



SAN MIGUEL COUNTY PLANNING COMMISSION

PLANNING COMMISSION MEETING AGENDA THURSDAY, JANUARY 11, 2024 – 3:00 PM

Online & 333 W. Colorado Ave, Telluride, Colorado

MEETING INFORMATION - This meeting will be held online and in person. To join the meeting: <http://zoom.us/join>, Meeting ID: 965 1288 5206, Password: 534277; Audio only: Dial 1-301-715-8692 or 1-253-215-8782 (long-distance rates may apply)

1. 3:00 P.M. CALL TO ORDER

2. APPROVAL OF MINUTES, PLANNING COMMISSION AND STAFF COMMENTS

December 14, 2023 Minutes

[12.14 draft.docx](#)

3. AIRPORT MASTER PLAN RECOMMENDATION

Review and Recommendation of the Telluride Regional Airport Authority proposed Master Plan Update - Note: Continued from December 14, 2023 / MOTION

[CPC Packet Materials TRAA Master Plan Update 011124.pdf](#)

4. EAST END MASTER PLAN WORKSESSION:

Memorandum, Chapter 5 Edits, Public Comments, Referral Agent Comments

[CPC 1.11.pdf](#)

5. ADJOURN

NOTE: All times are approximate; items may begin earlier (except public hearings) or later than scheduled. For more information contact Planning Department at (970) 728-3083.

If special accommodations are necessary per ADA, contact 970-728-3844, via email at bocc@sanmiguelcountyco.gov prior to the meeting.

The official, designated posting place for all meeting notices will be online at <https://www.sanmiguelcountyco.gov/liveagenda>. Use this link to view the live agenda with any last-minute changes. To be automatically notified, please sign up at www.sanmiguelcountyco.gov, sign up for alerts, and follow the prompts.



AGENDA ITEM

TITLE:

December 14, 2023 Minutes

Presented by:

Time needed:

PREPARED BY:

Nicola Kerr, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[12.14 draft.docx](#)

Description:

**SAN MIGUEL COUNTY PLANNING COMMISSION
MINUTES – REGULAR MEETING**

December 14, 2023

333 West Colorado Avenue and Online Meeting

Present: Lee Taylor, Chair
Josselin Lifton-Zoline, Vice-Chair
Ian Bald, Member
Matthew Bayma, Member
Tobin Brown, Sr. Alternate
Galena Gleason, Alternate – online
M.J. Schillaci, Secretary

Planning Staff Present: Kaye Simonson, Planning Director
John Huebner, Senior Planner
Nicola Kerr, Planning Technician

County Staff Present: Amy Markwell, County Attorney

9:00 a.m. Chair called the meeting to order.

Tobin Brown Recused himself from the Telluride Regional Airport Master Plan Amendment.

APPROVAL OF MINUTES

MOTION by M.J. Schillaci to approve the November 9, 2023 minutes
SECONDED by Ian Bald **PASSED 6-0**

Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	Abstain	Absent
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	Absent
Tobin Brown	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Galena Gleason	<u>Aye</u>	Nay	Abstain	Absent

PLANNING COMMISSION AND STAFF COMMENTS

Kaye Simonson, Planning Director, updated the commission.

Kaye presented the East End Master Plan to the Town of Telluride Town Council at their last meeting.

On January 24 there will be a joint meeting with the BOCC about the Community Housing Zone District and the Solar Land Use Code Update. This will occur as a dual location meeting here in Telluride and at the Norwood Sheriffs Annex because of interest from the West End and for those who do not have internet access.

The new draft of the Solar Regulations will be out about two weeks prior to the January 24 meeting.

10:15 A.M. PUBLIC HEARING: MASTER PLAN AMENDMENT

Applicant: Telluride Regional Airport

Location: 1500 Last Dollar Road

John Huebner, Senior Planner, presented a PowerPoint presentation concerning the proposed master plan amendment to update the Telluride Regional Airport Master Plan.

Kenneth Maenpa from the airport presented a supplemental presentation. He followed up by affirming that there is an environmental aspect to including a hanger in the plan which saves fuel as airplanes do not have to fly elsewhere to park.

Josselin Lifton-Zoline asked if the airport is included in the County's climate actions plan, and whether there are long term goals regarding reduction.

Kenneth responded that airplane efficiency has improved and they use a blended aviation fuel.

Josselin asked what is the ratio of commercial to private flights.

Kenneth responded that 98% of the traffic is private and will continue this way.

Josselin followed up to confirm that this is not to better serve commercial flights.

M.J. Schillaci asked what total square footage is envisioned.

Kenneth responded about 100,000 sq ft.

M.J. confirmed that this would be doubling the current square footage.

Galena Gleason asked what the new terminal would look like and how much square footage.

Kenneth responded it would be about 15,000 square feet and would be a more modern and streamlined terminal. He added that he could not foresee any additional infrastructure other than parking.

Lee Taylor asked how the airport distinguishes between round inbound and outbound trips.

Kenneth responded that probably at least $\frac{2}{3}$ are visitors and it is very seasonal. Matt Skinner of CO flights can provide the specific information.

Lee asked about the water source for airport activities.

Kenneth responded there are two wells on the airport site.

Lee asked how waste water is disposed.

Kenneth responded there is an on-site septic system.

Lee asked if any aspect of the proposed plan would attract more commercial flights.

Kenneth responded yes.

Lee affirmed that there would not be much in the way of technical or infrastructure improvements to attract more flights. Improvements will be mostly seen in customer service.

Kenneth responded yes

Matt Bayma asked how the hanger how will be paid for.

Kenneth responded that the funding will be 50% in the form of a loan and that the airport is receiving funding from state of Colorado for snow removal equipment storage.

Lee stated that this is all going to translate into more private flights.

Kenneth responded that any increase would be nominal, and that there are a lot of part-time residents who fly here.

10:10 The Chair opened the floor for public comment.

Shellie Duplan stated concerns about a conference center and hotel due to water, sewage and road infrastructure impacts.

Scott Bennett stated that a hotel and conference center is not appropriate on Deep Creek Mesa. The water and waste water capacities are not adequate to add more strain. He does not support a training burn tower, and is concerned about the hangers on the south side due to scenic quality.

Amy Ward, Town of Mountain Village Community Development Director, stated that she is supportive of the airport and meeting the needs of regional transport, but would like a lot of information talked about today to be about the 10-20 year document rather than just the hangar. The hotel and conference center need more thought surrounding water, waste water etc. considering the facilities will be doubling in size in addition to the airport hangars and conference center which were omitted from the total square footage so it will be at least a tripling. The south side facility is on the side of an existing wetland. Some expansion is necessary but she would like to see a better plan.

Josselin asked if there is any study about the understanding of the aquifer.

Kaye Simonson responded that this is not anything the Planning Department would have.

10:20 am The Chair closed public comment.

Lee asked what is a burn tower.

Scott Bennet replied that it is for fire training.

Josselin asked if there is a wetlands map.

John replied that yes, the proposed south side development would be in the wetland located on the property.

Dirk DePagter commented that the topography lends itself to bury the hangers in the back so they are not visible. There is already a struggling conference center in MV that should be supported. There may be some crew who would take advantage of the hotel but there really isn't a need and it would just attract traffic.

Robyn Van Gelder asked which part of the highway visibility impacts are evaluated.

Kaye responded that generally the scenic view plane and setbacks are measured perpendicular to the highway.

Nick Farkouh commented that it is a very small community of local aviators and would not really benefit the majority of the community. To what end are we going to expand growth? Nick vehemently opposes a hotel and conference center and everything that would come with that.

Josselin agrees with Nicks's comments. How can we be in support of frivolous expansion and growth when we are having difficult conversations trying to find space and resources for housing?

Ian Bald agreed, jets are horrible for the environment and the more amenities provided the more they will come.

Matth commented that he does not foresee this plan as a big expander but as an improvement on the existing facility. The hotel should be taken out.

Josselin asked the commission how they feel about there not being any affordable housing mitigation.

Mathew agreed there should be mitigation but it is not a deal breaker.

Lee asked if we did not approve the master plan could they still proceed with some aspect of your plan.

Kenneth responded absolutely, and said the plan includes a berm along the cliff edge to mitigate some of the visibility issues.

M.J. stated that the plan should remove the hotel and conference center and mitigate for employees. There are options to contribute to housing without building on site. She expressed concerns that it is going to increase growth although it has been stated that it will just be improving the experience.

Galena commented that there are already many hotels in the pipeline to be built that could serve any staff flying in.

Kaye stated, to summarize, we are directing the airport to remove the conference center from the plan. Trusting that the airport is going to update its plan with some more details that were discussed today, a recommendation could be made to the BOCC.

Ian stated there is a lot of vagueness in the numbers presented by the airport, there is no square footage and no addressing of the wetlands.

MOTION by Josselin Lifton-Zoline to continue this item to the January 11th meeting with direction to remove the hotel, and remove hangar expansion to the south side.

SECONDED by Mathew Bayma with an amendment to do some form of employee housing mitigation analysis, and an additional amendment to not include removal of the south side development.

Josselin accepted, with another amendment to address wetlands, along with a study to address potential growth and what this will really mean when it is all done.

MOTION PASSED 3-2

Lee Taylor	Aye	<u>Nay</u>	Abstain	Absent
Ian Bald	Aye	<u>Nay</u>	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	Abstain	Absent
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	Absent
Tobin Brown	Aye	Nay	Abstain	Absent
Galena Gleason	Aye	Nay	Abstain	Absent

Recessed at 10:55 am

Reconvened at 11:05 am

EAST END MASTER PLAN UPDATE

Amy Markwell, County Attorney, shared a memorandum surrounding new anti growth laws in Colorado detailing the Counties legal obligation to promote the construction of affordable housing units.

Matt asked if density limitations in certain areas are relevant to this.

Amy Markwell responded that it does not get that specific but it does highlight that a density overlay to build affordable housing is very encouraged and it would get more in the nitty gritty

during the application. Limiting density would not be appropriate in this particular guidance document.

Kaye updated the public that the Planning Commission has been meeting in subcommittees to workshop the various themes. There have been lots of conversations surrounding water and wastewater but we must keep in mind that the county is not the utility provider, we do need more studies, and the plan can be thoughtfully amended if there is a regional collaboration to study wastewater and water, which ties into the idea that we need more regional planning. Carrying capacity is highly subjective; there is not plug and play spreadsheet to determine this. Kaye would like to receive input on the future land use map, which reflects what is already existing as well as opportunities for the future. Removing the Community Housing zone from the Residential Low Future Land Use Map has been contemplated.

Tobin Brown commented that at first anything that was Forest Service land was off the table and now we are identifying some new possibilities. At what point do we change their color and implement it into the plan? He asked if a full analysis on all forest service land has been done to determine where it may be viable.

Kaye responded that she had spoken to Forest Service personnel specifically about a few parcels that they had identified, and not all forest service land is viable.

Tobin commented that the public is concerned about the 20 units per acre by right in the Community Housing zone district.

Kaye asked the public to please remember how extensive the rezoning process is. It is still a two step review.

Lee asked if a property within a subdivision could be rezoned and would not have to abide by the subdivisions covenants.

Kaye responded that while everything is possible not everything is probable. She clarified that we don't expect something like that to happen, but other could find ways in the future.

Josselin asked if the Affordable Housing PUD zone has been used any where other than Lawson Hill.

Kaye responded that San Bernando utilized it.

11:50 am The Chair opened the floor to public comment.

Kari DiStefano commented that the CH zone is wildly unpopular with the HOA's but these are all people who already own their homes and we owe it to people to provide opportunities for those who do not already own a home or we will lose the vibrancy that young families bring to a community. Maybe rather in terms of projects we should be thinking of programs, using housing funding not to build things but to offer low interest loans and grants to buy or build individual houses.

Shellie Duplan, Aldasoro Ranch Manager, commented that there are serious concerns relating to wastewater. How can we open the doors to high density affordable housing when we do not have a plan to expand the regional wastewater plant first? Mountain Village identified wastewater as their biggest concern. If the county does not have time to study the wastewater capacity right now then the high density projects need to be pushed off as well.

Amy Markwell responded that there is this desire to put the cart before the horse. When a developer comes with a plan, it is required by the Land Use Code for them to demonstrate how they are going to service their development with wastewater, water, and transportation etc.

Pam Bennett commented that Aldasoro put in a development plan in 1990, it was approved by the county, went through a 5-step process, and has been developed in conjunction with that plan. She would ask that it be given the same respect as Sunnyside, Trout Lake, etc. and that Diamond Ridge be put under conservation.

Amy Ward, Town of Mountain Village, commented regarding the deed restricted housing in Ilium, that there is a Master Plan map that included this development in 2006. Town of Mountain Village and Town of Telluride are 50 /50 partners in the economic vitality of the area. There should be more clear language involving Mountain Village. She likes keeping the option open for additional gondola transportation.

Doug Tooley commented that there needs to be a stand-alone project for assessing infrastructure.

Catherine Winchester stated that we need to assess the health of the aquifer and keep the HOA's more updated. She commented that the idea of an airport hotel is inappropriate given the housing circumstances, in addition there has been no traffic studies completed regarding Highway 145. We shouldn't be adding people to the community due to lack of emergency evacuation options.

Robyn Van Gelder commented that the SMC Land Use Code has already been updated with the CH zone which points to the Master Plan as being applied as prescribed. The state statute does not imply that you need to upzone areas. Building anything affordable in this region is becoming a bigger challenge and if individual landowners want to fill ADUs on their property HOA's should look at their covenants to make that more feasible, the old master plan is not obsolete and it's values are still relevant. She asks that we remove the CH zoning as a possibility from the Open Space zone, as well as Low and Medium.

Nick Farkouh agrees with Robyn that the old plan is not obsolete and we should still be striving to uphold those values. He stated that we do not need a memorandum to understand House Bill 5-25, and he proceeded to read a section, and said, nothing in that house bill is relevant to the Master Plan. Nick referenced a court case finding that if a municipality buys a property in a subdivision they can ignore the covenants, this is exactly what happened with Diamond Ridge. We are discussing how the airport will spur unintended growth but that is exactly what the Master Plan will do to a greater degree.

Lee responded that he agrees that we need to emulate the values of our old Master Plan but we also need to face the circumstance of today and work with that.

Josselin commented that all the momentum driven by wealth has been on the side of private development and never on the side of affordable housing. We are trying to create momentum on the side of affordable housing with the CH zone. She agrees with Lee that it is politically toxic and potentially not viable to keep the CH zone as a possibility in Residential Low for what we are trying to achieve with small scale community housing.

Galena commented that she would be willing to take CH out of Residential Low. It is disconcerting that people have ADU's that are not being utilized and we need to think about how we can incentivize people to rent to locals. She would love to see more people getting involved with ideas and helping the community.

Tobin stated that the language in the CH zone is way too broad and alarming and we need to change it. If it is updated it could have a potential for being used anywhere; however, the way that it is written right now it should be pulled out of Low and even Medium in established subdivisions.

Josselin asked if Tobin would prefer to wait to make a change about this until after the January 24th meeting.

Tobin replied yes.

Lee added that he could be in favor of taking the CH zone out of Low Density.

Josselin commented that she would like to deliver the master plan to the Ute Tribe before adopting the language in there surrounding them.

Lee asked for feedback on subcommittee sections by the January meeting.

Galena asked if the Planning Commission will receive official county emails.

Kaye responded we are working on it.

Pam asked for the Master Plan to be broken down into sections for the upcoming meetings.

1:11 p.m. Adjourned.

Respectfully Submitted,

Nicola Kerr, Associate Planner

Approved on _____, 2023.

SAN MIGUEL COUNTY PLANNING COMMISSION

M.J. Schillaci, Secretary

:\PC Planning Commission\PC Minutes\2023\pc.5.23.minutes.docx]

DRAFT



AGENDA ITEM

TITLE:

Review and Recommendation of the Telluride Regional Airport Authority proposed Master Plan Update - Note: Continued from December 14, 2023 / MOTION

Presented by:

Time needed:

PREPARED BY:

John Huebner, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[CPC Packet Materials TRAA Master Plan Update 011124.pdf](#)

Description:

PUBLIC MEETING RECORD

County Planning Commission

Application: Telluride Regional Airport Authority (TRAA) Adoption of Airport Master Plan Update

Date: January 11, 2024 **Items added after 12/14/23 are bolded**

1. San Miguel County Land Use Code (Adopted 11/30/90) with all amendments to date (By Reference Only).
2. San Miguel County Comprehensive Development Plan (Adopted 8/3/78) with all amendments to date (By Reference Only).
3. **Memorandum to the San Miguel County Planning Commission from John Huebner, Senior Planner, dated January 11, 2024.**
4. **Draft Planning Commission December 14, 2023 Meeting Minutes.**
5. Memorandum to the San Miguel County Planning Commission from John Huebner, Senior Planner, dated December 14, 2023.
6. Application and Supplements received from Kenny Maenpa, Telluride Regional Airport Manager, received October 10, October, 19, 2023, and **January 3, 2024.**
7. Public Meeting notice published in the Norwood Post and Telluride Daily Planet on December 6, 2023 and **January 3, 2024.**

AGENCY COMMENTS

8. Email from John Huebner, Senior Planner to Referral Agencies dated October 30, 2023.
9. Email from Amy Markwell, County Attorney, to Nicola Kerr, Planning Technician, dated November 3, 2023
10. Email from Kelly Crane, CPW District Wildlife Manager to John Huebner, Senior Planner, dated November 6, 2023.
11. Email from Michelle Haynes, Mountain Village Assistant Town Manager, to Kaye Simonson, Planning Director, dated November 28, 2023

PUBLIC COMMENT

None

OTHER

None

MEMORANDUM

TO: San Miguel County Planning Commission
FROM: John Huebner, AICP, Senior Planner
RE: Telluride Regional Airport Authority (TRAA) Adoption of Airport Master Plan Update
DATE: January 11, 2024 (continued from December 14, 2023)

At the December 14, 2023 meeting the Planning Commission continued consideration of the Telluride Regional Airport Authority (TRAA) Adoption of Airport Master Plan Update to the January 11 meeting. In response to the issues and concerns of the CPC a revised Narrative and Airport Layout Plan has been submitted.

Planning Staff has also addressed affordable housing mitigation for proposed improvements.

PLANNING COMMISSION ACTION

At the December 14, 2023 meeting, the Planning Commission (CPC) considered the proposed Airport Master Plan Update and continued the application to January 11, 2024.

The Planning Commission provided the following direction to the applicant:

- Remove the hotel/conference center.
- Provide analysis on Affordable Housing impact mitigation of proposed uses.
- Provide additional details on newly proposed storage hangars on southside of runway and address wetland impacts.
- Provide additional information regarding economic and traffic impacts and other potential growth issues after full buildout.

Outside of the motion, the CPC raised questions regarding water and wastewater use, and how the proposed projects affect system capacity (e.g., parking).

APPLICATION UPDATE

In response to CPC direction, the following structures were removed in the Revised 2023 Airport Master Plan Update.

- 1) Removed: Hotel/Conference center
- 2) Removed: Mutual aid fire protection training area
- 3) Removed: Additional Hangar(s) – south side development area

An additional auxiliary building, campus water pump house, has been proposed to better provide fire suppression at the airport.

STAFF AFFORDABLE HOUSING IMPACT MITIGATION ANALYSIS UPDATE

The Telluride Regional Airport Authority (TRAA) was created by San Miguel County, Town of Mountain Village and Town of Telluride. TRAA Board members are appointed by the governing boards of the County and the two municipalities. The Telluride Regional Airport Authority is a political subdivision of the State of Colorado, and its property is exempt from property taxes. The Airport property is zoned Public, which is consistent with other local governmental properties like the regional sewer treatment plant.

Affordable housing impact mitigation is required of the following types of development in the R-1 School district: office, restaurant and retail, hotel, multifamily, ski area, and other commercial uses. TRAA proposes a large hanger to include aircraft (30,000 sf) and equipment storage (5,000 sf); lobby, offices, and rental car service area (5,000 sf). Although the hangar includes office and other commercial space the TRA is a public use and is not required as a condition of approval to provide affordable housing impact mitigation. Board of County Commissioners may grant additional exemptions and waivers of the employee housing Impact Fee/Mitigation when deemed to be in the public interest. A developer may present alternative calculations of employee generation to the Board of County Commissioners for review and consideration. In the case of the Airport expansion, it would be beneficial if Affordable Housing mitigation for new employees were voluntarily provided. Per Federal Aviation Administration (FAA) regulations, residential uses are typically not permitted within airport boundaries.

PROCESS

The adoption of the Airport Master Plan requires a Two-step Review by the Planning Commission and the Board of County Commissioners. Although the Land Use Code states changes to Public (PUB) uses are subject to One-step Planning Commission approval, the Board of County Commissioners retains review authority since it was the original review board that issued the Special Use Permit that authorized Telluride Airport operations in 1985.

SUMMARY

Kenneth E. Maenpa, Telluride Airport Manager, on behalf of the Telluride Regional Airport Authority (TRAA) (Applicant), submitted a Revised 2023 Master Plan update for review and approval. This Master Plan update was undertaken to revise the TRAA 2016 Master Plan, which was approved by the County Commissioners on July 19, 2017. Since the 2016 Master Plan was completed and approved, the Airport has established reliable air carrier service and reached over 10,000 enplanements in CY 2022, and completed a couple of short-term projects. The airport is continuing to update its plans and capital improvement plan (CIP) as it prepares for improvements over the next 5-7 years.

The 2023 update includes a proposed 21,200 ~~57,500~~ square feet of additional square footage ~~plus a hotel and conference center and additional south side hangar whose square footages are not called out. More information is required regarding the need for a~~

~~note.~~ The Net Changes reflect the replacement of all of the uses in the future ultimate development plan. Also included in the amendment is future siting of a new terminal, campus water pump and fire suppression system, vehicle parking. A key element of this study includes the proposed location of a proposed new hangar currently under design to support the fixed base operator (FBO) with aeronautical services. This large transient hangar (40,000 sq. ft.) would include snow removal equipment storage, lobby, office and rental car service.

2023 Airport Master Plan Update vs. 2016 Update

The 2023 Master Plan Update outlines proposed airport development over the short-, mid- and long-term planning periods. Proposed development removed from the plan indicated with with double strike-through.

Add: Large Aircraft Hangar/Offices (~~40,000~~ 14,500)

Location change: Terminal/Fixed Base Operation (~~18,000 s.f.~~)

Add: Last Dollar access Improvements

~~Add: Mutual aid fire protection training area~~

~~Add: Hotel/Conference center~~

~~Add: Additional parking (160-200 spaces)~~

Add: Campus water pump house (1,500 s.f.)

~~Add: Additional Hangar — south side~~

Add ~~Remove~~: Snow removal equipment and ARFF building (2,000 s.f.)

Add: Auxiliary rental car buildings (3,200 s.f.)

(This space intentionally left blank)

2016 Master Plan Update

The 2016 Master Plan Update outlined airport development over the short-, mid- and long-term phases:

Short-Term (FY 2016-2020) *completed

- *1. Renovating the existing General Aviation Terminal and expanding it by approximately 500 square feet. The improved facility follows the design of modern Fixed-Base Operators tailoring amenities to an upscale, high-end clientele experience.
- *2. Expanding a small portion of the North Apron, creating additional space for aircraft parking.

Mid-Term (FY 2021-2035)

- 3. Providing airfield access through a new south Taxiway A3; and
- 4. Vehicle parking for new buildings and connecting to the roadway system using the tunnel road.
- 5. Building new facilities for Snow Removal Equipment and Airport Rescue and Firefighting (ARFF) operations. Creating a modest area to accommodate general aviation clients performing flight planning functions adjacent to aircraft parked on the new south apron.
- 6. Building a new apron that connects to south Taxiway A3, paving a portion of the area between the existing wetlands and existing Quarry Road for GA aircraft parking.
- 7. Demolishing the old ARFF building, and opening underlying pavement to park aircraft.
- 8. Paving an access road for vehicles to reach the South Apron without having to cross the runway.
- 9. Constructing a self-fueling station at the South Apron.
- 10. Creating a landscaping berm to block community views of airport development with natural features.

Long-Term (FY 2036-beyond)

- 11. Designing and constructing new Commercial terminal.
- 12. Repurposing apron space to bring the Bombardier Q-400 commercial aircraft close to the new commercial gates.
- 13. "Hillside Parking Lower Tier Construction" project.
- 14. Constructing a new airport loop road which directs one-way traffic into, and out from the landside airport environment.
- 15. Designing and constructing new general aviation terminal.
- 16. Demolishing the old commercial terminal and its adjacent transient hangar.
- 17. "North Apron Expansion #3" fills in the gap between all the surrounding apron areas.
- 18. Constructing of new hangars for based or transient aircraft at the South Apron.

REVIEW STANDARDS FOR PUBLIC (PUB) ZONE DISTRICT

5-315 Public (PUB)

5-315 A. Purpose

The purpose of the Public (PUB) Zone District is to provide for the development of public uses, facilities and services for governmental, civic, educational, humanitarian health care and other public purposes consistent with County land use plans and policies and to provide for related uses which are customarily incidental or accessory to public uses, facilities and services. Development activity in the zone shall be based upon the adoption of a master plan.

5-315 B. Uses Allowed Subject to One-step Planning Commission Approval

IX. Public Airports;

5-315 C. Criteria for Uses Allowed Subject to One-step Planning Commission Approval

To grant approval for the uses listed in Section 5-315 B., the Planning Commission must find that, in addition to meeting the criteria for special uses subject to One-step Planning Commission Approval (See Section 5-1002), the use:

- I. Provides basic or fundamental services on which the community is dependent for support;
- II. Is available to serve the general public and serves principally the local community;
- III. Meets an essential public purpose that is not adequately provided by the private sector;
- IV. Fulfills the functions and obligations of a publicly elected body or is mandated by legislation, ordinance or statute; and
- V. Is, or is a subsidiary of, a not-for-profit-venture.

5-315 D. Area and Bulk Requirements

- I. Minimum lot size - Established by Planning Commission.
- II. Minimum lot width - Established by Planning Commission.
- III. Minimum Setbacks

- a. Side and rear yard - 10 feet
- b. Front yard - 30 feet

IV. Height limit - 35 feet

V. Maximum Floor Area Ratio (FAR) - 0.50:1

5-315 E. Minimum Off-street Parking

The number of off-street parking spaces shall be established by One-step Planning Commission Approval pursuant to the standards in Section 5-702.

PUBLIC NOTICING

The meeting agenda was published in the Telluride Daily Planet and Norwood Post on December 6, 2023 and on January 3, 2024.

REFERRAL AGENCIES

The proposed Master Plan amendment was sent to the County Attorney; County Manager; County Road and Bridge Director; County Building Official; County Sheriff, County Environmental Specialist; Colorado Parks and Wildlife; Federal Aviation Administration; Telluride Fire Protection District; Bureau of Land Management; Town of Telluride; and Town of Mountain Village.

County Attorney Amy Markwell responded with no issues. Colorado Parks and Wildlife Kelly Crane replied and did not raise any concerns.

Town of Mountain Village Assistant Manager Michelle Haynes raised concerns with the scope of expansion proposed and the apparent lack of analysis or justification for proposed facilities.

TRAA has removed the hotel/conference center and the additional southside hangars from its updated proposal.

PUBLIC COMMENTS

No public comments have been received.

DISCUSSION

Mr. Kenny Maenpa, Telluride Airport Manager and a representative of Jacobs consulting will attend the meeting to explain the revised 2023 Master Plan update, including the Airport Layout Plan and answer questions from the Planning Commission and public.

The Planning Commission should consider recommending adoption of the Airport Master Plan as required by LUC Section 5-315 A., which states, “development activity in the zone shall be based upon the adoption of a master plan.” San Miguel County is the Telluride Regional Airport’s legal sponsor and as such approves the Airport Master Plan. Airport Master Plans serve as a platform to help ensure safe and efficient airport operations, while also addressing potential airport improvement needs and community concerns.

An Airport Layout Plan (ALP) is a technical drawing that focuses on proposed improvements on and around the airport. It highlights features unique to the airport and identifies potential construction projects and other possible development. The inclusion of a future project on an ALP does not guarantee that the project will be funded and/or implemented. The Airport Master Plan is a guide for future development and does not automatically approve the proposed uses. Any future development will require review and approval by the County.

In its revised application the TRAA has removed the hotel/conference center, fire training area and the additional south side hangars from its proposal.

SAMPLE MOTION:

I move to recommend adoption of the Revised 2023 Telluride Regional Airport Master Plan update as presented based upon a finding that the application is consistent with the standards for Land Use Code Section 5-315 Public Zone District, and the 2023 Telluride Airport Master Plan update represents the related proposed airport facilities.

**SAN MIGUEL COUNTY PLANNING COMMISSION
MINUTES – REGULAR MEETING**

December 14, 2023

Online Meeting

Present: Lee Taylor, Chair
Josselin Lifton-Zoline, Vice-Chair
Ian Bald, Member
Matthew Bayma, Member
Tobin Brown, Sr. Alternate
Galena Gleason, Alternate – online
M.J. Schillaci, Secretary

Planning Staff Present: Kaye Simonson, Planning Director
John Huebner, Senior Planner
Nicola Kerr, Planning Technician

County Staff Present: Matt Gonzales, Building Official
Amy Markwell, County Attorney
Rachel Allen, Assistant County Attorney
Nancy Hrupcin, Legal Assistant

9:00 a.m. Chair called the meeting to order.

Tobin Brown Recused himself from the Land Use Application

APPROVAL OF MINUTES

MOTION by M.J. Schillaci to approve the April 20, 2023 minutes
SECONDED by Ian Bald **PASSED 6-0**

Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	Abstain	Absent
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	Absent
Tobin Brown	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Galena Gleason	<u>Aye</u>	Nay	Abstain	Absent

PLANNING COMMISSION AND STAFF COMMENTS

Kaye Simonson, Planning Director, updated the commission.

Kaye presented the East End Master Plan to the Town of Telluride Town Council at their last meeting.

On January 24 there will be a joint meeting with BOCC about the Community Housing Zone District and the Solar Land Use Code Update. This will occur as a dual location meeting here in

Telluride and at the Norwood Sheriffs Annex because of interest from the West End and for those who do not have internet access.

The new draft of the Solar Regulations will be out about 2 weeks prior to the January 24 meeting.

10:15 A.M. PUBLIC HEARING: MASTER PLAN AMENDMENT

Applicant: Telluride Regional Airport

Location: 1500 Last Dollar Road

John Huebner, Senior Planner, presented a PowerPoint presentation concerning the proposed master plan amendment to update the Telluride Regional Airport Master Plan.

Kenneth Maenpa from the airport presented a supplemental presentation. He followed up by affirming that there is an environmental aspect to including a hanger in the plan which saves fuel as airplanes do not have to fly elsewhere to park.

Josselin Lifton-Zoline asked if the airport is included in the County's climate actions plan, and whether there are long term goals regarding reduction.

Kenneth responded that airplane efficiency has improved and they use a blended aviation fuel.

Josselin asked what is the ratio of commercial to private flights.

Kenneth responded that 98% of the traffic is private and will continue this way.

Josselin followed up to confirm that this is not to better serve commercial flights.

M.J. Schillaci asked what total square footage is envisioned.

Kenneth responded about 100,000 sq ft.

M.J. confirmed that this would be doubling the current square footage.

Galena Gleason asked what the new terminal would look like and how much square footage.

Kenneth responded it would be about 15,000 square feet and would be a more modern and streamlined terminal. He added that he could not foresee any additional infrastructure other than parking.

Lee Taylor asked how the airport distinguishes between round trips in bound and round trips outbound.

Kenneth responded that probably at least $\frac{2}{3}$ are visitors and it is very seasonal. Matt Skinner of CO flights can provide the specific information.

Lee asked what is the water source for airport activities.

Kenneth responded there are two wells on the airport site.

Lee asked how waste water is disposed.

Kenneth responded there is an on-site septic system.

Lee asked if any aspect of the proposed plan would attract more commercial flights.

Keneth responded yes.

Lee affirmed that there would not be much in the way of technical or infrastructure improvements to attract more flights. Improvements will be mostly seen in customer service.

Keneth responded yes

Mathew Bayma asked how the hanger how will be paid for.

Kenneth responded that the funding will be 50% in the form of a loan and that the airport is receiving funding from state of Colorado for snow removal equipment storage.

Lee stated that this is all going to translate into more private flights.

Kenneth responded that any increase would be nominal, and that there are a lot of part-time residents who fly here.

10:10 The Chair opened the floor for public comment.

Shellie Duplan stated concerns about a conference center and hotel due to water, sewage and road infrastructure impacts.

Scott Bennett stated that a hotel and conference center is not appropriate on Deep Creek Mesa. The water and waste water capacities are not adequate to add more strain. He does not support a training burn tower, and is concerned about the hangers on the south side due to scenic quality.

Amy Ward, Town of Mountain Village Community Development Director, stated that she is supportive of the airport and meeting the needs of regional transport, but would like a lot of information talked about today to be about the 10-20 year document rather than just the hangar. The hotel and conference center need more thought surrounding water, waste water etc. considering the facilities will be doubling in size in addition to the airport hangars and conference center which were omitted from the total square footage so it will be at least a tripling. The south side facility is on the side of an existing wetland. Some expansion is necessary but she would like to see a better plan.

Josselin asked if there is any study about the understanding of the aquifer.

Kaye Simonson responded that this is not anything the Planning Department would have.

10:20 am The Chair closed public comment.

Lee asked what is a burn tower.

Scott Bennet replied that it is for fire training.

Josselin asked if there is a wetlands map.

John replied that yes, the proposed south side development would be in the wetland located on the property.

Dirk DePagter commented that the topography lends itself to bury the hangers in the back so they are not visible. There is already a struggling conference center in MV lets support that one, there may be some crew who would take advantage of the hotel but there really isn't a need and it would just attract ski traffic.

Robyn Van Gelder asked which part of the highway is that visibility in reference to.

Kaye responded that generally the scenic corridor is measured perpendicular to the highway.

Nick Farkouh commented that it is a very small community of local aviators and would not really benefit the majority of the community. To what end are we going to expand growth? Nick vehemently opposes a hotel and conference center and everything that would come with that.

Josselin agrees with Nicks's comments. How can we be in support of frivolous expansion and growth when we are having difficult conversations trying to find space and resources for housing.

Ian Bald agreed, jets are horrible for the environment and the more amenities provided the more they will come.

Matthew commented that he does not foresee this plan as a big expander but as an improvement on the existing facility. The hotel should be taken out.

Josselin asked the commission how they feel about there not being any affordable housing mitigation.

Mathew agreed there should be mitigation but it is not a deal breaker.

Lee asked if we did not approve the master plan could you still proceed with some aspect of your plan.

Kenneth responded absolutely, and said the plan includes a berm along the cliff edge to mitigate some of the visibility issues.

M.J. stated that the plan should remove the hotel and conference center and mitigate for employees. There are options to contribute to housing with out building on site. She expressed concerns that it is going to increase growth although it has been stated that it will just be improving the experience.

Galena commented that there are already many hotels in the pipeline to be built that could serve any staff flying in.

Kaye stated, to summarize, we are directing the airport to remove the conference center from the plan, trusting that the airport is going to update its plan with some more details that were discussed today, a recommendation can be made to the BOCC.

Ian stated there is a lot of vagueness in the numbers presented by the airport, there is no square footage and no addressing of the wetlands.

MOTION by Josselin Lifton-Zoline to continue this item to the January 11th meeting with direction to remove the hotel, and remove hangar expansion to the south side.

SECONDED by Mathew Bayma with an amendment to do some form of employee housing mitigation analysis, and an additional amendment to not take out south side development.

Josselin accepted, with another amendment to address wetlands, along with a study to address potential growth and what this will really mean when it is all done.

MOTION PASSED 3-2

Lee Taylor	Aye	<u>Nay</u>	Abstain	Absent
Ian Bald	Aye	<u>Nay</u>	Abstain	Absent
M.J. Schillaci	<u>Aye</u>	Nay	Abstain	Absent
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	Absent
Tobin Brown	Aye	Nay	<u>Abstain</u>	Absent
Galena Gleason	Aye	Nay	Abstain	Absent

EAST END MASTER PLAN UPDATE

Recessed at 10:55 am

Reconvened at 11:05 am

Amy Markwell, County Attorney, shared a memorandum surrounding new anti growth laws in Colorado detailing the Counties legal obligation to promote the construction of affordable housing units.

Mathew asked if density limitations in certain areas are relevant to this.

MEMORANDUM

TO: San Miguel County Planning Commission
FROM: John Huebner, Senior Planner
RE: Telluride Regional Airport Authority (TRAA) Adoption of Airport Master Plan Update
DATE: December 14, 2023

SUMMARY

Kenneth E Maenpa, Telluride Airport Manager, on behalf of the Telluride Regional Airport Authority (TRAA) (Applicant), submitted a 2023 Master Plan update for review and approval. This Master Plan update was undertaken to revise the TRAA 2016 Master Plan, which was approved by the County Commissioners on July 19, 2017. Since the 2016 Master Plan was completed and approved, the Airport has established reliable air carrier service and reached over 10,000 enplanements in CY 2022, and completed a couple of short-term projects. The airport is continuing to update its plans and capital improvement plan (CIP) as it prepares for improvements over the next 5-7 years.

The update includes a proposed 57,500 square feet of additional square footage plus a hotel and conference center and additional south side hangar whose square footages are not called out. More information is required regarding the need for a hotel. Also included in the amendment is future siting of a new terminal, campus water pump and fire suppression system, vehicle parking. A key element of this study includes the proposed location of a proposed new hangar currently under design to support the fixed base operator (FBO) with aeronautical services. This large transient hangar (40,000 sq. ft.) would include snow removal equipment storage, lobby, office and rental car service.

The adoption of the Airport Master Plan requires a Two-step Review by the Planning Commission and the Board of County Commissioners. Although the Land Use Code states changes to Public (PUB) uses are subject to One-step Planning Commission approval, the Board of County Commissioners retains review authority since it was the original review board that issued the Special Use Permit that authorized Telluride Airport operations in 1985.

2023 Airport Layout Plan Update vs. 2016 Update

Add: Large Aircraft Hangar (39,500 s.f.)
Add: Terminal/Fixed Base Operation (18,000 s.f.)
Add: Last Dollar access Improvements
Add: Mutual aid fire protection training area
Add: Hotel/Conference center
Add: Additional parking (160-200 spaces)
Add: Campus water pump house
Add: Additional Hangar – south side
Remove: Snow removal equipment and ARFF building (#5 below)

2016 Master Plan Update

The 2016 Master Plan Update outlined airport development over the short-, mid- and long-term phases:

Short-Term (FY 2016-2020)

1. Renovating the existing General Aviation Terminal and expanding it by approximately 500 square feet. The improved facility follows the design of modern Fixed-Base Operators tailoring amenities to an upscale, high-end clientele experience.
2. Expanding a small portion of the North Apron, creating additional space for aircraft parking.

Mid-Term (FY 2021-2035)

3. Providing airfield access through a new south Taxiway A3; and
4. Vehicle parking for new buildings and connecting to the roadway system using the tunnel road.
5. Building new facilities for Snow Removal Equipment and Airport Rescue and Firefighting (ARFF) operations. Creating a modest area to accommodate general aviation clients performing flight planning functions adjacent to aircraft parked on the new south apron.
6. Building a new apron that connects to south Taxiway A3, paving a portion of the area between the existing wetlands and existing Quarry Road for GA aircraft parking.
7. Demolishing the old ARFF building, and opening underlying pavement to park aircraft.
8. Paving an access road for vehicles to reach the South Apron without having to cross the runway.
9. Constructing a self-fueling station at the South Apron.
10. Creating a landscaping berm to block community views of airport development with natural features.

Long-Term (FY 2036-beyond)

11. Designing and constructing new Commercial terminal.
12. Repurposing apron space to bring the Bombardier Q-400 commercial aircraft close to the new commercial gates.
13. "Hillside Parking Lower Tier Construction" project.
14. Constructing a new airport loop road which directs one-way traffic into, and out from the landside airport environment.
15. Designing and constructing new general aviation terminal.
16. Demolishing the old commercial terminal and its adjacent transient hangar.
17. "North Apron Expansion #3" fills in the gap between all the surrounding apron areas.
18. Constructing of new hangars for based or transient aircraft at the South Apron.

REVIEW STANDARDS FOR PUBLIC (PUB) ZONE DISTRICT

5-315 Public (PUB)

5-315 A. Purpose

The purpose of the Public (PUB) Zone District is to provide for the development of public uses, facilities and services for governmental, civic, educational, humanitarian health care and other public purposes consistent with County land use plans and policies and to provide for related uses which are customarily incidental or accessory to public uses, facilities and services. Development activity in the zone shall be based upon the adoption of a master plan.

5-315 B. Uses Allowed Subject to One-step Planning Commission Approval

IX. Public Airports;

5-315 C. Criteria for Uses Allowed Subject to One-step Planning Commission Approval

To grant approval for the uses listed in Section 5-315 B., the Planning Commission must find that, in addition to meeting the criteria for special uses subject to One-step Planning Commission Approval (See Section 5-1002), the use:

- I. Provides basic or fundamental services on which the community is dependent for support;
- II. Is available to serve the general public and serves principally the local community;
- III. Meets an essential public purpose that is not adequately provided by the private sector;
- IV. Fulfills the functions and obligations of a publicly elected body or is mandated by legislation, ordinance or statute; and
- V. Is, or is a subsidiary of, a not-for-profit-venture.

5-315 D. Area and Bulk Requirements

- I. Minimum lot size - Established by Planning Commission.
- II. Minimum lot width - Established by Planning Commission.
- III. Minimum Setbacks

- a. Side and rear yard - 10 feet
- b. Front yard - 30 feet

IV. Height limit - 35 feet

V. Maximum Floor Area Ratio (FAR) - 0.50:1

5-315 E. Minimum Off-street Parking

The number of off-street parking spaces shall be established by One-step Planning Commission Approval pursuant to the standards in Section 5-702.

PUBLIC NOTICING

The meeting agenda was published in the Telluride Daily Planet and Norwood Post on December 6, 2023.

REFERRAL AGENCIES

The proposed Land Use Code text amendment was sent to the County Attorney; County Manager; County Road and Bridge Director; County Building Official; County Sheriff, County Environmental Specialist; Colorado Parks and Wildlife; Federal Aviation Administration; Telluride Fire Protection District; Bureau of Land Management; Town of Telluride; and Town of Mountain Village.

County Attorney Amy Markwell responded with no issues. Colorado Parks and Wildlife Kelly Crane replied and did not raise any concerns.

Town of Mountain Village Michelle Haynes raised concerns with the scope of expansion proposed and the apparent lack of analysis or justification for proposed facilities.

PUBLIC COMMENTS

No public comments have been received.

DISCUSSION

Mr. Kenny Maenpa, Telluride Airport Manager and a representative of Jacobs consulting will attend the meeting to explain the 2023 Master Plan update, including the Airport Layout Plan and answer questions from the Planning Commission and public.

The Planning Commission should consider recommending adoption of the Airport Master Plan as required by LUC Section 5-315 A. that “development activity in the zone shall be based upon the adoption of a master plan.” San Miguel County is the Telluride Regional Airport’s legal sponsor and as such approves the Airport Master Plan. Airport

Master Plans serve as a platform to help ensure safe and efficient airport operations, while also addressing potential airport improvement needs and community concerns.

An Airport Layout Plan (ALP) is a technical drawing that focuses on proposed improvements on and around the airport. It highlights features unique to the airport and identifies potential construction projects and other possible development. The inclusion of a future project on an ALP does not guarantee that the project will be funded and/or implemented. The Airport Master Plan is a guide for future development and does not automatically approve the proposed uses. Any future development will require review and approval by the County.

Expansion of the airport to add a hotel and conference center seems like a reach at this time without further analysis.

The Planning Commission may decide to continue its review of the Airport Master Plan to a future meeting in order to allow the applicant to submit additional information, or to recommend either approval or denial to Board of County Commissioners.

SAMPLE MOTION:

I move to recommend adoption of the 2023 Telluride Regional Airport Master Plan update as presented based upon a finding that the application is consistent with the standards for Land Use Code Section 5-315 Public Zone District, and the 2023 Telluride Airport Master Plan update represents the related proposed airport facilities.

LAND USE APPLICATION

SAN MIGUEL COUNTY – PLANNING DEPARTMENT

P.O. Box 548, Telluride CO 81435
Phone (970) 728-3083 www.sanmiguelcountyco.gov

Permit # _____

Project # _____

Received _____

Paid _____

Property Owner: Telluride Regional Airport Authority

Mailing Address: 1500 Last Dollar Rd. Suite 1

E-mail: kenny@tellurideairport.com **Phone:** 970-728-8601

Representative/Agent: Kenneth Maenpa

Mailing Address: 1500 Last Dollar Rd. Suite 1

E-mail: kenny@tellurideairport.com **Phone:** 970-728-8601

Project Location/Address: 1500 Last Dollar Rd.

Parcel ID Number: 64L **Zone District:** PUB

Project Title: Airport Terminal Area Master Plan Update

Describe your project:

The Airport has updated the terminal area master plan incorporating a proposed new hangar design currently in process. The update also includes future development of a new terminal, hotel, parking, and south development area.

Project Type (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Special Use Permit – 1-step | <input type="checkbox"/> Substantial Plat Amendment |
| <input type="checkbox"/> Special Use Permit – 2-step | <input type="checkbox"/> Substantial PUD Amendment |
| <input type="checkbox"/> Subdivision Exemption | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Land Use Code Amendment |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Master Plan Amendment |

- Insubstantial Plat Amendment
- Insubstantial PUD Amendment
- Minor Amendment to Special Use Permit
- Right-of-Way Vacation
- Variance
- Area of Local/State Interest
- Scenic Foreground Overlay Review
- Major Review – Single Family Residence
- Mineral Exploration and Mining
- Logging
- Major Oil and Gas Facility
- Minor Oil and Gas Facility
- Temporary Use
- Flood Plain
- Wetland
- Other: Airport Master Plan Update

SUBMIT THE FOLLOWING:

- 2 sets of paper copies of all submittal requirements (refer to the Pre-Application letter for submission requirements)
- Complete Set of Electronic Files (25MB maximum per file)
- Legal Description
- Proof of Ownership
- Authorization of Representative if other than Owner

I hereby certify, subject to penalty of perjury, that the above is true and accurate to the best of my knowledge and that I understand all provisions of County and State Codes applicable to the proposed development, and all information requested by this document. I agree to abide by any and all conditions placed upon the proposed development by the Decision-Making Body. I also understand that if I violate any applicable provisions of County and/or State codes, I may be required to remedy such violation(s) through appropriate legal processes imposed by the County, including moving or removing structures and ceasing construction and/or uses,

Telluride Regional Airport Authority	10/03/2023
Owner	Date

Kenneth Maenpa	10/03/2023
Representative	Date

January 3, 2024

San Miguel County | LANDUSEAPP-23-056

Planning Commission – 01/11/2024 Hearing (Continued from 12/14/23)

NARRATIVE ** REVISED ** Airport Master Plan Update

The **REVISED** Airport Master Plan Update addresses all of the comments and issues discussed at the SMC Planning Commission Hearing on December 14th, 2023. The purpose of the proposed Master Plan Update is to accommodate a multi-use hangar facility to serve existing aircraft/pilot services demand as well as evaluate the location of a new modern terminal facility that is needed to serve existing commercial airline passengers and aircraft operators (FBO) that fly into Telluride Regional Airport (KTEX). This revision highlights the proposed changes compared to the San Miguel County/FAA approved Airport Master Plan completed in 2016.

- 1) Engar Facility: Total Sq. Footage = 40,000 sq. ft.
 - a. Aircraft Storage for large/medium aircraft = 30,000 sq. ft.
 - b. Snow Removal Equipment (SRE) Storage = 5,000 sq. ft.
 - c. Offices/Lobby/Rental Car Service Area = 5000 sq. ft.
- 2) Campus Water/Pump Building = 1,500 sq. ft.
 - a. Provide water and fire protection for the proposed hangar, existing terminal, and future terminal improvements
- 3) Terminal - Commercial/FBO General Aviation: Alignment (2016 MP Update - Requirements)
- 4) Future airport rescue fire and equipment maintenance building = 5,000 sq. ft.
- 5) South Development Area: No proposed changes from the approved 2016 Airport Master Plan
- 6) Remove: Hotel/Conference Center
- 7) Remove: Mutual aid fire training area

The following Exhibits (North & South) compares the current (EXISTING) airport data; Ultimate Development (2034) approved in the 2016 Airport Master Plan; Proposed 2024 Airport Master Plan Update; and net changes or variance compared to the 2016 Master Plan:

NORTH – EXISTING	2016 Master Plan Ultimate Development	2024 MP Update	Net Change
TRANSIENT HANGARS = (3 small and 1 large unit) = 20,960 sq. ft	+ 15,500 sq. ft (1 large hangar)	+ 30,000 sq. ft. (1 large hangar)	+14,500 sf
PRIVATE HANGARS (12 small units) = 36,000 sq. ft.	0 sq. ft.	No Change	0
TERMINAL = 16,000 sq. ft.	20,900 sq. ft.	No Change	0
WATER/FIRE Pump (Terminal)	No Change	Campus Fire/Water Pump/Gen House	+1,500 sf
GA FBO TERMINAL = 3,200 sq. ft.	No Change	No Change	0
AUTO PARKING - 220 Stalls	No Change	No Change	0
AIRCRAFT PARKING APRON = 35,500 SY	+ 29,500 SY (South)	No Change	0

NORTH – EXISTING	2016 Master Plan Ultimate Development	2024 MP Update	Net Change
COMMERCIAL ENPLANEMENTS = 10,497	23,006 Enplanements	No Change	0
GA ENPLANEMENTS = 17,602	24,300 Enplanements	No Change	0
ANNUAL OPERATIONS (Landings) 8,794	12,180	No Change	0
RENTAL CAR STORAGE BUILDINGS	0 sq. ft.	+3,200 sq. ft.	+3,200 sf
SNOW EQUIPMENT/ FIRE (ARFF) / MTC = 7,550 sq. ft.	8,000 sq. ft.	+2000 sq. ft.	+2,000 sf

FUTURE SOUTH DEVELOPMENT	2016 Airport Master Plan Ultimate Development	2024 Update	Net Change
HANGARS (Waitlist/Interest - 24 current SMC property owners)	74,000 sq. ft.	No Change	0
AIRCRAFT PARKING APRON	29,500 SY	No Change	0
TAXIWAY (B3 & B2)	2 taxiways	No Change	0

- I. **IMPACTS ON AIRPORT GROWTH:** The purpose of the proposed improvements is to augment the current demand for aircraft services to existing San Miguel County property owners/citizens and visitors. The following Exhibit illustrates the actual commercial and general aviation enplanements for the past five (5) years: * *Record Enplanements*

Year	Commercial Airline Enplanements	General Aviation Enplanements	Total Enplanements
2023	10,497	17,602	28,269
2022	11,263	19,558	30,821
2021	6,333	20,127 *	26,460
2020	3,495	12,240	15,735
2019	5,471	16,379	21,850
2018	1,775	17,354	19,129
1994	27,793 *		

- II. **AFFORDABLE HOUSING MITIGATION:** The Airport Authority is impacted with the challenges of providing housing or temporary housing for employees and is committed to partnering with SMC for affordable housing initiatives. Currently eleven (11) Airport Authority FTE's commute (carpool) from Montrose and Norwood. Airport planning includes providing up to six (6) bunk rooms into future improvements (i.e. Fire/Maintenance Bldg.) that would accommodate employees during their 4-day work week and minimize travel during inclement weather. The net increase in FTE's is minimal during the 20-year planning period. The proposed new Hangar Facility may require one (1) additional FTE in order to provide overall optimum level of pilot services.

III. **FUNDING FOR PROPOSED IMPROVEMENTS**

- a. **New Hangar:** The funding for the proposed new hangar facility will be 50% State Infrastructure Bank (SIB) Loan and the Airport fund for the balance of the capital improvement.

- b. Terminal: The Airport Authority qualifies for federal funding sources that includes various airport improvement grant funding, FAA entitlement, Passenger Facility Charge (PFC) revenue, and Airport fund.
- c. Runway rehabilitation, Taxiways, Aircraft parking aprons are eligible for FAA Airport Improvement Program (AIP), FAA Entitlement, Colorado Discretionary Aviation Grant (CDAG) Funding, and local (airport fund) match of 5%.

IV. UTILITIES

- a. Water: The Airport Authority has established self-sufficient reliable water resources with conditional and absolute water rights acquired since 1990's. The airport water storage capacity is 500,000 gallons sourced currently with two (2) wells including installation of two (2) additional wells if necessary, during the 20-year planning period.
- b. Sanitary Sewer: During the recent terminal improvements completed in 2017 the airport installed a commercial sewer vault lift station and expanded leach field located between the runway and taxiway west of taxiway A3. The existing sewer septic would be able to accommodate the future terminal improvements. The new hangar will require a mini lift station and appropriately sized leach area to the north. The current sanitary sewer system is inspected and pumped annually to ensure efficient operation.
- c. Natural Gas: Black Hills provides natural gas on the airport and is able to accommodate service for the ultimate development of the airport.
- d. Electricity: San Miguel Power provides phase-3 service with capacity for the ultimate development plan.

V. RENEWABLE ENERGY

- a. Currently the Airport Authority is a partner with the solar garden established north of the airport property. The Airport purchased a 20-year subscription for 20% (terminal building) of its energy from the solar garden. The Airport is committed to make every effort in the modernization of facilities to evaluate and incorporate energy efficiency standards as well as renewable energy options for the future terminal.

VI. ENVIRONMENTAL

- a. All federally funded improvements in the Master Plan Update require environmental review. An environmental assessment (EA) was completed in 2008 for the runway and safety area improvements including wetland mitigation completed for the future south development area.

SUMMARY: The Proposed 2024 Airport Master Plan Update is intended to facilitate the opportunity to provide enhanced customer service for existing aircraft operators that desire storage of medium and large aircraft. Development of a new large transient hangar facility would also accommodate storage for airport snow removal equipment and ancillary aviation/airport services. Since Colorado Flights Alliance has established reliable commercial air service, the Airport Authority is looking forward to beginning the process of design and construction of a new terminal facility that will serve the citizens and visitors of San Miguel County as a multi-modal transportation center that meets the expectations of an international resort destination.

AIRPORT BUILDING/FACILITY LIST (E)

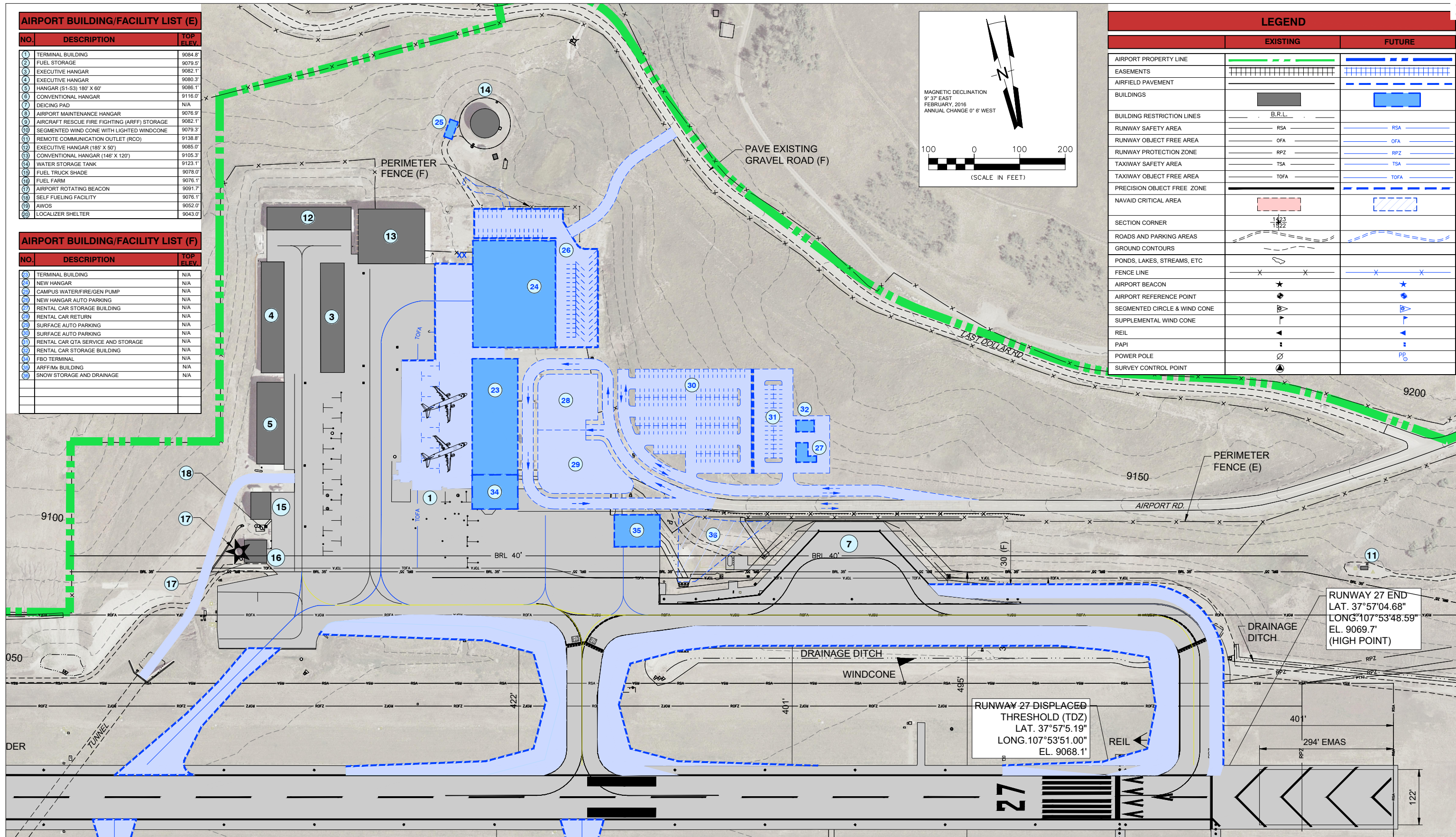
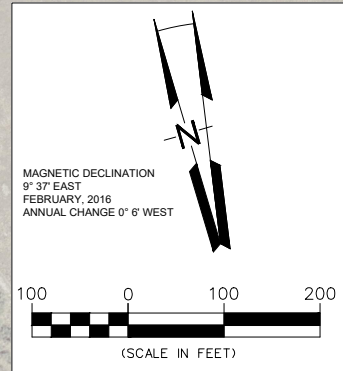
NO.	DESCRIPTION	TOP ELEV.
1	TERMINAL BUILDING	9084.8'
2	FUEL STORAGE	9079.5'
3	EXECUTIVE HANGAR	9082.1'
4	EXECUTIVE HANGAR	9080.3'
5	HANGAR (S1-S3) 180' X 60'	9086.1'
6	CONVENTIONAL HANGAR	9116.0'
7	DEICING PAD	N/A
8	AIRPORT MAINTENANCE HANGAR	9076.9'
9	AIRCRAFT RESCUE FIRE FIGHTING (ARFF) STORAGE	9082.1'
10	SEGMENTED WIND CONE WITH LIGHTED WINDCONE	9079.3'
11	REMOTE COMMUNICATION OUTLET (RCO)	9138.8'
12	EXECUTIVE HANGAR (185' X 50')	9085.0'
13	CONVENTIONAL HANGAR (146' X 120')	9105.3'
14	WATER STORAGE TANK	9123.1'
15	FUEL TRUCK SHADE	9078.0'
16	FUEL FARM	9076.1'
17	AIRPORT ROTATING BEACON	9091.7'
18	SELF FUELING FACILITY	9076.1'
19	AWOS	9052.0'
20	LOCALIZER SHELTER	9043.0'

AIRPORT BUILDING/FACILITY LIST (F)

NO.	DESCRIPTION	TOP ELEV.
21	TERMINAL BUILDING	N/A
22	NEW HANGAR	N/A
23	CAMPUS WATER/FIRE/GEN PUMP	N/A
24	NEW HANGAR AUTO PARKING	N/A
25	RENTAL CAR STORAGE BUILDING	N/A
26	RENTAL CAR RETURN	N/A
27	SURFACE AUTO PARKING	N/A
28	SURFACE AUTO PARKING	N/A
29	RENTAL CAR QTA SERVICE AND STORAGE	N/A
30	RENTAL CAR STORAGE BUILDING	N/A
31	FBO TERMINAL	N/A
32	ARFF/IMx BUILDING	N/A
33	SNOW STORAGE AND DRAINAGE	N/A

LEGEND

	EXISTING	FUTURE
AIRPORT PROPERTY LINE		
EASEMENTS		
AIRFIELD PAVEMENT		
BUILDINGS		
BUILDING RESTRICTION LINES	B.R.L.	
RUNWAY SAFETY AREA	RSA	RSA
RUNWAY OBJECT FREE AREA	OFA	OFA
RUNWAY PROTECTION ZONE	RPZ	RPZ
TAXIWAY SAFETY AREA	TSA	TSA
TAXIWAY OBJECT FREE AREA	TOFA	TOFA
PRECISION OBJECT FREE ZONE		
NAVAID CRITICAL AREA		
SECTION CORNER	1423 1322	
ROADS AND PARKING AREAS		
GROUND CONTOURS		
PONDS, LAKES, STREAMS, ETC		
FENCE LINE	X X X	X X X
AIRPORT BEACON	★	★
AIRPORT REFERENCE POINT	◆	◆
SEGMENTED CIRCLE & WIND CONE		
SUPPLEMENTAL WIND CONE		
REIL	▲	▲
PAPI	■	■
POWER POLE	⊙	⊙
SURVEY CONTROL POINT	⊙	⊙



RUNWAY 27 END
LAT. 37°57'04.68"
LONG. 107°53'48.59"
EL. 9069.7'
(HIGH POINT)

RUNWAY 27 DISPLACED
THRESHOLD (TDZ)
LAT. 37°57'5.19"
LONG. 107°53'51.00"
EL. 9068.1'

Jacobs
717 17th. STREET
SUITE 275
DENVER, COLORADO 80202

TELLURIDE
REGIONAL AIRPORT

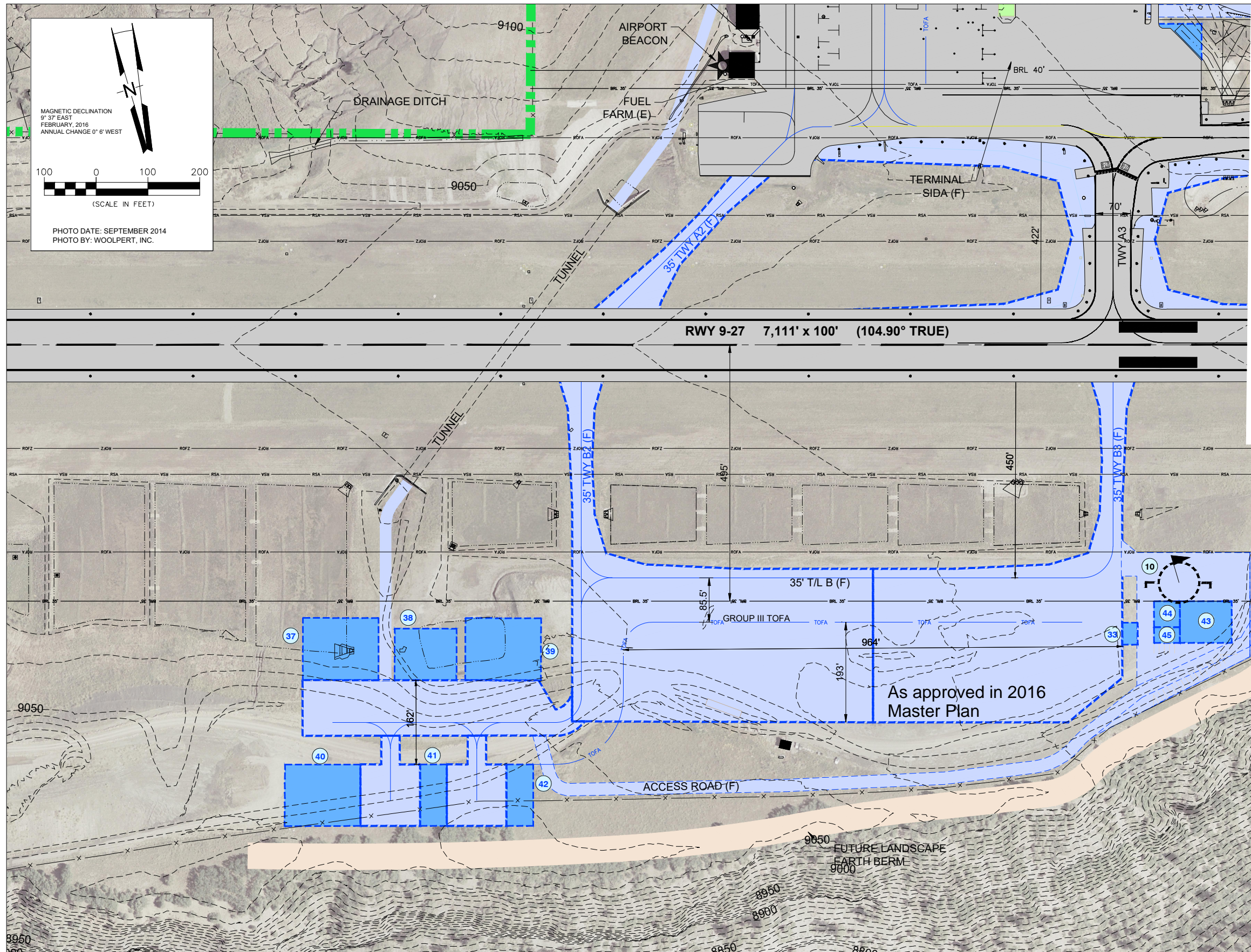
SPONSOR APPROVAL
TELLURIDE REGIONAL AIRPORT AUTHORITY:
DATED: _____

AIP PROJECT NUMBER: X-XX-XXXX-XX-XXXX		REV.:	
JACOBS PROJECT NUMBER: XXXXXXXXXXXX		DATE: XX/XX/23	
DESIGNED: DCC	DRAWN: DCC	CHECKED: XXX	APPROVED: XXX
DRAWING PATHNAME: X:\XX\Planning\XXX\Plans\			
REFERENCE DRAWING PATHNAME: J:\.\XXX\Planning\XXX-XXX\Xrefs\			

ISSUE RECORD				
NO.	BY	DATE	DESCRIPTION	CKD

FAA CONDITIONAL APPROVAL
SUBJECT TO LETTER DATED: _____
FEDERAL AVIATION ADMINISTRATION
DATED: _____
CASE NO: _____

TERMINAL AREA LAYOUT PLAN
REVISED 1/11/2024
SHEET 3 OF 12 **DRAFT**



LEGEND		
	EXISTING	FUTURE
AIRPORT PROPERTY LINE		
EASEMENTS		
AIRFIELD PAVEMENT		
BUILDINGS		
BUILDING RESTRICTION LINES		
RUNWAY SAFETY AREA		
RUNWAY OBJECT FREE AREA		
RUNWAY PROTECTION ZONE		
TAXIWAY SAFETY AREA		
TAXIWAY OBJECT FREE AREA		
PRECISION OBJECT FREE ZONE		
NAVAID CRITICAL AREA		
SECTION CORNER		
ROADS AND PARKING AREAS		
GROUND CONTOURS		
PONDS, LAKES, STREAMS, ETC		
FENCE LINE		
AIRPORT BEACON		
AIRPORT REFERENCE POINT		
SEGMENTED CIRCLE & WIND CONE		
SUPPLEMENTAL WIND CONE		
REIL		
PAPI		
POWER POLE		
SURVEY CONTROL POINT		

AIRPORT BUILDING/FACILITY LIST (E)

NO.	DESCRIPTION	TOP ELEV.
1	TERMINAL BUILDING	9084.8'
2	FUEL STORAGE	9079.5'
3	EXECUTIVE HANGAR	9082.1'
4	EXECUTIVE HANGAR	9080.3'
5	HANGAR (S1-S3) 180' X 60'	9086.1'
6	CONVENTIONAL HANGAR	9116.0'
7	DEICING PAD	N/A
8	AIRPORT MAINTENANCE HANGAR	9076.9'
9	AIRCRAFT RESCUE FIRE FIGHTING (ARFF) STORAGE	9082.1'
10	SEGMENTED WIND CONE WITH LIGHTED WINDCONE	9079.3'
11	REMOTE COMMUNICATION OUTLET (RCO)	9138.8'
12	EXECUTIVE HANGAR (185' X 50')	9085.0'
13	CONVENTIONAL HANGAR (146' X 120')	9105.3'
14	WATER STORAGE TANK	9123.1'
15	FUEL TRUCK SHADE	9078.0'
16	FUEL FARM	9076.1'
17	AIRPORT ROTATING BEACON	9091.7'
18	SELF FUELING FACILITY	9076.1'
19	AWOS	9052.0'
20	LOCALIZER SHELTER	9043.0'

AIRPORT BUILDING/FACILITY LIST (F)

NO.	DESCRIPTION	TOP ELEV.
33	SELF FUELING STATION	N/A
37	TRANSIENT AIRCRAFT HANGAR	N/A
38	TRANSIENT AIRCRAFT HANGAR	N/A
39	TRANSIENT AIRCRAFT HANGAR	N/A
40	TRANSIENT AIRCRAFT HANGAR	N/A
41	BASED AIRCRAFT HANGAR	N/A
42	BASED AIRCRAFT HANGAR	N/A
43	SRE STORAGE AND MAINTENANCE	N/A
44	ARFF FACILITY	N/A
45	GENERAL AVIATION TERMINAL	N/A

Jacobs
717 17th. STREET
SUITE 275
DENVER, COLORADO 80202

TELLURIDE
REGIONAL AIRPORT

SPONSOR APPROVAL

TELLURIDE REGIONAL AIRPORT AUTHORITY:

DATED: _____

AIP PROJECT NUMBER:
X-XX-XXXX-XX-XXXX

JACOBS PROJECT NUMBER:
XXXXXXXXXXXX

DESIGNED: DCC DRAWN: DCC CHECKED: XXX APPROVED: XXX

DRAWING PATHNAME:
X:\XX\Planning\XXX\Plans\

REFERENCE DRAWING PATHNAME:
J:\1.\XXX\Planning\XXX-XXX\Xrefs\

REV: _____ DATE: XX/XX/23

ISSUE RECORD				
NO.	BY	DATE	DESCRIPTION	CKD

FAA CONDITIONAL APPROVAL

SUBJECT TO LETTER DATED: _____

FEDERAL AVIATION ADMINISTRATION

DATED: _____

CASE NO: _____

TERMINAL AREA LAYOUT PLAN
REVISED 1/11/2024

SHEET 4 OF 12

DRAFT



AUTHORIZATION OF AGENCY

Telluride Regional Airport Authority was created by San Miguel County - October 1984

Cite as C.R.S. § 41-3-101

History. L. 65: p. 164, § 1. C.R.S. 1963: § 5-5-1.

