



SAN MIGUEL COUNTY PLANNING COMMISSION

PLANNING COMMISSION MEETING AGENDA THURSDAY, DECEMBER 14, 2023 – 9:00 AM

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)

We kindly request that people attending meetings in person wear a mask.

1. 9:00 A.M. CALL TO ORDER

2. APPROVAL OF MINUTES, PLANNING COMMISSION AND STAFF COMMENTS

- a. November 9th Planning Commission Minutes
[November 9 PC .docx.pdf](#)
- b. Memo regarding HB 21-1117 and HB 23-1255 - Statutory Growth Prohibitions and Density Increases for Affordable Housing
[Memo CPC.Planning.Statutory Regulations.December 14 2023 \(3\).pdf](#)

3. AIRPORT MASTER PLAN RECOMMENDATION

- a. Review and Recommendation of the Telluride Regional Airport proposed Master Plan Update / MOTION
[CPC Packet Materials TRAA Master Plan Update 121423.pdf](#)

4. WORKSESSION: EAST END MASTER PLAN

- a. Public and Review Agency Comments
[CPC 121423.pdf](#)
[Refferal Comments Compiled.pdf](#)
[FINAL Public Comment 12.14.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 2.a

TITLE:

November 9th Planning Commission Minutes

Presented by:

Time needed:

PREPARED BY:

Nicola Kerr, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[November 9 PC .docx.pdf](#)

Description:

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

November 9, 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
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.

APPROVAL OF MINUTES

MOTION by Ian Bald to approve the October 12, 2023 minutes. **SECONDED** by M.J. Schillaci. **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	Aye	Nay	<u>Abstain</u>	Absent
Galena Gleason	<u>Aye</u>	Nay	Abstain	Absent

PLANNING COMMISSION AND STAFF COMMENTS

Kaye Simonson, Planning Director, updated the Commission; John Huebner, Senior Planner, passed the AICP examination and is certified by the American Planning Association.

December 14 is the next Planning Commission meeting. It will include an application for an amendment to the Telluride Airport master plan.

The Board of County Commissioners will meet to discuss the possibility of extending the solar moratorium. Planning has divided the solar and natural resources Land Use Code updates into two parts. A joint Planning Commission and BOCC worksession is proposed for January 24.

The Planning Commission has listened to the public's feedback regarding the community housing zone district and will have a joint work session with the Board of County Commissioners regarding the Community Housing zone on January 24.

The BOCC met with the West Region Wildfire Council. At some point, there will be statewide wildfire code which will affect the Land Use Code and the Building Codes.

EAST END MASTER PLAN WORK SESSION

Tobin Brown asked if there will be another work session for the Master Plan before the community housing zone district meeting?

Kaye Simonson responded that there will be a Planning Commission meeting December 14 and then the joint work session January 24th. The January CPC meeting is also prior to the work session.

Lee Taylor affirmed that the plan is for the Commission's subcommittee pairings to meet and prepare and be ready to share at the December 14 meeting.

Josselin Lifton-Zoline commented that as beautiful as the 90% East End Master Plan report is, we could pare it down, and remove some items regarding public engagement.

Lee asked the Commission what the document is missing.

Galena Gleason responded that a direct assessment of current infrastructure is missing- namely traffic and transportation, Wastewater Treatment Plant (WWTP), what is current carrying capacity and how could the East End expand for the future.

Lee Taylor summarized that we need more of a road map to guide us.

Lee pointed out that the plan is similar to other plans for other counties in Colorado.

Josselin Lifton-Zoline stated that there is a piece missing regarding nonprofits and the environment. There is a conflation happening because the public is concerned about historically ranched areas, which are conflated with wild areas which is very different from protecting natural wild areas.

Lee Taylor commented that we can't have an economic development section that doesn't incorporate the arts.

Josselin Lifton- Zoline said that we should send the Master Plan to the Sheep Mountain Alliance, San Miguel Watershed Coalition, and other groups.

Tobin Brown said that we should be looking for ways to protect the East End from over development and traffic encroachment.

Lee Taylor stated that San Miguel County and the region has a 700 unit affordable housing unit deficit. He asked Tobin, are you saying that we should only build 500 units?

Kaye Simonson responded that we would need to have the community's partners at the table for that including the towns and Colorado Department of Transportation (CDOT).

