions, tap fee reductions etc...
Better use of funds and quality of product in what actually matters. For example, don't cut corners in construction focus funds on good construction with a simple yet functional level of finish.
Bill the ski area
Building where the city owns land
construction methods not currently used locally
Cutting other parts of the budget to fund housing
Developmental fees for who?
Employers being responsible for housing 100% offull-time employees, especially Telski.
Excess rent from existing adorable housing going toward more affordable developments
Execute in town housing projects now and consider the pearl property
Figure out a RETT
Hard work
Housing must include parking
I don't support affordable housing.
I feel like most of us don't understand these issues well enough to have educated opinions.
I give to affordable housing with transfer fees
I support policy change with STRs
If housing such a priority, execute in-town projects now and consider condemning Pearl Property conservation easement for future housing
Incentives for 2nd homeowners to create and rent accessory dwellings
incentives for building affordable housing - period
incentives to convert absentee owned short term rentals into affordable housing.
increase allowable heights for affordable housing to increase density
Increased sales taxes not property taxes
Keep Housing within or close to the Towns that are generating the majority need
labor force
Limit Short term rentals/incentives for Long term rental
Local business control of occupancy
Multi-Family housing on Mesas
No new taxes on current folks !Projects need to provide their own housing - how long will it take to get into everyone's head ???:
None
Property owners should be permitted to build accessory units when square footage of property could support it.
Public Private partnerships
residential and commercial development mitigation units
RETT!!!!
Sales tax
Taxes or resort fees that EVERYONE PAYS INTO, including those who benefit from the housing
the county should not be in the business of building affordable housing

TOT and SMC have proven to be unqualified to develop/build affordable housing and should not be in development business.
transfer tax
use what we already have!
Vacancy Tax
Wealth tax
work with employers
working regionally
Would like to see limit on maximum square footage for all new single family construction

14. If you have ideas for funding or increasing affordable housing, please include them here: (reported verbatim)

If you have ideas for funding or increasing affordable housing, please include them here
Give priority to affordable housing for those who have financial difficulties.
1% additional RE transfer tax dedicated to new housing for local workforce.
100% of tourist board spending should be allocated to affordable housing. When too many people relative to places to stay (hotels, short term rentals, long term housing) is our problem, spending money to bring in even more people seems misplaced.
A new property tax for affordable housing
A tax on "dark house". I.e. if a home owner doesn't use their property x/ days per year they pay a tax to help build affordable housing.
A ten percent tax on all real estate sales, followed by a purchase of an in town property after 10 sales, for housing to be rented to people with important jobs. I
Add .5% to the resort tax Tax real estate agents a % of their profits
Affordable housing development must not exceed height, setback and density requirements established by Town of Telluride. Opposite over development of Shandoka property and impacting surrounding neighborhoods with increase traffic, housing density and exceeding height of other construction.
Affordable housing should be in existing neighborhoods or adjacent to existing neighborhoods. Transportation needs to be improved especially in areas like Ilium which has existing affordable housing and potential projects on the horizon. There needs to be a focus on getting locals back in town and the village and getting STR converted back to LTR. The size of accessory units could be increased to accommodate families.
Airbnbs and VRBOs should be owned by full-time residents, or at the very least, actual people instead of businesses.
All businesses and festival including the ski area should provide/pay for their needed employees. Homes over 3500 sq ft should build or pay to build a 500 square foot unit for the right to build the first 3500 sq ft and another for every 2000 sq ft above 3500.
Allow high density construction.
Allow long-term local rental units in communities like Placerville, Sawpit and all of Down Valley
Allow properties currently zoned for 1 residential unit to add an employee unit. This applies to most locations if feasible but I am particularly thinking of the downvalley area
Allow small secondary dwellings (i.e. apartment over a garage) in the Placer Valley hwy 145 corridor., Consideration of alternative living dwellings as an affordable housing option Real estate tax incentives and financing options for individual land owners to build affordable housing.

Any government spending currently going towards tourism needs to be redirected to affordable housing. Private, for-profit businesses should be responsible for their own marketing.
Apartments and town homes near the mountain village core. Keeps the area alive with culture. A place for younger workers to live. Will also help with creating community in MV and off-season quietness.
Ask ourselves- What is the carrying capacity of this region, to be able to be in harmony with Nature? Do not approve any more hotels/create need for more workforce in this region until we figure out how to take care of the current local workforce.
Assess penalties for undeveloped deed-restricted lots. Aldasoro has 2 that are still unbuilt after 30 years (down from 5 in 2021). Lawson Hill has 51 according to numbers I found from 2021. People who own deed restricted lots shouldn't be allowed to leave them undeveloped and basically speculate on land values rising.
Auditing supposed sources of revenue that are not actually being collected. For example, the Silverjack parking garage has been free for like 6+ months.
Ban single family houses everywhere in the County and all towns. Require a secondary unit that might or might not become long term rental housing
Boarding houses
Bonus density for developers. allocation of city owned property for more density. explore Ophir as a location for more affordable housing for locals and seasonal workers. proximity to Telluride is manageable and the town has room to grow in a responsible way.
broad application of cost burden to the county - focusing on building permits is ludicrous, especially for local families that work in the area. They are supplying their own housing and if they rebuild/build new they are the people we want building in the area. The disparity of an equal fee across sqft between homes that will resell for 5x in aldadoro vs downvalley is a shame and one that the county should have considered.
Build a row of working peoples cottages along the spur extending main street to society turn. Allow for Lawson Hill to have restaurants, bars grocery stores other service building to make it a real community.
Build bedroom communities outside of Eastern Telluride but provide affordable, consistent, after hours transit so people can afford to live near the area and enjoy all Telluride has to offer
Build housing in town- not a huge parking lot for commuters.
Build it in Ilium
Build more in dense areas.. mountain village
Build out every piece of property we own in the town of Telluride and the MV (close to services) with Public Private Partnerships with a significant focus on 200% AMI families to keep our teachers, doctors and professionals in our community.
Build up Ophir and include more bus lines- more space there for growth
Build where the maximum number of units can be built for the least amount of money. Not like the multi-million dollar lot across the street from the Post Office. If that would have been sold, how many units could be built down valley on more land. Get the most bang for your buck folks
Building in Lawson Hill, Ski Ranches, Two Rivers, Aldosorro Ranch. Stop letting the rich and wealthy use zoning as excuses to undermine plans. We all want to protect open space but we have to build more housing. This county is not sustainable and the economic and mental health is suffering greatly.
Buy homes for sale in town that locals get kicked out of and keep renting to them
Change the master plan to allow for more flexible zoning regulations
Co-housing developments High density housing "preserve nature, shared green spaces, with grow-domes and access to public transportation, work-force this population deserves quality affordable housing within the city or town limits where they work"
Consider full cycle costs when developing outside of town or mountain village. Looking at the proposed Shandoka parking lot, it's projected to cost ~50m for 1000 spaces. That's 50k per spot. If you build housing

outside of town, then you need to project 50 to 100k in extra costs (per unit) for people who will be driving into town, just in "parking" costs alone.
Cooperate with the developer.
County should take a look at the maximum population of the telluride area. At some point they should effectively say that ~we are full up and not make further effort to accommodate low income; also to not allow further development beyond the currently permitted. If we don't it will be a big mess that we cannot retreat from.
Craziest and least fiscally responsible idea ever: buy up for-sale properties in the Town of Telluride and turn them into multi-family affordable housing units. I HATE that at Halloween so much of town is dark, and I hate the long line of traffic in the morning--so sad that everyone has to drive in. It also breaks my heart that the Marshals and other law enforcement live so far away. We need houses in Telluride full of people who live here full-time and work here.
Create a property management service that places qualified locals in ADUs. Town/county responsible for qualified tenant screening and property maintenance of ADU. Homeowner gets incentive and rent, but primarily doesn't have to deal directly with the challenge of renting.
Create an ad-valorem tax for all owners in R-1 school district to share in the solution rather than unfairly placing the sole burden on the residential land owners who haven't built yet. Additionally chasing free money is causing challenges for people to qualify to the AML restrictions. We need to look at PPP's for larger rental projects within or near towns and create (tax or other) incentives for ADUs in all residential areas to provide rental housing.
Create assistance for buyers. Ban real estate brokers from the transaction price; it should be pro bona. Realtors have told me they will sell contracts in affordable housing if lending does not come through. Work with attorney and appraiser.
create incentives of any variety - credit toward water tap fees, or credit toward building permit fees, fast track the process
Deed restrictions create indentured servitude and do not allow people to better their circumstances. Once a home is bought, families should be able to stay and pass it on to their children. Our kids should be able to stay or come back to the place where they grew up after they graduate.
Develop in-town projects on lots already available to the town.
Develop local educational economic policy support
Develop on Banked Land. You need to have the courage to develop land already owned by the Towns and SMC.
DEVELOPE THE VALLEY FLOOR
Development fees are crippling and hurting development of potential units because it's too expensive with the current fee structure.
Diamond Ridge
Does the airport pay property tax? According to the assessor's site, it's not super clear. It says "Exempt" class, but is valued at like 88m. If the airport is not paying property tax (and not charging fees to cover the tax), then that seems like a super huge subsidy to a tiny percent of people. And that's on top of it being a giant use of land that also only benefits a small number of people.
DOLA Grants, Increased STR Taxes, Increased Mitigation Fees, Vacancy Taxes
Donations of time and skills from local architects, contractors, construction workers and other labor equals a percentage of ownership in the housing project
Don't allow the ski area and town of mountain village to hold their employees housing over their head through their jobs and instead make those two companies, because the town of mountain village is a company like any other, and create more affordable housing options.
eliminate loopholes in current and future AH ownership regs (i.e., disallow buyers who sell existing free market properties then purchase DR...this reduces inventory; require strict price-capping upon resale...much of Lawson Hill product is no longer affordable as initially intended); increase the tax on short-term rental

revenue substantially to 25%+; cancel ST licenses for owner abuse; incentivize active business owners with 5+ full-time essential worker employees in purchase of govt-blt AH units to be sold back at original cost plus transaction expenses when business no longer active.
Empty house tax and incentives for deed restrictions on free market houses
enforce rules that require ADU's/EDU's to be rented long term.
Environmental enhancement
expand "Rooming House" definitions and let land owners offer more housing at own cost
Expand housing near existing infrastructure and compatible zoning. Do not spot zone rural areas CH.
Fee on investment properties not occupied for 8 months of the year
Fewer STRs. Tax heavily on large, expensive homes. More density in Telluride and Mtn Village, less sprawl outside of the towns.
Find a way to disincentivize second homes and short term rentals
Flat tax
Focus on shovel-ready properties that already have the infrastructure to be developed. Revisit the Pearl property. Mountain Village is making the Town of Telluride look incompetent.
Follow the model set by the Telluride Foundation. They are building +50 single family homes using donated land, philanthropy, low interest loans, pre-fabricated construction...and NO PUBLIC MONEY.
Free market
get the overqualified earners out of affordable housing as a start
Get the Town/County out of the development business. Allow the affordable private development sector to use Town/County land and receive tax revenue to build affordable housing.
Give tax breaks to people willing to long term units at affordable rates. Tx breaks for owners willing to add deed restrictions to their property.
good, frequent, reliable, and inexpensive public transportation from down valley and surrounding areas to Telluride area
Government provides the land and loan guarantees and local businesses build and control the occupancy.
Have a bake sale.
Have the city build affordable house on the valley floor
Help with the cost of sewer down valley to allow construction of apts on the bus line. Not everyone needs to live in the town of Telluride but access to public transportation is necessary.
Higher taxes on STRs. Tax incentives to rent long term to qualified locals. A tax for working remotely (not locally).
Housing mitigation fees, higher property taxes, bonding, increase the affordable housing mitigation rate, all hotels/lodging should provide 100% of the housing needed for new employees
I believe the town needs to do an audit of the current affordable housing units and crack down on the people abusing them. Cheapest option is to police what is already built and better manage it.
I have no idea
I hope to increase affordable housing to improve the living standard of residents.
I just wanted to say I didnt select anything for most of the housing options because I feel like they all need caveats. I would LOVE to see affordable housing or an apartment building in Ophir BUT ONLY IF we solve the infrastructure issues first. Sewage is a MAJOR issue, water is a major issue. We cant put the cart before

the horse and build out without planning for these key pieces. I know Ophir is not the only local area in the same boat.
I support Diamond Ridge development and an excited to see that progress
I think after someone owns a deed-restricted property for 6 years they should give back by having to pay a yearly fee to help the next generation of people who needs housing. It is not a giant fee, but someone helped them so they should be helping the next person.
I want to buy an affordable house with convenient location, medical care and other aspects.
If housing is such a priority then execute in-town projects now and consider condemning Pearl Properties conservation easement for future housing.
If people want to build over 10 million dollar homes, they should incur the majority of the costs for affordable housing. But the affordable housing tenants should have to also pay a part of theirvtax and all housing should not be free to them either. Perhaps a set percentage of their income bracket for at a flat tax that impacts everyone equally in proportion to their income.
If we could use the houses that sit empty, that would be the best option. Then locals could live in town, drive less and actually live in a neighborhood and a community. This adds character back into our town and supplies a bigger workforce, it also helps protect the environment from more development and leaves more open space. This is really the only true sustainable option. We can incentivize sellers to deed restrict homes that are going up for sale. We can make this work.
If you need employees, provide them with housing. Don't expect the public to provide it for you.
I'll think about it.
Im impressed with Mountain Villages commitment to a variety of projects. I am confident that the three regional governments are aware of diverse funding opportunities.
In the past private developers have tried public private partnerships and found the town and county to be extremely difficult to work with.
Incentives for large impact businesses to provide affordable housing. Telski bought the remaining lots in Two Rivers and I do not think they have started developing.
Incentivizing owners of vacant second units/mother-in-law apartments to rent them as affordable housing
Increase fees for STR's; require business licenses.
Increase lodging and short term rental tax.
Increase property taxes. Tax the multimillion dollar homes
Increase rental properties for affordable housing as opposed to home ownership properties. Funding should come from the private sector and not government subsidized.
Increase tax on airbnb/Vrbo licenses to fund more housing that doesnt allow short term rentals. Tax breaks for 2nd homeowners leasing 6-12 months to locals.
Introduce more people's welfare
It's needed, but keep housing within the Communities that generated the need for more employees and already has County pre-approved locations.
Its too late.
I've rented out rooms to local workers for thirty years and have 805 credit score but am not considered a good risk for a mortgage for owning another boarding house because of a lack of a W2 job. Also, deed restrictions won't allow it. I can provide affordable housing, but am not allowed. It's very frustrating. It's the perfect job for me.
Joint private / public development around Brown Homestead / Hillside / Lawson Hill / with increased free public transportation into town.
Just because it's affordable housing doesn't mean building it cheap is the best practice. In the long run, cutting corners during planning and construction have, and will, cost us more than just doing it right in the first place. Example #1: Shandoka F building, Example #2: trying to push Voodoo through HARC while ignoring things that may not be in their purview, but will hold up a building permit process: ie parking

keep deed restricted housing sales clean. How did the county manager buy a deed restricted house from a direct report (county attorney)???
Let people contribute to specific projects... as like a charitable contribution, or in-kind contribution. Lots of people in the Telluride area would probably contribute money or expertise.
LEt PPP's fund. Think outside of the box that Town & County need to fund
Let's charge forward with the properties the governments own and take public-private partnerships seriously. We should also be very careful in what kind of housing we provide because if you build it they will come do we want just more people or do we truly want to serve the areas of our community that need the housing assistance? Use the funds we have wisely to truly address the problems that need attention.
Leverage taxes on income properties, resorts, hotels and STRs proportionally higher than on the local workforce.
Limit short term rental permits. Develop incentives for Long term rental options (at an affordable price). Make the ADU zoning laws more conducive of creating long term living spaces (i.e. kitchen restrictions)
Limit short term rentals. Investors purchase properties based on the amount of income they can get through short term rentals, thus arbitrarily raising the cost per square foot. New sales of properties should have limitations on the amount of weeks that a property can be rented. There should be incentives for long term rentals.
The people that created the problem should share in the cost to solve the problem. This is an issue that effects all residents. Raise taxes if necessary.
Limit short term rentals. We cannot solely build out way out of the affordable housing issue. Density in the town of Telluride is maxed out, we have to require more of the housing that exists to be available for long term affordable rentals.
Limit short term rentals
local government financing options for deed restricted homebuyers
lodging tax and higher short term rental taxes, tax tourists not locals
be more options to different kinds of housing types, Campgrounds, mobile homes/RV parks, Shared housing
Look at having funds set aside for the purchase of housing during the next downturn. The property purchased would have deed restrictions placed on it. We seem to always fund housing when it is most expensive. This would reduce the price fluctuations in a downturn and provide affordable housing for the next economic cycle.
Look for available lots within existing subdivisions. We need middle income ownership opportunities.
Maintaining quality of existing residences
Make a plan for increased parking demand and better transportation schedules before initiating new housing. This is not a big city so I don't think limiting people to 1 car per household is practical, especially if the household is comprised of unrelated people.
Make sure the affordable housing goes to folks who work for town businesses, not remote workers with no ties to town businesses.
make Telski provide 50 percent of housing for their employees. Biggest employers in area should pay the most. Also providing incentive for the giant vacant mega mansions to rent out their granny units.
Market-oriented, based on effective demand, reasonable development and construction
Max out AHUs as planned in Shandoka, Carhenge, Virginia Placer and Voodoo Lounge. Allow Duplexes and triplexes on Town owned lots at east end by cemetery as well. Look further into any parcels that can be created in Society Turn, Illium/ Vance Drive or San Bernardo areas as well. Create for sale properties pre-fab and modular units for the middle class in the \$750,000 - \$1,250,000. range.

mill levy surplus for homes above median value (eg additional levy for homes/properties whose actual value exceeds county median home/property value, graded to increase for the amount above which property value exceeds county median).
Montrose with transportation option
More apartments
More incentives or tax breaks for private land owners who are willing to sell some of their land at a fair market value for employee and workforce housing
More West End development
Most communities manage with a small amount of subsidized housing for the disabled/unemployed. Telluride has many undeveloped, deed restricted properties and/or land designated for affordable housing. Owners of these properties should be required to build on them within a limited period of time and should not be permitted to hold the land undeveloped for years. Prices of everything are excessive in Telluride, which adds unnecessarily to the cost of living and discourages shopping local. Nearly everything can be purchased elsewhere or on line for substantially less.
My idea is to stop funding / increasing all housing. (Isn't there a fundamental irony in creating affordable housing in a community that--because of the way in which we are catering to wealthy visitors and second home owners--has become essentially unaffordable for the rest of us?)
Need to develop the readily available parcels in the Town of Telluride-- Shandoka, Virginia Placer, and Carhenge. Those 3 would likely meet the demand. If not, then limited Development of the Valley Floor behind the Shell Station --need to thus amend the current Conservation Easement to allow--which would not alter the overall conservation goals of the Valley Floor Easement. Also Consider amending the Pearl property easement o allow workforce housing if needed. Parcels outside the Town are not suitable or appropriate at this point due to infrastructure unavailability and extremely high costs, transportation impacts, and environmental impacts.
Need to remove all agricultural tax exemptions in residential areas. Multi million dollar "ranches" should not get reduced property taxes. This is not what the Ag exemption was designed for.
New poverty alleviation policies will be added
no
NO
No
No one wants another Shandoka but it is needed. Stop building garages on employee housing units. They turn into storage or an extra bedroom.
none
NOT fair to pin affordable housing fees ONLY onto those building a home, which implies ¶new to Telluride area¶ ¶øtax¶ to belong to a community.. some who are just trying to now build have been here have been here since the 1990s!
YES, EVERYONE SHOULD PAY, including those who benefit from affordable housing.
Not sure TABOR allows it, but Transfer Taxes should be raised. Singapore, for example, has quite high "stamp" taxes on real estate. Rates are tiered by by first home, second home, locals vs foreigners, and if property is owned by a trust, etc. (https://singaporelegaladvice.com/law-articles/buyer-stamp-duties-singapore)
Now that the Valley Floor bond is paid, divert funds to address the critical lack of affordable housing. We have open space. We need housing.
Offer down payment assistance for a new home/condo appropriate properties for appropriate owners in exchange for a deed restriction on that property going forward. It would get local people into properties now and put those properties into the deed restricted pool.

Offering bonuses to stimulate people's interest in working
Opening STR licenses back to the town of telluride to promote sales of free market units and allocating the 3% transfer tax as well as all lodging taxes to fund affordable housing projects on land that the town already owns. Creating zoning exceptions for private developers to put up affordable housing and create tax incentives via opportunity zones to specific segments of San Miguel county.
Other incentives. Like ski area perks for homeowners who rent to locals (ADUs in particular)
Our town and our ski resort owners need to find a satiation point. No more density or development just so Chuck Horning and the realtors can continue to parcel off this land acre by acre.
Pearl Property and exploring all in-town vacant lot possibilities.
Pearl Property and other Town owned parcels
Perhaps businesses that are in need of employees should provide employee housing. The town and county could provide housing for their employees. Guest houses, moth-in-laws and tiny houses both in town and on the mesas could provide additional housing options for affordable housing. And it wouldn't stain the infrastructure, ie. water and sewer. But it wouldn't be as accessible to public transportation on the mesas. I think the first question that needs to be addressed is how much growth do we want. The size Telluride is now is one of eh main charms.
Please stop looking at the west end to fix the east ends housing problems. We were a community long before the resort and we dont see the benefits that telluride and mountain village do. Please keep the housing and the cost in the east end.
Portion of the Valley Floor, Airport area, condemn north of the Spur for housing
Private partnerships are difficult because the developers need to make a profit. I don't have an answer for that.
Properties that have enough square footage, and sufficient access to water and sewage should be encouraged to build accessory units.
Properties with more than occasional short term rentals should be taxed at the commercial assessment rate of 29% and not the residential rate of ~8%. If this can't be done, then STR license fees should make up for this.
Provide a tax Incentivize to homeowners who have accessory units to house local workforce, without requiring a "deed restriction". New construction (i.e. second homeowners) should be required to have an adu for locals or pay substantially increased taxes.
Provide more free policies for people from daily life or daily life
Provide some affordable housing solely for government employees and public serves providers.
Public private partnerships. Get creative and be smart rather than thinking the town or county should be the sole funding entity in charge. Even if they get grants. Governments are not usually effective in areas of business such as development and I believe there is significant evidence of this in our history. Partner with public entities, think outside the box.
Public private partnerships; federal and state grants; local fundraising
Purchase and deed restrict current housing, condos, for sale. Then resell or rent to local workforce.
Purchase and develop north side of valley floor
Put rules in place to dis-allow trading of fractional shares of LLCs as a method of skirting real estate transfer taxes. Check out https://www.pacaso.com/ This is exactly what they're doing, and they already own homes in the area.