§ 41-3-102. Legislative declaration

The purpose of this article is to authorize the creation by cities and towns, and counties, and the state of Colorado, through their joint action, and by counties acting by independent action or jointly with the state, of airport authorities, corporate and politic, and constituting political subdivisions of the state of Colorado, for the purpose of acquiring and improving airports, air navigation facilities, and related facilities, and the financing of the cost of such acquisition by the issuance of bonds or other obligations of such authorities payable from the income of any such authorities and otherwise secured to the extent permitted by law without the incurrence of an indebtedness by the state of Colorado, or by any of its political subdivisions, thereby promoting and facilitating transportation by air from or to points located within the state of Colorado, all to the benefit and general welfare of the state of Colorado, its political subdivisions, and the inhabitants thereof.



Property Detail Report

San Miguel County, Colorado

Account #: **R1030091001**

Account Type: Exempt

Parcel #: **456530300022**

Tax District: 103

Owner Name and Address

TELLURIDE REGIONAL AIRPORT
AUTHORITY

PO BOX 1807
TELLURIDE, CO, 814351807

Property Location

Situs Address (if assigned)
1500 LAST DOLLAR RD

Location City
TELLURIDE

Property Description

Subdivision: TOWNSHIP AND RANGE

Lot: TR Filing: 1

Block: Tract:

Property Characteristics

Net Land Acres 326.5309

Net Land Square Feet 14223686.004

of Bldgs: 3

Legal Description

A TRACT OF LAND LOCATED IN SEC 29 30 31 AND 32 T43 R9 AND SEC 25 T43 R10 MORE PART DESCRIBED AS FOLLOWS BEG AT COR 1 FROM WHICH THE SW COR OF SEC 29 FT T43 R9 BEARS S88 2100 W 659.96 FT DIST TH S15 0910 W A DIST OF 1175 FT TO A POINT FOR COR TH N84 0224 W A DIST OF 2034.29 FT TO A PT FOR COR TH N74 5048 W A DIST OF 6581.60 FT TO A PT FOR COR TH N00 0216 E A DIST OF 1165.29 FT TO A PT FOR COR TH S74 5051 E A DIST OF 3219.21 FT TO A PT FOR COR TH N15 0908 E A DIST OF 130 FT TO A PT FOR COR TH S74 5052 E A DIST OF 400 FT TO A PT FOR COR TH S15 0908 W A DIST OF 130 FT TO A PT FOR COR TH S74 5052 E A DIST OF 1374.57 FT TO A PT FOR COR TH N15 0908 E A DIST OF 375.01 FT TO A PT FOR COR TH S75 0726 E A DIST OF 326.99 FT TO A PT FOR COR TH N14 5317 E A DIST OF 418.56 FT TO A PT FOR COR TH S74 4824 E A DIST OF 924.48 FT TO A PT FOR COR TH S15 0656 W A DIST OF 420.03 FT TO A PT FOR COR TH S74 5126 E A DIST OF 2650.05 FT TO THE POB AND CONT 261.9409 AC MOL ALSO INCLUDED IS THE TELLURIDE AIRPORT ACCESS ROAD CONT 0.0393 AC TOGETHER WITH LOTS 5 6 AND 8 SECTION 25 T43N R10W US PATENT JULY 13 2007 395113 64.59 AC PARCEL CONTAINS 326.5309 TOTAL ACRES MOL

Zoning Information

Zone District PUBLIC
Zoning Authority SAN MIGUEL COUNTY

Parcel Details <NULL>

Zoning Notes <NULL>
SUP AIRPORT

BOCC Resolution BOCC 1993-93 File Name TELLURIDE REGIONAL AIRPORT

Zone District FORESTRY/AGRICULTURE

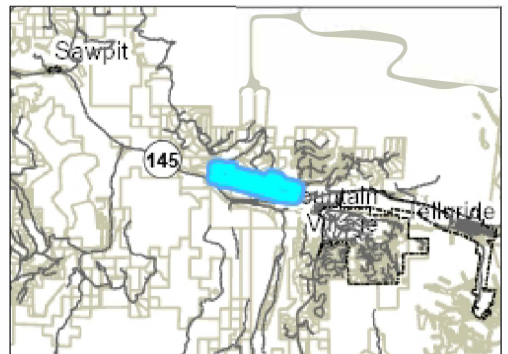
Zoning Authority SAN MIGUEL COUNTY

Parcel Details

Zoning Notes

BOCC Resolution <NULL> File Name <NULL>

Property Map



ZONING: Multiple regulations may apply to a single parcel.

DISCLAIMER: This information is a product of the San Miguel County Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the San Miguel County GIS Department has not made any representations, warranties, or guaranties of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose. Furthermore, this information is provided as a courtesy and does NOT include holders of subsurface mineral interests of record.

www.sanmiguelcountyco.gov/maps

Report Generated 5/22/22 7:49 PM



Property Detail Report

San Miguel County, Colorado

Account #: R1030091001

Account Type: Exempt

Parcel #: 456530300022

Tax District: 103

Owner Name and Address

TELLURIDE REGIONAL AIRPORT
AUTHORITY

PO BOX 1807
TELLURIDE, CO, 814351807

Property Location

Situs Address (if assigned)
1500 LAST DOLLAR RD

Location City
TELLURIDE

Property Description

Subdivision: TOWNSHIP AND RANGE

Lot: TR Filing: 1

Block: Tract:

Property Characteristics

Net Land Acres 326.5309

Net Land Square Feet 14223686.004

of Bldgs: 3

Legal Description

A TRACT OF LAND LOCATED IN SEC 29 30 31 AND 32 T43 R9 AND SEC 25 T43 R10 MORE PART DESCRIBED AS FOLLOWS BEG AT COR 1 FROM WHICH THE SW COR OF SEC 29 FT T43 R9 BEARS S88 2100 W 659.96 FT DIST TH S15 0910 W A DIST OF 1175 FT TO A POINT FOR COR TH N84 0224 W A DIST OF 2034.29 FT TO A PT FOR COR TH N74 5048 W A DIST OF 6581.60 FT TO A PT FOR COR TH N00 0216 E A DIST OF 1165.29 FT TO A PT FOR COR TH S74 5051 E A DIST OF 3219.21 FT TO A PT FOR COR TH N15 0908 E A DIST OF 130 FT TO A PT FOR COR TH S74 5052 E A DIST OF 400 FT TO A PT FOR COR TH S15 0908 W A DIST OF 130 FT TO A PT FOR COR TH S74 5052 E A DIST OF 1374.57 FT TO A PT FOR COR TH N15 0908 E A DIST OF 375.01 FT TO A PT FOR COR TH S75 0726 E A DIST OF 326.99 FT TO A PT FOR COR TH N14 5317 E A DIST OF 418.56 FT TO A PT FOR COR TH S74 4824 E A DIST OF 924.48 FT TO A PT FOR COR TH S15 0656 W A DIST OF 420.03 FT TO A PT FOR COR TH S74 5126 E A DIST OF 2650.05 FT TO THE POB AND CONT 261.9409 AC MOL ALSO INCLUDED IS THE TELLURIDE AIRPORT ACCESS ROAD CONT 0.0393 AC TOGETHER WITH LOTS 5 6 AND 8 SECTION 25 T43N R10W US PATENT JULY 13 2007 395113 64.59 AC PARCEL CONTAINS 326.5309 TOTAL ACRES MOL

Zoning Information

Zone District PUBLIC
Zoning Authority SAN MIGUEL COUNTY

Parcel Details <NULL>

Zoning Notes <NULL>
SUP AIRPORT

BOCC Resolution BOCC 1993-93 File Name TELLURIDE REGIONAL AIRPORT

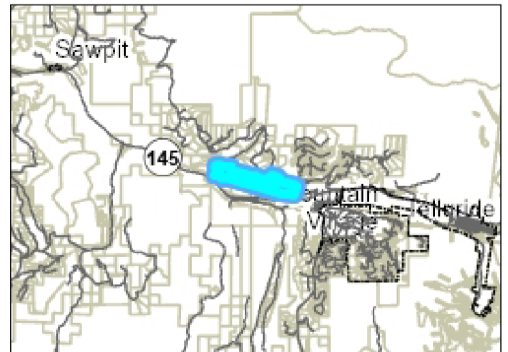
Zone District FORESTRY/AGRICULTURE
Zoning Authority SAN MIGUEL COUNTY

Parcel Details

Zoning Notes

BOCC Resolution <NULL> File Name <NULL>

Property Map



ZONING: Multiple regulations may apply to a single parcel.

DISCLAIMER: This information is a product of the San Miguel County Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the San Miguel County GIS Department has not made any representations, warranties, or guaranties of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose. Furthermore, this information is provided as a courtesy and does NOT include holders of subsurface mineral interests of record.

www.sanmiguelcountyco.gov/maps

Report Generated 5/22/22 7:49 PM



October 10, 2023

Pre-Application Summary Letter

Dear SMC Planning Commissioners,

TEX completed an Airport Master Plan update in 2016 that was reviewed and approved by the San Miguel Planning Board as well as the SMC Commissioners in June 2017. Since the airports last update, the Airport has established reliable air carrier service and reached over 10,000 enplanements in CY 2022. Starting in 2024 the airport qualifies for much needed infrastructure entitlement funding for airport improvements. The airport is currently updating the terminal area master plan as well as capital improvement planning to prepare for improvements over the next 5-7 years.

Included in the airport Capital Improvement Plan (CIP) the Airport Authority has partnered with Tectonic Management Group for the Design/Build of a new large aircraft storage hangar that will accommodate transient overnight storage of business aircraft. Included within this hangar site development the airport plans to include storage for airport snow removal equipment, lobby, office and rental car servicing. The proposed improvement will be approximately 40,000 sq.ft. The design team will continue to coordinate with SMC for review and permitting with a goal to start construction in the spring of 2024.

The proposed master plan update includes the location of the proposed new hangar, future site of a new terminal, campus water pump and fire suppression system, vehicle parking, and a hotel for aircraft crews and airport employees. The update includes the future south development review for aircraft overflow parking, ramp/apron tie down, and hangar storage.

Thank you for your consideration and review. I look forward to presenting to the SMC Planning Commission in the near future.

Best Regards,

Kenneth E. Maenpa, Airport Manager
Telluride Regional Airport (KTEX)



REVEGITATION PLAN

Airport Layout Plan / Master Plan Update – Vegetation Planning will be incorporated as improvements are reviewed by San Miguel County.

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE
BOARD OF COUNTY COMMISSIONERS OF SAN MIGUEL COUNTY, COLORADO,
AND THE TELLURIDE REGIONAL AIRPORT,
CONCERNING NOXIOUS WEED MANAGEMENT AND CONTROL SERVICES**

THIS INTERGOVERNMENTAL AGREEMENT, (the “IGA”) is made and entered into this 3rd day of May , 2023 (the “Effective Date”) by and between the **COUNTY OF SAN MIGUEL, COLORADO**, acting by and through the Board of County Commissioners (the “County”); and the **TELLURIDE REGIONAL AIRPORT**, acting by and through the Airport Manager (“Airport”).

RECITALS

WHEREAS, pursuant to the Colorado Constitution, Article XIV, Section 18(2)(A) and C.R.S. § 29-1-201, *et seq.*, any subdivision of the State of Colorado may cooperate or contract with another to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting entities, including the sharing of costs, the imposition of taxes, or the incurring of debt, but only if such cooperation or contracts are authorized by each party thereto with the approval of its legislative body or other authority having the power to so approve; and

WHEREAS, pursuant to C.R.S. § 35-5.5-101, *et seq.*, the Colorado Noxious Weed Act (“the Act”), the County is authorized and required to adopt and implement a noxious weed management plan for the unincorporated lands within San Miguel County; and

WHEREAS, pursuant to such mandate in the Act, the County, by and through the San Miguel County Weed Advisory Board, has developed and adopted the San Miguel County Weed Management Plan (the “County Plan”), a copy of which is available from the County upon request; and

WHEREAS, the County Plan describes, among other things, certain parts of San Miguel County that are encompassed thereby; and

WHEREAS, pursuant to the Act, municipalities, and counties may cooperate in the exercise of any or all of the powers and authorities granted by the Act; and

WHEREAS, the Telluride Airport desires to retain the County to conduct a survey of noxious weeds on all public property at the Airport, make recommendations as to appropriate treatment, and then conduct treatments including applications of herbicide treatments as approved by the Airport; and

WHEREAS, the County desires to perform these duties and agrees to provide a report of locations of noxious weed populations and make recommendations for herbicide applications with a decision to be made by the Airport in consultation with the County, for each location recommended to receive herbicide treatment; and

WHEREAS, the County desires to perform these duties, and the Airport and the County agree that such work shall be performed under the terms and conditions set forth in this IGA; and

NOW, THEREFORE, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, the County and the Airport hereby agree as follows:

SECTION I DESCRIPTION OF WORK

Pursuant to the specific direction of the Airport or its designated agent or representative, the County agrees to work cooperatively with Airport staff, furnishing the labor, equipment, material, supplies, tools, supervision, and consultation services that are reasonably necessary to conduct a survey of noxious weed problems on all public property at the Airport that will result in a County Report (the "County Report") describing the location, type, and extent of weed populations and recommend appropriate removal and control methods.

For each location recommended for herbicide application by the County Report, the Airport will evaluate the recommendation and notify the County whether the Airport wishes the County to apply herbicide treatment. Following the written notice or verbal notice from the Airport identifying the specific locations where the Airport requests herbicide application, a County representative (the "County Representative") shall commence work.

If, during the application of herbicide, the County Representative has a question on the locations to receive herbicide treatment, the County Representative shall contact the Airport Representative and request further clarification on the property to receive herbicide application. Should the Airport receive such a request, the Airport will make a good faith effort to provide other services of an appropriate Airport employee to assist the County Representative in identifying the appropriate location for herbicide application. For specified locations where the County Report recommends or the Airport chooses, a method other than herbicide application, the County will assist the Airport staff by providing technical advice and training on alternative methods of removal and control.

The Airport shall be responsible for providing proper public notice regarding the application of herbicide at the Airport, including an appropriate physical posting as well as publication no less than two (2) days in advance.

Representatives for the Airport and County are:

Airport:
Kenneth Maenpa, Airport/FBO Manager
1500 Last Dollar Road, Unit #1
Telluride, CO 81435
Phone: (970)728-8601
Fax: (970)728-4115
Email: kenny@tellurideairport.com

County:
Julie Kolb, Manager
San Miguel County Vegetation Control & Management
P.O. Box 130
Norwood, CO 81423
Phone: (970)327-0399
Fax: (970)327-4090
Email: juliek@sanmiguelcountyco.gov

SECTION II PAYMENT

The County and the Airport agree that the County may be compensated at a rate of \$85.00 per hour for UTV, ATV, or Truck application (for one County technician) and \$110.00 per hour (when the County provides 2 technicians); and \$65.00 per hour for the County Representative's time spent on the annual survey work; plus, the costs of all materials and herbicides, not to exceed a total of three thousand (\$3,000.) dollars for services requested on public properties.

The County will provide the Airport with a yearly status report within ninety days after the last day of the month within which work was performed. This report shall include a list of the hours spent by the County in performing the duties under this IGA as well as the costs for all materials and herbicide, in the form of invoices, if the County is requesting compensation for said materials and herbicide. The Airport shall pay to the County the full amount of any invoice within thirty days of receipt.

SECTION III TERM

This IGA shall be effective as of the Effective Date and shall terminate on December 31, 2023, unless otherwise extended by the mutual written agreement of the parties. Unless otherwise provided in any agreement to extend this IGA, all terms of this IGA shall continue to govern and control the relationship of the parties for the duration of any such extension.

SECTION IV TARGETED FLORA

The County and the Airport agree that a survey will be performed when feasible in spring or early summer 2023 at which time targeted flora will be identified based on the State and County noxious weed lists.

**SECTION V
RELATIONSHIP OF PARTIES**

The County and the Airport intend that an independent contractor relationship will be created by this IGA. The Airport is interested only in the results to be achieved by the mapping project and the possible control, including herbicide application. The method and control of the work will be within the scope of the County's responsibility, subject to compliance with all applicable State and Federal statutes, rules and regulations, and the requirements of this IGA. However, the work contemplated must meet the approval of the Airport Representative and shall be subject to the Airport Representative's general right of inspection and supervision to insure the satisfactory completion thereof. The County is not entitled to any of the benefits that the Airport provides to its employees, including, but not limited to, any federal or state withholding taxes, FICA, insurance in any form, retirement plans, worker's compensation, or unemployment compensation.

**SECTION VI
LIABILITY**

The County shall not assume any legal liability for the intentional, willful or wanton, or negligent acts of the Airport, or any Airport officials or employees thereof in the performance of this IGA. Likewise, the Airport shall not assume any legal liability for intentional, willful or wanton, or negligent acts of the County or any County official or employee thereof in the performance of this IGA.

**SECTION VII
NON-ASSIGNABILITY**

The County and the Airport agree that this IGA or any interest therein shall not be assigned, sublet, or transferred without the prior written consent of all parties hereto.

**SECTION VIII
EFFECT OF AGREEMENT**

Each and every clause and covenant of this IGA shall extend to, benefit, and bind the successors and assigns of the parties hereto respectively.

**SECTION IX
AMENDMENTS**

This IGA represents the entire integrated and merged understanding of the parties and no prior or contemporaneous term, condition, promise, or representation regarding the subject matter of this IGA shall be of any legal force or effect unless set forth herein in writing or in a written amendment or addendum hereto.

The County and the Airport agree that any modifications or alterations of or additions to or changes in any term, condition, or agreement contained herein shall be void and not binding on either of the parties unless set forth in writing and executed by both parties.

**SECTION X
LICENSE AND INSURANCE**

The County warrants to the Airport that the authorized County Representative for herbicide application possesses a valid Applicator's License. The parties further agree, without waiving any governmental immunity protections to which they and their officials or employees are entitled under the applicable provisions of the Colorado Governmental Immunity Act, §24-10-101, C.R.S., et seq., ("CGIA") to obtain adequate insurance to cover the liability and other risks to which they may be exposed as a result of the services to be provided pursuant to this IGA if either of the parties does not already have such insurance, and to maintain such insurance throughout the term of this IGA. Any such liability insurance coverages shall meet or exceed the minimum coverage requirements outlined in the CGIA, and each party shall have the other party endorsed as an additional insured on their respective public entity liability insurance coverages and provide such other party with a current certificate of insurance evidencing such liability insurance coverages and the endorsement of the other Party as an additional insured.

**SECTION XI
FORCE MAJEURE**

It is agreed that the Airport shall excuse the County of its performance and obligations due to any of the following occurrences: acts of God; strikes; lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States of America or the State of any of their departments, agencies, or officials or any civil or military authority insurrection; riots, landslides; earthquakes; fires; storms; droughts; floods; explosions; breakage or accidents to machinery, transmission pipes, or canals; or any other cause of event not within the control of the county that prevents its performance of its obligations.

**SECTION XII
PROPERTY OWNERS**

The County and the Airport shall give due consideration to the interests of property owners and tenants wherever involved and shall conduct the work to be performed hereunder in a manner causing a minimum of inconvenience and injury to said property owners or tenants. The Airport shall provide and maintain safe conditions at crossings of public roads, private roads, and entrances that may be open for the work hereunder to be performed. The Airport shall provide and maintain work conditions that comply with the normal requirements and regulations involving the application of spray herbicides. The Parties will be expected to respect private property and adjacent public roadsides that have been adequately flagged or otherwise marked, as a "No Spray" zone.

IN WITNESS WHEREOF, the respective parties have entered into and executed this IGA as of the Effective Date.

**BOARD OF COUNTY COMMISSIONERS
SAN MIGUEL COUNTY, COLORADO**

By: Hilary Cooper
Hilary Cooper, Chair
Miramonte Building, 3rd Floor
333 West Colorado
P.O. Box 1170
Telluride, CO 81435
Phone: (970)728-3844

ATTEST:

Carmen Warfield
Carmen Warfield, Chief Deputy Clerk to the Board

Reviewed by the County Attorney as to form:

Amy Markwell
Amy T. Markwell

TELLURIDE REGIONAL AIRPORT

By: Kenneth Maenpa
Kenneth Maenpa, Airport/FBO Manager
1500 Last Dollar Road, Unit #1
Telluride, CO 81435
Phone: (970)728-8601
Fax: (970)728-4115

ATTEST:

Linda D. Soucie
Linda Soucie, Notary

Certificate Of Completion

Envelope Id: E04D089EDCA04B0180F4D7F51214CB23	Status: Completed
Subject: Complete with DocuSign: 2023 IGA Telluride Airport NMW.doc	
Source Envelope:	
Document Pages: 6	Signatures: 5
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Nancy Hrupcin
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	Mailing Address: PO Box 1170
	Physical Address: 333 W Colorado Ave, 3rd Floor
	Telluride, CO 81435-1170
	nancyh@sanmiguelcountyco.gov
	IP Address: 205.220.219.98

Record Tracking

Status: Original 5/5/2023 2:20:37 PM	Holder: Nancy Hrupcin nancyh@sanmiguelcountyco.gov	Location: DocuSign
---	---	--------------------

Signer Events

Signature	Timestamp
Hilary Cooper HilaryC@sanmiguelcountyco.gov Chair, San Miguel County BOCC San Miguel County Security Level: Email, Account Authentication (None)	Sent: 5/12/2023 9:52:10 AM Viewed: 5/12/2023 2:10:45 PM Signed: 5/12/2023 2:10:55 PM
Signature Adoption: Pre-selected Style Using IP Address: 165.127.190.70	

Electronic Record and Signature Disclosure:
Accepted: 5/12/2023 2:10:45 PM
ID: 13e5bb1c-194c-42af-884b-fd50db9c0921

Carmen Warfield carmenw@sanmiguelcountyco.gov Chief Deputy Clerk to the Board San Miguel County Security Level: Email, Account Authentication (None)	<i>Carmen Warfield</i>	Sent: 5/12/2023 2:10:56 PM Viewed: 5/17/2023 3:39:52 PM Signed: 5/17/2023 3:40:02 PM
Signature Adoption: Pre-selected Style Using IP Address: 205.220.219.98		

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Amy Markwell amym@sanmiguelcountyco.gov Security Level: Email, Account Authentication (None)	<i>Amy Markwell</i>	Sent: 5/17/2023 3:40:03 PM Viewed: 5/17/2023 3:43:40 PM Signed: 5/17/2023 3:43:56 PM
Signature Adoption: Pre-selected Style Using IP Address: 73.133.204.142		

Electronic Record and Signature Disclosure:
Accepted: 5/17/2023 3:43:40 PM
ID: c79f1acf-4084-4016-bb87-e3d6aaa6b8de

Kenneth Maenpa kenny@tellurideairport.com Security Level: Email, Account Authentication (None)	<i>Kenneth Maenpa</i>	Sent: 5/17/2023 3:43:57 PM Viewed: 5/17/2023 3:44:34 PM Signed: 5/17/2023 3:44:51 PM
Signature Adoption: Pre-selected Style Using IP Address: 216.147.127.246		

Electronic Record and Signature Disclosure:
Accepted: 5/17/2023 3:44:34 PM
ID: 9190a5d8-6c94-47b6-9336-a5fa2fc4d943

Signer Events	Signature	Timestamp
Linda D. Soucie linda@tellurideairport.com Security Level: Email, Account Authentication (None)	<i>Linda D. Soucie</i> Signature Adoption: Pre-selected Style Using IP Address: 67.132.183.82	Sent: 5/17/2023 3:44:52 PM Viewed: 5/17/2023 3:45:57 PM Signed: 5/17/2023 3:46:28 PM

Electronic Record and Signature Disclosure:
Accepted: 6/7/2021 1:58:44 PM
ID: 58a6f8a1-954f-469d-9e2e-ff2a13cb4396

In Person Signer Events	Signature	Timestamp
-------------------------	-----------	-----------

Editor Delivery Events	Status	Timestamp
------------------------	--------	-----------

Agent Delivery Events	Status	Timestamp
-----------------------	--------	-----------

Intermediary Delivery Events	Status	Timestamp
------------------------------	--------	-----------

Certified Delivery Events	Status	Timestamp
---------------------------	--------	-----------

Carbon Copy Events	Status	Timestamp
--------------------	--------	-----------

Janet Kask janetk@sanmiguelcountyco.gov Security Level: Email, Account Authentication (None)	COPIED	Sent: 5/17/2023 3:46:29 PM
--	--------	----------------------------

Electronic Record and Signature Disclosure:
Accepted: 5/12/2023 1:23:08 PM
ID: 2cd25201-4ad8-4959-b6e0-4337eb303bce

julie kolb juliek@sanmiguelcountyco.gov Security Level: Email, Account Authentication (None)	COPIED	Sent: 5/17/2023 3:46:30 PM
--	--------	----------------------------

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Nancy Hrupcin nancyh@sanmiguelcountyco.gov Legal Assistant County of San Miguel	COPIED	Sent: 5/17/2023 3:46:31 PM
--	--------	----------------------------

Security Level: Email, Account Authentication (None)
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
-------------------------	--------	------------

Envelope Sent	Hashed/Encrypted	5/12/2023 9:52:10 AM
Certified Delivered	Security Checked	5/17/2023 3:45:57 PM
Signing Complete	Security Checked	5/17/2023 3:46:28 PM
Completed	Security Checked	5/17/2023 3:46:31 PM

Payment Events	Status	Timestamps
----------------	--------	------------

Electronic Record and Signature Disclosure
--

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, County of San Miguel (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact County of San Miguel:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: carmenw@sanmiguelcountyco.gov

To advise County of San Miguel of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at carmenw@sanmiguelcountyco.gov and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from County of San Miguel

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to carmenw@sanmiguelcountyco.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with County of San Miguel

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to carmenw@sanmiguelcountyco.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of San Miguel as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of San Miguel during the course of your relationship with County of San Miguel.



John Huebner <johnh@sanmiguelcountyco.gov>

Please Publish next Wednesday the 6th

1 message

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Fri, Dec 1, 2023 at 10:46 AM

To: Sara Horn <Sara@telluridenews.com>, John Huebner <johnh@sanmiguelcountyco.gov>

Sara,

I hope you are having a good start to the winter :) Please publish the following agenda in the TDP and Norwood Post next wednesday 12.14.

Best regards,

--

Nicola Kerr
Planning Technician
San Miguel County Planning Department
Office: (970) 369 5438
www.sanmiguelcountyco.gov



San Miguel County
East End | Master Plan

For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan

San Miguel County is hiring! Take a look at our open positions

<https://co-sanmiguel-co.smartgovcommunity.com/Public/Home>

agenda 12.14.docx
38K



John Huebner <johnh@sanmiguelcountyco.gov>

Referral: Telluride Regional Airport Master Plan Update

1 message

John Huebner <johnh@sanmiguelcountyco.gov>

Mon, Oct 30, 2023 at 10:12 AM

To: Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Amy Markwell <amym@sanmiguelcountyco.gov>, Rachel Allen <rachela@sanmiguelcountyco.gov>, Ryan Righetti <ryanr@sanmiguelcountyco.gov>, Matt Gonzales <mattg@sanmiguelcountyco.gov>, Bill Masters <billm@sanmiguelsheriff.org>, Kevin Chaney <kevinc@sanmiguelcountyco.gov>, Mark Caddy <mark.caddy@state.co.us>, John Sweeney@faa.gov, Scott Heidergott <sheidergott@telluridefire.com>, Paul Wisor <pwisor@mtnvillage.org>, Amy Ward <award@mtnvillage.org>, srobson@telluride-co.gov, Jonna Wensel <jwensel@telluride-co.gov>, dpadilla@blm.gov, megan.eno@usda.gov
Cc: SMC Planning <planning@sanmiguelcountyco.gov>

Please see attached referral packet for the proposed update to the Telluride Airport Master Plan. Please return any comments by Friday, November 17, 2023. Best regards,

John Huebner
Senior Planner
San Miguel County Planning Department
Office: (970)728-3083
www.sanmiguelcountyco.gov



For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan

Click [HERE](#) to go to the **SmartGov** public portal to apply for permits, check permit status, or view permit history.

Referral.Telluride Airport.Master Plan amendment 10.30.23 final.pdf
5189K



Re: Referral: Telluride Regional Airport Master Plan Update

1 message

Amy Markwell <amym@sanmiguelcountyco.gov>

Fri, Nov 3, 2023 at 1:37 PM

To: Kaye Simonson <kayes@sanmiguelcountyco.gov>

Cc: John Huebner <johnh@sanmiguelcountyco.gov>, Rachel Allen <rachela@sanmiguelcountyco.gov>, Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Thanks...and interesting. I don't have any issues with the Airport following the provisions in our LUC!

Amy

On Tue, Oct 31, 2023 at 7:23 PM Kaye Simonson <kayes@sanmiguelcountyco.gov> wrote:

I just looked at the resolution from 2017. (I've been trying to do that for about 3 hours now.) I misspoke a bit. The resolution is attached. That should be helpful. For more, you can go to the Planning folder at Z:\Airport.

Kaye

On Tue, Oct 31, 2023 at 2:57 PM Kaye Simonson <kayes@sanmiguelcountyco.gov> wrote:

I concur with John. The Airport Master Plan has been reviewed and approved by the County and there is also a Special Use Permit. While Location and Extent is an option under statute, I don't know that it's ever really been used here. (And we should probably get it into our Code one of these days just in case - Garfield County has a good example. I wrote one for Mesa County but it didn't get adopted because the water districts freaked out and couldn't understand it and Rose Pugliese tanked it instead of helping people understand.)

From a public perception and political viewpoint, L&E is a bit of a land mine here and jurisdictions and special districts just go with the Land Use processes instead. If I recall, if the Planning Commission adopts the amendment to the Airport Master Plan, then the hangar can be approved with a development permit and no special use permit. If the Planning Commission doesn't adopt the airport master plan amendment, it would be hard for them to make a L&E finding of consistency with the Master Plan. So sort of a Catch 22.

Kaye

On Mon, Oct 30, 2023 at 11:39 AM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

Amy,

I will have to research and get back to you. The Planning Commission and Board of County Commissioners have consistently reviewed and approved the TRA master plan and amendments since its inception in the 80s. Best regards,

John Huebner
Senior Planner
San Miguel County Planning Department
Office: (970)728-3083
www.sanmiguelcountyco.gov



For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan

Click [HERE](#) to go to the SmartGov public portal to apply for permits, check permit status, or view permit history.

On Mon, Oct 30, 2023 at 11:33 AM Amy Markwell <amym@sanmiguelcountyco.gov> wrote:

John,

Maybe I am misunderstanding what we are being asked to review - specifically when reading the letter submitted by Kevin Larson (pages 6 & 7).

Because the Airport Authority is a governmental entity like a special district, I am curious as to why the CPC would be approving their Master Plan update and why they would need development/building permits for their hanger expansion (page 6) rather than following a location and extent process pursuant to CRS 30-28-110?

Public Airport Authority Law is found in CRS 41-3-102 - 108. I can't find information in those statutes as to whether the CPC or BOCC are required to approve changes to their master plan similar to the statutes for hospital districts that require the BOCC to "approve" its service plan.

30-28-110. Regional planning commission approval - required when - recording.

(1)

(a) Whenever any county planning commission or, if there is none, any regional planning commission has adopted a master plan of the county or any part thereof, no road, park, or other public way, ground, or space, no public building or structure, or no public utility, whether publicly or privately owned, shall be constructed or authorized in the unincorporated territory of the county until and unless the proposed location and extent thereof has been submitted to and approved by such county or regional planning commission.

(b) In case of disapproval, the commission shall communicate its reasons to the board of county commissioners of the county in which the public way, ground, space, building, structure, or utility is proposed to be located. Such board has the power to overrule such disapproval by a vote of not less than a majority of its entire membership. Upon such overruling, said board or other official in charge of the proposed construction or authorization may proceed therewith.

Thoughts? and THANKS!

Amy

On Mon, Oct 30, 2023 at 12:12 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

Please see attached referral packet for the proposed update to the Telluride Airport Master Plan. Please return any comments by Friday, November 17, 2023. Best regards,

John Huebner
Senior Planner
San Miguel County Planning Department
Office: (970)728-3083
www.sanmiguelcountyco.gov



San Miguel County
East End | Master Plan

For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan

Click [HERE](#) to go to the **SmartGov** public portal to apply for permits, check permit status, or view permit history.

--

Kaye Simonson, AICP
Planning Director
San Miguel County Planning Department
Office: (970)369-5436
Cell: (970)729-9929
www.sanmiguelcountyco.gov



San Miguel County
East End | Master Plan

For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan

Click [HERE](#) to go to the **SmartGov** public portal to apply for permits, check permit status, or view permit history.

[San Miguel County is hiring! Take a look at our open positions](#)

--

Kaye Simonson, AICP
Planning Director
San Miguel County Planning Department
Office: (970)369-5436
Cell: (970)729-9929
www.sanmiguelcountyco.gov



San Miguel County
East End | Master Plan

For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan

Click [HERE](#) to go to the **SmartGov** public portal to apply for permits, check permit status, or view permit history.

[San Miguel County is hiring! Take a look at our open positions](#)



Re: Referral: Telluride Regional Airport Master Plan Update

1 message

Crane - DNR, Kelly <kelly.crane@state.co.us>
To: John Huebner <johnh@sanmiguelcountyco.gov>

Mon, Nov 6, 2023 at 9:48 AM

Hi John-

I don't believe we have any concerns with the update to the Telluride Airport Master Plan as long as all the new construction is contained within the high fence surrounding the airport which is what it appears to be on the project maps. This will drastically reduce any wildlife conflicts, especially elk conflicts, on the airport property.

Thank you for providing us the opportunity to comment.

Kelly Crane
District Wildlife Manager - Ridgway
970-209-2369

On Mon, Oct 30, 2023 at 8:29 PM Caddy - DNR, Mark <mark.caddy@state.co.us> wrote:
Pretty sure this one is yours.

----- Forwarded message -----

From: **John Huebner** <johnh@sanmiguelcountyco.gov>
Date: Mon, Oct 30, 2023, 10:13 AM
Subject: Referral: Telluride Regional Airport Master Plan Update
To: Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Amy Markwell <amym@sanmiguelcountyco.gov>, Rachel Allen <rachela@sanmiguelcountyco.gov>, Ryan Righetti <ryanr@sanmiguelcountyco.gov>, Matt Gonzales <mattg@sanmiguelcountyco.gov>, Bill Masters <billm@sanmiguelsheriff.org>, Kevin Chaney <kevinc@sanmiguelcountyco.gov>, Mark Caddy <mark.caddy@state.co.us>, <John.Sweeney@faa.gov>, Scott Heidergott <sheidergott@telluridefire.com>, Paul Wisor <pwisor@mtnvillage.org>, Amy Ward <award@mtnvillage.org>, <srobson@telluride-co.gov>, Jonna Wensel <jwensel@telluride-co.gov>, <dpadilla@blm.gov>, <megan.eno@usda.gov>
Cc: SMC Planning <planning@sanmiguelcountyco.gov>

Please see attached referral packet for the proposed update to the Telluride Airport Master Plan. Please return any comments by Friday, November 17, 2023. Best regards,

John Huebner
Senior Planner
San Miguel County Planning Department
Office: (970)728-3083
www.sanmiguelcountyco.gov



San Miguel County
East End | Master Plan

For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan

Click [HERE](#) to go to the **SmartGov** public portal to apply for permits, check permit status, or view permit history.



OFFICE OF THE TOWN MANAGER
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 417-6976

November 28, 2023

ATTN: Kaye Simonson, Planning Director
San Miguel County
kayes@sanmiguelcountyco.gov

RE: Airport Master Plan Agency Referral Comments, Town of Mountain Village

Dear San Miguel County Board of County Commissioners, Planning Commission, Staff and Community:

Thank you for the opportunity to provide input and comment regarding the airport master plan located in San Miguel County.

This amendment proposes 57,500 square feet of additional square footage plus a hotel and conference center and a proposed south side hangar whose square footages are not called out. Given the significant expansion plan, there is no associated analysis or justification/need for the additional proposed facilities, which is not addressed within the narrative of this application. Some expansion of the Telluride airport and its facilities seems reasonable; however such a large expansion raises some concern. The proposed south side development of an additional hangar seems to partially encroach on an existing wetland, and where it is not encroaching there seems to be a minimal buffer zone. Lighting impacts to wetlands would need to be better understood.

The property is currently zoned public and we see that a hotel and conference center is proposed. It is challenging to support upzoning the uses on this property within unincorporated San Miguel County absent a plan for municipal water and sewer extraterritorial connections as well as a transportation plan to meet the needs of the public versus creating greater impacts on the road to the airport with single occupancy vehicles. Septic systems, if contemplated, still are pumped and transported to our regional wastewater treatment plant so connections to sewer or septic currently all go to the same place, which is currently taxed, absent necessary upgrades and improvements. Upzoning of county lands have not been considered as relates to the anticipated upgrades and expansion of the wastewater treatment plant or septic dump load volumes at the wastewater treatment plant. How will the county manage to mitigate the impacts to water, our regional wastewater system and transportation?

We otherwise support consideration of additional parking/storage/hangars and an overall vision for the airport so long as the airport can provide the proper analysis or justification for the need and use.

With regard,

Town of Mountain Village

Michelle Haynes
Assistant Town Manager

Amy Ward
Community Development Director



AGENDA ITEM

TITLE:

Memorandum, Chapter 5 Edits, Public Comments, Referral Agent Comments

Presented by:

Time needed:

PREPARED BY:

Nicola Kerr, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[CPC 1.11.pdf](#)

Description:

MEMORANDUM

TO: San Miguel County Planning Commission
FROM: Kaye Simonson, AICP, Planning Director
RE: East End Master Plan Work Session
DATE: January 11, 2024

Since the last meeting, all subcommittees have met regarding Chapter 5, Themes, and provided recommendations, as shown in the attached document with redlines and strike-throughs. Relevant review agency comments have also been included. In this meeting, the CPC should focus the discussion on the recommended edits and provide further direction, with the goal of moving towards a final draft.

Next Steps

The subcommittees may wish to continue meeting to further discuss the Themes, and including Advisory Group members with key experience in the respective topics.

At the February 8 meeting, it is anticipated that Sections 1-4 of the draft Plan will be reviewed. Note: that meeting will begin mid-afternoon after the Planning Commission returns from the Norwood portion.

WORKING DRAFT

CHAPTER 5. THEMES AND STRATEGIES

VISION STATEMENT

Eastern San Miguel County is a forward thinking, connected, and caring community. The community thoughtfully considers its history of stewardship and commitment to embracing new ideas, fostering connections, and leading by example. This spirit of innovation, combined with a respect for history, arts, wildlife, open spaces, and tradition, enriches the community's cultural fabric. The East End is dedicated to environmental protection, green energy opportunities, and climate change mitigation and adaptation. By utilizing technology, implementing effective policies, and collaborating regionally, Eastern San Miguel County can make a positive impact on its environment and serve as a model for others. We are committed to managing development while maintaining the natural and community character that makes our region so special. We are an outdoor recreation hub and seek to maintain recreational opportunities while preserving and protecting wildlife habitats and open spaces. We are proud of our home and remote Colorado lifestyle and are committed to being a welcoming, diverse, and equitable place now and into the future.

The plan Vision, Themes and Goals have been crafted to reflect community feedback and have been informed through identifying challenges and opportunities throughout the plan process.

ABOUT THE PLAN, THEMES, AND GOALS

Supporting the plan's vision statement are eight themes which serve as areas of focus. Each theme contains a goal statement intended to guide policies, programs, and partnerships (actions). Each is intended to help the community achieve the plan Vision.

> THEME A topical focus

> GOAL A ~~forward-forward~~-looking vision statement

> ACTION A proposed policy, program, partnership, or investment

> LEVEL OF INVESTMENT Measures the anticipated time, financial resources, and staff and partner commitments (Low, Medium, High)

> TIMING The anticipated implementation period

Near term (1-2 years), ~~Mid-term~~Mid-term (3-5 years), Long term (5-9 years), Ongoing

- HOUSING ACCESS
- CLIMATE CHANGE AND RESILIENCY
- BALANCED AND SUSTAINED NATURAL AND BUILT ENVIRONMENTS
- DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY
- EXPANDED TRANSPORTATION OPTIONS
- ~~VARIED RECREATIONAL OPTIONS~~SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES
- CONNECTED, ~~COOPERATIVE, WELCOMING,~~ AND EQUITABLE COMMUNITY

WORKING DRAFT

HOUSING ACCESS

(Goal)

Eastern San Miguel County strives to be a place where housing opportunities exist for community members with different socioeconomic status and backgrounds. San Miguel County, other local governments and public, philanthropic, and private partners support the creation of affordable and workforce housing within the region and promote diversity in housing choice. In order to support the long-term economic vitality and a healthy sense of community in the region, the County is committed to making an effort to ensure housing is located near multi-modal transportation networks and job centers, and supports equitable access to educational opportunities, healthcare, and other essential services.

Community feedback reflects that ~~San Miguel County residents~~ values an adequate supply of diverse housing options that meet a wide range of needs. With an average home sale price of \$3.5 million in 2023 in Telluride (LIV Sotheby's Telluride Micro Market Report, 2023), market-rate housing in San Miguel County is unattainable for most locally employed residents, especially those in the service industry, public sector, outdoor recreation, and arts - industries that make up large segments of the economy. If workers are unable to live and participate in the community, the community as a whole is diminished. Addressing affordable housing strengthens community resiliency and is critical to maintaining the livability of the area and its economic prosperity. Housing solutions are dependent on the provision of water and sewer infrastructure that can serve new growth.

With approximately threequarters of the jobs in the area located in Telluride and Mountain Village, these communities significantly influence the San Miguel County East End planning area. Between 2021 and 2022, single-family homes in Telluride increased in value by 68 percent and condominiums and townhomes saw an 80 percent increase (Liv Sotheby's Telluride Micro Market Report, 2022). Overall, every community in San Miguel County saw a strong rise in demand from 2020 to 2023. Rising values, lessening inventory, and a fast-paced market resulted in unprecedented housing cost increases. This has put housing further out of reach for many local residents. The continued economic success of the region means addressing the housing affordability challenge ~~and coordinating regionally to connect workers to jobs.~~

CLIMATE CHANGE AND RESILIENCY

(GOAL)

Eastern San Miguel County faces future climate shifts with a spirit of resilience, creativity, and innovation. The community and county government seek to preserve and protect the scenic and environmental qualities that make Eastern San Miguel County special now and for future generations through proactive and intentional countywide policies focusing on restoration and rewilding efforts, reductions in greenhouse gas emissions and waste, sustainable land use regulations, and practices that help sustain healthy air quality. This includes maintaining the high country designations, implementing policies to protect our water and air, tracking and reducing energy use and emissions, ~~increasing~~ protecting wildlife habitats, supporting county and local open spaces, and protecting public lands

WORKING DRAFT

throughout our region. San Miguel County is blessed to have long-established community organizations committed to conservation, and to finding solutions to climate change and resiliency. In collaboration with partners, the County will continue to identify ways to mitigate impacts from climate change, reduce the risk of natural disasters, and provide planned responses to emergencies.

The projected effects of climate change in San Miguel County range from rising winter and summer temperatures, a reduced snowpack, increased number of wildfires, wildlife habitat loss, and diminishing forest and freshwater resources. A changing climate ~~has may have~~ serious implications for the community, including the potential to see less snow and therefore greater impacts on the regional economy and recreation. As a winter tourist destination that sees significant sales tax and other revenue from tourism, the potential economic impacts of climate change must be considered. Alternatively, the region may become a “climate refuge,” as people who live in hotter places seek a better climate.

The community indicated concern about vulnerability to natural disasters, particularly related to water scarcity, landslides/-mudslides/rockfall, and wildfire. These phenomena occur more frequently as our climate changes, and action is needed to plan for them. Fifty-four percent of survey respondents indicated wildfire as the main natural hazard the county’s protection efforts should prioritize.

Regional collaboration to address climate action in the county is led by EcoAction Partners and the Sneffels Energy Board. This Board has created a Regional Climate Action Plan for San Miguel and Ouray Counties (2021) with the objectives of reducing greenhouse gas emissions ~~from 2010 levels~~ and reducing consumption of valuable natural resources in the region. The plan establishes a goal of reducing greenhouse gas emissions to 50 percent of ~~current 2005~~ emissions by the year 2030 and reducing even further - 90 percent of ~~current 2005~~ emissions - by the year 2050. The Board of County Commissioners adopted this goal in BOCC Resolution No. 2023-04. The San Miguel Power Association has established a goal to provide 80 percent renewable energy by the year 2030.

The San Miguel County East End Master Plan has used the Regional Climate Action plan created by Sneffels Energy Board and adopted by San Miguel County as a foundation, identifying the goal statement and action items as a means to support these initiatives. The use of energy in existing buildings accounts for almost 5045 percent of overall emissions in San Miguel County (Regional Climate Action Plan, 2021), pointing to land use and building regulations as impactful solutions.

BALANCED AND SUSTAINED NATURAL AND BUILT ENVIRONMENTS

(Goal)

Eastern San Miguel County supports a thriving and sustainable local community and economy through responsible and sensitive development ~~planning and initiatives~~, while also ensuring protection of the environmental resources are protected. Eastern San Miguel County recognizes its responsibility as stewards of the environment environmental assets and is committed to protecting wildlife, ~~water supply, and the high quality of life that is associated with access to the region’s the watershed, and the~~ natural environment. It is understood that protection of the natural environment ties into the values of residents and visitors. We are sensitive to wanting to protect wild places and not allowing our outdoor spaces to

WORKING DRAFT

~~be degraded by over-development.~~ We also recognize the critical importance of providing a place for local residents to live with dignity and have access to essential services, and that development is needed to facilitate housing and these needs. This is balanced through careful management of resources, infrastructure, and transparent application of land use regulations.

The people of San Miguel County ~~love the East End. They~~ appreciate the stunning views, the recreational access, and the small-town feel of the East End. Perhaps the greatest conundrum within the San Miguel County East End Master Plan is addressing the tension between the need for housing and essential services to sustain the community and the desire to preserve the natural environment ~~and what makes the area special.~~

Community feedback often reflected this conflict, with people listing the greatest planning challenges as both “housing needs” and “keeping San Miguel wild” in the same sentence. This plan seeks to balance these different feelings by combining the protection of the natural environment with the identifying identification of opportunities for new growth, ~~(including infrastructure and housing) to support the community.~~ It is essential for the continued vibrancy of the community that spaces and opportunities exist for new locals to take hold and make this their home. Much of this has to do with identifying the type of growth our community ~~supports needs~~ and the geographic areas we strive to protect. In terms of land uses, the community consistently identified housing as a land use that should be supported. ~~When asked what land use types are appropriate and where, r~~esidential uses, and more specifically affordable housing, were identified as desirable in all areas of the East End. ~~geographies throughout the planning area including~~ There was support for housing being allowed in more places than currently developed (31 percent), but also prioritized as being mixed into existing communities/neighborhoods (39 percent) and located near transit lines (34 percent). ~~Housing types that were identified most frequently as being appropriate options within or adjacent to existing developments are those that are typically denser, including accessory dwelling units (ADUs), multifamily housing, townhomes, and affordable housing for rent and for sale.~~

The Future Land Use Map ~~indicated~~ in Chapter 5 identifies the land uses that are most appropriate in the East End. As ~~current allocated densities on the East End are refined and~~ the few remaining undeveloped parcels are planned, it is critical that we consider the types of ~~land~~ uses that are needed to support a thriving local community but always with an eye to the protection of the natural environment. The land use code and development review processes can be used to support the uses we want to see more of and to ~~support preservation of~~ preserve sensitive natural areas ~~that should be preserved~~. The goal and action items seek to strike this balance and manage both conservation and development into the future.

As ~~previously mentioned in the constraints mapping noted on the Constraints Map,~~ environmental and protected lands constraints are areas of federal land, the High Country Area, ~~and~~ areas with significant environmental constraints such as wetlands and water bodies, areas of 30 percent slopes, and areas that have potential hazards are unsuited for development. ~~Community feedback reflected the need to conserve natural areas around Deep Creek, Trout Lake, San Bernardo Mountain, and Lake Fork Junction.~~ Water and sanitation services are prerequisites for any new development in areas of potential growth. Another key consideration is access to public transit.

WORKING DRAFT

~~Areas of change focus on the areas in white (Map 12) where there are existing unincorporated communities and density bonuses could be considered as an incentive to developments that provide affordable housing. A key consideration in the areas of potential change is that water and sanitation services are a prerequisite for any new development. This could be provided by connecting to existing or new water and sewer systems, or by utilizing on-site water and septic systems. Additionally, another key consideration should be access to public transportation.~~

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

(Goal)

We strive to ensure that community members in San Miguel County are supported throughout all stages of life with access to employment opportunities and robust services in childcare, education, and healthcare. San Miguel County seeks to maintain a stable workforce by supporting businesses and employers, and by linking resources for job training and education. ~~The County also works to,~~ supporting intergenerational programs and events, upholding inclusive housing policies, connecting people to jobs and services through transit options, and supporting efforts for economic diversification. ~~The County recognizes the that local nonprofit organizations provide valuable resources in the community and contribute to the local economy.~~ The County engages its community to proactively ensure people and businesses have the resources needed to adapt to ~~climate change~~ changing conditions that ~~as it~~ affects the regional economy and quality of life.

As discussed in Chapter 2, the economy in San Miguel County is based primarily in tourist-related businesses and sectors, particularly the Service sector.

As a remote mountain community that is heavily dependent on services that tend to contract in a poor national economy, San Miguel County can be more vulnerable to shifts or disruptions in the broader global marketplace. Diversification is one method to address economic vulnerability. Collaborating with local businesses and encouraging innovation and entrepreneurship ~~is one way to~~ can support continued economic diversity and resiliency into the future. Other tools include creating a localized tourism plan to identify strategies for sustaining year-round employment ~~through~~ by harnessing the momentum of the high season while thinking about offseason challenges. Directing tourism planning toward a model that is based on the capacity of the community and the natural setting allows experiences that are best suited to the region and will be more resilient.

Similarly, diversifying our economy can help safeguard it against the uncertainties of climate change and the impacts it can have on our outdoor economy. Understanding and tracking the impacts of climate change will enable the county to be more nimble when addressing its economic impacts. The County can also work with industry providers, such as the energy sector and SMPA, to support growth in ~~the residential and/or small-scale~~ renewable energy generation.

In-person higher education opportunities are currently not available within San Miguel County. The County can support skills advancement and training through specialized programs for electrical, plumbing and other trades, in coordination with local businesses and state resources. Programs for

WORKING DRAFT

entrepreneurs and development of mentorships and apprenticeships can also increase opportunities, as can support of nonprofits and the arts. These can be planned around specific needs of the local workforce and community, creating opportunity for personal growth and local talent and skills retention.

When asked to identify the most important economic development topics ~~for that~~ the county ~~to should~~ focus on, survey respondents selected the supply of housing, support for essential services, and supporting all forms of transportation mobility. A thriving economy is heavily dependent on community connections and services, housing, and reliable and efficient transportation, which are supported in this plan.

The goal statement and action items focus on harnessing the unique local talents of the region and to support economic diversity and resiliency.

EXPANDED TRANSPORTATION OPTIONS

(Goal)

Eastern San Miguel County's multi-modal transportation network will continue to be updated and improved to provide transit service with more frequency and locations served, integrated multi-use paths for walking and biking, and more electric vehicle infrastructure. The County promotes development patterns and design that create comfortable and safe walking and biking conditions. San Miguel County works with regional partners to create and sustain a connected road network to promote an efficient transportation system that aids the community in times of emergency, while respecting topography and the character of remote areas.

Eastern San Miguel County has a transportation framework that provides many different modes. The gondola connects Telluride and Mountain Village. ~~sidewalks~~ Sidewalks or multi-use paths exist within some individual communities and parts of the region. San Miguel Authority for Regional Transportation (SMART) runs transit services between denser neighbors on the East End and throughout the region, but not always at the frequency needed to meet the demand from shift workers. A number of employers provide van pools for commuting employees, while CDOT provides bus connections to other West Slope communities. Telluride Regional Airport has commercial air service to several major hubs.

The transportation road network is constrained by the area's natural topography that has dramatic change from mountain ranges to steep and narrow canyons. Highway 145 is the only paved road connection into the East End and does not currently include space for shoulders, much less a dedicated bike lane or transit lane. Housing affordability is linked to how people get to their places of employment. Workers who commute into the East End from elsewhere in San Miguel County or from the surrounding counties are currently limited in their transportation options and are often required to commute by car due to the limited transit hours and destinations, adding to congestion. ~~Housing affordability is linked to how people commute to their places of employment. When attainable housing opportunities do not exist near employment centers, people often live further away and commute to work. This can be especially true in more remote or rural areas with limited job opportunities.~~ The number of employees commuting

WORKING DRAFT

from outside the county accounted for 30 percent of total employment in 2018, which was an increase from 19 percent in 2000 and 25 percent in 2004 (San Miguel County Housing Needs Assessment, 2018).

When asked ~~what the~~ to identify the biggest concerns ~~are~~ related to growth in San Miguel County, 20 percent of respondents chose increased traffic and delays (ranked behind housing affordability, protecting the natural environment, changes to community character, and availability of water and sewer). Community members have expressed that they have daily challenges with congestion on Highway 145 (especially at intersections) and a need for expanded hours and more frequent transit service. The goal statement and action items focus on expanding transportation options to provide increased levels of transit service and comfortable conditions for walking and biking. Transportation solutions will require working in partnership with the towns, CDOT, SMART and other organizations.

~~VARIED RECREATIONAL OPTIONS~~ SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES

(Goal)

Parks, trails, and associated recreational infrastructure in Eastern San Miguel County ~~will be~~ are maintained and supported, balancing recreation access with the long-term viability of ecological and cultural conditions. To facilitate healthy lifestyles, San Miguel County and public and private partners ~~will continue to~~ work to provide year-round recreational opportunities, diversify programming and resources for all, and maintain and require sustainable recreation practices.

Known worldwide as an outdoor recreation destination, recreation supports the lives and economy of the San Miguel County community. People come here to interact with the environment. Abundant backcountry, pristine wilderness, open mesas, and world-class skiing are a few of the attributes people list to describe this place. Recreational activities are abundant, including hiking, biking, climbing, rafting, boating, fishing, hunting, and OHV riding, as well as numerous sports. Community demand for access and facilities is high. San Miguel County operates a Parks and Open Space program that includes ~~county fairgrounds outside the planning area,~~ parks, trails, open space, and historic preservation. The county works in partnership with the municipalities, nonprofit and volunteer groups, US Forest Service, and Colorado Parks and Wildlife to maintain an interconnected system of recreation options that balances use with environmental stewardship.

Managing the impacts of ~~Tourism-tourism~~ and recreation ~~have impacts~~ on the natural environment ~~that~~ is important to our community. Challenges that the community foresees related to the future of outdoor recreation in Eastern San Miguel County include maintaining existing recreational infrastructure and access, impacts to recreation spaces and amenities from overuse, outdoor user education, the impacts of climate change, concern about fires, diminishing snowpack and impact to winter sports, and added pressure to emergency services through increased use of the backcountry. Public education about recreating responsibly and safely is necessary to ensure recreation does not occur at the expense of the environment and local resources. As the local population and visitors become more diverse, it is important to ensure that the recreation experience is inclusive for all ages and abilities, and for underserved communities. As we look to the future, it is critical that outdoor recreational opportunities are thoughtfully managed to address these key community concerns.

WORKING DRAFT

The goal and action items seek to address the needed balance between supporting access to recreational assets and preserving the qualities that make San Miguel County's natural areas so spectacular.

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

(Goal)

Eastern San Miguel County has a rich ~~tradition of~~ creative culture and history. The community supports an ~~appreciation of~~ the arts and ~~fosters representation of~~ its local identity through a vibrant festival, arts, and music scene, ~~accessible~~ Accessible creative outlets, and ~~protection of~~ the natural environment ~~to~~ inspire current and future creators. Areas of historic interest are honored through preservation and interpretation efforts.

Part of what makes San Miguel County such a great place to live is its ~~creative~~ innovative culture and, many of which are embodied in nonprofit organizations. From the iconic festivals, the great arts and music scene, quality food, and community members that embody a maker mindset, ~~this remote area of Colorado is known for its creative spirit and funky feel.~~

It is important that we understand and appreciate our past. Through thoughtful preservation, interpretation, and educational efforts, ~~we recognize and recognition of~~ the Ute ~~bands peoples, our regional neighbors~~ neighbors. ~~Through collaboration with the Ute peoples, we hope who came before, we can ensure~~ that future generations can learn from and connect with the stories that have shaped our community. Cultivating relationships with Supporting Tribal and Indigenous communities in San Miguel County means supporting networks, ~~creating opportunities for coming together, of Tribal and Indigenous peoples, sharing information,~~ and building capacity to understand issues and topics that are unique and important to Indigenous heritage ~~and health~~.

~~Part of what makes San Miguel County such a great place to live is its creative culture and nonprofit organizations. From the iconic festivals, the great arts and music scene, quality food, and community members that embody a maker mindset, this remote area of Colorado is known for its creative spirit and funky feel.~~

The Telluride region is home to over thirty not-for-profit organizations that are the life blood of the community. Organizations working in the arts and the sciences support local events such as festivals as well as science research, education, environmental stewardship, and community integration. The community embraces the arts, and cultural initiatives, such as Telluride Arts, a local nonprofit in existence since 1971, working to "elevate and promote a culture of the arts" in the local community. Festivals such as the Telluride Film Festival, Telluride Bluegrass Festival and others were established by local residents in the early 1970s, to provide a summer economy and reflect the interests of local residents. Locals continue to be a critical piece of the festivals through volunteerism, as staff members, and as the creative force behind many of the events for which our region is known. The County can work with such partners and programs, supporting creative expression while fostering a reflection of our local identity.

WORKING DRAFT

~~With a deep-rooted appreciation for the arts and culture~~By continuing to work to ensure that there is a place in the local community for people from a wide range of backgrounds, we can inspire current and future creators to push boundaries, celebrate diversity, and contribute to the cultural legacy of the region. These opportunities should be available to local students and artists, enabling them to pursue art while continuing to call the East End home.

Within its land use controls, the County can preserve and honor local historic spaces, support events to celebrate local culture and identity, make spaces and stories accessible to the public, and coordinate initiatives to support artistic events that create a local, regional or national draw.

~~CONNECTED, COOPERATIVE, WELCOMING,~~ AND EQUITABLE COMMUNITY

(Goal)

Individual towns and neighborhoods within Eastern San Miguel County maintain their unique qualities, ~~and sense of place, and intimate atmosphere. At the same time, t~~The County strives to work with partners ~~to enable to provide~~ access to quality schools and education, healthcare, public facilities, services for aging populations, bilingual ~~and bicultural~~ resources, and recreation spaces for our ~~community~~communities. ~~We are committed to continuing the work of dismantling barriers to equity and inclusion.~~ The County, towns, and neighborhoods within the eastern region continue to work together to develop and sustain a framework of these cooperative and inclusive services, infrastructure, resources, and regulatory practices. They take a coordinated approach to managing growth and mitigating the impacts of tourism.

San Miguel County ~~is faces~~ challenges ~~sd with in addressing balancing~~ the opportunities ~~that come with our unique place and the resulting impacts of being a place that supports locals, part-time residents and visitors.~~ Our small town, rural and natural character is crucial to fostering a strong community bond and a shared sense of identity. Creating places where all community members feel safe to gather and exchange ideas will support this goal.

Community feedback reflected challenges such as cultural and language barriers that limit awareness of and access to employment opportunities, ~~advancement, and community programs, and services,~~ and that influence the overall sense of belonging. As a community with a large percentage of Latino/a/e residents, it is ~~important-critical~~ that ~~more~~ Spanish-language information and services are available ~~for our community.~~ Expansion of these services to ensure that language is not a barrier to accessing opportunities and creating an inclusive, cohesive community is a key implementation goal of this plan.

The region has limited access to key services such as healthcare, affordable grocery stores, and childcare, ~~an issues~~ that ~~was were~~ raised throughout the community engagement process. Facilitating access to comprehensive services, ~~including childcare, food resources and health programs,~~ will help ensure that the well-being of our residents is prioritized. At the same time, it is important to recognize that San Miguel County is remote, ~~and that so~~ additional effort will be needed to help achieve equity in access to these services.

~~Similarly, t~~The county should be a place where well-rounded educational opportunities exist for our young people. ~~Through partnerships with schools, early childhood educators, and not-for-profit~~

WORKING DRAFT

~~organizations that support children and families, San Miguel County will be a place where children thrive and can grow up to become the next generation of stewards of this region. From childcare services to traditional K-12 education to unique educational offerings, a comprehensive education with opportunities to expand horizons is essential for the success of our community's future.~~

The ~~San Miguel~~ community is engaged and passionate about the future. The planning process brought forth a call to be as open, inclusive, and transparent as possible. Establishing a framework for outreach that is centered on community and seeks to bring forth all voices, including those who are traditionally underrecognized in decision-making processes, is key to instilling trust and empowering the community to work together to steward our shared future.

CALLOUT BOXES

HOUSING AS A COMMUNITY IDENTIFIED FOCUS (p.71)

When asked what the most important topics are to focus on in the master plan, 29 percent of respondents indicated “housing opportunities” and 43 percent chose “affordability/cost of living.” Based on a 2018 survey conducted for the San Miguel County Housing Needs Assessment, the number of residents who believe affordable housing is the critical problem in the region has increased from 15 percent in 2011 to 39 percent in 2018. Community input during the planning process suggests that this percentage could be even higher today.