Galena Gleason commented that she finds the 90% master plan document to be slightly utopian and said we need to stop and take a hard look at the numbers and make sure we can support where the East end is right now.

Josselin Lifton- Zoline stated that we don't hear anyone talking about stopping growth of the 12,000 square foot mansions in regards to our water resources. People are already suffering and we need to think of the bigger picture that more than just the fact that one's view corridor is going to change

Lee Taylor asked how do we preserve what we value here without shutting the door in everyone's face.

Galena Gleason mentioned that the CDOT station that serves the Telluride area is not able to continue functioning because they cannot house their employees.

Tobin Brown stated that the housing needs assessment doesn't really need to be updated because we can only assume that it has gotten worse.

Kaye Simonson affirmed that the 2018 housing needs assessment is our base, and it does not seem like things have improved.

Lee Taylor stated, do we believe we can craft a master plan that speaks of limits, or choices?

Mathew Bayma said that he certainly wouldn't want to put a cap number in the plan.

Amy Levek, Advisory Group member, chimed in that we should not even discuss a cap on growth as HB 23-1225 is prohibiting a cap on growth by not allowing caps on building and development permits, which helps not push growth out into other communities.

Ian Bald stated that he is starting to develop a lens regarding development applications looking at how things are going to affect growth, including the hospital. People think that we are the ones creating the problem which is backwards. We are reacting to the problem. We need to address traffic.

Tobin Brown commented that we value locals being able to live locally.

10:30 a.m. Recessed

10:37 a.m. Reconvened.

Kaye Simonson shared that the President of the Trout Lake HOA had called and asked what the Community Housing (CH) zone district means for them; she replied it is not much because the subdivision is on a land lease and they have covenants in place.

Tobin Brown asked, don't all these communities and PUDS have covenants in place.

Lee Taylor interjected that any rezoning to CH has to come at the request of the owner. He stated that we could remove from Residential Low the CH zone district classification. There will be some good time to review the CH in depth at the joint session, but regarding the masterplan we could limit the density of the CH to only 10 units per acre in the Residential Medium land use classification.

Josselin Lifton-Zoline responded that when we originally approved the CH zone district we wanted it to be applicable to big and small projects. We don't want to limit low density areas with potential for infill to be able to fill in the gaps with some affordable housing.

Tobin Brown agreed with Josselin that we don't want to limit property owners from these possibilities; however, he does not like the idea of having 20 units by right in the CH zone. Maybe there shouldn't be any number of units by right and that it should be determined per application.

Lee Taylor responded that the public sentiment we have received has been based on the perception of a 20 units use by right per acre, but any rezoning application will have to go through a multi-step hearing process.

Tobin Brown responded that in some cases it could make sense to have more than 20 units per acre.

Kaye Simonson gave a run down of the density of some already developed areas.

Galena Gleason agreed with Toby saying that we shouldn't have a specific number set because it raises concerns.

Amy Markwell stated that the County is organized as a statutory county. San Miguel is required by the state to create as many affordable housing units as possible and pass laws that encourage their creation.

Lee Taylor asked if that means we can not legally reduce the scope and range of the CH zone.

Amy Levek replied that she is not suggesting that changes not be made, however the CH zone has not been overly used thus far, we have had only two applications received.

Tobin Brown asserted that we should look at everything on a case by case basis, maybe minimum open space being 30% is too specific as well.

Galena Gleason said that we may open ourselves up to regret by not allowing CH in a particular zone.

Lee Taylor asked if it is almost impossible and politically toxic.

Tobin Brown said that the political toxicity is coming from the language of 20 units per acre by right in perceivably any neighborhood.

Josselin stated that there is a fundamental tension that we cannot alleviate. In general all the momentum is on the side of keeping things the way they are, we need to keep CH broad because most people are against it, it is hard to find takers. She will fight to keep it broad because we have to allow room for the projects or nothing is going to happen.

Mathew Bayma agrees we should keep it broad and believes that the language overall should be clearer.

Ian Bald stated that people need to change their frame of reference and look at this positively.

M.J. Schillaci commented that so many creative items are happening right now with housing. She has read a lot and saw an article where a widow decided that she didn't need to live alone in her three bedroom house. So her city lent her enough money to build a tiny house in her yard, and she sold her house to her kids so they could move in with their family. The CH zone gives us flexibility - the public sees CH as a 20 unit per acre minimum and we need to explain it better.