Put the land under developers and dont hammer them with impact fees. Government can set the rental and sales prices and otherwise step away. Free the Pearl!
Qualify for state grants/financing
Raise the max building height in town of telluride
Reduce short-term vacation rentals and raise taxes
Reduce the cost
Related to economic development, more related to social stability and harmony
Remove height caps, encourage dense walkable communities. Affordable housing cannot just come from government subsidy, it must come from an abundance of housing
Require homeowners that have an empty home more than 75% of the year to rent out their accessory dwelling unit or have a county/local caretaker. Or tax homeowners with empty homes an additional fee to put towards the building of affordable housing.
Require second homes/houses that are mostly empty to have an affordable rental unit
Rezone parcels next to town and near the Shell Station. Incentivize renting vacation homes to locals. Build rentals more than for-sale homes. Get Telski to do more to provide dorm-style housing for seasonal workers on the properties it owns.
Rooms in existing homes 2nd homes Exchange of senior homes for apartments or condos
Sale of free market penthouse type units within affordable housing developments.
Secure bonds for funding
See my comments re Idarado Mill #6 above
Seems like the transfer tax could cover quite a bit.
Sell off variances in already dense places. Can we sell height, sq ft, or unit count variances in town or mountain village. Aspen has a program called Transferable Development Rights which confer the right to build and additional 2500 sq ft over county allowed development limits. These things sell for like ~2,000,000 currently.
Sell the assets of production abroad
Sell/build less multimillion dollar houses and lots, and instead make more housing for everyone else. Tax the people who own the houses that make up the 40% non occupied homes that sit empty. Tax or de-incentivize those who rent their homes for \$12k/month, or who are AirBnBing to make money.
Short term rental fees
Short term rental tax, second home owner tax (non primary residents)
Short term rental taxes and marketing dollars should be spent on affordable housing.
Single family homes for families!
SMC has about 500,000 acres of public land belonging to the State and the Federal governmental entities. 1,000 acres of that for free would help plus a tax credit entity created for private investors to raise the necessary money is the only way enough work-force housing can be built. Everything else has been tried and obviously has not worked.
So that people have more welfare

Some flexibility in municipal codes in approving increased long term density in town of telluride
Some percentage of rental affordable housing should be rented using a dutch auction pricing mechanism. This would allow for discovery of the "market" rate of rentals amongst people who qualify. (this number would be useful in helping set other rates) It would also provide additional revenue for future housing construction.
Stop avoiding public private partnerships. The Town of Telluride should not be a developer!
Stop going after locals who are doing their best. If the housing authority was actually protecting locals and their needs, more funding would come their way but instead everyone is scared of the housing authority so everyone lies just to be able To live.
stop pretending mitigation fees are anything but taxes in disguise. the study methodologies are total BS and a way to get taxes without a vote. very outdated median income numbers are used to further boost mitigation calculations. if you want to tax us to pay for housing then put it to a vote.
Stop talking about building local housing and really build it!
stop wasting monies
strongly consider off-site fabrication for some parts of affordable housing as a cost control and speed to market measure. There are people in the area who are currently building this way. We should see if it's cheaper.
subsidize individuals via lottery system, then leave them alone
Support Town of Tellurides reallocation of the 20% rule for open space to affordable housing in some form.
Regional transportation just as important; bring in more workers from Montrose and Cortez. Reality is we are going to look more like Vail Im 7 years than any of us old timers can imagine.
Take all money spent on marketing Telluride and use it for affordable housing in/around Telluride
Tap into and be more inclusive to our wealthy second homeowners that want to be part of the solution. Offer to waive county property taxes with certain minimum contributions to community housing projects.
Tax breaks for businesses who supply or contribute to their employees housing costs.
Tax businesses (primarily restaurants and hotels) who use employees that require affordable housing if they are not providing housing. Add a special tax for non-residents to supplement housing. Real estate agents on 5+ million properties are making very high commissions. Perhaps they should pay a special fee or county tax when a property over a certain threshold is sold.
Tax for VRBO's and vacant houses used less than 9 months per year.
Tax homes that are empty most of the time!!!!
Tax on dwellings that are vacant for x amount of time each year (second homes, etc)
Limits on short term rentals
Tax second home owners and rentals
Tax short term rentals more in all areas of the county
Tax the rich, not the middle class / poor. Do it based off of property values. Properties worth more than 2 million should get a higher tax rate. Realistically speaking, middle class people could have scraped away to afford a home here in the 350-700k range in the last 10 years and now our properties are worth 1-1.5 million. We still live paycheck to paycheck. The multimillion dollar homes that sit empty should have to pay up.
Tax. The. Rich.
Telski

Thank you for putting together this survey.
The Diamond Ridge collective has already pointed out 3 possible locations within town limits for affordable housing: Carhenge, Shandoka parking lot, area by the river near the old bus barns. Whatever happened to the Idarado Legacy project for housing?
The Ilium Valley can hold a little more affordable housing without too much impact.
The main thing is that we all have a responsibility here, and we should all shoulder the burden in a relatively equal way. The Employee Housing Mitigation fee is 1) an illegal tax and 2) a smash and grab effort to take a lot from a relative few to pay for something we should all be paying for. Affordable housing funding should be done via taxes, plain and simple, and the BOCC needs to stop its latest ill-conceived mitigation fee ideas.
The market will sort it out.
The old mill at the end of Pandora would be a really cool apartment complex if repurposed for housing. It would be cool to add a bus stop there and maybe a little general store.
The ski company should be obligated to provide housing for ALL full-time employees! If Telski housed it's own workforce responsibly the Telluride area affordable housing issue would be far less severe. Also, the potential affordable housing projects outlined by the Last Dollar Collective should be fully explored and undertaken before any open space is developed for affordable housing.
The ski resort and other related business, ie restaurants, need, to build employee dorm type housing in Ilium or Norwood and provide transportation.
The TOT should exclusively use RETT's for workforce housing. The open space 20 % should be changed to go to workforce housing. Combined public/private partnerships should be engaged.
The Town of Telluride and Mountain Village is RICH off transfer fees- use wisely.
The town of Telluride needs to sell its lots, take that money and work with the county on building large scale multi use projects where at least historical/mining zoning for the density has occurred. Building a few residences on multi million dollar properties is theft and crime.
The Town of Telluride owns parcels of land in the Town that would work very well for density affordable housing. It makes no sense to build near the airport where utility development would be expensive, the wildlife would be disturbed and displaced, and the Spur will become clogged even worse than it is now.
The town should absolutely support fighting all the legal challenges it is facing regarding the opposition to deep creek mesa development. Absolutely gross that a few neighbors with money are able to stop affordable housing projects.
The towns of Telluride and Mountain Village should be designating a portion of all of the monies collected through the transfer taxes to go towards affordable housing for the county. These use of these fund should be transparent. With over a billion dollars of sales just in the past two years, with a majority of those sales taking place in the TOT and MV, the "general" fund should be overflowing
There are 2 ares zoned and not developed in town in Telluride and one area zoned and not developed in Ophir, not even considering nearby towns like Norwood and Ridgway and Ophir that could easily accommodate development and profit from the increased tax base and fin animal input into the local communities. That workers are suffering to commute to paying jobs is just not true compared to so many areas where workers commute with less public transit and higher local costs as a fact of life (rural areas, most American cities from bedroom communities.
There definitely needs to be more affordable housing in the East End, but we should not think we need to supply all the demand. Improved transportation from Ridgeway and Montrose to Telluride should be strongly considered.
There have been many recent housing projects. Let's take a break on this focus and see how it is all leveling out

There needs to be appropriate tiers for folks to move through "affordable" tiers. Right now that is a complete joke. Lot's of 4 person families living in 2 bedroom places with absolutely zero chance of moving to a bigger place that isn't a \$1 mil + lawson or Aldosaro.
There seem to be many areas in ilium Norwood and Rico for employee housing. Provide county transport and move them further away
They took their assets out of the country,
This is easier said than done, but I think that San Miguel County, the Town of Telluride, and the Town of Mountain Village should create a masterplan together and tackle this issue in unison rather than the piecemeal approach that has been happening. We need good long term planning and all entities should be working towards executing a single plan
This should maybe be considered for free-market lots as well. I know the assessment is already higher on raw land, but we shouldn't be platting new development when we have platted development (with associated infrastructure already installed) that's not being used. Not sure exactly how this would work, but possibly you could raise property taxes across the board, then issue rebates to lots with development on them.
Unwind the Valley Floor Condemnation and create employee housing near to Telluride.
Use part of the conservation fund now that the valley floor bond has been paid off.
Use PPPs
use the resources we already have
Utilize state and federal affordable housing credits in conjunction with PPP's to fund. NO MORE TOWN BUILT HOUSING, NO MORE SHELL GAME FUNDING Abandon conservation easement on Pearl Property and utilize for housing in conjunction with master planning Southwest Area Parcels (Virginia Placer, Shandoka-Lot L, Carhenge)
Vacancy tax on all homes not occupied for less than 10 months out of the year. Other communities have done this with success. Its the price our second homeowners should pay to be able to have an empty house on standby here where we have limited space for housing.
Vacant house tax. Not taxing long term locals to build housing for people who don't live here (yet). Increased property tax does not create affordable housing, it makes existing housing more expensive. Occupy houses already built, don't build new ones hoping to house everyone in the world who wants to live here.
We built our own place. Nobody gave us a penny for building it. Lower building fees helped. But all the cost was paid for by us. Why is suddenly everybody vying to tax people to build others property ? And buying a \$ 7 million dollar property for so called affordable housing, just so we 'could test feasibility", while doing all that behind a closed door is a reason to fire EVERYONE who participated in this project. Everyone.
Lack of fiduciary responsibility of a highest degree. Same with the Thrift Shop building purchased, just on a larger scale. Paying ZERO attention to already critical traffic situation, in a one-way out of town area. Forest fires have been kind to us, but the idea of slamming people and projects in this area are extremely unwise. Penny wise and pound foolish, bringing in more projects, to bring building fees ?
We will strengthen development of the housing economy

15. As it relates to transportation options, we need: (reported verbatim)

Other

A more comprehensive look at Lawson Hill bus schedule.
A safe bike path for commuters of all ages to get from MV to Telluride
Additional route times from Norwood and Naturita.
Allow Ubers
Bike Path all the way to Placerville
Build dense housing near town
car pooling has been tried for 30 years and doesnt work
Carpool/ride sharing.
Closed streets that are only open to buses, bikes, and people
Commuter buses
Consider putting parking lots outside of towns with public transit into the town to decrease vehicle traffic, emissions and parking needs.
develop affordable housing within towns near gondola to reduce other transit needs
Down valley connector trail
Electric for short local transportation
Existing transportation options are great compared to other communities.
Expand the Gondola to Lawson Hill.
Gondola replacement
Have employers such as Telski run work shuttles from bedroom communities
I think our local smart routes and gondola are doing great! Maybe local businesses could offer incentives to their employees for riding the bus to and from work.
incentive for walking / biking
Increase speed limit from society to town
increased off-street pkg requirements for development; max of 1 on street parking pass per residential unit...parking garage space rental opportunities in public parking structure to be prioritized for construction.
Later hours so people don't drink and drive
Less parking in Telluride/ h much higher fees
Less vans constantly running to Montrose to pick up more and more tourists.
light rail
Limited access to the spur and public transpo into and out of town of T
more bus & carpool options for students going to/from school
more in Town parking
More parking in Telluride
more reliable transportation
Need more frequent and expanded transportation to outlying communities such as down valley and Wilson mesa
Other (please specify) - Text
other transit beside buses & gondola that serve the whole Eastern region
Please prioritize bike path from Sawpit to Placerville
Replacement, up-dated gondola and stations
Ridgway/Montrose and Norwood hourly service and longer service
The chondola should be open year round

There are very few places to park if you live out of town but want to use the valley floor walks and cross country skiing trails.
To have buildings and development more proximal to one another.
Transit that allows your dog on it. I will always drive because of this
Valley Floor for parking
We need to incentivize the use of intercept parking at Lawson / Society turn, or in some way limit the traffic into town.
We need to stop drooling over growth.
Workforce housing but in town so there is no need for additional transit
A more comprehensive look at Lawson Hill bus schedule.
A safe bike path for commuters of all ages to get from MV to Telluride
Additional route times from Norwood and Naturita.

16. Do you feel vulnerable to the risk of natural disasters where you live today? (reported verbatim)

Other
ban the sale of firewood when stage 1 fire danger
Drug addicted neighbors
Earthquake
earthquake though low probability
Gun violence
Guns, meth
Incompetent Government
Losing open space
Microburst Wind Events
NIMBYism
No egress
Pandemics
Power loss
Road closure from drifts
Too many people in the region
Tornado

17. Which do you believe are the critical social, demographic, and economic issues that need to be addressed in the Eastern San Miguel County Master Plan? (reported verbatim)

Other
Adult Day Programs for Special Needs children who are no longer in High School.
affordable senior housing
Build affordable housing within or walking distance to towns to reduce cost of infrastructure expansion and to keep the critical socialization of workforce as part of community.
Carryin capacity of this valley
Communication towers

Commuter and day tripper impact
Down Valley/Placerville Sewer System
First of all we don't owe anyone a job. We don't need to bring in people to create a community - we already have people here. Stop driving entitlement ideas it will all improve. Teach young people that they can pitch in is a key - then they feel a part of.
government needs to identify then prioritize critical services to be provided via public funding; gov't can't do everything and property taxes need to be collected and spent responsibly.
Helping children and teen mental health
Helping local people get local jobs instead of hiring from outside the community
Impact of tourism on the natural environment inc. water usage
Infant child care and toddler day care
Limiting condo development do as to preserve commercial space in the commercial core of the Town Of Telluride
Local communitys lack of knowledge of how crucial tourism is too Tellurides economy
Low paying tourist industry jobs.
Lower cost programs for skiing, gymnastics, Telluride Academy programs, Karate
Medical Facilities
Mental Health Services, Affordable and available health care
negative impact of lg festivals
New medical center at Lawson
Office space for people who actually live and work here full time. I live in constant fear that the building that I work in will be sold any day now and I will not have a space to relocate and will leave all of my clients abandoned.
public pool year round
quality of child care
recreation center
Salaries/wages, especially in essential services like education and childcare
Slower growth.
Socialism does not work.
stick to housing and zoning, leave the citizens alone
stop bringing in people from out of the county as county employees. set up job training program so you can hire people who already live here. that helps with housing and growth.
Tourism
Tourist impacts, environmental and social
Traffic control and better transportation options for residents outside to towns
We have little programming and support for locals when compared to those that target tourists.
Wild life, WILDFIRE and traffic patterns and routes
Youth and teen programs that don't cost a fortune

**18. Which natural resource do you think Eastern San Miguel County's protection efforts should prioritize?
(reported verbatim)**

Other
All of the above
In accordance with the history and tradition of our laws, zoning a deeds

low density 1 per 35
None
Please don't trash the mesas
Protection of mesas and high country
SMC contribution is climate change is so small as to not be measurable
Stop pushing growth, and expansion. It is not appropriate for this area, it is good for I-70 are. Did you notice HOW MANY people want to get away from there , come here and want to find our small town feeling? Not the same feeling that I-70 has? Go look, talk to people , I do. Every day.
Their People
Wildfire mitigation and water conservation

19. Which of the following do you think San Miguel County's economic development efforts for the eastern portion of the county should be most focused on? (reported verbatim)

Other
Agriculture and camping
Better options for local teens-in case u havent noticed, there is a local crisis in this neglected area
Better paying non-tourism related jobs
Build an appropriate, proper and full-service hospital!
Build on the SMVC 3 acres walking to Town of Telluride !!!!!
By promoting/expanding tourism, you will in turn create more jobs and help local businesses grow.
cell phone coverage
Climate change (both working to reduce our footprint and preparing for future climate changes).
County should not be focusing on Economic Development.
Decrease tourism.
development is not always the right path!
diversification of economy
DO NOT recruit more businesses to the area to increase traffic, crowding and the need for services and housing.
Down Valley/Placerville Sewer Sytstem
Early childhood daycare
Housing
Leave the land alone. No more development
Limit further development to ensure future water supply
Limit growth / return to our historic, working class roots.
Make developers, realtors, multi homeowners,& corporation pay for employee
Mitigating/addressing traffic impacts
More public Parking options !!
more tourist based camping opportunities
NONE OF THE ABOVE--
Nourish other neighborhoods in the valley, not just Town; encourage restaurants in Lawson & down valley
parking
PRESERVE WHAT WE HAVE
Protect our habits and heritage.

Provide Public Transit to Ridgway, Montrose, Cortez similar to roaring fork valley
Reduce government
Shift away from economic dependency and structuring on second home owners and tourism.
Should not support economic development
slow down growth
Spend more money on our community generally, ideally through non-profits
support for vital non-profits: i.s TASP, resource center
Support libraries
support non-profits; work to restore balanced activity/development/infrastructure/quality of life for residents above tourists
support PPP development of rental housing withing existing urban areas to support new and existing jobs
support public libraries and increased library facilities/outreach
Support wildlife, wildlife corridors, habitat
The #1 limiter on economic development is housing. We must build taller and denser and the rest will follow
This is all just an excuse to expand the government. Please protect the open space and leave individuals free to pursue their interests.
Those who have created the need for major employee needs, should be a large part of the Financial contributions. That wouldn't be all of us in San Miguel County!
Wildlife presevation

28. Anything else you would like to be considered or any other comments? (reported verbatim)

45 yr local here since Jan 78
A lot of the problems that we are having today, particularly with workforce housing, are because of decades of decisions. We should be having public conversations to discuss what should do now.
Add phone towers
Add some charging posts
Additionally the expanded map of the east end is just inviting sprawl. What is the purpose of this? We should be protecting our sensitive high country and open mesas.
Adequate wages and benefits for those who work in public service
Affordable housing is not affordable no matter how hard you try, I'm a builder in this day and age world wide the housing market is out of control
Affordable housing is paramount but should be focused in mountain village, town, Lawson, ilium.
Affordable housing, housing, housing - all types, all possible locations, price points. Devote all resources and tax revenues available. Weve preserved enough beautiful space, time to spend money on spaces for locals. Housing is the new Open Space.
Allow dogs in Lawson. Its better for everyones mental health and the wildlife migration corridor is not even a consideration anymore per the forest service. The no dog policy decreases the value of homes and limits the ability for locals to buy houses in town.
Also allow camping, tiny homes, yurts, lock offs
An often overlooked need is a community rec center. It's all housing, housing, housing talk and that can be resolved like every other community does it by pumping up the transportation system and building more units in outlying areas where you can get more housing for the money. This is not a unique problem to our area.