WORKING DRAFT

APPENDIX A ACTION MATRIX

Investment: measures the anticipated time, financial resources, and staff and partner commitments

Timing: the anticipated implementation period

Responsibility: lists the partners responsible for the initiation and completion of actions

HOUSING ACCESS

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
PLAN/ STUDY	1. Update the regional housing needs assessment and update the county’s existing workforce housing policies to ensure new housing meets the community needs in terms of unit type and price point (for example adjusting policies related to AMI, number of bedrooms, etc.).	High	County, San Miguel Regional Housing Authority (SMRHA), Municipalities, Nonprofit partners	Ongoing
	2. Identify the full suite of potential projects and partnerships that might be feasible, including private, nonprofit, and government-led initiatives.	Medium	County, SMRHA, Municipalities, Private Partners, Nonprofit partners	Near-Term
	3. Add to the local land bank by identifying and acquiring properties suitable for the development of housing.	High	County, SMRHA, Municipalities, Partner Organizations, Nonprofit partners	Ongoing
	4. Develop a strategic plan for creating special limited public-private partnerships that include private developers, local housing authority(ies), economic development agencies, municipalities, businesses, <u>nonprofits</u> , and others to build local development expertise and share risk and return for affordable and community housing projects.	High	County, Municipalities, Private Developers, Businesses and other employers, Nonprofit partners	Medium-Term
	5. Study opportunities to provide or partner on the creation of rental and sale housing that is affordable to	Medium	County, SMRHA, Municipalities, Nonprofit partners	

WORKING DRAFT

	the “missing middle” that are typically at 120 percent - 200 percent AMI.			
	6. Study how best to leverage the potential of the regional housing authority. Identify current and potential tasks and responsibilities, and the resources needed to effectively accomplish them.	Medium	County Community Development, SMRHA, Municipalities, Nonprofit partners	Near-Term
POLICY	7. Partner with local water <u>and wastewater</u> providers regarding water <u>and wastewater</u> access and availability for future development, with a focus on service to affordable and workforce housing units.	Low	County, All Water Providers	Near-Term
	8. Undertake code updates to allow reduced parking for housing projects that are located within ¼ of a mile of a transit stop and that include a sidewalk or all-weather trail connection.	Low	County Community Development	Near-Term
	9. Continue to implement zoning and regulations that are primarily intended to provide housing for people who work within the Telluride R-1 School District.	Medium	County Community Development	Ongoing
	10. Assess current permit and land use review processes to help expedite development <u>fees-approval</u> for affordable or workforce housing projects and to identify and reduce regulatory barriers.	Medium	County Community Development	Near-Term
	11. Allow accessory dwelling units by right in all residential zone districts and permit duplexes and multi-family developments through administrative review in medium and high-density zone districts, where	Low	County Community Development	Medium-Term

WORKING DRAFT

	services are available and systems have capacity			
	12. Expand opportunities to create live-work dwelling units as an accessory use in commercial uses development.	Low	County Community Development	Medium-Term
	13. Review and amend zone districts to remove barriers to the creation of affordable, employee and community housing, including <u>allowing duplexes</u> , reducing, <u>modifying</u> or eliminating minimum dwelling unit sizes, minimum setbacks, Minimum <u>minimum</u> lot width, <u>lot</u> area <u>-sizes</u> , parking requirements, and other development standards.	Low	County Community Development	Medium-Term
	14. Consider allowing the rezoning of properties to zone districts that will accommodate affordable employee and community housing in areas efficiently served by water, wastewater, transportation, and other services.	Medium	County Community Development	Medium-Term
	15. Continue requiring affordable or workforce units <u>to</u> be incorporated into any new subdivision, commercial or industrial development, and multi-family projects. Evaluate and update the mitigation rates for new development.	High	County Community Development	Ongoing
	16. <u>Evaluate and update employee housing mitigation requirements for new development.</u>	<u>High</u>	<u>County Community Development</u>	<u>Near-Term</u>
	16.17. Implement Land Use and Building Code updates to allow alternative dwellings such as tiny homes (See HB	Medium	County Community Development	Near-Term

WORKING DRAFT

	1242) and cohousing developments.			
	17-18. Continue requiring payment of employee housing mitigation fees that are adequate to cover the gap between housing affordable to people earning 100 percent AMI and market rate housing, to be used for the development of housing.	Medium	County	Medium-Term <u>Ongoing</u>
	18-19. Evaluate existing developments with respect to water and wastewater capacity and traffic generation to determine where capacity exists to add additional affordable housing as infill.	Medium	County, Water Providers, HOAs	Medium-Term
	19-20. Implement density bonuses or allow flexible development standards in residential land use categories to offer an incentives and subsidies to developments that provide affordable housing.	Medium	County Community Development	Medium-Term
	20-21. Implement a first right of refusal policy on all deed restricted properties in the EEMP region to preserve affordable housing opportunities, maintain appropriate pricing structures, and allow for flexibility for buyer resources	High	County, SMRHA	Near-Term
	21-22. Work with private developers and property owners and the U.S. Forest Service to expand housing opportunities in Eastern San Miguel County. This could include land swaps, <u>acquisitions and leases</u> , transfer of development rights, and other methods.	High	County, Municipalities, Private Developers, Federal Government	Long-Term

WORKING DRAFT

FACILITATE / COORDINATE	<p>22-23. Coordinate long term lease agreements with rental units that house institutional and non-profit <u>organizations</u> and <u>workers</u> to support rent price stability.</p>	Medium	County, SMRHA	Long-Term
	<p>23-24. Address seasonal needs versus long term needs by partnering with ski-based tourism companies, the U.S. National-Forest Service, and others.</p>	Medium	County, SMRHA, Employers	Medium-Term
	<p>24-25. Coordinate the use of funding from the Innovative Housing Incentive Program through the Colorado Office of Economic Development to incentivize the production of modular and other types of manufactured homes (see HB 1282).</p>	Medium	County, SMRHA	Near-Term
	<p>25-26. Prioritize affordable housing opportunities for the local workforce within the education system, healthcare, and other essential services to ensure <u>workers for</u> these businesses and services can remain in the community. Work with special districts that have unique needs for housing essential employees and first responders to create housing that meets their needs.</p>	High	County, Special Districts, SMRHA	Ongoing
	<p>26-27. Coordinate the use of the state’s Middle Income Access Program to finance rental units affordable to households earning between 80 percent and 120 percent of the local area median income (see SB 146).</p>	Low	County, SMRHA	Near-Term
	<p>27-28. Evaluate the benefits and challenges to consolidation or coordination of housing mitigation requirements in</p>	High	County, Municipalities, SMRHA	Medium-Term

WORKING DRAFT

	the county, Telluride, and Mountain Village to enable a regional approach to addressing housing supply.			
CONSIDER / EXPLORE	28. <u>29.</u> Consider amending Short Term rental regulations, in coordination with the Towns of Telluride and Mountain Village, to limit the number of Short-Term rentals that can legally operate in the county to help retain long-term housing while providing some temporary rentals.	High	County, Town of Telluride, Town of Mountain Village, property owners	Medium-Term
	29. <u>30.</u> Explore supporting <u>Support</u> revolving loan funds that fund first time home buyer programs <u>and provide down-payment assistance.</u>	High	County, local banks, <u>Nonprofits</u>	Long-Term
	30. <u>31.</u> Coordinate with the Telluride Foundation and consider <u>Consider</u> establishing assistance programs, including grants and loans <u>for developers and owners</u> , to assist with fees <u>and costs</u> related to the construction of deed-restricted housing.	Medium	County, SMRHA,	Medium-Term
	31. <u>32.</u> Develop real time monitoring of occupancy, unit types, and other housing data.	High	County, SMRHA	Near-Term
	32. <u>33.</u> Develop incentives to encourage ADUs to be deed-restricted to house a local working resident (with or without an AMI requirement). Explore development incentives to encourage owners to rent ADUs to local employees that are vetted through the Housing Authority.	Medium	County Community Development, SMRHA	Medium-Term
	34. <u>Explore development incentives to encourage</u>			

WORKING DRAFT

	<u>owners to rent ADUs and caretaker units to local employees that are vetted through the Housing Authority.</u>			
	33-35. Consider the needs of senior citizens when developing housing projects, to allow long-term residents to remain in the community and continue to contribute.	Medium	County, SMRHA, Partners, Region 10, State Government	Ongoing
	34-36. Evaluate <u>Consider</u> a succession plan for <u>occupancy of deed-deed-restricted units</u> when public employees retire.	Medium	County, SMRHA, Health and Human Services	Medium-Term
	<u>37. Evaluate deed restrictions and covenants to ensure long-time residents remain qualified occupants when downsizing or retiring.</u>	<u>Medium</u>	<u>County, SMRHA</u>	<u>Medium-Term</u>
	35-38. Evaluate the impact employer-owned housing units has on the community, including the ability for employers to attract and retain workers and changes to the overall availability of housing in the community.	Medium	County, SMRHA, Local businesses	Medium-Term

WORKING DRAFT

CLIMATE CHANGE AND RESILIENCY

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
	<u>1. Implement the San Miguel and Ouray County Regional Climate Action Plan with the goal of a 50 percent reduction in our GHG emissions by 2030 and a 90 percent reduction by 2050 with a 2010 GHG emissions baseline. (BOCC Resolution No. 2023-04)</u>	High	<u>County EcoAction Partners</u>	<u>Ongoing</u>
PLAN / STUDY	<u>1.2.</u> Update the Wildfire Mitigation and Resiliency Plan to encourage awareness of wildfire risk in future planning.	High	County, <u>Fire District</u>	Medium-Term
	<u>2.3.</u> Identify strategies and action steps to implement the Hazard Mitigation Plan within the East End boundary.	Medium	County, <u>Municipalities, Special Districts, Fire District</u>	Medium-Term
	<u>3.4.</u> Develop, adopt, implement, and enforce a San Miguel County Drought Mitigation Plan that outlines strategies for water conservation at the individual and system levels.	Medium	County, <u>Water Providers, Watershed Coalition, HOAs</u>	Medium-Term
	4. Implement the San Miguel and Ouray County Regional Climate Action Plan with the goal of a 50 percent reduction in our GHG emissions by 2030 and a 90 percent reduction by 2050 with a 2010 GHG emissions baseline. (BOCC Resolution No. 2023-04)	High	County	<u>Ongoing</u>
	5. Create a Wildlife Corridor Plan to identify and create strategies to protect wildlife corridors.	Medium	County, <u>CPW, USFS, CDOT</u>	Medium-Term
	6. Identify review processes and criteria to evaluate development proposals and their impacts on the San Miguel River watershed.	Medium	County, SMR Watershed Coalition	Near-Term
POLICY	7. Encourage the use of renewable energy in new development and major renovations. Encourage	High	County	Medium-Term

WORKING DRAFT

	designing new projects to be net zero where appropriate			
8.	Develop <u>waste reduction and zero-waste programs for construction, including new construction, renovations and demolition.</u>	Medium	County, <u>Municipalities, Waste services</u>	Medium-Term
9.	Develop land use strategies that will reduce worker commuting, tourism and business travel, thereby reducing vehicle miles traveled, road congestion, and associated GHG emissions.	Medium	County, SMART, Municipalities	Long-Term
10.	Establish wildfire mitigation assistance programs for neighborhoods as well as property owners.	Medium	County, <u>Partners</u> , HOAs	Near-Term
11.	Support the efforts of West Region Wildfire Council to promote wildfire preparedness, prevention and mitigation education throughout the East End.	Medium	County, Partners	Medium-Term
12.	Work with local land management partners to reduce wildfire hazard and improve land health.	Medium	County, Federal Government, HOAs	Long-Term
13.	Adopt Land Use and Building Codes regarding wildfire hazard mitigation	High	County	Near-Term
14.	Support homeowners in distributing renewable energy to the grid (see SB19-236: Sunset Public Utilities Commission).	Medium	County, SMRHA, Sneffels Energy Board, SMPA	Long-Term
15.	Continue to provide a streamlined review for <u>small-scale</u> solar panels on individual properties (roof and ground mounted)-. Publicize this program to broaden its impact.	Medium	County	Ongoing
16.	Support and communicate opportunities to community members regarding participation in the state administered Residential	Medium	County	Near-Term

WORKING DRAFT

	Energy Upgrade (RENU) loan program.			
	17. Receive energy building code training and technical assistance from the Colorado Energy Office (CEO) to adopt new codes that help achieve clean energy goals.	Low	County	Ongoing
	18. Adopt one of the three most recent versions of the International Energy Conservation Code (IECC) when updating any building code.	Medium	County	Near-Term
	19. Support and the transition to electrification of residential and commercial buildings and improved building efficiency through incentives and codes (See San Miguel and Ouray County Regional Climate Action Plan and incentives available through the Federal Inflation Reduction Act)	High	County, Business Community	Long-Term
	20. Implement Develop and expand compostable material strategies for for restaurants, businesses, homes and festivals and events to decrease waste. Expand to restaurants and businesses.	Medium	County, Municipalities, Private partnerships	Near-Term
	21. Implement a community-wide composting program for residents and businesses.	Medium	County, Municipalities, Private partnerships	Medium-Term
	22. Explore public private partnerships for advancing renewable energy projects.	Medium	County; Private Land Owners; San Miguel Power Association (SMPA)	Medium-Term
	23. Provide incentives for utilization of renewable energy in development, and the construction of Net Zero projects.	Low	County	Ongoing
FACILITATE / COORDINATE	24. Work with local businesses to understand waste consumption levels and awareness.	Low	County, Businesses, <u>EcoAction Partners</u>	Near-Term
	25. Partner with other governmental agencies to	High	County, Municipalities, USFS	Long-Term

WORKING DRAFT

	identify biological indicators of climate change sensitivity and response, especially high risk/high value species and habitats for monitoring or intervention. Identify thresholds, plausible alternative states, pathways, and triggers for climate-sensitive species and habitats.			
	26. Coordinate with Colorado Water Plan Grants (CWCB) regarding “Colorado Growing Water Smart (CGWS)” for land use and water planning. https:// cwcb.colorado.gov/funding/Colorado-water-plan-grant	Medium	County, Water Providers, CWCB , DWR	Near-Term
	27. Continue support for the local disaster preparedness, response and recovery efforts in the Colorado Emergency Preparedness Assessment (CEPA)	High	County, Fire District	Ongoing
	28. Consult land and fire management partners to implement restrictions on development in high wildfire zones and stay abreast with national insurance practices to understand limits of development in fire prone areas.	High	County	Near-Term
	29. Work with utilities to harden infrastructure against hazards, including fire, avalanche, and geohazards. Require undergrounding of utilities where feasible.	Low	County, Utilities	Long-Term
CONSIDER / EXPLORE	29-30. Explore opportunities to transition electric supply to renewable energy sources.	High	County, SMPA	Long-Term
	30-31. Explore opportunities for a regional revolving loan fund for infrastructure upgrades and smart grid investments	High	County, Municipalities, SMPA	Medium-Term

WORKING DRAFT

	<p>31<u>32</u>. Explore rewilding efforts to help recover natural systems and native vegetations.</p>	<p>Medium</p>	<p>County, CPW, USFS, Private Land Managers</p>	<p>Medium-Term</p>
	<p>32<u>33</u>. Explore new land management strategies that increase carbon sequestration and storage in the East End, such as reforestation, restoration, conservation, and natural climate solutions.</p>	<p>Medium</p>	<p>County, CPW, USFS, Private Land Managers</p>	<p>Medium-Term</p>
	<p>33<u>34</u>. Revive the concept of community “banking” of volunteer time and efforts, particularly on environmental, recreational, and climate-responsive projects – and the support thereof by the business community and public agencies.</p>	<p>Medium</p>	<p>County, Non-profits, Municipalities, Business Community</p>	<p>Medium-Term</p>

WORKING DRAFT

BALANCED AND SUSTAINED NATURAL AND BUILT ENVIRONMENTS

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
PLAN/STUDY	1. Explore standards to preserve open natural lands that have conservation value and enable development in areas that may be more appropriate. Examples include a County-only transferable development rights program or cluster development standards to preserve open natural lands that have conservation value and enable development in areas that may be more appropriate. The “receiving end” of the transfer program, or the area that accepts more density, should be required to build at or above a determined higher density threshold.	High	County	Long-Term
	2. Create a plan that identifies a network of natural areas, including <u>rivers and</u> bodies of water, to promote conservation and open space planning. (Sometimes referred to as a Green Infrastructure Plan.)	Medium	County	Long-Term
	3. Identify important habitat corridors that should be preserved or enhanced on a landscape scale based on wildlife movement, biodiversity hotspots, and green infrastructure gaps.	Medium	County, Municipalities, Land Managers, CPW	Medium-Term
POLICY	4. Update the land use code to allow more density and development where services are or can be provided in order to reduce pressure on natural lands that should be preserved.	High	County Community Development	Near-Term
	5. Offer the opportunity to subdivide land into a greater number of lots or allowable units in exchange for more land preserved as open space. Require developments to be	Low	County Community Development	Near-Term

WORKING DRAFT

	clustered to preserve large tracts of undisturbed land.			
	6. Support smaller lot sizes in the East End to enable a more efficient and compact development pattern in order to preserve natural lands and minimize the overextension of infrastructure.	Low	County Community Development	Near-Term
	7. When development occurs , evaluate County Land Use and Zoning regulations to ensure new developments are required to be served by water <u>and wastewater</u> infrastructure, sited to preserve key natural features, avoid steep slopes, avoid wetlands, and implement best management practices related to fire and hazard mitigation.	Medium	County Community Development	Ongoing
	<u>8. Through development review and standards, continue to protect the river, its tributaries, watersheds, critical habitat and wetlands.</u>	<u>High</u>	<u>County</u>	<u>Ongoing</u>
	<u>8.9.</u> Develop design standards to address development siting in a way that seeks to preserve the rural character and environmental integrity of the site. Consider limiting the size of new residential developments.	Medium	County Community Development	Near-Term
	<u>9.10.</u> Require tree and vegetation planting and landscaping that is appropriate for specific ecological zones and fire mitigation practices on public and private lands.	Medium	County Community Development	Near-Term
	<u>10.11.</u> Implement waterwise and other water reduction policies in land development code.	Medium	County	Near-Term
	<u>11.12.</u> Implement recommendations and policies in the Regional Climate Action Plan, Community Wildfire	High	County	Ongoing

WORKING DRAFT

	Protection Plan, and All-Hazard Mitigation Plan.			
	12.13. Continue to include view protection and scenic corridor policies and standards in Land Use review.	High		Ongoing
	13.14. Continue the Payment for Ecosystems Services (PES) program to incentivize the preservation of the ecological value of lands.	Low	County	Ongoing
	14.15. Cooperate with water providers to establish and implement source water protection measures.	Medium	County, Municipalities, Idarado	Near-Term
	15.16. Support Dark Sky initiatives.	Low	County, Municipalities, Organizations	Near-Term
FACILITATE / COORDINATE	16.17. Encourage efforts to preserve high country land through conservation easements with land trusts or by sale, transfer, or land exchange to a public land management agency	Medium	County, USFS, Land Trusts	Medium-Term
	17.18. Continue High Country protections in order to retain the relatively undeveloped character of backcountry areas while allowing low impact residential development that is compatible with the environment, and does not negatively impact recreational opportunities and natural resources. Update Land Use Code and planning procedures to include a “points” structure that can incentivize applicants to meet or exceed Master Plan objectives, assuming all required conditions are met.	Low	County	Near-Term
	18.19. Partner with local water providers to track and understand water access and availability for future development in the East End.	Medium	County, Water Providers	Medium-Term

WORKING DRAFT

	19. Work with property owners to secure public access easements to create trail continuity and connectivity throughout the natural environment.	Medium	County, Private Property Owners	Medium-Term
	20. Support efforts of organizations that focus on water security and watershed ecological health	Low	County, water organizations	Ongoing
	21. Continue to work with private property owners to acquire lands that contain mining claims and/or designate them as conservation easements.	High	County	Long-Term
CONSIDER / EXPLORE	22. Explore building code amendments that can encourage or require the development of sustainable and energy-efficient buildings to reduce the environmental impact of development.	Low	County Community Development	Near-Term
	23. Consider adopting floor area limitations in the county to limit the impacts of large homes / development.	Medium	County Community Development	Near-Term
	24. Encourage Work with state regulators to allow the use of alternative water systems, i.e., rainwater, graywater, etc.	Low	County Community Development, CDPHE	Near-Term

WORKING DRAFT

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
PLAN/STUDY	1. Develop a sustainable tourism plan to identify strategies for preserving and protecting community character and the natural environment while continuing to offer unique tourism experiences.	High	County, TSG, Municipalities, Telluride Visitor Services	Medium-Term
	2. Consider identifying 2-4 "key industries" that make San Miguel County's East End unique and showcase the inherent knowledge and values of the local population. Develop economic development strategies that attract and invest in these sectors and their supply chains and support "spillover" services to create a diverse business/industry hub.	High	County, Municipalities, Business Community, Telluride Visitor Services	Near-Term
	3. Evaluate and establish a County Economic Development entity or point person to explicitly pursue econ-deve <u>economic development</u> possibilities that help diversify the local economy and further Master Plan goals and objectives.	Medium	County, Municipalities	Long-Term
	4. Explore the potential of largescale, regional renewable energy generation and storage projects, such as community solar gardens (see HB19-1003: Community Solar Gardens Modernization Act).	Medium	County, Municipalities, Business Community, SMPA, Tri-State	Long-Term
	<u>5. Identify gaps where the conventual market economy is not serving the needs of residents and work with partners to develop methods and programs to close those gaps.</u>	<u>Medium</u>	<u>County, Businesses, Nonprofits</u>	<u>Mid-Term</u>

WORKING DRAFT

POLICY	5.6. Create flexibility within the land use code to allow opportunities for low-impact manufacturing, makerspaces, and other spaces that support the development of innovative technologies (such as for renewable energy, healthcare, outdoor recreation, etc.) and other business needs.	Medium	County Planning Department	Medium-Term
	6.7. Implement workforce housing diversification through updating the land use code and incentivizing projects to achieve it (see also Housing Access and Balanced and Sustained Natural and Built Environment). <u>Include flex, live-work, nonprofit, and community spaces</u>	Medium	County, SMRHA	Medium-Term
	7.8. Support opportunities to create and improve multi-modal infrastructure that connects housing and jobs (see also Expanded Transportation Options).	High	County, SMART	Ongoing
FACILITATE/ COORDINATE	8.9. Partner with Region 10, a partner of the U.S. Economic Development Administration, to foster an integrated regional entrepreneurship program. This could include creating mentor networks, supporting co-working spaces, business competition and boot-camp activities that provide business and leadership training for start-ups and expanding local businesses.	Medium	County, Business Community, Telluride Foundation	Medium-Term
	9.10. Increase local use of <u>the</u> Region 10 Business Loan Fund by connecting businesses with regional representatives.	Medium	County, Business Community	Medium-Term

WORKING DRAFT

	<p>10-11. Coordinate County government efforts and resources to increase access to services that improve individual economic outcomes, such as childcare, health services and job training.</p>	Medium	County, Nonprofits	Medium-Term
	<p>11-12. Increase local use of West Central Colorado SBDC services and resources through sharing information about relevant opportunities with businesses and community partners.</p>	Medium	County, Business Community	Near-Term
	<p>12-13. Work with Colorado’s Department of Local Affairs’ (DOLA) Rural Economic Development Initiative (REDI) to support small business start-ups, technology incubators, entrepreneurs and other locally driven economic development projects.</p>	Medium	County, Business Community	Near-Term
	<p>13-14. Support opportunities for municipalities to receive training and technical assistance through the USDA Rural Business Development Grant for supporting small business development and expansion.</p>	Medium	County, Business Community	Medium-Term
	<p>14-15. Support regional educational opportunities that focus on job training for locals, including mentorships, apprenticeships, and continuing education.</p>	Medium	County, Business Community, Educational Groups, Trade Groups	Medium-Term
	<p>15-16. Work with higher education institutions to establish affordable remote learning opportunities for people seeking further education.</p>	High	County, Educational Organizations, Business Community	Long-Term
	<p>16-17. Work with the Telluride School District and local</p>	Medium	Telluride School District, BOCES	Medium-Term

WORKING DRAFT

	<u>contractors</u> to implement a program that teaches skills for the local building trades such as plumbing, electrical and others.			
	<u>18. Coordinate with and support economic development efforts with West End partners to help grow resources and improve opportunities that mutually benefit both areas.</u>	<u>Low</u>	<u>County, WEEDC, Region 10, Business Community</u>	<u>Long-Term</u>
	<u>19. Work with regional food providers to address food security, particularly for underserved populations.</u>	<u>Low</u>	<u>County, Agribusiness, Nonprofits, Social Services</u>	<u>Medium-Term</u>
CONSIDER/ EXPLORE	<u>17-20.</u> Explore the creation of a county Brownfield Agency and associated TIF district to incentivize redevelopment and/ or remediation of brownfield areas.	High	County	Medium-Term
	<u>18-21.</u> Consider creation of a regional chamber of commerce to support the business community.	Medium	Business Community Community, County	Near-Term
	<u>22. Work with Idarado Mining Co. on developing a long-term vision and plan for reuse of the mill site.</u>	<u>Low</u>	<u>County, Idarado</u>	<u>Long-Term</u>

WORKING DRAFT

EXPANDED TRANSPORTATION OPTIONS

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
PLAN/ STUDY	1. Study the feasibility of developing a gondola connection from Lawson Hill and Ilium Valley to Telluride and/or Mountain Village.	High	County, Municipalities, SMART	Medium-Term
	2. Conduct a corridor study for treating Highway 145 as a multimodal corridor that supports frequent transit, pedestrians, biking, and other micro transportation methods.	High	County, SMART, CDOT	Medium-Term
	3. Continue to study the feasibility of micro-transit solutions, such as van share, ride share, and car share.	Medium	County, Municipalities, SMART	Near-Term
	4. Continue to support SMART in a regional transit study that identifies the most needed stops to connect people to destinations.	High	County, Municipalities, SMART	Near-Term
	5. Conduct an East End pedestrian and bicycle study to identify opportunities for <u>new and improved</u> multi-use all-weather pathways along all major routes.	Medium	County	Medium-Term
	6. Work with CDOT and SMART to reduce Vehicle Miles Travelled (VMT) and Average Daily Trips (ADT), improve Level of Service (LOS), and reduce congestion on area roads.	High	County, SMART, CDOT	Ongoing
	7. Develop an electric vehicle readiness plan including charging and alternative fuel options.	High	County, Municipalities, SMART, San Miguel Power Authority	Medium-Term
	8. Study methods to reduce heavy truck traffic in the region.	Low	County, Municipalities, SMART, Businesses	Medium-Term
POLICY	9. Establish flexible front setback allowances that will encourage multi-family, mixed-use, and commercial	Low	County	Near-Term

WORKING DRAFT

	developments that create a strong interaction with the street edge and support walkability.			
	10. Implement land use policies that support infill and new development within existing infrastructure and development patterns to reduce transportation demand. (See also Balanced Natural and Built Environment and Future Land Use Map)	Low	County	Medium-Term
	11. Design surface parking lots and drives for all commercial, mixed-use, multi-family and industrial development to emphasize pedestrian and bicycle access, and to minimize the visibility of parking when possible.	Low	County	Medium-Term
	<u>12. Evaluate parking regulations and utilization to ensure requirements match demand and usage.</u>	<u>Low</u>	<u>County</u>	<u>Medium-Term</u>
	<u>12-13.</u> Incentivize the building of electric vehicle car charge <u>charging</u> stations with new and existing commercial, lodging, and service developments. Include requiring requirements for <u>electric vehicle charging in development reviews design.</u> <u>Encourage new residential construction to be EV-ready.</u>	High	County	Medium-Term
	<u>13-14.</u> Support the creation of <u>more</u> multi-use all-weather pathways to promote the safety of walkers and bikers of all ages and abilities.	Medium	County	Medium-Term
FACILITATE / COORDINATE	<u>14-15.</u> Coordinate with regional organizations to identify a responsible entity for the funding and oversight of gondola replacement and	High	County, Municipalities, SMART, TMVOA, TSG	<u>MediumNear-Term</u>

WORKING DRAFT

	ongoing operations and maintenance. The current agreement ends in 2027. This could be through an extension of the existing partnership, creation of a Community Development Corporation, or through SMART			
	15-16. Work with SMART to increase transit hours, including later evening and earlier morning service.	Medium	County, Municipalities, SMART	Long Medium-Term
	16-17. Work with SMART, municipalities, and CDOT to increase transit availability during both high traffic work conventional work hours and for shift workers.	Medium	County, Municipalities, SMART, CDOT	Long Near-Term
	17-18. Work with SMART, municipalities and CDOT to establish intercept parking lots at important nodes to further reduce single vehicle commuting.	Medium	County, Municipalities, SMART, CDOT	Long-Term
	18-19. Work with SMART and CDOT on the conversion of buses to an electric vehicle fleet.	Medium	County, Municipalities, SMART, CDOT	Medium-Term
	19-20. Coordinate with SMART to implement transit lines or transit options to San Bernardo, Trout Lake and Ophir.	Medium	County, Municipalities, SMART	Long-Term
	20-21. Work with SMART to improve connections to outlying areas like Norwood, Nucla/ Naturita, Montrose, Ridgway/Ouray and Rico.	High	County, Municipalities, SMART	Long Near-Term
	21-22. Work with utility providers to invest in electric vehicle infrastructure that is coordinated with the grid (see SB19- 077 Public Utility Implementation of an Electric Vehicle Infrastructure Program).	Medium	County, Municipalities, SMART, San Miguel Power Authority	Long-Term

WORKING DRAFT

	22-23. Coordinate with private employers, non-profits, and SMART on a subsidized bus pass system for commuters, <u>and particularly for under-served populations.</u>	Low	County, Municipalities, SMART, Businesses	Ongoing
	24. <u>Provide incentives for employer van pools, carpooling, and car shares.</u>	<u>Low</u>	<u>County, SMART, Businesses</u>	<u>Medium-Term</u>
	23-25. Develop shuttle systems to serve area trailheads and recreation areas to reduce congestion and parking impacts. Encourage lodging companies and Telluride Ski and Golf to subsidize tourism transportation to and from recreational trailheads.	High	County, Municipalities, USFS, SMART, Telluride Regional Airport, <u>Telluride TSG</u>	Medium-Term
	24-26. Coordinate with SMART on outreach and education efforts around using public transit.	Low	County, Municipalities, SMART	Ongoing
	25-27. Support CDOT's regional bus service as another means by which commuters and visitors can travel.	Low	County, SMART, CDOT	Long-Term
	28. <u>Support continuing local commercial air service.</u>	<u>Medium</u>	<u>County, Telluride Regional Airport, Municipalities</u>	<u>Long-Term</u>
	29. <u>Work with CDOT on road improvements to relieve congestion (e.g. pullouts, passing lanes).</u>	<u>Medium</u>	<u>County, Municipalities, CDOT</u>	<u>Long-Term</u>
	30. <u>Work to create a connected road network that will relieve congestion points and improve emergency access.</u>	<u>Medium</u>	<u>County, Municipalities, CDOT</u>	<u>Long-Term</u>
CONSIDER / EXPLORE	26-31. Consider incentivizing rideshares employment and use of electric vehicles by companies such as Uber and Lyft (see SB19-239: Address Impacts of Transportation Changes).	Medium	County, Municipalities, SMART	Near-Term
	27-32. Explore expanding shuttle / transportation partnerships for tourism travel to and from	Medium	County, Municipalities, SMART	Medium-Term

WORKING DRAFT

	airports to reduce rental car demand.			
	28.33. Coordinate with jurisdictions for a regional bikeshare program. Consider including e-bikes in the fleet.	Low	County, Municipalities, Businesses	Long-Term
	<u>34. Work with CDOT, CPW and the towns to create and improve wildlife crossings on highways and roads, to ensure adequate and safe seasonal movement corridors for both wildlife and humans.</u>	<u>Medium</u>	<u>County, Municipalities, CDOT, CPW</u>	<u>Medium-Term</u>

WORKING DRAFT

VARIED RECREATIONAL OPTIONS SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
PLAN/ STUDY	1. Evaluate areas most appropriate for recreational use and trail <u>and access</u> management policies through creation of a recreation master plan. <u>Plan for all types of recreation activities, including hiking, downhill and cross-country skiing, biking, climbing, hunting, fishing, boating, rafting, watchable wildlife, etc. Within the plan, identify potential funding sources, priorities and timelines.</u>	Medium	County, Municipalities, USFS, BLM, Telluride Mountain Club, Telluride Ski & Golf	Medium-Term
	2. Study opportunities to provide recreational programs that are accessible to a range of users with varying levels of mobility and ability while ensuring that the use type is appropriate for the trail <u>or site's</u> physical and natural context.	Medium	County, User Groups	Medium-Term
	3. Consider strategic placement of entrances and wayfinding to parks, open spaces, and trails to encourage use of multi-modal transportation. Continue to use bi-lingual signage via QR codes as needed.	Medium	County, USFS	Medium-Term
	4. Consider opportunities to support recreation programs that are free or have a reduced fee to remove barriers to participate for all income levels. Consider whether barriers exist that limit underserved and underrepresented communities from participating in recreation activities, and develop programs to provide access.	<u>Medium</u>	<u>County, USFS, Nonprofit Partners</u>	<u>Mid-Term</u>
	5. Evaluate the formation of a <u>recreation district to fund, develop and operate a</u>	<u>Medium</u>	<u>County, Municipalities</u>	<u>Long-Term</u>

WORKING DRAFT

	<u>community recreation center and recreation programs.</u>			
POLICY	5-6. Prioritize implementation of recreational options that minimize disruption to critical habitats and natural features	Low	County, Municipalities, Telluride Mountain Club, Telluride Ski & Golf	Ongoing
	6-7. When planning new parks, open spaces, and trail connections, seek to implement existing County and Town recreational plans.	Low	County, Municipalities, Telluride Mountain Club, Telluride Ski & Golf	Ongoing
	7-8. Implement <u>the use of consistent accessible and bilingual signage for recreation areas.</u>	Medium	County, Municipalities, USFS, Nonprofit Partners	Near-Term
	8-9. Design and maintain recreational infrastructure that minimizes the impact on the environment <u>and are ecosystem-specific</u> , such as hiking trails that follow natural contours and utilize <u>utilizing</u> native vegetation.	Medium	County, Municipalities, USFS, Private Landowners / Developers	Ongoing
	9-10. Preserve public access to public lands and recreation areas throughout the East End, by working with private landowners for access easements.	Medium	County, USFS, Municipalities, Private Landowners	Long-Term
	10-11. Include habitat conservation, wildfire mitigation, and native species biodiversity as priorities in recreational investments, <u>with special consideration for protection of watersheds and high alpine areas.</u>	Medium	County, <u>USFS, CPW Conservation organizations</u>	Near-Term
	11-12. Expand the trail network to connect to local bus routes and the Gondola, and provide connections between other trails, destinations, and satellite communities.	Medium	County, Municipalities, USFS, Telluride Mountain Club, Telluride Ski & Golf	Long-Term
	<u>13. Continue to limit motorized travel and OHV access to appropriate roads and trails in</u>	<u>Low</u>	<u>County, USFS</u>	<u>Ongoing</u>

WORKING DRAFT

	<u>order to protect the natural environment and preserve quiet recreation opportunities.</u>			
FACILITATE/ COORDINATE	12 .14. Work with businesses and community organizations to educate visitors on ways to responsibly enjoy the outdoors.	Low	County, USFS, Municipalities, Private Businesses, Telluride Visitor Services, Concierges	Near-Term
	13 .15. Manage impacts of vehicles at trailheads and coordinate trailhead maintenance and improvements.	High	County, USFS, SMART, recreational businesses, Town of Mountain Village, Town of Telluride, Telluride Visitor Services, concierge	Medium-Term
	14 .16. Facilitate the use, enjoyment, discovery, and stewardship of recreational assets for community members of all abilities, <u>ages</u> and income levels.	Low	County, Private Businesses, USFS, Municipalities	Ongoing
	15 .17. Coordinate with municipalities to expand the seasonal trail network.	Medium	County, Municipalities	Long-Term
	16 .18. Work with USFS and other governmental agencies to increase camping opportunities for dispersed and developed camping. Prioritize developed camping to minimize environmental impacts.	Medium	County, Municipalities, USFS	Long-Term
	17 .19. Develop shuttle systems to serve area trailheads and recreation areas to reduce congestion and parking impacts.	Medium	County, USFS, Municipalities, SMART	Long-Term
	<u>20. Establish a program to monitor and assess the impact of recreational activities on the environment.</u>	<u>Medium</u>	<u>County, Municipalities, USFS, CPW, Telluride Visitor Services, TMtnC</u>	<u>Medium-Term</u>
CONSIDER/ EXPLORE	18 .21. Consider creation of a Regional Partnership Initiative for outdoor recreation and conservation. (Colorado Outdoor Partnership CO-OP; Executive Order B 2020-008;	Medium	County, Municipalities, USFS, CPW	Medium-Term

WORKING DRAFT

	https://storymaps.arcgis.com/stories/393237b131b2455e9ff2fc3692c4226f)			
	19-22. Consider establishing a program to monitor and assess the impact of recreational activities on the environment.	Medium	County, Municipalities, USFS, CPW, Telluride Visitor Services, TMTnC	Medium-Term
	20-23. Explore the creation of a system to cooperate with federal and private land managers in the County to establish <u>and protect</u> coordinated public access strategies and manage recreational impacts.	Medium	County, USFS, Private Land Managers	Long-Term

WORKING DRAFT

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
PLAN/ STUDY	1. Support the creation of an arts and culture road map throughout the region, identifying unique districts and areas that celebrate the East End's history and culture.	Medium	County, Municipalities, Telluride Arts	Near-Term
	2. Support the promotion of arts and culture through education, marketing, and events. Consider coordinating between and across governmental entities and organizations.	Low	County, Municipalities, Telluride Arts, Arts Organizations	Medium-Term
	3. Maintain historic and cultural assets that are representative of and supportive of San Miguel County's history and sense of place.	Medium	County, Historical Commission, Telluride Historical Museum	Ongoing
FACILITATE/ COORDINATE	4. Support the local arts and cultural community to increase participation of local artists and community members in festivals to showcase their talent.	Low	County, Municipalities, Telluride Arts, Arts Organizations	Ongoing
	5. Support new and existing arts programs to encourage youth involvement.	Low	County, TSD, Ah Haa School, Telluride Arts, Arts Organizations	Near-Term
	6. Support local resident-oriented festival events and activities.	Low		Near-Term
	7. Support new and existing programs and events that recognize and celebrate the region's cultures <u>and promote science and education.</u>	Low	County, Organizations	Near-Term
	8. Encourage commercial and mixed-use developments and businesses to incorporate art through murals, design, sculpture, installations, etc.	Low	County Community Development, Telluride Arts, the Ah Haa School	Medium-Term
	9. Continue to use transportation and accommodation strategies during large festival times to help minimize the impact from the influx of people and traffic.	High	County, Municipalities, SMART, Festival organizers	Medium-Term

WORKING DRAFT

	10. Collaborate with public and private entities to solidify plans for historic preservation, acquisition and interpretation.	Low	County, Historical Commission, Telluride Historical Museum	Ongoing
	<u>11. Work to ensure the longevity of nonprofit organizations through continued community support.</u>	<u>Medium</u>	<u>County, Municipalities, Nonprofits</u>	<u>Ongoing</u>
	<u>12. Connect with the Ute peoples and facilitate opportunities for inclusion in cultural programs.</u>	<u>Low</u>	<u>County, Community Organizations, Ute Tribal Leaders</u>	<u>Medium-Term</u>
	<u>13. Identify underserved and under-represented communities and work to provide cultural programs that are inclusive.</u>	<u>Low</u>	<u>County, Nonprofits</u>	<u>Medium-Term</u>
CONSIDER/ EXPLORE	<u>11,14.</u> Continue to grow and support the historic preservation program to preserve important history and culture in San Miguel County, including the history of the Uncompahgre Utes	Medium	County, Historical Commission, Telluride Historical Museum, <u>Ute Tribal Leaders</u>	Near-Term
	<u>12,15.</u> Explore cultural heritage interpretation, events, programs, and educational efforts that celebrate and promote local historic landmarks, history, and traditions.	Medium	County, Historical Museum	Medium-Term
	<u>13,16.</u> Consider opportunities to incorporate art within parks, open spaces, and trail system, such as through creative mapping or wayfinding, to support the local arts community. Include information in <u>English and Spanish multiple languages and in accessible formats.</u>	Medium	County, Arts Organizations	Near-Term
	<u>14,17.</u> Support opportunities to promote environmental conservation efforts through public art installations that raise awareness about the natural beauty of the region and the importance of protecting it.	Low	County, Arts Organizations	Medium-Term

WORKING DRAFT

	15.18. Explore cultural heritage interpretation, events, programs, and educational efforts that celebrate people of diverse cultural backgrounds.	Medium	County, Arts and Cultural Organizations	Ongoing
	19. Explore strategies to strengthen and build infrastructure for nonprofit organizations.	Medium	County, Nonprofits	Medium-Term
	20. Seek innovative solutions in the arts, sciences and environmental stewardship fields that build and support community.	Medium	County, Nonprofits	Medium-Term

WORKING DRAFT

CONNECTED, COOPERATIVE, WELCOMING, AND EQUITABLE COMMUNITY

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
<u>PLAN/ STUDY</u>	<p><u>1. Establish a model for community engagement that can be implemented for all county-led initiatives. Commit to providing all information and materials in Spanish and in accessible formats. Work with trusted community partners to disseminate information and facilitate dialogue around planning topics and implementation of this master plan.</u></p>	<u>Medium</u>	<u>County</u>	<u>Near-Term</u>
	<p><u>1.2.</u> Work with municipalities to study the impacts of tourism on the local community and implement programs to mitigate those impacts. Examples could be coordinating special events / festival approval processes and aligning policies related to parking and traffic management.</p>	High	County, Municipalities, TSG, Visitor Services	Medium-Term
	<p><u>2.3.</u> Study the needs of the aging population in a "Master Plan for Aging" and consider opportunities to enable people to age in place in Eastern San Miguel County. Examples include access to transportation and healthcare, economic security, and housing opportunities.</p>	Medium	County Health and Human Services, SMART	Medium-Term
	<p>3. Establish a model for community engagement that can be implemented for all county-led initiatives. Commit to providing all information and materials in Spanish and working with trusted community partners to</p>	Medium	County	Near-Term

WORKING DRAFT

	disseminate information and facilitate dialogue around planning topics and implementation of this master plan.			
POLICY	4. Enhance signage and County communications to effectively communicate with diverse demographics, including the visually impaired, deaf and hard of hearing, as well as people who speak different languages.	Medium	County	Near-Term
	5. Support community organizations and programs that provide bilingual education in the community and <u>are working to bridging bridge</u> the divide between English speakers and Spanish-speakers.	Low	County	Ongoing
	6. Support community-based programs and businesses that focus on supporting youth and teens.	Low	County, Schools, Youth non-profits	Ongoing
	7. Invest in facilities and infrastructure that promote community connections and <u>provide</u> opportunities to gather.	Medium	County	Medium-Term
	8. Support access to essential services, such as grocery stores, health care, small-scale retail, dining, schools, and community spaces in each community across Eastern San Miguel County.	High	County Community Development, SMART	Near-Term
FACILITATE/ COORDINATE	9. Work with municipalities and organizations to ensure community needs are being met through a coordinated framework of services, <u>with particular focus on providing essential services such as food, healthcare, childcare, and other basic services for</u>	Medium	County, Municipalities, Organizations	Near-Term

WORKING DRAFT

	<u>underserved members of the community:</u>			
	10. Provide bilingual resources and services to support the diverse cultural backgrounds of the community, including translation services and cultural events that promote understanding and respect for different traditions and customs.	Medium	County, Bright Futures Tri <u>CountyCommunity Organizations and Service Providers</u>	Near-Term
	11. Foster a culture of transparency and open communication by regularly sharing information about County initiatives, projects, and decisions with community members.	Low	County	Ongoing
	12. Foster community connections and engagement by regularly holding public forums to provide opportunities for residents to voice their concerns and ideas on how to improve their community.	Low	County	Near-Term
CONSIDER/ EXPLORE	13. Consider the creation of a Community Connections Council or Advisory Board to provide a conduit for bringing new ideas to County leadership on how to ensure all community members feel welcome.	Medium	County, Tri <u>CountyCommunity Organizations</u>	Medium-Term
	14. Consider regular surveys of both visitors and local residents and workers regarding impacts on the community.	Low	County, Municipalities, Tourism Board	Ongoing
	15. Create and support spaces for the community to gather.	Medium	County, Municipalities	Ongoing

January 11th, 2024 Planning Commission Meeting

East End Master Plan Referral Agency Comments

1. Tracy Rogers on behalf of **Western Area Power Administration**, 11/20/2023
2. Michelle Haynes on behalf of **Town of Mountain Village**, 11/28/2023
3. Sarah Landeryou on behalf of **Wilkson Public Library**, 11/30/2023
4. Heidi Lauterbach on behalf of **Telluride Mountain Club**, 11/30/2023
5. Matt Skinner on behalf of **Colorado Flights Alliance**, 12/04/2023
6. Kierra Skinner on behalf of **Telluride Tourism Board**, 12/04/2023
7. Mark Caddy on behalf of **Colorado Park and Wildlife**, 12/07/2023
8. Ron Quarles on behalf of **Town of Telluride**, 12/13/2023

East End Master Plan HOA Comments

1. Joint HOA letter on behalf of **Aldasoro Ranch, Deep Creek Ranches, Elk Run, Golden Ledge, Gray Head, Hillside of Telluride, Meadows at Deep Creek Mesa, The Preserve, Ski Ranches, Sunnyside West, West Meadows**, 12/04/2023
2. **Deep Creek Ranches HOA**, 12/04/2023
3. K.C. Murphy on behalf of **Elk Run HOA**, 11/30/2023
4. Nick Farkouh on behalf of **Meadows at Deep Creek Mesa HOA**, 12/04/2023
5. Fran Berg on behalf of **Ski Ranches HOA**, 12/01/2023
6. Bruce Evans, Ed Sheridan, and Karen Conway on behalf of **West Meadows Core HOA, West Meadows North HOA, and West Meadows South HOA**, 12/01/2023



PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

MEMORANDUM

TO:

Review Agencies & Organizations:

Ah Haa School for the Arts
Angel Baskets
Black Hills Energy
BLM
Bright Futures
CAFI
CDOT
CDPHE
Colorado DRMS
Colorado Forest Service
Colorado Geologic Survey
Colorado Historical Society
Colorado Parks & Wildlife
CWCB
Colorado Division of Water Resources
Eco Action Partners
EPA
FAA
Habitat for Humanity of the San Juans
Idarado Minng Co.
KOTO

Latino Advocacy Committee
Pinhead Institute
Rainbow School and Daycare Region 10
San Miguel Conservation Foundation
San Miguel County
San Miguel County Extension
San Miguel Resource Center
San Miguel Watershed Coalition
Sheep Mountain Alliance
Sheridan Arts Foundation
SMART
SMPA
SMRHA
Telluride Academy
Telluride Arts
Telluride Association of Realtors
Telluride Daily Planet
Telluride Early Childhood Center
Telluride Fire Protection District

Telluride Foundation
Telluride Historical Museum
Telluride Hospital District
Telluride Institute
Telluride Mountain Club
Telluride Mountain School
Telluride Nordic Association
Telluride R-1 School District
Telluride Regional Airport
Telluride Housing Authority
TMVOA
Town of Mountain Village
Town of Ophir
Town of Telluride
Tri-County Health Network
True North
Telluride Ski & Golf
USFS
Visit Telluride
WAPA
Watershed Coalition
West Region Wildfire Council
Wilkinson Public Library

HOAs:

Aldasoro Sheep Ranch
Aldasoro Ranch HOC
Brown Homestead HOA
Deep Creek Ranches
Eider Creek Condo Assoc.
Elk Run HOA
Falls Subdivision
Golden Ledge

Gray Head Property Owners Association
Hidden Lake Estates Owners Association
Hillside of Telluride
Idarado Legacy
Ilium Park Owners Association
Lake Fork Junction

Last Dollar Condominium Association
Last Dollar PUD Association
Lawson Hill Property Owners Association
Lizard Head Land Company
Meadows at Deep Creek Mesa
Rio Vista Homeowners Association-Phase II

San Miguel Ridge Homeowners Association
Sunnyside Ranch at Telluride
East Homeowners Association
Sunnyside Ranch at Telluride

West Homeowners Association
Sunshine Valley Condominiums Association
The Preserve
Telluride Ski Ranches

Trout Lake Owners Association
Trout Lake Land Company
West Meadows Core HOA

FROM: Kaye Simonson, Planning Director
RE: East End Master Plan 90% Draft
DATE: November 17, 2023

The San Miguel County Planning Commission is reviewing the 90% draft of the East End Master Plan. The Plan and all related materials are available for review online at <https://www.sanmiguelcountyco.gov/731/East-End-Master-Plan>. This is the first Review Agency and Stakeholder review period. A second review request will be sent when the final draft is ready. The next County Planning Commission work session to discuss the Plan is Thursday, December 14, 2023.

Your review comments are very important to us and will help the Planning Commission make informed decisions. Many of you will be partners in implementing the Plan over the coming years, so we are particularly interested in knowing how our Plan aligns with yours. All comments received in response to this request for review will be forwarded to the Planning Commission and included in meeting packets. If you wish to discuss the project with staff prior to submitting final comments, please indicate in your email(s) that your comments and questions are preliminary.

Please provide your review comments by December 4, 2023 to the Planning Department at masterplan@sanmiguelcountyco.gov. Pass this on to others in your organization who may have an interest in the Plan. If you have several people within your organization reviewing the Plan, we ask that you consolidate all of your comments into a single response. If you are not the correct contact person, let us know so we can update our list.

We appreciate your participation in this important community effort. Contact the Planning Department if you have any questions. Thank you.



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

East End Master Plan

'Rogers, Tracy (CONTR)' via Master Plan <masterplan@sanmiguelcountyco.gov>
Reply-To: "Rogers, Tracy (CONTR)" <Rogers@wapa.gov>
To: "masterplan@sanmiguelcountyco.gov" <masterplan@sanmiguelcountyco.gov>

Mon, Nov 20, 2023 at 2:11 PM

Hello,

WAPA has no conflict with this project.

Respectfully,

Tracy Rogers | Realty Technician

Wyandotte Services on contract to

Western Area Power Administration | Rocky Mountain Region | Loveland, CO

(O) 970.461.7654 | (M) 970-237-9873 | rogers[at]wapa.gov



 **EEMP Agency Referral Memo 1 111723.pdf**
204K



Kaye Simonson <kayes@sanmiguelcountyco.gov>

East End Master Plan Comments 11.29.23.pdf

1 message

Michelle Haynes <MHaynes@mtnvillage.org>

Tue, Nov 28, 2023 at 1:51 PM

To: "masterplan@sanmiguelcountco.gov" <masterplan@sanmiguelcountco.gov>

Cc: "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>, "johnh@sanmiguelcountyco.gov" <johnh@sanmiguelcountyco.gov>

Kaye:

Attached are referral comments from the Town of Mountain Village regarding the 90% draft of the East End Master Plan.

Thank you,



Michelle Haynes
Assistant Town Manager, Town of Mountain Village

Office | 970-239-4061 | Mobile | 970-417-6976

mhaynes@mtnvillage.org

455 Mountain Village Blvd., Ste. A, Mountain Village, CO 81435



Newsletter Subscribe Stay connected with Mountain Village

This electronic transmission and any attachments may be considered PROPRIETARY INFORMATION. If you received this transmission in error, please destroy and notify the sender immediately. Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

East End Master Plan Comments 11.29.23.pdf
298K



OFFICE OF THE TOWN MANAGER
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 417-6976

November 28, 2023

ATTN: Kaye Simonson, Planning Director
San Miguel County
kayes@sanmiguelcountyco.gov and masterplan@sanmiguelcountyco.gov

RE: Town of Mountain Village Agency Referral Comments regarding the East End Master Plan 90% draft.

Dear San Miguel County Board of County Commissioners, Planning Commission, Staff and Community. Thank you for undertaking such a heavy lift to update the East End Master Plan. We have organized our comments referencing the page numbers within the document (not those referenced by the pdf document). Underlined text is recommended to be included or replace existing text. Highlighted text is to draw attention to the text itself.

Page 13. Relationship to Other Plans. It seems appropriate that the existing County Master Plan should be referenced under “reference to other plans.” See Master Plan list to be referenced below from the county website to be added to this section.

[Home](#) · [Departments](#) · [Planning](#) · [Master Plan](#)

MASTER PLAN

- [Section 1 - San Miguel County Comprehensive Development Plan \(PDF\)](#)
- [Section 2 - Wrights Mesa Master Plan \(PDF\)](#)
- [Wright's Mesa Master Plan - Appendices \(PDF\)](#)
- [Wright's Mesa Master Plan - Guide to Conservation and Sustainability \(PDF\)](#)
- [Section 3 - Telluride Regional Area Master Plan \(PDF\)](#)
- [Section 4 - San Miguel County Open Lands Plan \(PDF\)](#)
- [Section 5 - Trails Master Plan \(PDF\)](#)
- [Telluride Region Future Land Use Plan Map 1992 \(PDF\)](#)

Page 25. Economics: Local and Regional

The Economics page 26 and tourism page only discuss the Town of Telluride economy and tourism. Could you please consider replacing and widening the scope of emphasis, as it's a regional vision document from “~~the Town of Telluride~~” to “The Telluride Region,” and amend the section to include the tourism and economics more broadly to include the Town of Mountain Village. The Town of Mountain Village has paced visitation and sales tax with the Town of Telluride since 2019. In working with Kiera Skinner, Executive Director of the Telluride Tourism Board, recommended edits are found below as underlined text.

We recommend replacing the emphasis on Telluride tourism and propose the following language in the Local and Regional Economy Section which more accurately reflects the Telluride regional economic and tourism opportunities.

The towns of Telluride and Mountain Village are known for their awe-inspiring beauty, recreation opportunities, and thriving arts scene. Both towns complement each other and offer their own

unique experience for visitors and locals alike. The Town of Telluride is known for its historic charm, authentic character and signature festivals. The Town of Mountain Village offers a European-style experience with modern architecture, pedestrian friendly plazas, and ski-in/ski-out access to Telluride Ski Resort. The two towns are connected by a free gondola, the only transportation system of its kind in North America.

We can also provide some updated regional tourism numbers which we would like included and or recommend replacing and renaming the grey box labeled Tourism in Telluride to Tourism in the Telluride Region:

Tourism in San Miguel County 2022

Tourism fuels 70-80% of San Miguel County's economy. The following 2022 visitor data was provided by the Telluride Tourism Board and the Colorado Tourism Office's Dean Runyan Associates' annual report.

<u>2022 Average Paid Occupancy Rate</u>	<u>38%</u>
<u>2022 Average Daily Rate</u>	<u>\$661</u>
<u>Daily Visitor Spending</u>	<u>\$1,187,397</u>
<u>Taxes Collected from Visitors (State & Local)</u>	<u>\$33,700,000</u>
<u>Visitor Spending on:</u>	
<u>Accommodations</u>	<u>\$205,100,000</u>
<u>Food Service</u>	<u>\$94,800,000</u>
<u>Arts, Entertainment & Recreation</u>	<u>\$45,900,000</u>
<u>Retail Sales</u>	<u>\$34,100,000</u>

Finally in the event you may choose not to provide a more regional approach related to tourism data, alternatively you can add similar values under the Tourism in Telluride and rename Tourism in the Region section that was pulled from the [Mountain Village Annual Report](#) as follows:

- 165,000 Unique Visitors in Mountain Village in 2022. This is pulled from our consumer analytics platform, Datafy, and is based on sample sizes of devices that are modeled.
- The \$505K in Central Reservations is for the destination (Telluride & Mountain Village), but only represents a small fraction of total reservations made in 2022. Based on our KeyData reports, the destination received \$123 million in lodging revenue in 2022, and that still doesn't capture 100% of the reservations.
- Tax revenues collected from visitors totaled \$33.7 million for the destination in 2022, according to Dean Runyan's report for the State of Colorado.

Page 57 Future Land Use Opportunities Map

The map on page 57 shows the Alexander Property as commercial/residential as 1 unit per acre which was the zoning prior to the rezone approval that occurred in 2023. The property was recently rezoned to Community Housing at 20 units per acre and we recommend the zoning/use be recognized and updated on this map. A higher density should be shown in this location.

The forest service lands south of Two Rivers were previously identified as suitable for deed-restricted housing and language in the prior plan indicated and encouraged forest service trades for the purposes of housing in Ilium Valley. Senator Bennett's office was just in town and this visit included a site walk in Ilium and other areas with the county, Town of Telluride and forest service areas for the purposes of discussing housing. See [Telluride Daily Planet article dated](#)

[November 24, 2023](#). Please see comments below under Appendix B: TRAMP excerpts to preserve this vision as envision in 2006 by the Planning Commission and the BOCC.

Page 88, Map 12. Areas of Change Map

The areas of change map seem too broad for unincorporated San Miguel County given the capacity and nutrient challenges we are having with the regional wastewater treatment plant. The treatment plant has been designed to include anticipated growth between the Town of Telluride and Mountain Village. Has all this possible density been provided as part of the regional wastewater treatment plant upgrade improvements plan for capacity - whether for connections to municipal services OR septic dumping volume intake that would otherwise result?

We strongly recommend that the “areas of change” be limited to areas with existing public transportation routes absent any unified transportation study regarding the proposed “areas of change.”

Within the defined “areas of change” limited neighborhood commercial that does not cause nuisance, have seating or require additional parking could be drafted into this plan and then later implemented in the Land Use Code. This could be allowed via a one or two step process in the Land Use Code under the appropriate code sections likely AHPUD and CH Zone Districts. Limited neighborhood commercial, like that allowed in the Lawson Hill PUD, minimally reduces vehicular travel for residents, creates a sense of community and ancillary commercial revenue for the county.

Please run a revised density summary for any areas anticipated for upzoning within the County so that municipal services (water, wastewater, transportation and population) can continue to be tracked on for growth purposes.

Page. 51. Population Growth. “population growth within the plan area is estimated to total 19 people between 2022 and 2027,” this seems low? Also on page 52, the section says that the housing assessment states an additional 325 housing units will be necessary by 2026 so 19 people and 325 housing units don’t correlate. If we only have 19 more people why would we need 325 housing units?

Page. 55, Environmental Constraints – Consider broadening the definition of environmental constraints such as areas of high avalanche danger (along Ophir Rd.) or high wildfire risk, should be shown as areas with environmental constraints and not proposed for future development.

Page. 73 Housing Access. Local water access availability demonstration should include water and sewer availability. Package sewer plants for subdivisions would impact wastewater treatment plant, individual septic on properties would also be pumped and taken to regional wastewater plant. This comment carries through to all discussions of demonstrating water availability and should consistently require the demonstration of water and sewer.

Page 75 Housing Access, #28. The Short Term Rental considerations seem different among TOT, TOMV and the County. Some coordination can be discussed, however I don’t think the County would want to wait for consensus from the three entities before setting its own policy.

P.81 Climate Change and Resiliency, #8 Develop zero waste programs for construction – due to site constraints in TOT and TOMV this is an area that the County could be instrumental in

affecting change by providing a facility for construction waste re-use recycling. Could the county identify an appropriate site with appropriate zoning for this type of use through the master planning process?

Page 104 Expanded Transportation Options, #28. E-bike share without an extensive bike lane planning in place could be disastrous, please encourage both to happen.

Pages 173-174 Appendix B: TRAMP Excerpts

The TRAMP excerpts section is important and we recommend including additional excerpts. Critical text associated with K. Lawson Hill PUD, Ilium Valley is the text that precedes it within the original TRAMP called “deed restricted housing.”. This text supported deed restricted housing in Ilium Valley (and Pathfinder) and is critical for future boards to understand whether that remains supported by the proposed master plan update. Currently it would suggest it isn’t in the same way it was expressed in 2006. Please re-include the following language into the Appendix B: TRAMP excerpts section cut and pasted below: (begins on p.67 of Section 3 of the original TRAMP).

Deed Restricted Housing

Deed Restricted Employee Housing In 2006 the Telluride Region Area was extended as shown on the amended Future Land Use Map (Figure 44B) as follows:

- a. Extend the region farther south along SH145, beyond Sunshine Campground to the southern boundary of the San Bernardo AHPUD. This extension would allow potential sites at Ophir Loop, Pathfinder and potentially a few others to be considered for employee housing.
- b. Expand the Telluride region to include additional lands, both public and private, that are south of and adjacent to or in proximity to the Ilium Valley portion of the Lawson Hill PUD.

Properties considered for employee housing must be considered through a public AHPUD Zoning and PUD process in accordance with the County Land Use Code, or through any other community or affordable housing zone district or process as adopted by the Board of County Commissioners. This land annexed to the Telluride Region shall apply only to properties seeking a rezoning for employee housing and these properties shall not be eligible to apply for High Density (HD), Medium Density (MD), or Low Density (LD) zoning, which requires a PUD. These properties shall be eligible to apply for rezoning to the Community Housing zone district, which requires a one-step, two-step or PUD process, depending on the scope of the development, or to the Affordable Housing PUD (AHPUD) zone. The ban on solid-fuel burning devices on properties located in the Telluride Regional Area Master Plan shall not apply to the properties in the 2006 expansion of the Telluride Regional Area future land use map.

Please also keep the following under Appendix B: TRAMP Excerpts

The associated deed restricted housing map in Ilium, amended in 2006, support the direction for housing that is occurring today in Ilium, and we would like that to continue to be recognized as written in the current TRAMP in text and map. Also, the original County Master Plan vision included critical maps and sometimes text related to transportation and preserving scenic view sheds. Please preserve the following maps in the current plan (and text where noted):

- Future land use map amendment 12/13/06 (illustrating the deed restricted housing overlay) (page 60 of 89 of the original TRAMP) – companion map to the deed restricted text illustrated above.
- 1991 The Telluride Region Transportation Plan Map
 - Please keep the narrative that included rapid transit (light-rail), additional gondola linkages, required intercept parking, buses and vans.

- Maintain language and mapping for the Scenic foreground/view plan/shed preservation. *If this is not kept does that mean it doesn't matter anymore?*

Question: Will the Telluride Region remain geographically defined consistent with the 1992 Future Land Use Plan? Is the Telluride Regional 1992 Future Land Use Plan map updated and/or being replaced?

Question: Will you be asking for other jurisdictions to adopt the plan as previously noted?

Page 255 Appendix C: Housing

It has been long understood that both public and private lands could be considered in the Ilium Valley for housing. The housing map and text no longer illustrate this. See recommendations under the TRAMP Excerpt section above. Please maintain the 2006 deed restricted housing map and text in Appendix B: TRAMP Excerpts section.

Page 257 Appendix C: Land Uses

Please consider limited neighborhood commercial uses (not just commercial) in Ilium Valley or similar areas anticipated for dense housing development, similar to the Lawson Hill PUD. So that when more deed restricted housing is developed outside of the incorporated boundaries of the Town of Telluride or Mountain Village, it can come with limited neighborhood commercial uses to reduce vehicular driving for residents to seek amenities. Those uses can be limited in that they do not create a nuisance, there is no seating, and it does not require parking. Uses like a small convenient store.

Broad Comments:

The housing section identifies many useful incentives and a robust implementation plan. Please balance this recognizing that absent a water/wastewater/septic and transportation plan/solutions, housing plans and implementation related to the unincorporated areas of San Miguel County may be better left to the incorporated towns to solve.

Mountain Village would prefer that the county strengthen their role and that be reflected in the revised TRAMP specific to the region's vision of a regional transportation vision, preservation of view sheds and trails systems.

- Be the leader with a unified transportation vision as it was expressed in 1989.
- Preserve view sheds/scenic foreground regulations – update the map and do not remove it.
- Be the leader in trail connections and funding.

We applaud that you recognize a few key elements:

- Aging in place, diversifying housing inventory and amenities is important to address all ages.
- That there are some appropriate areas for commercial, industrial and light industrial in the county (that cannot otherwise be afforded in incorporated areas).
- Recognize that 50% of all the homes are vacant. We wonder what similar data shows in similar resort/tourist-oriented communities and whether this is “normal” or is identified as problematic.
- Recognizing we have limited access to healthcare, affordable grocery stores, [rapid transit] and childcare.

Final Thoughts:

- Think of balancing and supporting the preservation of landowner rights within the unincorporated areas of San Miguel County to preserve historic uses and view sheds.

- Although the State Demographic's office indicated a population increase of 34% by 2040 or 2,755 persons, if that growth is tied to new septic systems, how will that affect our regional Wastewater Treatment Plant? Has the upzoning plan been contemplated regionally as it relates to its impacts on our regional systems that include wastewater and transit? Please close the knowledge loop and recognize the impacts upzoning county lands can have on our wastewater systems and transportation.
- Take a larger role related to public health including fat oil and grease management and monitoring and formalized referrals related to new septic systems and requested connections to the regional wastewater treatment plant to the joint owners of the wastewater treatment plant, (the Town of Telluride and Town of Mountain Village).
- Please consider minimally referencing the airport master plan in this document because it falls within the TRAMP boundaries and as proposed, again impact transportation, water, wastewater and density.
- Finally, the largest concern, speaking as a part owner of the regional wastewater treatment plant, is that none of the county's upzoning has been considered in the robust and ongoing regional wastewater treatment plant upgrade analysis whether it's for extra-territorial connections or septic volume that inevitably will be brought to the regional wastewater treatment plant. What is the proposed solution? Participate in the wastewater treatment plant discussions? Provide a separate solution like a county septic dump area to accommodate the use and growth in the unincorporated areas? Have Telluride and Mountain Village redesign the capacity calculations once the county provides a better density analysis? This appears to be a large issue not addressed by the East End Master Plan's focus on housing opportunities in unincorporated areas.

Thank you for your heavy lift regarding an amendment limited to Section 3. The Telluride Regional Area Master Plan.

With regard,

The Town of Mountain Village



Michelle Haynes
Assistant Town Manager



Amy Ward
Community Development Director



WILKINSON
PUBLIC LIBRARY

WILKINSON PUBLIC LIBRARY • A FIVE STAR LIBRARY
100 W. PACIFIC AVENUE • TELLURIDE, COLORADO
(970) 728-4519 • WWW.TELLURIDELIBRARY.ORG

November 30, 2023

To: Kaye Simonson, Planning Director
Re: EEMP Comments for Review Agency and Stakeholder Review

I hope this letter finds you well. I am writing to comment as an agency, as the Director of the Wilkinson Public Library, in coordination with the Library's Board of Trustees. I appreciate the effort that has gone into developing this comprehensive plan (East End Master Plan) for the county's future. We can create a more sustainable and vibrant area for everyone to live and prosper with strategic adjustments to the EEMP.

While there are many important aspects of the EEMP, I would like to emphasize the need to increase high-density housing zones and incentivize the construction of housing for workers. The EEMP should make a point of prioritizing housing options that are accessible to a diverse workforce, who are critical to our economic vitality. Also, please consider measures to decrease the region's high rate of vacant housing units.

By encouraging the construction of affordable housing, which may be high-density housing, we can address the housing needs of our workforce, including librarians, essential service providers, teachers, healthcare professionals, and service workers who contribute significantly to the fabric of our community. These people often face challenges in finding affordable and close-by housing, and focusing on high-density developments could help alleviate this issue.

The EEMP represents a unique opportunity to shape the future of our county, and I urge the Planning Department to consider incorporating incentives for workforce housing.

Thank you for your time and consideration. I look forward to seeing a Master Plan that reflects the diverse needs of our community and sets a positive direction for our county's future.

Sincerely,

Sarah Landeryou
Library Director

John Wontrobki (Nov 30, 2023 18:28 MST)

John Wontrobki
President, Board of Trustees



Telluride Mountain Club

November 30, 2023

San Miguel County Planning Commission

RE: East End Master Plan, 90% Draft

Dear San Miguel County Planning Commission,

Thank you for the opportunity to share our feedback on San Miguel County's East End Master Plan. The Telluride Mountain Club (TMtC) values our partnership with the county and appreciates the collaborative efforts we have undertaken over the years. As a nonprofit dedicated to advocating for safe and accessible recreational opportunities, TMtC has actively worked alongside San Miguel County on various trail projects, summer maintenance, recreation improvements, planning, and fundraising.

While the draft East End Master Plan recognizes the importance of recreational options, we would like to draw attention to some areas that could benefit from further consideration. Specifically, the plan lacks clear timelines, funding details, staffing requirements, and support for regional partners involved in the plan/study, policy, facilitation/coordination, and exploration of options. Additionally, it overlooks the identification of trail and associated infrastructure construction (implementation) as actionable items. The plan is broad and does not address the significant hurdles of moving actionable items forward.