Josselin Lifton Zoline said that she worries that it is not just our inability to communicate but that some willful ignorance has stoked an outrage machine and she asked that everyone put the brakes on that so that we can work together thoughtfully.

11:30 a.m. Chair opened to public comment.

Dirk DePagter, owner and developer of Lot L - Lawson Hill, stated that he has been stifled in the building process in Lawson Hill where he has been involved in the building of 29 affordable housing units, and that he has been trying to break ground on the project for 3 years. He stated the Lawson Hill DRB has moved the requirements for the project. He is worried since interest rates are high as well as insurance rates and that it is virtually impossible for first time home buyers to buy a house now without considerable savings.

Pam Bennett, Aldasoro Sheep Ranch owner and Advisory Group member, commented that the East End Master Plan has expanded the previous Telluride regional area master plan boundary, which contains 19 additional subdivisions. These subdivisions have already been planned for. She would like to see, instead of the future land use map a current land use map. The land use map has not been updated since 2006. There is an angst in all the existing subdivisions and PUDs that they aren't safe from the CH zone. She stated that she had heard Josellin Lifton-Zoline state that the Commission should review existing conservation easements to potentially build on and not put up a growth boundary starting at Keystone Hill. She stated that she disagrees with that.

Josselin Lifton-Zoline responded that she never said that we should relook at conservation easements for building upon.

Lee Taylor asked what was the number of new subdivisions added.

Pam Bennett responded 19.

Doug Tooley, Mountain Village resident, commented that he thinks there is a simple solution to CH zone district. He believes duplex sized developments could be more appropriate than big apartment buildings.

Amy Levek commented that she wants to encourage some things, this discussion has been very positive. The pandemic upended all of our plans. Traditional planning models gentrification, which has happened very quickly. When we complete an affordable housing needs assessment for this area we are going to find that we are very far behind. She discourages us from slowing down our process. There are three entities (Towns of Telluride and Mountain Village and the County) that need to work together rather than responding to each other's moves.

Kit Jackson stated that he objects to the CH zone district that allows 20 units by right and such language needs to be removed from the Master Plan.

Dan Enright, Telluride Town (TOT) Council member, commented that he 100% wants to see more collaboration between the TOT and County, he is hoping to have a presentation by the county at the end of this month with the TOT Planning Commission. He stated that the Regional Housing Authority is issuing an RFP for a new affordable housing assessment. The most recent assessment shows things are bad and they have only gotten worse. TOT has affordable housing shortages and vacancies in their Marshals, clerk, and planning offices. The fact that the CDOT Telluride shop is closed down is very troublesome. We are going to have a very real impact on day to day operations that are all tied directly to housing. We do not need to close off the philosophical gate at Keystone Hill. We need to make sure that those contributing to our community culturally and economically have the opportunity to live here. When you keep that gate open you are supporting our business community economy and culture. When you are commuting from at least 45 minutes away you can't be connected to that culture. He is also concerned about the town council deciding to give 1.5 million dollars to the tourism board for advertising. He said he was the only council member who voted against it and also voted for maintaining a cap on Short Term Rentals in the TOT. Some of these things are out of our hands and preempted by the state.

Ed Sheridan, representing the West Meadows HOA, stated they have concerns about the EEMP. While they are very cognizant of housing challenges they are very fearful of unintentional consequences that may occur.

Tom Boone asked what would limit our continued growth. We need housing for people who work in our community, considering higher density in all of these areas would create a very different community than we are living in today. He sees this as an advertisement for developers. He says that maybe he and others have overreacted to this but they need more information.

Lee Taylor responded that there seems to be a conflation between what's enabled for an area and what is not going to happen due to pre-existing conditions. Raspberry Patch is totally built out.

Tom Boone replied that his interpretation of the draft document is that his neighbor could tear down their house and build 20 affordable housing units on it.

Kaye Simonson responded that the chance of a single lot in a platted subdivision in the subdivision being rezoned to CH is slim to none.

Shelli Duplain, Aldasoro Ranch HOA manager, asked why the land use map is not showing available opportunities and identifying places where CH wouldn't happen.

Ed O'Sullivan, representing Telluride Ski Ranches HOA, one of the older associations here and maybe the largest with 204 residents. He states that the subdivision has supported the workforce by renting out several ADU's to area employees. They are supportive of workforce housing but don't want it slammed into their faces. They formally and vigorously oppose the new land use overlay for the Medium Density and Low Density zone districts, and formally oppose the language permitted outright.