<p>Apartments/townhomes would be most suitable in areas with existing infrastructure and transportation like mountain village. Mountain Village has easy access to groceries, gondola, bus, parking etc for higher density.</p>
<p>As a business owner I inquired of the County Manager what would happen IF employees got hurt by the product that was in Clinical Trial Phase III and Phase IV. The manager's reply was the EMPLOYEE's insurance should cover the harm done to them. Since we now know many died, I think County Manager needs to be fired as well</p>
<p>As a small business owner I can honestly say that no amount of affordable housing is going to attract the workforce so many of us need to continue running our businesses in this area. The current workforce is coming to Telluride to work and then going home to Norwood or Montrose where their communities are. That will not change. Hopefully any affordable housing that exists now or in the future will at least allow us to retain and or attract teachers, health care professionals, and law enforcement professionals. I do not support affordable housing projects that are not adjacent to Telluride, Mountain Village, or Down Valley, or at the least near a transportation hub. The Diamond Ridge project is completely irresponsible when considering the impacts on water usage and from traffic.</p>
<p>As elected officials, our politicians and town/county governments need to follow the same rules and procedures that everyone else does. It is so frustrating and a huge slap in the face that they act like they can simply do whatever they want, whenever they want.</p>
<p>As with the Town Vision survey, though not as bad, this survey contains biased questions that are set to elicit certain answers favoring anti-tourism, anti-growth agenda. SMC HAS NOT GROWN in population (2010-2020) other than addition of Mountain Village yet this survey implies growth is all around us. All the nifty talk about incubators and alternative economic development will do nothing but encourage more highly paid, remote working people absorbing more housing. Where is the survey question "Do you think highly paid remote workers are absorbing local rental housing?" No one in local government is paying attention to this issue. All blame is put on tourism. I personally know at least 20-30 millenials here who are making over \$200k working remotely, all arrived with Covid and stayed, This is true on the east end and everywhere else in county (mesas).</p>
<p>Audit all deed restriction and affordable housing in entire county.</p>
<p>Be able to improve other infrastructure.</p>
<p>Be honest about how much telluride has changed and that weve been duscivered</p>
<p>Best place to live if you can afford it.</p>
<p>Billionaire class should not be the priority!</p>
<p>Build anywhere that there are people saying "not in my backyard" such as deep creek mesa</p>
<p>Businesses have a very difficult time operating with two large off season periods . We need a year round economy and housing for hourly employees or we will always have constant turnover of restaurants and retail stores and service businesses</p>
<p>But we need people who notice details like transportation, and available 3 acres walking distance to town.</p>
<p>Cars are killing us. As are the second home owners.</p>
<p>collaborate more with towns.</p>
<p>Community is important. It feels like the immediate region is treated more like a commodity or resort than a town that people actually live in.</p>
<p>community needs help. we require professional planners for a long term vision. town council responsibility should be paid professionals with education specific to planning. county commissioners and town-county attorney should be audited.</p>
<p>community-building events to mix old timers with newcomers are extremely healthy.....like the long table dinner the library does.</p>
<p>Consider a tax on vacant properties or a tax on on homes larger than 3000 square feet</p>
<p>Consider expanding gondola service to Lawson Hill and the airport, as in original plan from the 1990s.</p>
<p>Consider limiting or taxing vrbo rentals</p>
<p>County zoning has allowed development to occur in a way over the past 30 years that has critically limited our choices today - this is a problem exacerbated by the limited land resources we have in the east end.</p>

Dense development is a good thing for this community. That includes on the Mesas, and outerlying regions in our communities.
Development or expansion of the Lawson Hill business center is interesting and could help local businesses. Building around the roundabout or the beautiful keystone gorge seems desperate, unplanned, and will have huge impact on traffic, the Lawson Hill community, the environment and wildlife corridors.
Development whether for affordable housing or free market needs to be measured, sustainable and appropriately located. Introducing large developments of hundreds of people outside of existing hubs will have a huge impact on our quality of life in SMC from traffic to recreation crowding, to school crowding etc... We are simply a small community and should stay that way. We simply do not have the resources or room to support that much larger of a community than currently exists. Don't let the pandemic dynamics that are changing (visits are trending down) back to a more normalized level as reasons for rash decisions. As leaders of our community please do so with the utmost respect for the community including having open transparent processes while considering those who have been in this community for decades. We all struggled to make it work in Telluride but we managed. The next generation will as well.
Disappointed in the 'East' separation of San Miguel county. Would love a mindset of one county strong as we all live and work together
Do not put employee housing on Deep Creek Mesa.
Do not develop Diamond Ridge-what a terrible idea that was
Dogs
don't continue to develop anything without a plan
Don't let the Deep Creek NIMBYs hijack this planning effort, please.
Dont try to force 8 cans into a 6 pack. Widen the net of affordable housing opportunities well beyond the existing sites. Well placed affordable housing with easy access to free transportation offers much greater bang for the buck than trying to cram more affordable housing projects into the already high density areas in the core of Telluride.
Dont worry about cultural inclusion and things that the county has no business weighing in on.
Down Valley and Placerville are highly dense communities without a sewer system and I worry that we will eventually pollute our water sources, unless a sewer system is installed. I know of many neighbors who need to replace their septic systems and simply can't afford it. We recently had to replace our leech field and it was an absolute nightmare to achieve. From lack of room to replace it, being too near wells. to finding anyone who could work on it in a timely manner, to exorbitant costs.
either only HOV vehiles during 7:30-8:30 -encourage school bus taking by giving credits or something etc etc
Everyone cannot live here, sorry.
Expansion of our medical center to secure convenient physical and mental health for our community is important to me as is a ocus on a diverse and inclusive community.
Fire the county administrator and the commissioners
FOCUS ON AFFORDABLE HOUSING DEVELOPMENT OPPORTUNITIES!
Focus on gondola transition and keeping cars off roads. Plan affordable housing where it can be linked with public transportation. Finalize water treatment plant with town, MV and County. Finalize Lawson Med Center with housing, professional workspace and local hotel.
Get rid of ray trippers in the summer
Get SMART on track. County hired a head hunting firm to find the SMART director, he then sent money for a consulting company to tell him what to do. It was reported in the paper that the director was most proud of getting the buses painted his first year. Crazy! SMART then bought the gymnastic building which s a horrible spot. Until SMART does anything useful they don't need a office.
Give some relief on local rent
Gondola to Lawson

Good Luck, make the right choices to keep the Telluride area one of the most beautiful places on earth. We all understand the need for housing and services, but please try to keep it in the existing towns.
Government needs not try to control everything. Needs to trust public/private innovation
Has anyone ever read the Lorax???? Please stop developing in our wild, open free spaces. Leave the land alone.
Have been searching for long term housing for 15 months since taking a professional health care job in Telluride, and its been pretty disappointing and extremely frustrating. Basically turning me off from wanting to stay in Telluride long term. Best of luck.
Have monthly regional planning community meetings
Horse back riding on the Valley Floor
Housing priority to workers in essential services, library,, museum and locally owned businesses.
How about a community center - recreation facility.
How about smart development of the portion of the valley floor (Conoco) that would solve many challenges of SMC. Have the courage to make difficult decisions to make SMC a better place to live and work. Develop the Pearl Property!
How the real estate and STR industries actively contribute to keeping this space unaffordable to live in
I am against the Diamond Ridge development as it is planned now. I support STRs being available again for home owners.
I am apposed to sprawl and housing should stay within town because if it is affordable housing many of the occupants might not be able to afford a car and therefore they are best off in town where they can be reliable employees and just walk to work.
I am concerned about the traffic, water, sewer impacts @ Diamond Ridge, along with the impact to wildlife. As mentioned previously, what about a small pod development tucked into the Valley floor?
I am not anti-development, but I do think we need to limit growth. We live in a fragile high-alpine environment that has a small town at its epicenter. That town has a finite amount of area that can be built on, and there is only one road in and out of it. Developing the surrounding mesas and other valleys is highly impactful to the natural ecosystem and our water supply, so...how many people can we "sustainably" have live in the east end. We need to answer that question before we continue developing and/or trying to entice more tourists to come here.
I am ready to join in the discussion Too much sneaky being done behind our backs
I am still a part of SMC; I live in Rico now because I can't afford it. So don't discount my answers please!
I am totally against the development of Diamond Ridge. I am totally in favor of massive building of affordable housing, and I think the Pearl Property should be considered in addition to the properties already owned and available to be built upon asap.
I am very concerned about the increase in crime.
I appreciate the effort of County staff and elected officials, but we need to take a different approach to how decisions are made - otherwise we will continue to spin our wheels for the next 30 years.
I appreciate the time and effort by the planning commission to update the Telluride Region Master Plan. However, this survey seems to be very leading to just one of our needs, affordable housing. While I agree it is a need, it shouldnt be the catalyst of all decision making in the region. I also believe obtaining un-bias data of existing conditions would create a better process. That data should include a complete housing inventory of built and vacant, open market and deed restricted properties, land areas subject to Incorporated Town restrictions, PUDs and other private agreements such as the Valley Floor Conservation Easement, water and other utility and natural resources and a region wide traffic study of existing conditions. This will help us truly understand the carrying capacity of the Region, and from there we can actually start planning for the future. Thank You and I hope you slow down to do it right.
I appreciate this survey and I hope it brings some beneficial ideas to your committee!
I beg of you to work together and consider long term planning that reflects the new fact that we are now a regional resort and economy.

I don't have a problem. It feels good, you know
I don't want development in aldasoro area
I drive in from Lawson, because I need to have a car to show our properties that are listed outside of town, and I am unable to get to them via public transportation. They are located in Mountain Village (would need to take Dial A Ride, but I am not a Mountain Village resident), Aldasoro, Elk Meadows and Ski Ranches. I would prefer public transportation if it were more readily available.
I feel like the Diamond Ridge development is a sneaky, rushed project to profit a few, cause huge traffic in Aldasoro and the roundabout, cause an expensive environmental nightmare of new roads,sewage, electricity, gas, and internet and destroy some of the most beautiful population density-protected spaces in San Miguel County. It is rape for profit under the guise of affordable housing. Its as ugly a project as if it were designed as a Trump hotel development on protected and open space land. Shameful.
I feel sorry for those people living on Deep CK Mesa, what a debacle.
I felt the survey presumed the participants to be in favor of adopting a socialist position.
I find it hard to comment when this county doesn't even mention Last Dollar Development. Genesis Properties was the only reason I chose to open this survey as highway access will be nearly impossible, dangerous and congested. 50 yrs in Telluride leaves me with a bad taste. The arrogance and lack of foresight of this town has put us exactly where we are today. Congratulations.
I have major concerns to the validity of this survey. It reflects strongly the interests of elected officials that have been seen to have conflicts of interest. The fundamental expectations of a neutral survey were completely missed. The questions were doible-barrelled. The length of the quiz would illicit survey fatigue. The order of the answers (and the quantity of options) will create a skew im the data. Options at the top of the list (alphabetically listed) will het more responses. "Affordable housing" by nature of being at the top of the list will be more often chosen than options at the end of the list "preservation of open space". Additionally the options were unsupported by evidence. If you ask someone why they are late to work and the survey options are "couldnt find my space suit, my toaster ran out of gas, and i took a boat the wrong direction". You arw going to get responses that wont reflect reality. However, if the options are back by data you would see options like "my alarm didnt go off, my car didnt start". This survey gave answers that were leading and biased by the politicians that made the survey.
I hope it gets better and better
I hope more affordable housing can be added
I live in Ouray County
I lived in the Telluride area for 30 years. The horrid growth, poor government and shameful desecration of a charming Victorian town into disgusting tourist trap, led me to leave a little more than a year ago. I moved to a ranching community one county away, ironically to a community of people who did the same as I.
I rarely wear underwear, but when I do it is usually something made of mesh.
I realize the immediacy of the need for more affordable housing. However, we shouldn't let the mad rush to get some built affect the quality of said finished result, or the neighboring areas. If we loose our historic landmark status, that would be a sad day
I support the Diamond Ridge development,
I think mixed use neighborhoods with commercial and residential opportunities is a missing element in our planning
I think that before we look at building more housing developments, it would be good to 1) consider what will happen with the economy in the next few years and 2) consider working with what we have. Trying to suddenly build housing that adds several hundred units to areas where the infrastructure is already taxed may not be the right answer. At some point, we must recognize the limitations of our location and environment. Some places like the town of Telluride may have to accept that we can only have so many restaurants, so many hotels and so many parking spaces. It is no different than when a building or restaurant reaches capacity.
I think that this town is wonderful. Its been a part of my life for over 30 years. Ive raised my family here. I would just appreciate that any decisions be made with the knowledge that a community lives here. Growth for the sake of

growth is not needed. Many things are working fine as is. Just more housing please(which I think we are doing great with) , and a good Indian restaurant. Cheers.
I urge/beg that we do not destroy our surrounding areas, it is a disgrace!
I wish we would not develop our open spaces.
I would only support very limited development of employee housing on Deep Creek Mesa near the airport. Perhaps some townhomes or multiplexes to the north of the runway.
I'd like to point out the very concerning experience I've had as someone hoping to continue living here and raise a family after 7 years of contributing to the community and with a husband who grew up here. A lot of the conversations center around development and tourism etc. But I believe our teachers and medical staff, the true basis of our community and the foundation for the our health (and tourists' health) are being overlooked. There is a MAJOR crisis going on in our schools and medical center. We are not valuing or supporting our teachers or health care professionals and we are losing them and therefore our quality of life. Please consider what IMMEDIATE steps you can take to support finding and maintaining places to live for our teachers and healthcare professionals and paying them what they are worth.
If possible, consider some long-term locals who have been forced out of Telluride, to be in the affordable housing pool.
If the kids at the preschool didnt have anywhere to go the parents would not be able to go to work. Teachers need to be prioritized in this town.
If you are going to create affordable housing, it should be outside of town with access to public transportation. It should not be owned by the city. When I resided in Steamboat Spring, CO, they had employee housing that was outside of town, but on a bus route. It was not a great location, but It was affordable and that trumped any inconveniences.
Incentivize density we do not need urban sprawl in our area.
Increase poverty alleviation policies
Increase taxes on real estate to support of community
Increased bus service to Lawson would reduce vehicles coming to town.
Is everyone asleep behind the wheel ? In area that outlawed plastic straws we are thinking about bringing water uphill, while the areas by Town of Telluride all have infrastructure. Why try to create water and sewer supply nearby the man who sold his land to county, and now waits to get that water and sewer on tap for our taxpayer money? I suspect that our well meaning public servants are not even aware of that.
It is going to take a series of creative steps to get to a point where we are actively problem solving - but it needs to come from a collective effort, not a ram-rod approach that spawns division, anger, disappointment and disdain.
It seems like the Town Council of Telluride wants to listen to their own agenda or their crowd, instead of listening to everyone. We are a community, please listen to all sides.
It's just a matter of time before a smart generation of Telluride regional residents will demand use of a portion of the Valley Floor for public uses, especially for housing and parking. Same goes for widening the Spur.
Keep the community awesome, exclusive and open to working class.
Lawson Hill development should focus on low density permanent stand alone housing for families (not apartments). This is most appropriate for the sustainability of our neighborhood.
Let's make a neighborhood happen up at Diamond Ridge! That would be SOOO amazing!
Local businesses, governmental agencies, and non-profits are doing all they can to ensure the Telluride region remains one of the best places in the world to raise a family, live, work, and play. Unfortunately, the current mountain operator needs to drastically improve its services - both on mountain and off - and become truly committed to being a member of the Telluride region. This includes meaningful investment in housing, transportation, parking, and other services it utilizes to ultimately benefit its bottom line. Although no master plan can force the mountain operator to act, it is clear TSG needs to improve in every aspect of its operation. If it does not, it will take the community down with it.
Long term planning can have a dramatic benefit. I'd like to see the San Miguel County Planning department aggressively create a master plan that addresses affordable housing, traffic, regional transportation, trails/bike

paths, and all things related to infrastructure. It seems like the san miguel county planning department spends its time reacting to development proposals rather than actively planning for the future. I'd like to see more planning and smart design. If the planning department needs more resources, they should get it! Approving more and more growth without a smart long term infrasture and design plan is not good planning
Look at the help wanted ads in the Daily Planet, 10 columns top to bottom, why are we promoting more Hotels business?
Make development pay for increased housing & services
Make obtaining and building affordable for working class families
Make those 'Financially Accountable' that have created this need for major employee housing. We the 'tax payers' shouldn't need to cover the oversight of 'businesses' that didn't build in a plan for employee needs prior to implementing their business.
MORE HOUSING FOR YOUNG FAMILIES
More people = more problems
More services for Senior Citizens and more discounts for the elderly in our community.
Move forward with Diamond Ridge
Multifamily housing uses 70% less water per unit than single family, substantially less energy, is cheaper to provide utilities to, reduces sprawl into natural areas and the dangerous WUI, supports a stronger tax base to pay for other services, and brings down the cost of housing. Density makes all of the other problems easier to solve.
Need for recreational facilities (rec center, fields, courts, etc) outside of town of telluride
Need to focus on affordable housing as first priority.
Need to look at local growth. Focusing on younger work force. There are lots of older people who got into town when housing was affordable, not most are holding on to it, dont blame them. But all other housing is not a rental to a tourist. 20-30 year olds have not opportunity to stay in the community. We badly need a younger wave of people on the east end to keep driving the growth and diversity of the area. There is a reason Telluride built a reputation, the young guns. Those people are missing from the community now!
New everything
New Gondola
New Med Center
New poverty alleviation policies will be added
New Sewer plant
no
NO
NO EMPLOYEE HOUSING DEVELOPMENT ON DEEP CREEK MESA
No more hotels motels, hotbeds, etc at Society Turn. There is already congestion at this intersection. The Med center and associated professional offices is ok The other land in the developers proposal should be restricted to creation of affordable deed restricted housing, which was the original intent of the creation of Lawson Hill and
No, I hope this investigation can help you.
No, increase affordable housing and housing security is imperative to the preservation of the community that we love.
No, it's all good, you know
none
Not at present.
Our county should see how we can utilize remote workforces to make selling telluride something that can happen outside of our zip code. Leave affordable housing for jobs that must happen in our county. CoVid remote workforce can be to our advantage for certain industries

Our region should focus on private and public partnerships, or better dressing or house in challenges, and go away from adding more regulations to the region. We should not be adding density places that dont make sense, or natural resources. Here are two important.
Overriding concern is stewardship of public lands and access to them by those who can't afford lodging / housing in the immediate area. There ought to be the greatest effort to allow for the broadest possible access to the greatest number of people the area can sustain without undue harm in the long run.
Parks & Rec needs to focus more on our youth than adults and festivals
Please dont drag the west end into trying to fix east end problems.
Please encourage the County to learn from their mistake on Diamond Ridge and thank you for involving the public in this important process.
please enforce TMV PUD development restrictions on visible development on ridge lines! Buildings were NOT to be visible on the ridgeline when driving into Telluride on the spur, as I understood it...including also Allred's Restaurant which shines like a spotlight when the sun hits the expansive glass. Enforce all regs, or don't put them into agreements.
Please find a way to create housing for workers
Please focus on building and creating homes for year-round residents. Our second home/trophy home/occasional home market does not need any more attention or building. I am amazed at the size and number of second homes. Please focus on building homes for year-round people.
Please keep San Miguel County Affordable for Seniors.
Please never pull a stunt like Diamond Ridge again. Please provide whatever it takes to get a proper, full-service hospital in Telluride
Please note that "agriculture" requires a lot of space for a single use, and I don't see much room for that in the East End. Norwood etc absolutely though.
Please preserve the agricultural and single family home lifestyle of Deep Creek Mesa. We do not want forced public housing ruining this area. We will fight any San Miguel County and Town of Telluride initiatives that endanger our present lifestyle. There is no cost effective way to bring the amount of water needed to this area anyway to support a denser population.
Please prioritize building more affordable housing. We need new neighborhoods like Lawson Hill. We need to develop more small satellite communities with public transit into town. Build the Ridge Project!
Please protect existing natural spaces and scale development to be subordinate to existing structures.
Please protect the spur from overuse. That will kill the liveability of Telluride. Also, the Town of Telluride needs a wildfire evacuation plan. Consider creating a second exit from Town that would serve only as an emergency route for evacuation (south side of Valley Floor). Telluride also needs a public recreation center for all ages, including a weight gym.
Please put in a traffic light and an HOV lane on the valley foor. The traffic has gotten out of control.
Please work with landowners on a vision. Dont assume everyone wants to be part of East side!
Preferential treatment of some projects for local residents
Preserve, preserve, preserve! There are not many places like Telluride on this planet, and I worry that we are already in the process of destroying what makes this region so special. As well intentioned as I take this survey to be, I worry, too, that its structured in a way that seems clearly tilted toward continued growth rather than preservation. There's that old adage that, when planning for the future we should think of the seventh generation. My grandkids are the seventh generation of my family to claim this magical place as their heritage. While they will never know the Telluride I knew as a kid, we haven't quite destroyed the place yet. We can preserve this landscape for generations to come--but ONLY if we choose to make our footprint on it as tiny as possible. This survey doesn't seem to fully acknowledge that as a real option.