TMtC is actively advancing our proponent-driven trail proposal with the USFS, encompassing approximately 22 miles of new trails in the Telluride region. This proposal, currently under USFS review, includes the Perimeter Trail actively developed in collaboration with San Miguel County. The trails included will go through the required National Environmental Policy Act (NEPA) analysis in 2024. NEPA alone will cost TMtC \$240,000. The trails (see map below) have been chosen for several reasons including approvability, environmental sustainability, terrain, necessity, and community feedback. The Telluride region remains a difficult area to propose and approve new trails and recreational options due to private landownership, steep and technical terrain, and conservation efforts. Simultaneously, we are working on updating the engineering and hardware of Telluride's via ferrata so the USFS can officially adopt the route.

Projected costs for new trail construction/infrastructure and via ferrata engineering/upgrades over the next five to eight years are estimated at nearly \$3 million. TMtC, as a nonprofit, cannot shoulder this financial burden alone. It is crucial for the county (and towns) to consider viable options for increased recreational funding, acknowledging it as a significant hurdle, and addressing it in the Master Plan.

While the East End Master Plan identifies actions for a more robust recreational future, we believe there is room for improvement in outlining realistic steps forward. Clarity and specificity are key to ensuring the plan's effectiveness. TMtC remains committed to our partnership with San Miguel County and looks forward to continuing as a valuable ally in future recreation projects.

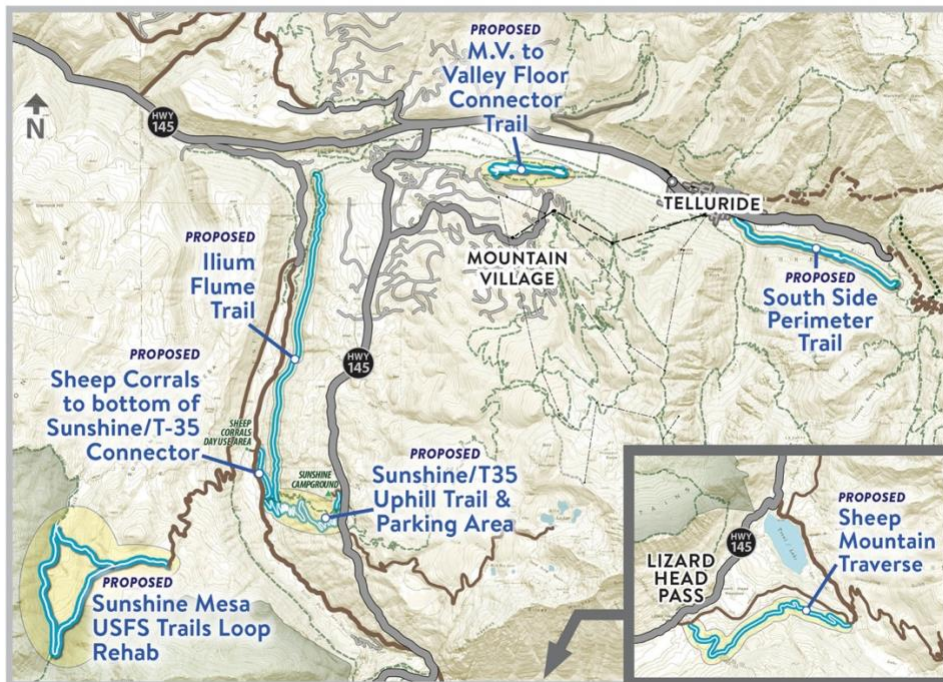
Thank you for considering our input. We appreciate the opportunity to contribute to shaping the future of recreation in the region.

Heidi Lauterbach

Heidi Lauterbach & the TMtC Board of Directors
Telluride Mountain Club
PO Box 1201
Telluride, CO 81435

TELLURIDE MOUNTAIN CLUB TRAILS PROPOSAL 2023

Proposal Area Map





Kaye Simonson <kayes@sanmiguelcountyco.gov>

Economic Study data

1 message

Matt Skinner <matt@coloradoflights.org>

Mon, Dec 4, 2023 at 3:11 PM

To: "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>, "mikeb@sanmiguelcountyco.gov" <mikeb@sanmiguelcountyco.gov>

Hey Mike and Kaye,

How are you? My apologies for not reviewing the MP draft earlier – thanks and props to you again for developing this impressive and comprehensive plan.

I did want to reach out quickly on a couple things:

- The economic report from RRC & Leeds on p.25 was commissioned and executed by Colorado Flights, love inclusion in the memo and partner page if possible, and why I am very familiar re: the more important following!:
- Looking at the wording on p26, the results are a bit different from what is summarized there, as I think an analyst may have been dividing total tourism jobs in the region and showing the percent of that regional total located in SMC county, but it is attributing that percent as the % of jobs as driven by tourism in SMC.
 - From the study, 65% of direct basic jobs in SMC county are directly attributable to tourism, and technically 83% when considering non-working or retiree households dependent on or due to tourism.
 - This is where we have historically derived the 80% of our SMC economy based on tourism.

Appreciate your help and attention to this, as I think it is an important factor in the larger view of our economic engine and future planning.

Attached the docs, and glad to discuss if you would like.

Thanks,
Matt

970-729-2199

From: Kaye Simonson <kayes@sanmiguelcountyco.gov>
Date: Friday, November 17, 2023 at 2:15 PM
To: Master Plan <masterplan@sanmiguelcountyco.gov>
Subject: East End Master Plan - Review Agency Comment Period

The San Miguel County Planning Commission is reviewing the 90% draft of the East End Master Plan. The Plan and all related materials are available for review online at <https://www.sanmiguelcountyco.gov/731/East-End-Master-Plan>. This is the first Review Agency and Stakeholder review period. A second review request will be sent when the final draft is ready. The next County Planning Commission work session to discuss the Plan is Thursday, December 14, 2023.

Your review comments are very important to us and will help the Planning Commission make informed decisions. Many of you will be partners in implementing the Plan over the coming years, so we are particularly interested in knowing how our Plan aligns with yours. All comments received in response to this request for review will be forwarded to the Planning Commission and included in meeting packets. If you wish to discuss the project with staff prior to submitting final comments, please indicate in your email(s) that your comments and questions are preliminary.

Please provide your review comments by December 4, 2023 to the Planning Department at masterplan@sanmiguelcountyco.gov. Pass this on to others in your organization who may have an interest in the Plan. If you have several people within your organization reviewing the Plan, we ask that you consolidate all of your comments into a single response. If you are not the correct contact person, let us know so we can update our list.

We appreciate your participation in this important community effort. Contact the Planning Department if you have any questions. Thank you.

--

Kaye Simonson, AICP

Planning Director

San Miguel County Planning Department

Office: (970)369-5436

Cell: (970)729-9929

www.sanmiguelcountyco.gov



For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan

Click [HERE](#) to go to the **SmartGov** public portal to apply for permits, check permit status, or view permit history.

[San Miguel County is hiring! Take a look at our open positions](#)

3 attachments

 **Pages from 2018 update montrose economic study - 4-27-20.pdf**
213K

 **2018 update montrose economic study - 4-27-20.pdf**
872K

 **SMCBase.pdf**
271K

Table 12 below summarizes the results of the SDO’s base industry analysis for Montrose, Ouray, and San Miguel Counties over the 2016-18 period. The analysis shows jobs attributable to retiree spending in the context of other basic industries in the region. Altogether, in 2018, retiree spending directly supported approximately 2,679 jobs in Montrose County, 553 jobs in Ouray County, and 1,099 jobs in San Miguel County. Viewed in proportionate terms, in 2018, retiree spending supported an estimated 21% of basic jobs in Montrose County, 23% of basic jobs in Ouray County, and 18% of basic jobs in San Miguel County.

Table 12: Base Industry Analysis: Jobs in Montrose, Ouray and San Miguel Counties by Category, 2016-18

	Number of Jobs											
	Montrose			Ouray			San Miguel			Sum		
	2016	2017	2018	2016	2017	2018	2016	2017	2018	2016	2017	2018
DIRECT BASIC JOBS:												
Traditional Basic Industries - Total	3,030	3,106	3,282	381	407	374	362	355	369	3,773	3,868	4,025
<i>Agribusiness</i>	1,741	1,765	1,938	187	235	195	175	175	181	2,103	2,175	2,314
<i>Mining</i>	58	69	70	46	33	32	35	37	43	139	138	145
<i>Manufacturing</i>	647	682	693	55	44	54	45	37	39	747	762	786
<i>Government (State & Federal)</i>	583	591	581	94	95	93	106	107	106	784	794	780
Regional Center / National Services - Total	3,223	3,374	3,451	159	161	162	350	352	355	3,731	3,887	3,968
<i>Communications</i>	34	81	32	5	12	7	2	7	2	41	100	41
<i>Construction</i>	481	33	593	16	7	11	0	3	0	496	43	604
<i>Finance, Insurance and Real Estate</i>	27	524	26	11	12	11	27	0	24	65	535	61
<i>Trade and Transportation</i>	357	27	346	10	12	10	19	23	10	386	62	366
<i>Professional and Business Services</i>	204	358	215	25	7	27	18	13	12	247	379	254
<i>Education and Health Services</i>	2,118	2,229	2,237	91	98	97	284	294	305	2,493	2,621	2,639
Tourism - Total	1,476	1,555	1,622	815	883	896	3,683	3,789	3,903	5,974	6,227	6,421
<i>Resorts (resorts, attractions, lodging)</i>	829	889	920	489	547	564	2,392	2,469	2,587	3,710	3,905	4,071
<i>Service (dining, shopping, entertainment)</i>	193	193	196	107	116	124	306	320	346	606	629	666
<i>Transportation (airfare, car rental, gas, etc.)</i>	166	164	173	9	9	9	32	35	39	207	208	221
<i>Second Homes (construction, upkeep, sales)</i>	288	308	333	210	211	200	952	966	930	1,451	1,485	1,463
Households - Total	4,288	4,161	4,245	901	883	989	1,454	1,269	1,385	6,643	6,312	6,619
<i>Commuters</i>	209	181	139	140	135	188	(331)	(315)	(185)	19	1	142
<i>HHs with Public Assistance Income</i>	788	759	748	78	75	71	61	59	60	927	893	879
<i>Retirees</i>	2,639	2,580	2,679	520	513	553	1,251	1,109	1,099	4,411	4,201	4,331
<i>HHs with Dividend / Interest / Rental Income</i>	651	640	679	163	160	177	472	416	411	1,286	1,217	1,267
TOTAL DIRECT BASIC JOBS	12,016	12,195	12,599	2,257	2,334	2,421	5,848	5,765	6,010	20,121	20,294	21,030
OTHER CATEGORIES OF JOBS:												
Indirect Basic	1,837	1,875	1,938	405	396	417	1,027	1,020	1,043	3,269	3,291	3,398
Total Basic (Direct Basic + Indirect Basic)	13,853	14,070	14,537	2,662	2,730	2,838	6,875	6,785	7,053	23,390	23,585	24,428
Worker/Local Resident Services (Non Basic)	5,712	6,242	6,280	99	157	138	377	584	487	6,188	6,984	6,905
Total Local Resident Services (HHs + Non Basic)	10,000	10,403	10,525	1,001	1,040	1,127	1,830	1,852	1,871	12,830	13,296	13,523
TOTAL - ALL INDUSTRIES	19,565	20,313	20,817	2,761	2,887	2,976	7,258	7,371	7,540	29,585	30,571	31,333

Source: “Industry Base Analysis,” Colorado State Demography Office.

Montrose, Ouray, and San Miguel Counties

Regional Economic Analysis

2018 Update | April 27, 2020

Prepared for Colorado Flights Alliance

Prepared by RRC Associates

CONTENTS

Introduction.....	1
Key Findings: Economic Impacts of Tourism	2
Methodology and Update Factors	8
Additional Economic and Travel Indicators.....	12
Economic Impacts of Retirees.....	18
Aggregate Economic Impacts of Retirees.....	18
Population Dynamics of Retirees	20
Attribution of Retiree Economic Impacts to Tourism in San Miguel County.....	24

Introduction

This report provides an abbreviated 2018 update to the “Montrose, Ouray and San Miguel Counties Regional Economic Analysis Report.” The original report estimated the economic impacts of tourism in the tri-county region in calendar year (CY) 2016, and a subsequent update estimated impacts in CY 2017.

Between 2017 and 2018, the region experienced significant growth in tourism activity, aggregate passenger volume at Montrose Airport (MTJ) and Telluride Airport (TEX), and economic impacts attributable to tourism, which are reflected in this update.

Similar to the 2017 update, this 2018 update has been prepared based on selected key tourism indicators, rather than an exhaustive update of the entire 2016 analysis. This approach yields methodologically reasonable and actionable findings much more quickly than updating the full study.

In addition, this update includes a new discussion of regional economic impacts associated with retirees living in the region. Retiree spending can be viewed as a nontraditional but nonetheless important “basic industry,” insofar as it involves the importation of outside dollars (from Social Security, pensions, savings, etc.) into the local economy. To the extent that a portion of local retirees derived their income directly or indirectly from the local tourism industry during their working years, or were second homeowners who made their local residence their primary home after retirement, a portion of retiree spending can ultimately be traced back to the region’s tourism industry.

Key Findings: Economic Impacts of Tourism

This section of the report summarizes top-line findings regarding the direct and secondary (indirect and induced) economic impacts of tourism in the three-county region. For purposes of this analysis (as well as the original 2016 report and 2017 update), “tourism” is defined to include economic activity associated with visitor trips to the region and second home construction and upkeep. Importantly, the results in this section do not include economic impacts associated with retiree spending; those impacts are discussed in a later section.

Table 1: Economic Impacts of Tourism (Total and by Visitors’ Mode of Travel to the Region) Accruing to the Three-County Region, 2018 (Including direct, indirect and induced effects)

Total Impacts	Measure of Tourism Impact, 2018		
	Jobs	Output (\$ Millions)	Labor Income (\$ millions)
2018 economic impacts:			
Attributable to tourism	8,068	\$886	\$271
Attributable to airline flights to MTJ & TEX	4,016	\$478	\$137
Attributable to drive / other modes	4,052	\$408	\$134
Percent of tourism impacts by mode, 2018:			
% of Tourism attributable to airline flights to MTJ & TEX	50%	54%	50%
% of Tourism attributable to drive / other modes	50%	46%	50%
Percent change in economic impacts, 2018 vs. 2017:			
Impacts attributable to tourism ¹	3.3%	4.4%	4.6%
Impacts attributable to airline flights to MTJ & TEX ²	4.1%	4.1%	4.1%
Impacts attributable to drive / other modes ³	2.6%	4.7%	5.2%

Sources / notes:

¹Total tourism jobs year-over-year (YOY) growth is estimated based on the average of county-level growth estimates by Dean Runyan Associates (“Colorado Travel Impacts 2000-2018p”) and the Colorado State Demography Office (2017 & 2018 Industry Base Analyses). Total output and labor income percent changes are based on county-level growth estimated by Dean Runyan Associates (except that Montrose County labor income growth is based 2017-18 US BEA estimates of Montrose County personal income growth for the arts, recreation & entertainment and accommodations & food services sectors [6.5%] – a more conservative estimate than the Dean Runyan estimate of 30%).

²MTJ & TEX jobs, output and labor income growth are based on YOY percent change in visitor enplanements at MTJ & TEX, per Diio Mi.

³Other travel modes jobs, output, and labor income growth are calculated as total tourism jobs minus jobs attributable to airline fliers to MTJ and TEX.

- **Tourism generated 8,068 jobs, \$886 million in output, and \$271 million in labor income in the three-county region in 2018.** Year-over-year (YOY), jobs directly or indirectly supported by tourism grew by 3.3%, output increased by 4.4%, and labor income grew by 4.6%, as detailed in Table 1 previously.

- **Airline flights to Montrose Airport (MTJ) and Telluride Airport (TEX) supported about half of the economic impacts of tourism in the three-county region in 2018.** Commercial flight visitors were estimated to directly or indirectly support 4,016 jobs, \$478 million in economic output, and \$137 million in labor income (Table 1). As such, flights supported an estimated 50% of jobs, 54% of output, and 50% of labor income attributable to tourism in the region. Jobs, output and labor income supported by flights were each estimated to have grown by 4.1% YOY.
- **Visitors traveling by car and other modes accounted the remaining half of the economic impacts of tourism in the three-county region in 2018.** Visitors driving or using other modes (e.g. commercial flights to airports other than MTJ or TEX, private flights, bus, bike, etc.) were estimated to directly or indirectly support 4,052 jobs, \$408 million in economic output, and \$134 million in labor income (Table 1). As such, these modes supported an estimated 50% of jobs, 46% of output, and 50% of labor income attributable to tourism in the region. Jobs, output and labor income supported by visitors using ground or other travel modes were each estimated to have grown by 2.6% to 5.2% YOY (varying somewhat by measure).

As described in the notes to Table 1 and described in more detail in the next section, the economic impacts were extrapolated from 2017 to 2018 based primarily on studies by Dean Runyan Associates and the Colorado State Demography Office which estimated the size of the tourism industry in the three counties in 2017 and 2018, as well as MTJ and TEX enplanement patterns.

- **San Miguel County accounted for approximately 47% of jobs attributable to tourism, 59% of jobs attributable to fliers, and 36% of jobs attributable to drivers/other modes.** Altogether, of the 8,068 jobs in the region directly or indirectly attributable to tourism, 3,827 jobs (47%) were attributable to San Miguel County, 2,938 jobs (36%) were attributable to Montrose County, and 1,304 jobs (16%) were attributable to Ouray County (Table 2 to follow). These counts reflect jobs located in the respective counties, as adjusted for commuting (i.e. jobs associated with commuting workers were reassigned to the county of residence of the worker).

Of the 4,016 jobs attributable to MTJ & TEX airline fliers, 2,361 jobs (59%) were associated with San Miguel County, 1,302 jobs (32%) were associated with Montrose County, and 352 jobs (9%) were associated with Ouray County.

Of the 4,052 jobs attributable to drivers/other modes, 1,465 jobs (36%) were associated with San Miguel County, 1,636 jobs (40%) were associated with Montrose County, and 951 jobs (23%) were associated with Ouray County.

With regards to output attributable to tourism, San Miguel County accounted for a 56% share of the region, while Montrose County accounted for 32% and Ouray County accounted for 12%.

Regarding labor income attributable to tourism, San Miguel County accounted for a similar 56% regional share, followed by Montrose County (31%) and Ouray County (13%).

Table 2: Economic Impacts of Tourism by County, 2018
(Including direct, indirect and induced effects)

Impact Type (total effects)	Sum Total	County of Impact		
		Montrose	Ouray	San Miguel
2018 economic impacts:				
Jobs attributable to tourism	8,068	2,938	1,304	3,827
Jobs attributable to airline flights to MTJ & TEX	4,016	1,302	352	2,361
Jobs attributable to drive / other modes	4,052	1,636	951	1,465
Output attributable to tourism (\$ million)	\$886	\$287	\$107	\$492
Output attributable to airline flights to MTJ & TEX (\$ million)	\$478	\$147	\$39	\$291
Output attributable to drive / other modes (\$ million)	\$408	\$140	\$67	\$201
Labor income attributable to tourism (\$ million)	\$271	\$84	\$36	\$151
Labor income attributable to airline flights to MTJ & TEX (\$ million)	\$137	\$39	\$10	\$88
Labor income attributable to drive / other modes (\$ million)	\$134	\$46	\$26	\$63
Percent of tourism impacts by mode, 2018:				
Jobs attributable to airline flights to MTJ & TEX	50%	44%	27%	62%
Jobs attributable to drive / other modes	50%	56%	73%	38%
Output attributable to airline flights to MTJ & TEX	54%	51%	37%	59%
Output attributable to drive / other modes	46%	49%	63%	41%
Labor income attributable to airline flights to MTJ & TEX	50%	46%	28%	58%
Labor income attributable to drive / other modes	50%	54%	72%	42%
Percent change in economic impacts, 2018 vs. 2017:				
Jobs attributable to tourism	3.3%	5.9%	-0.9%	2.9%
Jobs attributable to airline flights to MTJ & TEX	4.1%	4.1%	4.1%	4.1%
Jobs attributable to drive / other modes	2.6%	8.2%	1.7%	-2.5%
Output attributable to tourism	4.4%	5.2%	2.3%	4.4%
Output attributable to airline flights to MTJ & TEX	4.1%	4.1%	4.1%	4.1%
Output attributable to drive / other modes	4.7%	5.7%	-1.3%	6.1%
Labor income attributable to tourism	4.7%	6.5%	2.2%	4.2%
Labor income attributable to airline flights to MTJ & TEX	4.1%	4.1%	4.1%	4.1%
Labor income attributable to drive / other modes	5.2%	11.2%	1.5%	2.7%

Sources for percent change in economic impacts, 2018 vs. 2017:

- Total jobs: Average of county-level percent changes estimated by Dean Runyan Associates (“Colorado Travel Impacts 2000-2018p”) and Colorado State Demography Office (2017 & 2018 Industry Base Analyses).
- Total output and labor income: Changes are based on county-level growth estimated by Dean Runyan Associates (except that Montrose County labor income growth is based 2017-18 US BEA estimates of Montrose County personal income growth for the arts, recreation & entertainment and accommodations & food services sectors).
- Jobs/output/labor income attributable to airline flights to MTJ and TEX are assumed to be equal to percent change in MTJ and TEX enplanements by visitors.

Three-year trends in economic impact are illustrated in Table 3 below.

Table 3: Economic Impacts of Tourism by County, 2016 – 18
(Including direct, indirect and induced effects)

	Montrose Co.			Ouray County			San Miguel Co.			3-County Total		
	2016	2017	2018	2016	2017	2018	2016	2017	2018	2016	2017	2018
Tourism jobs by mode of travel												
Airline flights to MTJ & TEX	1,164	1,251	1,302	315	338	352	2,111	2,268	2,361	3,590	3,857	4,016
<u>Drive / other modes</u>	<u>1,470</u>	<u>1,512</u>	<u>1,636</u>	<u>910</u>	<u>936</u>	<u>951</u>	<u>1,462</u>	<u>1,503</u>	<u>1,465</u>	<u>3,842</u>	<u>3,950</u>	<u>4,052</u>
Total tourism jobs	2,634	2,775	2,938	1,225	1,315	1,304	3,572	3,718	3,827	7,432	7,808	8,068
Tourism output by mode of travel												
Airline flights to MTJ & TEX (\$ million)	\$132	\$141	\$147	\$35	\$38	\$39	\$260	\$280	\$291	\$427	\$459	\$478
<u>Drive / other modes (\$ million)</u>	<u>\$125</u>	<u>\$133</u>	<u>\$140</u>	<u>\$64</u>	<u>\$68</u>	<u>\$67</u>	<u>\$178</u>	<u>\$189</u>	<u>\$201</u>	<u>\$368</u>	<u>\$390</u>	<u>\$408</u>
Total tourism output (\$ million)	\$257	\$273	\$287	\$99	\$104	\$107	\$439	\$471	\$492	\$795	\$849	\$886
Tourism labor income by mode of travel												
Airline flights to MTJ & TEX (\$ million)	\$34	\$37	\$39	\$9	\$10	\$10	\$79	\$84	\$88	\$122	\$131	\$137
<u>Drive / other modes (\$ million)</u>	<u>\$38</u>	<u>\$41</u>	<u>\$46</u>	<u>\$23</u>	<u>\$25</u>	<u>\$26</u>	<u>\$56</u>	<u>\$61</u>	<u>\$63</u>	<u>\$117</u>	<u>\$128</u>	<u>\$134</u>
Total tourism labor income (\$ million)	\$72	\$79	\$84	\$32	\$35	\$36	\$134	\$144	\$151	\$239	\$259	\$271

- **Most tourism-supported jobs are attributable to visitor trips (63%) and second home construction/upkeep (28%).** By source, 5,119 of the 8,068 total jobs (63%) were estimated to be directly or indirectly attributable to trip-related spending (other than airfare), 2,259 jobs (28%) were attributable to second home construction and upkeep, 498 jobs (6%) were attributable to cross-county shoppers (spending income originally derived from tourism), and 197 jobs (2%) were attributable to the Montrose Airport and flight operations (Table 4).

Year-over-year growth was assumed to occur at the largely same rates across these respective sources of impact.

Table 4: Economic Impacts of Tourism by Source of Impact, 2018
(Including direct, indirect and induced effects)

Impact Type (total effects)	Sum Total	Source of Impact (2018)			
		Trips (ex. airfare)	Second homes	MTJ Operations	Cross-county shoppers
2018 economic impacts:					
Jobs attributable to tourism	8,068	5,119	2,259	198	498
Jobs attributable to airline flights to MTJ & TEX	4,016	2,134	1,455	198	228
Jobs attributable to drive / other modes	4,052	2,985	803	0	270
Output attributable to tourism (\$ million)	\$886	\$460	\$344	\$40	\$43
Output attributable to airline flights to MTJ & TEX (\$ million)	\$478	\$202	\$217	\$40	\$19
Output attributable to drive / other modes (\$ million)	\$408	\$258	\$127	\$0	\$24
Labor income attributable to tourism (\$ million)	\$271	\$167	\$80	\$7	\$17
Labor income attributable to airline flights to MTJ & TEX (\$ million)	\$137	\$72	\$50	\$7	\$7
Labor income attributable to drive / other modes (\$ million)	\$134	\$94	\$30	\$0	\$9
Percent of tourism impacts by mode, 2018:					
Jobs attributable to airline flights to MTJ & TEX	50%	42%	64%	100%	46%
Jobs attributable to drive / other modes	50%	58%	36%	0%	54%
Output attributable to airline flights to MTJ & TEX	54%	44%	63%	100%	45%
Output attributable to drive / other modes	46%	56%	37%	0%	55%
Labor income attributable to airline flights to MTJ & TEX	50%	43%	62%	100%	44%
Labor income attributable to drive / other modes	50%	57%	38%	0%	56%
Percent change in economic impacts, 2018 vs. 2017:					
Jobs attributable to tourism	3.3%	3.3%	3.3%	4.1%	3.3%
Jobs attributable to airline flights to MTJ & TEX	4.1%	4.1%	4.1%	4.1%	4.1%
Jobs attributable to drive / other modes	2.6%	3.4%	0.2%	n/a	3.0%
Output attributable to tourism	4.4%	4.4%	4.4%	4.1%	4.4%
Output attributable to airline flights to MTJ & TEX	4.1%	4.1%	4.1%	4.1%	4.1%
Output attributable to drive / other modes	4.7%	4.8%	4.5%	n/a	4.8%
Labor income attributable to tourism	4.7%	4.6%	4.6%	5.6%	4.6%
Labor income attributable to airline flights to MTJ & TEX	4.2%	4.1%	4.1%	5.6%	4.1%
Labor income attributable to drive / other modes	5.1%	4.8%	6.2%	n/a	4.8%

Note: YOY growth rates are assumed to be the same for trips, second homes, MTJ operations, and cross-county shoppers for each respective measure, with the following exception: for MTJ operations, YOY growth in total tourism impacts are equal (by definition) to impacts attributable to MTJ.

- **Total trip spend by visitors and part-time residents in 2018 totaled approximately \$436 million across the tri-county region, including \$264 million in San Miguel County, \$121 million in Montrose County, and \$51 million in Ouray County.** By season, slightly more spend occurred in summer (\$224 million) than winter (\$212 million), as illustrated in Table 5 to follow.

As a subset of all travelers, visitors using commercial flights to MTJ and TEX accounted for an estimated 56% of trip spend in San Miguel County (or \$147 million), 41% of trip spend in Montrose County (\$50 million, inclusive of pro-rated airfare), and 7% of trip spend in Ouray County (\$3.5 million), for a total of \$200 million across the three counties. Across the three counties combined, 46% of annual trip-related visitor spend was estimated to be attributable to MTJ & TEX flights, including 62% of spend in winter and 31% of spend in summer.

Visitors who used other modes (primarily driving) accounted for an estimated \$117 million in trip spend in San Miguel County, \$71 million in Montrose County, and \$47 million in Ouray County, for a total of \$235 million across the three-county region. As such, other modes accounted for approximately 54% of total annual visitor spend in the three-county region, including 38% of spend in winter and 69% of spend in summer.

Table 5: Estimated Trip-Related Visitor & Part-Time Resident Spending by County, Season and Travel Mode, 2018

Item	Montrose	Ouray	San Miguel	Total
VISITOR SPEND BY SEASON:¹				
Summer visitor spending (May-Oct)	\$81,832,392	\$39,331,379	\$102,788,397	\$223,952,169
Winter visitor spending (Nov-Apr)	\$38,789,398	\$11,330,585	\$161,436,380	\$211,556,363
Total visitor spending	\$120,621,790	\$50,661,965	\$264,224,777	\$435,508,532
<i>Share of visitor spending in summer</i>	<i>68%</i>	<i>78%</i>	<i>39%</i>	<i>51%</i>
<i>Share of visitor spending in winter</i>	<i>32%</i>	<i>22%</i>	<i>61%</i>	<i>49%</i>
<i>Total visitor spending</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>
VISITOR SPEND ATTRIBUTABLE TO MTJ & TEX:²				
Summer visitor spending (May-Oct)	\$21,945,358	\$2,257,858	\$45,395,506	\$69,598,723
Winter visitor spending (Nov-Apr)	\$27,594,824	\$1,218,640	\$102,050,924	\$130,864,388
Annual visitor spending	\$49,540,183	\$3,476,498	\$147,446,430	\$200,463,111
<i>Share of summer visitor spending attributable to fliers</i>	<i>27%</i>	<i>6%</i>	<i>44%</i>	<i>31%</i>
<i>Share of winter visitor spending attributable to fliers</i>	<i>71%</i>	<i>11%</i>	<i>63%</i>	<i>62%</i>
<i>Share of annual visitor spend attributable to fliers</i>	<i>41%</i>	<i>7%</i>	<i>56%</i>	<i>46%</i>
VISITOR SPEND ATTRIBUTABLE TO DRIVE/OTHER MODES:³				
Summer visitor spending (May-Oct)	\$59,887,034	\$37,073,521	\$57,392,892	\$154,353,446
Winter visitor spending (Nov-Apr)	\$11,194,574	\$10,111,946	\$59,385,456	\$80,691,975
Annual visitor spending	\$71,081,607	\$47,185,467	\$116,778,347	\$235,045,422
<i>Share of summer visitor spending attributable to drive/other</i>	<i>73%</i>	<i>94%</i>	<i>56%</i>	<i>69%</i>
<i>Share of winter visitor spending attributable to drive/other</i>	<i>29%</i>	<i>89%</i>	<i>37%</i>	<i>38%</i>
<i>Share of annual visitor spend attributable to drive/other</i>	<i>59%</i>	<i>93%</i>	<i>44%</i>	<i>54%</i>

¹Changes in total visitor spend from 2017 to 2018 are assumed to be equal to Dean Runyan Associates' estimates of the percentage increase in the respective counties' overnight travel spend.

²Changes in YOY visitor spend from 2017 to 2018 are assumed to equal the YOY growth in MTJ & TEX visitor enplanements (4.1%).

³Changes in total visitor spend from 2017 to 2018 are calculated as total tourism spend minus flier spend.

Note: Summer/winter seasonal updates for all measures in Table 5 are based on changes in seasonal sales tax collections in the municipalities of Montrose, Telluride and Mountain Village, and seasonal changes in TOT collections in the Town of Ouray.

Methodology and Update Factors

As described above, a variety of data sources were used to calculate the factors used to update the economic impact estimates from 2017 to 2018. The purpose of this section is to describe and illustrate how these factors were derived.

- Growth in tourism employment.** As illustrated in Table 6 below, growth in total tourism employment was estimated based on the average of county-level estimates by Dean Runyan Associates (“Colorado Travel Impacts 2000-2018p”) and the Colorado State Demography Office (2016 - 2018 “Industry Base Analyses”). Averaging the two estimates, we have assumed 2018 vs. 2017 growth in total tourism employment of 5.9% in Montrose County, -0.9% in Ouray County, and 2.9% in San Miguel County.

For purposes of estimating employment attributable to MTJ and TEX commercial air visitors, we have assumed that employment grew in proportion to MTJ and TEX visitor enplanements (4.1% YOY; data illustrated in Table 9).

Table 6: Derivation of Factors for Estimating Total Tourism Employment Growth

	Montrose Co.	Ouray Co.	San Miguel Co.
<i>Tourism employment estimates per Dean Runyan Associates:</i>			
2016	944	524	1,704
2017	994	557	1,794
2018 (p)	1,068	539	1,845
Percent change 2018 vs. 2016	13.1%	2.9%	8.3%
Percent change 2018 vs. 2017	7.4%	-3.2%	2.8%
<i>Tourism employment estimates per Colorado State Demography Office:</i>			
2016	1,476	815	3,683
2017	1,555	883	3,789
2018 (p)	1,622	896	3,903
Percent change 2018 vs. 2016	9.9%	9.9%	6.0%
Percent change 2018 vs. 2017	4.3%	1.5%	3.0%
Average % change 2018 vs. 2016	11.5%	6.4%	7.1%
Average % change 2018 vs. 2017	5.9%	-0.9%	2.9%

Sources: “Colorado Travel Impacts 2000-2018p” (Dean Runyan Associates; this source excludes day trips and construction/upkeep of second homes); and 2016, 2017, & 2018 “Industry Base Analyses” (Colorado State Demography Office; this source includes both day and overnight travel and second home construction and upkeep). Both data sources reflect direct effects only (indirect and induced effects excluded).

- Growth in tourism output.** Growth in total tourism output was assumed to be equivalent to the growth in overnight travel spending estimated by Dean Runyan Associates (“Colorado

Travel Impacts 2000-2018p”). This study preliminarily estimates that overnight travel spending rose by 2.3% – 5.2% across the three counties from 2017.

Economic output attributable to MTJ and TEX were assumed to grow in proportion to visitor enplanements (4.1% YOY; data illustrated in Table 9).

Table 7: Overnight Travel Spending, 2016 – 18 (in \$Millions)

	Montrose Co.	Ouray Co.	San Miguel Co.
2016	\$127.7	\$41.7	\$211.6
2017	\$135.9	\$43.7	\$227.4
2018 (p)	\$143.0	\$44.7	\$237.3
Percent change 2018 vs. 2016	12.0%	7.2%	12.1%
Percent change 2018 vs. 2017	5.2%	2.3%	4.4%

Source: “Colorado Travel Impacts 2000-2018p” (Dean Runyan Associates).

- **Growth in labor income.** Growth in total labor income attributable to tourism in Ouray and San Miguel counties was assumed to be equivalent to the growth in direct earnings resulting from overnight travel spending, as estimated by Dean Runyan Associates (“Colorado Travel Impacts 2000-2018p”).

By contrast, growth in labor income in Montrose County was estimated from US BEA personal income sources from the arts, entertainment and recreation & lodging and food service sectors (the Dean Runyan study was not used due its unusually high 30% growth estimate, out of sync with other tourism growth measures).

Labor income attributable to MTJ and TEX were assumed to grow in proportion to visitor enplanements (4.1% YOY; data illustrated in Table 9).

Table 8: Direct Earnings Resulting from Overnight Travel Spending, 2016 – 2018 (in \$Millions)

	Montrose Co. ¹	Ouray Co.	San Miguel Co.
2016	\$23.4	\$12.4	\$75.3
2017	\$25.7	\$13.5	\$81.0
2018 (p)	\$33.4	\$13.8	\$84.4
Percent change 2018 vs. 2016	42.7%	11.3%	12.1%
Percent change 2018 vs. 2017	30.0%	2.2%	4.2%

Source: “Colorado Travel Impacts 2000-2018p” (Dean Runyan Associates).

¹Note: For Montrose County, tourism personal income was assumed to grow 6.5% in 2018 from 2017, based on the 2017-18 percentage change in personal income in the arts/entertainment/recreation and accommodations/food service sectors in Montrose County, as reported by the US Bureau of Economic Analysis.

- **Growth in MTJ and TEX visitor enplanements.** As illustrated in Table 9 below, total enplanements at MTJ and TEX grew 8.3% YOY in 2018, while visitor enplanements (excluding local residents) grew by a smaller 4.1%. By season, visitor enplanements at MTJ and TEX jumped by 17.8% YOY in the summer months, and fell by 3.3% in the winter months.

Table 9: MTJ & TEX Enplanements by Season, 2016 – 2018

	Total Enplanements			Visitor Enplanements		
	MTJ	TEX	Total	MTJ	TEX	Total
Calendar year 2016	117,114	133	117,247	85,506	118	85,624
Calendar year 2017	123,531	2,448	125,979	89,811	2,197	92,007
Calendar year 2018	134,740	1,648	136,388	94,799	990	95,789
Percent change 2018 vs. 2016	15.1%	1139.1%	16.3%	10.9%	741.9%	11.9%
Percent change 2018 vs. 2017	9.1%	-32.7%	8.3%	5.6%	-54.9%	4.1%
Summer 2016 (May-Oct)	42,487	16	42,503	27,769	16	27,785
Summer 2017 (May-Oct)	47,402	939	48,341	31,507	883	32,390
Summer 2018 (May-Oct)	57,624	674	58,298	37,831	337	38,168
Percent change 2018 vs. 2016	35.6%	4112.5%	37.2%	36.2%	2006.3%	37.4%
Percent change 2018 vs. 2017	21.6%	-28.2%	20.6%	20.1%	-61.8%	17.8%
Winter 2016 (Jan-Apr, Nov-Dec)	74,627	117	74,744	57,725	102	57,826
Winter 2017 (Jan-Apr, Nov-Dec)	76,129	1,509	77,638	58,240	1,314	59,554
Winter 2018 (Jan-Apr, Nov-Dec)	77,116	974	78,090	56,915	653	57,567
Percent change 2018 vs. 2016	3.3%	732.5%	4.5%	-1.4%	542.7%	-0.4%
Percent change 2018 vs. 2017	1.3%	-35.5%	0.6%	-2.3%	-50.3%	-3.3%

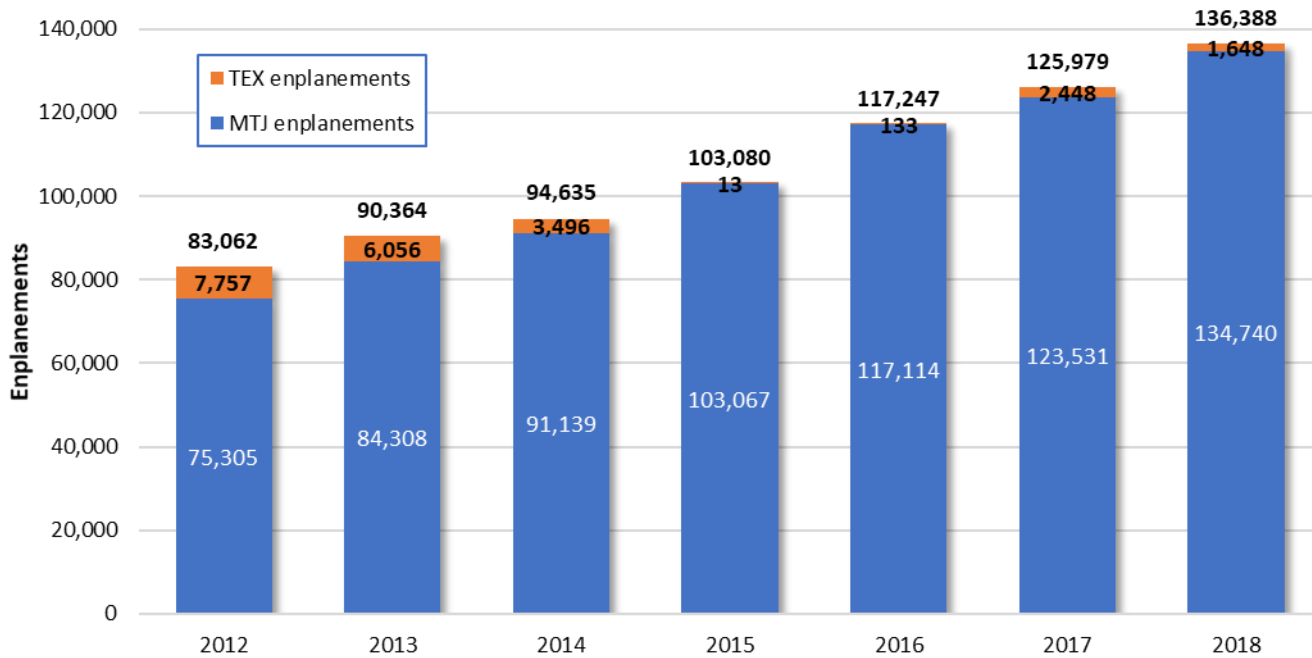
Source: Diio Mi; RRC Associates. Visitor enplanements are calculated as total enplanements * share of flight itineraries originating at airports other than MTJ.

UA-DEN refers to United Airlines flights to Denver.

- **Long-term trends in MTJ and TEX passenger volume** are illustrated in Figure 1 and Figure 2 to follow. Over the 2012-18 period, total enplaned passengers at MTJ have climbed by 79%, while enplaned commercial passengers at TEX declined to near-zero in 2015 and 2016 before resuming again, with a net drop of 79% across the 2012-18 period. Combined MTJ and TEX enplanements grew by 64% from 2012 to 2018. MTJ accounted for fully 98.8% of combined enplanements at the two airports in 2018.

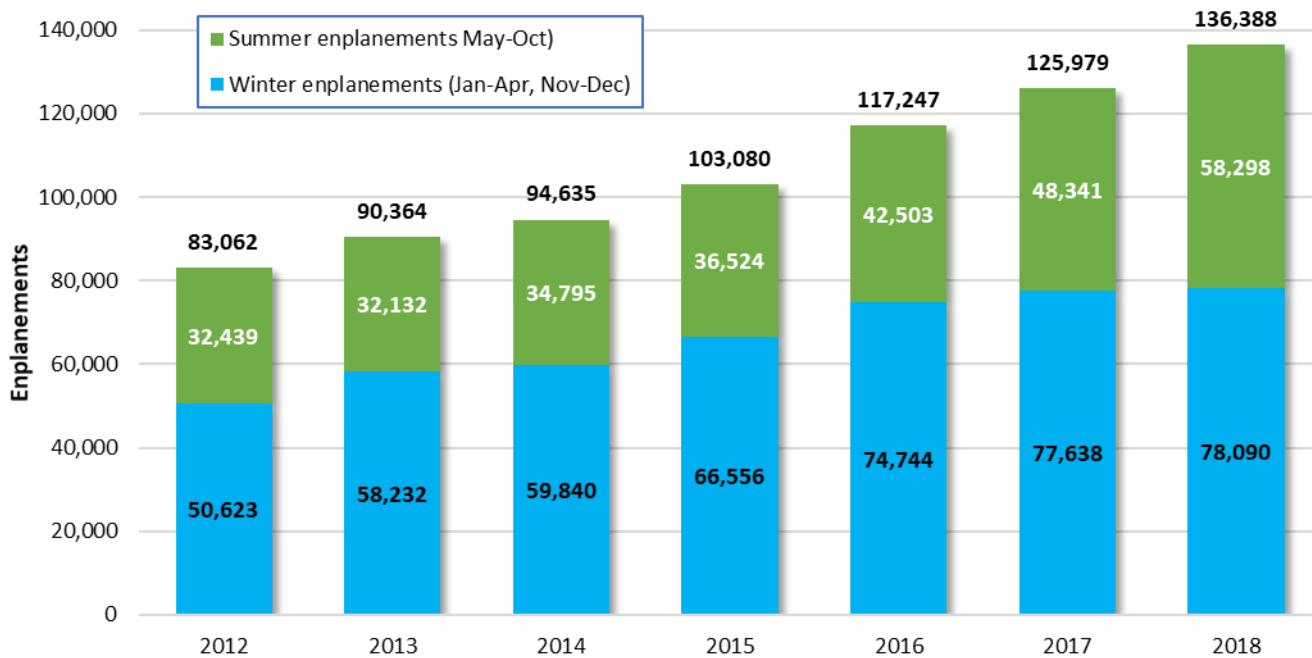
By season, summer enplanements (May-Oct) at MTJ and TEX have grown by 80% over the 2012-18 period, as compared to 54% growth in winter (Jan-Apr, Nov-Dec). However, winter continued to account for a greater share of annual enplanements (57% in 2018) than summer (43%).

Figure 1
MTJ and TEX Enplanements by Year and Airport, 2012 – 2018



Source: Aviation Dataminer, Boyd Group International.

Figure 2
MTJ and TEX Enplanements by Season, 2012 – 2018



Source: Aviation Dataminer, Boyd Group International.

Additional Economic and Travel Indicators

- **Visitor origin per Mastercard transactions.** Although not directly used in the preceding analysis, Mastercard transaction data (purchased by Visit Telluride) adds context to San Miguel County's tourism picture. As shown in Table 10 to follow, over the 12 month period ending October 2019, an average of 89.7% of the unique visitors making Mastercard transactions within San Miguel County in a given month lived outside San Miguel County. Nearby counties such as Montrose County (9.3% of unique visitors) and La Plata County (3.1%) accounted for significant shares of visitors. Leading out of state markets included Texas (11.1% of average monthly unique visitors), Arizona (8.1%), and California (4.9%).

Since a given person can make multiple transactions within a month, the data are not necessarily reflective of aggregate transactions, or aggregate dollar purchases, by locals and visitors. However, the results do provide a rich picture of the geographic origins of visitors to San Miguel County and the towns of Mountain Village and Telluride based on a large dataset, with an ability to drill down to the zip code level, and to evaluate trends by month of the year.

**Table 10: Average Monthly Unique Visitors Making Mastercard Transactions in San Miguel County
November 2018 – October 2019**

State of Residence	Location of Transaction		
	San Miguel County	Town of Mountain Village	Town of Telluride
Colorado	45.2%	36.7%	40.0%
<i>Colorado detail - sums to Colorado totals above:</i>			
San Miguel County	10.3%	11.2%	11.4%
Montrose County	9.3%	6.3%	6.2%
La Plata County	3.1%	2.3%	3.1%
Mesa County	2.9%	1.7%	2.0%
Denver County	2.1%	2.2%	2.5%
Montezuma County	2.4%	1.6%	1.3%
Ouray County	1.9%	1.5%	1.5%
Other Colorado Counties	13.2%	10.0%	12.0%
Texas	11.1%	14.5%	13.2%
Arizona	8.1%	9.2%	8.6%
California	4.9%	5.7%	5.2%
New Mexico	3.8%	3.0%	3.5%
Florida	2.7%	3.7%	3.1%
New York	2.2%	3.1%	2.8%
Illinois	1.7%	2.2%	1.8%
Utah	1.6%	1.1%	1.2%
Georgia	1.1%	1.5%	1.3%
Oklahoma	1.0%	1.1%	1.1%
Pennsylvania	0.9%	1.1%	1.0%
Missouri	0.9%	0.8%	1.0%
Tennessee	0.8%	0.9%	1.0%
Louisiana	0.8%	0.9%	0.8%
Virginia	0.7%	1.0%	0.9%
Other States	12.4%	13.5%	13.5%
TOTAL	100.0%	100.0%	100.0%

Source: Mastercard transaction database; Visit Telluride; RRC Associates.

- County Gross Domestic Product by industry sector.** In 2018, GDP totaled approximately \$1.58 billion in Montrose County, \$725 million in San Miguel County, and \$219 million in Ouray County. The arts, entertainment, recreation, accommodation, and food services sector accounted for 3.8% of GDP in Montrose County, 12.5% of GDP in Ouray County, and 29.4% of GDP in San Miguel County. Note that tourism (inclusive of visitor trips and second home construction and upkeep) also accounts for a portion of economic activity in several other

industry sectors, such as construction, retail trade, transportation and warehousing, and finance, insurance, real estate, rental & leasing.

GDP trending by county and sector over the past 12 years is illustrated in Figure 3, Figure 4, and Figure 5 to follow. While the patterns vary by county and sector, the results mostly show growth in tourism-influenced sectors in each county since the Great Recession.

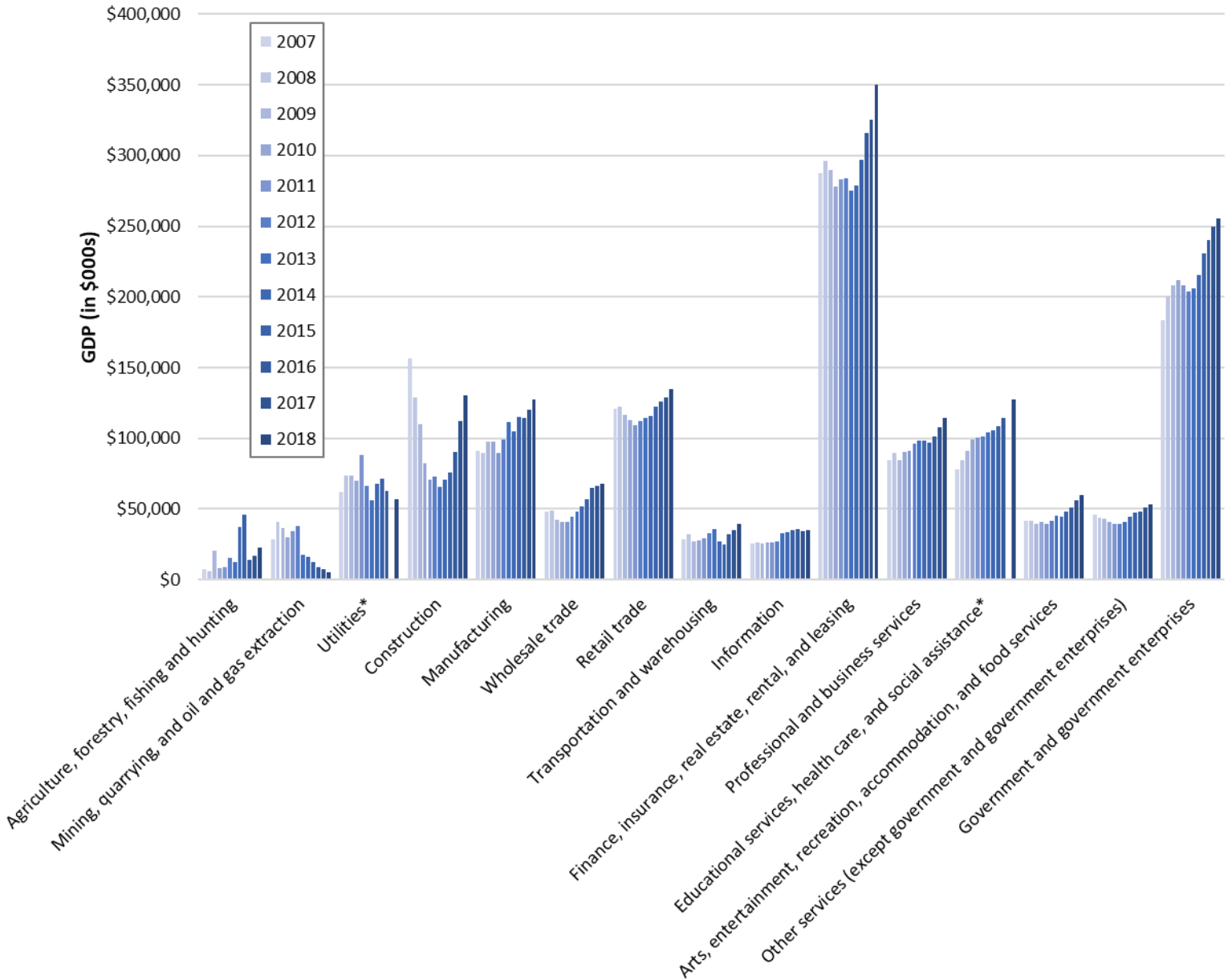
Table 11: Montrose, Ouray and San Miguel County GDP by Industry Sector, 2018
(in thousands of current dollars; not inflation-adjusted)

Industry Sector	2018 GDP			Share of 2018 GDP		
	Montrose	Ouray	San Miguel	Montrose	Ouray	San Miguel
Agriculture, forestry, fishing and hunting	\$22,810	(D)	\$14,244	1.4%	(D)	2.0%
Mining, quarrying, and oil and gas extraction	\$5,519	\$6,182	\$5,793	0.3%	2.8%	0.8%
Utilities	\$57,194	\$853	\$1,017	3.6%	0.4%	0.1%
Construction	\$130,401	\$20,857	\$65,788	8.2%	9.5%	9.1%
Manufacturing	\$127,441	\$10,957	\$11,136	8.1%	5.0%	1.5%
Wholesale trade	\$68,021	\$1,070	\$7,040	4.3%	0.5%	1.0%
Retail trade	\$134,444	\$15,595	\$32,271	8.5%	7.1%	4.4%
Transportation and warehousing	\$39,739	(D)	\$19,761	2.5%	(D)	2.7%
Information	\$34,816	\$1,933	\$4,638	2.2%	0.9%	0.6%
Finance, insurance, real estate, rental, and leasing	\$350,267	\$54,803	\$172,501	22.1%	25.0%	23.8%
Professional and business services	\$114,709	\$34,087	\$71,844	7.3%	15.5%	9.9%
Educational services, health care, and social assistance	\$127,428	\$6,804	\$23,389	8.1%	3.1%	3.2%
Arts, entertainment, recreation, accommodation, and food svcs	\$59,735	\$27,532	\$213,390	3.8%	12.5%	29.4%
Other services (except government & government enterprises)	\$53,387	\$6,697	\$22,008	3.4%	3.1%	3.0%
Government and government enterprises	\$255,805	\$25,705	\$60,375	16.2%	11.7%	8.3%
All industry total	\$1,581,715	\$219,458	\$725,195	100.0%	100.0%	100.0%

Source: US Bureau of Economic Analysis.

Figure 3

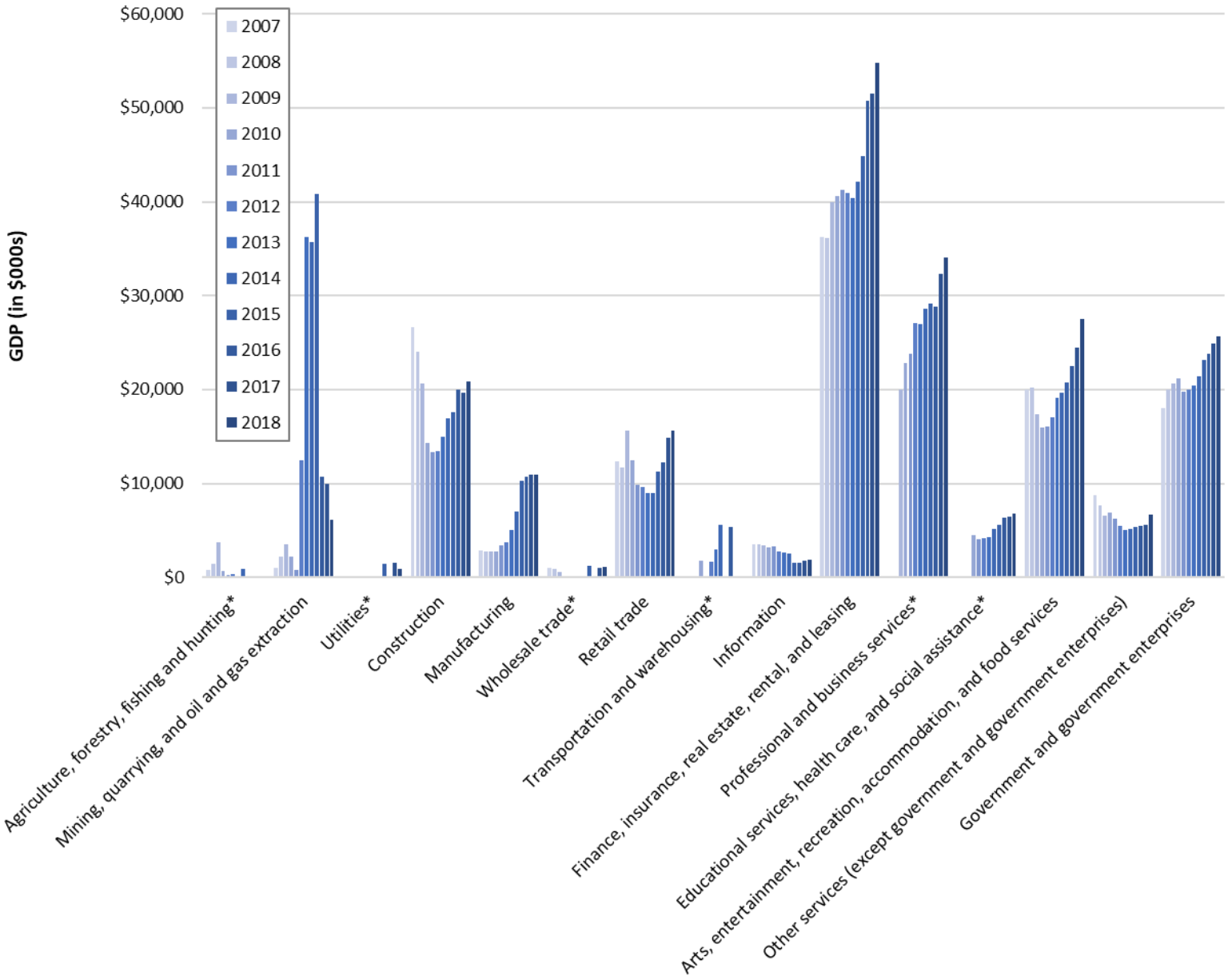
Montrose County GDP by Industry Sector, 2007-18 (in thousands of current dollars; not inflation-adjusted)



Source: US Bureau of Economic Analysis.

*Note: Data for utilities and education/health care/social assistance were not reported in 2017 to avoid disclosure of confidential information.

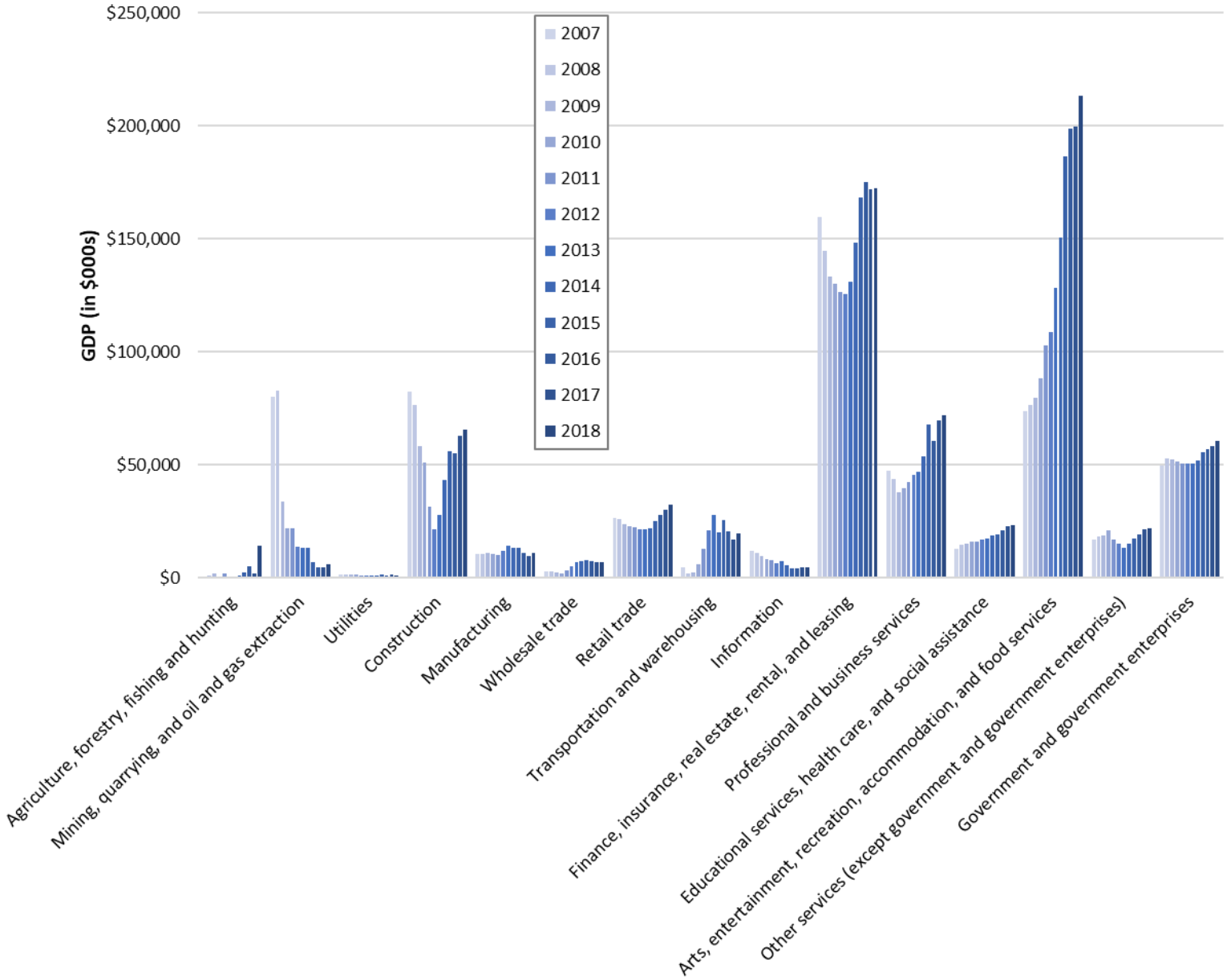
Figure 4
Ouray County GDP by Industry Sector, 2007-18 (in thousands of current dollars; not inflation-adjusted)



Source: US Bureau of Economic Analysis.

*Note: Data in asterisked sectors is not reported in multiple years to avoid disclosure of confidential information.

Figure 5
San Miguel County GDP by Industry Sector, 2007-18 (in thousands of current dollars; not inflation-adjusted)



Source: US Bureau of Economic Analysis.

Economic Impacts of Retirees

Aggregate Economic Impacts of Retirees

The Colorado State Demography Office (SDO) conducts an annual economic base analysis of Colorado's counties, plus the Denver Metro region. The analysis identifies the foundations, or "base," of local economies, as described by the SDO:

Industries that sell goods or services outside the local area are considered the base of the economy; these "Basic Industries" are responsible for existence of the local economy as they bring in outside dollars to the community. Base industries also generate additional secondary jobs in the economy that are classified as either "Indirect Basic" or "Local Resident Services." (Colorado State Demography Office, "Base Analysis Summary.")

One of the categories of basic economic activity identified by the SDO is "**Households.**"- As described by the SDO:

This catch-all category includes outside dollars that come from transfer payments, money that was earned at a prior point in time (savings), dollars that commuters earn outside the community but spend in their home region, and unearned income from assets.

The SDO further breaks out household economic activity into the four groupings listed below, one of which is retirees.

- **Retirees:** *Earnings and employment associated with expenditures made by retirees on local resident services. Retiree income includes transfer payments from the federal government to individuals over age 60 and dividends, interest, and rental income also earned by individuals over age 60. These consist primarily of retirement and disability insurance benefit payments, income maintenance, and Veterans payments.*
- **Transfer Payments:** *Includes all transfer payments from the Federal Government to those under age 60.*
- **Commuters:** *The earnings and employment associated with expenditures made by households who earned their income outside of their county of residence, but who made local resident service purchases with those outside dollars within their county of residence. This source of income is significant for counties within metropolitan areas and for counties which serve as bedroom communities for several of the ski resorts. Commuting Jobs can be negative if a region has a large number of in-commuters. This loss of jobs from commuters in one area results in jobs that are created in other regions of the state with money earned by workers who commute into the region.*
- **Other Household Income:** *Earnings and employment associated with income received from dividends, interest and rents.*

Table 12 below summarizes the results of the SDO's base industry analysis for Montrose, Ouray, and San Miguel Counties over the 2016-18 period. The analysis shows jobs attributable to retiree spending in the context of other basic industries in the region. Altogether, in 2018, retiree spending directly supported approximately 2,679 jobs in Montrose County, 553 jobs in Ouray County, and 1,099 jobs in San Miguel County. Viewed in proportionate terms, in 2018, retiree spending supported an estimated 21% of basic jobs in Montrose County, 23% of basic jobs in Ouray County, and 18% of basic jobs in San Miguel County.

Table 12: Base Industry Analysis: Jobs in Montrose, Ouray and San Miguel Counties by Category, 2016-18

	Number of Jobs											
	Montrose			Ouray			San Miguel			Sum		
	2016	2017	2018	2016	2017	2018	2016	2017	2018	2016	2017	2018
DIRECT BASIC JOBS:												
Traditional Basic Industries - Total	3,030	3,106	3,282	381	407	374	362	355	369	3,773	3,868	4,025
<i>Agribusiness</i>	1,741	1,765	1,938	187	235	195	175	175	181	2,103	2,175	2,314
<i>Mining</i>	58	69	70	46	33	32	35	37	43	139	138	145
<i>Manufacturing</i>	647	682	693	55	44	54	45	37	39	747	762	786
<i>Government (State & Federal)</i>	583	591	581	94	95	93	106	107	106	784	794	780
Regional Center / National Services - Total	3,223	3,374	3,451	159	161	162	350	352	355	3,731	3,887	3,968
<i>Communications</i>	34	81	32	5	12	7	2	7	2	41	100	41
<i>Construction</i>	481	33	593	16	7	11	0	3	0	496	43	604
<i>Finance, Insurance and Real Estate</i>	27	524	26	11	12	11	27	0	24	65	535	61
<i>Trade and Transportation</i>	357	27	346	10	12	10	19	23	10	386	62	366
<i>Professional and Business Services</i>	204	358	215	25	7	27	18	13	12	247	379	254
<i>Education and Health Services</i>	2,118	2,229	2,237	91	98	97	284	294	305	2,493	2,621	2,639
Tourism - Total	1,476	1,555	1,622	815	883	896	3,683	3,789	3,903	5,974	6,227	6,421
<i>Resorts (resorts, attractions, lodging)</i>	829	889	920	489	547	564	2,392	2,469	2,587	3,710	3,905	4,071
<i>Service (dining, shopping, entertainment)</i>	193	193	196	107	116	124	306	320	346	606	629	666
<i>Transportation (airfare, car rental, gas, etc.)</i>	166	164	173	9	9	9	32	35	39	207	208	221
<i>Second Homes (construction, upkeep, sales)</i>	288	308	333	210	211	200	952	966	930	1,451	1,485	1,463
Households - Total	4,288	4,161	4,245	901	883	989	1,454	1,269	1,385	6,643	6,312	6,619
<i>Commuters</i>	209	181	139	140	135	188	(331)	(315)	(185)	19	1	142
<i>HHs with Public Assistance Income</i>	788	759	748	78	75	71	61	59	60	927	893	879
<i>Retirees</i>	2,639	2,580	2,679	520	513	553	1,251	1,109	1,099	4,411	4,201	4,331
<i>HHs with Dividend / Interest / Rental Income</i>	651	640	679	163	160	177	472	416	411	1,286	1,217	1,267
TOTAL DIRECT BASIC JOBS	12,016	12,195	12,599	2,257	2,334	2,421	5,848	5,765	6,010	20,121	20,294	21,030
OTHER CATEGORIES OF JOBS:												
Indirect Basic	1,837	1,875	1,938	405	396	417	1,027	1,020	1,043	3,269	3,291	3,398
Total Basic (Direct Basic + Indirect Basic)	13,853	14,070	14,537	2,662	2,730	2,838	6,875	6,785	7,053	23,390	23,585	24,428
Worker/Local Resident Services (Non Basic)	5,712	6,242	6,280	99	157	138	377	584	487	6,188	6,984	6,905
Total Local Resident Services (HHs + Non Basic)	10,000	10,403	10,525	1,001	1,040	1,127	1,830	1,852	1,871	12,830	13,296	13,523
TOTAL - ALL INDUSTRIES	19,565	20,313	20,817	2,761	2,887	2,976	7,258	7,371	7,540	29,585	30,571	31,333

Source: "Industry Base Analysis," Colorado State Demography Office.