Kevin Brand, stated that he is sensitive to what community housing would look like in his subdivision. He states the best way to handle the housing shortage is to not use the 20 unit per acre use by right and to not let this housing supply shortage from the Towns into the unincorporated county areas.

Emily Masson, Town of Telluride resident, commented that she waited tables in this very room. She doesn't understand why we need the CH designation, what is wrong with the Affordable Housing (AH) PUD zone. She hasn't heard that the county is offering any incentives for new developers creating AH. She thinks parking requirements are always in the way of affordable housing. She stated that the difference between a private developer and a local government acting as a developer is that a government can override existing covenants and PUD.

Kaye Simonson responded that any proposed development would be subject to the legally adopted covenants of a subdivision. For example the affordable housing units that Telluride Ski and Golf (TSG) has been building in the Two Rivers area in Ilium couldn't be sold at this time because of costs and interest. Incentives are difficult, but if a caretaker unit or affordable Dwelling Unit (ADU0 is built to mitigate employee creation the developer or property owner does not have to pay the Employee Housing mitigation fee. The percentage to mitigate for subdivisions is one out of every three lots in the Land Use Code.

Emily Masson finished by saying that we need a clear timeline for the public to ease some of the anxiety.

James Caruso commented that he is the chairman of the Ski Ranches design committee. He would discourage the Planning Commission from making comments such as that this is unlikely to happen, from a legal standpoint. If the CH zone looked less dense such as Two Rivers without having condos jammed together, there would be more support. He is personally building a \$500,000 ADU to house a local couple.

Lauren Murray stated that she opposes aggressive growth in this community. Planning should focus its attention on improving transportation to the area and to make outlying communities more desirable to live in. She believes the EEMP is a gateway to excessive growth in the future,

which is causing much of the angst in the community. The biggest failure of the process is not quantifying where we are now.

Angie Hale asked if the Town of Telluride Planning and Zoning Commission had been consulted. She also asked what changes have been made to the document from the last worksession and how we can see them.

Lee Taylor responded that the changes haven't been made yet, but that we will compile them and send them to the consultants to incorporate into the draft.

Angie Hale asked if the CH zoning classification could be removed from this document, could the Planning Commission move forward with it? Could there be some sort of open meeting forum for discussion rather than just making comments? How is our input being quantified? She continued that she wrote these questions before the meeting and is pleasantly surprised by the openness and direction being taken at this meeting.

Morgan Smith, Last Dollar Collective, stated that a lot of the frustration is coming from a feeling of not being heard but he appreciates the feeling of being heard today. He commented that Ski Ranches does not have a PUD so the county would have every right to buy it and develop it. When you are planning you have to plan for the worst case scenario. It should be included in the plan that the County is committed to following the PUD rules and covenants. Legally how would you defend against someone who would want to build 20 units per acre by right.

Stacy Ticsay commented that we need to do another housing needs study. She thinks we need to be careful where we are putting density. We should increase it by lift 7 in the Town of Telluride.

Geneva Shaunette, Town of Telluride resident, commented that a road map to manage growth is really difficult including getting inclusive input. It's really hard to get the community involved and we need more interactivity between the local governments.

Nick Farkouh, Last Dollar Collective, commented that it is hard for people who are not in this business to learn about this subject matter, and he thinks we should retract the term outrage machine. We need to get a better handle on existing conditions, i.e., carrying capacity. The EEMP needs to identify the vision. Without intergovernmental cooperation there are huge gray areas within the Master Plan. We should be incentivizing people to rent long-term rather than short-term.

Scott Bennett, Aldasoro Sheep Ranch, stated that we will always be behind in housing because the more we build the more we need. The maps on this master plan give people a false sense of

hope, they show density overlays on properties that are already platted and built. We are not acknowledging the existing communities and PUD's in place.

Eric Beerman said thank you to those persons for getting people involved every step of the way, and for encouraging them to keep their finger on the pause button. Telluride is like a national park that never came to be. He appreciates the social justice aspect but environmental preservation is much more important. Imagine building apartment complexes in a National Park.