Preserving our regions natural beauty is paramount. Less development of mega mansions should be encouraged and housing the workforce should be a priority. Allowing property owners who have enough land to construct an accessory dwelling in already existing neighborhoods (like down valley should be encouraged to do so.
Pretty much no
Previously lived in San Miguel for 20 years
Protect our open space and wildlife and our amazing natural setting. This canyon can only support so many people. Growth happens naturally and should be slow. Zone for building where we already have density. Leave Diamond Ridge alone. Subsidize individuals in need on a one-time basis. Leave business and development and arts and education up to the highly creative, hardworking individuals and businesses who live in this county. We don't need help from the county, we are self sufficient and intelligent. Maintain the roads and do the basic work of government. Quit expanding county meddling into our daily lives, we are not invalids. We do not need handouts in general. Help those truly in need directly and leave it at that.
Provide more welfare policies for local residents
Reallocate some of Open Space funding to support affordable housing in Telluride region .
reduce or eliminate keeping and snowmobiling. the environment needs a break
Remember 2nd homeowners should be included in discussions. They may not live here full time but they are major taxpayers.
Rent increase or decrease
Rent relief or temporary housing provision for residents' housing problems
restructure priorities to maintain the current quality of life - the region is struggling because we prioritize hotbeds and tourists over the workforce that is here. Our tourists will spend more here if we have a community that can handle their numbers
Saying that would have to be renegotiated does not stand - we are not paying almost \$ 100,000 per commissioner to sit in meetings. We need them to think, and negotiate that land to build on NOW.
share information to the public and consider their opinion/consideration before making monumental decisions.
Slow growth
Smart development needs to be paramount. Density should be placed with density and with easy access to infrastructure and with impacts to traffic, etc considered. I am fully opposed to the proposed Aldasaro affordable housing project. WRONG LOCATION.
smart growth - balance needs of fair housing and work force while not penalizing folks who love the region and would like to build their family home here.
So do all individuals that thought up the unsustainable idea of building a subdivision larger than town of Telluride, 6 miles out of town, and try to bus those people to Telluride, while we have 3 nice flat buildable acres directly walking distance to town.
So many houses are EMPTY except for a couple- few weeks a year!!!! Ok for Mt village I guess but so morally wrong everywhere
Solve the traffic problem taking a half an hour to 45 minutes to get into town from last dollar is unacceptable why did you not include last dollar subdivision in your other listings are you trying to isolate us and not want to hear from us I don't get it I think your survey is already biased
Stick to roads, housing, taxes, and tourism as your spectrum of control.
Stop promoting tourism we have enough of that and it isn't going to fade.
Stop spending money on projects like the Diamond Ridge and giving money to environmental law suits that have nothing to do with the people that live here.
Stop the gentrification in any way possible
Stop using tax payers money to develop crazy affordable housing ideas

Stop using the west end to try to fix the problems of the east end! We don't want it!
Stop wasting our tax money on the Diamond Ridge boondoggle. Re-direct that money to building out the 1,000 units of available affordable housing that exists within the Town of Telluride's jurisdiction. Or, develop the South side of the valley floor with earth-shelter housing (Hobbit Holes!). There's more than enough room for the number of units really needed for workforce housing in Telluride. There's utilities and an easy bike path into town so no increase in cars in town. Earth-sheltering will look appealing from the spur, and limiting development to just the South edge will not impact the valley elk herd, XC ski paths, or the creek in the valley floor.
Survey contains obvious biases and structure seemed to be leading to a desired end result, not to mention a seriously flawed process to gather survey participants. To achieve any kind of data set that would be meaningful, the utilized TDP ads, select e-mails and web notices should only be the supplements to comprehensive mailings to ALL voters, taxpayers, property owners, etc. No control on how many times survey can be taken is insane.
Survey is bias, poorly structured and leading. The survey is also procedurally flawed and seemingly geared to a desired end result - facilitating affordable housing desired by County, and therefore, specifically Diamond Ridge.
Survey is flawed
Survey is leading and biased. The structure is poor and the procedure is flawed and geared towards a desired end result. Facilitating affordable housing anywhere desired by the county and therefore specifically Diamond Ridge.
survey is leading biased, structured poorly, procedurally flawed and seemingly geared to a desired end result- facilitating affordable housing anywhere desired by county, and therefore, specifically Diamond Ridge.
Tax incentives to encourage composting. People who compost receive a tax reduction, or people who dont compost receive a higher tax.
Tax large scale second homes more, not families trying to invest in a small full time house
Taxing 1800-2400 sf homes for others to have affordable housing is ridiculous
Teaching/modeling to our kids that we are in this life together and not be mean and discount one another.
Telluride community is suffering at the expense of tourist oriented pursuits. There is hardly a single business that is fully staffed and prospering, all workers are burnt out and underpaid
Telluride if it keeps going on the path its on it will be Aspen, Jackson Hole etc. Only 2 classes of people the uber wealthy and the people that serve them. No middle class whatsoever ever. There are few real people in Telluride nowadays . Realtors looking for the next deal, tourists , wealthy part time residents and the people that work 2 jobs to cater to them.
Telluride is a very special place with the historic buildings in the town and the natural environment and wildlife. Any development needs to be thoughtful in order to preserve those qualities. We all know that the real estate prices in the area are exorbitant! It is a fact that not everyone can afford to live in Telluride or even San Miguel County. If you look at the traffic coming from Montrose daily you can see that much of our labor force is living there. If we provide low cost/ affordable housing it will encourage growth. There will never be enough affordable housing. Any density should be in close proximity to water, sewer, phone, cable public transportation, etc. Adding high density to areas like Diamond Ridge will be very expensive for taxpayers because the infrastructure doesn't exist.
Telluride needs the new medical facility. Their current lease expires within the next ten years and there is no plan B. The clinic could potentially cease to exist within in the community, if the new facility or land conveyance does not happen. Affordable housing is also a must. As mentioned I currently commute from Montrose to serve the telluride community at the med center.
Thank you
Thank you for all your doing with this survey and our community!!!
Thank you for doing this survey. Our most pressing issue is climate change and anything associated with mitigating this should be our highest priority.
Thank you for seeking our input!
Thank you for sending the survey

Thank you for survey and getting local input how to plan for Tellurides short & long term issues.
Thank you for taking the time to listen to voices!
Thank you for this huge and important effort of planning for our future!
Thank you for your hard work on the subject. I know its not easy and you will never make everyone happy! Thank you
Thank you so much for creating this survey! I love the East end of San Miguel county so much and I would love to live here for the rest of my life. Some days I dont know how Ill make it work to be able to stay, but I would feel so lucky to be able to work and live here till Im hopefully at least 70!
Thanks
Thanks for asking
Thanks for helping to make San Miguel county a great place to live, work and enjoy
Thanks for providing a space for community sharing. I have hope and faith in the future of Telluride being an inclusive, divers and accessible place for families to grow and people of all ages to thrive, live and be a part of a sustainable and loving community.
Thanks to all the efforts of the county staff and commissioners. SanMiguel County is an amazing place to call home, in no small part to your ongoing efforts.
The actions of current elected and staff county reps has been corrupt, disrespectful, aggressive, and reckless regarding their plans to create workforce housing in areas not zoned for high density.
The balancing act between protecting natural resources/the environment and maintaining a healthy and housed community is difficult, I know. But if housing opportunities for all income levels to live here are denied, or only available at great distances from the workplace, then we'll be just another bougie mountain enclave inhabited only by the uber-wealthy. I'm afraid we're already well on the way.
The County and Town jurisdictions need planners that are prepared to devote time and attention to addressing/mitigating and planning for ever increasing traffic impacts on the Community, instead of refusing to include consideration of such impacts on any development approvals or reviews and consistently foregoing/ignoring opportunities to seek contributions from growth to a looming crisis. The persistent approach by all three jurisdictions to "kick the can" on long-term traffic impacts to others, such as just SMART or CDOT, is a disgrace on the planning level.
The County should assure that necessary utilities are provided, healthcare, education and roads. Beyond that, development is best left to the private sector, in accordance with State and County regulations.
The Diamond point affordable housing proposal is a blackeye and people should get fired over it, WTH??
The diamond ridge plan scale was too large. It did not take into account housing for seasonal workers. The suggested density of humans impact on traffic was not addressed. The impact of that many more cars driving into town. Surely not everyone would take a bus. There must be accurate survey of what are the realistic needs of affordable housing look like. How many families, how many seasonal workers? Etc
The Diamond Ridge project is a bad idea all around and the town and county should extricate themselves from being involved with it.
The dog issue in the east end of the county needs to be revised. Two Rivers doesn't allow dogs, but the campground across the street-Mary E allows dogs. This is very unfair for the owners of Two Rivers, when you hear dogs barking and running free around the campground. There are not enough areas for dog owners to live in the east end of the county which is affordable. Locals should be allowed to own dogs in all deed restricted housing. It is truly unfair the only the rich can own dogs where they live. This rule is outdated and unfair to locals.
The first step is getting consensus on the need to implement changes to improve our workforce housing/infrastructure improvement options - without that fundamental baseline established by our community we will never be able to advance plans in a collaborative way.
The housing crisis appears to be by far the biggest issue facing this region. I know people who have had their housing disappear with little notice (ie underlying property was sold) and struggled to find somewhere to live. I know teaches who work multiple jobs to live in a tiny apartment, and others who commute from Norwood. The the community is not functioning correctly in this sense.

The housing need is immediate.. action is needed now
The notion that there is going to be a single action that will "solve" all our problems is over simplifying the problems we have. We also need to really think long term about what the implications of these decisions will be in the long run. We should not be hasty to simply be trading one problem for another (or for many more).
The plan needs to have a thorough, rigorous and tested economic analysis that indicates whether we will have a viable economy under all scenarios, and have the resources to invest in all of the cool things people say that they want in our County. No money, no mission.
The planning seems to be driven by investment interests (TSG, developers, big money to build second homes). I think that the commissioners are too swayed by these interests. We have already overgrown with little planning. Lots of bad decisions.
The problem is Too many people in E San Miguel Co.
There is a critical need for broadband internet service in the Placer Valley and Hastings Mesa regions.
there is current bus service to Lawson Hill which can be used for employee service to town The same is true for the Ilium Valley turnout on Hwy 145. This is a very dangerous turnout and will need major improvements and cost a lot to make it safe, so I would not approve any up-zonings for the Ilium Valley. There is already far too much new building going on at Two Rivers. The Ilium Valley is special and should retain its rural character.
There is nothing for the time being
There needs to be some action done about the local opposition to affordable housing projects. It's a vicious cycle when every local affordable housing project is shot down by people who bought their properties way back and want to preserve their generational wealth and have access to afford high legal fees to oppose housing projects.
There's nothing left
These questions seem slanted towards growth growth growth...
These surveys are only helpful if the leadership and staff actually remain open-minded and read and listen to the feedback. I am a born and raised Telluride gal but because of my profession as a realtor I immediately get negative comments and a lack of willingness to listen to my perspective. NO, I do not want more stuff to sell. I want a community, I want my friends to be here, and I want real families here that have real opportunities. Planning and sacrifices will have to happen. We can not accomodate everyone that wants to be here, that is a reality. We also can not have it all, all the open space, no change or developemnt and yet still housing. We need to be smart and have housing for the workforce we need but also the families needed for a real community. We need to use the resources we have wisely. We need to be very careful about our actions and seriously contimplate the unintended consequences of knee-jerk policies otherwise we will literally create what we are all trying to avoid. We all have very valid ideas, opinions and expertice. Rather than polarizing each other we need to collaborate.
This is a confusing survey.
This master plan should protect the areas zoned Forestry/Ag not expand development past town, MV, Ilium, Lawson. I am in the minority view, but I do not support the new medical center at Society Turn. It is not essential, the cost likely will be astronomical, and I am very concerned about all the development proposed in addition to the med center on that parcel. The roundabout and highway spur cannot handle this influx of residents and traffic. I do not want Telluride to change with traffic lights and/or a four-lane road to town.

Q8) What types of land uses would you like to see in Eastern San Miguel County, and where?																														
Residential Uses																														
#	Field	Telluride Area, Includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Idarado Subdivision	Mountain Village	Lawson Hill	Ilum Valley, Includes Ames and Lake Fork Junction areas	Aldasoro Ranch/Deep Creek Mesa	Two Rivers, Includes the Vance Creek commercial area and Ilum business area	Ski Ranches/Turkey Creek Mesa, Includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	Ophir	San Bernardo/Trout Lake/Hidden Lakes	Norwood/Wrights Mesa	The Mesas Includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	Down Valley, Includes Placerville, Old Placerville, Juniper Village, Fall Creek and Sawpit	Elsewhere in San Miguel County	I do not have a permanent residence in San Miguel County															
4	Two Rivers (includes the Vance Creek commercial area and Ilum business area)	11%	14%	9%	38%	11%	36%	13%	13%	12%	49%	14%	15%	12%	18%	10%	20%	7%	5%	13%	20%	12%	12%	12%	36%	12%	7%	10%	16%	
9	Telluride Area, Includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Idarado Subdivision	17%	21%	15%	62%	13%	45%	20%	21%	16%	62%	13%	14%	12%	18%	15%	28%	19%	13%	15%	23%	16%	16%	13%	38%	11%	6%	18%	30%	
8	Ski Ranches/Turkey Creek Mesa (includes Raspberry Patch, West Meadows, and Elk Run Subdivisions)	10%	13%	8%	35%	10%	33%	9%	6%	10%	40%	10%	11%	12%	18%	12%	23%	9%	6%	10%	16%	12%	12%	12%	36%	11%	6%	10%	17%	
7	San Bernardo/Trout Lake/Hidden Lakes	7%	9%	7%	28%	7%	25%	3%	3%	7%	28%	5%	5%	5%	8%	8%	15%	7%	5%	9%	14%	7%	7%	8%	25%	5%	3%	4%	7%	
6	Ophir	8%	11%	8%	32%	7%	24%	5%	5%	8%	30%	6%	6%	7%	11%	7%	14%	6%	4%	8%	12%	7%	7%	9%	26%	7%	4%	6%	10%	
5	Mountain Village	13%	17%	15%	63%	13%	45%	9%	9%	5%	5%	12%	13%	14%	22%	12%	24%	17%	12%	12%	19%	12%	12%	13%	39%	14%	8%	16%	27%	
3	Lawson Hill	12%	15%	14%	56%	15%	51%	13%	13%	14%	54%	15%	16%	10%	16%	11%	22%	16%	11%	16%	25%	12%	12%	13%	39%	16%	9%	12%	20%	
2	Ilum Valley (includes Ames and Lake Fork Junction areas)	12%	16%	12%	51%	12%	42%	16%	16%	13%	52%	14%	15%	16%	24%	13%	25%	10%	7%	10%	15%	15%	15%	12%	35%	16%	9%	12%	20%	
1	Aldasoro Ranch/Deep Creek Mesa	10%	14%	12%	48%	11%	38%	17%	17%	8%	32%	11%	12%	12%	19%	11%	22%	10%	7%	8%	13%	8%	8%	10%	29%	9%	5%	12%	20%	
		1349	413	339	103	400	107	154	193	70	157	101	303	57	167															
Showing rows 1 - 10 of 10																														
Q8) What types of land uses would you like to see in Eastern San Miguel County, and where?																														
Housing/Lodging Uses																														
#	Field	Telluride Area, Includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Idarado Subdivision	Mountain Village	Lawson Hill	Ilum Valley, Includes Ames and Lake Fork Junction areas	Aldasoro Ranch/Deep Creek Mesa	Two Rivers, Includes the Vance Creek commercial area and Ilum business area	Ski Ranches/Turkey Creek Mesa, Includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	Ophir	San Bernardo/Trout Lake/Hidden Lakes	Norwood/Wrights Mesa	The Mesas Includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	Down Valley, Includes Placerville, Old Placerville, Juniper Village, Fall Creek and Sawpit	Elsewhere in San Miguel County	I do not have a permanent residence in San Miguel County															
4	Two Rivers (includes the Vance Creek commercial area and Ilum business area)	7%	30%	6%	9%	3%	3%	8%	3%	7%	11%	15%	6%	8%	4%	5%	4%	9%	2%	11%	6%	3%	1%	5%	4%	5%	1%	0%	0%	
9	Telluride Area, Includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Idarado Subdivision	27%	117%	26%	40%	24%	22%	18%	7%	26%	40%	18%	7%	25%	13%	29%	23%	18%	4%	25%	14%	28%	11%	30%	22%	18%	4%	38%	21%	
8	Ski Ranches/Turkey Creek Mesa (includes Raspberry Patch, West Meadows, and Elk Run Subdivisions)	2%	10%	8%	12%	2%	2%	15%	6%	7%	11%	3%	1%	4%	2%	6%	5%	14%	3%	5%	3%	10%	4%	5%	4%	14%	3%	5%	3%	
7	San Bernardo/Trout Lake/Hidden Lakes	1%	5%	4%	6%	3%	3%	3%	1%	3%	5%	5%	2%	0%	0%	3%	2%	0%	0%	4%	2%	3%	1%	3%	2%	0%	0%	2%	1%	
6	Ophir	2%	7%	7%	10%	1%	1%	5%	2%	2%	3%	8%	3%	2%	1%	1%	1%	0%	0%	5%	3%	3%	1%	1%	1%	18%	4%	4%	2%	
5	Mountain Village	38%	164%	23%	35%	38%	34%	23%	9%	30%	46%	25%	10%	34%	18%	29%	23%	32%	7%	25%	14%	30%	12%	38%	28%	14%	3%	43%	24%	
3	Lawson Hill	11%	46%	11%	16%	9%	8%	5%	2%	11%	17%	13%	5%	15%	8%	8%	6%	14%	3%	20%	11%	10%	4%	7%	5%	9%	2%	5%	3%	
2	Ilum Valley (includes Ames and Lake Fork Junction areas)	5%	23%	10%	15%	11%	10%	13%	5%	7%	11%	5%	2%	8%	4%	8%	6%	5%	1%	2%	1%	10%	4%	8%	6%	14%	3%	2%	1%	
1	Aldasoro Ranch/Deep Creek Mesa	6%	25%	5%	8%	8%	7%	13%	5%	5%	8%	10%	4%	6%	3%	11%	9%	9%	2%	2%	1%	5%	2%	3%	2%	9%	2%	2%	1%	
		427	151	90	40	152	40	53	79	22	55	40	74	22	56															
Showing rows 1 - 10 of 10																														
Q8) What types of land uses would you like to see in Eastern San Miguel County, and where?																														
Essential Services such as grocery stores, medical services, etc.																														
#	Field	Telluride Area, Includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Idarado Subdivision	Mountain Village	Lawson Hill	Ilum Valley, Includes Ames and Lake Fork Junction areas	Aldasoro Ranch/Deep Creek Mesa	Two Rivers, Includes the Vance Creek commercial area and Ilum business area	Ski Ranches/Turkey Creek Mesa, Includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	Ophir	San Bernardo/Trout Lake/Hidden Lakes	Norwood/Wrights Mesa	The Mesas Includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	Down Valley, Includes Placerville, Old Placerville, Juniper Village, Fall Creek and Sawpit	Elsewhere in San Miguel County	I do not have a permanent residence in San Miguel County															
4	Two Rivers (includes the Vance Creek commercial area and Ilum business area)	8%	53%	10%	21%	10%	16%	11%	5%	8%	15%	18%	9%	11%	7%	8%	8%	11%	4%	15%	11%	16%	10%	8%	8%	17%	4%	4%	3%	
9	Telluride Area, Includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Idarado Subdivision	26%	170%	23%	47%	20%	32%	13%	6%	26%	51%	13%	7%	26%	17%	25%	26%	19%	7%	24%	17%	18%	11%	27%	28%	13%	3%	35%	28%	
8	Ski Ranches/Turkey Creek Mesa (includes Raspberry Patch, West Meadows, and Elk Run Subdivisions)	3%	19%	4%	9%	4%	6%	4%	2%	3%	6%	7%	4%	3%	2%	2%	2%	6%	2%	6%	4%	5%	3%	4%	4%	9%	2%	2%	2%	
7	San Bernardo/Trout Lake/Hidden Lakes	2%	10%	2%	5%	4%	7%	2%	1%	1%	2%	4%	2%	0%	0%	4%	4%	0%	0%	4%	3%	3%	2%	0%	0%	0%	0%	0%	0%	
6	Ophir	4%	28%	5%	10%	4%	6%	4%	2%	4%	7%	5%	3%	3%	2%	3%	3%	0%	0%	4%	3%	5%	3%	2%	2%	4%	1%	7%	6%	
5	Mountain Village	24%	155%	26%	53%	20%	32%	20%	9%	22%	44%	20%	11%	25%	16%	25%	26%	22%	8%	21%	15%	16%	10%	28%	29%	9%	2%	25%	20%	
3	Lawson Hill	21%	133%	18%	37%	24%	38%	24%	11%	24%	47%	20%	11%	22%	14%	22%	23%	22%	8%	18%	13%	18%	11%	20%	21%	17%	4%	21%	17%	
2	Ilum Valley (includes Ames and Lake Fork Junction areas)	8%	54%	8%	16%	6%	9%	9%	4%	9%	18%	7%	4%	8%	4%	7%	7%	0%	2%	4%	3%	10%	6%	9%	9%	22%	5%	5%	4%	
1	Aldasoro Ranch/Deep Creek Mesa	4%	26%	4%	9%	7%	11%	11%	5%	5%	10%	9%	5%	5%	3%	5%	5%	14%	5%	3%	2%	10%	6%	3%	3%	9%	2%	1%	1%	
		648	207	157	45	200	56	65	104	36	71	62	104	23	81															
Showing rows 1 - 10 of 10																														
Q8) What types of land uses would you like to see in Eastern San Miguel County, and where?																														
Retail and Restaurant Uses																														
#	Field	Telluride Area, Includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Idarado Subdivision	Mountain Village	Lawson Hill	Ilum Valley, Includes Ames and Lake Fork Junction areas	Aldasoro Ranch/Deep Creek Mesa	Two Rivers, Includes the Vance Creek commercial area and Ilum business area	Ski Ranches/Turkey Creek Mesa, Includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	Ophir	San Bernardo/Trout Lake/Hidden Lakes	Norwood/Wrights Mesa	The Mesas Includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	Down Valley, Includes Placerville, Old Placerville, Juniper Village, Fall Creek and Sawpit	Elsewhere in San Miguel County	I do not have a permanent residence in San Miguel County															
4	Two Rivers (includes the Vance Creek commercial area and Ilum business area)	7%	43%	10%	21%	9%	13%	13%	6%	7%	13%	9%	4%	14%	8%	5%	5%	8%	3%	10%	8%	10%	5%	11%	12%	12%	3%	2%	1%	
9	Telluride Area, Includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Idarado Subdivision	29%	172%	23%	48%	24%	33%	10%	5%	25%	49%	16%	7%	24%	14%	25%	23%	22%	8%	22%	17%	24%	12%	26%	28%	19%	5%	42%	27%	
8	Ski Ranches/Turkey Creek Mesa (includes Raspberry Patch, West Meadows, and Elk Run Subdivisions)	3%	17%	5%	11%	3%	4%	15%	7%	3%	6%	5%	2%	2%	2%	2%	2%	14%	5%	5%	4%	6%	3%	3%	3%	8%	2%	0%	0%	
7	San Bernardo/Trout Lake/Hidden Lakes	1%	8%	4%	8%	1%	2%	0%	0%	2%	3%	2%	1%	0%	0%	4%	4%	0%	0%	4%	3%	0%	0%	0%	0%	0%	0%	0%	0%	
6	Ophir	3%	20%	4%	8%	3%	4%	10%	5%	5%	10%	2%	1%	0%	0%	3%	3%	6%	2%	5%	4%	2%	1%	5%	5%	4%	1%	5%	3%	
5	Mountain Village	27%	159%	23%	47%	25%	35%	13%	6%	25%	49%	19%	8%	27%	16%	25%	23%	19%	7%	23%	18%	20%	10%	28%	30%	15%	4%	38%	25%	
3	Lawson Hill	20%	117%	17%	34%	25%	34%	17%	8%	18%	35%	19%	8%	17%	10%	22%	20%	17%	6%	23%	18%	23%	11%	20%	22%	15%	4%	9%	6%	
2	Ilum Valley (includes Ames and Lake Fork Junction areas)	6%	37%	6%	16%	6%	8%	10%	5%	9%	18%	19%	8%	10%	6%	7%	6%	8%	3%	4%	3%	10%	5%	5%	5%	12%	3%	2%	1%	
1	Aldasoro Ranch/Deep Creek Mesa	3%	18%	6%	12%	4%	5%	13%	6%	6%	12%	9%	4%	3%	2%	5%	5%	6%	2%	4%	3%	8%	4%	2%	2%	15%	4%	2%	1%	
		591	205	138	48	195	43	59	91	36	78	51	108	26	65															
Showing rows 1 - 10 of 10																														
Q8) What types of land uses would you like to see in Eastern San Miguel County, and where?																														
Agricultural Uses																														
#	Field	Telluride Area, Includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Idarado Subdivision	Mountain Village	Lawson Hill	Ilum Valley, Includes Ames and Lake Fork Junction areas	Aldasoro Ranch/Deep Creek Mesa	Two Rivers, Includes the Vance Creek commercial area and Ilum business area	Ski Ranches/Turkey Creek Mesa, Includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	Ophir	San Bernardo/Trout Lake/Hidden Lakes	Norwood/Wrights Mesa	The Mesas Includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	Down Valley, Includes Placerville, Old Placerville, Juniper Village, Fall Creek and Sawpit	Elsewhere in San Miguel County	I do not have a permanent residence in San Miguel County															
4	Two Rivers (includes the Vance Creek commercial area and Ilum business area)	9%	43%	11%	19%	14%	14%	20%	9%	8%	15%	14%	5%	13%	6%	9%	6%	14%	3%	11%	6%	12%	5%	7%	7%	33%	6%	8%	4%	
9	Telluride Area, Includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Idarado Subdivision	5%	23%	5%	8%	2%	2%	0%	0%	3%	5%	0%	0%	4%	2%	8%	5%	0%	0%	2%	1%	5%	2%	4%	4%	6%	1%	4%	2%	
8	Ski Ranches/Turkey Creek Mesa (includes Raspberry Patch, West Meadows, and Elk Run Subdivisions)	11%	52%	15%	26%	17%	18%	11%	5%	14%	25%	19%	7%	4%	2%	12%	8%	9%	2%	15%	8%	15%	6%	18%	18%	11%	2%	8%	4%	
7	San Bernardo/Trout Lake/Hidden Lakes	10%	45%	7%	12%	7%	7%	7%	3%	10%	17%	5%	2%	11%	5%	8%	5%	14%	3%	9%	5%	5%	2%	8%	8%	0%	0%	10%	5%	
6	Ophir	10%	45%	11%	18%	7%	7%	9%	4%	10%	17%	3%	1%	9%	4%															

Q9) Which item below is most important to you when thinking about future growth in Eastern San Miguel County?