Population Dynamics of Retirees

- Population by age.** In 2018, the share of residents aged 60 and over was significantly lower in San Miguel County (20.8% of residents) than Ouray County (36.4% of residents) and Montrose County (30.3%), as illustrated in Table 13 and Figure 6 to follow. Additionally, the share of population aged 70 and above in San Miguel County (8.0%) was less than half the level in Montrose County (16.4%) and Ouray County (18.2%).

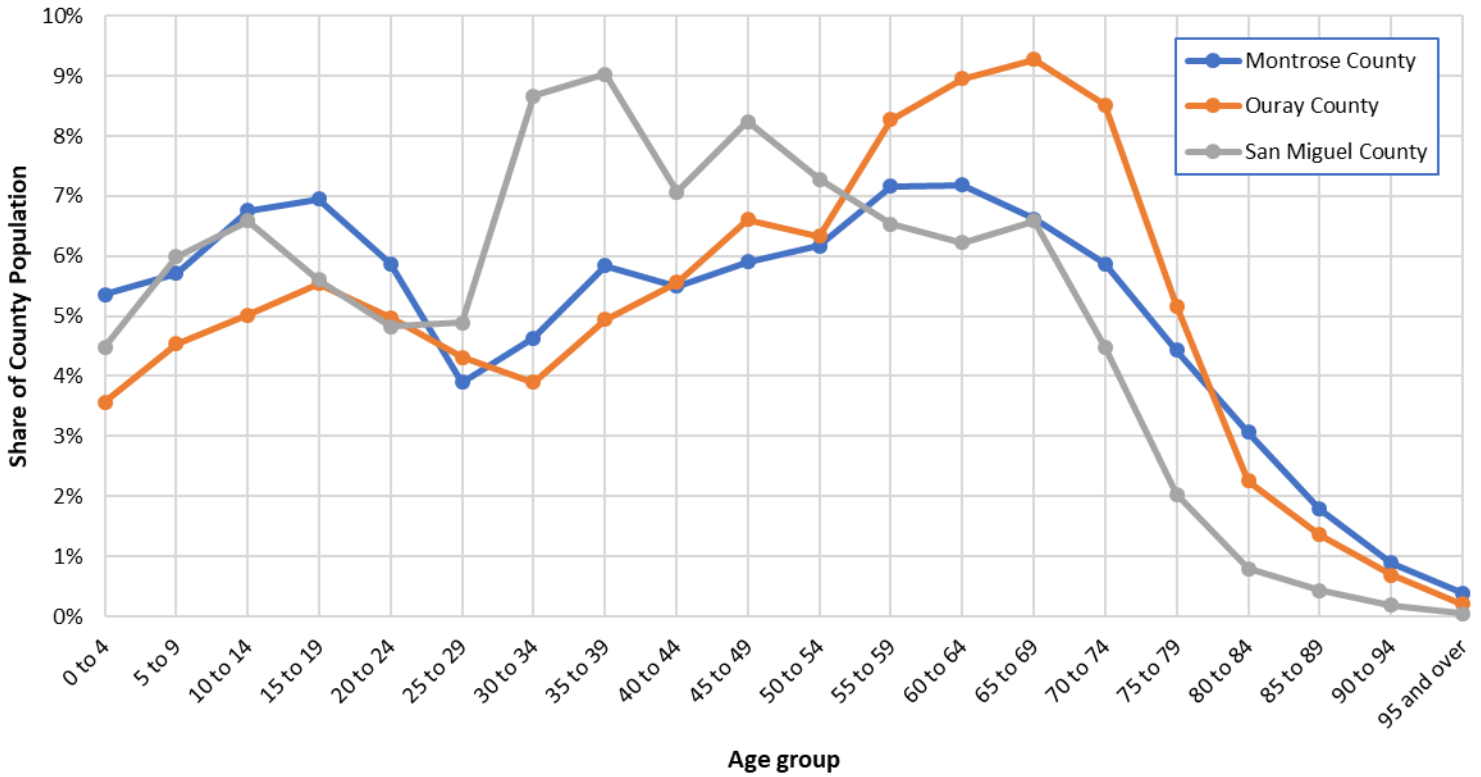
Note that for purposes of the State Demography Office base industry analysis discussed above, retiree economic impacts are associated with persons aged 60+. Additionally, note that the population patterns summarized here reflect persons whose primary residence is in the respective counties (second homeowners whose primary residence is elsewhere are excluded).

Table 13: County Population by Age

Age	Population by Age, 2018			Pct of Population by Age, 2018		
	Montrose	Ouray	San Miguel	Montrose	Ouray	San Miguel
0 to 4	2,265	171	367	5.4%	3.6%	4.5%
5 to 9	2,412	218	490	5.7%	4.5%	6.0%
10 to 14	2,855	241	539	6.8%	5.0%	6.6%
15 to 19	2,935	266	458	6.9%	5.5%	5.6%
20 to 24	2,482	239	395	5.9%	5.0%	4.8%
25 to 29	1,648	207	400	3.9%	4.3%	4.9%
30 to 34	1,958	187	709	4.6%	3.9%	8.7%
35 to 39	2,468	237	738	5.8%	4.9%	9.0%
40 to 44	2,323	267	578	5.5%	5.6%	7.1%
45 to 49	2,496	317	674	5.9%	6.6%	8.2%
50 to 54	2,606	304	595	6.2%	6.3%	7.3%
55 to 59	3,027	397	534	7.2%	8.3%	6.5%
60 to 64	3,037	430	509	7.2%	9.0%	6.2%
65 to 69	2,799	445	539	6.6%	9.3%	6.6%
70 to 74	2,483	409	367	5.9%	8.5%	4.5%
75 to 79	1,873	248	166	4.4%	5.2%	2.0%
80 to 84	1,298	108	65	3.1%	2.3%	0.8%
85 to 89	754	65	35	1.8%	1.4%	0.4%
90 to 94	378	33	15	0.9%	0.7%	0.2%
95 and over	164	10	4	0.4%	0.2%	0.0%
Total	42,261	4,799	8,177	100.0%	100.0%	100.0%
Age 60+	12,786	1,748	1,700	30.3%	36.4%	20.8%
Age 70+	6,950	873	652	16.4%	18.2%	8.0%

Source: Colorado State Demography Office.

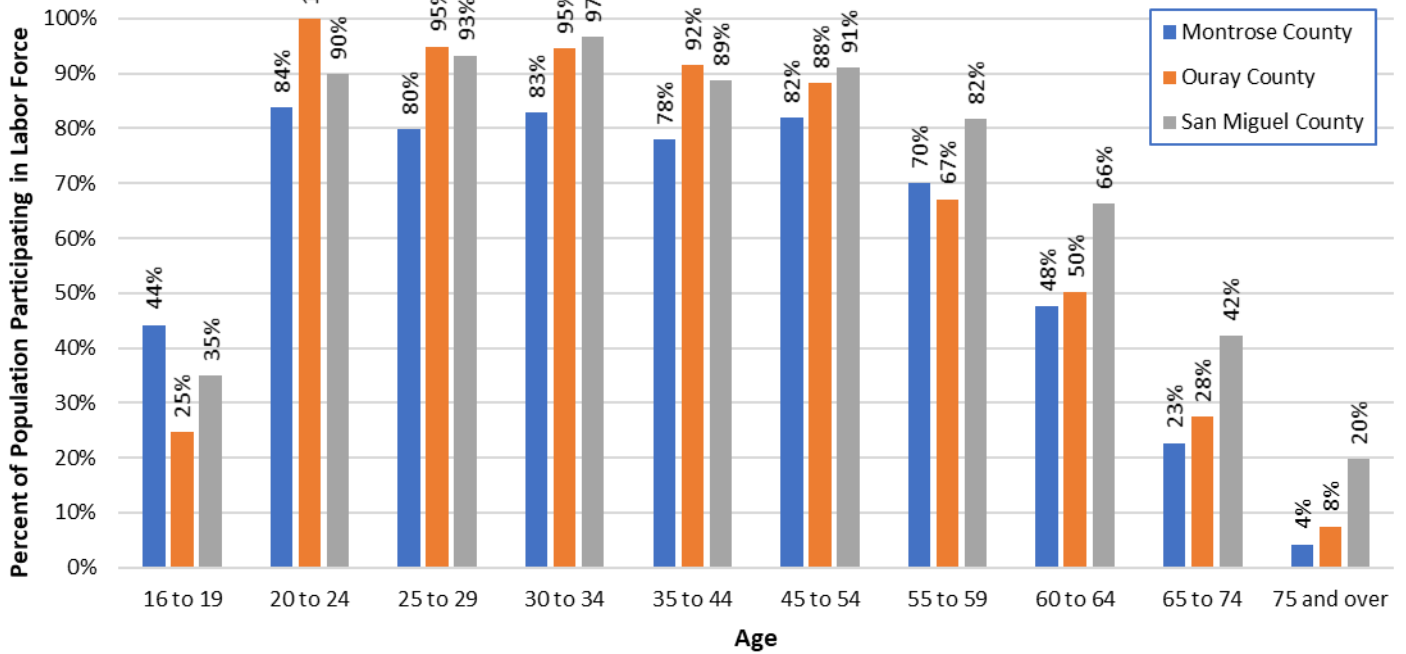
Figure 6: Share of County Population by Age, 2018



Source: Colorado State Demography Office.

- Labor force participation by age.** As illustrated in Figure 7 to follow, San Miguel County has notably higher labor force participation rates for persons aged 55+ than do Ouray and Montrose counties. There might be many potential reasons for this, including the types of jobs available, the desire to continue to work, and the degree to which persons who have exited the labor force remain in the community (vs. migrate out). Regardless, note that the State Demography Office analysis of retiree economic impacts appears to be based on age and type of income received, rather than labor force status.

Figure 7: Labor Force Participation Rate by Age and County, 2014-18



Source: 2014-18 American Community Survey.

- Net migration by age.** As illustrated in Figure 8, Figure 9 and Figure 10 to follow, the three respective counties have had different net migration patterns by age over the 1995 – 2020 period. Focusing on migrants aged 60 and older, Montrose County has been net importer of migrants aged 60+ over the period, indicating that the county has been a destination for retirees. Ouray County has been a net importer of migrants aged 60 – 64 and to a lesser extent 65 – 69, but has been a net exporter of migrants aged 70+. In contrast, San Miguel County has been a net exporter of migrants in each cohort aged 60 and above, a sign that retirees on balance tend to leave that county.

Figure 8: Net Migration by Age, 1995 – 2020: Montrose County

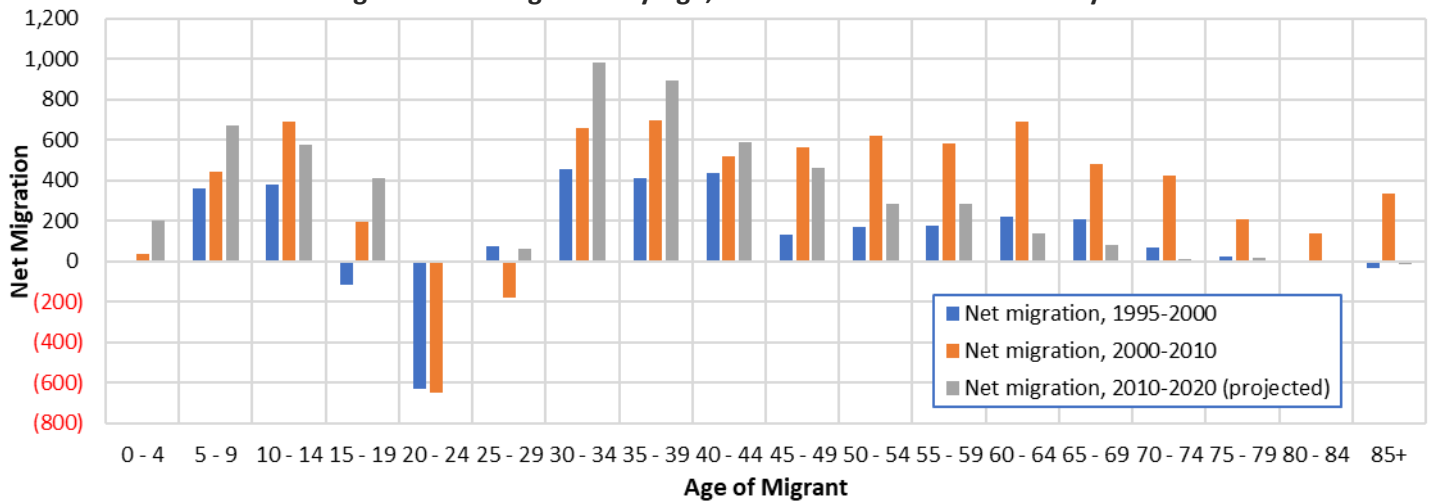


Figure 9: Net Migration by Age, 1995 – 2020: Ouray County

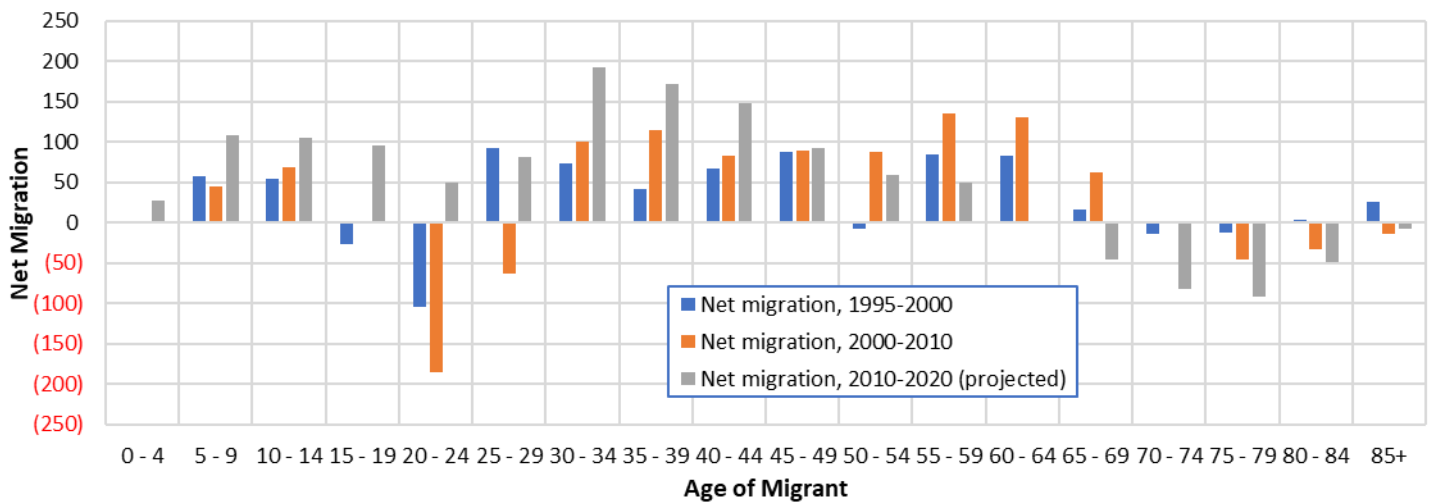
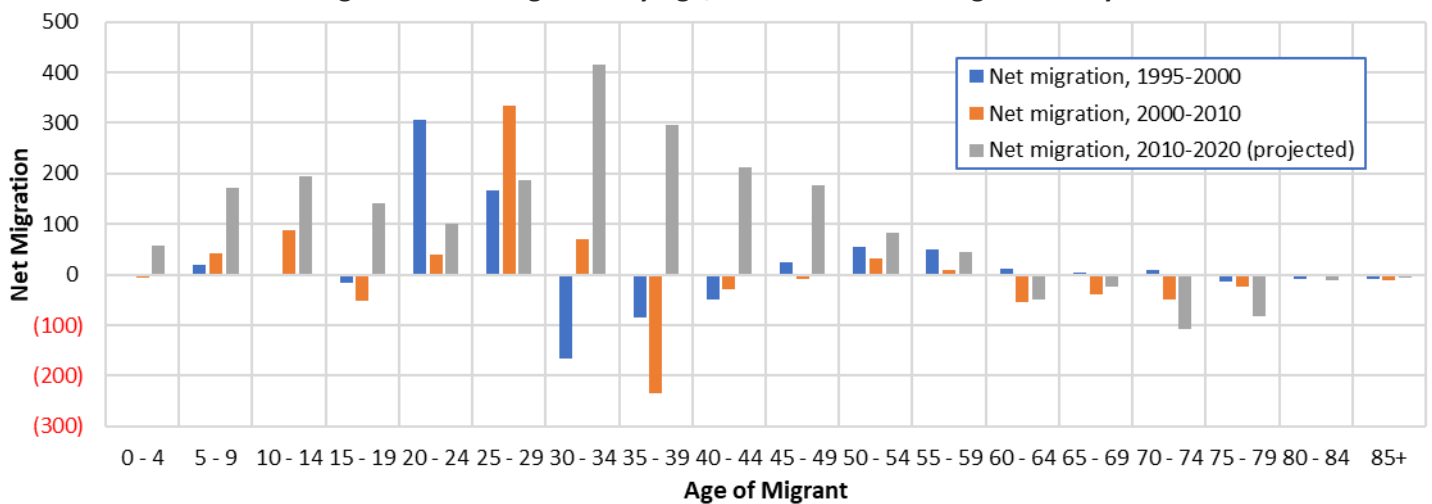


Figure 10: Net Migration by Age, 1995 – 2020: San Miguel County



Source: Colorado State Demography Office, https://gis.dola.colorado.gov/apps/netmigration_dashboard/

- Second homeowner retirement expectations.** In 2003, the Northwest Colorado Council of Governments (NWCCOG) conducted second homeowner research, including an owner survey, in four resort counties. One of the survey questions asked owners about their “intended future use of their residence/property.” As shown in Table 14 to follow, across the four counties, 11 percent of second homeowners said they intended to “retire to the area and use [their home] as a retirement residence.” While this study is now many years old and was not specific to the Montrose/Ouray/San Miguel County area, it does provide a point of reference, in the absence of other data on the degree to which second homeowners might retire to their residences.

Table 14: “Which of the following statements most accurately reflects your intended future use of your residence/property?” Second homeowners in selected mountain resort counties, 2003

	Eagle County	Grand County	Pitkin County	Summit County	All four counties
Increase my personal use of the residence/property	46%	49%	37%	52%	47%
Maintain current use	42%	44%	51%	40%	44%
Increase use by friends and family	26%	29%	23%	30%	28%
Use the residence as a part time rental unit	12%	13%	17%	24%	17%
Retire to the area and use as a retirement residence	17%	9%	7%	13%	11%
Renovate the residence	17%	13%	11%	9%	11%
Sell the residence/property	8%	7%	11%	10%	9%
Use the residence as a full time rental unit	5%	6%	7%	9%	7%
Become a full time resident	5%	3%	2%	4%	3%
Decrease current use	1%	1%	0%	2%	1%
Other	0%	1%	2%	0%	1%
Total	179%	175%	168%	193%	179%
n=	112	240	129	240	721

Source: NWCCOG 2003 Mountain Resort Homeowners Survey (second homeowner sample),

[https://www.eaglecounty.us/uploadedFiles/ECG_Website/Housing_and_Development/Developers/SocEcon%20Effect\(1\).pdf](https://www.eaglecounty.us/uploadedFiles/ECG_Website/Housing_and_Development/Developers/SocEcon%20Effect(1).pdf).

Attribution of Retiree Economic Impacts to Tourism in San Miguel County

As described in the introduction, a portion of retiree economic impacts can be attributed to tourism, to the extent that local retirees derived their income directly or indirectly from the local tourism industry during their working years, or were second homeowners who made their local residence their primary home after retirement.

Although data does not exist to definitively make these attributions, some calculations can be made to illustrate the potential degree to which retirement economic impacts can ultimately be traced back to tourism.

Table 15 illustrates this approach for San Miguel County, based on the Colorado State Demography Office base industry analysis. First, the share of basic jobs (excluding retiree jobs) which are attributable to tourism is calculated; this amounts to 79-81% of basic jobs in the years 2016-18.

Second, it is assumed that a similar 79-81% share of retirees earned their income directly or indirectly from the local tourism industry during their working years. This would imply that approximately 873 retiree-supported jobs in 2018 were indirectly attributable to tourism.

Finally, these tourism-supported retiree jobs (873 jobs in 2018) can be summed with other tourism jobs (3,903 in 2018) to estimate total tourism supported basic jobs (4,776 jobs, or 79% of total basic jobs in the county in 2018).

This analysis involves a variety of simplifying assumptions. For example, it assumes that the tourism industry represented a similar share of San Miguel County’s basic jobs when current retirees were working as it does today. It also does not account for second homeowners who retired to the area. As such, the analysis should be viewed as exploratory rather than definitive.

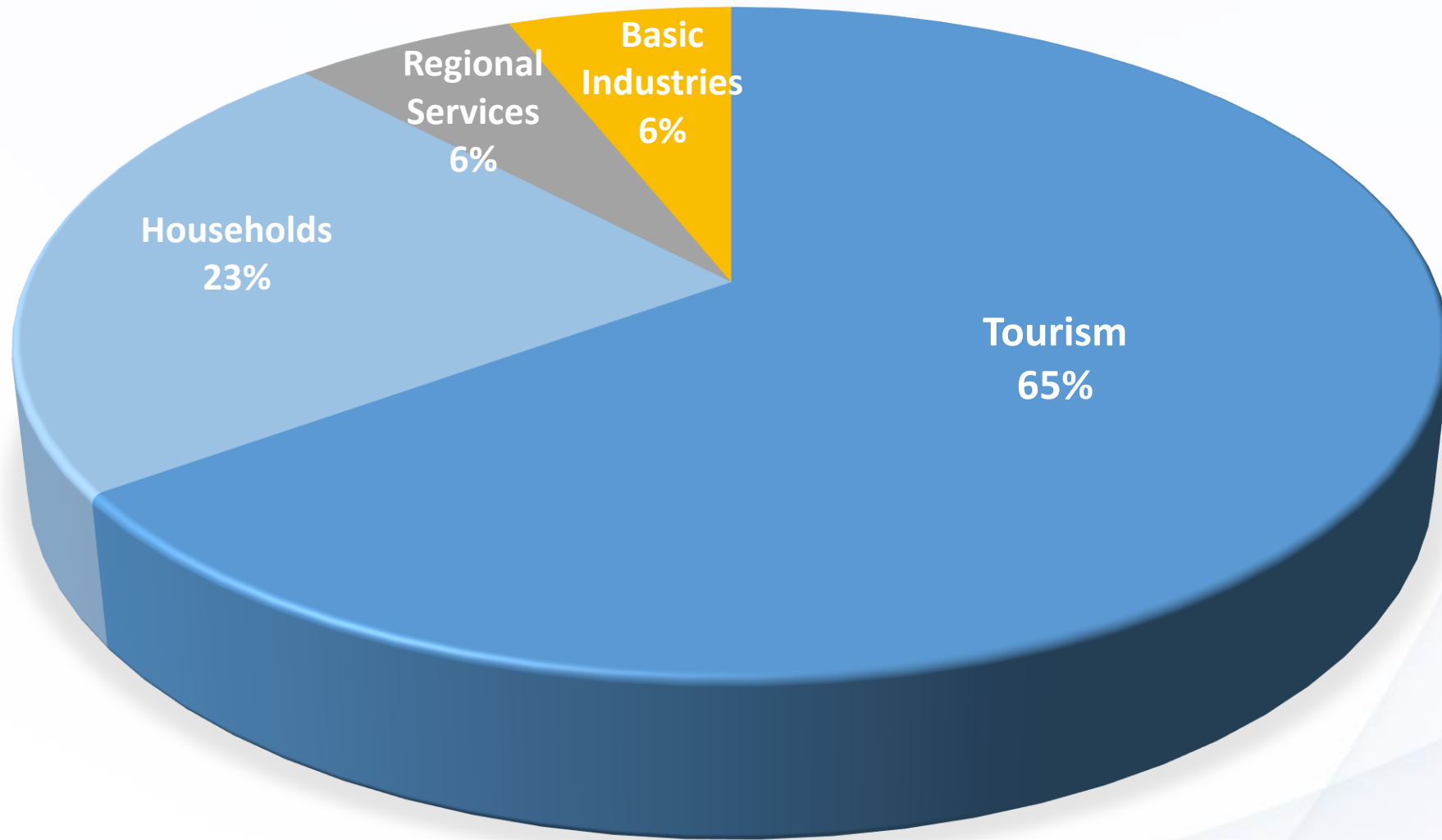
Table 15: Attribution of Retiree Basic Jobs to Tourism in San Miguel County, 2016-2018

	San Miguel		
	2016	2017	2018
DIRECT BASIC JOBS:			
Tourism	3,683	3,789	3,903
/ Total direct basic (ex. retirees)	4,597	4,656	4,911
= Tourism share of direct basic (ex. retirees)	80%	81%	79%
Direct basic jobs supported by retirees	1,251	1,109	1,099
* Tourism share of direct basic (ex. retirees)	80%	81%	79%
= Retirees formerly supported by tourism	1,003	902	873
Tourism	3,683	3,789	3,903
+ Retirees formerly supported by tourism	1,003	902	873
= Tourism + retirees formerly supported by tourism	4,686	4,691	4,776
Tourism	3,683	3,789	3,903
+ Retirees formerly supported by tourism	5,848	5,765	6,010
= Tourism + retirees formerly supported by tourism	63%	66%	65%
Tourism + retirees formerly supported by tourism	4,686	4,691	4,776
/ Total direct basic	5,848	5,765	6,010
= Tourism + retiree tourism as a share of direct basic	80%	81%	79%

Source: Colorado State Demographer; RRC Associates,

Due to more complicated age dynamics in Montrose and Ouray counties, with higher levels of in-migration by retirees, attribution of retirement impacts to tourism are likely more complicated and difficult, and have not been attempted here.

SAN MIGUEL COUNTY ECONOMIC BASE



Basic: Gov't, Mining, Ag

Regional: Comm, Finance, Construction, Professional, Health

Households: 18 of the 22% is Retirees ¹⁵⁰



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Re: East End Master Plan - Review Agency Comment Period

1 message

Kiera Skinner <kiera@visittelluride.com>

Mon, Dec 4, 2023 at 3:12 PM

To: Kaye Simonson <kayes@sanmiguelcountyco.gov>, "masterplan@sanmiguelcountyco.gov"

<masterplan@sanmiguelcountyco.gov>

Cc: Mike Bordogna <mikeb@sanmiguelcountyco.gov>

Hi Kaye and SMC Master Plan Team,

Thanks so much for giving us the opportunity to review the East End Master Plan draft. I believe that my edits were included in the response that Michelle Haynes sent for Town of Mountain Village, but I just wanted to send a separate note to encourage the Planning Commission to make the suggested changes to the tourism section. The current draft includes data that was pulled from the TTB's Town of Telluride 2022 Annual Report, and does not represent the entire destination of Telluride and Mountain Village. It also includes Central Reservations data that represents a very small percentage of lodging bookings and revenue through the TTB. Our lodging metrics platform, KeyData, offers the best lodging data. I did share those metrics previously, but it looks like they were not included.

I hope that the County visitation metrics that I incorporated into Michelle's document will offer a more comprehensive view of tourism in the area. I am always available to assist in pulling any visitation data that is relevant to this project. Please feel free to reach out with any questions.

Thanks again for all of your work on this!

Kiera

Kiera Skinner

Executive Director

Telluride Tourism Board | [Telluride.com](https://www.telluride.com)

[Kiera@visittelluride.com](mailto:kiera@visittelluride.com) | 970.369.2112



From: Kaye Simonson <kayes@sanmiguelcountyco.gov>
Date: Friday, November 17, 2023 at 2:15 PM
To: Master Plan <masterplan@sanmiguelcountyco.gov>
Subject: East End Master Plan - Review Agency Comment Period

The San Miguel County Planning Commission is reviewing the 90% draft of the East End Master Plan. The Plan and all related materials are available for review online at <https://www.sanmiguelcountyco.gov/731/East-End-Master-Plan>. This is the first Review Agency and Stakeholder review period. A second review request will be sent when the final draft is ready. The next County Planning Commission work session to discuss the Plan is Thursday, December 14, 2023.

Your review comments are very important to us and will help the Planning Commission make informed decisions. Many of you will be partners in implementing the Plan over the coming years, so we are particularly interested in knowing how our Plan aligns with yours. All comments received in response to this request for review will be forwarded to the Planning Commission and included in meeting packets. If you wish to discuss the project with staff prior to submitting final comments, please indicate in your email(s) that your comments and questions are preliminary.

Please provide your review comments by December 4, 2023 to the Planning Department at masterplan@sanmiguelcountyco.gov. Pass this on to others in your organization who may have an interest in the Plan. If you have several people within your organization reviewing the Plan, we ask that you consolidate all of your comments into a single response. If you are not the correct contact person, let us know so we can update our list.

We appreciate your participation in this important community effort. Contact the Planning Department if you have any questions. Thank you.

--

Kaye Simonson, AICP

Planning Director

San Miguel County Planning Department

Office: (970)369-5436

Cell: (970)729-9929

www.sanmiguelcountyco.gov



For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan

Click [HERE](#) to go to the **SmartGov** public portal to apply for permits, check permit status, or view permit history.

[San Miguel County is hiring! Take a look at our open positions](#)



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Fwd: East End Master Plan - Review Agency Comment Period

1 message

Caddy - DNR, Mark <mark.caddy@state.co.us>
To: Kaye Simonson <kayes@sanmiguelcountyco.gov>

Thu, Dec 7, 2023 at 8:03 AM

My apologies for the tardiness of this response. Hopefully, it can still be considered for entry into the east end plan.

Mark W. Caddy
Norwood District Wildlife Manager
P.O. Box 532
Norwood, CO 81423
970-209-2368



1. Under Balanced and Sustained Natural and Built Environments or Expanded Transportation Options, the county should include the construction of wildlife travel over passes on the Spur and Highway 145 to ensure adequate and safe seasonal movement corridors for both wildlife and humans. This is critical given the ongoing development along the north side of the Spur, the proposed development in the society turn area, and the highly probable development in Illium Valley near the sheriff's office.
2. Under Varied Recreational Options, the county should recognize hunting as one of the recreational uses of public and private lands in San Miguel County that, like mountain biking, OHVing, and 4 wheeling, bring a substantial economic boost to the local communities. Use of trails across private land, if accessing public land, should include access for hunting.

Mark W. Caddy
Norwood District Wildlife Manager
P.O. Box 532
Norwood, CO 81423
970-209-2368



----- Forwarded message -----

From: **Kaye Simonson** <kayes@sanmiguelcountyco.gov>
Date: Fri, Nov 17, 2023 at 2:17 PM
Subject: East End Master Plan - Review Agency Comment Period
To: Master Plan <masterplan@sanmiguelcountyco.gov>

The San Miguel County Planning Commission is reviewing the 90% draft of the East End Master Plan. The Plan and all related materials are available for review online at <https://www.sanmiguelcountyco.gov/731/East-End-Master-Plan>. This is the first Review Agency and Stakeholder review period. A second review request will be sent when the final draft is ready. The next County Planning Commission work session to discuss the Plan is Thursday, December 14, 2023.

Your review comments are very important to us and will help the Planning Commission make informed decisions. Many of you will be partners in implementing the Plan over the coming years, so we are particularly interested in knowing how our Plan aligns with yours. All comments received in response to this request for review will be forwarded to the Planning Commission and included in meeting packets. If you wish to discuss the project with staff prior to submitting final comments, please indicate in your email(s) that your comments and questions are preliminary.

Please provide your review comments by December 4, 2023 to the Planning Department at masterplan@sanmiguelcountyco.gov. Pass this on to others in your organization who may have an interest in the Plan. If you have several people within your organization reviewing the Plan, we ask that you consolidate all of your comments into a single response. If you are not the correct contact person, let us know so we can update our list.

We appreciate your participation in this important community effort. Contact the Planning Department if you have any questions. Thank you.

--

Kaye Simonson, AICP
Planning Director
San Miguel County Planning Department
Office: (970)369-5436
Cell: (970)729-9929
www.sanmiguelcountyco.gov



For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan

Click [HERE](#) to go to the **SmartGov** public portal to apply for permits, check permit status, or view permit history.

[San Miguel County is hiring! Take a look at our open positions](#)



December 13, 2023

Kaye Simonson, San Miguel County Planning Director
P.O. Box 548
333 W. Colorado Avenue, 3rd Floor
Telluride, CO 81435

Re: 1) East End Master Plan – Review Agency Referral

Dear Ms. Simonson:

Thank you for your referral of the East End Master Plan. I wanted to send this to you for your consideration for the December 14 meeting with the San Miguel County Planning Commission. First, thank you for your willingness to present the plan at this stage to both the Planning and Zoning Commission at the regular meeting of November 16 and to the Town Council at yesterday's regular meeting. Both presentations were valuable in terms of understanding where the County is in this process and the general plan framework. The meetings were also opportunities for a purposeful dialogue between you and the members of both the Town's Planning and Zoning Commission members and the Town Council members. We understand that as the plan progresses to the final draft stage, there will be another opportunity to provide comments.

As stated at the Town Council meeting, the work that has been accomplished with this Master Plan draft is a "great first step" to understand contemporary challenges and opportunities for this part of the County since the 1989 Telluride Regional Area Master Plan (TRAMP) was accomplished.

Town Planning Staff supports the focus and direction of the Draft Plan. As was shared by one of our Planning and Zoning Commissioners, the strength of the plan is its recognition of conflicts and constraints and the values of the community. We look forward to continuing to work with you as partners on this effort and on the effort that the Town will be initiating early next year on the update to the Telluride Master Plan.

Upon review of the plan, we would suggest the plan focus additional consideration and discussion of sanitary sewer/septage resources; future parking needs to support regional transit operations; early childhood education and child-care; and formation of a concise summary highlighting the Plan objectives and opportunities.

Thank you for your consideration of these comments for the initial review. The Town looks forward to future discussions as final plan details are developed.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ron", followed by a long horizontal flourish.

Ron Quarles, Planning and Building Director

Date: December 4, 2023
To: San Miguel County Planning Commission
Re: East End Master Plan – HOA Agency Comment

Dear Planning Commission:

Homeowners Associations (HOA's) have been asked to provide comment on the 90% draft East End Master Plan. The HOA's listed at the end of this letter represent approximately 500 individual properties and have elected to combine our collective comments for efficiency purposes and to avoid redundancy. Some of these HOA's may be sending their own specific comments, but this letter reflects the unified voice of the undersigned.

The key elements in the proposed EEMP related to climate change, preservation of natural areas, economic resiliency, cultural identities, transportation challenges, wildlife preservation, and recreational opportunities are generic in nature and seem to be aligned with the new vision, themes and goals.

However, Section 4, *Looking Toward The Future*, includes a new change that would allow the Community Housing Zone District (CH Zone), as defined in the existing County Land Use Code, to be broadly implemented in all residential areas defined in the Future Land Use Opportunities Map and Future Land Use Categories.

The HOA's listed below are strongly opposed to allowing the CH Zone to be included in areas designated for residential land use for the following reasons:

1. The CH Zone allows for up to 20 units per acre to be permitted by right. It is misleading to the public to designate an area as low or medium density residential on the Future Land Use Map while allowing the CH Zone to be applied which could change these areas to high density.
2. The criteria for rezoning to the CH Zone do not include, and in fact prohibit, consideration of the character of the surrounding properties or adjacent neighborhoods. We understand that this is an issue to be discussed with the Land Use Code, and not the EEMP itself. However, this is a key rezone criteria, and the elimination of it for review of CH Zone applications misleads the public as to what the surrounding areas may include under the EEMP.
3. The CH Zone opportunity already exists in the Land Use Code and has successfully been implemented in Illium Valley at the Alexander parcel. It can be successfully implemented in other areas as well. It does not belong in the EEMP.
4. The County has not taken into account public safety concerns regarding the wastewater treatment plant capacity and aging sewer infrastructure. Are we able to support existing community needs let alone service unplanned high-density developments in the near future.
5. The County has not adequately studied the carrying capacity of the region. Water availability, traffic congestion, environmental, fire protection, solid waste, school capacity, wildlife, and natural resource impacts must be understood upfront to ensure compatibility with the EEMP's own vision, themes and goals.
6. The County has not studied the existing encumbrances which cover the majority of residential areas identified in the Future Land Use Opportunities Map to determine if these areas are suitable for the type of high-density developments allowed by right in the CH Zone.

The impetus for the proposal to allow the CH Zone in the residential future land use designations is the need for affordable housing. However, the County has not conducted any inter-governmental housing needs study with the Town of Telluride and Mountain Village, and currently relies on outdated and non-regional specific studies as a foundation for EEMP strategies. A reasonable regional comprehensive housing policy needs to be established that meets the needs of current and future residents. The County must also conduct a current analysis of existing conditions, populations, household trends, job profiles, employer subsidies, and commuting trends to define short and long-term strategies.

Adding the CH Zone without supportable current data is premature. It will cause real harm to neighborhoods of the East End planning area by straining resources and irrevocably changing the character of these established communities.

We are not against providing the same opportunity for the workforce to live and work in this region. We are opposed to a double standard by allowing a much easier set of development criteria to be applied to any future developer which in turn diminishes the protections that all existing communities are required to follow.

The CH Zone opportunity in the EEMP will surely open the County up to legal challenges in the future. The County's resources would be better spent on conducting meaningful studies regarding affordable housing needs and resource impacts than in defending lawsuits over hasty, unsupported, and misleading planning and zoning practices.

While it will take genuine intergovernmental communication and cooperation, CH Zone development should be focused first on the properties already owned by the Town of Telluride, the County, or the Town of Mountain Village that are located close to each Town and existing infrastructure and amenities.

The region should be allowed to support projects that have gone through careful upfront planning, rather than being subjected to unpredictable high-density development in residential communities that have existing density limitations and protective covenants in place.

We urge the removal of the CH Zone from the residential definitions in the EEMP Future Land Use Categories.

Aldasoro Ranch
Deep Creek Ranches
Elk Run
Golden Ledge
Gray Head
Hillside of Telluride
Meadows at Deep Creek Mesa
The Preserve
Ski Ranches
Sunnyside West
West Meadows

Date: December 4, 2023
To: San Miguel County Planning Commission
Re: East End Master Plan – HOA Agency Comment

Dear Planning Commission:

This is our HOA's supplemental reply to the group HOA response.

Homeowners Associations (HOA's) have been asked to provide comment on the 90% draft East End Master Plan.

As one of the HOAs who has followed this process from the beginning Deep Creek Ranches HOA has serious concerns about Section 4, *Looking Toward the Future*, and the Future Land Use Opportunities Map and Future Land Use Categories in particular.

It is misleading to the public to designate an area as low or medium density residential on the Future Land Use Map while simultaneously allowing the CH Zone to be applied to these areas, which could result in changing these areas to very high density zoning.

This is particularly concerning because the criteria for rezoning to CH Zone do not include, and in fact prohibit, consideration of the character of the surrounding properties or adjacent neighborhoods. This is a key rezone criteria, and the elimination of it for review of CH Zone applications misleads the public as to what the surrounding areas may or may not include under the new Future Land Use Map.

We continue to assert that the flawed CH Zone district does not belong in areas of low and medium density residential.

You are pushing to allow CH Zone essentially “anywhere and everywhere” with the present need for affordable housing in the region as justification for this but what it is doing is creating poor planning. Inclusion of the CH Zone in areas of low and medium density opens the door for dramatic upzoning with very little review based on the present CH Zoning's two-step approval process. Planning – including master plans – should provide guidelines and guardrails and allowing the CH Zone district in low and medium density areas effectively removes the guardrails.

Please slow down. If creating affordable housing is your goal, shouldn't you first inventory and make public all existing affordable housing in the east end, and projects presently approved? This is something one of our HOA members asked for in August of 2022, and we still have yet to see it. Complete a full inter-governmental housing needs study with the Town of Telluride and Mountain Village. A reasonable regional comprehensive housing policy needs to be established that meets the needs of current and future residents and includes consideration of the region's carrying capacity.

The impacts of the upzoning the CH Zone allows for must be considered vis-à-vis water availability, waste water treatment, traffic congestion, environmental, wildlife, and natural resource impacts. These impacts must be understood upfront to ensure compatibility with the EEMP's own vision, themes and goals.

Allowing the CH Zone in low and medium density areas is not a good idea. It opens the door to a variety of unintended consequences in neighborhoods in the East End.

We are a County and community that has always valued process. Do not open the door to a double standard that allows a much easier set of development criteria to be applied to any future developer which diminishes the existing protections for established communities.

Finally, as we've said previously, the County has not studied the existing encumbrances in the vast majority of residential areas identified in the Future Land Use Opportunities Map to determine if these areas are suitable for the type of high-density developments allowed by right in the CH Zone.

At this point we believe the only reasonable way for the County Planning Commission to move forward with finalizing the East End Master Plan is by removing the controversial CH Zone from low and medium density areas in the new East End Master plan.

Deep Creek Ranches
Homeowner's Association



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Comments on EEMP

1 message

KC Murphy <KCmurphy@mindspring.com>

Thu, Nov 30, 2023 at 3:34 PM

To: kayes@sanmiguelcountyco.gov, masterplan@sanmiguelcountyco.gov

Ms. Simonson and San Miguel County Planning commission.

I am writing in response to your request for comments and thinking around the proposed EEMP. I am the President of the Elk Run HOA and have signed the HOA Referral letter, which I think covers the big issues and challenges on the table.

But I wanted to offer insight into the specific Elk Run challenges under separate cover. The issue is water. Elk Run has its own water system, which is limited by water rights. Our water system was developed to support a maximum of 30 single family homes. We have no access to water beyond that limitation. A single high density project, as it is presently defined in the EEMP could double our number of residents, with no way to address the water needs that would accompany such a development. But yet, as it is presently written, a developer has the RIGHT to build with no concerns for water, septic, or parking.

The way the EEMP is being written is broad brush, one size fits all, without consideration for some specifics.

I once again encourage the planning committee to take the time to do more refinement, do the studies, get the input so that there is a community supported plan to address the low income housing needs. I think moving ahead on the present course will diminish community support and drag the County into legal challenges for years to come.

Regards,

K.C. Murphy
President, Elk Run HOA

Date: December 4, 2023

To: San Miguel County Planning Commission
Sent via e-mail: masterplan@sanmiguelcountyco.gov

Re: **90% Draft East End Master Plan – M.D.C.M. Homeowners Company Referral Comments**

Dear Commissioners:

On behalf of the homeowners of the Meadows at Deep Creek Mesa and the M.D.C.M. Homeowners Company (collectively “MDCM”), please accept the following referral comments for the 90% Draft of the East End Master Plan (“EEMP”), per the 11/17/23 referral request issued by San Miguel County Planning Director Kaye Simonson. The below comments focus only on items of significant concern.

A. CH ZONE DISTRICT IN ALL RESIDENTIAL LAND USE CATEGORIES

Of the various issues observed with the 90% Draft EEMP, one particular issue stands out far above all. On pages 59 and 60 (PDF page 33), incorporated within “Table 8: Land Use Categories”, the Community Housing Zone District (“CHzd”) is listed as a potential zone district for both the “Residential Low” and the “Residential Medium” Land Use Categories.

The high-density CHzd is NOT an appropriate zone district for Residential Low and Residential Medium Land Use Categories, and needs to be deleted as a potential zone district for these two Land Use Categories.

1. FACILITATION / VISION / PLANNING

It has been stated by County staff on countless occasions that a master plan does not “automatically” rezone properties, and that a master plan is a “visionary” document. MDCM does not dispute either statement. However, what the County fails to acknowledge is the fact that deeming the CHzd as a potential zone district for the Residential Low and Medium Land Use Categories clearly ***facilitates*** future rezoning. This overt facilitation directly implies that high-density in low-density areas ***is the vision of the EEMP*** – a vision that is contradictory to the remainder of the EEMP itself, and unequivocally NOT the vision of this community.

Beyond a flawed overall vision, inclusion of the starkly contrasting CHzd in the Residential Low and Medium Land Use Categories extinguishes the necessary checks and balances needed for a master plan and land use code to work harmoniously – checks, balances and review processes that have undeniably helped maintain the character of this region for decades. It does so by subordinating all concern for and protection of regional quality, character and performance, to a singular desire to facilitate workforce housing. This is not creative, clever or even an intelligent way to tackle the housing challenges before our region. It is a blunt sword approach that strays too far away from what seemed to be the good intent of the Planning Commission when the CHzd was adopted in 2021, and the vision of a well thought out master plan.

Regardless of whether this strategy is genuinely believed to be a good tool to stimulate affordable housing projects in the planning area, or whether it is a broad, sweeping strategy that allows circumnavigation of the

Court's 2022 spot zoning determination for the County/Town owned Diamond Ridge property, deeming the 20 unit per acre CHzd to be a potential zone district for the Residential Low and Medium Land Use Categories is not master planning, or for that matter, planning at all.

2. CHzd AND THE FUTURE LAND USE MAP

If there is one specific element of any master plan that serves a distinct land planning purpose, and is therefore enormously consequential for a region's future, it would be a Future Land Use Map. A Future Land Use Map is the graphic road map for the vision of land use for the region, and as stated in the EEMP draft itself, "...is an important part of any Master Plan, providing direction for the community and decision makers on the types of development that is appropriate in different areas into the future."

Deeming the high-density CHzd as a potential zone district in any Residential Land Use Category allows the CHzd to overrule the designations of the Future Land Use Map, and therefore detracts from the purpose and value of the Future Land Use Map. By allowing "small print" of Table 8 to supersede the intent of the Future Land Use Map, the map itself is relegated to irrelevancy instead of the meaningful tool it should be with respect to future land use and densities. Furthermore, the "CHzd anywhere" strategy creates inconsistencies and contradictions within the EEMP itself – a bad practice with any legislative or guiding document.

While one might argue that word choice is not important, the title chosen for the typical title "Future Land Use **Map**" is an extremely telling word choice that further clarifies the "CHzd anywhere" enigma. On pages 57 and 58 (PDF page 32), the word "Opportunities" is substituted for the typical word "Map" in two locations – a simple semantic demonstrating that the very important graphic is no longer being used as a guiding document of carefully thought out land uses for a vision of the future, but rather as a smokescreen for the singular goal of identifying opportunities for high-density upzoning aimed at producing workforce housing.

Even if housing is the priority facing our community, relegating a Future Land Use Map to a Future Land Use (Housing) Opportunities graphic is not the way to act on such a priority. Matters are only made worse if such strategies are, indeed, further motivated by the Diamond Ridge property. The County denies such motivations, but actions speak otherwise, as do chosen statements and social media posts by the County's real estate partner, the Town of Telluride.

3. DOUBLING DOWN

In addition to the CHzd being stated as a potential zone district for both the Residential Low and Medium Land Use Categories, some additional problematic language has been included within the definition of these two Land Use Categories in Table 8 on pages 59 and 60 (PDF page 33). The following is written, which essentially doubles down on the strategy of identifying the CHzd as a potential zone district for those two contrasting Land Use Categories:

"Higher densities are appropriate for development that will provide housing for people who live and work in the local communities and where adequate public services are available"

The first problem with this text insertion is the mixed messaging, if not a blatant contradiction between the Land Use Category definitions themselves. Paraphrased and simplified to demonstrate the absurdity, the statement in its context states that higher densities are appropriate in low-density areas. Paradoxes like this are certainly not visionary, but worse yet, fly in the face of consistency and integration that is a cornerstone of a master plan, and of a master plan working well in tandem with a Land Use Code ("LUC"). Inevitably, contradictions within guiding documents will lead to future challenges and conflict.

The secondary issue with the language chosen lies in the phrase “*are appropriate*”. This statement is an “absolute”, and essentially creates an irrebuttable presumption. It implies, if not states directly that higher density – if proposed for workforce housing – cannot be denied when proposed in areas categorized as lower density. Paired with a similar irrebuttable presumption in the CHzd of the LUC itself which prohibits considerations of compatibility and character, this second double-down will also inevitably lead to future challenges and conflict.

Yet another issue with the language chosen lies in the phrase “*where adequate public services are available*”. This statement does not specify the definition of “*adequate*” and is therefore incredibly subjective. It does not take much of an imagination to also picture future challenges catalyzed by this non-defined criterion.

4. CONSEQUENCES – UNINTENDED OR INTENDED

The challenges that can be forecasted by the strategies and text mentioned above are clearly of less concern to the County when the County itself, or another governmental entity, is the property owner/applicant for a rezone. However, it doesn’t take much to predict a very dangerous unintended consequence of presently proposed EEMP language, especially when combined with CHzd language in LUC §5-324, which allows 20 units per acre of density as a matter-of-right.

Imagine a private developer applying for an upzone to the CHzd on a piece of property in an area categorized as Residential Low in the EEMP – a property either in, or adjacent to, an area valued by the community (including the County and Towns) for its low density character. Unless the County intends to hold a private developer to a different set of submission and review standards than was set by the Diamond Ridge precedent and the LUC terms itself, the County has drastically reduced its authority to affect or deny such an upzoning with the present LUC and EEMP as drafted. Present language shifts leverage to the private developer who may not value the character of a prized area of the region. Additionally, existing landowners with less than noble intentions or a simple desire to “cash out”, will certainly be tempted by the promise of inflated upzone value of their property for large scale development – whether that sale is to a private developer or to a local governmental entity.

Concern for private development or “cashing out” aside, there is no denying that recent erosion of trust in regional government leads to concerns for the County itself as a developing entity. As drafted, the County is providing itself with the ability to purchase land virtually anywhere in the EEMP area and swiftly/easily upzone to the CHzd. This clearly sets the stage for a second application to rezone Diamond Ridge, but also does the same for a host of other properties whose low-density neighbors may be equally as alarmed and combative of high density as are the residents of Deep Creek Mesa.

Furthering this concern is the reality that the County could claim that “private agreements” are not binding on the County, giving the County the ability to develop the land within existing subdivisions – a precedent that was also set at Diamond Ridge. It remains to be seen whether the County granting itself such unreasonable and unchallengeable broad authority is constitutional or not, but irrespective of legalities, such authority simply feels wrong, and indisputably is accompanied by unintended consequences that can dramatically and adversely impact the region.

MDCM remains hopeful that recent erosion of trust in regional government will return to a solidified and healthy state. Deleting references to the CHzd in the Residential Low and Residential Medium Land Use Categories of the EEMP would make a significant stride in this necessary healing.

B. A MASTER PLAN WITHOUT INTERGOVERNMENTAL COLLABORATION / CDP

While the Planning Commission may be anticipating referral comments that are specific and reactionary to the draft text of the EEMP, a point of paramount importance is also necessary at this juncture. At this time in history where issues faced by the County and Towns are regional issues, planning should be regional planning, not isolated to borders and land areas defined by jurisdictions and/or artificial and occasionally arbitrary rule sets. The absence of collaboration with the Town of Telluride (“TOT”) and the Town of Mountain Village (“TMV”) in anything that is called a “master plan” for the “east end” it is simply non-sensical. This point applies to the entirety of the EEMP but is exemplified by the aforementioned Future Land Use (Housing) Opportunities graphic. Regardless of whether that map is housing-centric instead of visionary, the enormous gray holes in the map referencing incorporated areas not included in the planning boundary is a perfect example.

Equally non-sensical to the fact that incorporated areas are not included in a master plan is the fact that each governmental entity – County, TOT and TMV – are acting as if they are independent silos, each working to solve regional problems independently with almost no regard for each other’s actions. This model for failure on the full battery of regional issues needs to end immediately. Instead, and no matter how formidable the challenge, regional leaders need to figure out a way to work toward true integration and collaboration. The EEMP is a perfect testing ground for such an approach.

In addition to the general theme of intergovernmental collaboration, the current EEMP trajectory ignores the necessary look at the entirety of the Comprehensive Development Plan (“CDP”). Not only is the opportunity for regional planning being missed by this chosen path, but further inconsistencies and inappropriate overlaps in planning boundaries, amongst other things, are being created that make the CDP a flawed instrument moving forward. Not only should the County, Town of Telluride and Town of Mountain Village be at the table for the very important full region planning exercise of updating the CDP, but so should the Towns of Norwood, Ophir, Sawpit, Placerville, etc.

With the above two points made, and in conjunction with the carrying capacity concerns outline in C. below, it is MDCM’s opinion, that the County should suspend the current process of adopting the EEMP and should immediately engage with the Town of Telluride and the Town of Mountain Village, at a minimum, to begin a process of combining efforts.

C. A MASTER PLAN WITHOUT A FOUNDATION – CARRYING CAPACITY

Public comments have been made at various forums about “carrying capacity” – a term that is used quite loosely for a very broad and sometimes nebulous concept. To narrow the focus, for this discussion, the notion of carrying capacity is related to the very tangible task of creating a Future Land Use Map – a map that should be visionary for ALL aspects of land use and visionary for how the region will ultimately perform, both now and into the future. With performance as the operative criteria, carrying capacity is mostly defined by the following parameters:

- Circulation (a.k.a. Traffic);
- Water (Supply, Storage, Treatment, Distribution);
- Wastewater (Collection, Treatment, Distribution, Discharge);
- Solid Waste (Collection, Disposal);
- Fire Protection;
- School Capacity;
- Healthcare;

- Data/Communication Services;
- Environmental / Air Quality / Natural Resources / Scenic Beauty;
- Wildlife (Coexistence With);
- Housing Opportunities

Performance in these realms is directly related to the quality of life of our community, and on a broader scale, how the environment is impacted. This performance can be studied professionally, but also felt anecdotally – *a feeling* that is sometimes referred to as the “social carrying capacity” of the area. Even the most basic notion of enjoying all the region has to offer without the pressures of overcrowding is an example of social carrying capacity – again, a feeling that cannot necessarily be quantified or studied, other than perhaps by community surveys.

Please note that housing opportunities have been listed last not as a matter of lower priority, but actually to provide a point of emphasis on this important aspect of carrying capacity. All bullets directly relate to housing, and serve to differentiate between housing “needs”, housing “wants”, and housing “realities”. A proper housing needs assessment – one that is County wide, includes all Towns, and even incorporates realities of adjacent communities like Rico and Ridgway – is definitely a critical aspect to understanding carrying capacity, and should be a study that is undertaken immediately.

Most recently it appears as if the Planning Commission is recommending the addition of a section in the EEMP to address public clamoring on the subject of carrying capacity. This is window dressing at best, and not what is needed at this juncture. Once again, if just related to the tangible task of creating a Future Land Use Map, understanding carrying capacity is the necessary foundation before any Future Land Use Map can be created. With absolutely no discussion, no less actual studies for the myriad of components that go into carrying capacity, how can there be a vision of the region’s future performance? How can that vision be planned on a Future Land Use Map? The EEMP’s present stab at a Future Land Use Map is akin to a house that has been built without a foundation. Right now the finishes may look quite nice and impressive, but ultimately this house will settle and shift unacceptably, if not crumble in short order.

MDCM acknowledges the formidable nature of what is being suggested: The County and all Towns embarking on the various studies, surveys and discussions that are required to understand and predict the carrying capacity of our region. MDCM also acknowledges that this exercise will take considerable time and will pause the EEMP process significantly. However, we are at a crossroads that warrants such time, and the effort provides the perfect venue for long overdue, meaningful intergovernmental collaboration. There is no better time than the present day, nor is there a better use of time than to build both a foundation of information AND collaboration. With both foundations in place, we can resume building our regional master plan the right way.

D. OTHER COMMENTS

1. CHAPTER 3 – EAST END VISION AND COMMUNITY PROCESS

Chapter 3 is unnecessary and does not contribute productively to the content and purpose of the EEMP. Contrarily, it presents as a heavy justification for housing, and telegraphs the potentially pre-determined outcome for surveys and community engagement that countless folks in the community have commented as being ingenuine. By preceding the very important sections related to land use planning and vision, Chapter 3 is distracting, makes the EEMP more cumbersome than it need be, and tires the average reader before reaching the consequential chapters of the plan.

2. CHAPTER 5 – AREAS OF CHANGE MAP

Map 12, the Areas of Change Map presented on page 88 (PDF page 47) is far too broad given the known challenges and limitations with regional water, wastewater, transportation, population, etc. Consistent with the “CHzd anywhere” issues identified above, this map seems to imply that future upzoning (i.e. “Change”) is not only inevitable, but encouraged by the EEMP. If the County has specific areas or properties envisioned as appropriate for future upzoning, it should embark on that inventory and demonstrate in a much more targeted graphic than the unilateral one presented on page 88. Ultimately, that exercise and graphic, before being finalized, can be used in conjunction with carrying capacity data to analyze growth intelligibly.

3. APPENDIX C – COMMUNITY ENGAGEMENT SUMMARIES

Consistent with comments above regarding Chapter 3, Appendix C is unnecessary and all ~90 pages should be deleted from the EEMP.

4. APPENDIX E – WATER MEMO

Supporting the comments in C. above, Appendix E only scratches the surface of the effort that needs to be made on the ever-important analysis of water, and therefore should simply be deleted from the EEMP. In its place should be the full and comprehensive study of water sources (“paper” and “wet”), and of course storage, treatment and distribution to round out the complexion of water resources in the region. As mentioned, this study needs to be regional, and when performed will warrant an entire chapter of the EEMP, not just a footnote of sorts included as an Appendix at the end of the plan.

5. CHAPTER 4 – FUTURE LAND USE MAP – SPECIFIC LAND USE DESIGNATIONS

MDCM is compelled to reiterate specific concerns that have been pointed out previously. On September 11, 2023, MDCM submitted a letter to the County outlining concerns and requests with respect to specific areas designations on the Future Land Use Opportunities map. At that time, the EEMP was in a 75% draft version, but with no response from the County to any of the requests or concerns stated, and the 90% draft published “as was” with respect those concerns and requests, MDCM provides the previous letter (without exhibits for simplicity) as EXHIBIT A to these referral comments.

MDCM REFERRAL COMMENTS/REQUESTS SUMMARY

	REQUEST	EEMP PAGE	PDF PAGE	GRAPHIC / TABLE
I.	Delete CHzd as a potential zone district for the Residential Low and Residential Medium Land use Categories	59 - 60	33	Table 8
II.	Delete the following text from the definitions of the Residential Low and Residential Medium Land Use Categories: <i>“Higher densities are appropriate for development that will provide housing for people who live and work in the local communities and where adequate public services are available”</i> .	59 - 60	33	Table 8

	REQUEST	EEMP PAGE	PDF PAGE	GRAPHIC / TABLE
III.	Suspend the current EEMP process and immediately engage with the Town of Telluride and the Town of Mountain Village, at a minimum, to begin a process of combining efforts toward an intergovernmentally collaborative EEMP and CDP.	-	-	-
IV.	Suspend the current EEMP process and immediately engage with the Town of Telluride and the Town of Mountain Village, at a minimum, on the various studies, surveys and discussions that are required to understand and predict the performance/carrying capacity of our region.	-	-	-
V.	Delete Chapter 3 in its entirety	37 - 48	21 - 27	-
VI.	Delete Areas of Change Map which broadly identifies areas for upzoning without the necessary exhaustive studies of the criteria for carrying capacity. Alternately, perform the activities identified in IV. above and then re-prepare a new graphic with the necessary thought and analysis given to areas and properties for which change can be accommodated in the future without detriment to regional performance.	88	47	Map 12
VII.	Delete Appendix C in its entirety	181 - 270	93 - 138	-
VIII.	Delete Appendix E in its entirety. Alternately, perform the activities identified in IV. above and include proper water analysis section in body of EEMP, whether as an independent section or as a contributing component to a section dedicated to regional performance/carrying capacity.	295 - 300	150 - 153	-
IX.	Change Land Use Category designation for the Meadows at Deep Creek Mesa from the Residential Medium (RM) to the Residential Low (RL)	57 - 58	32	Map 11
X.	Change Land Use Category designation for Deep Creek Mesa Ranch from the Residential Medium (RM) to the Residential Low (RL)	57 - 58	32	Map 11
XI.	Change Land Use Category designation for Diamond Ridge from the Residential Medium (RM) to the Residential Low (RL)	57 - 58	32	Map 11

Thank you for your commitment to a master plan that is in the best interest of the entire region, and thank you in advance for your consideration of the MDCM comments.

Respectfully,



Nick Farkouh

President

M.D.C.M. Homeowners Company

Cc: Dirk dePagter, Vice President
Jamey Schuler, Secretary/Treasurer

Date: September 11, 2023

To: San Miguel County Planning Commission
East End Master Plan Advisory Group
San Miguel County Board of County Commissioners

Sent via e-mail: masterplan@sanmiguelcountyco.gov
kayes@sanmiguelcountyco.gov
Individual Planning Commissioners
bocc@sanmiguelcountyco.gov / Individual BOCC Commissioners

Please forward to EEMP Advisory Group

Re: **East End Master Plan Land Use Categories / The Meadows at Deep Creek Mesa**

Dear Commissioners and Advisory Group Members:

On behalf of the homeowners of the Meadows at Deep Creek Mesa and the M.D.C.M. Homeowners Company (collectively "MDCM"), I am writing to point out a specific concern with the most recent draft of the East End Master Plan ("EEMP") released to the public. These EEMP documents were labeled as a 75% Draft, and discussed at the 7/27/23 meeting of the EEMP Advisory Group and the Planning Commission. This concern is directly related to MDCM.

Letters and comments in the past have articulated opposition to the CH Zone being deemed appropriate in the Residential Low ("RL") and Residential Medium ("RM") Land Use Categories, and this letter's focus is not intended to detract from those primary concerns. My letter dated 6/19/23 to this same group tried to explain the state of "planning anarchy" such language will create, as well as the potentially intended, and unintended consequences of the flawed approach. That letter also included a simple conceptual solution for the issue. Additionally, concerns for the *general* methodology and mindset being used to create the Future Land Use Map were expressed.

Again, while this letter dives into a slightly different and more specific subject, raising this "new" issue is not intended to detract from those themes and arguments, as they all remain most concerning, and the County has yet to address or even offer up discussions on the subject matter.

THE ISSUE

In the 75% draft version of the EEMP, the Future Land Use Opportunities map (dated 7/19/23 and formerly titled Future Land Use Map), MDCM has been shaded in the medium orange color indicating that it is intended to be categorized as Residential Medium (RM) – (1 unit per 1-7 acres). See EXHIBIT A, and also see EXHIBIT B for an enlarged presentation that shows all three neighborhoods that have been collectively categorized as Residential Medium.

It is still unclear at this juncture what standards are being used to categorize future land use, including MDCM's current categorization as Residential Medium, and we still maintain the overriding position that standards should be consistent across the entire planning area, and not subject to the seemingly changing and arbitrary standards mostly established by planning staff. The forthcoming analysis of MDCM will demonstrate this lack of clarity and consistency with regard to standards.

In addition to the Future Land Use Opportunities map, in the 75% draft version of the EEMP text, the Land Use Categories table has been modified from the previous 6/1/23 draft version in two notable manners, only one of which is addressed in this correspondence. Relevant changes for this discussion are underlined in Table 1 below, and are also presented by way of highlights to EEMP draft documents in EXHIBIT C.

7/20/23 DRAFT (CURRENT DRAFT)	6/1/23 DRAFT
<p>Residential Low <u>The Residential Low land use category includes residences that are situated in areas that have an average parcel size of seven to 35 acres.</u> Single-family homes are the most common type of development in this category. Accessory dwelling units are encouraged. Higher densities are appropriate for development that will provide housing for people who live and work in the local communities, and where adequate public services are available.</p>	<p>Residential Low The Residential Low land use category includes residences that are situated on lots that are seven to 35 acres. Single-family homes are the most common type of development in this category. Accessory dwelling units are encouraged.</p>
<p>Residential Medium <u>Residential Medium applies to properties with an average parcel size of one to seven acres.</u> Single-family homes are the most common type of development in this category. Accessory dwelling units are encouraged. Higher densities are appropriate for development that will provide housing for people who live and work in the local communities, and where adequate public services are available. Limited neighborhood-serving uses may be included.</p>	<p>Residential Medium Residential Medium applies to lots that are one to seven acres in size. Single-family homes are the most common type of development in this category.</p>

Table 1: Land Use Category language comparison (Residential Low & Medium): 6/1/23 to 7/20/23

In the Residential Low, but oddly not in the Residential Medium Land Use Category, the phrase “...includes residences that are **situated in areas...**”, replaces the phrase “...includes residences that are **situated on lots...**”. The shift from “lots” to “areas” leaves open to the imagination what one defines as an “area”. Is it the area of the subdivision itself? Does it include just building lots, open space, and/or common areas for roads and infrastructure? Is it the area defined by a collection of subdivisions contiguous, or in close proximity to one another, and if so, which ones? Is it the area defined by similarities of access? Or, is it the area defined by topographical, environmental or other similar physical characteristics that ultimately create the feel of the property in question?

Why does this matter? In both the Residential Low and Residential Medium Land Use Categories, prior succinct and clear language defining parcel size has been changed to be an “average”. This seemingly simple change now places the fate of categorization in a mathematical formula whose denominator is the aforementioned, non-defined term “area”.

If the intent of these two verbiage changes to the Land Use Categories table is to maintain some flexibility when assigning properties with categories in the Future Land Use Map, that is a noble reason for the shift. However, consistent with above stated overriding positions, there should at least be some quantifiable definitions and standards for the term “area”. Without such a definition, categorization will continue to be far too subjective and arbitrary, and easy to manipulate by the less noble.

MDCM CASE STUDY

Taking the above foundational issues, MDCM is offered as a good case study to demonstrate how present EEMP language can be interpreted and applied differently, if not arbitrarily.

BASIC FACTS & CURRENT GIVENS

Table 2 below outlines some basic parameters and facts associated with five neighborhoods on Deep Creek Mesa. Nomenclature and abbreviations are provided for clarity moving forward, and supporting documents for data presented are provided in EXHIBIT D.