Elena Levin, Town of Telluride Council-elect, stated that she lives next to the Carhenge parking lot and is supportive of building high density housing there. She thinks the need for housing has not decreased, it has increased, we can make assumptions and that is the bare minimum. The resistance to change isn't progress we have heard from a lot of homeowners, which has a skewed perspective. We need to use all the tools that we have because there are not a lot of housing options available to us in higher density zones. Restricting community housing is restricting who is allowed to live on this land, this land was someone else's in the past and the people who own it now are not the only ones affected. Our community is shrinking and the people who are this community aren't coming to these meetings. ADU's and long term renting is a great option, but the gap between Short Term Renting and Long Term Renting is large enough not to build an affordable housing unit and these hypothetical solutions do not make sense.

Harvey Roisman, Aldasoro resident, commented that transit has not gotten enough attention. The current demographic is mixed and many people do not drive into town everyday. Residents of affordable housing will be working outside of the house and taking their kids to school, any affordable housing tenant that is moving in past the Society Turn will clog up the roundabout.

Richard Cornelius stated that he is very concerned about the plan and the speed it was moving, but is encouraged to see it slowing down. We need to be careful about where we are locating dense housing.

Kari Distefano, Advisory Group member, commented that we are at a point where we need to start looking carefully at our infrastructure and water and wastewater carrying capacity.

M.J. Schillaci brought up a comment letter received from George Greenbank about historical trails for the relevant subcommittee to consider.

Kaye Simonson asked that we hear more from the public about the other sections in the plan in addition to the affordable housing section.

Lee Taylor agreed that he would like to get feedback from the public regarding whether the plan is capturing their idea in all of the sections. He asks if the themes are ranked in order of importance.

Kaye Simonson responded no.

Galena Gleason added that she feels all the categories dovetail together.

Josselin Lifton Zoline asserted that the Future Land Use (FLU) map is designed to show current uses. The Low Density category does not include Forestry, Agriculture and Open zone district.

Lee Taylor asserted that he thought the dialogue was better structured today and he would like to let meetings have more of a ‘flow’ between commenters and commissioners in the future.

11:50 a.m. Adjourned.

Respectfully Submitted,

Nicola Kerr, Planning Technician

Approved on _____, 2023.

SAN MIGUEL COUNTY PLANNING COMMISSION

M.J. Schillaci, Secretary

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AGENDA ITEM 2.b

TITLE:

Memo regarding HB 21-1117 and HB 23-1255 - Statutory Growth Prohibitions and Density Increases for Affordable Housing

Presented by:

Time needed:

PREPARED BY:

Nancy Hrupcin, Attorney

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[Memo CPC.Planning.Statutory Regulations.December 14 2023 \(3\).pdf](#)

Description:



OFFICE OF THE COUNTY ATTORNEY

MEMORANDUM

TO: County Planning Commission
FROM: Amy Markwell, County Attorney
DATE: December 14, 2023

RE: HB 21-1117 and HB 23-1255 - Statutory Growth Prohibitions and Density Increases for Affordable Housing

Because San Miguel County is a statutory county, we only have the powers that are provided by statute. Regarding our powers to plan for and regulate the use of land within the unincorporated county, we:

1. Are prohibited from enacting or enforcing any “anti-growth” regulations; and
2. “[M]ust promote or create incentives to increase the overall number and density of housing units or promote or create incentives to the construction of affordable housing units” when regulating development.

While the Local Government Land Use Control Enabling Act (C.R.S. 29-20-102 et. seq.) provides local governments with broad local land use control, the Colorado General Assembly has passed several pieces of legislation within the last few years to restrict and/or guide those powers due to the statewide, affordable housing crisis. Two of those recent legislative changes have been [HB 21-1117](#) and [HB 23-1255](#).

To add context to these legislative changes reflecting a statewide concern, Colorado, as a whole, estimates a current shortage in 2023 of approximately 175,000 housing units. Locally, the San Miguel County Housing Needs Assessment completed in August 2018 estimated an existing need/shortage of 416 housing units. That same study estimated that by 2026, an additional 325 housing units would be required. (*San Miguel County Housing Needs Assessment*, pg. 78 and 80).