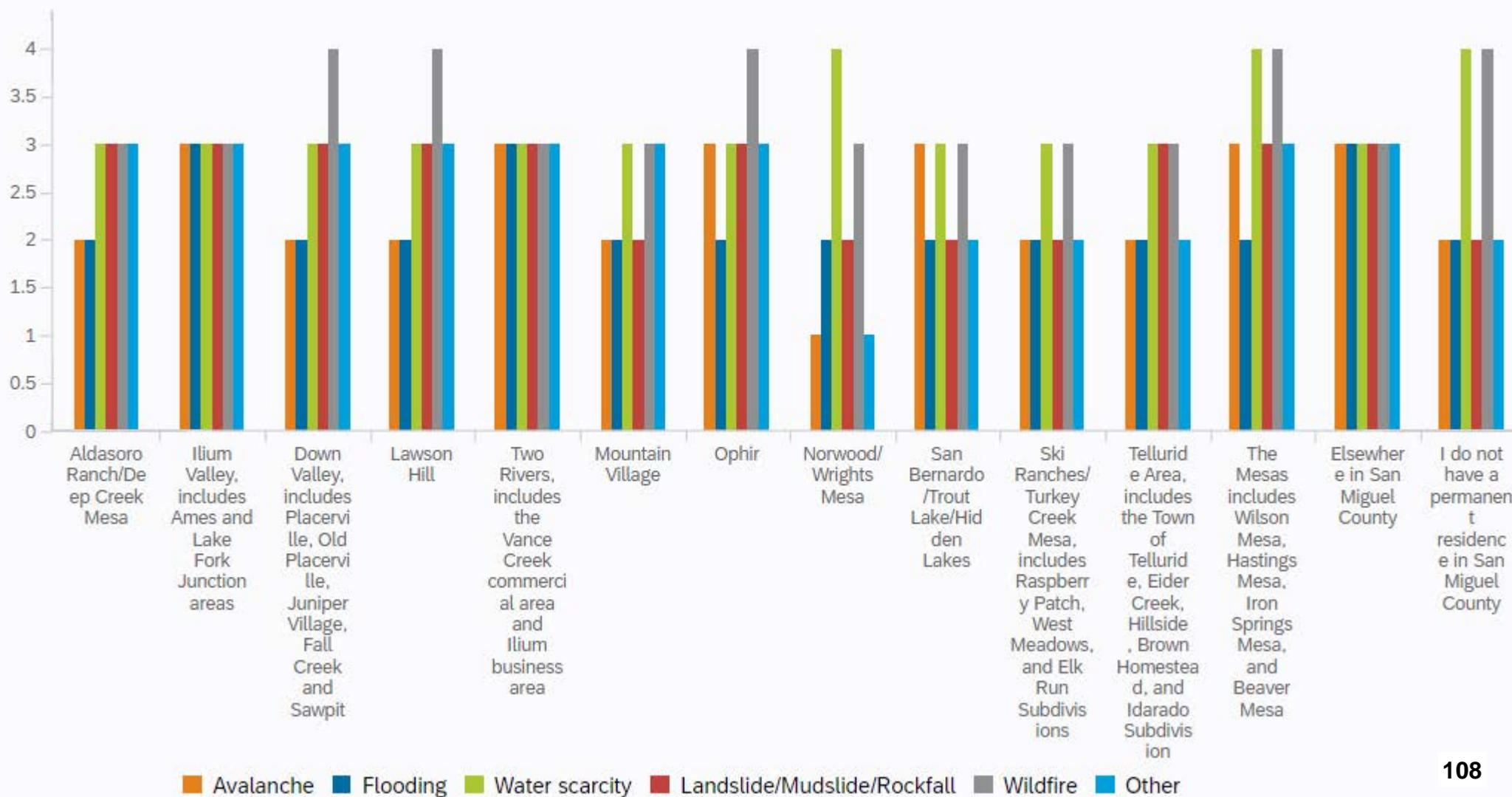
#	Field	Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision	Mountain Village	Lawson Hill	Illum Valley, includes Ames and Lake Fork Junction areas	Aldasoro Ranch/Deep Creek Mesa	Two Rivers, includes the Vance Creek commercial area and Illum business area	Ski Ranches/Turkey Creek Mesa, includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	Ophir	San Bernardo/Trout Lake/Hidden Lakes	Norwood/Wrights Mesa	The Mesas includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	Down Valley, includes Placerville, Old Placerville, Juniper Village, Fall Creek and Sawpit	Elsewhere In San Miguel County	I do not have a permanent residence in San Miguel County	Total
8	Preservation of scenic qualities	32% 18	13% 7	5% 3	2% 1	21% 12	0% 0	7% 4	0% 0	2% 1	4% 2	0% 0	7% 4	0% 0	7% 4	56
7	Preservation of neighborhood character	20% 12	5% 3	7% 4	3% 2	23% 14	5% 3	10% 6	0% 0	2% 1	3% 2	2% 1	7% 4	5% 3	8% 5	60
10	Other (please specify)	33% 14	14% 6	5% 2	5% 2	7% 3	0% 0	2% 1	12% 5	2% 1	0% 0	2% 1	14% 6	0% 0	2% 1	42
9	Maintaining a stable workforce	36% 38	9% 9	13% 14	7% 7	3% 3	3% 3	6% 6	3% 3	2% 2	5% 5	4% 4	6% 6	2% 2	3% 3	105
6	Limiting growth	22% 29	8% 11	7% 9	2% 3	16% 21	6% 8	3% 4	8% 11	2% 3	4% 5	7% 9	7% 9	1% 1	8% 10	133
11	Historic preservation	17% 8	4% 2	17% 8	8% 4	6% 3	15% 7	4% 2	0% 0	4% 2	4% 2	2% 1	8% 4	6% 3	4% 2	48
5	Environmental protection	28% 37	10% 13	9% 12	5% 7	8% 11	8% 10	4% 5	6% 8	3% 4	1% 1	6% 8	8% 11	1% 1	3% 4	132
4	Encouraging growth	13% 8	13% 8	21% 13	11% 7	11% 7	2% 1	3% 2	3% 2	0% 0	6% 4	3% 2	6% 4	3% 2	3% 2	62
3	Economic development	25% 25	19% 19	9% 9	6% 6	9% 9	4% 4	4% 4	2% 2	3% 3	4% 4	4% 4	3% 3	6% 6	2% 2	100
2	Cost of living	34% 62	11% 20	13% 24	3% 5	6% 11	4% 8	4% 8	7% 12	2% 4	6% 10	1% 1	3% 5	1% 2	4% 8	180
1	Access to essential services	46% 39	13% 11	5% 4	4% 3	9% 8	1% 1	2% 2	4% 3	2% 2	0% 0	2% 2	2% 2	2% 2	7% 6	85

Q10) What are your biggest concerns related to growth in Eastern San Miguel County?

#	Field	Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision	Mountain Village	Lawson Hill	Illum Valley, includes Ames and Lake Fork Junction areas	Aldasoro Ranch/Deep Creek Mesa	Two Rivers, includes the Vance Creek commercial area and Illum business area	Ski Ranches/Turkey Creek Mesa, includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	Ophir	San Bernardo/Trout Lake/Hidden Lakes	Norwood/Wrights Mesa	The Mesas includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	Down Valley, includes Placerville, Old Placerville, Juniper Village, Fall Creek and Sawpit	Elsewhere In San Miguel County	I do not have a permanent residence in San Miguel County	Total
1	Adaptation and impact on climate change	40% 80	14% 29	4% 8	5% 10	5% 10	3% 5	4% 8	5% 9	4% 7	3% 6	4% 8	5% 10	3% 6	2% 4	200
3	Availability of water and sewer	26% 60	8% 19	12% 28	5% 11	15% 35	6% 13	2% 5	5% 12	2% 5	4% 10	4% 9	6% 13	3% 6	3% 7	233
2	Changes to our character	31% 79	11% 29	10% 26	3% 7	12% 31	4% 10	6% 15	4% 10	2% 4	2% 6	3% 7	7% 19	1% 3	5% 13	259
4	Condition of Roads	24% 30	14% 18	10% 13	6% 8	10% 13	6% 7	6% 7	2% 2	4% 5	4% 5	2% 3	3% 4	6% 8	3% 4	127
5	Coordination between towns and county	22% 23	10% 10	10% 11	9% 9	10% 11	7% 7	7% 7	3% 3	5% 5	3% 3	2% 2	8% 8	3% 3	3% 3	105
6	Cost of providing County services	10% 7	14% 10	8% 6	10% 7	17% 12	10% 7	8% 6	4% 3	4% 3	3% 2	4% 3	1% 1	7% 5	0% 0	72
7	Cost of providing infrastructure to support growth	28% 44	10% 16	14% 21	6% 9	10% 16	3% 5	5% 8	4% 6	2% 3	1% 1	5% 7	8% 12	0% 0	5% 7	155
8	Crowding of our recreational assets and open space areas	26% 59	12% 28	7% 17	4% 10	10% 22	5% 12	5% 12	6% 14	4% 9	5% 12	3% 7	6% 13	1% 3	4% 9	227
9	Housing affordability	37% 139	11% 40	11% 41	2% 9	4% 15	4% 14	5% 18	6% 22	1% 5	4% 15	3% 11	6% 24	1% 5	4% 13	371
10	Increased traffic and delays	23% 46	10% 20	6% 13	2% 4	15% 30	4% 8	5% 11	4% 8	1% 2	5% 11	3% 7	8% 16	4% 9	8% 17	202
12	Other (please specify)	42% 13	10% 3	6% 2	0% 0	23% 7	0% 0	0% 0	0% 0	0% 0	6% 2	0% 0	3% 1	0% 0	10% 3	31
11	Protecting the natural environment	31% 79	9% 23	7% 19	2% 4	17% 43	1% 3	2% 6	8% 20	2% 5	1% 3	4% 11	7% 17	1% 3	8% 21	257

Q8) What types of land uses would you like to see in Eastern San Miguel County, and where?																													
Affordable Housing																													
#	Field	Telluride Area, includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Isarado Subdivision	Mountain Village	Lawson Hill	Blum Valley, includes Ames and Lake Fork Junction areas	Altosoro Ranch/Deep Creek Mesa	Two Rivers, includes the Vance Creek commercial area and Blum business area	San Ranches/Turkey Creek Mesa, includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	Ogipir	San Bernardo/Trout Lake/Hedden Lakes	Nonwood/Wrights Mesa	The Mesa, includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	Down Valley, includes Placerville, Old Placerville, Juniper Village, Fall Creek and Saegert	Elsewhere in San Miguel County	I do not have a permanent residence in San Miguel County														
9		13%	21%	14%	57%	13%	53%	13%	20%	14%	56%	15%	15%	12%	21%	12%	30%	16%	13%	14%	24%	13%	11%	12%	33%	13%	6%	15%	25%
5		13%	189	15%	63	14%	95	13%	14	13%	91	10%	10	15%	26	12%	31	12%	10	14%	24	11%	9	13%	37	15%	7	16%	27
3		12%	187	12%	48	12%	50	12%	13	12%	50	10%	10	11%	10	12%	30	12%	10	12%	22	12%	10	12%	35	8%	4	12%	20
2		12%	150	12%	48	12%	48	12%	13	11%	45	10%	18	14%	25	11%	28	9%	7	12%	22	13%	11	12%	33	11%	10	12%	17
1		11%	163	12%	49	12%	48	15%	16	11%	43	14%	14	11%	19	12%	30	16%	13	14%	24	11%	9	11%	30	15%	7	10%	17
4		12%	143	10%	39	10%	42	10%	10	11%	44	11%	11	11%	19	11%	28	7%	6	10%	17	14%	12	12%	33	8%	4	11%	18
8		11%	161	11%	45	12%	47	9%	9	10%	40	12%	11	11%	19	11%	28	11%	9	11%	19	11%	9	12%	34	6%	3	11%	18
6		9%	128	7%	29	8%	31	5%	5	8%	33	6%	6	8%	13	11%	28	9%	7	7%	12	7%	6	9%	26	8%	3	8%	14
7		9%	117	7%	30	8%	33	4%	4	8%	33	4%	4	7%	12	9%	23	7%	6	8%	11	7%	6	8%	24	6%	3	7%	11
		142%	408	407	104	395	99	173	256	81	175	83	285	47	167	Showing rows 1 - 10 of 10													
Q8) What types of land uses would you like to see in Eastern San Miguel County, and where?																													
Apartments																													
#	Field	Telluride Area, includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Isarado Subdivision	Mountain Village	Lawson Hill	Blum Valley, includes Ames and Lake Fork Junction areas	Altosoro Ranch/Deep Creek Mesa	Two Rivers, includes the Vance Creek commercial area and Blum business area	San Ranches/Turkey Creek Mesa, includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	Ogipir	San Bernardo/Trout Lake/Hedden Lakes	Nonwood/Wrights Mesa	The Mesa, includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	Down Valley, includes Placerville, Old Placerville, Juniper Village, Fall Creek and Saegert	Elsewhere in San Miguel County	I do not have a permanent residence in San Miguel County														
9		12%	170	12%	45	13%	48	9%	5	17%	52	10%	9	15%	19	13%	26	13%	10	13%	19	10%	15	14%	34	10%	4	16%	23
5		14%	187	15%	54	13%	49	12%	7	16%	50	10%	9	14%	18	14%	28	13%	10	14%	20	12%	11	10%	36	8%	3	15%	22
3		13%	185	12%	44	12%	44	16%	9	16%	49	13%	12	16%	20	14%	29	11%	9	16%	22	14%	13	15%	36	13%	5	15%	21
2		12%	170	12%	44	12%	46	14%	8	11%	35	12%	11	12%	15	12%	25	13%	10	11%	16	13%	12	11%	27	21%	8	11%	16
1		8%	130	11%	39	11%	40	16%	9	5%	15	12%	13	8%	10	10%	21	13%	10	8%	11	9%	8	7%	16	5%	2	8%	11
4		12%	172	11%	40	12%	45	10%	6	15%	46	15%	13	16%	20	12%	25	13%	10	15%	21	12%	11	13%	31	15%	6	13%	19
8		9%	124	11%	40	11%	43	10%	6	8%	19	9%	8	6%	7	11%	23	11%	9	7%	10	10%	9	11%	25	10%	4	7%	10
6		9%	120	9%	34	7%	28	7%	4	6%	19	9%	8	8%	10	6%	13	9%	7	9%	12	9%	7	6%	13	10%	4	8%	11
7		9%	120	8%	30	9%	32	7%	4	7%	20	7%	6	6%	8	7%	15	5%	4	7%	10	5%	5	7%	17	8%	3	6%	9
		137%	370	375	58	305	89	127	205	79	141	91	235	39	142	Showing rows 1 - 10 of 10													
Q8) What types of land uses would you like to see in Eastern San Miguel County, and where?																													
Apartments																													
#	Field	Telluride Area, includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Isarado Subdivision	Mountain Village	Lawson Hill	Blum Valley, includes Ames and Lake Fork Junction areas	Altosoro Ranch/Deep Creek Mesa	Two Rivers, includes the Vance Creek commercial area and Blum business area	San Ranches/Turkey Creek Mesa, includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	Ogipir	San Bernardo/Trout Lake/Hedden Lakes	Nonwood/Wrights Mesa	The Mesa, includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	Down Valley, includes Placerville, Old Placerville, Juniper Village, Fall Creek and Saegert	Elsewhere in San Miguel County	I do not have a permanent residence in San Miguel County														
9		16%	146	16%	46	16%	39	11%	4	21%	47	16%	9	18%	18	20%	26	18%	8	18%	19	22%	12	19%	31	15%	5	19%	23
5		16%	153	17%	50	17%	43	18%	7	22%	48	18%	10	17%	17	20%	26	16%	7	16%	19	17%	10	19%	31	12%	4	19%	23
3		15%	141	13%	38	13%	32	19%	6	17%	37	11%	6	20%	20	18%	21	16%	7	17%	20	17%	10	15%	24	12%	4	18%	17
2		12%	110	11%	31	12%	30	11%	4	11%	25	16%	9	11%	11	11%	15	9%	4	10%	12	9%	5	10%	16	12%	4	12%	15
1		8%	76	9%	25	8%	21	16%	6	6%	13	5%	3	8%	8	8%	10	16%	7	9%	11	7%	4	8%	13	13%	5	6%	7
4		13%	121	11%	33	13%	34	13%	5	13%	29	16%	9	17%	17	14%	18	7%	3	16%	19	16%	9	19%	21	12%	4	10%	12
8		8%	71	9%	26	10%	26	5%	2	5%	11	9%	5	5%	5	5%	7	9%	4	8%	7	5%	3	7%	11	9%	3	8%	7
6		6%	58	7%	19	6%	16	8%	3	4%	8	5%	3	2%	2	3%	4	4%	2	5%	6	3%	2	5%	8	9%	3	7%	9
7		6%	52	7%	20	6%	15	3%	1	2%	4	2%	1	1%	1	4%	5	7%	3	4%	5	5%	3	5%	9	7%	1	7%	8
		92%	288	256	38	322	55	99	132	45	118	58	164	33	121	Showing rows 1 - 10 of 10													
Q8) What types of land uses would you like to see in Eastern San Miguel County, and where?																													
Condominiums																													
#	Field	Telluride Area, includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Isarado Subdivision	Mountain Village	Lawson Hill	Blum Valley, includes Ames and Lake Fork Junction areas	Altosoro Ranch/Deep Creek Mesa	Two Rivers, includes the Vance Creek commercial area and Blum business area	San Ranches/Turkey Creek Mesa, includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	Ogipir	San Bernardo/Trout Lake/Hedden Lakes	Nonwood/Wrights Mesa	The Mesa, includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	Down Valley, includes Placerville, Old Placerville, Juniper Village, Fall Creek and Saegert	Elsewhere in San Miguel County	I do not have a permanent residence in San Miguel County														
9		17%	148	14%	44	16%	35	10%	3	23%	48	15%	10	15%	16	20%	26	15%	7	17%	16	15%	9	17%	30	15%	5	19%	23
5		18%	160	17%	52	17%	38	19%	6	22%	50	16%	11	18%	15	21%	27	17%	8	17%	16	10%	9	19%	32	12%	4	22%	27
3		14%	122	13%	41	9%	21	13%	4	17%	37	7%	5	23%	19	18%	20	13%	6	17%	16	19%	9	14%	24	12%	4	14%	17
2		11%	102	11%	34	13%	28	13%	4	11%	24	9%	6	12%	10	12%	16	13%	6	10%	9	14%	8	11%	19	12%	4	10%	12
1		9%	78	11%	34	10%	23	16%	5	6%	14	12%	8	7%	6	8%	10	12%	7	8%	7	8%	7	7%	12	13%	5	6%	9
4		12%	110	11%	34	13%	30	16%	5	14%	31	16%	11	13%	11	12%	15	10%	5	14%	13	17%	10	13%	22	15%	5	12%	15
8		7%	66	11%	33	10%	22	0%	0	2%	4	13%	9	5%	4	8%	8	10%	5	10%	9	3%	2	8%	14	8%	2	8%	7
6		6%	55	8%	18	6%	13	6%	2	4%	9	4%	3	2%	2	2%	3	4%	2	3%	3	5%	3	5%	8	9%	3	6%	7
7		8%	49	7%	21	8%	14	8%	2	3%	6	8%	4	0%	0	3%	4	4%	2	3%	3	7%	4	6%	10	3%	1	5%	6
		80%	311	224	31	223	67	83	129	48	92	59	172	33	121	Showing rows 1 - 10 of 10													
Q8) What types of land uses would you like to see in Eastern San Miguel County, and where?																													
Duplexes / Triplexes																													
#	Field	Telluride Area, includes the Town of Telluride, Elder Creek, Hillside, Brown Homestead, and Isarado Subdivision	Mountain Village	Lawson Hill	Blum Valley, includes Ames and Lake Fork Junction areas	Altosoro Ranch/Deep Creek Mesa	Two Rivers, includes the Vance Creek commercial area and Blum business area	San Ranches/Turkey Creek Mesa, includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	Ogipir	San Bernardo/Trout Lake/Hedden Lakes	Nonwood/Wrights Mesa	The Mesa, includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	Down Valley, includes Placerville, Old Placerville, Juniper Village, Fall Creek and Saegert	Elsewhere in San Miguel County	I do not have a permanent residence in San Miguel County														
9		14%	137	13%	39	13%	33	10%	4	17%	41	13%	10	13%	10	14%	24	13%	7	16%	17	14%	8	15%	31	17%	6	15%	18
5		15%	153	13%	39	13%	33	15%	6	19%	44	14%	11	13%	15	15%	26	15%	8	16%	17	10%	6	16%	32	14%	5	17%	20
3		14%	140	16%	46	11%	29	15%	6	16%	37	12%	9	18%	13	14%	24	17%	9	16%	17	16%	9	10%	30	11%	4	13%	15
2		11%	116	12%	34	13%	34	18%	7	11%	26	8%	6	12%	14	13%	23	8%	4	10%	11	12%	7	12%	24	11%	4	11%	13
1		10%	98	11%	31	12%	30	20%	8	6%	14	18%	14	9%	7	11%	20	15%	8	8%	6	10%	6	8%	16	11%	4	7%	8
4		12%	129	12%	36	12%	32	8%	3	16%	38	12%	9	12%	10	11%	19	9%	5	17%	18	14%	8	11%	21	14%	5	12%	14
8		9%	88	10%	28	10%	25	5%	2	5%	11	15%	12	8%	5	10%	17	11%	6	7%	7	12%	7	9%	18	6%	2	8%	11
6																													

Q16 - 16. Do you feel vulnerable to the risk of natural disasters where you live...