	MEADOWS AT DEEP CREEK MESA (“MDCM”)	ALDASORO RANCH (“AR”)	DEEP CREEK MESA RANCH (“SMVC”)	LAST DOLLAR (“LDS”)	DEEP CREEK RANCH (“DCR”)
TOTAL # LOTS	8	160	15	22	5
TOTAL # UNITS	8 (8 SFR)	160 (160 SFR)	15 (15 SFR)	29 (21 SFR + 8 Condo)	5 (5 SFR)
TOTAL ACREAGE	43.4	~1,499	91.1	38.0	24.0
Lots	31.7	~780	46.1	14.5	14.6
Open Space, Roads, Etc.	11.7	~719	45.0	23.5	9.4
Average Acreage/Unit: (Total Acreage ÷ # Units)	5.4	9.4	6.1	1.3 (Including Condos)	4.8
Access	Airport Road	Airport Road	Airport Road	Hwy 145	Last Dollar Rd
Notable Physical Attributes	Entirely on top of steep topography that defines mesa edge	Entirely on top of steep topography that defines mesa edge	Entirely on top of steep topography that defines mesa edge	Segregated topographically from properties on top of mesa edge	“West” Deep Creek Mesa / Among 35 acre parcels

Table 2: Property Attributes: MDCM, Aldasoro Ranch, Deep Creek Mesa Ranch, Last Dollar Subdivision, Deep Creek Ranches

MDCM CALCULATIONS – FOUR INTERPRETATIONS

Using the above data points and current EEMP language, below are four of the many possible interpretations of “area” that could be used in the calculation of “average parcel size” to ultimately determine the Land Use Category designation for MDCM:

- A:** “Area” defined as acreage of: MDCM ONLY
Average Parcel Size = (Area) ÷ (# Units)
= (43) ÷ (8)
= **5.4 acres → Residential MEDIUM**
- B:** “Area” defined as acreage of: MDCM + AR
Average Parcel Size = (Area) ÷ (# Units)
= (43 + 1,499) ÷ (8 + 160)
= (1,542) ÷ (168)
= **9.2 acres → Residential LOW**
- C:** “Area” defined as acreage of: MDCM + AR + SMVC
Average Parcel Size = (Area) ÷ (# Units)
= (43 + 1,499 + 91) ÷ (8 + 160 + 15)
= (1,633) ÷ (183)
= **8.9 acres → Residential LOW**
- D:** “Area” defined as acreage of: MDCM + AR + SMVC + LDS
Average Parcel Size = (Area) ÷ (# Units)
= (43 + 1,499 + 91 + 38) ÷ (8 + 160 + 15 + 29)
= (1,671) ÷ (212)
= **7.9 acres → Residential LOW**

DISCUSSION & CONCLUSION

Of the above possible interpretations, B. and C. are the most rational determinations of the “area” in which MDCM parcels sit. The following reasons are provided:

- **MDCM is Contiguous and of Similar in Character to Aldasoro Ranch:** One might argue that the dividing line of Airport Road is a reason to separate MDCM from AR. However, this argument carries no weight given the road-fragmented nature of AR within its own filings. MDCM shares topography and geography with AR, including positioning on the Mesa, physical characteristics and drainages, developmental character and view corridors – whether looking outward from within each neighborhood, or more importantly, when viewed from various locations on and off Deep Creek Mesa. These similarities create a very similar “feel” between the two neighborhoods – a statement that is supported by the fact that many people (even long standing community members) think that MDCM is actually a part of AR. Additionally, and very importantly, MDCM and AR share the same access via Airport Road. This arterial connection unifies the two neighborhoods, both visually, and from the standpoint of traffic patterns, emergency services access, etc. All of the above stated, there is no circumstance in which MDCM can be separated from AR when defining the “area” in which MDCM sits.
- **Stand-Alone Analysis is Not Appropriate:** If MDCM were to be considered all by itself as presented in interpretation A. above (i.e. solely using MDCM property lines to define “area”), this standard would need to be consistently followed across all areas in the EEMP – a practice that would inevitably lead to misleading land use categorizations compared to real-world conditions.

By way of contrast to the potential methodology used for MDCM, Deep Creek Ranch (DCR) has been correctly analyzed by looking past its own property lines for categorization. The DCR subdivision itself averages 4.8 acres per unit, and would subsequently be categorized as Residential Medium if it were to be analyzed on its own. However, just like MDCM, this categorization would not be accurate given the neighboring properties, access, physical attributes, and land use constraints of DCR and properties in its vicinity – all of which support a Residential Low categorization. The County acknowledges this rationale and methodology, and correctly/appropriately assigns the Residential Low Land Use Category to DCR in the latest EEMP draft. MDCM should be viewed in consistent fashion as DCR, the result of which would be a Residential Low categorization for MDCM, as is shown by interpretations B. and C., and even D. above.

- **SMVC and MDCM:** Similar to the relationship between MDCM and AR is the relationship between SMVC and both MDCM and AR. Other than the fact that SMVC has yet to be developed, and that the County has stated that they have spoken with the property owner and received indication of a desire to upzone in the future (see additional comments below), SMVC has a nearly identical character to its neighbors, MDCM and AR. Like MDCM, the math demonstrated by interpretations C. and D. above support SMVC carrying the Residential Low categorization, notably even if the very dissimilar Last Dollar Subdivision (see bullet point below) is inappropriately lumped into the fold.
- **Last Dollar Subdivision is the Outlier:** LDS does not adjoin MDCM at all, other than in a small section of open space at the very south tip of MDCM, but the following attributes also make LDS very different from MDCM and AR, and even its neighboring property to the North, SMVC.
 - Access is from Hwy 145, not Airport Road.
 - Existing developed density is significantly higher than MDCM (and SMVC and AR), including multi-family developments.
 - LDS is quite different in topographical character than MDCM, and is positioned on lower bench of Deep Creek Mesa with varying physical attributes.
 - Due to its lower bench positioning and mesa edge positioning, LDS is physically viewed from the river corridor while MDCM and higher mesa properties are generally not. The converse is generally true from higher vantage points across the valley.
 - Even though “feel” and “common understanding” are difficult variables to quantify, LDS is never confused with either MDCM (or SMVC or AR) due to physical characteristics mentioned above.

Irrespective of these rationales for LDS NOT being included in the “area” that determines average parcel size for MDCM, even if LDS is included as shown in interpretation D. above, the end result is still a Residential Low categorization for MDCM.

- **MDCM Has No Interest in Future Upzoning:** In the 7/27/23 EEMP meeting, County staff made comments which indicated that dialogs with property owners were a criteria for determining whether to “up-categorize” properties for higher density opportunities. While Planning Director Simonson did not reach out to any MDCM representative, MDCM has no interest in ever rezoning, developing or redeveloping any MDCM property at higher density than currently in place. Irrespective of MDCM’s position, a property owner’s desire to upzone or not in the future is not an appropriate standard for master planning.

Given the statements above, it is our conclusion that both MDCM (and SMVC) should be categorized as Residential Low in the EEMP.

SUMMARY / MDCM REQUESTS

The following items are requested by MDCM via written reply:

- 1. Please state the standards, methodology and reasoning behind the current designation of MDCM as Residential Medium Land Use Category.**
- 2. Please define “area” in the Land Use Categories table in the EEMP.**
It is MDCM’s opinion that the definition should include, but not be limited to, a couple key parameters:
 - a. Shared access;
 - b. Similar topography and physical characteristics, including a similar general, visual and experiential feel;
 - c. Contiguity and/or continuity between properties being considered for area, taking into account property borders when feasible and/or practical.
- 3. With 2. above as a standard to validate, please categorize MDCM as the Residential Low Land Use Category, NOT Residential Medium.**
- 4. Consistent with 2. and 3. above, please categorize Deep Creek Mesa Ranch as Residential Low, NOT Residential Medium.**

Respectfully,



Nick Farkouh

President, M.D.C.M. Homeowners Company

Post Script

Analogous to the MDCM case study, and with awareness of the delicacy of this subject, Diamond Ridge appears to be the same “victim” of subjective application of standards to determine Land Use Categorization. Aside from the opinion by Commissioner Lifton-Zoline that Diamond Ridge’s proximity to the airport makes it suitable for a Residential Medium designation, aside from the fact that it is a clear priority of the County to “find opportunities” for workforce housing, and aside from the fact that the County/Town own that specific property, no matter how “area” is defined when analyzing Diamond Ridge (i.e. Diamond Ridge lots alone, mixing with adjacent subdivisions, etc.), the “area” clearly fits the description of Residential Low in the EEMP draft. How is it even possible that Diamond Ridge be categorized as Residential Medium?

Interestingly, Commissioner Taylor’s well intended straw poll at the 7/27/23 EEMP meeting elicited no comments that referenced EEMP Land Use Categories definitions or parameters. If those guidelines had been considered in straw poll replies, the issues raised in this correspondence might have been discussed at that meeting. Instead, voting based simply on individual’s desires to see higher density housing on that County owned parcel (including the land owner themselves) resulted in Diamond Ridge maintaining the Residential Medium designation that had been assigned to it by Planning Director Simonson.



Review Comments to Planning Commission
East End Master Plan dated 9/21/23 (“EEMP”)
12/1/2023

The Board of Directors for the Telluride Ski Ranches Association (“TSRA”), the first and largest homeowners’ association in San Miguel County, is very concerned about the apparent urgency to pass the proposed EEMP without full and thoughtful review. We oppose blanketing long-term low and medium density residential areas with the Community Housing (“CH”) Zone District overlay, without full consideration of the implications of high density use in each of these neighborhoods. This is antithetical to responsible and considerate planning. Let’s slow down and be more comprehensive. Core strategic planning data is missing and would prove to be essential to the EEMP before its adoption, which will pave the way for future land use patterns and development in east end unincorporated areas of the county.

As for the Ski Ranches specifically (and probably other communities in unincorporated areas of the county), there are very thoughtful reasons for our covenants restricting the density allowed on any individual lot while still allowing and encouraging owners to create employee housing rental units. **High density uses, such as the CH overlay, is not appropriate in the Ski Ranches for the following reasons:**

1. High density uses are not compatible with the Ski Ranches’ build out, which has occurred over the last 50 years, of single-family homes with up to one additional accessory dwelling unit. As explained below, we simply don’t have the carrying capacity for more density.
2. The Ski Ranches already provides a substantial amount of affordable housing for locals. Ski Ranches has many accessory dwelling units most of which are rented to locals’ long term.
3. Ski Ranches’ steep and winding roads cannot accommodate traffic that would be generated by a dense housing development. Emergency vehicle access is severely limited, there are blind curves on roads with sustained slopes of 15% or more and driving is already hazardous, especially during winter months.
4. Ski Ranches, as an upsloping and densely forested community adjacent to national forest is very susceptible to wildfire ignition and faces serious wildfire mitigation and suppression challenges (see attached 2022 Telluride Ski Ranches Association Community Assessment of wildfire risks). Our water system is part of the Mountain Village municipal system, that struggles to meet current demand, and its hydrants are currently not meeting the recommended psi. Increased demand from a high-density CH development will increase stress on the water system and, in turn, reduced fire suppression capability. This is irresponsible and dangerous.

We are a unique neighborhood that has existed since 1972 and we have safely aligned development with our natural setting, our shortcomings and limitations while still being sensitive to the climate, our surrounding area and local housing needs.

We request that the following studies be undertaken and incorporated into a revised EEMP prior to approval:

1. A comprehensive analysis in collaboration with Town of Mountain Village and the Town of Telluride of the “carrying capacity” of the region with studies including: existing traffic patterns seasonally and time of day, traffic circle flow, public transportation usage and availability, road maintenance, analysis of utility infrastructure capacity as it relates to cell coverage and internet accessibility, trash removal, snow removal, electric, gas, water and waste infrastructure, emergency evacuation plans, medical facilities, emergency rescue capacity, fire response capacity, school capacity, parks and recreation program capacity, parking, pollution and finally, environmental and wild life impacts.

2. An updated plan of all available land banked in Telluride, Mountain Village and Ilium showing proposed community housing units with a development priority timetable.

3. An up-to-date work force housing assessment study to accurately quantify the amount and type of workforce housing the region requires with projections on future need. The study should address priorities for workforce housing as related to urgency and value to the region. For example: units for medical personnel, first responders, and educational workers.

4. As for the proposed EEMP, the TSRA Board strongly disagrees with the Land Use Opportunities Map and the inclusion of a new Community Housing (“CH”) Zone District blanket overlay in the residential land use category definitions for low and medium residential density. **We request that you revise the proposed EEMP and EEMP review process as follows:**

- a. Delete references to CH Zones in low and medium residential land use definitions.
- b. Include language in the EEMP to the effect that new development should adhere to existing restrictive covenants.
- c. Eliminate unsupported generalizations regarding impact to abutting areas including, for example, such phrases as, “high density is not necessarily incompatible with existing neighborhoods.”
- d. Eliminate the streamlined one-step approval process for CH Zones and adhere to a multi-step review equivalent to the current PUD process.
- e. Eliminate the term “permitted right” from the planning documents entirely as well as current and future regulatory zoning definitions.
- f. Add and where compatible with existing land use to “Higher densities are appropriate for development that will provide housing for people who live and work in the local communities, where adequate public services are available.”

- g. For the remainder of the EEMP review process, add measures that notify and engage landowners and hold public meetings and forums after business hours to foster more attendance by property owners.
- h. Ensure density changes are solely for the purpose of essential workforce housing and benefit the larger community.

We recognize that strategic land use planning is a long and arduous process. We sincerely appreciate the commitment and hard work in addressing the challenges that lay ahead. We ask that the EEMP and no other significant changes be made until the studies proposed above are completed and evaluated (on a neighborhood-by-neighborhood basis) with explicit needs quantified and existing land designated for workforce housing considered. We can all agree workforce housing is a critical need. Let us start by building where we have land and spend time identifying where we have gaps.

Telluride Ski Ranches Association Board of Directors

Fran Berg, President

Caryn Borden

Carol Dix

Dave Gerber

Keith Hampton

Todd Haugen

Laura Marchal

Telluride Ski Ranches Association Community Assessment 2022



Table of Contents

Contents

Table of Contents	2
Introduction	1
Community Profile	3
Description.....	3
Location	3
Topography.....	5
Cover Type.....	5
Land Ownership- Parcels and Acreage	6
Home Construction.....	6
Access.....	6
Community Wildfire Risk.....	7
Wildfire Ignition Potential	7
Wildfire Behavior Potential.....	8
Wildfire Suppression Challenges and Resources	10
Fire Suppression Challenges.....	10
Fire Suppression Resources.....	10
San Miguel County Sheriff's Office.....	10
Telluride Fire Protection District.....	11
West Region Wildfire Task Force 1.....	11
San Miguel County Road and Bridge	11
Uncompahgre National Forest.....	11
Colorado Division of Fire Prevention and Control	11
Ski Ranches Water Resources	12
San Miguel Power Association (SMPA).....	12
Communications	12
Wildfire Risk Reduction Recommendations.....	13
Recommendation #1- Complete Structure-Specific Site Visits for Each Residence in the Ski Ranches Community	13
Home Hardening.....	14

Defensible Space	17
Recommendation #3- Design and Implement Hazardous Fuels Reduction on Ski Ranches Land and United States Forest Service Land.....	18
Recommendation #4- Improve Addressing and Signposts	19
Recommendation #5- Develop a Community Level Wildfire Preparedness and Emergency Response Plan.....	21
Recommendation #6- Hold a Community Wildfire Information Forum.....	21
Recommendation #7- Review of Community Governing Documents.....	21
Conclusion.....	22
Additional Information	23
West Region Wildfire Council	23
FireWise Communities/ USA.....	23
Appendix 1- Ski Ranches Vegetation Cover Map.....	24
Appendix 2- Ski Ranches Rapid Risk Assessment.....	25
Wildfire Risk Assessment Elements.....	25
Scoring.....	27
Wildfire Risk Analysis Results	31
Relative Risk	34
Appendix 3- Log Hill Mesa Residents Evacuation Guide	44
Appendix 4- Conduct Regulations and Guidelines Review	46
Appendix 5- Design and Review Committee Regulations.....	57
Appendix 6- Wildfire Mitigation Plan	58
Appendix 7- Table of Wildfire Risk Reduction Recommendations	69

Introduction

This document drafted by Aaron Johnson, Wildfire Mitigation Specialist for the West Region Wildfire Council (WRWC), is the product of a collaborative effort between the Telluride Ski Ranches Association (TSRA), Telluride Consulting, Colorado State Forest Service (CSFS), United States Forest Service (USFS), Telluride Fire Protection District (TFPD) , San Miguel County Office of Emergency Management (SMC OEM), San Miguel Power Association (SMPA), San Miguel County, and the Colorado Division of Fire Prevention and Control (DFPC).

The Wildfire Committee of the Telluride Ski Ranches Association met with the WRWC in February of 2021 to discuss the risks to the community from wildfire and how to mitigate those risks. One of the recommendations from that meeting was to conduct a Community Assessment. In March of 2022, the Wildfire Committee of the Telluride Ski Ranches Association decided to move ahead with the Community Assessment and contracted the West Region Wildfire Council to complete it.

The WRWC Council assembled a field meeting with members from the above partnering organizations on August 25, 2022 (Figure 1). The field day highlighted many of the challenges the Ski Ranches Community faces with respect to wildfire. It also allowed partners to identify ways the Ski Ranches Community can mitigate or address the challenges, which resulted in the recommendations listed in Appendix 7.

This document serves as an update and expansion to the Ski Ranches section of the San Miguel County Community Wildfire Protection Plan (CWPP), published in 2009. The Ski Ranches Community was included in the section of “Upper Mountain Village” within the San Miguel CWPP. The San Miguel CWPP identified the Ski Ranches Community as having an overall fire hazard rating of ‘High’ and listed one page of recommendations for the community to reduce their wildfire risk.

The purpose of this document is to provide the residents of the Ski Ranches community with additional site specific, detailed, community-level suggestions to help them prepare for a wildfire event and reduce their wildfire risk. Addressed in this document is a wildfire-centric community profile of the Ski Ranches Community, a current identification of the wildfire risk of the community, an identification of wildfire preparedness activities, and further recommendations to reduce the wildfire risk within the community. This assessment is a result of in-depth conversations and field time with fire professionals and members of the Telluride Ski Ranches Homeowners Association to address areas of concern and develop strategic recommendations.

While this Community Assessment provides an overview of the community, a Rapid Wildfire Risk Assessment is a parcel-specific look at individual homeowners' wildfire risk. The WRWC, in partnership with the TFPD, conducted a Rapid Risk Assessment for the Ski

Ranches community in 2022. The rapid assessment assesses a variety of factors that contribute to a home’s vulnerability during a wildfire event. The factors accounted for were address visibility, emergency ingress/egress, driveway width and clearance, topography, slope, background fuels, defensible space, and the home construction elements of roofing, decking, and siding. These factors play a critical role in a structure's ignitability as well as the ability for fire fighters to defend the structure safely and effectively. These factors were analyzed to determine the relative wildfire risk of individual homes within the Ski Ranches Community and are summarized at the end of this document (Appendix 2).

Paired together, the Community and Rapid Wildfire Risk assessment provide an in-depth profile of the community’s wildfire risk by evaluating this risk at the landscape scale and the parcel level. Combined this risk assessment will help educate community members and provide actionable recommendations for reducing wildfire risk (Appendix 7).



Figure 1

Community Profile

Description

Located directly adjacent to the San Juan National Forest and Mountain Village, and only minutes away from Telluride's world-renowned ski resort, the Telluride Ski Ranches Association (TSRA) is one of the original single-family neighborhoods in the area. TSRA offer a sense of community, wonderful privacy with homesites ranging from one to three acres, numerous hiking trails with National Forest access, plus an abundance of nature and wildlife.

Articles of Incorporation were signed on June 26, 1972, by Joe Zoline, and utilities went in during the summer of 1973. Many of the original lot purchasers were partners or colleagues of Joe or early Telski (Telluride Ski) employees. The community today has a diverse mix of retirees, working families, and part-time residents.

Common areas were incorporated in the community layout and used as open spaces. Once a year for the annual picnic, a gathering is held at the Vance Creek open area, but the rest of the year it is empty and open. Each common space has a trail running through it and there are no structures in the common areas. The community values the open spaces as a place for wildlife, peace and, for some, a view corridor.

Location

The TSRA is in the Southeast portion of San Miguel County. (Figure 2). The TSRA is 3.5 miles (straight-line distance) southwest from Telluride and abuts The Town of Mountain Village along TSRA's Eastern edge. The community is accessible via two roads; Fox Farm Rd. or Vance Creek Rd., which both connect to Highway 145. The community is part of the Upper San Miguel Watershed.

Ski Ranches Community San Miguel County

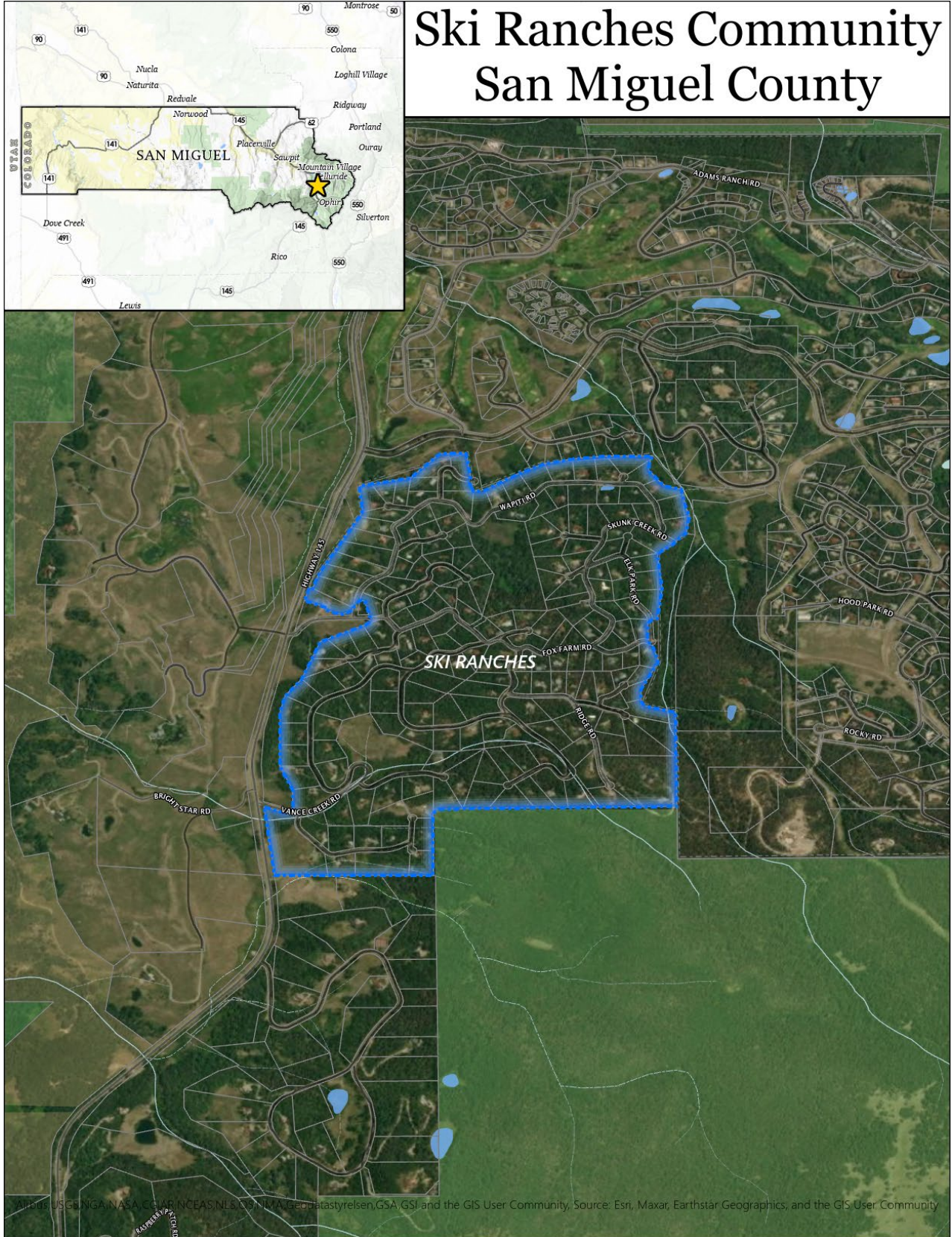


Figure 2

Topography

The Ski Ranches Community begins at 9,348' along its northern edge and reaches its highest point at 10,044' along its southern edge encompassing 704' of elevation change. It is situated along a slope with a primarily northwest aspect and with an average slope of 13.4% throughout the community. There are areas of the community where slopes meet or exceed 100% slope. The community sits along the walls of a valley that ends in a box canyon around the Town of Telluride. A profile of the topography is shown in Figure 3.

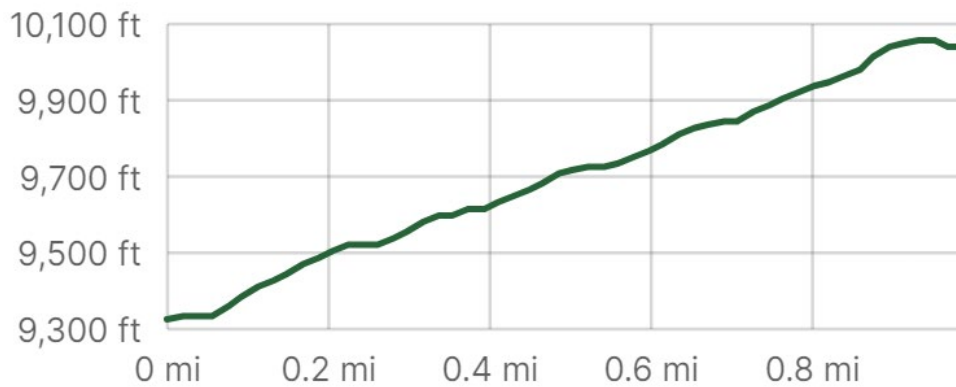


Figure 3

Cover Type

The Ski Ranches Community comprises spruce/fir and aspen forest cover types and montane grasses and forbs. Cover types are influenced by both aspect and elevation. The fuels along the northwest side and lower elevations of the community are dominated by aspen, with a smaller component of Engelmann spruce and subalpine fir. Steeper slopes, higher elevations, and easterly aspects found in the communal areas and along the southwest side of the community support a forest that is dominated by



Figure 4

Engelmann spruce and subalpine fir (higher percentage of spruce) and small pockets of aspen (Figure 4). An overview map of vegetation cover can be found in Appendix 1.

Land Ownership- Parcels and Acreage

The Ski Ranches Community contains 450 acres and is divided into 206 privately owned parcels and two common areas. As of 2022 there are 171 lots with homes. The common areas are 29 acres total and are situated to provide easy access to the community. All the lots in the community are connected by seven miles of shared roadways.

Home Construction

During the first filing for construction most homes were built by individuals using construction materials popular and affordable in the mid-seventies. Some used rocks for foundation, not concrete. Most used shake shingle roofing and timber framing with wood siding. Over time, the homes transitioned from timber frame and wood siding to log homes to framed with stucco siding and, during the third filing, to contemporary styling. Roofing has progressed from shake to metal to rusty metal and to standing seam metal. One house built in the third filing by Charles Goodman using concrete slabs was ahead of its time as far as design and construction. The first large home, a similar home to homes in the Town of Mountain Village (TOMV), was built in the first filing and had an indoor pool, and was constructed in the late 1970's. Most shake shingle roofs have been replaced with Class A non-combustible materials, but some shake roofs are still present. All homes receive their water from a municipal water source, have underground natural gas lines, and underground electrical service. The community contains homes built with a wide variety of construction techniques and materials that can make it difficult to simplify standards.

Access

The community is accessed from Highway 145 from one of two roads: Fox Farm Road and Vance Creek Road. There are sixteen dead-end roads branching off the main roads. The remaining roadways form loops and circles throughout the community. Most roads are paved with only a few that are gravel. The roads are well maintained by Telluride Gravel and San Miguel County with on-going paving, grading, and plowing. 100 homes have driveways shorter than 150 feet. The remaining 71 homes have driveways longer than 150 feet that are privately maintained and may not have adequate turnaround space for first responders. There are many hazard trees present along the roadways and dense vegetation. The San Miguel CWPP identifies a lack of ingress/egress routes and recommends an additional access point be installed from Ridge Road to Sophia Drive.

Community Wildfire Risk

Wildfire Ignition Potential

Large wildfires and numerous wildland fire ignitions close to the Ski Ranches Community indicate that the potential ignition of a wildfire exists. Potential ignition sources that could threaten Ski Ranches are lightning, human caused ignitions resulting from recreation, roadside ignitions, and ignitions resulting from power line failures.

Summer monsoons are the cause of frequent electrical storms in the Colorado Mountains. A single lightning strike carrying 20,000 amperes of electrical current can heat the surrounding air temperature to 53,000 degrees Fahrenheit. If a strike occurs in a receptive fuel bed, a wildfire ignition is probable.

Heavy recreational activity adjacent to the Ski Ranches Community could result in a potential wildland ignition. The Ski Ranches Community is bordered on the South by the Uncompahgre National Forest. Dispersed camping sites, including fire rings, can be found in the area. Public trails crisscross the area including the Magic Meadow and Prospect trails which run close to the Ski Ranches Community. In addition, Ski Ranches and the surrounding area are popular recreation areas during the summer months. An escaped campfire on adjacent public lands could ignite a wildfire that would threaten the Ski Ranches Community.

Roadside ignitions along Highway 145, as the result of sparks from vehicles or discarded cigarette butts, have the potential to turn into large wildland fires that would greatly impact the Ski Ranches Community.

The homes are fed by underground power lines, but major power lines run along highway 145 and border the community. These power lines have the potential to be damaged by falling trees or extreme weather events. Damage to one of these lines could result in a wildfire ignition within the community.



Wildfire Behavior Potential

Wildfire behavior is influenced by the topography, fuel type, and weather which will all affect the intensity of the fire and the rate of spread throughout the community. Ski Ranches is located along a slope that will influence fire behavior as well as sitting along the edges of a box canyon. Heat from a fire rises upslope and can preheat fuels that will then ignite more readily, increasing the rate of spread and intensity of the fire.

Wildfire behavior is also dictated by fuels. Listed below is the typical fire behavior observed in the fuels present within the Ski Ranches Community.

Grass: The grass fuel type responds quickly to changing weather. This fuel will dry or absorb moisture rapidly. Because of this, fire behavior in this fuel type can range from low intensity, when burning conditions are marginal, to extreme intensity during hot, dry weather. Increases in wind speed or slope will cause a fire in grass to increase in flame height and intensity. Generally, grass is a “flashy fuel” meaning it has a high rate of spread and a short duration. This grass/forbs fuel type is highly responsive to weather. A period of high temperatures, sustained winds, and low humidity can rapidly create a receptive fuel bed. The rates of spread and flame lengths of a wildfire in this fuel type are very high and can be extreme if the grasses are fully cured. There are very few large areas of grasses/forbs within the Ski Ranches Community, though many homes have areas of grass surrounding them. Thus, it is key to manage this vegetation close to structures. In general, all grasses within thirty feet (Zone 2) of any structure should be maintained to a cut height of no more than 6 inches and no grass should be within five feet of any structure (Zone 1).

Aspen stands: Fires within aspen are typically low to moderate in intensity except when pockets of sagebrush, conifers, or dry grasses are mixed in and consumed. Aspen is considered an early successional species that colonizes an area after a disturbance, such as a wildfire. It generally does not remain as a climax species for long periods of time and typically will be replaced by conifer species over time. Due to the high moisture content of the wood, forests dominated by aspen are not usually prone to wildfires. Generally, it is a tree species that can be promoted around structures without increasing the risk to the structure. Fires in aspen stands typically burn for a short duration. The rate of spread in aspen is usually moderate to high, but because of low fire line intensity wildfires are typically easier to stop. Some of the stands are in decline and have dead and down trees and limbs that will burn more intensely while also posing a risk to first responders if they fall during a fire. Many of the structures on the north and west side of Ski Ranches are built within pure aspen stands and therefore are at lower risk to wildfire with respect to forest type than residences on the east and south sides.

Engelmann Spruce and subalpine fir (spruce/fir) stands: Fires are more likely to torch individual trees, run through crowns, and to spot in spruce/fir stands. Fires in conifer stands are lower frequency but are high intensity. Fires in this fuel type can be of either short or long duration and the rate of spread generally ranges from moderate to fast. This increase in intense fire behavior makes them potentially harder to control. The spruce/fir

fuel type on the east side of the community extends south of the Ski Ranches border into the Uncompahgre National Forest. Additionally, the Engelmann spruce fuel type in this area has a density that can support an active crown fire under high fire-weather conditions. If a wildland fire enters the canopy of the Engelmann spruce and initiates active crowning, fire behavior will be extreme, with average flame lengths two to three times the height of a tree. Engelmann spruce trees range in height from 45-130 feet, indicating that flame lengths could be up to 390 feet during an active crown fire. Such fire behavior can emit fierce levels of radiant heat. Spruce/fir forests also generate an abundance of embers as they burn. Embers dispersed from an active crown fire can cause spot fires, or spotting, a fair distance from the flame front. Spotting distances of up to about 2 km (1.24 miles) are frequently seen on crown fires, and long-distance spotting more than 10 km (6.21 miles) has been reported. Embers landing on or near homes with ignition vulnerabilities are most often the reason homes are lost in a wildfire event. This forest has also been impacted by the spruce budworm which has killed or damaged many trees in the area. After a tree has been infected it is more susceptible to intense fire behavior. This forest type poses the highest risk to the Ski Ranches Community with respect to wildfire. This is due to direct flame contact as well as exposure to radiant and convective heat forces to homes in proximity to this forest type and ember generation to all homes within the Ski Ranches Community.

Jackpots: Jackpots are piles of slash and combustible material. They are usually made when cutting trees and vegetation that are piled up due to a lack of resources to remove the fuel or process it into chips. This fuel will vary in moisture content based on the vegetation type, how long it has been there, and the environment. Jackpots can become very combustible during periods of low relative humidity. These piles are very receptive to wildfire. Once they begin burning, they will generate substantial amounts of heat, create ember showers, and burn for a long duration.

In addition to the topography and fuels, the potential wildfire behavior of an incident within the Ski Ranches Community will vary depending on weather conditions. Intense fire behavior is influenced by high temperatures, fast winds, and low relative humidity. These conditions will dramatically increase the fire behavior of a potential wildland incident. Sustained drought will result in decreased fuel moistures and will also increase wildfire behavior. Wildfires tend to move up slope but depending on weather conditions, mainly wind direction and speed, flame fronts can move downslope, called “backing down”. If an ignition occurs on the higher elevation slopes west of Ski Ranches, it is still conceivable that the fire would back down towards the Ski Ranches Community, especially with prevailing southerly and southwesterly winds or during the diurnal wind cycle.

Wildfire Suppression Challenges and Resources

Fire Suppression Challenges

Given the many factors that are in play during a wildfire event, it is difficult to determine what type of fire suppression efforts/resources may be engaged. Lower intensity ground wildfires are typically fought by ground crews, whereas active crown fires are typically fought by aerial assault. However, fire suppression challenges may make it difficult or impossible for firefighting resources to adequately defend structures in parts of a community during a potential wildfire event. The fire suppression challenges listed below are challenges firefighting resources may face within the Ski Ranches Community. Identifying these challenges makes it even more crucial for residents to understand that firefighting resources may not respond as expected, thus increasing the importance of pre-emptive mitigation measures.

Fire suppression resources responding to an incident in the Ski Ranches Community have the potential to encounter challenges that may affect their ability to contain a wildfire. The biggest challenges that emergency responders will contend with are ingress, hazardous trees and snags, and fuel load.

Firefighting suppression activities within Ski Ranches Community may be limited due to access. Two roads, Fox Farm Road and Vance Creek Road provide access to the entire community. Most secondary roads within the community are dead end roads. Without a solid secondary evacuation route in parts of the community, an actively burning wildfire within the community may be too dangerous for firefighters to engage.

The Incident Response Pocket Guide (IRPG), a tool that all wildland firefighters use as a reference when engaging a wildfire, identifies hazardous trees as one of the most common hazards encountered by firefighters. Wind gusts, damage from fire, and firefighting activities can cause trees to fall causing death or injury to responders as well as blocking escape routes. Firefighting tactics and activities will be modified to avoid working around hazardous trees.

The fuel load within the community continues to exist in a state that can support active wildfire behavior including group torching and active crowning. An active wildfire in this current fuel load may prevent fire suppression resources from actively engaging an incident within the community.

Fire Suppression Resources

San Miguel County Sheriff's Office

The San Miguel County Sheriff's Office acts as the fire warden for all wildfire incidents in unincorporated areas of San Miguel County outside of fire district boundaries. As the fire warden, the San Miguel County Sheriff's Office (SMSO) may be involved in incident

command, reporting incidents, delegating jurisdictional response, and conducting investigations of fire origins and causes. This includes access to the Emergency Fire Fund (EFF) should the fire exceed the capabilities of the fire district. In 2022, the San Miguel County Sheriff is Bill Masters.

Telluride Fire Protection District

The Ski Ranches Community is within the Telluride Fire Protection District (TFPD) which includes four fire stations, Telluride, Mountain Village, Placerville, and San Bernardo. The district has 46 volunteer firefighters, 18 full-time fire/EMS responders, 3 full-time wildland firefighters, and support from 7 administrative/ leadership employees. Station 2 (411 Mountain Village Blvd, Mountain Village) is the first due station to the Ski Ranches Community. Station apparatus includes Ambulances 2125 and 2119, Truck 2122- a 102-foot aerial with a 1500 gpm pump and 200-gallon tank, and Engine 2121 with a 1500 gpm pump and 750-gallon tank.

The Insurance Safety Office (ISO) re-rated the fire district in 2017 and due to the addition of Engine 2141 a new engine and the addition of 24/7 staffing, the classification recognized station 4 (San Bernardo) and changed the rating to a 3/3Y within 5 road miles of any of the stations. This is a significant change for homes whose insurance companies subscribe to ISO. When a 911 call is initiated in the station 4 response zone, station 2 (Mountain Village) responds as automatic aid. The Chief of the Telluride Fire Protection District is John Bennett, serving the office of the fire chief since 2010.

West Region Wildfire Task Force 1

On May 16th, 2018, the West Region Wildfire Task Force 1 was formed by the following Fire Protection Districts: Hotchkiss, Gunnison, Montrose, and Telluride. The concept of the Task Force is that the participating districts have access to the other mutual aid district resources in the event of a wildfire. This collaborative effort helps provide the district in need of additional resources in the initial critical hours of a wildfire incident.

San Miguel County Road and Bridge

A mutual aid agreement through San Miguel County can make the county's heavy equipment available for emergency response. The San Miguel County Road and Bridge Department maintains large pieces of equipment that could be utilized in the event of a wildfire. They also can help provide communication to residents during emergency events.

Uncompahgre National Forest

The Uncompahgre National Forest staffs seasonal engines that are available for fire suppression efforts on incidents that may threaten the Ski Ranches Community. United States Forest Service services may be available to provide structure protection, but they will not risk the life of their firefighters to do so.

Colorado Division of Fire Prevention and Control

The Colorado Division of Fire Prevention and Control (DFPC) has five wildland firefighting suppression modules in Colorado. The closest state resource to the Ski Ranches Community

is in Delores, CO. In addition, the DFPC staffs six engines throughout the state. The Colorado Division of Fire Prevention and Control also has numerous aircraft available to assist on incidents as requested. The state staffs two Multi-Mission Aircraft that can be utilized for fire detection, surveillance, and support; two Single Engine Air Tankers; and two Type II Helicopters with Helitack Crews.

Ski Ranches Water Resources

The Ski Ranches Community is connected to the municipal water supply of the Town of Mountain Village. The community has water hydrants placed strategically throughout with varying water pressures. Fire resources can also utilize the West Meadows Ponds and Alta Lakes for suppression activities.

San Miguel Power Association (SMPA)

SMPA serves power to the Telluride / Mountain Village region and has an operations facility near Society Turn. All the power infrastructure within the Ski Ranches community is underground with raised pedestals. Compared to the more common overhead configuration, this design greatly reduces the risk of wildfire. For additional protection, SMPA's wildfire mitigation plan calls for system setting changes based on wildfire risk throughout the season. SMPA personnel may also be available to assist with fire mitigation and/or evacuation, should the need arise.

All field vehicles carry emergency wildfire response equipment during the fire season, as well as other first aid/first responder tools. To facilitate safe and speedy power restoration should an outage situation occur, SMPA aims to keep vegetation cleared from above-ground SMPA equipment. Finally, over the past several years, SMPA has partnered with The Town of Mountain Village's water line project to replace older underground cable within the subdivision, therefore improving power reliability to the area.

Communications

One of the biggest challenges facing the Ski Ranches Community is the lack of adequate modes of communication. Cell phone coverage is intermittent and often non-existent when cell towers have a lot of demand, for example during festivals in the Telluride community. Additional cell tower installations, on Specie Mesa or Grey Head, are being discussed but there are no concrete plans for this yet. Some residents have landline telephones, but not all. Residents are also encouraged to sign up for San Miguel County's reverse 911 Emergency Alert system, but it may not be the most reliable way to notify residents. As of 2022 San Miguel County uses CodeRed for its reverse 911 but is transitioning to Genesis in 2023. All residents should ensure their information is updated when the transition occurs. In the event of a wildfire, or any other emergency, emergency notification will likely occur with door-to-door communication. Some members of the Ski Ranches Community are aware of these challenges, but the overall community would benefit from becoming fully aware of this situation.

Wildfire Risk Reduction Recommendations

The recommendations listed below have been identified to reduce the wildfire risk of residents within the Ski Ranches Community. They are numbered for simplicity, but the numbering is not indicative of prioritization. Many of the recommendations will need to be developed further and the West Region Wildfire Council recognizes that additional conversations and meetings with project partners and leadership from the Ski Ranches Homeowners Association will need to take place. A summary table of all the recommendations are listed in Appendix 7- Table of Wildfire Risk Reduction Recommendations. The summary table includes the reasons for the recommendation, the action to date, the key action needed for next steps, and funding considerations. More in-depth background information about each recommendation is provided below.

Recommendation #1- Complete Structure-Specific Site Visits for Each Residence in the Ski Ranches Community

This recommendation suggests that every home within the Ski Ranches Community is assessed for wildfire risk. Residents can request a Site Visit from the West Region Wildfire Council to identify wildfire risk to the individual structure. These one-hour Site Visits build off information collected during the Rapid Risk Assessments which were completed by the WRWC in 2022. The intention of the Rapid Risk Assessment is to assess a site for thirteen parameters and to do so quickly for an entire community. Results from Ski Ranches' Rapid Risk Assessment are included below in Appendix 2.

As a follow up to the Rapid Risk Assessment, WRWC has found that wildfire risk reduction is best addressed on an individual basis when a more in-depth Site Visit is completed with a homeowner and a wildfire mitigation specialist. The one-on-one interaction with the homeowner, (Figure 5), paired with specifics relating to the residents' structure and surrounding landscape, provide the best outcomes for wildfire mitigation. During a site visit, wildfire mitigation specialists focus on identifying and addressing Home Hardening, Home Ignition Zones and creating Defensible Space.



Figure 5

Home Hardening

The three factors that cause a home to ignite during a wildfire are direct contact to flames or embers (conductive heat), radiant heat, and convective heat including embers (Figure 6).

Heat Transfer & Wildfire Behavior

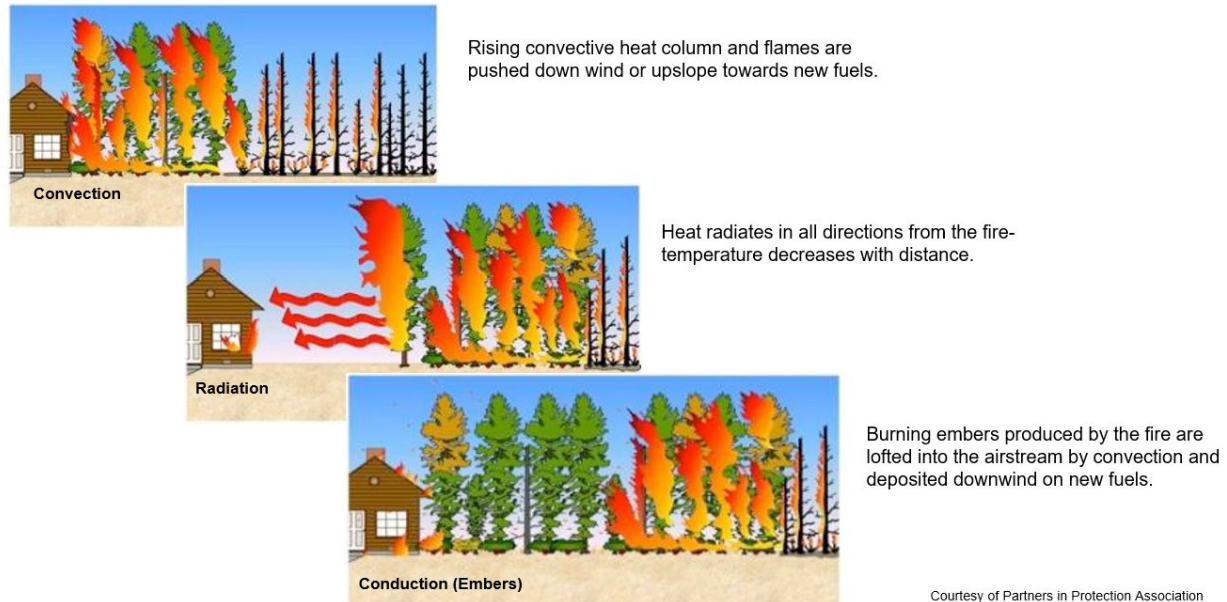


Figure 6

By maintaining a defensible space around a structure, ignition because of direct flame contact, radiant or convective heat is greatly reduced. As well as encouraging all Ski Ranches residents to maintain a defensible space around their homes, it is also recommended that all landowners take some steps to harden their structure itself (Figure 7). By hardening their structure, a homeowner can mitigate the risk of a home ignition because of flying embers or radiant heat.

The areas of a house that are most vulnerable to ignition are the roof, siding, any decking, and any vents. It is recommended that roofs are constructed out of Class A non-combustible material, and that all flammable debris (leaves, needles, etc.) is cleared from the roof and gutters. Homes constructed with wood or vinyl siding are at a higher risk to combustion than homes constructed with heavy log timbers or fire-resistant siding (i.e., metal, brick, stone, stucco, fiber cement board). Homes constructed with wood or vinyl siding can be hardened by retrofitting with fire resistant materials. Metal flashing installed at the base of the home will shield combustible siding from radiant heat generated from a surface fire and protect from ember accumulation at the bases of walls. It is recommended that decking surfaces are not constructed with wood except for large structural components, that no vegetation grows underneath, no combustible materials are stored

under any deck, that any exposed combustible structural elements of the deck are protected including covering the tops of joists and wrapping the bases of combustible columns with a fire-resistant material, and enclosing the deck if it is closer than four feet from the ground to prevent ember build up. If departing the home for an extended period or if a fire is in the area, it is recommended that all combustible furniture or decor is removed from the deck, either by storing inside the home or moving at least 30 feet from the structure. Finally, to prevent embers from entering a home through vents it is recommended that a 1/8" metal screen is used to cover any gable, roof, attic, or soffit vents.

As of October 31st, 2022, WRWC has completed 33 Site Visits with residents of the Ski Ranches Community, and additional Site Visits are planned for 2023. These initial site visits highlighted some key issues residents face with regards to the Home Ignition Zone and home hardening.

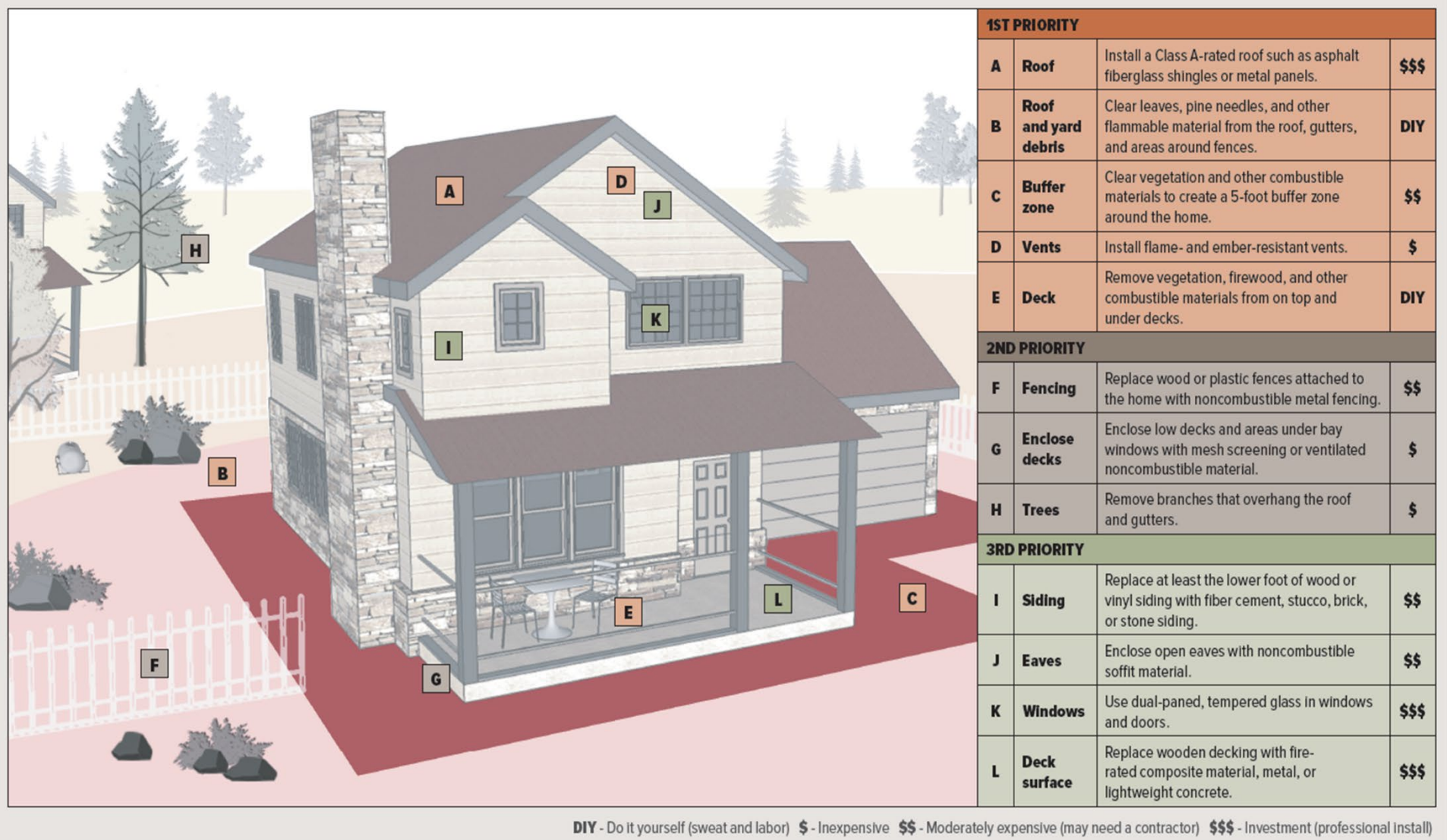


Image: Community Planning Assistance for Wildfire

Figure 7

Recommendation #2- Design and Implement Defensible Space Around Individual Houses

It is encouraged that all landowners implement and maintain a defensible space around their home. Defensible space is the area around a home or other structure where fuels and vegetation are treated, cleared, or reduced to slow the spread of wildfire and remove hazards for responders. Defensible space provides room for firefighters to suppress wildland fire safely and effectively. Creating defensible space also reduces the chance of a structure fire spreading to neighboring homes or the surrounding forest. Defensible space typically consists of three 'zones' extending out from a structure. Zone 1 of the defensible space extends from the structure out to five feet, Zone 2 extends from Zone 1 out to thirty feet from the structure, and Zone 3 goes from thirty feet out to one hundred feet or the property boundary (Figure 8). Hazardous trees, or snags, should be removed from all zones. Additional defensible space can be established beyond one hundred feet to further decrease risk and may be recommended depending on the home's position in relation to slopes and vegetation types.

Defensible Space

Zone 1 (0-5 feet) is the area that requires maximum fuel reduction and extends from the structure and any attachments to the structure including decks and support pillars. It should contain *NO* combustible material. Flammables within the home ignition zone are vulnerable to ignition by a passing flame front, creeping surface fire or embers. If these materials become involved, they pose an immediate threat to a structure. It is not recommended that flammable material such as firewood, gas containers and propane tanks be stored in this area and are instead stored a minimum distance of thirty feet away from the home. Ongoing maintenance of this zone is important including raking needles and organic debris away from the structure, clearing debris from gutters, and removing any slash or woody debris. An ideal Zone 1 is a fire-resistant barrier that buffers the home from wildland fuels. This can be designed using rock, gravel, brick, flagstone, concrete, or other fire-resistant materials.

Zone 2 (5-30 feet) is an area of fuels reduction designed to diminish the intensity of a fire approaching a home. Treatments in this zone are designed to break up continuous fuels surrounding a structure. Remove stressed, diseased, dead, or dying trees and shrubs in this zone. Trees should be thinned to allow adequate spacing between crowns, and the spacing is dependent on tree type. Remaining trees should be pruned to remove ladder fuels which will prevent a ground fire from climbing into the crown and torching the tree. All grasses should be irrigated and mowed to a height of six inches or less. Ensure there are no continuous runs of horizontal fuels longer than fifteen feet. Do not store firewood in this zone.

Zone 3 (30-100 feet) provides a gradual transition from Zone 2 to the surrounding forest. In this zone very dense pockets of vegetation can be thinned, but small groupings of trees

can remain if there is crown spacing between them and other groupings. As in Zone 2 consider mitigating the hazards associated with ladder fuels. A forest with a taller canopy reduces the chance of a surface fire climbing into the tops of the trees. Treatments in Zone 3 also provide an opportunity to improve the health and resiliency of the stand. Stands in this zone can be actively managed to protect water quality, improve wildlife habitat, boost the health and growth rates of trees within the stand, address any forest insects or diseases, and increase a tree's survivability during a wildfire.

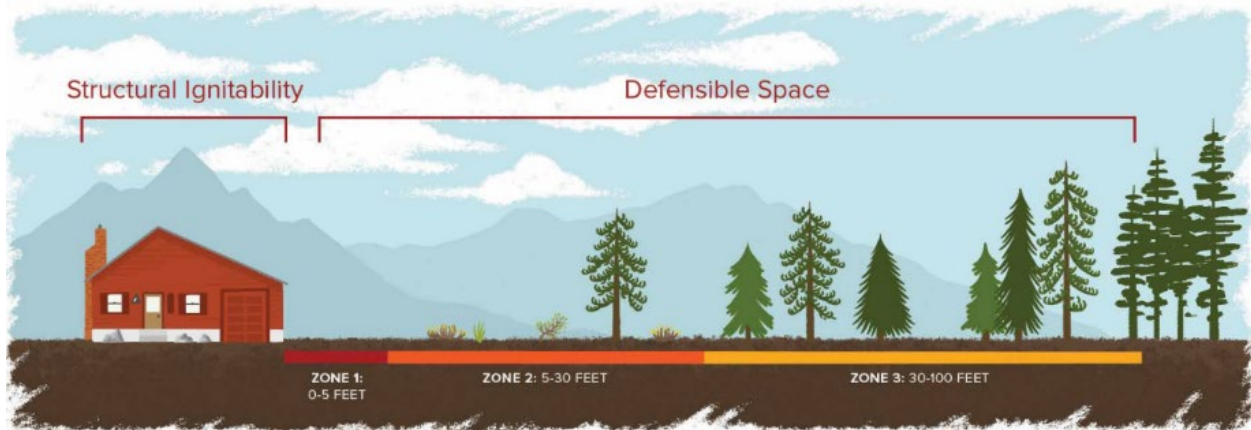


Illustration: Bonnie Palmatory, Colorado State University

Figure 8

Recommendation #3- Design and Implement Hazardous Fuels Reduction on Ski Ranches Land and United States Forest Service Land

Hazardous fuels reduction beyond Zone 3 of defensible space projects can strategically link treatment areas together which can affect wildfire behavior, increase forest resiliency, and reduce risk. Forest management and tree cutting can help return forest stocking levels to historic conditions so wildfire events in the area are not stand-replacing events in the spruce/fir forest type, which will help reduce potential post-fire sedimentation into adjacent waterways. In addition, larger landscape fuels reduction efforts will aid suppression crews by increasing safety and improving firefighting operations.

Hazardous fuels reduction projects can include linked defensible space, roadside thinning, protection of critical infrastructure (such as power lines), and fuel breaks.

Linked defensible space work can incorporate multiple homes as well as TSRA open spaces. Once individual residents express an interest in creating defensible space work around their house (through Site Visits, Recommendation #1), WRWC can collaborate with them to expand these defensible space areas, as applicable.

Fuels reduction is also recommended for areas along many roads in the Ski Ranches Community. Several roads within the Ski Ranches Community were constructed in dense fuels and traverse steep slopes. In the event of a wildfire, extreme fire behavior may be

experienced along the roads, preventing firefighter access and emergency evacuation efforts. Mitigating hazardous roadside fuels, by breaking up the connectivity of tree crowns within fifty feet (50') of the centerline of roads within the community, will improve community egress and emergency ingress. Additionally, any mitigation along roadways will function as a fuel break within the community, affecting the rate of spread of a potential wildfire. Grasses within fifteen feet (15') of the road edges should be trimmed to a height of six inches (6") to lessen the heat from a fire. WRWC can work with partners to help identify areas where fuels reductions are needed. These identified areas will be targeted for roadside thinning.

There are also many hazardous trees present along the roadways and in common spaces. These trees are susceptible to the volatile conditions present during a wildland fire and can fall causing injury to residents or responders and potentially blocking ingress and egress.

In addition to working on private land, it is recommended that the Ski Ranches Community work collaboratively with the Uncompahgre National Forest to create a fuel break on the southeast side of the community. The West Region Wildfire Council can work with partners to identify the best location for a fuel break and how best to design and implement the project. This fuel break would be designed to reduce the severity, intensity, and duration of a wildfire burning towards the Ski Ranches Community from USFS land.

Recommendation #4- Improve Addressing and Signposts

Addressing and signage are important during wildfire incidents for evacuations and emergency response. All addresses and road signs should be fire-resistant and highly visible. Addressing and signposts that are designed with combustible elements are susceptible to fire. Signposts within TSKRA are composed of wood, can be difficult to read and do not meet the recommendations. Signposts that are not visible and surrounded by vegetation can fail during a fire (Figure 9). To assist first responders in the event of an emergency, protect ingress and egress, and help evacuations it is recommended that all homeowners install physical address numbering that meets the following standard: three-inch-high numerals, visible from the road, reflective, made from fire-resistant materials and mounted on a fire-resistant post. Signposts should be highly visible, reflective, constructed out of fire-resistant material, with lettering that is at least three inches high, and mounted on a fire-resistant post.

A county-wide effort was made to supply all residents with physical address signs that meet the specification above. Many houses within the Ski Ranches Community are displaying these signs, but some are not. Most address signs are mounted on trees or placed on combustible posts that can fail during a fire. Information about which homes do not meet the recommendation for addressing can be found in Appendix 2- Ski Ranches Rapid Risk Assessment.



Figure 9

Recommendation #5- Develop a Community Level Wildfire Preparedness and Emergency Response Plan

The Ski Ranches Community faces several challenges with preparing for and responding to emergency events including modes of communication, lack of knowledge of evacuation routes and locations, and preparing personal emergency kits. A concise plan (1-3 pages) could be developed to effectively identify and communicate these challenges to residents of Ski Ranches. San Miguel County has published a “Resident Evacuation Guide” that could be updated and modified to be specific to the Ski Ranches Community.

The San Miguel OEM would be an ideal partner to develop a Wildfire Preparedness and Emergency Response plan specifically for Ski Ranches. Leadership within the community, from the Ski Ranches Homeowners Association. The information could also be incorporated as part of a Community Wildfire Information Forum, outlined below in Recommendation #6.

Often during an emergency, it can be difficult to remember key information. There are also many visitors who come to the to the Ski Ranches Community who are unfamiliar with the area. Creating a brochure that provides more information such as evacuation routes can be created and distributed to residents or vacation rental property managers.

An example of an evacuation brochure for a community can be found in Appendix 3- Log Hill Mesa Residents Evacuation Guide.

Recommendation #6- Hold a Community Wildfire Information Forum

A Community Wildfire Information Forum would engage residents and provide information about the recommendations included in this document as well as provide general wildfire education to the Ski Ranches Community. The annual Ski Ranches Homeowners Association annual meeting may be a perfect opportunity to include a wildfire information forum. In addition to reporting the findings of this document, the information forum could include information about the following: home hardening and defensible space using a home within the community as an example, misconceptions about wildfires and wildfire behavior, highlighting previously completed defensible space projects in similar communities, and emergency preparedness.

Recommendation #7- Review of Community Governing Documents

A review of the Conduct Regulations and Guidelines, Design and Review Committee Regulations, and the Wildfire Plan was conducted as part of the Community Assessment. An update to the language within these documents is recommended to reflect wildfire mitigation best practices, support fire-resistant construction, and educate residents about their resources. Copies of the documents with recommendations can be found under

Appendix 4- Conduct and Regulations Guidelines, Appendix 5- Design and Review Committee Regulations, and Appendix 6- Wildfire Mitigation Plan.

Conclusion

The Telluride Ski Ranches Association Community Assessment is an educational document intended to help homeowners and the community understand their wildfire risk and provide them with recommendations that can be completed to help mitigate that risk. The West Region Wildfire Council and partners are hopeful that by providing this document, homeowners and the community will take a personal and proactive role in actively mitigating the wildfire risk of their homes and properties in preparing for wildfire.

Additional Information

West Region Wildfire Council

The West Region Wildfire Council (WRWC) promotes community wildfire adaptation throughout Delta, Gunnison, Hinsdale, Montrose, Ouray, and San Miguel Counties. As a collaborative regional focal point for wildfire related information, the West Region Wildfire Council:

EDUCATES homeowners about wildfire risk and promotes activities that help communities and homeowners become more fire adept

PROMOTES wildfire risk reduction through community preparedness and planning.

PROVIDES funding to assist landowners with hazardous fuels reduction projects and defensible space.

SUPPORTS cooperators efforts to collaboratively achieve common wildfire related objectives.

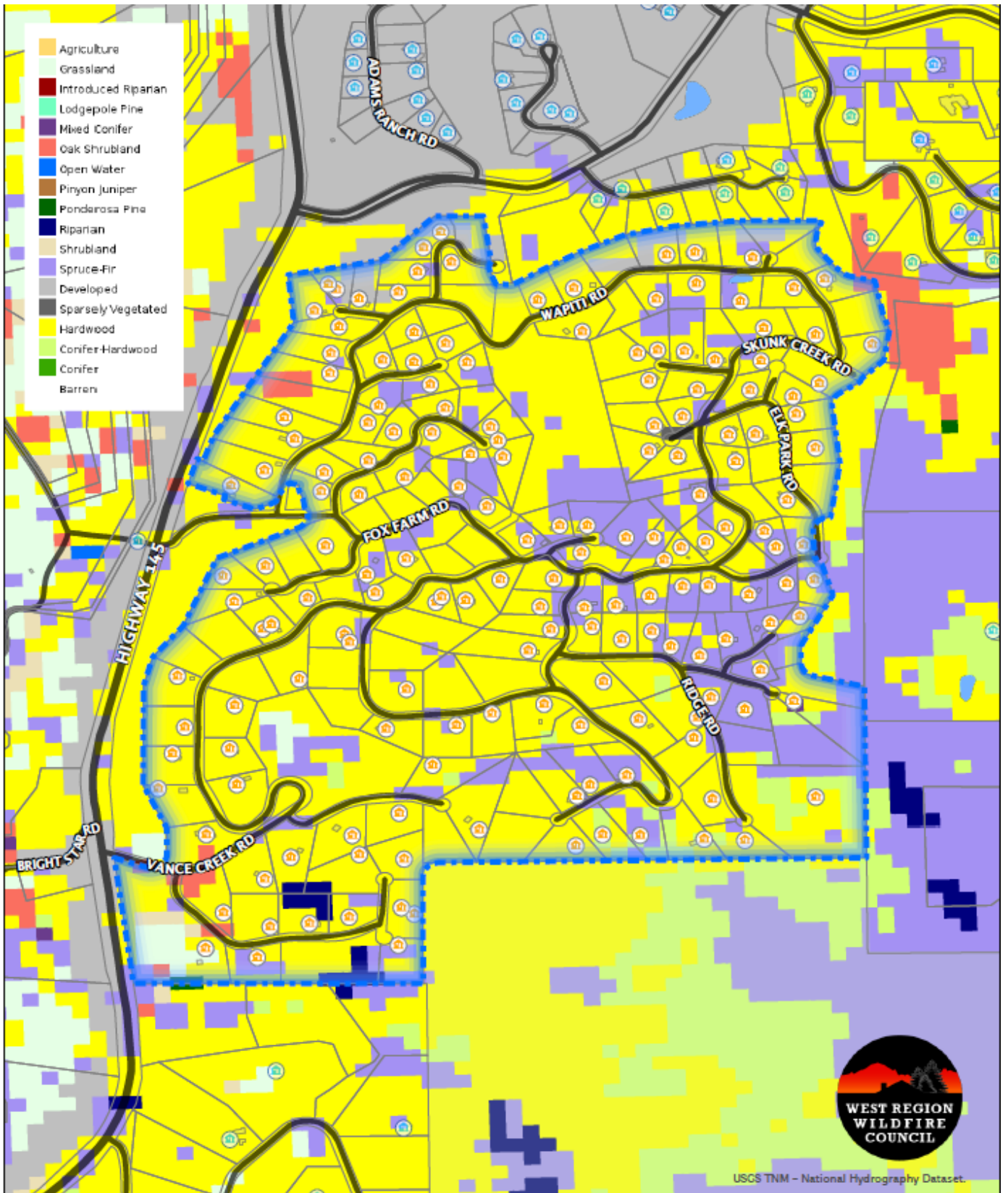
WRWC members include private citizens, local, county, state, and federal agencies with an interest in, and a commitment to addressing wildfire risk across the region. The WRWC provides communities with education about wildfire risk, assists with the development of wildfire planning initiatives and encourages homeowner risk reduction actions through implementing strategic fuels reduction projects and the creation of defensible space.

The West Region Wildfire Council offers a reimbursement-based Cost-Share Program to private landowners who are interested in implementing defensible space or completing fuels reduction projects to mitigate wildfire. If you are interested, please visit COWildfire.org and request a Site Visit or email Info@CoWildfire.org.

FireWise Communities/ USA

FireWise Communities/ USA recognition program is a great way for communities to be actively engaged in promoting wildfire risk reduction and education. The completion of this Community Wildfire Assessment qualifies the Ski Ranches Community to become a nationally recognized Firewise Community. With the drafting of this assessment the next steps necessary for the Ski Ranches Community to gain Firewise Recognition are to sponsor a Firewise Board, invest \$27.20 per-capita annually towards wildfire mitigation within the community, observing an annual Firewise Community Day, and applying to FireWise Communities. A Ski Ranches Firewise Board would be responsible for utilizing the information from this document to complete and enhance mitigation efforts within the community, expenses towards wildfire mitigation and in-kind volunteer time count towards the community's per-capita investment. For more information or to submit a Firewise application, please visit: www.Firewise.org.

Appendix 1- Ski Ranches Vegetation Cover Map



Appendix 2- Ski Ranches Rapid Risk Assessment

The parcel specific wildfire risk analysis is based on research by Jack Cohen at the Fire Science Lab in Missoula, Montana and research from the Institute for Business and Home Safety (IBHS) on a home's survivability during a wildfire event.

The wildfire risk analysis used in the Ski Ranches Parcel Level Wildfire Risk Assessment takes advantage of the science used to understand the factors contributing to home ignition during wildfires and adds additional, locally specific components that influence home survivability. The wildfire risk analysis provides a baseline understanding of wildfire risk of the Ski Ranches community.

The purpose of the parcel-specific wildfire risk assessment is to give each individual homeowner an educational tool to help them be better prepared in the event of a wildfire. The results of the parcel-specific assessment provide a visual depiction of the risk ratings and give each homeowner a list of specific recommendations to implement to reduce their wildfire risk. All primary homes were assessed for wildfire risk in 2022. Only primary residential structures were given consideration; outbuildings were not included in the wildfire risk assessment.

Wildfire Risk Assessment Elements

All homes in the Ski Ranches Community were reviewed using the following criteria:

- **Addressing:** Having correct, visible and reflective addressing is a crucial component to any type of emergency response effort. Smokey environments during a wildfire event reduce visibility. Reflective, contrasting addressing is much easier to see in such conditions.
- **Ingress/ Egress:** Knowing primary and secondary ingress/ egress routes is crucial for successful evacuation. Having more than one way in and out of your neighborhood reduces the risk of becoming trapped by a fast-moving wildfire. Furthermore, fire department knowledge of residential areas where there is only one point of access is a helpful tool in pre-planning for evacuation, suppression operations and firefighter safety.
- **Driveway Clearance:** It is important for firefighters to know that they can safely get apparatus in and out of a home's driveway. Driveway clearance analysis is a combination of approximate shoulder to shoulder measurement as well as the distance between overhanging vegetation or obstructions and the driveway.
- **Driveway Length:** A longer driveway will increase the risk to firefighters. A long driveway that does not have an adequate turn around point for fire apparatus can impact responder's abilities.
- **Dangerous Topography:** These are areas where wildfires can move quickly and increase in intensity. Steep chimneys and cliff edges are two examples of dangerous

topography. A home's location relative to dangerous topography can largely affect its survivability during a wildfire event. Dangerous topography can have severe impacts on fire behavior over a given landscape.

- **Slope:** The slope category characterizes the *average overall* slope across the parcel where a home is situated. Homes situated on the steepest **slopes** (Greater than 45%) are exposed to higher wildfire risk.
- **Adjacent Fuels:** The fuel type and density directly surrounding a home can affect the fire behavior in the area. This category focuses on the fuel on the land surrounding the property, whereas *Defensible Space* focuses on the fuel on the property. Given varying weather conditions, grassy open meadows tend to be conducive to fast moving, yet low intensity fire behavior, whereas fire in heavily forested environments can be much more intense.
- **Defensible Space:** Defensible space is “an area around a structure where fuels and vegetation are treated, cleared or reduced to slow the spread of wildfire towards the structure.” Having defensible space is one of the “primary determinants of the home’s ability to survive a wildfire” (CSFS Creating Wildfire-Defensible Zones: Fire-12). Whether or not a home has adequate defensible space is a factor that wildland firefighters take into consideration when deciding where to stage resources. It is also important to remember that during a large wildfire event, resources are often limited. Having defensible space can increase the survivability of a home without firefighter intervention.
- **Other Combustibles:** Firewood piles, patio or deck furniture, propane tanks and other combustibles near a structure can be factors that compromise a home’s resistance to wildfire. These materials are often found stacked under elevated decks which can cause the deck to ignite and compromise the structure.
- **Roofing Material:** A home’s roofing material has been proven to be a primary factor in a home’s survivability during wildfire events. Class A, non-combustible roof construction increases a home’s survivability, whereas wood shake shingle roofing material increases a home’s wildfire risk drastically.
- **Siding Material:** Whether a home’s siding is made of combustible material, or a fire-resistant material also affects survivability. Vinyl/ wood siding is more likely to fail or ignite than a heavy log, stucco, or composite siding material.
- **Decks and Fences:** Decking and fencing material have proven to add potential vulnerability to a home’s resistance to wildfire. Combustible fencing attached to a structure can become the conduit for a home to ignite. A well-maintained wood deck can be more fire resistant than an unmaintained and dry deck.
- **Proximity to Adjacent Homes:** Home to home ignitions (i.e., conflagration) are a significant factor in the spread of fire through more densely built environments. Homes and structures are generally built with combustible materials and contain

gutters, porches, and vulnerable locations where embers can get trapped and combust.

*NOTE: It is important to consider vulnerability points of the structure. When the wildfire risk assessment was completed, homes were assessed for their 'weakest' point. If a home's siding had both fire-resistant material as well as wood siding, the home was considered to have 'wood siding' since the wood siding is a component that increases the home's risk to damage or loss from a wildfire.

Scoring

Each criterion in the wildfire risk assessment has an attached 'score' that corresponds directly with the elements' potential to compromise a structure during a wildfire event. In other words, elements that make a structure significantly more vulnerable to wildfire are given more weight when considering the wildfire risk. Roofing material and defensible space are the two most significant survey criteria and therefore carry the heaviest weight. The following pages show the wildfire risk analysis scoring sheet that was completed for each structure within the community.

Category	Observed Condition	Score
Address Posting	Posted, visible, and fire-resistant	0
	Address sign is visible, but does not meet all standards	5
	Not posted or visible from the primary road	10
Ingress/Egress	Two or more roads in/out	0
	No, one road in/out	10
	Unknown - not observed	11
Driveway Clearance	Driveway clearance is at least 13.5' high and 20' wide	0
	Meets one, but not both, standards (height or width)	5
	Does not meet either standard (height and width)	10
	Unknown - not observed	11
Driveway Length	Less than 150' long	0
	150' or more with "adequate" turnaround	5
	150' or more without "adequate" turnaround	10
	Unknown - not observed	11
Distance to Dangerous Topography	More than 150'	0
	50' - 150'	25
	Less than 50'	50
	Unknown - not observed	51
Slope	Gentle - Less than 20%	0
	Moderate - Between 20% and 45%	10
	Steep - Greater than 45%	20
	Unknown - not observed	21

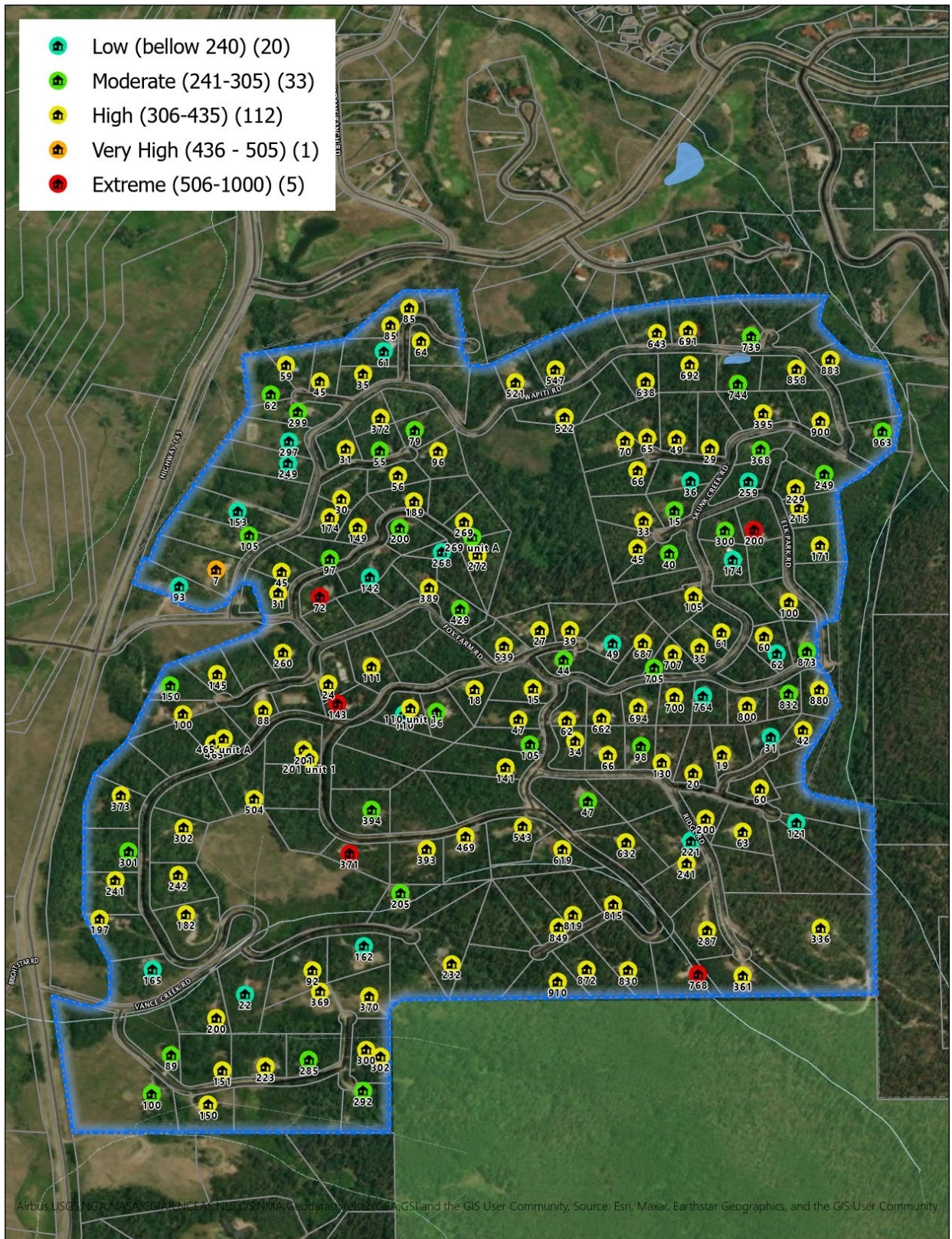
Category	Observed Condition	Score
Adjacent fuels	Light: Predominately grasses or herbaceous plants. Woody fuels, if existing, are sparse and highly isolated.	10
	Moderate: Well-spaced and isolated trees and shrubs mixed with grasses and herbaceous plants. Isolated is defined as a greater than 10-foot (>10') average spacing between edges of crowns (outer most branches of a tree/shrub).	20
	Heavy: Trees and shrubs are the predominant cover type and are dense in nature. Dense is defined as less than 10-foot (<10') average spacing between edges of crowns (outer most branches of tree/shrub).	40
	Unknown - not observed	41
Defensible Space	More than 100'	0
	30' - 100'	50
	5' - 29'	75
	Less than 5'	100
	Unknown - not observed	101
Other combustibles	More than 30' or no combustible items	0
	5' - 30'	40
	Less than 5'	80
	Unknown - not observed	81
Roofing materials	Tile, metal, or asphalt shingles	0
	Wood (shake shingles)	300
	Unknown - not observed	301

Category	Observed Condition	Score
Building Exterior	Stucco, cement, brick, stone, or other noncombustible siding	0
	Log or heavy timbers	35
	Wood or vinyl siding	70
	Unknown - not observed	71
Combustible Attachments	No	0
	Yes (Balcony, deck, fence, etc.)	100
	Unknown - not observed	101
Proximity to Other Homes	More than 100'	0
	30' - 100'	50
	10' - 29' away	100
	Less than 10'	200
	Unknown - not observed	201

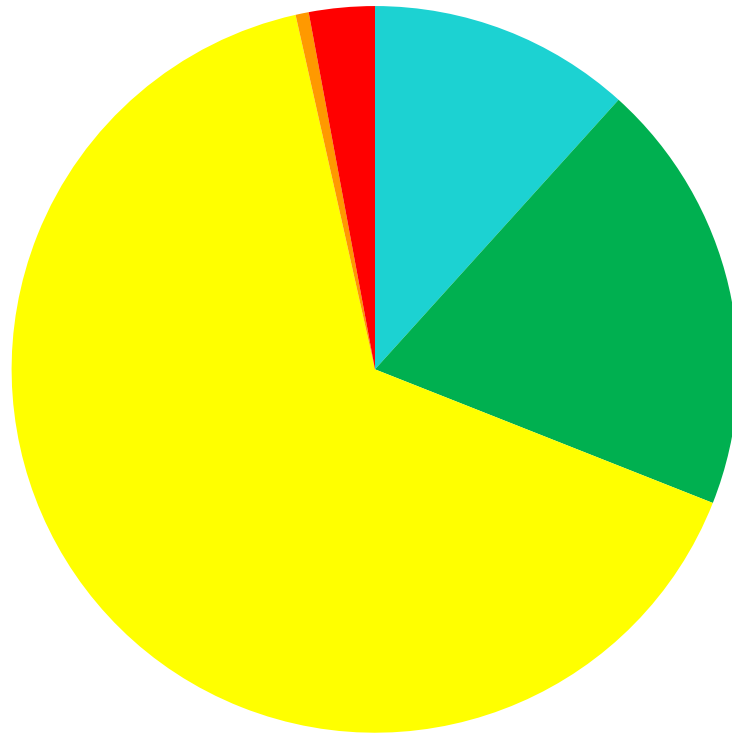
Overall Total Rating	Minimum Score	Maximum Score
Low	20	240
Moderate	241	305
High	306	435
Very high	436	505
Extreme	506	1000

Wildfire Risk Analysis Results

171 primary structures were assessed in the Ski Ranches community. The results of the wildfire risk analysis found that **20** homes were given a **Low** wildfire risk rating, **33** homes were assessed to have a **Moderate** risk rating, **112** homes were assessed to have a **High** risk rating, **1** home had a **Very High** risk rating and **5** homes were assessed to have an **Extreme** risk to wildfire.



Wildfire Risk



■ Low ■ Moderate ■ High ■ Very High ■ Extreme

Low	20
Moderate	33
High	112
Very High	1
Extreme	5

Relative Risk

The wildfire risk analysis results are a demonstration of relative risk; meaning that the risk ratings are based on the level of risk within the Ski Ranches Community and not an absolute risk rating. These risk ratings do not reflect or inform insurance rates or policies. Each insurance provider utilizes their own underwriting guidelines. An 'EXTREME' rating versus a 'LOW' rating is not an absolute indicator of whether a home will burn or survive in a wildfire event. Factors such as response, weather, etc. will influence a specific home's outcome during a wildfire. The risk ratings and subsequent risk reduction recommendations are intended to provide educational information to the Ski Ranches Community to help better prepare for a wildfire event.

To see your parcel specific wildfire risk analysis results please refer to your parcel specific URL by going to www.cowildfire.org/myhome and entering your ID. The ID for your property can be obtained from the West Region Wildfire Council by calling (970) 615-7300. Additional parcel specific wildfire risk information is attached to the [appendix](#) of this document. Wildfire risk analysis results are listed in alphabetical order by street name.

Table 1. Rapid Wildfire Risk Assessment for the Telluride Ski Ranches Association- 2022

Street Address	Address	Ingress/Egress	Driveway Clearance	Driveway Length	Distance to Dangerous Topography	Slope	Adjacent Fuels	Defensible Space	Roofing Materials	Siding	Combustible Attachments	Proximity to adjacent homes	Distance to Other Combustibles	Wildfire Risk
100 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	Less than 5ft	High
150 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Stucco, cement, brick, stone, or other noncombustible siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
93 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	More than 100ft	Tile, metal, or asphalt shingles	Stucco, cement, brick, stone, or other noncombustible siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	Low
260 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more without "adequate" turnaround	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
24 SUNSET CR	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more without "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
88 SUNSET CIR	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Stucco, cement, brick, stone, or other noncombustible siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	Less than 5ft	High
145 SUNSET CIR	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
72 DEER PARK LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Wood (shake shingles)	Wood or vinyl siding	None	More than 100ft	5ft - 30ft	Extreme
142 DEER PARK LN	No visible address	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	None	More than 100ft	More than 30ft or no combustible items	Low
200 DEER PARK LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
268 DEER PARK LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	None	More than 100ft	More than 30ft or no combustible items	Low
272 DEER PARK LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	Less than 5ft	High
269A DEER PARK LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
269A DEER PARK LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
189 DEER PARK LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
149 DEER PARK LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more without "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
97 DEER PARK LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Stucco, cement, brick, stone, or other noncombustible siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
45 DEER PARK LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
31 DEER PARK LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High

Street Address	Address	Ingress/Egress	Driveway Clearance	Driveway Length	Distance to Dangerous Topography	Slope	Adjacent Fuels	Defensible Space	Roofing Materials	Siding	Combustible Attachments	Proximity to adjacent homes	Distance to Other Combustibles	Wildfire Risk
880 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
873 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
100 ELK PARK RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
171 ELK PARK RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
200 ELK PARK RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Wood (shake shingles)	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Extreme
215 ELK PARK RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
229 ELK PARK RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
249 ELK PARK RD	Partially meets standards	Two or more roads available	Meets one, but not both, standards (height or width)	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
259 ELK PARK RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Stucco, cement, brick, stone, or other noncombustible siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Low
705 and 707 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
700 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
705 and 707 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
694 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
687 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
662 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
15 HIGH NOON LANE	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
47 HIGH NOON LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
62 HIGH NOON LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
105 HIGH NOON LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate

Street Address	Address	Ingress/Egress	Driveway Clearance	Driveway Length	Distance to Dangerous Topography	Slope	Adjacent Fuels	Defensible Space	Roofing Materials	Siding	Combustible Attachments	Proximity to adjacent homes	Distance to Other Combustibles	Wildfire Risk
141 HIGH NOON LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	Less than 5ft	High
34 RIDGE RD	Meets all standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more without "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	<Null>	More than 30ft or no combustible items	High
47 RIDGE RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
66 RIDGE RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
98 RIDGE RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
130 RIDGE RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
221 RIDGE RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	None	More than 100ft	More than 30ft or no combustible items	Low
241 RIDGE RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
287 RIDGE RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
361 RIDGE RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
336 RIDGE RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
63 SUNRISE CIR	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
200 RIDGE RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
20 SUNRISE CIR	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
60 SUNRISE CIR	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	Less than 5ft	High
121 SUNRISE CIR	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Stucco, cement, brick, stone, or other noncombustible siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Low
19 PROMONTORY LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
31 PROMONTORY LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Stucco, cement, brick, stone, or other noncombustible siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Low
42 PROMONTORY LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	Less than 5ft	High

Street Address	Address	Ingress/Egress	Driveway Clearance	Driveway Length	Distance to Dangerous Topography	Slope	Adjacent Fuels	Defensible Space	Roofing Materials	Siding	Combustible Attachments	Proximity to adjacent homes	Distance to Other Combustibles	Wildfire Risk
543 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
619 SADDLE HORN LANE	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
632 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more without "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	Less than 5ft	High
768 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Wood (shake shingles)	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	Extreme
815 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
819 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
849 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
872 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
910 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more without "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
830 SADDLE HORN LN	Partially meets standards	Two or more roads available	Meets one, but not both, standards (height or width)	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
469 SADDLE HORN LANE	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
393 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more without "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
394 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Stucco, cement, brick, stone, or other noncombustible siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
371 SADDLE HORN LN	No visible address	Two or more roads available	Meets one, but not both, standards (height or width)	150ft or more without "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Wood (shake shingles)	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	Less than 5ft	Extreme
201 and 201A SADDLE HORN LANE	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	30ft - 100ft	More than 30ft or no combustible items	High
201 and 201A SADDLE HORN LANE	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	30ft - 100ft	More than 30ft or no combustible items	High
110 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	None	More than 100ft	More than 30ft or no combustible items	Low
110 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Stucco, cement, brick, stone, or other noncombustible siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	Less than 5ft	High
56 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	Moderate

Street Address	Address	Ingress/Egress	Driveway Clearance	Driveway Length	Distance to Dangerous Topography	Slope	Adjacent Fuels	Defensible Space	Roofing Materials	Siding	Combustible Attachments	Proximity to adjacent homes	Distance to Other Combustibles	Wildfire Risk
18 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	<Null>	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
44 SPRUCE WAY	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
49 SPRUCE WAY	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	More than 100ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Low
39 SPRUCE WAY	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
27 SPRUCE WAY	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
539 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Moderate - Between 20% and 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
429 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
389 FOX FARM RD	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
111 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
143 SADDLE HORN LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Wood (shake shingles)	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	Extreme
504 QUAKEY LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
465 QUAKEY LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
465 QUAKEY LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
373 QUAKEY LANE	No visible address	Two or more roads available	Meets one, but not both, standards (height or width)	150ft or more without "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	5ft - 30ft	High
302 QUAKEY LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
301 QUAKEY LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	Less than 150ft long	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Log or heavy timbers	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	Moderate
242 QUAKEY LN	Partially meets standards	Two or more roads available	Meets one, but not both, standards (height or width)	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	5ft - 29ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High
241 QUAKEY LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	Less than 5ft	High
197 QUAKEY LN	Partially meets standards	Two or more roads available	Driveway clearance is at least 20ft wide and 13.5ft high	150ft or more with "adequate" turnaround	More than 150ft	Steep - Greater than 45%	Dense brush and/or dense trees (ex. continuous clusters of pinion-juniper and/or ponderosapine)	Less than 5ft	Tile, metal, or asphalt shingles	Wood or vinyl siding	Yes (Balcony, deck, fence, etc.)	More than 100ft	More than 30ft or no combustible items	High

Appendix 3- Log Hill Mesa Residents Evacuation Guide

EVACUATION PROCEDURES

IN THE EVENT OF A WILDFIRE, YOU SHOULD EVACUATE IMMEDIATELY IF YOU THINK YOU MAY BE IN DANGER. Once Authorities are in place and have determined that an official evacuation is or may be required, residents will be notified by some or all of the following means:

- Telephone: Recorded message to your wired phone and registered wireless phones. Register your cell phone at www.montrosecounty.net (Department Services - Emergency Preparedness)
- Radio: Emergency Alert System (EAS) stations, such as
 - ☆ KUBC (AM 580)
 - ☆ KKXX (FM 94.1 & FM 99.3)
 - ☆ NOAA Weather Radio
- Door to door contact by emergency/law enforcement personnel, IF RESOURCES ARE AVAILABLE

You will be told if this is an evacuation NOTICE or ORDER:

- **If an evacuation NOTICE:**
 - ☆ Assemble family members and pets and arrange for the evacuation of large animals
 - ☆ Notify neighbors, establish an out-of-area point of contact
 - ☆ Gather important items, including insurance information, important records, computer hard drive, prescriptions, eyeglasses, credit cards/cash, etc.
 - ☆ Shut off propane/natural gas, close windows and doors, lights on, attach garden hoses, DO NOT lock house
 - ☆ Point vehicle with most fuel towards escape route, keys in vehicle, doors unlocked
- **If an evacuation ORDER:**
 - ☆ Residents are ordered to leave immediately. There is no time to prepare. There is an imminent threat to life
 - ☆ Safely make your way out of the area using the pre-designated evacuation routes, or as directed by emergency personnel
 - ☆ Report to the Evacuation Center (the 4-H Event Center at the Ouray County Fairgrounds), and provide information about your status and contact information so that family & friends can be informed and you can be contacted about your property
 - ☆ After an area has been evacuated, it will remain closed until the threat has passed
 - ☆ A representative from the Incident Command Center will keep you informed at the Evacuation Center

IF YOU BECOME TRAPPED

In your home:

- Stay inside until the wildfire passes
- Close all windows, remove light/sheer curtains, close heavy curtains
- Keep all doors closed but unlocked
- Keep family together and remain calm
- Remember, if it gets hot inside your house, it will be much hotter outside

In your vehicle:

- Park away from vegetation
- Roll up windows
- Cover mouth with dry cloth to protect airway
- Cover yourself with a blanket or jacket
- Stay in the vehicle until the wildfire passes
- If the vehicle catches on fire, exit only after the wildfire passes

On foot:

- Find an area away from vegetation
- Lie face down
- Cover mouth with dry cloth to protect airway

After the wildfire passes:

- Check the roof and exterior of your home, extinguish all sparks and embers
- Check your attic and crawlspaces for hidden embers
- Check your property for burning wood piles, trees, fence posts, shrubs, etc.

RETURNING TO YOUR HOME

- Emergency & law enforcement personnel will decide when it is safe to return
- Information will be available at the Evacuation Center, at road blocks and through the media

Useful Information links on the Web:

- <http://www.csfs.colostate.edu>
(Colorado State Forest Service - wildfire mitigation)
- <http://www.nifc.gov>
(National Interagency Fire Center - current wildfire incidents)
- <http://www.weather.gov>
(NOAA Weather - current weather and fire conditions)



LOG HILL MESA RESIDENTS' EVACUATION GUIDE

LOG HILL MESA
FIRE PROTECTION DISTRICT
www.loghillfire.org
970.626.4095
June 2010

Have You Taken Steps
To Protect Your Home
From Wildfire?
www.firewise.org

SIGN UP FOR EMERGENCY TNS
WIRELESS PHONE ALERTS:
www.montrosecounty.net

06-2010 Ver. 1

EVACUATION ROUTES

- County Road 1 south via escarpment to CO 62 east to Ridgway
- County Road 1 north via Colona to US 550 south to Ridgway

Remember the Mesa only has 2 ways out and in – if evacuations are in progress do not block roads as emergency vehicles and fire equipment will be coming in

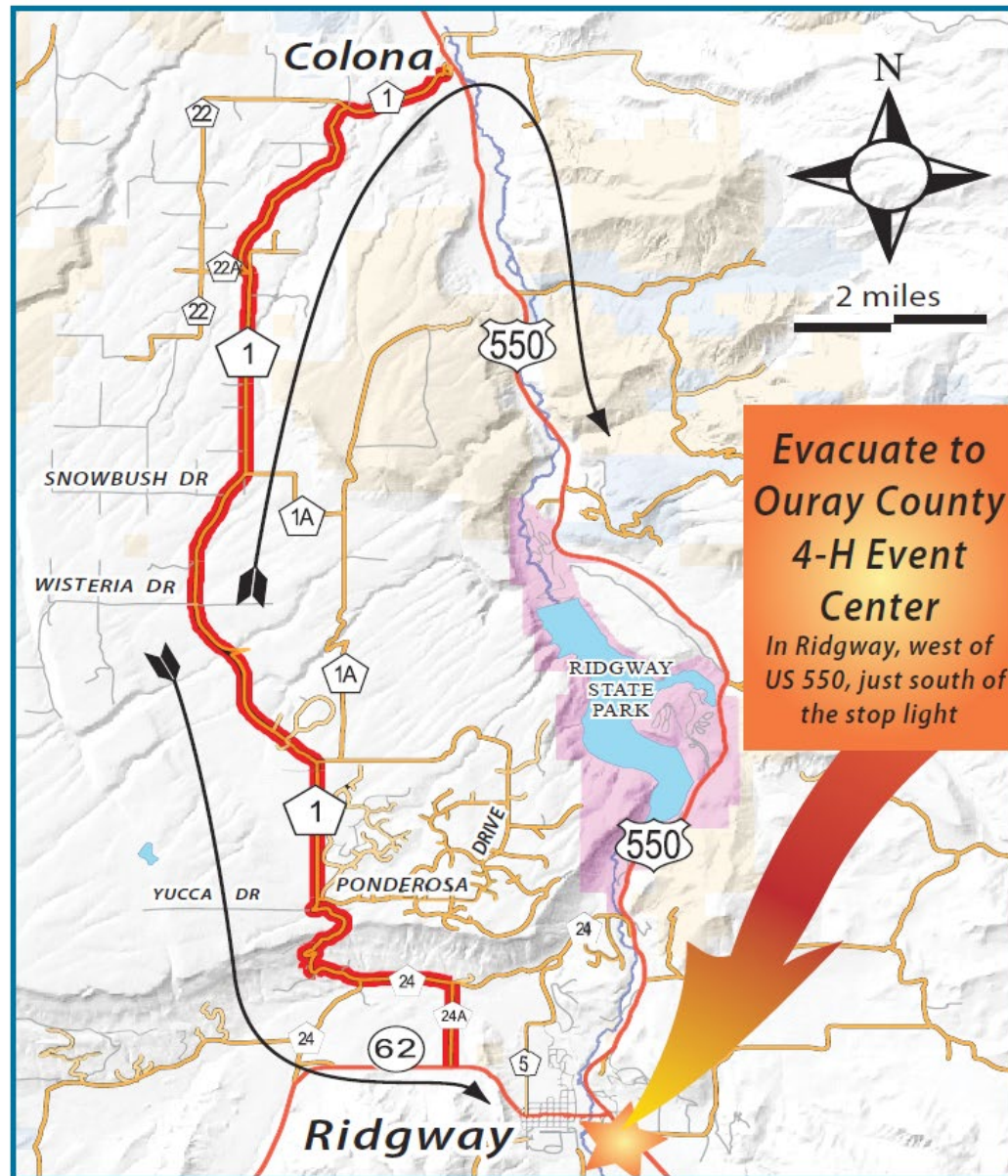
GO TO EVACUATION CENTER

Even if you do not require shelter, stop at the Evacuation Center enroute to your final destination and provide contact information so you can be reached regarding the status of your property and when you may return home. The Evacuation Center will also have volunteers to assist with temporary shelter for large animals (horses, etc.) and small animals (pets)

DRIVE WITH CAUTION

- Headlights on!
- In smoke, proceed slowly and stop if you can't see
- Watch out for emergency vehicles! Yield right of way!
- Roll up windows, turn on radio and tune EAS, keep doors unlocked

**KEEP CALM,
THINK CLEARLY,
ACT DECISIVELY**



Telluride Ski Ranches Association

CONDUCT REGULATIONS AND GUIDELINES

- **Based on Covenants in Article 5 of the Declaration** -
- **To Help Ensure Ski Ranches Good Neighbor**

Responsibilities –

Subsequent to allowing all members to provide comment and feedback after the proposed regulations were sent to all members via email along with a survey, these Regulations and Guidelines are adopted with appropriate modifications by the Board of Directors on this day of May 26, 2021.

Table of Contents

Introduction – Purposes & Origins

1. Use and Occupancy of All Lots / Home Occupancies
2. Property Maintenance Standards - Nothing Unsafe, Unsightly, or non-conforming
3. Enforcement of Property Maintenance –
4. Restrictions and Control of Pets
5. No Nuisances or Unlawful Uses
6. Restrictions on Vehicular Parking
7. Restrictions on Campers, RV's, Trailers
8. Use of Common Areas (Ski Ranches Parks, Roadways, Easements)
9. No Hazardous Activities (no firing Firearms)
10. Restrictions on Storage (no service yards, shops, etc.)
11. Outbuildings and Temporary Structures Allowed (especially for living quarters)
12. Trash Removal Restrictions (no burning, no unsightly garbage, remove garbage cans)
13. Requirements for Leasing and Short-Term Rentals
14. Live and dead tree removals
15. References to Integration with DRC Regulations
16. Basic Enforcement Procedures
17. Fine Schedule for Violations of These Regulation

Introduction

Purposes & Origins of These Conduct Regulations:

- 1. To Fulfill the intent and purpose of Article II, (4) in the Ski Ranches' Articles of Incorporation, which declare that the HOA shall:**

“... adopt and enforce reasonable rules and regulations ... to assure fullest enjoyment of use ... to promote the general health, safety and welfare, and to protect and preserve property and property rights of persons within the subdivision.”

- 2. To Clarify the intents of Article 5 of the Ski Ranches' Declaration of Protective Covenants, which itemizes numerous “Covenants and Restrictions on Use...and Occupancy” of all properties in the subdivision. These Restrictions are expressed in Article 5 in non-specific terms, which necessitate clarification with the following set of Conduct Regulations, which are authorized by Article 5.3:**

“All Lots within the Community shall be used for those uses and/or purposes as allowed by and permitted by this Declaration, subject to any Rules and Regulations adopted by the Association.”

- 3. To ensure that all restrictions and guidelines, which are intended to help maintain property values and for the general welfare of all, are transparent, are reliably communicated to all owners, and are equally applied to all.**
- 4. To promote peace and “Good Neighbor” activities when issues might arise between neighbors in the Ski Ranches.**
- 5. To establish clear and neighborly procedures to resolve possible issues between neighbors or between owners and the HOA or when covenants and restrictions might be violated which affect others in the subdivision.**
- 6. To make it clear that all Owners are responsible for their property, their actions, and the actions of their guests, contractors, tenants, and pets.**

Notes:

- a. As our community has become more densely populated, it is especially prudent to update our governing documents and rules so that all can live comfortably and relate to our neighbors in a friendly and harmonious way.**
- b. In promulgating these Rules and Regulations, the HOA has referred to our own Governing Documents as well as to San Miguel County laws.**

- c. The HOA Board has also examined best practices of other proximate subdivisions to assist in establishing these Rules and Regulations.
- d. These Conduct Regulations shall also integrate/update the Ski Ranches Enforcement Policy, which was passed by Resolution of the Board on April 24, 2008, and shall reinforce procedures in the Enforcement Policy.
- e. According to Section 5.1 of the Declaration, the Board of Directors with input from the members shall be ultimately responsible for interpreting and implementing these Regulations.

1. Use Occupancy and Home Occupations (per Declaration Section 5.3)

All lots within the Community are primarily for residential use, and the following activities are prohibited:

- Commercial, industrial, manufacturing, fabricating or retail activities;
- Advertising signage for any business activities;
- Storage facilities, heavy equipment, or vehicles larger than normal cars, oversized vans, and pick-up trucks commonly used in any of those prohibited activities;
- The maintenance of livestock or farming for profit;
- Regular repeated activities at one homesite that are disruptive to the peace and tranquility of the community, including meetings of social clubs, regular and organized religious services, and other large gatherings.

Nothing within these limitations precludes the operation of non-disruptive service-type businesses, such as accounting, legal, insurance, real estate, or similar services, within the residential structure. Personal hobbies such as woodworking, artistic activities or the like are allowed provided that all such activities are not disruptive to the peace and tranquility of the community and are in conformance with the Declarations.

2. Property Maintenance Standards (per Declaration Section 5.5)

All Lots, whether occupied or unoccupied, and any improvements thereon, shall at all time(s) be maintained by the Owner in such a manner so as to prevent from becoming unsafe or unsightly (defined as unpleasant to look at or as non-conforming with the natural rural and clean look promoted by the Association). Unsightly conditions would include, but is not limited to, visible trash, visible construction debris, storage of commercial equipment or supplies, unattractive growth, accumulation of dead standing trees or leaning or downed trees.

3. Enforcement of Property Maintenance (per Declaration Section 5.4) Owners are responsible for the maintenance of all property and improvements within their boundary lot lines. Whenever the Homeowner's Association determines that the property is unsafe, a nuisance, unsightly or detracts from other property owners, the property owner shall be given proper notice to cure such violation(s) according to the Enforcement Policy of the Association. Thereafter, the violation(s) shall be cured within a reasonable period of time as allotted by the Enforcement Policy. Upon the failure to cure the violation(s) in a timely manner, the Homeowner's Association or its agents may take such steps to remediate the condition and to charge and collect from the Owner the reasonable expenses incurred in complying with this section, including attorney fees and costs in securing compliance.

4. Restrictions on Pets and Animals (per Declaration Section 5.7)

The raising and/or keeping of any animals for commercial gain is strictly prohibited. Raising and/or keeping cattle, sheep, pigs, hogs, poultry, large reptiles and/or any other non-household pets or animals for pleasure is also prohibited. Typical household pets, such as dogs, cats, rabbits, and small reptiles, and other usual household pets (in smaller numbers up to 3 each), and horses (not to exceed two horses per Lot) may be kept for pleasure and non-commercial purposes. Owners of Pets kept for pleasure shall not allow their pets to become a nuisance to other Lot Owners and/or occupants of property subject to control of the Association. A pet nuisance includes but is not limited to: a) any pet activity that impedes on any owner's ability to enjoy peace and quiet and the absence of unwanted intrusion by animals, b) persistently barking dogs, more than 20 minutes, between 8 AM and 11 PM or for 10 minutes Between 11 PM and 8 AM, c) unleashed animals roaming freely without owner's attendance. Additionally, San Miguel County dog ordinances must be observed in which the following are not permitted and can involve fines: barking dogs, dogs at large, trashing dogs, and vicious dogs. Lastly, Owners and tenants shall identify their dogs, horses, and other animals by means of legally required tags.

5. Restrictions on Nuisances and Illegal Activities (per Declaration Section 5.10)

No Ski Ranches Owner shall be permitted to use or practice any activity which is a nuisance to any other Owner or is unlawful or illegal. A nuisance is generally defined as any activity which is an unreasonable annoyance, or which unreasonably offends or disturbs any Owner, or which may unreasonably interfere with the peaceful enjoyment or proper use of a Lot or any Common

Area by residents. An unlawful activity is any activity which is contrary to valid laws, ordinances, and regulation of all governmental bodies having jurisdiction over the Telluride Ski Ranches Community or a portion thereof. Some examples of nuisances that would be considered violations include but are not limited to: making loud music or noises between 10 pm and 6 am, b) having bright lights shining into neighbors' yards at night, c) dispersing smoke, noxious gases, or foul odors to neighbors d) using loud machinery on weekends and after 5:00 pm on weekdays.

6. Restrictions on Vehicular Parking on Roads (per Declaration Sec. 5.11 a & c) Overnight parking of any vehicles on the Ski Ranches' roads and right-of-ways, and parking on the roads immediately before or during snow removal activities is prohibited. Violators will be fined and/or their vehicles can be towed at the owner's expenses. Owners and their visitors may park temporarily (less than 6 hours) on roads when such parking does not impede traffic. Parking of commercial vehicles, as well as storage of equipment on TSRA roads requires DRC or Board approval. Vehicles associated with construction projects shall be regulated by the DRC Regs and DR committee.

7. Restrictions on Vehicular Storage on Owner's Properties (per Declaration Section 5.11 (b))

Parking or storage of any vehicles whatsoever is prohibited on any vacant lots. Parking RVs, campers, or trailers is permitted if the vehicle is garaged, substantially screened, or otherwise inconspicuous from the middle of the road. If the vehicle is visible from the middle of the road, the trailers, campers, or RVs are allowed on owners' residential property (not on roads or vacant lots) for a maximum of 20 days per year, with no more than 5 consecutive days at a time. Additionally, stripped down, partially wrecked, disabled, or junk motorized vehicles, or any sizable part thereof are strictly prohibited to be stored on any lot or road.

8. Use of Common Areas (per Declaration Section 5.12)

In the absence of prior written approval by the Association, no activity shall impede, interfere, or obstruct the use and enjoyment of any Common area open spaces (excepting roads) or easements along lot lines; nor shall any object, structure or equipment be placed on any Common area or easements except for any exceptions as written in any regulations or covenants of the Association; nor shall any alteration or removal of any object, structure or equipment be allowed. Parking on road common areas is regulated separately per Conduct Regulation # 6.

9. No Hazardous Activities (per Declaration Section 5.13)

No activity shall be conducted on and no improvement shall be constructed on any Property within the Community which is or might be hazardous or a source of danger or harm to any person or property. Hazardous activities include but are not limited to the firing of firearms, un-contained fires, the storage of hazardous materials as in Regulation #10, the construction of unstable structures, or the downing of large dangerous trees without professional arborist assistance. As it is impossible to enumerate all possible hazards, any property owner affected by a potentially hazardous situation can, if time allows, contact the HOA board for consideration/remedy. Open wood burning fires are only permitted in fire pits when: (a) they are not prohibited by fire bans by state and local fire restrictions; and (b) the fire is actively monitored and screened. Fire suppression equipment, such as fire extinguishers, water supplies, and spark covers are required at all times when fires are burning.

10. Restrictions on Storage (per Declaration Section 5.14)

No commercial service yards, commercial shops, commercial equipment, or commercial storage areas shall be installed, allowed, kept, maintained, or permitted on any Lot unless the same, in each instance, is expressly permitted in writing by the Association. Additionally, storage of hazardous materials for non-residential use, or in excessive or commercial quantities is not allowed. Hazardous materials include but are not limited to ~~of~~ toxic, corrosive, or flammable materials (such as fuels, industrial chemicals, industrial cleaners, oils, lubricants, pesticides) and compressed gases.

11. Restrictions on Temporary Structures (per Declaration Section 5.16)

All temporary structures such as tents, play equipment, lean-tos, portable sheds, etc. erected for more than 10 days require DRC and/or Board approval. No temporary structures or trailers or RV's are ever to be used for residential purposes.

12. Trash, Slash, and Snow Removal Restrictions and Requirements (per Declaration Section 5.17)

No type of garbage or tree cuttings shall be deposited on any road or right-of-way, unless placed in a suitable and sanitary garbage container and only on garbage collection days. Additionally, when garbage is stored on owners' property in between garbage collection days, all garbage shall be placed in proper, sanitary garbage receptacles, and the receptacles themselves shall be stored so as not to be visible from any road. Tree cuttings may only be deposited on roadsides only

when the HOA has organized a community effort for Owners to have tree cuttings chipped en-masse. No garbage or tree cuttings are ever allowed to be deposited on any other Common Areas such as easements and parks. All branches and portions of trees less than 6 inches in diameter that have been cut or that have fallen must be removed or chipped. Tree cuttings and branches can be stacked on Owners' own lots and prepared for chipping or removal which must occur within 3 months of the stacking. Snow from driveways must not be pushed out onto the road right of ways and must be stored on owners' lots. Additionally, owners are responsible for clearing any berms left by street plows at the head of driveways.

13. Leasing and Occupancy (per Declaration Section 5.22)

Any Owner shall have the right to lease or allow occupancy of a Lot upon such terms and conditions as the Owner may deem advisable, subject to restrictions of the Declaration, subject to restrictions by the County, and subject to the following:

- a. All leases or rental agreements shall be in writing and shall provide that the leases or rental agreements and the occupants are subject to all terms of the Association's Governing Documents. Owners are required to provide tenants with copies of the current version of these Conduct Regulations
- b. All occupancies, leases and rental agreements of any portion of an owner's property shall state that the failure of the tenant, lessee, renter or their guests to comply with the terms of these Conduct Regulations and/or the Governing Documents shall constitute a default of the occupancy, lease or rental agreement and of these Conduct Regulations and such default shall be enforceable by either the Association or the landlord, or by both of them.
- c. For Short-term Rentals, the following requirements and restrictions apply:
 1. Those owners wishing to do short-term rentals are required to provide the Ski Ranches Association Management Company a completed San Miguel County Short-Term Rental Application and approved San Miguel County Short-Term Rental Permit prior to renting any property on a short-term basis.
 2. The owner must provide to the Ski Ranches Association Management Company and to all neighbors within 500 feet of the property being rented full contact information (name, address, email and mobile phone number) for a local person or company (resident of San Miguel County) who will be in

- charge of managing the short-term rentals.
3. These Conduct Regulations must be posted in a conspicuous place within the short-term rental property.
 4. Loud and late-night activities (past 10:00 pm) shall be expressly prohibited by short-term renters.
 5. Managers and Cleaning crews must also follow these Conduct Regulations in order to follow all requirements such as not to leave garbage containers out on the roads other than on collection days.

14. Live and Dead Tree Removals - DRC (per Sec. 5.5 of Dec AND the DRC Regs)

There will be absolutely no “clear cutting” allowed except for where a new house, driveway, defensible space for wildfires, or septic system leach field is to be constructed. As for cutting down dead trees or live trees refer to the DRC Regulations, Section 8, which describes all rules concerning trees. As for removal of slash, branches, and tree trunks of trees that have fallen or have been cut down, also refer to the DRC Regulations, Section 8.

15. Other DRC Regulations Related to Conduct in Ski Ranches

Section 11: Driveway modifications to be approved by DRC

Section 13: Trash Enclosures to be constructed properly per DRC

Section 15: No temporary Structures, tents etc. without DRC Approval

Section 16: No building of fences without DRC Approval

Section 19: No major landscaping changes or additions without DRC Approval

Section 20: Exterior Lighting to be non-obtrusive and approved by DRC

Section 21: Signage to be non-obtrusive and according to DRC Regulations

16. Basic Enforcement Procedures (based on the Ski Ranches' Policy & Procedures for Enforcement)

- A. If an owner sees a violation and wishes to see it corrected, the HOA first encourages the aggrieved owner to personally approach the potential violator with a phone call, a face-to-face meeting, or an email to nicely bring up the issue and to ask for compliance. (Oftentimes a violator does not even know the rules or that he/she is breaking a good neighbor rule.) If a phone number or email address is not available, call the HOA Manager and ask for contact information.
- B. If an owner chooses not to approach the potential violator directly to ask for compliance, then the aggrieved owner can ask the HOA Manager to request the potential violator to comply with the Regulations. If compliance is still not forthcoming, then the owner can file a formal written complaint according to the Ski Ranches' Policies and Procedures

for Enforcement of Covenants - part of the governing documents which are all on the Ski Ranches website.

- C. Many violations regarding “nuisance” or “unsightly” or other generalities tend to be subjective and shall have to be interpreted by any Owner who feels that the activity is contrary to the spirit of the Ski Ranches Covenants or Regulations. Final interpretation as to a violation will ultimately be interpreted by whichever hearing body (be it the Board, or the DRC, or a committee appointed to do the hearing) conducts a hearing about a formal complaint that comes before that hearing body.

Fine Schedule for Different Kinds of Violations

- A. Appearances of Fixed Items According to DRC Regs – up to \$200/day
- B. Prohibited Tree Cutting – according to DRC Reg remedies
- C. Using Property for Prohibited Commercial Activity - \$100 - \$200/day
- D. Lack of Maintaining Property - \$100-\$200 per week after notice
- E. Pet Violation - \$100-\$200 per day on day of violation
- F. General Unsightly or Nuisance - \$100-\$200 per day after notice
- G. Parking Violations – per county regulation and HOA - \$50-\$200/per overnight
- H. Hazardous Activity - \$250 - \$400 per occurrence of activity
- I. Hazardous Storage or ongoing condition - \$150-\$500 per week after notice
- J. Trash Violation - \$50 - \$100 per day
- K. Short Term Rental Violation – (nuisance) - \$250 - \$1000/ day

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the Association certifies that the foregoing Conduct Regulations and Guidelines were adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on May 26, 2021, and in witness thereof, the undersigned has subscribed his name.

TELLURIDE SKI RANCHES ASSOCIATION

By: Raymond V. Bowers
Raymond V. Bowers
President

Appendix 5- Design and Review Committee Regulations

WRWC comments and recommendations for updating this document are shown in [blue](#).

Telluride Ski Ranches Association

Design and Property Review Committee

DRC REGULATIONS

1/26/2017

(Corrected 4/12/2018)

**This Document adopted in January 2017 takes the place of any
previously published DRC Regulations.**

Table of Contents

PURPOSE OF DESIGN REGULATIONS	1
1. Overall Considerations	2
2. Design Review Process	2
3. Plan Review	2
4. Process Detail	3
5. Fees and Deposits	4
6. Remedies	6
7. Building and Site Planning	6
8. Live Tree Removal	8
9. Wetlands	8
10. Grading	9
11. Driveways	9
12. Parking	9
13. Trash Enclosures	10
14. Utilities	10
15. Temporary Structures	10
16. Fences	10
17. Road Damage	11
18. Modifications of Original Plans	11
19. Landscaping Considerations	11
20. Exterior Lighting	12
21. Graphics and Signage	12
22. Construction Requirements	14

**Telluride Ski Ranches Association Design Review and Property
Committee (DRC)**

REGULATIONS

January 26, 2017 (Corrected 4/12/18)

PURPOSE OF DESIGN REGULATIONS

These Regulations apply to all buildings and improvements on any Telluride Ski Ranches lot, including but not necessarily limited to, the placement, installation, construction, renovation, expansion, refinishing, change or removal of any of the following:

- Buildings, structures, improvements, driveways, landscaping, trees, parking areas, and signs
- Fences, walls, and corrals
- Stationary equipment, including play equipment

The specific objectives of the Ski Ranches Design and Property Review Committee are to:

- Preserve and protect the beauty of the natural environment
- Promote a harmonious relationship of buildings, landscape, and topography
- Protect the value of the property
- Promote design that is responsive to the local area and climate.

The Ski Ranches DRC does not wish to dictate design or restrict individual preferences. It intends only to preserve the natural beauty of the Ski Ranches subdivision and to reasonably minimize the impacts of houses and other improvements, and the construction process, on the community.

The DRC will look primarily to location of the house and other improvements, architectural design, and the re-vegetation of the landscape, in that the landscape plans address the re-vegetation of the disturbed portions of the site and minimize the impacts of construction.

These DRC Regulations provide a guideline for owners and the DRC to adhere to in all aspects of design, construction, and improvements. Covenants, conditions, and restrictions that apply to all owners are recorded in Articles 5 & 6 of The Second Amended & Restated Declaration of Protective Covenants, Conditions & Restrictions (“Declaration”), filed 09/03/2009 with San Miguel County Clerk-Recorder, Reception #408676, and available for viewing on our website (www.skiranches.com) or by request from TSRA. Covenants are enforceable by the TSRA Board of Directors, an individual homeowner and in some cases by the DRC. In case of conflict between these DRC Regulations and the Declaration, the Declaration shall control.

1. Overall Considerations

The Telluride Ski Ranches is a single-family residential community and site planning and design should emphasize privacy.

It is important that owners and designers understand and recognize the fragile natural environment and the impact of construction on that environment.

Planting and re-vegetation should enhance and reinforce the existing vegetation patterns on the site. While also following recommendations to mitigate risk from wildland fire and promote forest resiliency.

All designs shall fit naturally and harmoniously to their particular topography. Building site design should respect and relate to existing landform and vegetation. Wooded areas should be maintained where possible.

Natural materials of stone, timber, wood, shake, and non-reflective metal are encouraged. Materials shall be of high quality and finished to endure the elements. Fire-resistant materials should be encouraged whenever possible while combustible materials should be avoided. There are many products on the market that are designed to look like traditional wood materials but are made of fire-resistant materials.

Colors should blend with the surrounding environment.

Completion of construction is required within twenty four (24) months of commencement. Any request for an extension of this time period must be submitted in writing and approved by the DRC, and may be subject to an additional fee.

2. Design Review Process

A process of design review has been established to help guide property owners and to provide property owners with necessary information.

The DRC Application and DRC Checklist are deemed part of these DRC Regulations. To the extent that the Application and Checklist are in conflict with these Regulations, the Application and Checklist supersede these Regulations and shall be controlling.

3. Plan Review

Plan review addresses site conditions and planned improvements, building floor plans and elevations, roof design, architectural character or expression, exterior materials, site conditions, grading, drainage, erosion controls, lighting plan, and landscaping plan.

All improvements approved by the DRC must be commenced within six months from the date of approval. If not commenced within such time, then such approval shall be deemed revoked by the DRC, unless the DRC gives a written extension for commencing the work. There is no fee for resubmitting.

The DRC shall not approve any application with respect to a property for which:

- a) A written notice of violation has been issued, or
- b) A subsequent DRC or Board of Directors hearing has been held at which the DRC or Board of Directors found that a violation of the DRC regulations has occurred, or
- c) The DRC or Board of Directors, whichever body issued the notice of violation and held the hearing, has not issued a written notice that the violation has been cured or remedied to the satisfaction of that body, or
- d) San Miguel County has not given prior approval.

4. Process Detail

Applications are subject to the following processes for review.

- a) One-step review for tree removal, decks, play equipment, new windows, and projects with an estimated cost of less than \$10,000.
- b) One-step review for corrals, landscaping, and projects with an estimated cost of less than \$50,000.
- c) Two-step review for projects with an estimated cost of \$50,000 or more.
- d) Projects that do not require DRC or Board approval are those that are considered maintenance, defined as one for one replacement in nature or which do not alter the appearance or size of the item being worked on.

One-step review means that the DRC will take action only once on the application to approve, deny, or approve with conditions.

Two-step review means that the DRC will take action twice on the application, first to approve, deny, or approve with conditions the applicant's preliminary plans, and second, to approve, deny, or approve with conditions the applicant's final plans.

Preliminary plans should be complete enough to give a full picture of all aspects of the design, but without the detail that will be necessary for the final plans. The specific requirements for preliminary and final plans are set forth in the DRC Application Checklist.

Applicants must send written request for a One-step or a Preliminary Plan Review hearing to the DRC Administrator and to neighboring properties across the street and directly adjacent, as set forth below. Such notice must be mailed "certified" or delivered in person at least ten (10) days prior to the DRC hearing on the application, and any continued hearing.

The notice shall contain the following information:

- a) The name, address and telephone number of the owner and of the applicant;
- b) The street address and legal description of the property;
- c) A listing of properties notified;
- d) Vicinity map showing project location;
- e) A brief summary letter of the application describing the requested improvements and including a sketch or elevations;
- f) The date, time, and location of the hearing (or continued hearing);
- g) Request for notification to the DRC and applicant of any objection or questions concerning the project.

The applicant must provide proof of notice to the DRC at the One-step or Preliminary Plan Review hearing.

One-step applications may request a waiver of the neighbor notification requirement. If the DRC Administrator in good faith finds that on the face of the application, the application would have no or de minimis impact to the surrounding neighbors, then the DRC Administrator may waive the neighbor notification requirement, and shall advise the applicant in writing of such waiver.

At least 72 hours prior to the hearing, the applicant must stake the property to show driveway location, septic and leach field locations, building footprint, and the locations of all other structures and improvements.

5. Fees and Deposits

Design Review Application Fees are as follows:

- \$50 for projects such as tree removal, decks, play equipment, new windows and projects with an estimated cost of less than \$10,000;
- \$300 for projects such as corrals, landscaping and projects with an estimated cost of less than \$50,000;
- \$300 for preliminary plan review of projects with an estimated cost of \$50,000 or more;
- \$700 for final plan review, including plan amendments, of projects with an estimated cost of \$50,000 or more.

The Application Fee shall be submitted with the initial application. This fee is nonrefundable and is used for DRC expenses. An application is not considered valid until this fee is paid.

A **Performance Bond** is required for, and shall be deemed a condition of approval of all new construction, alterations, and additions and shall be delivered to the DRC prior to commencing any construction. The Performance Bond may be in the form of either (1) a bond provided by a neutral third party for which the applicant pays a fee, or (2) a cash deposit which will be held in the form of a certificate of deposit by a local banking institution. Performance Bond Amount is calculated at \$4/square foot (square foot as defined in this document).

A Performance Bond check will be made payable, in any of the two previously described forms, to the Telluride Ski Ranches Association. Upon satisfactory completion of the project, including conformity to the submitted/approved plans with respect to size, roof pitches(s), footprint, timber cleanup of lot, and completion of required landscaping, the Performance Bond shall be released or returned with interest. Prior to release or return of the Performance Bond, the applicant may be required to provide an Improvement Location Certificate by a licensed land surveyor which shows all completed improvements specified on the approved plans.

Upon receiving a request for return of Performance Bond during the winter months, when there is snow on the ground, the DRC, upon satisfactory site inspection, may return the Performance Bond to issuer less a holdback for construction cleanup. Otherwise, the Performance Bond must remain in place for the full amount until released by the DRC.

If an owner has not satisfactorily completed the project as set forth above and/or is otherwise in violation of the DRC Regulations, then the DRC and/or Board may, after notice and hearing to the owner, apply up to the full amount of the Performance Bond, plus accrued interest, to pay for costs and damages to the association for the violation, including steps that the association takes to cure or remedy the violation. Application of the Performance Bond is a setoff against such association costs and damages and is not to be considered a limit of the owner's liability for violating the DRC Regulations.

A **Road Impact Fee** is required for, and shall be deemed a condition of approval of, all new construction, additions or exterior alterations and shall be delivered to the DRC prior to commencing any construction. The Road Impact Fee shall be the greater of \$1.25 per gross new square footage as defined in this document with a minimum fee of \$500. Checks should be made payable to the Telluride Ski Ranches Association and shall be used as determined by the Ski Ranches Board of Directors. Payment of a Road Impact Fee does not excuse, and shall not be a credit towards payment on account of, the owner's liability for damage to Ski Ranches roads caused by construction.

Square Feet of the Structure, as this term is used herein, means the total square feet of all enclosed areas of a structure, plus decks (whether enclosed or not), plus garages and storage areas (whether heated or not).

6. Remedies

- a) In addition to all other rights and remedies that the Ski Ranches may have at law, violations of the Ski Ranches Declaration and/or DRC Regulations are subject to the following remedies after notice and hearing before the DRC:
1. Forfeiture or application of the Performance Bond
 2. Revocation of project approvals
 3. Damages
 4. A fine of up to two hundred dollars (\$200) per day per violation
 5. Interest on unpaid amounts
 6. All costs and expenses of enforcement, including reasonable attorneys fees

These remedies are cumulative. The DRC shall give owners prior written notice of violations and provide an opportunity for a hearing.

An owner whose plans have been denied or conditionally approved, or return of Performance Bond denied, may appeal any decision of the DRC to the Board of Directors.

7. Building and Site Planning

- a) Buildings and improvements must respect and relate to existing landforms and vegetation. Design solutions must be site-specific, organizing the building mass in a way that relates to the terrain and functional constraints of the site. Natural vegetation, ponds, streams, and wetlands must be retained and protected whenever possible.
- b) There is only one primary dwelling on a property. Every primary dwelling structure constructed or placed on a lot shall contain a minimum of twelve hundred (1,200) square feet of fully enclosed floor area devoted to living purposes, exclusive of roofed or unroofed porches, terraces, garages, carports, and other outbuildings.
- c) Accessory dwelling units shall comply fully with San Miguel County rules and regulations. The Ski Ranches will allow only one accessory dwelling unit per lot, limited to eight hundred (800) square feet of living space.
- d) The primary dwelling is to be constructed first. No garage or other outbuilding shall be constructed on any residential lot until after commencement of construction of the primary dwelling on the same residential lot.
- e) Separate structures other than accessory dwelling units, unattached to the primary dwelling may be no larger than one-half ($\frac{1}{2}$) the square footage of the principal dwelling and not to exceed two thousand (2,000) square feet.
- f) No structures, as defined as a building including a house, shed, garage or other outbuilding may be constructed within twenty (20) feet of interior lot lines; and within thirty (30) feet

of County right of way. No projections are allowed into these setbacks, which must be clear and unobstructed from the ground upwards.

- g) To minimize interference with snow removal and snow storage activities, no landscaping, obstacles, or other improvements may be placed within ten (10) feet of the edge of the Ski Ranches road pavement, or outside of the lot lines, unless first approved in writing by the San Miguel County Road & Bridge Department.
- h) No outside toilet shall be constructed or placed on any lot. All plumbing constructed on any lot including without limitation, plumbing fixtures, laundry appliances, dishwashers, toilets, or sewage disposal systems shall be connected to a septic tank or other approved sewage system approved by the appropriate department of San Miguel County, Colorado. Portable toilets are permitted and encouraged during construction but must be removed upon completion of construction and/or prior to the return of the Performance Bond.
- i) All structures constructed or placed on any lot shall be constructed principally of new material, and no used structures shall be relocated or placed on any lot. **Roofing material must be non-reflective and pre-rusted (if the type that rusts) prior to being applied/installed.**
[Roofing material should meet the standard for a Class-A, Non-Combustible roof.](#)
- j) Septic tank and leech fields shall be designed to cause as little disturbance as possible to trees and vegetation in the areas of access and installation. The DRC encourages trench-type designs, designs that require smaller construction equipment, and designs that require narrower access such as a six (6) foot wide path rather than a 12 to 15 foot wide path.
- k) The Ski Ranches 2nd Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions recorded on September 3, 2009, at Reception Number 408676 with the San Miguel County Clerk and Recorder's office, provides in Section 2.4, entitled "Utility, Map & Map Easements." "On each lot, the reserved right-of-way and easement areas and those dedicated to public utilities purposes shall be maintained continuously by the lot owner, however, no structures, plantings or other material shall be placed or permitted to remain, or other activities undertaken, which may damage or interfere with the installation or maintenance of utilities; which may change the direction, obstruct or retard the flow of water through irrigation ditches; which damage or interfere with established slope ratios or create erosion or sliding problems; or which unreasonably interferes with the free passage of skiers and riders on and over designated ski and equestrian trails. Improvements, if any, within such areas shall also be maintained by the respective lot owner except for those for which a public authority or utility company is responsible."
- l) Owners may not store personal property of any kind on vacant lots prior to commencing DRC-approved construction activities.

8. Live Tree Removal

- a) Lot owners do not need DRC approval for the following types of tree removal:
1. Trees that are within 20 feet of the primary house, guest house, and any outbuilding, such as a barn or garage.
 2. Dead trees
 3. Trees that are falling over or have fallen over and are being removed/cut up
- b) All other tree removal requires DRC approval, which is subject to the following standards:
1. Clear-cutting of trees is prohibited on any lot, except within approved building sites, driveways, parking areas, and approved septic and leach fields.
 2. Tree thinning may be permitted by the DRC for purposes of view corridors, fire mitigation or hazards, at the DRC's discretion based upon the following considerations:
 - i. Whether the tree removal promotes and/or maintains a healthy forest by keeping a distribution of trees that is 33% small trees (less than or equal to 4 inches in diameter), 33% medium growth/size (more than 4 inches and less than 9 inches in diameter), and 33% old/mature growth (more than 9 inches in diameter);
While we strive to maintain age class and diversity within a forest this is sometimes not realistic when promoting wildfire mitigation. Rather than specifying percentages we would recommend: "Whether the tree removal process promotes and/or maintain a healthy and resilient forest by maintaining age class and diversity."
 - ii. Impacts to neighbors and scenic quality from the Ski Ranches roads and trails;
 - iii. Impacts to buffer zones;
 - iv. Impacts on erosion;
 - v. Impacts on the character of the neighborhood, which includes recognition that the Ski Ranches is predominantly a forested neighborhood.
 3. The DRC may require additional landscaping to replace and/or mitigate the removed trees based up on the standards set forth in subsection 8(b)(2) above.
 4. Chipping of cut wood on a lot shall be spread at a depth not to exceed three inches. Particular care should be taken not to pile woodchips around the base of a living tree, which could damage its health.
- c) If the house or guest house has a wood burning stove or fireplace, piles of stacked logs for firewood are permitted. They must be orderly piles placed more than thirty feet from the road. Piles of slash, brush, and small branches, even if placed on top of a neatly stacked pile of logs, are not permitted.
Stacks of firewood should be stored a minimum of 30 feet away from the residence at times of the year when wildfire is a possibility.

9. Wetlands

When wetlands, streams, or ponds are identified on the property, it will be the responsibility of the property owner to comply with San Miguel County regulations regarding wetlands.

Any lot having drainage or standing water must, before filling in or altering the flow of water, comply with the appropriate regulatory authorities.

10. Grading

All lot grading must relate to and blend into the existing roads, drainage swales, and surrounding natural landscape. Grading designs and implementation must not make negative impacts visually or to the ground of neighboring properties.

The extent of cuts and fills should be limited to ensure and protect the surrounding vegetation. All cut-and-fill areas must feather into the natural topography within the confines of the property boundary and general easements. Slope conditions must be determined to avoid unstable conditions, erosion, and undue loss of vegetation.

All site plans must show surface drainage patterns consistent with the existing road and drainage swale grades and culvert crossings. Modifications to existing natural drainage patterns must have specific written approval of the DRC, as well as any other governing agency having jurisdiction and the consent of the owners of any affected properties.

In areas where drainage swales are created to direct runoff, erosion-control blankets must be used to slow velocity of runoff, decrease erosion, and promote quick re-vegetation.

Any slopes that are steeper than 2:1 will require a retaining wall of stone or a stone veneer, railroad ties, or log. Stone is to be approved by the DRC. In areas visible from public view, retaining structures should blend into the environment.

11. Driveways

- a) Requests for tree removal from driveway areas are subject to Section 8 herein.
- b) Driveway cuts must be appropriately re-vegetated with native plant material.
- c) The DRC shall approve the method of drainage control to prevent driveway and street-side drainage from damaging the paved road. Corrective alternatives may require a narrow bar ditch, a broader swale, and/or a culvert.

12. Parking

- a) Each lot shall have space to park at least four cars off the access road. Enclosed garage spaces shall count in this requirement. The DRC prefers that all new construction includes a garage for at least two vehicles.

- b) Carports must be integrated into the overall design of the house and landscape and must receive DRC approval prior to construction.
- c) As per County regulations, there must be adequate parking provided for an accessory dwelling unit.

13. Trash Enclosures

New homebuilders (as of March 2011 and forward) must incorporate into their plans a site for their poly-cart and other trash containers. Trash containers may be located at the front of a driveway only if placed in a bear proof structure approved by the DRC. Orientation of the opening does not directly face the main road. Such structure shall meet the setback requirements of 7(f). Enclosure designs and materials shall be consistent with the building design and materials. Trash containers shall be enclosed and inaccessible to animals.

14. Utilities

All utility service lines must be routed to create the least amount of impact to the site. Any removal of trees for utility installation will require specific approval from the DRC. All areas disturbed during utility construction must be brought back to its original condition through proper grading, re-vegetation, and tree planting.

The DRC requires that no antenna higher than ten feet above the highest point of the dwelling may be installed. Satellite dishes of one meter or less should be located so as to be unobtrusive to our neighbors or roadway as practicable. No satellite dishes or antennae are allowed on setbacks or rights of way. No satellite dishes of greater than one meter may be installed.

15. Temporary Structures

No temporary house, tent, lean-to, trailer, garage, or building shall be placed on any lot. The DRC may approve a temporary structure only for storage of materials during construction of the permanent dwelling. No temporary structure may be used as a dwelling place.

16. Fences

All new fences are subject to DRC approval. Fences shall be permitted subject to the following standards:

- a) The only fences permitted are for secured areas that are completely surrounded by the fence, such as corrals, dog runs, play areas, and gardens.
- b) The fenced area may be no more than 20% of the total lot area (square footage of the lot defined per San Miguel County Assessor). The DRC hereby defines a “perimeter fence”

and “lot line fence” for purposes of interpreting the declaration as being a fence that encloses more than 20% of the lot area.

c) No fence may be constructed within thirty (30) feet the County road right-of-way, within platted easements, or within twenty (20) feet of the lot line.

d) For fence design, the following are prohibited: plastic, wire or chain link, cyclone, fabric, picket, and material that is reflective in nature.

e) The maximum fence height is six (6) feet.

f) There may be no metal farm gates.

g) Solid fences and fences that otherwise visually obscure the property (privacy fences) are not permitted.

The applicant must provide the DRC a site plan showing approximate dimensions and location of the fencing, and distances from the lot boundaries, the County road right-of-way, platted easements, and lot setbacks. If the applicant requests that trees be removed in connection with the fenced area, then the applicant must comply with those provisions of these guidelines that address tree removal.

Owners may not improve, repair, or replace existing fences that fail to comply with the above standards.

If a fence is connected to a structure the first 5 feet of fence extending from the structure should be made of fire-resistant materials.

17. Road Damage

Each lot owner is liable for payment to the Ski Ranches for costs of repairing damage to Ski Ranches roads caused or made worse by a) construction activities on that owner’s property, b) utility cuts in roads, and c) washouts and run-off damage caused by failure to install and maintain culverts properly and in a timely manner.

Road cuts made, at the request of a homeowner, in asphalt surfaces under the jurisdiction of the Telluride Ski Ranches Association require prior approval of the DRC.

18. Modifications of Original Plans

Pursuant to Section 6.5(g) of the Declaration, any and all modifications to the approved plans, must be reported to the DRC Administrator for review .

19. Landscaping Considerations

- a) Homes within the Ski Ranches should fit within the natural landscape and should appear as a complimentary accent within a natural mountain and high meadow landscape.

Overall landscaping design shall be developed so that new vegetation integrates with the natural mountain landscape and the inherent form, line, color, and texture of the local plant communities. Landscaping and re-vegetation must use grasses, plants and trees listed on the Mountain Village approved planting materials list. Upon completion of any home within the Ski Ranches, the DRC reserves the right to require additional landscaping if, upon review of the completed site, the DRC determines that additional landscaping is necessary to ensure the natural integrity of the area.