DESIGNWORKSHOP

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120 East Main Street
Aspen, Colorado 81611
970.925.8354
designworkshop.com

To: San Miguel County: Kaye Simonson and John Huebner

From: Design Workshop: Jessica Garrow, Callie New, Eric Krohngold, Jennifer Pintar, Madison DeMay

Event Date: March 21, 2023

Project Name: Telluride Regional Area Master Plan Update

Project #: 6959

Subject: Open House Event Summary Results



San Miguel County
East End | Master Plan

A total of two community open house events were held on March 21, 2023. The Open House events were held in the Wilkinson Public Library in Telluride. Open House events were advertised via email and print, radio, and a social media campaign in the week prior. The project planning team, including county staff, members from the Advisory Group, the County Planning Commission, and the Design Workshop team staffed the events and interacted with community members. The engagement materials were provided in English and Spanish, and a Spanish translator was present during all events. A youth engagement activity was also provided.

The below table shows the events and the total number of participants.

Event Time	Place	Event	Participants
11:00 am – 2:00 pm	Wilkinson Public Library	Open House Event 1	40+ people
4:00 pm – 7:00 pm	Wilkinson Public Library	Open House Event 2	60+ people
Total			100+ people

The following summarizes the feedback received from the Open House Engagement Events.

The results of the Open House Event Summary are categorized by the engagement boards in the following order:

1. Mapping Results
2. Draft Vision Statement
3. Draft Themes and Goals: Housing Access, Sustained Natural Environment & Expanded Transportation Options, Varied and Abundant Recreational Options, Vibrant Arts and Culture & Connected, Cooperative, and Welcoming Community, Balanced Natural and Built Environments & Diverse and Resilient Economic Opportunity
4. Other Boards
5. A Little More About You

Mapping Results

During the Open House Events, participants were asked to place stickers throughout the East End identifying where they would like to see different elements. There were four maps covering land uses, housing, transportation, and parks / open space. The maps reflected areas that are more and less suitable for development based on existing environmental constraints and existing development patterns and policies.

The key findings from these mapping exercises are outlined below. The composite maps as well as comments from participants are included in Appendix A.

Land Use Map Results

Community members were asked to place stickers where different land uses are desired. The stickers represented a variety of land use types, including residential, commercial, essential services, and conservation. The placement of stickers on this map illustrates areas that are potentially appropriate for different land uses, as well as areas that should be conserved or protected.

Key Takeaways

- Land use type identified most frequently: residential, commercial, and parks, open space or conservation area
- Commercial uses identified in San Bernardo and Ophir
- Parks, open Space or conservation areas identified in Deep Creek/Deep Creek Mesa area and Pandora
- Housing and commercial uses identified in Lawson Hill, Ilium Two Rivers, and Ilium Valley

Housing Map Results

Community members were asked to place stickers where housing growth is desired. The stickers represented a variety of housing types, including single-family and multi-family housing types, as well as affordable housing and free-market housing.

Key Takeaways

- Housing types identified most frequently: accessory dwelling units (ADUs), multifamily housing, townhomes, and affordable housing for rent and for sale.
- Affordable housing is identified in all geographic areas.
- All housing types are identified in east Deep Creek Mesa; ADUs, affordable housing for rent, and single-family homes are identified in west Deep Creek Mesa.
- All housing types except townhomes and free-market housing are identified in Lawson Hill.
- All housing types except tiny homes are identified in Aldasoro Ranch.
- Opportunities for multi-family, townhomes, ADUs, tiny homes and more affordable housing options identified in and around Hillside/Valley Floor, Ilium Two Rivers/West Meadows, Ilium Valley/The Preserve, San Bernardo, Ophir and Pandora. Community members did not identify single-family homes in these areas.

Transportation Map Results

Community members were asked to place stickers where different types of transportation are desired. The stickers represented a variety of transportation investments, including trails, roads, and gondola connections. Additionally, areas outside of the East End were included on this board to understand if any new or adjusted transportation improvements should be made to connect these outlying communities.

Key Takeaways

- Transportation modes identified most frequently: multi-use paths for walking, biking, more comfortable/safe walking conditions, more frequent transit service, expanded transit hours.
- Identified need for all transportation types along Highway 145 through Lawson Hill, the Valley Floor, Eider Creek and Hillside.

- Multi-use paths for walking and biking, new transit lines, expanded transit hours, carpool/ride share parking, and electric vehicle charging stations identified as needed to serve San Bernardo, Trout Lake, and Ophir.
- Pedestrian and biking infrastructure needed in Trout Lake/Lake Fork, Ilium Valley/The Preserve/Ames and Pandora.
- Ideas for expanding the gondola to Ilium Two Rivers and Deep Creek Mesa.
- Identified need for more frequent transit service to Ilium Two Rivers.
- Identified need for connections and transit availability to Norwood, Montrose, Ridgeway/Ouray, and Rico.

Recreation Map Results

Community members were asked to place stickers where different recreation amenities are desired. The stickers represented a variety of recreation investments, including camping, trails, and conservation areas.

Key Takeaways

- Recreation opportunities identified most frequently: Conservation areas, trailhead improvements, and dispersed and developed camping.
- Conserve natural areas around Deep Creek, Trout Lake, San Bernardo Mountain and Lake Fork.
- Trout Lake identified as having opportunities for water access and camping.
- Trails, trailhead improvements, dispersed camping, developed camping, conservation areas, and parks identified around Ophir.
- Parks identified as needed around Hillside, Valley Floor, and Ilium Valley
- Trails and camping opportunities identified in Pandora
- Dispersed and developed camping opportunities identified in Alta

Vision Statement

Participants were asked to provide comments on a draft Plan Vision Statement by placing a dot on a scalebar to signify how accurately the draft statement reflected their vision for San Miguel County’s East End. The responses are on a scale of

Draft Statement	Weighted Average
Vision Statement	5.88
Table 4: Draft Vision Statement Weighted Average Total (All Open House Events combined)	

0 Not Accurate to 10 Very Accurate. By placing dots on a scale bar between 0 and 10, participants were able to reflect how closely the Vision Statement reflects their vision for the future. **The weighted average for how well the Vision Statement reflects community desires was 5.88**, scoring lower than all themes and goal statements. The following draft Vision Statement was presented at the open house:

“Eastern San Miguel County is a forward thinking, connected, and caring community. We embrace big ideas and new concepts, and endeavor to lead by example in the region. From protecting the natural environment to supporting long-time and new residents, our local history, traditions, and values create a culturally rich and supportive community. We are an outdoor recreation hub and are committed to maintaining recreational assets. We are proud of our home and rural lifestyle and are committed to being a welcoming place now and into the future.”

Summary of Comment Feedback

This draft statement performed the lowest of all draft statements and received the most feedback. Feedback included many call outs noting that it did not feel specific enough to the East End, and that certain aspects needed removed or added. Ideas of what should be added to the statement included topics of industry such as mining, agriculture, and green energy promotion, etc., commitment to recreation spaces and open spaces, adaptivity and resiliency, remote should be replaced by the word rural, creation of a specific parking and housing plan, specific climate change impacts, and including acknowledging indigenous history and local history. Some participants suggested that the statement needed to better incorporate ideas related to limiting and managing growth. Specific comments from participants are included in Appendix B.

Draft Themes and Goals Statements

Draft Themes and Goal Statements Results

The Draft Themes and Goal Statements boards asked community members to place a dot on a scalebar to signify how accurately the drafted statements reflect their vision for San Miguel County’s East End. The responses are on a scale of 0 Not Accurate to 10 Very Accurate. Table 3 at right displays these results as a weighted average (note that the goal statements supporting each theme can be found below). Results demonstrate that drafted statements for Sustained Natural Environment, Diverse and Resilient Economic Opportunity, and Varied and Abundant Recreational Options most resonated with participants.

Community members were encouraged to leave written comments on the draft Themes and Goals & Vision Statement boards, prompted by the questions, “What would you change about this goal statement?” and “What do you like about this goal statement?”

Draft Statement	Weighted Average
Sustained Natural Environment	8.52
Diverse and Resilient Economic Opportunity	7.58
Varied and Abundant Recreational Options	7.56
Connected, Cooperative, and Welcoming Community	7.27
Expanded Transportation Options	7.15
Housing Access	6.94
Balanced Natural and Built Environments	6.85
Vibrant Arts and Culture	6.68
Table 3: Draft Themes and Goal Statements Weighted Average Totals (All Open House Events combined)	

Specific comments from participants on each statement are included in Appendix B.

Sustained Natural Environment | Weighted Average: 8.52

“The scenic and environmental qualities that make Eastern San Miguel County special are preserved now and for future generations through restoration efforts, land use regulations, and proactive and intentional countywide policies. This includes the high country, clean air and water, county and local open spaces, and public lands surrounding our region. In collaboration with partners, the County will identify ways to address and mitigate impacts of climate change and instability, reduce the risk of natural disasters, and provide planned responses to emergencies.”

Summary of Comment Feedback

The Sustained Natural Environment draft statement had the highest weighted average score. Participants provided some comments on how to improve that statement. Comments reflect the conflicted sentiment of community members, where some call for housing growth to support affordability while others desire to slow growth. Other comments mentioned the need to expand bike infrastructure, the addition of restorative/rewilding efforts, and the need to support wildlife habitat. Participants supported the inclusion of climate change in the statement. Specific comments from participants are included in Appendix B.

Diverse and Resilient Economic Opportunity | Weighted Average: 7.58

“San Miguel County maintains a stable workforce by upholding inclusive housing policies, connecting people to their jobs through transit options, and supporting efforts for employment, job training, education and economic diversification. The County will engage its citizens to understand and adapt to climate change as it affects the regional economy, recreation, natural resources, and quality of life.”

Summary of Comment Feedback

Participant comments included the need to understand employer and employee needs as well as those who are not in the workforce (young people, retirees, etc). Some participants identified the importance of including overall community in the statement, rather than focusing primarily on workforce-related items. Specific comments from participants are included in Appendix B.

Varied and Abundant Recreational Options | Weighted Average: 7.56

“Parks and trails in Eastern San Miguel County will be maintained and enhanced, balancing recreation access with the long-term viability of ecological and cultural conditions. To support healthy lifestyles, San Miguel County and public and private partners will work to provide year-round recreational opportunities, diversify programming and resources for all, and support sustainable recreation practices.”

Summary of Comment Feedback

The Varied and Abundant Recreational Options goal statement was ranked third most accurate by participants. Comments included support for emphasizing sustainability and maintaining natural recreation opportunities such as trails, open space, and wilderness areas. There were conflicting comments between county residents stating that there should be both an expansion and limitation of future recreational opportunities, indicating that a balance in recreational opportunities is needed. Specific comments from participants are included in Appendix B.

Connected, Cooperative, and Welcoming Community | Weighted Average: 7.27

“Individual towns within Eastern San Miguel County maintain their unique qualities, sense of place, and small-town atmosphere. Community members have access to quality schools and education, healthcare, public facilities, services for aging populations, and bilingual resources. The County and Towns within the eastern region work together to develop, coordinate, and sustain a framework of cooperative services, infrastructure, resources, and regulatory practices.”

Summary of Comment Feedback

Feedback on this statement included the identification of many specific locations of historic interest, such as historic mining areas, towns and geographical areas. Participants identified concerns related to the impact of new residents/crowding and how this impacts the character, sustainability, and quality of life of the region. There is a sense that the COVID-19 pandemic has created shifts in the community which should be reflected in the plan. Specific comments from participants are included in Appendix B.

Expanded Transportation Options | Weighted Average: 7.15

“Eastern San Miguel County’s multi-modal transportation network will expand to include transit service with more frequency and places served, multi-use paths for walking and biking, and electric vehicle infrastructure. San Miguel County will work with regional partners to create an interconnected road network.”

Summary of Comment Feedback

Participant comments included a desire to reduce private vehicle travel and expand bikeability, public transit, and walkability. In terms of walkability, comments included a desire to increase housing near town and to increase affordable rentals in an effort to reduce overall transportation impacts and not lose the workforce community. Other comments suggested more clarity is needed regarding what an “interconnected road network” means, and a desire to ensure all roads are respectful of the natural environment. Specific comments from participants are included in Appendix B.

Housing Access | Weighted Average: 6.94

“Eastern San Miguel County is a place where people of all socioeconomic status and backgrounds are able to live. San Miguel County and public and private partners support the creation of affordable and workforce housing within

the region. The County will make an effort to ensure housing is located near transit lines and supports equitable access to jobs, educational opportunities, healthcare, and other essential services.”

Summary of Comment Feedback

Comments were primarily related to the placement of housing, the link between housing and access to transportation and job centers, and the variety of type and cost of housing. Also mentioned were changes needed to the zoning or building codes to support more flexibility in development options. Some participants linked housing and commuting with housing availability and location. Some participants questioned if the word “all” should be used to describe who is able to live in the region, as that might not be realistic when considering the amount of growth possible / desired in the East End. Specific comments from participants are included in Appendix B.

Vibrant Arts and Culture | Weighted Average: 6.68

“Arts and culture in Eastern San Miguel County is known worldwide. The community supports an appreciation of the arts and fosters representation of its local identity through a vibrant festival and music scene, arts, and accessible creative outlets. Protection of the natural environment inspires current and future creators.”

Summary of Comment Feedback

Feedback on this board included increasing support for local artists and limiting major events that draws tourism to the area if it affects locals' quality of life. Specific comments from participants are included in Appendix B.

Balanced Natural and Built Environments | 6.85

“Growth and development in Eastern San Miguel County is managed through progressive zoning designations and housing initiatives, while also ensuring environmental resources are protected. Eastern San Miguel County recognizes its environmental assets while ensuring there is adequate housing for a thriving and sustainable local community. This is balanced through careful management of infrastructure resources and transparent application of land use regulations.”

Summary of Comment Feedback Many of the comments mentioned the implications of growth and the impact it has on natural resources, wildlife, quality of life, and the need to introduce the concept of carrying capacity.

There were comments critiquing the use of the term “progressive zoning.” Specific comments from participants are included in Appendix B.

A Little More About You

A Little More About You Results The ‘A Little More About You’ board asked Open House participants to voluntarily identify their age and where they live. It should be noted that not all community members present at the event engaged with this board. Those who did participate with this board were primarily from Telluride, Lawson Hill/ Ilium/ Two Rivers, and Aldasoro Ranch/ Deep Creek Mesa. The age ranges 50 – 59, 70 – 79, and 40 – 49 were the most selected.

Where Do You Live?	Count
Telluride	25
Lawson Hill/ Ilium/ Two Rivers	11
Aldasoro Ranch/ Deep Creek Mesa	6
Down Valley/ Placerville/ Sawpit	5
San Bernardo/ Trout Lake	3
Mountain Village	2
Ophir	2
Ilium Valley	1
Elsewhere in SMC	1
Ames	0
Ski Ranches/ Turkey Creek Mesa	0
I don't live in SMC	0
Table 1: A Little More About You: Where Do You Live? (All Open House Events combined)	

What is Your Age Range?	Count
Under 18	1
18 – 29	5
30 – 39	5
40 – 49	11
50 – 59	14
60 – 69	6
70 – 79	12
80+	1
Table 2: A Little More About You: What is Your Age Range? (All Open House Events combined)	

Other Boards

Some participants provided comments on information boards, including the Master Plan Boundary, Demographics, and Survey Summary. Comments included a request to examine demographic data related to race / ethnicity and a potential census undercount of Latinx community members. Comments related to the mapping boundary focused on the overall display of information, including map colors, inclusion of additional geographic data such as PUDs, and the addition of water-related information. Specific comments from participants on these boards are included in Appendix C.

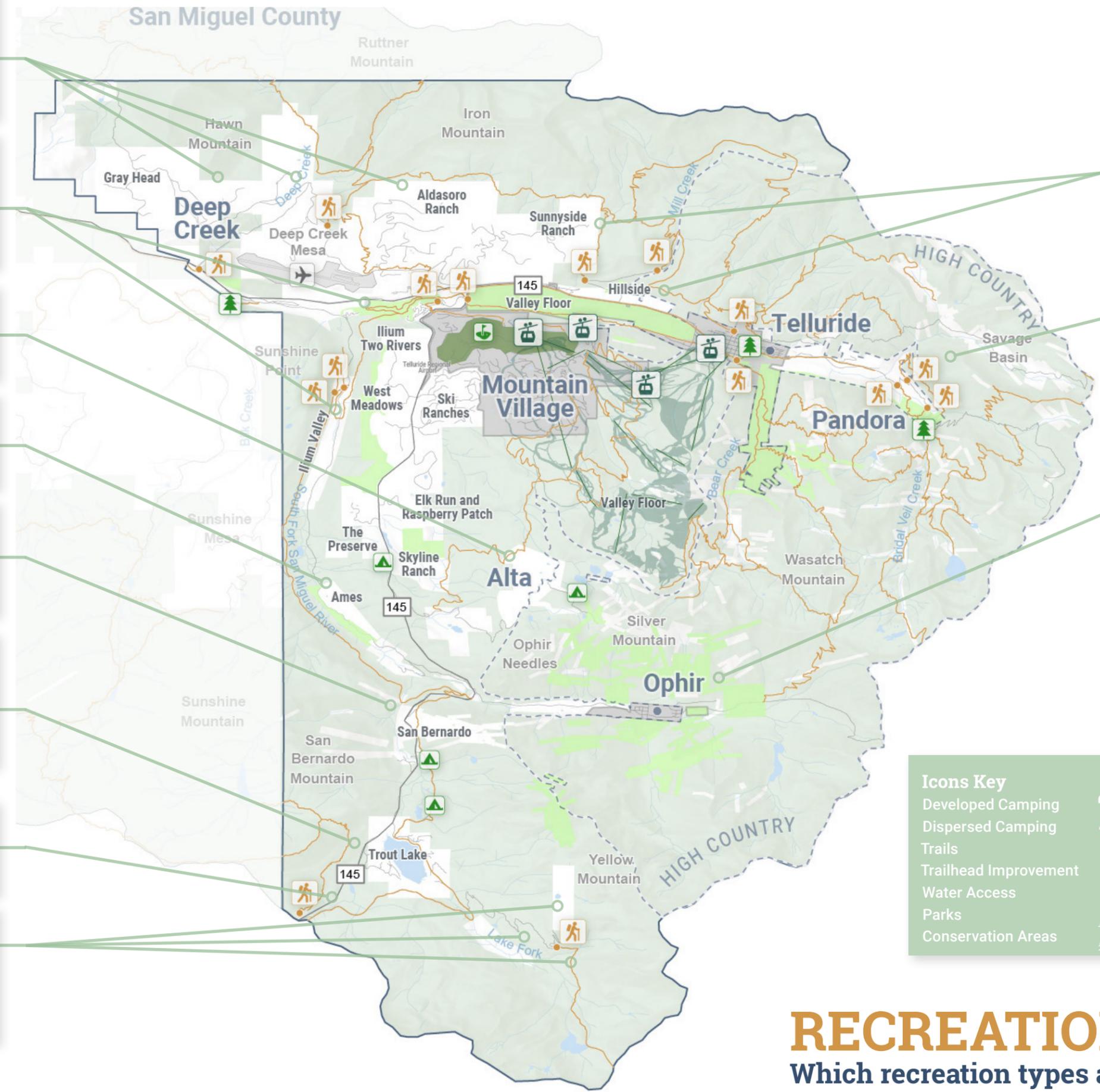
Next Steps

The Open House Events were the final community engagement activities in this phase of work. These results will be combined with those from earlier engagement efforts including focus groups, pop-up events, and the survey. Using these results, as well as existing conditions data and mapping, an initial draft East End Master Plan will be prepared. The draft East End Master Plan will contain a Future Land Use Map showing desired land use categories for future growth and preservation efforts. It will also contain recommended action items to guide the development of policies, programs, and initiatives to support the vision and goals contained in the plan. This draft will be publicly available and additional community participation opportunities are anticipated, including through the public hearing process.