- b) Seeding is required in disturbed areas such as on the perimeter of the building site and at utility and road cuts, where it is important to blend with natural vegetation.

Road, driveway, utility cuts and other disturbed areas must be re-vegetated prior to return of performance bond to avoid unsightly scars on the landscape. The DRC will require a vegetation plan at final plan approval. These plans should explain in detail the type and measures to be used to permanently stabilize and re-vegetate disturbed areas.

- c) Meters, transformers, and other utility boxes must be included in the landscape plan with enclosures, plantings, or other screening to conceal them from the street or neighbors view.

20. Exterior Lighting

The basic guideline for exterior lighting is to keep it subdued and understated. Exterior lighting shall not be obtrusive to neighboring properties or roadways. "Moonlighting" or floodlighting within the existing trees or landscaping will not be permitted except at the entrances to the community at the Fox Farm and Vance Creek entrances. Seasonal lighting must also not detrimentally affect adjacent neighbors.

21. Graphics and Signage

Pursuant to Section 5.15 of the Declaration, only the following signs are permitted: For Sale/For Lease signs, Construction signs, Address Signs, Open House and Political signs. Signs are subject to the following standards:

- a) **For Sale/For Lease Signs.** For Sale and For Lease signs must be in a form and design set forth in the DRC's Sign Regulations, and approved by the DRC.
 - 1. Signs may not exceed eighteen by twenty-four inches (18" x 24").

2. Sign to be constructed of one solid piece of wood, 1-1/2" thick.
3. Profile, form and construction to conform to the reverse of Ski Ranches street signs as follows.
4. Dark-brown border around the edges.
5. Total of up to four lines of dark-brown block print letters stating the following:

Line 1:	“For Sale” or “For Lease”
Line 2:	Name of Realtor Company
Line 3:	Name of contact person
Line 4:	Telephone Number

EXAMPLE

6. Background of light cream textured finish
7. Sign to be secured by a single, dark-brown, 4" by 4", cedar or redwood post.
Posts may be placed in the ground or “free standing” with legs.
8. Total height of the sign to be no more than four feet above ground level.
9. Signs not kept in good condition are subject to removal.
10. Insertion of the salesperson’s name can be made below the company name and above the phone number with a rectangular cut-out on the sign for placing a rectangular wooden nameplate. The nameplate, to be fastened with two screws or bolts, and must conform to the rest of the sign including color, print, etc.

b) **Construction Signs.** One construction sign per building site shall be permitted. This sign will be allowed on projects that have received Final Plan approval from the DRC and have commenced construction. If construction is abandoned, the sign must be removed. Construction signs must be removed within fifteen (15) days of issuance of a temporary or final Certificate of Occupancy. Construction signs may not exceed eighteen inches by twenty four inches (18" x 24"). The sign design and location is subject to DRC approval.

c) **Address signs.** Address signs are limited to the address and owners’ names only. The informational portion of an address sign may be no larger than six by eighteen inches (6" x 18"). The road address is to match the road cut. Application to San Miguel County for the driveway permit should specify which road is chosen for the driveway cut if there is an option.

Address signs should be made of fire-resistant material, reflective, with 3-inch high lettering, visible from the road, and mounted on a fire-resistant post.

d) **Open House Signs.** Open House signs will be allowed only during times when an agent is present for the open house but no more than two days a week per property. No Open

House signs will be allowed outside the agent-present hours of the open house. Open House signs must be in a form that is professionally made to local real estate industry standards.

- e) **Political signs.** Political signs may be displayed on private property 45 days before and 7 days after an election.

No private or commercial signs or advertising devices of any nature shall be placed within the Ski Ranches easements, County Road rights-of-way, entrances, roads, or parks.

22. Construction Requirements

- a) Construction fencing is to be situated to protect neighboring property, easements and living trees from construction debris and damage.
- b) Completion of construction cleanup is required within six (6) months of receipt of Certificate of Occupancy and completion of the project. Any extension of this must be submitted in writing, stating cause of such an extension, and receive approval by the DRC.
- c) Owner/contractor must provide a bear proof trash dumpster or guarantee removal of all boxes and construction debris from the site by all contractors/suppliers. Trash/debris may not be piled up for future disposal. Nor shall any food or other “bear attractants” be placed in a non-bear proof container or anywhere else on the property.
- d) Staging area is limited to the area as submitted on the staging plan.
- e) Easements shall be free and clear of construction materials and debris.
- f) There will be absolutely no burning of construction debris, including stumps, trash, etc. Logs resulting from felled trees may either be stacked neatly on the site or removed
- g) Construction hours should be respectful of neighbors. Work is not to begin before 7 a.m. or continue past 6 p.m. on Monday through Friday. On Saturday, construction must not begin before 9 a.m. and must end by 4 p.m. There is to be no major construction work on Sunday, including the use of heavy equipment of any kind.
- h) Contractors must clean up all construction mud, debris, clumps and rocks on paved Ski Ranch roads within 48 hours.
- i) No amplified sound systems shall be played on a construction site that can be heard beyond the lot boundary so as to disturb neighbors.
- j) No contractor or other worker shall be permitted to bring dogs into the Ski Ranches Subdivision

Appendix 6- Wildfire Mitigation Plan

WRWC comments and recommendations for updating this document are shown in blue.



The Telluride Ski Ranches is taking action to reduce wildfire risk and improve safety. The Wildfire Plan (WFP) was adopted after reviewing plans for Telluride Mountain Village CO, Summit County CO, Ken Caryl Ranch CO, Plumas County CA, Riverside County CA, Shasta National Forest CA, and extensive TSRA Wildfire Committee (WFC) discussions regarding our local conditions. It is apparent after the Marshall Fire in Boulder County, CO that wildfire risk is year-round. After the Paradise fire in California, many questions have arisen regarding liability for barring wildfire prevention measures, for in-advertently starting fires, as well as poor fuel management which contributes to both the spread and intensity of wildfires and the property damage/life loss stemming there-from; the Ski Ranches HOA wants to be proactive in preventing/minimizing wildfire losses while being sensitive to the benefits of our forests and the wildlife habitat they support.

The increasing frequency of wildland and wildland-urban interface fires have become a significant concern with growing recognition of the importance of wildfire mitigation and community risk reduction. We ask that each member of the Ski Ranches community to take ownership in preparing and protecting their homes against the threat of wildfire.

The most effective way to reduce wildfire risks at your property is to limit the amount of flammable vegetation around your home. A house burns because of its interrelationship with everything in its surrounding home ignition zone—the house and its immediate surroundings. To mitigate home ignition, a homeowner must prepare their home to withstand ember attacks and minimize the likelihood of flames or surface fire touching the home or any attachments. This can be accomplished using hardscaping and landscaping techniques that create breaks in the vegetation, and maintenance activities such as removing dead vegetation from the area immediately around the structure.

The Ski Ranches is actively working with the West Region Wildfire Council to perform a community assessment of wildfire risk, and with local fire and governmental agencies on emergency planning and preparedness. The Wildfire Mitigation Plan shown below will be reviewed annually in March each year to ensure continued mitigation efforts are up-to-date. The Ski Ranches DRC Regulations along with the Conduct Regulations are currently being revised to incorporate Fire Mitigation/Fire Safety Rules consistent with these recommendations. Please refer to those as you plan any projects at your property.

Sincerely,

The Wildfire Planning Committee

WILDFIRE MITIGATION – ADDITIONAL RESOURCES

San Miguel County Community Wildfire Protection Plan

<https://www.sanmiguelcountyco.gov/DocumentCenter/View/261/Community-Wildfire-Protection-Plan-PDF>

Telluride Fire Protection District Wildland Fire Action Guide

<https://www.dropbox.com/s/g95ht4trc9qn3hk/2021%20Ready%20Set%20Go%20FINAL.pdf?dl=0>

HOA Insurance Article

<https://www.kunc.org/business/2019-02-14/homeowners-insurance-may-be-harder-to-get-in-risky-wildfire-areas>

Colorado State University FireWise Construction: Site Design & Building Materials

<https://static.colostate.edu/client-files/csfs/pdfs/firewise-construction2012.pdf>

HOA Recommended Arborist for Fire Mitigation Work

<https://telluridearborist.com/>

West Region Wildfire Council Website for Wildfire Risk Assessments

<https://cowildfire.org/>

Telluride Fire Protection District Wildfire Resources

<https://www.telluridefire.com/wildfire>

Colorado Wildfire Mitigation Grant Program

https://www.coloradopolitics.com/legislature/house-oks-wildfire-mitigation-grant-program-tax-credit-for-colorado-homeowners/article_c9c6bfc4-c28f-11ec-8b3f-5f4d78423f24.html

Recommended Additional Resources:

Firewise Plant List

<https://extension.colostate.edu/topic-areas/natural-resources/firewise-plant-materials-6-305/>

Colorado State Forest Service Home Ignition Zone Guide

https://csfs.colostate.edu/wp-content/uploads/2021/04/2021_CSFS_HIZGuide_Web.pdf

TELLURIDE SKI RANCHES ASSOCIATION WILDFIRE MITIGATION PLAN

INTRODUCTION

Wildfire mitigation is needed to: protect your investment in your home; to reduce the landowner's liability for wildfires; and to be able to get fire insurance for your home in the WUI (wildland/urban interface).

Wildfire mitigation is needed to protect lives, property, and promote forest resiliency. Benefits of wildfire mitigation include reducing the landowner's liability for wildfires and increasing your ability to get fire insurance for your home located in the WUI (wildland/urban interface).

The Board's intent is to provide flexibility to Telluride Ski Ranches Association (TSRA) property owners to immediately undertake, on their own, reasonable wildfire preventive measures.

The purpose of this plan is to reduce current perceived barriers to immediate landowner wildfire mitigation efforts. We can be in harm's way if we resist fire mitigation efforts. The HOA supports and recommends reasonable fire mitigation measures but notes that fire precautions are ultimately a landowner's responsibility. Landowners must exercise responsibility and due care in regard to fire fuels management and ignition sources.

Wildfires are often caused by two elements, one physical and the other behavioral, i.e., the presence of combustible fuels and a source of ignition. Wildfire plans essentially seek to reduce both elements which contribute to a wildfire. The Ski Ranches HOA Board is adopting immediate ignition source reduction measures while allowing land-owner's a reasonable time for volitional fuel reduction efforts (as these can be costly and time consuming).

WILDFIRE MITIGATION – MANDATORY REGULATIONS [align with Conduct Regulations and Guidelines and Design Review Regulations]

Uncontained Fires and Hazardous Materials.

1. Un-contained fires and the storage of hazardous materials as defined in Regulation 10 of the Conduct Regulations and Guidelines shall not be conducted on any Property within the Community. Storage of hazardous materials for non-residential use, or in excessive, or commercial quantities are not allowed. Hazardous materials include but are not limited to of toxic, corrosive, or flammable materials (such as fuels, industrial chemicals, industrial cleaners, oils, lubricants, pesticides) and compressed gases.
2. Burning of rubbish, wastepaper, wood, vegetative material, or any other or any other flammable material on any open premises, or on any public street, alley, or other land adjacent to such premises is prohibited without first obtaining an open burning permit from the proper authorities and notifying the fire department.

Wood Burning Firepits, Portable Wood Burning Fireplaces, and Open-Flame Wood Burning Cooking Devices are subject to the following requirements.

1. Firepits are limited to a 30-inch circumference and must be at least 15 feet from structures and combustible material. A fuels free clear space must extend at least 15 feet in all directions from firepits, portable fireplaces, and open-flame cooking devices. Due care will be taken regarding roots under the firepit and any overhead branches.
2. Firepit spark safety screens are required to prevent sparks, and embers from breaching the pit and must not be any larger than 1/8”.
3. All fires must be actively monitored.
4. Firepits, Portable Fireplaces, and Open-Flame cooking devices are prohibited during windy/gusty conditions (such as red flag warnings), even if fire restrictions are not currently in place by any governmental agency.
5. Owners of new firepits must apply for approval to the TSRA Design Review Committee (DRC).
6. Owners of existing firepits must contact the Facilities Manager to schedule a site visit for compliance with these requirements at a cost of \$50.
7. Piles of stacked logs for firepits are permitted but must be stored at least 15 feet from the firepit.
Stacks of firewood should be stored a minimum of 30 feet away from the residence at times of the year when wildfire is a possibility.
8. A working fire extinguisher, a water hose attached to a water source, and a shovel shall be nearby and ready for service. The hose shall extend at least 50 feet beyond the firepit, portable fireplace, or charcoal fueled barbecue device. All fires must be completely extinguished. For gas fired barbecues, only a working fire extinguisher must be nearby and ready for use.
9. Use of firepits, portable fireplaces, and charcoal barbecue grills are regulated by the San Miguel County Sheriff Office and local Fire Marshal orders.
10. It is the owners, renters and/or guests responsibility to be aware of no burn orders and restrictions and ensure these orders and restrictions are followed.

Live and Dead Tree Removals.

1. Tree cuttings may only be deposited on roadsides when the HOA has organized a community effort for Owners to have tree cuttings chipped en-masse. No garbage or tree cuttings are ever allowed to be deposited on any other Common Areas such as easements and parks. Tree cuttings can be stacked on Owners’ own lots and prepared for chipping

or removal which must occur within 3 months of the stacking. *Note: wood chips are essential in the forest nutrient cycle.*

Tree cuttings should not be stacked underneath the crowns of trees where it can act as a ladder fuel. Tree cuttings should be placed in an open clearing with no overhanging branches.

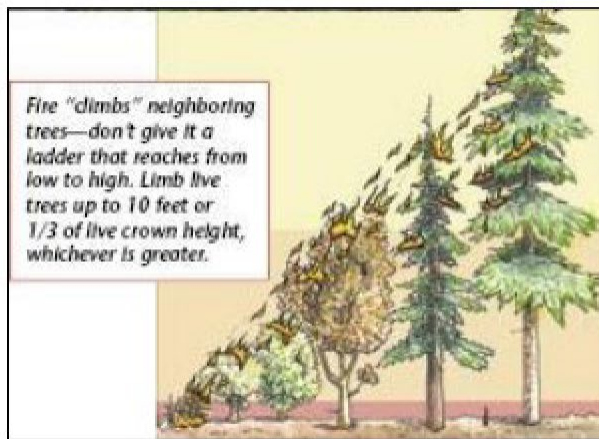
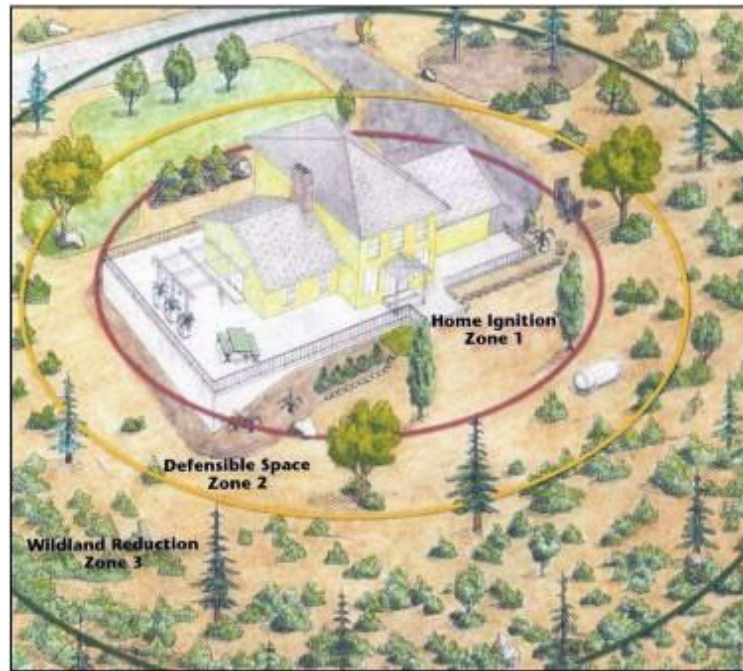
2. All branches and portions of trees less than 6 inches in diameter that have been cut or that have fallen must be removed or chipped. Branches can be stacked on Owners' own lots and prepared for chipping or removal which must occur within 3 months of the stacking.

Vehicle and Machine Sparks/Flames

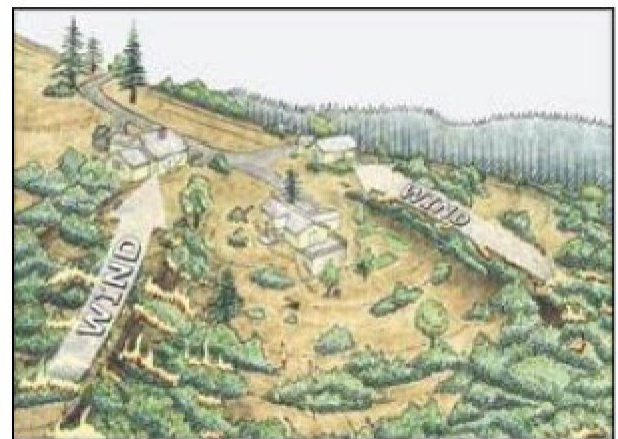
1. Off-Road driving and parking are prohibited. Hot catalytic converters on vehicles are a common wildfire ignition source.
2. Roadways must be kept clear of parked cars in the event that the emergency vehicles need to access the area.
3. Construction parking should be applied for through the DRC. When construction parking occurs, the grass must be cut/treated and deadfall must be removed in the parking area.
4. Any flame/spark producing or engine driven tools used for maintenance or construction shall have an adequate fire extinguisher on or near said machine. This specifically includes the use of welders, chop saws, torches, tar pots, tractors, chippers, chainsaws, and weed mowers. It is the owner's responsibility to ensure contractors follow the WFP.

WILDFIRE MITIGATION – VOLUNTARY RECOMMENDATIONS

Defensible space and Firewise landscaping reduces the overall wildfire hazard within a community. Defensible space is created by looking at three zones around the structures. Graphic 1 does not reflect current recommendations about home ignition zones. We would recommend you use an updated graphic to match information found in Recommendation #2 of this report.



Eliminate Ladder Fuels



Increase Defensible Space in Windy and Steep Areas

ZONE 1 Home Ignition Zone (within 30 feet of any structure)

- Firewise non-irrigated landscaping within this zone (i.e., rock-scaping) is preferred
- Aspens and conifer trees are recommended to be spaced at least 10 feet from other trees
- Conifers are more hazardous than aspens, so they should be limited in this zone
- Trees or shrubs are recommended to be pruned to 10 feet or 1/3 of its height (ladder

fuels elimination)

- It is recommended that all dead or dying material be removed seasonally; unless in a shed, no fuels storage is recommended in Zone 1

ZONE 2 Defensible Space (within 30 to 100 feet from any structure – on steep slopes, dense vegetation or areas of high winds the Defensible Space will need to be expanded to 150 feet)

- Conifer tree crowns are recommended to be maintained at least 10 feet apart
- Trees and shrubs are recommended to be pruned to 10 feet or 1/3 of its height
- Wood based mulch is not recommended in Zone 2

ZONE 3 Wildland Reduction, aka Extended Defensible Space (beyond 100 feet)

- It is recommended to continue to reduce limbs that extend to the ground and dead material
- It is recommended to continue to maintain at least 10 feet between conifer tree crowns

[These zones and the recommendations do not match the current recommendations. Recommendation #2 in this report provides details about the current zones and the recommendations for each zone.](#)

Order of Priority

- Dead aspens are fire fuels and in extreme situations live aspen might contribute to wildfires. But the risk of a live aspen wildfire is very low compared to conifer/shrub/grass fires--- so that is why the TSRA WFP (as with most other Colorado mountain community fire plans) suggests broader leniency to crown spacing for aspens
- All deadfalls are recommended to be removed/chipped in all zones, but are suggested to be performed in Zone 1 first
- All standing dead trees are recommended to be removed/chipped all zones, but are suggested to be performed in Zone 1 first
- Shrub/low branch/grass and weed treatment is recommended in all zones, but treatment is suggested in Zone 1 first
- Proper conifer crown spacing is recommended in all zones, but is suggested in Zone 1 first
- Crown aspens and succulents are recommended for consideration per the first bullet point above

Per Colorado Statute C.R.S. 38-33.3-106.5 (e): “The removal by a unit owner of trees, shrubs, or other vegetation to create defensible space around a dwelling for fire mitigation purposes, so long as such removal complies with a written defensible space plan created for the property by the Colorado state forest service, an individual or company certified by a local governmental entity to create such a plan, or the fire chief, fire marshal, or fire protection district within whose jurisdiction the unit is located, and is no more extensive than necessary to comply with such plan. The plan shall be registered with the association before the commencement of work. The

association may require changes to the plan if the association obtains the consent of the person, official, or agency that originally created the plan. The work shall comply with applicable association standards regarding slash removal, stump height, revegetation, and contractor regulations.”

All stressed, diseased, dead, fallen, or dying trees and shrubs should be removed from any Property. A diseased tree is defined as one having 33% or more dead limbs.

Tree removal that promotes and/or maintains a healthy forest by keeping a distribution of trees that is 33% small trees (less than or equal to 4 inches in diameter), 33% medium growth/size (more than 4 inches and less than 9 inches in diameter), and 33% old/mature growth (more than 9 inches in diameter) is strongly encouraged. In addition, properly pruning trees and shrubs will help prevent a wildfire from traveling up ladder fuels.

All vegetation up to/within 30 feet of the primary house (including decks and eaves), guest house, and any outbuilding, such as a barn or garage, may be removed as a defensible space (at the sole discretion of the landowner) if such acts are justified for the prevention of wildfire damage. Dead vegetation, brush, dry grass and conifers are much more fire prone than aspens, willows, and succulents; please bear this in mind when undertaking fuel removal efforts. Per Section 8 of the DRC Regulations, lot owners do not need DRC approval for the removal of trees that are 30 feet from the primary house, guest house, and outbuilding, such as a barn or garage. It is the owner’s responsibility to ensure proper approvals are granted by the DRC prior to tree removal.

Shrubs over five feet tall are recommended to have spacing of at least 10 feet between shrubs.

It is preferred that Ski Ranch logs be used in Ski Ranch fences, trail edging, fireplaces, and firepits to reduce the spread of spruce beetles via imported wood.

TSRA believes the goals of privacy screening, aesthetics, environmental preservation, and neighborliness are NOT mutually exclusive with WUI fire prevention efforts and can be accomplished by communication and good faith combined with care and sensitivity. Please talk to your neighbor before starting your chainsaw and always follow the DRC Regulations and Conduct Rules & Regulations.

WILDFIRE MITIGATION PLANNING

In the future we must consider fire resistant/fire wise building materials/techniques, spark caps on fireplaces and wood stoves, and other ways to better protect the Community from wildfire losses. Colorado Firewise construction techniques are cited in the Additional Resources on the cover letter.

Roads within Ski Ranches are largely on San Miguel County rights-of-way; they are critical for escape routes, fire lines, fire containment, fire hydrant locations, and emergency equipment/personnel access. Trees falling on roadways can hinder emergency service providers; maintaining road access and a clear space around fire hydrants is critical for fire safety. The underlying property is yet owned by the landowner and as such is subject to this wildfire

mitigation plan. Therefore, roads are subject to this plan unless countermanded by the local fire marshal. Fire mitigation efforts applicable to roadways shall be exempt from any limitations imposed by the Fire Mitigation Plan so long as TSRA roadway fire mitigation efforts are conducted under local Fire Marshal approved plans and comply with TSRA regulations.

Formal TSRA Board approval of permission to enter all TSRA common area lands by professional fire planners in furtherance of fire planning efforts (no individual landowner permission required) is granted, as well as forestry equipment on community trails and rights of way in furtherance of the WFP. Lot owners should not block access to neighboring lots for good faith fire mitigation efforts.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing Wildfire Mitigation Plan were adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____, and in witness thereof, the undersigned has subscribed his name.

TELLURIDE SKI RANCHES ASSOCIATION

By: _____
Elliot Schiff, President

It is preferred that Ski Ranch logs be used in Ski Ranch fences, trail edging, fireplaces, and firepits to reduce the spread of spruce beetles via imported wood.

TSRA believes the goals of privacy screening, aesthetics, environmental preservation, and neighborliness are NOT mutually exclusive with WUI fire prevention efforts and can be accomplished by communication and good faith combined with care and sensitivity. Please talk to your neighbor before starting your chainsaw and always follow the DRC Regulations and Conduct Rules & Regulations.

WILDFIRE MITIGATION PLANNING

In the future we must consider fire resistant/fire wise building materials/techniques, spark caps on fireplaces and wood stoves, and other ways to better protect the Community from wildfire losses. Colorado Firewise construction techniques are cited in the Additional Resources on the cover letter.

Roads within Ski Ranches are largely on San Miguel County rights-of-way; they are critical for escape routes, fire lines, fire containment, fire hydrant locations, and emergency equipment/personnel access. Trees falling on roadways can hinder emergency service providers; maintaining road access and a clear space around fire hydrants is critical for fire safety. The underlying property is yet owned by the landowner and as such is subject to this wildfire mitigation plan. Therefore, roads are subject to this plan unless countermanded by the local fire marshal. Fire mitigation efforts applicable to roadways shall be exempt from any limitations imposed by the Fire Mitigation Plan so long as TSRA roadway fire mitigation efforts are conducted under local Fire Marshal approved plans and comply with TSRA regulations.

Formal TSRA Board approval of permission to enter all TSRA common area lands by professional fire planners in furtherance of fire planning efforts (no individual landowner permission required) is granted, as well as forestry equipment on community trails and rights of way in furtherance of the WFP. Lot owners should not block access to neighboring lots for good faith fire mitigation efforts.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association certifies that the foregoing Wildfire Mitigation Plan were adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on _____, and in witness thereof, the undersigned has subscribed his name.

TELLURIDE SKI RANCHES ASSOCIATION

By


Elliot Schiff, President

Sections for Consideration for Inclusion in Future The Wildfire Mitigation Plan

WILDFIRE MITIGATION – STRUCTURE IGNITABILITY WILDFIRE

RISK ASSESSMENTS

WILDFIRE MITIGATION – COMMUNITY OUTREACH AND EDUCATION WILDFIRE

MITIGATION – COMMUNITY ACTIVITIES

WILDFIRE MITIGATION – EMERGENCY PLANNING AND PREPARATION WILDFIRE

MITIGATION – LONG-TERM PLANNING

Appendix 7- Table of Wildfire Risk Reduction Recommendations

#	RECOMMENDATION	REASON FOR RECOMMENDATION	ACTION TO DATE	KEY ACTION NEEDED FOR NEXT STEPS	FUNDING CONSIDERATIONS
1	<p>Complete Structure-Specific Site Visits for Each Residence in the Ski Ranches Community</p>	<ul style="list-style-type: none"> ● One hour Site Visits builds off data collected during Rapid Risk Assessments. ● Face to face interaction between homeowner and mitigation specialist ensures best education and understanding of wildfire risk. ● Site Visits will provide assessment of Home Ignition Zone and make mitigation recommendations for home hardening and creating defensible space. ● Home hardening mitigation recommendations identify site-specific ways to reduce risk of home ignition from embers. ● Site Visits will identify willing homeowners who are interested in creating defensible space around their homes. ● Site visits will generate a formal assessment (report) for each resident through a mobile application (MyWildfireRisk) that details home hardening and defensible space mitigation measures specific to their home/cabin. ● Online platform of MyWildfireRisk will allow residents to report risk reduction measures over time. 	<ul style="list-style-type: none"> ● Rapid Risk Assessment data was collected in 2022. WRWC assessed some home hardening and defensible space components. ● 33 Site Visits with WRWC have been completed. ● Site Visits quickly identified need and interest level of homeowners to complete defensible space work around home. 	<ul style="list-style-type: none"> ● Homeowners schedule a Site Visit with WRWC on an individual, case-by-case basis. Residents who are interested can visit https://cowildfire.org/site-visit/ and sign up for a Site Visit. 	<ul style="list-style-type: none"> ● There is no cost associated with this on an individual basis.

#	RECOMMENDATION	REASON FOR RECOMMENDATION	ACTION TO DATE	KEY ACTION NEEDED FOR NEXT STEPS	FUNDING CONSIDERATIONS
2	<p align="center">Design and Implement Defensible Space Around Individual Houses/Cabins</p>	<ul style="list-style-type: none"> ● Creating Defensible Space around homes is effective at increasing a homes’ survivability during a wildfire event. ● Defensible Space designs incorporate site-specific ways to manage vegetation in Zone 1, Zone 2, and Zone 3. ● Defensible Space Design for each area includes the steps of scoping the extent of the defensible space around each structure, designating boundaries of the defensible on the ground, marking trees within the defensible space, mapping, and developing a Scope of Work. ● In-depth defensible space designs will ensure a high comfort level for the house/cabin owner, the respective Land Company, and the contractor who is hired to do the work. 	<ul style="list-style-type: none"> ● The amount of adequate defensible space was identified during 2022 Rapid Risk Assessments, but defensible space components were not assessed to the point of implementation ● 4 projects have been completed as of 11/30/22 ● 6 projects are in the process to receive funding as of 11/30/22 ● 2 homes have applied for the program and will be considered for future funding as of 11/30/22 	<ul style="list-style-type: none"> ● For residents who choose to have a Site Visit completed, WRWC can determine how many residents need and are interested in creating defensible space around their homes. ● Of those residents who are interested in defensible space, WRWC can take next steps to design and implement defensible space. 	<ul style="list-style-type: none"> ● A fee will be assessed for WRWC to work as your project administrator which includes designing a Defensible Space project (including field work, mapping, and developing a Scope of Work, bidding out to contractors and project completion sign off. ● The cost of implementing the project (hiring a contractor to complete the work) will be determined by the scope of the individual project.

#	RECOMMENDATION	REASON FOR RECOMMENDATION	ACTION TO DATE	KEY ACTION NEEDED FOR NEXT STEPS	FUNDING CONSIDERATIONS
3	<p>Design and Implement Hazardous Fuels Reduction on TSRA Common Spaces, along roadways and on United States Forest Service Land</p>	<ul style="list-style-type: none"> ● Hazardous fuels reduction beyond Zone 3 of defensible space projects can strategically link treatment areas together over a larger area. ● Hazardous fuels reduction includes linked defensible space, fuel breaks, roadside thinning, removing hazardous snags, and protection of critical infrastructure (such as power lines). ● Fuels reduction can help return forest stocking levels to historic conditions so wildfire events in the area are not a stand-replacing event in the spruce/fir forest type. ● Fuel reduction provides the ability to reduce fuel loads and can modify fire behavior over larger areas. Fuel reduction could reduce potential flame lengths and post-fire erosion and sedimentation into Ski Ranches. 	<ul style="list-style-type: none"> ● No hazardous fuels reduction projects on TSRA land or USFS land have been designed or implemented. ● San Miguel Power completes regular maintenance of the power lines that run adjacent to the community and the infrastructure within the community. 	<ul style="list-style-type: none"> ● WRWC and partners will identify strategically placed hazardous fuels reduction projects including linked defensible space, fuel breaks, roadside thinning, and protection of critical infrastructure. ● Projects will be designed in a similar way to defensible space projects. ● WRWC will coordinate with CSFS and USFS to design fuel breaks on USFS land. 	<ul style="list-style-type: none"> ● WRWC will work with TSRA to identify and secure funding for the implementation of hazardous fuels reduction projects.

#	RECOMMENDATION	REASON FOR RECOMMENDATION	ACTION TO DATE	KEY ACTION NEEDED FOR NEXT STEPS	FUNDING CONSIDERATIONS
4	Improve Addressing and Signposts	<ul style="list-style-type: none"> Addresses and signposts are made with combustible materials that may burn during a wildfire making navigation difficult or impossible during a wildland fire for residents, visitors, and responders. Non-reflective or hard to see addresses or signs can make navigation difficult during evacuation or for first responders. 	<ul style="list-style-type: none"> Many homes have reflective address signs posted in various locations. Signs have been placed indicating roads to take to evacuate to the highway. The San Miguel County GIS department and the San Miguel County Road and Bridge department spearheaded the re-addressing of each home and distributing and installing address signs. Some county-issued signs were installed in the Ski Ranches Community, but not 100% coverage. 	<ul style="list-style-type: none"> Encourage homeowners to ensure addresses are visible from the road, reflective, made of fire-resistant materials, have 3-inch-high numbering, and are mounted on a fire-resistant post in a location visible from the end of the driveway. Replace combustible road signs with fire resistant, reflective signs with 3-inch-high lettering and mounted on a fire-resistant post. Adopt language in the Conduct Regulations and Guidelines that enforces address posting. 	<ul style="list-style-type: none"> The cost associated with updating and replacing signs may occur individually or through a special assessment fee from TSRA.

#	RECOMMENDATION	REASON FOR RECOMMENDATION	ACTION TO DATE	KEY ACTION NEEDED FOR NEXT STEPS	FUNDING CONSIDERATIONS
5	<p align="center">Develop a Community- Level Wildfire Preparedness and Emergency Response Plan</p>	<ul style="list-style-type: none"> • The Ski Ranches Community faces several challenges with preparing for and responding to emergency events including modes of communication, lack of knowledge of evacuation routes, evacuation locations, and preparing emergency kits. • A concise plan (1-3 pages) could be developed to effectively communicate to residents the challenges the community may face in the event of an emergency, such as a wildfire. • Temporary residents visiting rental properties may be unaware of the risks from wildfire and appropriate behaviors and evacuation routes. 	<ul style="list-style-type: none"> • No formal preparedness plan, specific to the Ski Ranches Community, has been developed. • San Miguel County has published a “Resident Evacuation Guide” that could be updated and modified to be specific to the Ski Ranches Community. 	<ul style="list-style-type: none"> • Ski Ranches should work with San Miguel County Emergency Management Department and Telluride FPD to identify emergency and communication challenges in Ski Ranches Community and ways to effectively communicate these challenges to residents so they understand the challenges and can take actions to prepare. • Develop a brochure for residents, visitors, and rental property managers to distribute to temporary residents. 	<ul style="list-style-type: none"> • TBD, if necessary.

#	RECOMMENDATION	REASON FOR RECOMMENDATION	ACTION TO DATE	KEY ACTION NEEDED FOR NEXT STEPS	FUNDING CONSIDERATIONS
6	Community Wildfire Information Forum	<ul style="list-style-type: none"> ● A Community Wildfire Information Forum would engage residents and provide information about the recommendations included in this document as well as provide general wildfire education. ● An example Site Visit could be demonstrated to highlight home hardening measures and guide expectations for fuels mitigation work. 	<ul style="list-style-type: none"> ● TSRA holds an annual Association meeting where community issues are discussed. ● TSRA has a Wildfire Committee that meets routinely to help guide the community. 	<ul style="list-style-type: none"> ● Identify key partners to present at/attend the Association meeting, e.g., WRWC, TFPD, San Miguel Emergency Management Department, CSFS, others? 	<ul style="list-style-type: none"> ● No funding required.

#	RECOMMENDATION	REASON FOR RECOMMENDATION	ACTION TO DATE	KEY ACTION NEEDED FOR NEXT STEPS	FUNDING CONSIDERATIONS
7	<p>Review of Community Governing Documents</p>	<ul style="list-style-type: none"> ● The Conduct Regulations and Guidelines, Design and Review Committee Regulations, and the Wildfire Plan contain language that may hinder wildfire mitigation or do not reflect current recommendations for wildfire mitigation best practices. ● Information that is inaccurate or not aligned with current recommendations can lead to confusion and distrust when working with wildfire professionals. 	<ul style="list-style-type: none"> ● The TSRA Wildfire Committee and Telluride Consulting created a Wildfire Mitigation Plan to encourage home hardening and creating defensible space. ● Language in the Design and Review Committee Regulations recognize there is a risk of wildland fire. 	<ul style="list-style-type: none"> ● Review governing documents to ensure consistency and accuracy with regulations. ● Update documents with recommendations to enforce wildfire mitigation best practices. ● Include partners such as WRWC, Telluride Fire, CSFS, or others to review and comment on updates. ● Review all documents on an annual basis and update them as necessary. 	<ul style="list-style-type: none"> ● No funding required.

**West Meadows Core Homeowner's Association, Inc.
West Meadows North Homeowner's Association, Inc.
West Meadows South Homeowner's Association, Inc.**

December 1, 2023

VIA Email

Kaye Simonson
San Miguel County Planning Department

Re: Comment Letter to the Proposed East End Master Plan

Dear Ms. Simonson,

The Boards of Directors of the three West Meadows Homeowner's Associations wish to comment upon the pending East End Master Plan Amendment that is pending with the San Miguel County Planning Commission. Thank you for this opportunity.

The notion of the County preparing an update to the Master Plan is laudable and the hard work on this endeavor by the County staff, advisory board and County Planning Commission is very much appreciated. Our board members and owners support the goal of good planning for our broader regional community as it advances our quality of life and maintains our shared values.

We also recognize and strongly support efforts to develop employee housing for workers in our region and recognize the East End Master Plan pays considerable attention to this effort. We think creating opportunities for more housing projects at logical locations of the eastern portion of the County, where they can be readily supported by infrastructure so as to be efficient in their design and construction and economically viable in their cost and attainability by employees is of significant importance to our community.

Requested Course of Action Relative to West Meadows

For reasons discussed below, we recommend in **the strongest terms** that East End County Master Plan NOT designate the West Meadows subdivision for high-density Community Housing (CH) zoning.

Analysis

To educate ourselves and gain the appropriate frame of reference for how we should be thinking about and commenting on the East End Master Plan, we first wanted to better understand how a jurisdiction, such as San Miguel County, should be considering its approach to the East End Master Plan amendment. So, we looked for some guidance from the Colorado Department of Local Affairs (DOLA), which offers the following information on its website to jurisdictions when adopting a master plan:

Municipalities and counties are authorized to prepare comprehensive plans as a long-range guiding document for a community to achieve its vision and goals. The comprehensive plan (or master plan) provides the policy framework for regulatory tools like zoning, subdivision regulations, annexations, and other policies. **A comprehensive plan promotes the community's vision, goals, objectives, and policies, establishes a process for orderly growth and development, addresses both current and long-term needs, and provides for a balance between the natural and built environment.**

(See Colorado Revised Statute 30-28-106 and 31-23-206.) Elements addressed in a comprehensive plan may include: recreation and tourism (required by state statutes), transportation, land use, economic development, affordable housing, environment, parks and open space, natural and cultural resources, hazards, capital improvements, water supply and conservation, efficiency in government, sustainability, energy, and urban design.

In reviewing the draft of the East End Master Plan, we are struck by how the draft plan on the one hand takes a very aggressive approach in making land use recommendations that support opportunities for significant increases in community housing density in virtually all residential communities in the eastern portion of the county (reflected by a recommendation to allow CH zoning in such areas); while on the other hand, provides little, if any, information about the carrying capacities of our regional infrastructure capacities (chiefly water, sewer, roads/transit and other utilities) and whether they would be able to accommodate such widespread development. Specifically, it's not clear if and how land use recommendations in the master plan would in fact be in balance with and support the type of orderly growth and development noted by DOLA and reflected in Colorado law. We believe that this is a significant flaw in the East End Master Plan that the County must address.

We have heard it stated during the meetings on the East End Master Plan that the plan is aspirational in its nature. It is our observation, however, that basic goals and objectives of the plan to accommodate increased density in virtually every conceivable residential portion of the County is not realistic as there is no information showing or supporting the realistic basis for regional infrastructure being enhanced to serve much of the increase density (as contemplated in the plan). This is particularly true in those portions of the planning area noted for low residential density and medium residential density, as these areas have been shown on the mapping exhibits generated by the County.

Our concern is that these land use recommendations direct limited infrastructure capabilities away from areas that may be more suited for higher development at more viable, cost-effective rates. The County mapping is showing these as the High Residential Density Areas, which are generally along the state highway corridor running from Ilium Valley and then the Spur into the Town of Telluride and established utility corridors or corridors that lend themselves to extensions for this purpose. We believe these growth areas are the types of locations that DOLA notes and state laws prescribe for adopting master plans that promote orderly growth.

We also firmly believe that the East End Master Plan, by recommending the potential for high density development in Low Density Residential and Medium Density Residential areas, is at odds with community values in these areas of the County, specifically including the West Meadows, and does not reflect good, thoughtful planning, given the enormous impacts on scenic views, environmental impacts, wildlife impacts, impacts to property values, as well as the disruptions to quality of life and the use and enjoyment of one's private property based upon land use patterns that have been established and followed by land owners and the County for decades.

Proposed Changes to the East End Master Plan

In the recent Planning Commission meetings on the East End Master Plan, there have been discussions concerning the recommendations for the increased density associated with the Community Housing (CH) zoning and whether this should be removed from the Low Density Residential and Medium Density Residential areas.

For reasons noted above, we think that the County would significantly improve the East End Master Plan by removing the CH zoning as recommended and potential uses and densities in all Low Density Residential and Medium Density Residential areas, which would specifically include the West Meadows subdivisions as well as the unplatted, residual strips of land across the highway from West Meadows that

adjoin the Telluride Ski Ranches that do not appear to have any infrastructure service connection rights in place and sit within designated County scenic view corridors.¹

We also believe that community the County should work with the Town of Telluride and Town of Mountain Village and develop a regional group to meet and confer and discuss the regional development goals and objectives of each jurisdiction and to cooperatively work together on our regional infrastructure demands and capabilities so we are best handling our existing and future needs. We believe that this group must meet in open, public settings and that our HOAs along with other HOAs should have representation on the board.

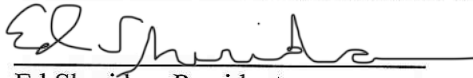
Please call our Property Manager Brian Wallin if you have questions for us. His number is (970)209-9736 and his email address is brian@lmmdc.com.

West Meadows Core Homeowner's Association, Inc.



Bruce Evans, President

West Meadows North Homeowner's Association, Inc.



Ed Sheridan, President

West Meadows South Homeowner's Association, Inc.



Karen Conway, Board Member

¹ Having listened to the testimony of our neighbors on the Deep Creek Mesa at prior meetings on the East End Master Plan and reviewed their written communications, it is noteworthy that the Diamond Ridge project was acquired by the Town of Telluride and San Miguel County and is being considered for higher density development. Certainly, the goal of higher density housing is laudable, however, given its more remote location and its distance from the county major infrastructure corridors, it does not appear to be an appropriate or logical location for higher density residential development and orderly growth, particularly since there has been no groundwork done to establish that the infrastructure carrying capacity is sufficient to sustain the project. The County should reconsider designating this site as High Density Residential in the Master Plan unless and until that type of infrastructure study has been completed. The County can always amend the Master Plan if and when that work is completed and the information becomes available.

January 11th, 2024 Planning Commission
Public Comment

1. Anna Wilson, 12/13/2023
2. James Caruso, 12/15/2023
3. Jolana Vankova, 12/14/2023
4. Lisa Taraschi, 12/14/2023
5. Madison Shae, 12/13/2023
6. Marlin Smith, 12/13/2023
7. Ruth Homan, 12/13/2023
8. Emily Masson, 1/10/2024



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

East End Master Plan

Anna Wilson <annatelluride@gmail.com>

Wed, Dec 13, 2023 at 3:44 PM

To: planning@sanmiguelcountyco.gov, "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>

Dear San Miguel County Planning Commission,

The Two Rivers Homeowners Association is expressing extraordinary concern over the identification of the United States Forest Service parcel that borders our community to the south as "Residential High," thus appropriate for future high-density development.

As a community comprised solely of SMRHA-qualified local employees, we have an intimate understanding of the need for more deed-restricted housing, as well as a strong sense of gratitude for the deed-restricted neighborhood in which we are so lucky to live. However, we ask that you remove public lands that we all hold so dearly from the list of "opportunities" for development on the proposed East End Master Plan to preserve the quality of life of our local workforce and to show appreciation for the nature and wildlife that makes the Telluride region so special.

Sincerely,
Residents of Two Rivers



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Re: Planning Commission Meeting timing, etc.

1 message

James Caruso <jcaruso505@gmail.com>

Fri, Dec 15, 2023 at 1:14 PM

To: Anne Brown <anneb@sanmiguelcountyco.gov>, masterplan@sanmiguelcountyco.gov

Cc: Kaye Simonson <kayes@sanmiguelcountyco.gov>, John Huebner <johnh@sanmiguelcountyco.gov>, nicolak@sanmiguelcountyco.gov

Hello Anne:

Thank you so much for reaching out - it means a lot to hear directly from a county commissioner on this mission-critical topic facing our community.

I read through your email carefully and appreciate your seeming sense of urgency in terms of looking at modifying the current EEMP based on resident input.

A few comments I would like to share with you:

1. At the Oct Planning Commission Meeting, which was held in the evening, there were, I think, a max of 103 participants. I cannot recall how many attended the Nov meeting but this weeks' Dec meeting, held during the day, there were less than 45 participants. I know personally of several folks that could not attend the Dec. meeting due to work and other daytime commitments.

2. I am very concerned about the seeming lack of transparency around the key tenants and downside risks of this current version of the EEMP. I have publicly commented before that the county planning department should not be using misleading language like "we don't expect the CH Zone to be used in Ski Ranches or Aldasoro" (I am paraphrasing). These kinds of comments are vague, subjective and therefore misleading to the public and essentially worthless. What matters is what is legally possible under the EEMP. Outside interests like developers will not care about our way of life or natural environment, they will only focus on what is legally possible to maximize their financial gain (please believe me here, I know some of these folks, I sit on a tech company board with a group exactly like this in Chicago). Also, the Planning Dept seem like a great group of folks but they need to be extra careful in the language used to communicate the contents of the EEMP. Saying things like "the EEMP is not a re-zoning document" (I am again paraphrasing) is very misleading and it frightens me and most of my fellow county residents to think that the planning department is not accurately communicating the massive downside risks associated with this plan. Why is this? All who understand this document know that in its current form it enables the utilization/overlay of the CH Zone (which already exists) all across the east end of the county. Saying it is not a zoning document is clouding the downside risks and is semantics. As civil servants, their goal should be to gather as much information as possible and share as much information as possible to as many people as possible so the best plan can be brought forward that works for all the citizens of the county.

3. The 20 units/acre CH Zoning in the EEMP is the real crux of the issue for most county residents, especially those living in the east end of the county - West Meadows, Aldasoro, Ski Ranches, Elk Run, The Preserve, all along 145, etc., etc. This is just too radical a departure from where we are today and if it were to be allowed, would irreversibly change our region forever... In the future years, it will always be possible to continue to add more housing options but not possible to remove housing (no one will ever dismantle an already constructed highly congested 20 unit per acre condo complex...).

4. I very much appreciate the other options you laid out like "scaling" the CH Zone density for low to medium to high density areas, etc... I personally think this is the right direction to go and a happy medium can be achieved. For example, in areas of low or medium density, community housing similar in look and feel to Two Rivers seems like it might be a better fit as it would blend nicely into the environment and may be welcomed by most residents compared to 20 units/acre. I am guessing Two Rivers is something like 6-8 stand-alone units per acre...)

5. I honestly think that you guys have a real "golden opportunity" here to create a solution that works for all residents, protects our largest asset (our unspoiled natural beauty) and allows for some controlled housing growth for workers etc to help build a better sense of community. Such a thoughtful plan could become a blueprint for other remote, environmentally-sensitive areas to follow in the future. Unfortunately, the current EEMP does not do this... Moreover, you are also lucky in that the vast majority of residents in this region are compassionate, sensible people who understand the need and are acceptable of additional housing options but also want to protect what is so unique about Telluride and do not want to feel physically threatened by the current version of the EEMP.

I would be very happy to jump on a call with you if you want to discuss further and even volunteer my time in a public working group to come up with some additional options and ideas.

I live in Ski Ranches and I know Ski Ranches would very much welcome a face-to-face meeting with you and/or other commissions to discuss this and spit-ball some alternative compromises that I think could get broad public support.

Also, please note that I am not a part-time resident who comes here just time to time - I live here full time, I am the current Ski Ranches DRC (Arch Review Committee) Chair for the last 3 years, I am not in the construction industry but I understand it well, I have a young son and new wife who rent deed restricted in the area and I am currently sponsoring free housing in my own home for the next 2 years for a Western Colorado Univ Environmental Studies Grad Student who is doing a project with San Miguel County - I think I can speak from a position of knowledge, compassion and understanding on the Telluride housing dilemma...

Thank you again Anne... I hope we have a chance to talk or meet face to face soon and please feel free to pass my comments along to the other commissioners...

Happy Holidays.

Regards,
Jim
Cell @ 970-708-0159

On Thu, Dec 14, 2023 at 4:52 PM Anne Brown <anneb@sanmiguelcountyco.gov> wrote:

Dear Mr. Caruso (other commissioners Bcc'd),

Thank you for your email. It is heartening to see so many residents who care about our community weigh in with comments on the East End Master Plan.

As a relatively new commissioner, I was also curious about the timing of Planning Commission meetings and asked about daytime vs. nighttime scheduling. Elected officials and staff let me know that the county has tried both approaches, and found little difference in attendance. Daytime is better for some, while evenings are better for others - depending on their obligations for that particular day. So in consideration of our staff, volunteers and their families, we tend to schedule more daytime meetings. For those who cannot attend in person, we offer the option to participate via Zoom and/or to submit written comments.

In addition to meeting times, I understand you are particularly concerned about the Community Housing Zone District. I want to assure you that public comments like yours have been heard, and the process has been altered to reflect them. Did you see CPC chair Lee Taylor's letter to the editor in early Nov (attached)? I think it indicates responsiveness to community concerns, yet it seems to have been overlooked by many.

In particular, I was pleased to see that Lee writes in this letter that the planning commission has decided to:

- Slow down the EEMP process in order to ensure full community participation, with no set deadline for completion. (He does mention the process will last "at least until January" but we already know it will go on longer than that.)
- Incorporate enhanced consideration for the "physical, service, and social infrastructures of the East End," which he describes as "the foundations of 'carrying capacity.'"
- "Review the Future Land Use map and categories, and explore options for presenting the maps in a more precise and accessible way." I subsequently heard from Planning Director Kaye Simonson that she is crafting a narrative to provide important context to the final version of this map.
- Revisit the CH Zone District. In fact, a joint work session of the Board of County Commissioners and Planning Commission is planned for Jan 24 to discuss the CHZD (as well as updates to the LUC regarding large scale solar projects). I have been assured by both Lee and BOCC chair Lance Waring who will be running this meeting that it will allow for ample public comment. In particular, I expect we will discuss:
 - The very strong "use by right" language. While a rezoning to CHZD does not in any way guarantee 20 units/acre (developers will subsequently need to go thru the planning process where density will be established), this phrase may be misleading and cause misunderstandings we'd ideally avoid.
 - Whether the current 20 units/acre is appropriate for low/med/high density residential, or whether this should be scaled.
 - The very strong "shall not be considered incompatible with surrounding land uses, neighborhood characteristics or community character" language.

I want to make sure you are signed up for automated notifications to ensure you are informed about upcoming meetings, etc. To do so:

- Go to the Notify Me page on the County website - <https://www.sanmiguelcountyco.gov/list.aspx>
- Enter your email address.
- Click on the "Notify Me Sign In" button.
- Add a cell phone number if you'd prefer text messages when available.
- Indicate which notifications you'd like to receive by email or text.
- Follow remaining steps.

Warm regards,

Anne Brown (she/ella) us
District 1 Commissioner
Cell 970.729.2491
www.sanmiguelcountyco.gov



On Wed, Dec 13, 2023 at 11:06 AM James Caruso <jcaruso505@gmail.com> wrote:

I am curious why the last few Planning Commission meetings (including tomorrow's 12/14/23 meeting) have been scheduled in the morning to mid-day...

If the Planning Commission is really operating in "good-faith" and looking for "community input," these meetings should be scheduled in the evening when people are not working, traveling, etc...

Also, I would like to reiterate that the current version of the EEMP with the widespread enabling of the CH Zone in low to medium density areas is a clumsy, sloppy, simple-minded and reckless plan and has very little public support and thus needs to be modified ASAP.

This community, in general, is sympathetic and very much in favor of more affordable community housing but not at the huge expense of opening up the possibility of widespread overdevelopment... The Planning Commission has a real opportunity here to create a win-win for everyone but this EEMP, as it stands, is not it at all, in fact it is the opposite...

Put your personal bias aside and work to come up with a plan that works for everyone and protects our largest asset - our natural environment, which makes Telluride so unique.

--

James Caruso, PhD
970-708-0159
jcaruso505@gmail.com

--

James Caruso, PhD
970-708-0159
jcaruso505@gmail.com



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Public comment to EEMP item on agenda 12 14 2023 Let's take a year and let the public understand

JOLANA VANKOVA <jolanavanek@yahoo.com>

Thu, Dec 14, 2023 at 9:37 AM

To: "masterplan@sanmiguelcountyco.gov" <masterplan@sanmiguelcountyco.gov>, "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>, "nicolak@sanmiguelcountyco.gov" <nicolak@sanmiguelcountyco.gov>, "johnh@sanmiguelcountyco.gov" <johnh@sanmiguelcountyco.gov>, "lee@tellword.com" <lee@tellword.com>, "tobinbrown5@gmail.com" <tobinbrown5@gmail.com>, "mbayma08@gmail.com" <mbayma08@gmail.com>, "maryjo.schillaci@gmail.com" <maryjo.schillaci@gmail.com>, "josselin.lz@gmail.com" <josselin.lz@gmail.com>, "ibald841@gmail.com" <ibald841@gmail.com>, "galenagleason@gmail.com" <galenagleason@gmail.com>, "bocc@sanmiguelcountyco.gov" <bocc@sanmiguelcountyco.gov>, "anneb@sanmiguelcountyco.gov" <anneb@sanmiguelcountyco.gov>, "lancew@sanmiguelcountyco.gov" <lancew@sanmiguelcountyco.gov>, "krish@sanmiguelcountyco.gov" <krish@sanmiguelcountyco.gov>

The more I am learning about this issue the more I see there is time to put a pause on this process.

Since the County missed on on the deadline for its hoped for DOLA fund, there is no honest argument to keep rushing this important document.

The public is just starting to understand what this plan is about, that it is not just "something going on around Telluride Cemetery".

We currently have affordable housing zoning process, so the confused letters in Daily Planet crying unless we adopt the EEMP with the CH code a community similar to Lawson Hill could never be built are incorrect.

There is much more to a good long term projection of a plan for a community. The year we need to take with this issue is what most people I speak with seem reasonable. Certainly when they are learning the CH zoning is not about workforce housing, but about developers access to our beautiful forest and agri zoned lands. We need a county wide process to wind up with the right master plan that will guide us to grow wisely unlike so many areas in Colorado.

Being a refuge to tourists from overgrown Colorado towns I hear it all the time- "...don't ruin your place, we already did".

We have

just one chance to do that. And that is now. I call for a year moratorium on adoption of the Master Plan. and removal of the CH Code.

Thank you,

Cordially,

Jolana Vanek, Boulders



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

RE- Zoning

'Lisa Taraschi' via Master Plan <masterplan@sanmiguelcountyco.gov>Thu, Dec 14, 2023 at 9:09
AM

Reply-To: Lisa Taraschi <ltaraschi@icloud.com>

To: masterplan@sanmiguelcountyco.gov

My apologies for missing the deadline to comment on the plans to rezone but I would still like to say that I feel this is a very important decision and that there should be information compiled before making such a big change that cannot be reversed. This town cannot afford to lose its soul like almost every other ski resorts and needs to preserve the reason a lot of us live here. For me it's the environment and I am hoping a year long moratorium on the adoption of any master plan countywide be put in place. This topic is too complex and too risky to make a decision based solely housing.

Best,
Lisa Taraschi

Sent from my iPhone



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Strongly Oppose the EEMP

'Madison Shae' via Master Plan <masterplan@sanmiguelcountyco.gov>

Wed, Dec 13, 2023 at 12:31 PM

Reply-To: Madison Shae <maddy.shay@me.com>

To: masterplan@sanmiguelcountyco.gov

To whom it may concern—

It seems this EEMP blankets over certain areas that would cause great harm to residential areas that are well established like Ski Ranches. I specifically oppose the enabling of the widespread implementation of or the CH Zone in low and medium density areas... As a homeowner and resident of Ski Ranches this would change Ski ranches completely and affect all homeowners. Let's come together and find a solution for the housing of the workforce but not blindly implement that in the end changes Telluride and whatever one loves about Telluride. Not only can this affect homeowners but the future of telluride and the desire for people to come and live.

••

Madison

"man is disturbed not by things, but by the views he takes of them"

Sent from a mobile device please excuse any typographical errors



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Objection to the San Miguel County East End Master Plan

Marlin Smith <marlin.timeflies@gmail.com>

Wed, Dec 13, 2023 at 1:24 PM

To: masterplan@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov, nicolak@sanmiguelcountyco.gov, johnh@sanmiguelcountyco.gov, lee@tellword.com, tobinbrown5@gmail.com, mbayma08@gmail.com, maryjo.schillaci@gmail.com, josselin.lz@gmail.com, ibald841@gmail.com, galenagleason@gmail.com, bocc@sanmiguelcountyco.gov, anneb@sanmiguelcountyco.gov, lancew@sanmiguelcountyco.gov, krish@sanmiguelcountyco.gov

I wish to make it known that I strenuously object to the San Miguel County East End Master Plan as presently written. Specifically, I object to the unfettered and widespread implementation of the CH Zone in low and medium density areas @ 20 residential units per acre.

Best regards,

Marlin Smith
171 Elk Park Road
marlin.timeflies@gmail.com



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP

Ruth Homan <gregnruth@msn.com>

Wed, Dec 13, 2023 at 8:55 PM

To: "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>, "nicolak@sanmiguelcountyco.gov" <nicolak@sanmiguelcountyco.gov>, "johnh@sanmiguelcountyco.gov" <johnh@sanmiguelcountyco.gov>, "lee@tellword.com" <lee@tellword.com>, "tobinbrown5@gmail.com" <tobinbrown5@gmail.com>, "mbayma08@gmail.com" <mbayma08@gmail.com>, "maryjo.schillaci@gmail.com" <maryjo.schillaci@gmail.com>, "josselin.lz@gmail.com" <josselin.lz@gmail.com>, "ibald841@gmail.com" <ibald841@gmail.com>, "galenagleason@gmail.com" <galenagleason@gmail.com>, "bocc@sanmiguelcountyco.gov" <bocc@sanmiguelcountyco.gov>, "anneb@sanmiguelcountyco.gov" <anneb@sanmiguelcountyco.gov>, "lancew@sanmiguelcountyco.gov" <lancew@sanmiguelcountyco.gov>, "krish@sanmiguelcountyco.gov" <krish@sanmiguelcountyco.gov>

To all this may concern:

I am voicing my objection to the San Miguel County EEMP. It is ill conceived and abandons East End property owner established rights and their standards and ideals of living in this area. It does not pay due respect to current full-time property owners, some of whom have struggled to establish their lives here in beautiful Telluride area. It is ultimately a **cop-out** by the county to band-aid the housing crisis that has been amplified by gentrification of the area, exacerbated by second homeowners. This EEMP does not solve the issue. The county has EVERY right to maintain and stand by original zoning regulations that are established in these areas. I implore the county to not renege on current zoning in place for these areas. As mentioned in November's planning meeting, **please exhaust current sources of affordable housing that have been approved but not yet developed, and then assess need, and find common sense solutions at that time that do not involve renegeing on property zoning that has been abided by on good faith.**

I will mention the comment by the county attorney in November's meeting that recent legislation by the State of Colorado prohibits growth limitation. I would suspect that the county is protected from this legislation by the zoning plans put into place before this legislation. Why would you reverse these zoning plans that protect the county at this time and open the county up to new restrictions that would be otherwise protected? An alarming comment in the November planning meeting was that "*It probably won't happen*" that someone will try to develop a multi-unit property meant for single family development. This is pure naivety and an **irresponsible** position to be taken by the county. I will remind the county that they have the right and **duty** to protect current property owners, their ideals and values for living full-time in this area.

Please put on the record that I vehemently oppose your EEMP, specifically, the enabling of the widespread implementation of the CH Zone in low and medium density areas @ 20 residential units per acre.

Thank you for your wholehearted consideration.

Ruth Homan
Concerned Citizen, Ski Ranches



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

For January 11 CPC EEMP Worksession Packet

Emily Masson <emasson@mac.com>

Wed, Jan 10, 2024 at 11:18 AM

To: "masterplan@sanmiguelcountyco.gov" <masterplan@sanmiguelcountyco.gov>, Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Please clarify what percentage of Affordable Housing units will be occupied by non-profit and remote workers as opposed to essential and service workers. What is the goal? I doubt the public favors subsidizing non-profit workers, over essential and service workers gaining access to affordable homes.

This working draft of chapter 5 seems heavy on housing goals for nonprofit workers and light on housing goals for essential (firefighters, teachers, nurses, essential) and service workers (retail, restaurant, housekeeping, etc.) relatively speaking.

What does nonprofit "partner" mean. How does a non-profit become a "partner" with the county?

Please keep in mind what could be leveraged by all these public/nonprofit/private partnership goals in conjunction with access to public lands. Please think in terms of how these goals as drafted here could be exploited by a very wealthy interest with close ties to future elected officials and staff (who might fund many nonprofits in our area and who might want to influence public policy with their own financial interest in mind).

Please remember that a future public developer could override covenants or PUD rules (as confirmed by Kaye on November 9, please correct draft Nov. 9 minutes, see attached) and when partnered with a private/or nonprofit entity, they could change a neighborhood (or the entire area) without much public input given all the advantages the public developer has over everyone else. Please think in terms of not the present day collection of gatekeepers but a future group of parties (imagine a political party you do not like for e.g.) from which you might want to protect our county character. Please change chapter 5 to reflect more concern for homes for essential and service/tourism, in person workers over a nebulous nonprofit infrastructure.

Once again, this part of the draft of the EEMP is light on public input (meaning everyday year round working people) and is heavy on top down State goals that are not mandatory to be included in the EEMP and heavy non profit interests. I am curious to know where this is coming from since very few non-profits responded to the first Review Agency and Stakeholder review period.

Please see attached.

Sincerely,
Emily Masson

Adobe Reader File Edit View Window Help

CPC_WS_packet_011124_updated.pdf

43 / 224 93.8%

Tools Fill & Sign Comment

WORKING DRAFT

	15 -18. Explore cultural heritage interpretation, events, programs, and educational efforts that celebrate people of diverse cultural backgrounds.	Medium	County, Arts and Cultural Organizations	Ongoing
	19 . Explore strategies to strengthen and build infrastructure for nonprofit organizations.	Medium	County, Nonprofits	Medium-Term
	20 . Seek innovative solutions in the arts, sciences and environmental stewardship fields that build and support community.	Medium	County, Nonprofits	Medium-Term

Adobe Reader File Edit View Window Help

CPC_WS_packet_011124_updated.pdf

42 / 224 93.8%

Tools Fill & Sign Comment

WORKING DRAFT

	10. Collaborate with public and private entities to solidify plans for historic preservation, acquisition and interpretation.	Low	County, Historical Commission, Telluride Historical Museum	Ongoing
	11 . Work to ensure the longevity of nonprofit organizations through continued community support.	Medium	County, Municipalities, Nonprofits	Ongoing
	12 . Connect with the Ute peoples and facilitate opportunities for inclusion in cultural programs.	Low	County, Community Organizations, Ute Tribal Leaders	Medium-Term
	13 . Identify underserved and under-represented communities and work to provide cultural programs that are inclusive.	Low	County, Nonprofits	Medium-Term
CONSIDER/EXPLORE	14 -14. Continue to grow and support the historic preservation program to preserve important history and culture in San Miguel County, including the history of the Uncompahgre Utes	Medium	County, Historical Commission, Telluride Historical Museum, Ute Tribal Leaders	Near-Term
	15 -15. Explore cultural heritage interpretation, events, programs, and educational efforts that celebrate and promote local historic landmarks, history, and traditions.	Medium	County, Historical Museum	Medium-Term
	16 -16. Consider opportunities to incorporate art within parks, open spaces, and trail system, such as through creative mapping or wayfinding, to support the local arts community. Include	Medium	County, Arts Organizations	Near-Term

		<p>21-22. Work with private developers and property owners and the U.S. Forest Service to expand housing opportunities in Eastern San Miguel County. This could include land swaps, acquisitions and leases, transfer of development rights, and other methods.</p>	High	County, Municipalities, Private Developers, Federal Government	Long-Term
			49		
WORKING DRAFT					
	FACILITATE / COORDINATE	<p>22-23. Coordinate long term lease agreements with rental units that house institutional and non-profit organizations</p>	Medium	County, SMRHA	Long-Term

		<p>4. Develop a strategic plan for creating special limited public-private partnerships that include private developers, local housing authority(ies), economic development agencies, municipalities, businesses, nonprofits, and others to build local development expertise and share risk and return for affordable and community housing projects.</p>	High	Nonprofit partners County, Municipalities, Private Developers, Businesses and other employers, Nonprofit partners	Medium-Term
		<p>5. Study opportunities to provide or partner on the creation of rental and sale housing that is affordable to</p>	Medium	County, SMRHA, Municipalities, Nonprofit partners	
			46		

FACILITATE / COORDINATE	22-23 . Coordinate long term lease agreements with rental units that house institutional and non-profit <u>organizations</u> and <u>workers</u> to support rent price stability.	Medium	County, SMRHA	Long-Term
	23-24 . Address seasonal needs versus long term needs by partnering with ski-based tourism companies, the U.S. National -Forest Service, and others.	Medium	County, SMRHA, Employers	Medium-Term
	24-25 . Coordinate the use of funding from the Innovative Housing Incentive Program through the Colorado Office of Economic Development to incentivize the production of modular and other types of manufactured homes (see HB 1282).	Medium	County, SMRHA	Near-Term
	25-26 . Prioritize affordable housing opportunities for the local workforce within the education system, healthcare, and other	High	County, Special Districts, SMRHA	Ongoing

December 14th, 2023 Planning Commission Meeting

East End Master Plan Referral Agency Comments

1. Tracy Rogers on behalf of **Western Area Power Administration**, 11/20/2023
2. Michelle Haynes on behalf of **Town of Mountain Village**, 11/28/2023
3. Sarah Landeryou on behalf of **Wilksom Public Library**, 11/30/2023
4. Heidi Lauterbach on behalf of **Telluride Mountain Club**, 11/30/2023
5. Matt Skinner on behalf of **Colorado Flights Alliance**, 12/04/2023
6. Kierra Skinner on behalf of **Telluride Tourism Board**, 12/04/2023
7. Mark Caddy on behalf of **Colorado Park and Wildlife**, 12/07/2023

East End Master Plan HOA Comments

1. Joint HOA letter on behalf of **Aldasoro Ranch, Deep Creek Ranches, Elk Run, Golden Ledge, Gray Head, Hillside of Telluride, Meadows at Deep Creek Mesa, The Preserve, Ski Ranches, Sunnyside West, West Meadows**, 12/04/2023
2. **Deep Creek Ranches HOA**, 12/04/2023
3. K.C. Murphy on behalf of **Elk Run HOA**, 11/30/2023
4. Nick Farkouh on behalf of **Meadows at Deep Creek Mesa HOA**, 12/04/2023
5. Fran Berg on behalf of **Ski Ranches HOA**, 12/01/2023
6. Bruce Evans, Ed Sheridan, and Karen Conway on behalf of **West Meadows Core HOA, West Meadows North HOA, and West Meadows South HOA**, 12/01/2023