Appendix A - Mapping Exercises

The following four exhibits provide a summary of community feedback received from the map-based sticker exercise, organized by topic (land use, housing, transportation, and recreation). The callouts relay the stickers that were identified for different geographic areas in San Miguel County.

- DEEP CREEK/ALDASORO RANCH**
 - Conservation Areas
 - Trails
 - Parks
 - Developed Camping
- ILIUM VALLEY/LAWSON HILL**
 - Parks
 - Dispersed Camping
 - Trails
 - Water Access
- ALTA**
 - Developed Camping
 - Dispersed Camping
- AMES**
 - Parks
 - Water Access
- SAN BERNARDO**
 - Developed Camping
 - Trails
 - Trailhead Improvements
- TROUT LAKE**
 - Water Access
 - Conservation Areas
 - Developed Camping
 - Trails
- SOUTHWEST TROUT LAKE**
 - Developed Camping
 - Dispersed Camping
- LAKE FORK/ SOUTH HIGH COUNTRY**
 - Conservation Areas
 - Trails
 - Trailhead Improvements



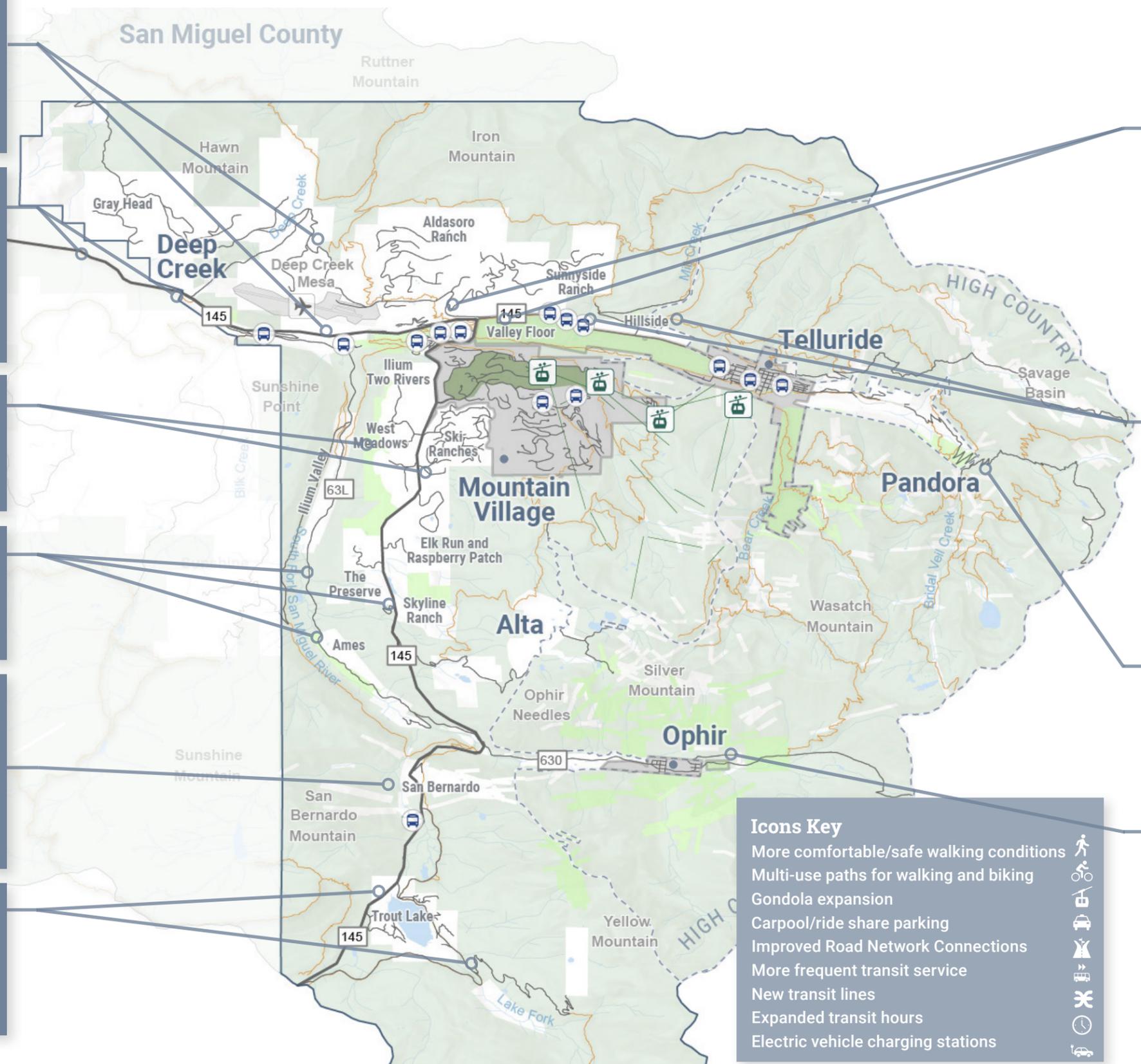
- SUNNYSIDE RANCH/HILLSIDE**
 - Trails
 - Trailhead Improvements
 - Parks
- PANDORA**
 - Trails
 - Trailhead Improvements
 - Dispersed Camping
 - Developed Camping
 - Conservation Areas
- OPHIR**
 - Trails
 - Trailhead Improvements
 - Dispersed Camping
 - Developed Camping
 - Conservation Areas
 - Parks

Icons Key

- Developed Camping
- Dispersed Camping
- Trails
- Trailhead Improvement
- Water Access
- Parks
- Conservation Areas

RECREATION

Which recreation types are appropriate and where?



DEEP CREEK MESA / HWY 145

- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- More frequent transit service
- New transit lines
- Electric vehicle charging stations

DEEP CREEK / 145 HWY

- Multi-use paths for walking and biking
- More frequent transit service
- Improved Road Network Connections
- Expanded transit hours
- Carpool/ride share parking

WEST MEADOWS/SKI RANCHES

- More comfortable/safe walking conditions
- Gondola expansion

ILIUM VALLEY/THE PRESERVE/AMES

- More comfortable/safe walking conditions
- Multi-use paths for walking and biking

SAN BERNARDO

- Multi-use paths for walking and biking
- New transit lines
- Expanded transit hours
- Carpool/ride share parking
- Electric vehicle charging stations

TROUT LAKE/LAKE FORK

- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- New transit lines

LAWSON HILL/VALLEY FLOOR

- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- Gondola expansion
- Carpool/ride share parking
- More frequent transit service
- New transit lines
- Expanded transit hours
- Electric vehicle charging stations

ELDER CREEK/HILLSIDE

- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- Gondola expansion
- More frequent transit service
- Expanded transit hours
- Electric vehicle charging stations

PANDORA

- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- New transit lines

OPHIR

- Multi-use paths for walking and biking
- Gondola expansion
- Improved Road Network Connections
- New transit lines
- Expanded transit hours
- Electric vehicle charging stations

Icons Key

- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- Gondola expansion
- Carpool/ride share parking
- Improved Road Network Connections
- More frequent transit service
- New transit lines
- Expanded transit hours
- Electric vehicle charging stations

Norwood

Montrose

Ridgway/Ouray

Rico

Nucla/Naturita



DEEP CREEK MESA (EAST)

- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Free-market housing
- Single-family homes
- Tiny Homes

DEEP CREEK MESA (WEST)

- Accessory dwelling units
- Affordable: for rent
- Single-family homes

ALDASORO RANCH

- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Free-market housing
- Single-family homes

SUNNYSIDE RANCH

- Accessory dwelling units
- Affordable: for sale
- Free-market housing

LAWSON HILL

- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Single-family homes
- Tiny homes

HILLSIDE/VALLEY FLOOR

- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny Homes

ILIUM TWO RIVERS/WEST MEADOWS

- Affordable: for Rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny homes

PANDORA

- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny Homes

ILIUM VALLEY/THE PRESERVE

- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Townhomes
- Tiny homes

SKI RANCHES/ELK RUN AND RASPBERRY PATCH

- Accessory dwelling units
- Affordable: for sale
- Multi-family
- Townhomes
- Single-family homes

AMES

- Accessory dwelling units
- Affordable: for sale
- Townhomes
- Free-market housing
- Single-family homes

SKYLINE RANCH

- Accessory dwelling units
- Townhomes

SAN BERNARDO

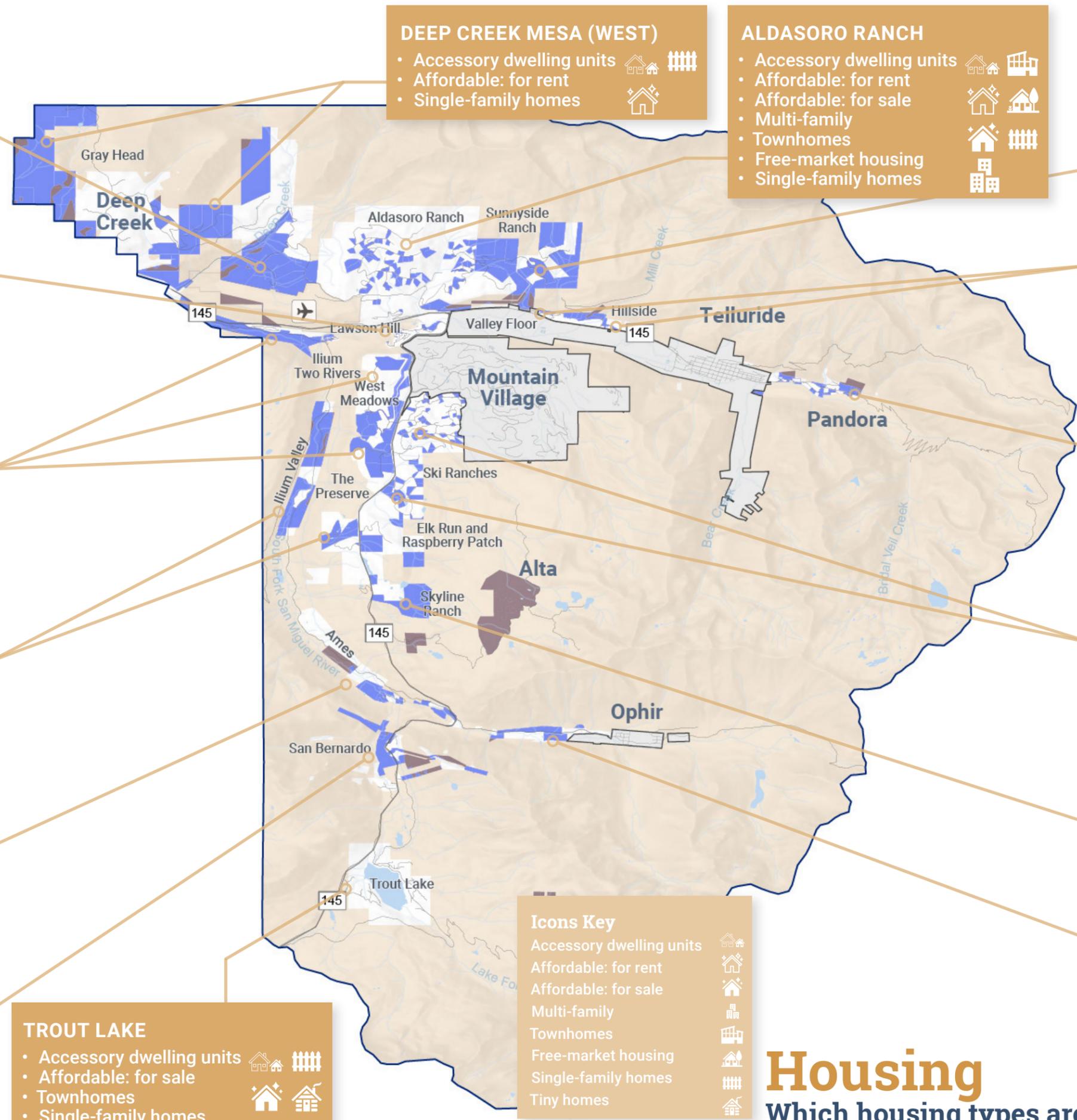
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny homes

TROUT LAKE

- Accessory dwelling units
- Affordable: for sale
- Townhomes
- Single-family homes
- Tiny homes

Icons Key

- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Free-market housing
- Single-family homes
- Tiny homes



Housing

Which housing types are appropriate and where?

DEEP CREEK MESA

- Residential Uses
- Mixed Use
- Parks, Open Space, or Conservation Area
- Agricultural Uses
- Industrial Uses



ALDASORO RANCH

- Residential Uses



LAWSON HILL

- Mixed Use
- Hotel/Lodging Uses
- Commercial
- Essential Services



ILIUM TWO RIVERS

- Residential Uses
- Mixed Use
- Commercial
- Essential Services
- Industrial Uses



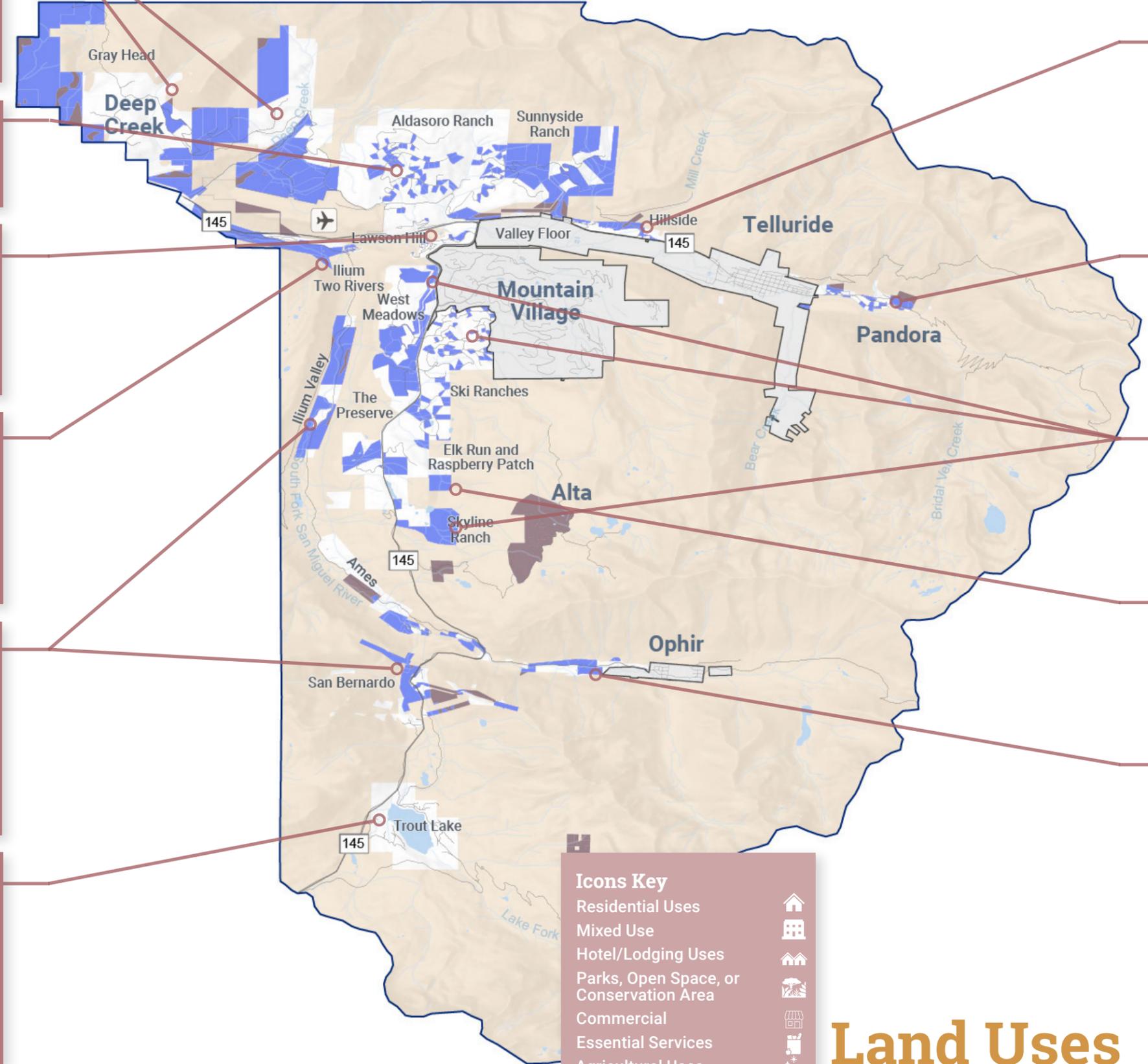
ILIUM VALLEY/ SAN BERNARDO

- Residential Uses
- Mixed Use
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Agricultural Uses



TROUT LAKE

- Residential Uses
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Essential Services
- Agricultural Uses

HILLSIDE

- Residential Uses
- Mixed Use
- Hotel/Lodging Uses
- Commercial
- Agricultural Uses



PANDORA

- Residential Uses
- Parks, Open Space, or Conservation Area
- Industrial Uses



WEST MEADOWS/SKI RANCHES/ SKYLINE RANCH

- Residential Uses



ELK RUN AND RASPBERRY PATCH

- Residential Uses
- Agricultural Uses



OPHIR

- Residential Uses
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Essential Services
- Agricultural Uses



Icons Key

- Residential Uses
- Mixed Use
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Essential Services
- Agricultural Uses
- Industrial Uses



Land Uses

Where would you like to see different Land Uses?

Appendix A - Mapping Exercise Comments

Written comments from the mapping exercises are organized by map topic and differentiated between the two (AM and PM) community Open House sessions.

Land Use Map

AM Comments:

- Valley floor and surrounding areas good for residential multi family.
- Protect and preserve wildlife access to valley floor.
- Above cemetery off Salems Way- no cars, inclined elevator.
- Above school pedestrian no cars or share steep hillside plan for elk.

PM Comments:

- How many full time employees will be required to build Diamond Ranch? Where will they be housed? (associated with housing sticker)
- Stop- figure out where we are! Density, water infrastructure, etc.
- Retail shops and restaurants in Lawson along with proposal of Med Center- lower retail rent, variety/competition
- Down valley is a food desert. More options. Please
- Slow and even stop growth- think water!!
- When is enough enough? Carrying capacity needs to be considered.

Housing Map

AM Comments:

- We need an assessment of employee needs in this community to better assess the need.
- Immediate changes. Deed restricted. Local workers rent or sale.
- Losing units to STRs. Workers losing housing.
- Ideas are a good idea but should be optional for homeowners.
- I support development of housing in all locations of all kinds.
- ADUs are a good idea but should be optional for homeowners.
- More local housing. Close to and within Telluride. Less cars on roads with more time with kids.
- Pearl property: for local families kids walk to school. Everyone rides bikes to work. 300 units and a rec center!
- Take back West Meadows! 1500 person density for locals. Not locked gates for Lifton-Zoline properties.
 - I agree.
- Car Henge! Valley Floor! Telluride East End.
- Seniors housing block 21 between Colorado Avenue and River Trail.
- On Kentucky place above school to Coronet Creek. Small, no car, hill-o-vator.

PM Comments:

- Please calculate the total resource demands of all remaining buildable parcels before upzoning any forest/ag parcels
- Another Lawson- for rent townhomes, for sale homes, vacant land
- We need to restrict short term rentals not only in rich growth main street part of town. No more short term licenses in entire town of Telluride is need, to allow more long term rental.
- If the affordable housing uses- are given dispensation or public funding DO NOT sell.
- Repurpose Idarado Mill for affordable housing.
- WEST MEADOWS sprinkles of ALL HOUSING TYPES, gondola and chondola win! Win!
- Develop Ilium properties now and valley floor
- Affordable housing not affordable to build in Diamond Ridge
- Deep Creek is not forward thinking- forward thinking is condensing not expanding look at cities they are moving forward getting away from urban sprawl

- No housing inappropriate (agriculture/open space) too much \$\$\$
- Consider government purchases of vacant lots for infill- duplexes and triplexes.
- How about requiring that every huge house in Mountain Village that is empty most of the time has an affordable rental unit for people who work in Mountain Village or Telluride
- Ignoring wildlife considerations (associated with townhome sticker)
- How many full time employees will be required to build 'Diamond Ranch? Where will they be housed?

Transportation Map

AM Comments:

- Noise regulations for motorcycles.
- Park out and bus in. (Concerned about) congestion.
- Charge visitors local pass free or reduced cost
- Standing room only 7 to 9 key work hours 4 to 6
- Workers commuting from Montrose need more transit opportunities that are not controlled or owned by their employers. Because power and leverage are used to make people's commute more challenging and less comfortable. When they can leave or not leave their jobs. Workers commuting from Montrose need more transit opportunities that are not controlled by their employers. Give more autonomy back to the workforce.
- From airport to TOT & MV frequent transit
- Transportation improvements to/ from:
 - Montrose
 - Commuter train
 - 2 new transit lines stickers
 - Rico
 - A lot of workforce
 - Bus stop at Ophir town hall, include on the bus service to Rico (SMART)
 - 1 new transit lines sticker

PM Comments:

- Monorail running from Lawson/Society turn to town- view wildlife, cut down on cars/traffic, access to amenities in Lawson, connect Lawson and town.
- More van, flexible, dial-a-ride type service (associated with other sticker)
- Norwood transit hours, Montrose Norwood train or gondola
- We need a way to have visitors and out of town workers park outside of town and have public transit into town. No cars on Colorado. Monorail/EV's for public transport
- Bike path needs to be world class- like Summit County (associated with bike sticker)
- Tunnel under HWY 145 Meadow Trail to Lawson Hill Connect (associated with pedestrian sticker)
 - YES!
- Can we return to having postal service delivery to decrease vehicle traffic in town all day long going to post office?
- Need public transit to/from airport (associated with expanding transit lines)
- Trout Lake, San Bernardo and Ophir- Bus runs at times that get people to work on time in the AM and home at the end of the day! Electric from solar or hydrogen
- Transportation improvements to/ from:
 - Montrose
 - More frequent transit service sticker (1)
 - Improved road network connections stickers (2)
 - New transit lines (2)
 - Rico
 - More frequent transit service sticker (1)
 - Improved road network connections stickers (2)
 - New transit lines (2)

- Norwood
 - More frequent transit service sticker (2)
 - Improved road network connections stickers (2)
 - Expanded transit hours sticker (1)
 - Carpool/ ride share parking (1)
 - New transit lines (1)
- Ridgeway/ Ouray
 - Carpool/ ride share parking (1)
 - New transit lines (2)

Recreation Map

AM Comments:

- More bike trails in the south portion of the County. We lost so much in Alta. Sheep Mountain trails!
- Waterfall access
- Keep density with density deep Creek Mesa. We cannot afford to lose this critical elk corridor both morally and in terms of the tourist attraction of elk in the valley floor.
- Carrying capacity: box canyon cannot support unlimited housing and traffic we must balance these or lose all.
- More challenging mountain bike downhill trails. Don't dumb down trails for all users. Imagine ski areas with only green runs!
- Society Turn TBD - hospital RGS display. Down Lawson CO shop. Fall creek. Woods lake. Hughes Ranch. Schmid ravine cemetery.
- For mapping look at USFS maps for some additional detail.
- I want to see more camping options in the area but not paved RV parking lots. Currently USFS options are only good for RVs and sprinter vans.
- If the east end is to develop/increase access to camping, it should be done through developed campsites not dispersed camping because areas like blue lakes outside of Ridgeway have been harmed by a number of people not following the rules.
- Identify trails on maps. Local names. With condition bridges. Historic sites, mines and events.

PM Comments:

- We have any housing we need.
- Another beginner bike trail/pump track on valley floor
- Stop dispersed camping along galloping goose and hope lake road.
- Groomed bike trail on valley floor b/n Town of Lawson for easy beginner riding
- Bike path- creates privacy b/n road and bike path, - easier to ride, not so much incline.
- Cabin/Huts along valley floor- recreational stops in winter and summer- can get drinks, reserve for events, have programs; fireside chats/local history, horse drawn sleigh rides (winter and summer)
- Electric (from solar and wind and hydrogen) buses
- Negotiate with Idarado to purchase or join entrance with Mill site and parking area for repurposing Mill building for affordable housing and septic field paved over for parking, Town can supply water.

Appendix B - Plan Theme and Goals

Written comments received from the Plan Theme and Goal sticker exercise are organized below by plan theme and goal and differentiated between the two (AM and PM) community Open House sessions.

Sustained Natural Environment

“The scenic and environmental qualities that make Eastern San Miguel County special are preserved now and for future generations through restoration efforts, land use regulations, and proactive and intentional countywide policies. This includes the high country, clean air and water, county and local open spaces, and public lands surrounding our region. In collaboration with partners, the County will identify ways to address and mitigate impacts of climate change and instability, reduce the risk of natural disasters, and provide planned responses to emergencies.”

Summary of Comment Feedback

Feedback on this board included increasing support for preserving the natural environment and wildlife. Many comments are in support of the overall statement. Other comments mention the importance of the local workforce relating to transportation accessibility and affordable housing.

AM Comments:

- Like that climate change is included.
- We must be very careful with the gift that is Telluride. Preserve our wildlife. Keep density near town.

PM Comments:

- We are overwhelming the environment with the increased density of town site and housing. We have to block vehicles from coming into town and driving around town.
- Ski resorts are not very environmental!
- Restorative and rewilding efforts where appropriate to recover natural/native conditions.
- Slow or even stop growth – think water.
- We need expanded bike paths for commuting, all the way from Placerville.
- If we get rid of the local workforce we will not have community. Not everyone can own here but they should be able to live here.
- Affordable housing should be within walking distance of town!

Diverse and Resilient Economic Opportunity

“San Miguel County maintains a stable workforce by upholding inclusive housing policies, connecting people to their jobs through transit options, and supporting efforts for employment, job training, education and economic diversification. The County will engage its citizens to understand and adapt to climate change as it affects the regional economy, recreation, natural resources, and quality of life.”

Summary of Comment Feedback

Participant comments included the need to understand employer and employee needs as well as those who are not in the workforce (young people, retirees, etc). Some participants identified the importance of including overall community in the statement, rather than focusing primarily on workforce-related items.

AM Comments:

- We need to understand the needs of businesses for employees.
- With the rise of ADR, we need to be proactive in finding the priorities of our economy. Continue to increase or control accessibility/affordability.

PM Comments:

- You guys are forgetting about community.
- How does this account for non-working community members? Youth, retirees, second homeowners/non-contributors
- Need to ensure people who work in Telluride/Mountain Village can live here to minimize commuting.

- I love that the statement connects community thriving with environmental goals so well.

Varied and Abundant Recreational Options

“Parks and trails in Eastern San Miguel County will be maintained and enhanced, balancing recreation access with the long-term viability of ecological and cultural conditions. To support healthy lifestyles, San Miguel County and public and private partners will work to provide year-round recreational opportunities, diversify programming and resources for all, and support sustainable recreation practices.”

Summary of Comment Feedback

The Varied and Abundant Recreational Options goal statement was ranked third most accurate by participants. Comments included support for emphasizing sustainability and maintaining natural recreation opportunities such as trails, open space, and wilderness areas. There were conflicting comments between county residents stating that there should be both an expansion and limitation of future recreational opportunities, indicating that a balance in recreational opportunities is needed.

AM Comments:

- Celebrate our wilderness. Support history. 1971- 1981: San Miguel citizens alliance 1981: sheep mountain alliance
- More than ballparks! Mountain parks, improve trails, wildlife area, respect wilderness, sustainable - survival, we need more designated trails.

PM Comments:

- No expansion of trails into pristine-ish areas or wildlife. More than human habitats.
- More trails! Expand valley floor trails.
- Greater local and visitor populations will negatively impact recreational access, degradation and affordability.
- We have abundant recreational opportunities.
- Maintain but do not expand and some areas need to be closed off to humans or decrease numbers to lessen impacts.
- Providing/building more specific-use trails is an excellent return on investment for permanent residents and visitors. Biking, hiking high-use, high country. More trails to help provide access to natural spaces.
- Community space for adults so we can meet not in bars or church. A pool like in Moab would be great.
- We need to keep what few parks we have in town. Where are kids supposed to play when everything is so dense and there are no parks? Answer in the streets close to cars.
- What about our youth? The youth rec center that will be built hopefully is only 800 sq ft. How is that adequate for all of our youth?
- Skate ski/valley floor parking! No place to access in winter makes no sense. Not abundant options if you can't access.

Connected, Cooperative, and Welcoming Community

“Individual towns within Eastern San Miguel County maintain their unique qualities, sense of place, and small-town atmosphere. Community members have access to quality schools and education, healthcare, public facilities, services for aging populations, and bilingual resources. The County and Towns within the eastern region work together to develop, coordinate, and sustain a framework of cooperative services, infrastructure, resources, and regulatory practices.”

Summary of Comment Feedback

Feedback on this statement included the identification of many specific locations of historic interest, such as historic mining areas, towns and geographical areas. Participants identified concerns related to the impact of new residents/crowding and how this impacts the character, sustainability, and quality of life of the region. There

is a sense that the COVID-19 pandemic has created shifts in the community which should be reflected in the plan.

AM Comments:

- LL Nunn mining claims. Matterhorn. Trout Lake Land Company. Lizard Head Land Company. Hidden Lake.
- Vanadium. Fall Creek. Sawpit. Ruffe Corner. Church camps. Placerville.
- Not everyone should be welcome! This used to be a community where people made conscious decisions versus the ultra rich luxury playground of houses as commodities!
- Airport. Breckenridge cabin is historic. Deep Creek school. Collins Place mine.
- Individual towns. Pandora, Legacy. Town of Telluride. West Telluride. Lawson Hill. Telluride is a town. Ames is a ghost town or power plant.

PM Comments:

- The more people are stuffed into town and we lose our quality of life
- Not a connected community. Our lovely pandemic rules broke the community and a part of it never rebounded.
- Healthcare for aging populations/elderly doesn't work at this elevation. Montrose....
- Maintain community and sustainability keep noise and crowds down.
- Need more trails- Most hiking and biking trails are quite crowded- So much nature and very few ways to access it. Very few musicians when I moved here there was live music on every corner of main street- now quiet and not a connected community.

Expanded Transportation Options

"Eastern San Miguel County's multi-modal transportation network will expand to include transit service with more frequency and places served, multi-use paths for walking and biking, and electric vehicle infrastructure. San Miguel County will work with regional partners to create an interconnected road network."

Summary of Comment Feedback

Participant comments included a desire to reduce private vehicle travel and expand bikeability, public transit, and walkability. In terms of walkability, comments included a desire to increase housing near town and to increase affordable rentals in an effort to reduce overall transportation impacts and not lose the workforce community. Other comments suggested more clarity is needed regarding what an "interconnected road network" means, and a desire to ensure all roads are respectful of the natural environment.

AM Comments:

- Expand rail, visual rail. Reduce car traffic.
- The road network is driven by the topography.
- Interconnected Road network? The statement doesn't make any sense.

PM Comments:

- Interconnected road network? This statement doesn't make any sense.
- The road network is drawn by the topography.
- Yea paths
- Electric (from wind and solar), and hydrogen (from solar and wind) buses, (??trains??)
- If housing focused within walking distance to town, expanded transit will be less of an issue.
- Please be sure "an interconnected road network" does not mean more roads! And definitely no roads/tunnels through wild mountains!
- The massive number of buses in the half of Telluride (south of Pacific, is destroying livability for the visitors and removing long-term housing from half of the town. We need restrictions on warehouse districts.

Housing Access

"Eastern San Miguel County is a place where people of all socioeconomic status and backgrounds are able to live. San Miguel County and public and private partners support the creation of affordable and workforce housing within

the region. The County will make an effort to ensure housing is located near transit lines and supports equitable access to jobs, educational opportunities, healthcare, and other essential services.”

Summary of Comment Feedback

Comments were primarily related to the placement of housing, the link between housing and access to transportation and job centers, and the variety of type and cost of housing. Also mentioned were changes needed to the zoning or building codes to support more flexibility in development options. Some participants linked housing and commuting with housing availability and location. Some participants questioned if the word “all” should be used to describe who is able to live in the region, as that might not be realistic when considering the amount of growth possible / desired in the East End.

AM Comments:

- Last sentence should go beyond “near transit lines” to say “housing located next to existing infrastructure and walking/biking distance to urban/town core.”
- Concern about all socioeconomic and all backgrounds is included. This does not seem realistic.
- Town of Telluride two bedroom is \$850,000.
- What about senior housing?
- Bandit (illegal) apartments in houses in town adjusts demand, zoning code needs to include standards for upkeep of rental units.
- Housing located adjacent or as close as possible to platted town (Telluride and Mountain Village.)
- Keep density near town TRAFFIC will ruin our lives. KEEP Telluride WILD that is our appeal.

PM Comments:

- We need to ensure that people who work in Telluride can live in Telluride. The massive commuting needs to stop so our climate (i.e. snow) does not implode!
- How about not upzoning and rezoning. Instead buy up free market properties and convert them to deed restricted local's housing?
- Not everyone that works here should live here.
- Subsidized/affordable housing should be walkable distance to jobs. Town of Mountain Village and gondola
- Almost 50% of our year-round residents currently reside in some form of subsidized housing. How much more can we really afford, both in terms of money and growth?
- Ignoring existing holdings suitable for development.
- Keep affordable housing within walking distance of the Town of Telluride.
- Build another Lawson
- Re-purpose the Idarado Mill building for affordable housing.
 - Great idea!
- How will climate change affect our great planning? Drought, water, transportation.
- High density housing development with deed restriction to first home buyers and or long-term rental restriction is a thoughtful solution to reducing the carbon footprint of housing and transportation while providing access to more affordable housing
- Maintain and develop all new affordable housing within walking distance to town

Vibrant Arts and Culture

“Arts and culture in Eastern San Miguel County is known worldwide. The community supports an appreciation of the arts and fosters representation of its local identity through a vibrant festival and music scene, arts, and accessible creative outlets. Protection of the natural environment inspires current and future creators.”

Summary of Comment Feedback

Feedback on this board included increasing support for local artists and limiting major events that draws tourism to the area if it effects locals' quality of life.

AM Comments:

- Festivals: only locally owned festivals! Bluegrass should be taken over by the town and run for local profit only. Out of town/state operators should not be profiting from our park and community.

PM Comments:

- Event size, frequency and growth are subordinate to the quality of life impacts.
- Need to include health care as a high priority.
- Support artists from all walks of life and ethnicities.
- 12,000 people for festivals is way too many. Jazz fest is a great size. During Covid non-festival summer, sales tax revenue was steady.

Balanced Natural and Built Environments

“Growth and development in Eastern San Miguel County is managed through progressive zoning designations and housing initiatives, while also ensuring environmental resources are protected. Eastern San Miguel County recognizes its environmental assets while ensuring there is adequate housing for a thriving and sustainable local community. This is balanced through careful management of infrastructure resources and transparent application of land use regulations.”

Summary of Comment Feedback

Many of the comments mentioned the implications of growth and the impact it has on natural resources, wildlife, quality of life, and the need to introduce the concept of carrying capacity. There were comments critiquing the use of the term “progressive zoning.”

AM Comments:

- We don't need to continue to grow.
- What economy: mining, MFG, ranching, history
- Government should NOT ignore application of land use regulations *NO MORE BACK DOOR DEALS
- PRESERVE OUR WILDLIFE CORRIDORS
- Prioritize ownership and capital
- Recognition that we have a maximum carrying capacity
- Not sure about “through progressive zoning designations.” Private ownership and capital interests Drive decisions.

PM Comments:

- Progressive zoning is too nebulous of a term and sets up potential abuses and conflicts to the intent of the goal statement.
- Progressive zoning should not include condemnation of private covenants, PUD's or conservation easements.
- No growth is a valid comment. Concern about the carrying capacity. We need to understand this
- High density housing development and sustainable design building codes (electrification, limit exterior snowmelt, limit building square footage) will promote a more climate conscious building culture.
- Water and the environment and wildlife! No Diamond Ridge!
- Spot zoning is still not legal.
- Slow and even stop growth. Think water!
- Real estate and construction are the largest funders of affordable housing.
- Progressive zoning equals more growth. No more.
- Housing need to be adjacent to existing development in town. Illium.

Vision Statement

Participants were asked to provide comments on a draft Plan Vision Statement by placing a dot on a scalebar to signify how accurately the draft statement reflected their vision for San Miguel County's East End. The responses are on a scale of 0 Not Accurate to 10 Very Accurate. By placing dots on a scale bar between 0 and 10, participants were able to reflect how closely the Vision Statement reflects their vision for the future. **The weighted average for how**

well the Vision Statement reflects community desires was 5.88, scoring lower than all themes and goal statements. The following draft Vision Statement was presented at the open house:

“Eastern San Miguel County is a forward thinking, connected, and caring community. We embrace big ideas and new concepts, and endeavor to lead by example in the region. From protecting the natural environment to supporting long-time and new residents, our local history, traditions, and values create a culturally rich and supportive community. We are an outdoor recreation hub and are committed to maintaining recreational assets. We are proud of our home and rural lifestyle and are committed to being a welcoming place now and into the future.”

Summary of Comment Feedback

This draft statement performed the lowest of all draft statements and received the most feedback. Feedback included many call outs noting that it did not feel specific enough to the East End, and that certain aspects needed removed or added. Ideas of what should be added to the statement included topics of industry such as mining, agriculture, and green energy promotion, etc., commitment to recreation spaces and open spaces, adaptivity and resiliency, remote should be replaced by the word rural, creation of a specific parking and housing plan, specific climate change impacts, and including acknowledging indigenous history and local history. Some participants suggested that the statement needed to better incorporate ideas related to limiting and managing growth. Specific comments from participants are included in Appendix B.

AM Comments:

- Remote not rural. Bikeability is not really a rural lifestyle.
- Feels like the statement could be about anywhere- it's specific to our community.
- I would like it to go beyond “committed to maintaining recreational assets” to also say “and committed to protecting open spaces.” Make a statement against sprawl.
- Additional ideas: mining, railroad, RGS, ranching, agriculture, electric power AC. Social festival and think tanks.
- We embrace money.
- Maintaining recreational assets and significant pristine open space.
- Social festival and think tanks. We need to be adaptive to stay resilient

PM Comments:

- This is so vague and dishonest. We don't want any more people. Telluride is being trashed by greedy developers, Airbnb owners, and realtors.
- There is no need to be so explicit about “supporting” new residents in such a broad intended vision statement.
- Our surrounding environment, trails and neighborhood, are at best when town is not overrun by traffic and festivals.
- If we are so forward thinking why don't we have parking? Housing a plan?
- Deep Creek area should be kept low density to preserve its natural beauty and stay in alignment with current zoning.
- Add recreation center.
- Climate change matters. Let's take it into consideration for any possible growth in this area.
- We are best at “welcoming” people when there aren't too many of them.
- If we're using words like “local history and traditions, we need to acknowledge indigenous history.
- Not sure who “we” is. Permanent residents? As far as “forward thinking” we still have a long way to go to lower our carbon footprint, minimize mass of homes, recycling etc.
- Need to add something about reducing our negative impacts on climate chaos and protecting or conserving water.
- Lawson 2.0
- To the extent it emphasizes preservation of real character and legacy

- Vision not true. I have ski town envy everywhere I go- whole deed restricted zones single-family homes (not apartments and duplexes). Rec centers. Many more bike trails. Much better recycling. Get rid of plastic water bottles. Build greenhouses. Put affordable housing on the property lot behind the gas station where people can easily walk to town. On and on.
- I like that our setting has an active role in this.
- Can't put 10 pound potatoes in a 5 pound bag.
- Maintain environment, low noise, crowds, traffic. No growth.
- No development without a guarantee of adequate and practical water source. Specifically, Diamond Ridge. Leave the environment and wildlife in peace! Other affordable housing locations will be much better for the environment. Not Diamond Ranch.

Appendix C - Other Comments

Additional written comments were provided by community members on exhibit boards depicting the plan boundary, community demographics, and the community survey feedback, as reported below.

Master Plan Boundary Exhibit

Comments:

AM Comments:

- N/A

PM Comments:

- Can you use colors other than yellow?
- Aldasoro PUD 1991. Mountain Village 1985 then Inc. 1995
- Air quality needs to be monitored. We have too many vehicles driving in town.
- Water quality and amount should inform what growth, if any, is needed to keep our economy and environment thriving
- Very incorrect data!
- Any of our water use needs to be addressed
- Ignoring legal realities
- High country needs to include sheep mountain, hope lake, etc.
- Infrastructure? Where is it?
- Need to address urban versus rural versus suburban. Reasonable expectations, needs, landowners
- Master plan should start with data of existing conditions, water, carrying capacity, restrictions, private and public constraints, easements and PUDS

Summary of Comment Feedback

Community members added feedback addressing specific topic concerns, as well as what they believe should be added to the map and edited with mapping display.

Demographics Summary Exhibit

AM Comments:

- Please do not use census data for demographics. It is incredibly skewed and a low count of Latino families in our community because of challenges of census outreach due to Covid in 2020 and following Trump admin impact on our town. School district numbers and medical center numbers will be more reflective of demographics of East End. The more we show census data (12% Hispanic/Latino) to our community members on public platforms the more we skew our own understanding of our community and silence voices of Latino families. Even though the census/government forms use the term "Hispanic" should we use that term for our community and for our own planning documents? The word Hispanic was coined by the Nixon admin to quell the Chicano Movement in the southwest to force people to identify with their colonizers. Is that how people in our community want to identify now?

PM Comments:

- Growth data seems out of whack. 1% per year on 5574 is 55 not in the 1000s.
- Please note tourism!

Summary of Comment Feedback

How data is labeled and gathered was critiqued.

2023 Open Community Survey Summary Exhibit

AM Comments:

- N/A

PM Comments:

- Why increase the workforce? Just to subsidize individuals and corporations who value profits over preservation.
- Add rec center.