Language highlights from HB 21-1117 (C.R.S. 29-20-102(1)(e.5) and (e.7)):

(e.5) Regulating development or redevelopment in order to promote the construction of new affordable housing units. The provisions of section 38-12-301 shall not apply to any land use regulation adopted pursuant to this section that restricts rents on newly constructed or redeveloped housing units as long as the regulation provides a choice of options to the property owner or land developer and creates one or more alternatives to the construction of new affordable housing units on the building site. Nothing in this subsection (1)(e.5) is construed to authorize a local government to adopt or enforce any ordinance or regulation that would have the effect of controlling rent on any existing private residential housing unit in violation of section 38-12-301.

(e.7) Notwithstanding any other provision of this section, a local government shall not exercise the authority granted by subsection (1)(e.5) of this section unless the local government demonstrates, at the time it enacts a land use regulation for the

purpose of exercising such authority, it has taken one or more of the following actions to increase the overall number and density of housing units within its jurisdictional boundaries or to promote or create incentives to the construction of affordable housing units:

- (I) Adopt changes to its zoning and land use policies that are intended to increase the overall density and availability of housing, including but not limited to:
 - (A) Changing its zoning regulations to increase the number of housing units allowed on a particular site;
 - (B) Promoting mixed-use zoning that permits housing units to be incorporated in a wider range of developments;
 - (C) Permitting more than one dwelling unit per lot in traditional single-family lots;
 - (D) Increasing the permitted household size in single family homes;
 - (E) Promoting denser housing development near transit stations and places of employment;
 - (F) Granting reduced parking requirements to residential or mixed-use developments that include housing near transit stations or affordable housing developments;
 - (G) Granting density bonuses to development projects that incorporate affordable housing units; or
 - (H) Adopting policies to promote the diversity of the housing stock within the local community including a mix of both for-sale and rental housing opportunities;
- (II) Materially reduce or eliminate utility charges, regulatory fees, or taxes imposed by the local government applicable to affordable housing units;
- (III) Grant affordable housing developments material regulatory relief from any type of zoning or other land development regulations that would ordinarily restrict the density of new development or redevelopment;
- (IV) Adopt policies to materially make surplus property owned by the local government available for the development of housing; or
- (V) Adopt any other regulatory measure that is expressly designed and intended to increase the supply of housing within the local government's jurisdictional boundaries.

Language highlights from HB 23-1255 (C.R.S. 29-20-104.2):

- (1) THE GENERAL ASSEMBLY FINDS AND DECLARES THAT:
 - (a) A reliable public policy environment that supports an adequate and affordable housing supply is a matter of statewide concern, and a healthy supply of housing units to match both current demand and future demand driven by population growth is critical for job creation, housing stability, affordability, and the overall economic well-being of all Coloradans;
 - (b) The lack of affordable housing in Colorado is directly attributable to the scarcity of housing units;
 - (e) anti-growth laws enacted by local governments severely undermine the ability to construct the additional housing units Coloradans need;
 - (h) the enactment or enforcement of anti-growth laws by some local governments decreases housing development in these locations and puts pressure on other local governments' residential housing stock, roads, utilities, and other services;
- (2)(a) "Anti-Growth Law" means a land use law that explicitly limits either the growth of the population in the governmental entity's jurisdiction or the number of development permits or building permit applications for residential development or the residential component of any mixed use development submitted to, reviewed by, approved by, or issued by a governmental entity for

any calendar or fiscal year. As used in this subsection (2)(a), "land use law" means any statute, resolution, ordinance, code, rule, regulation, plan, policy, procedure, standard, initiative, guideline, requirement, or law that regulates the use or division of property or any interest in property;

(5)(a) ...nothing in this section requires a governmental entity to approve a permit application or precludes a governmental entity from regulating the use of land, developing land use plans, enacting affordability requirements that regulate or restrict market rate development or redevelopment in order to enforce affordability requirements, regulating the rental of any property or portion of a property that is available for lodging for less than thirty days, or denying a permit for any reason, including extending or acquiring infrastructure, water resources, or services.



AGENDA ITEM 3.a

TITLE:

Review and Recommendation of the Telluride Regional Airport proposed Master Plan Update /
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 121423.pdf](#)

Description:

PUBLIC MEETING RECORD

County Planning Commission

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

Date: December 14, 2023

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 December 14, 2023.
4. Application and Supplements received from Kenny Maenpa, Telluride Regional Airport Manager, received October 10 and October, 19, 2023.
5. Public Meeting notice published in the Norwood Post and Telluride Daily Planet on December 6, 2023.

AGENCY COMMENTS

6. Email from John Huebner, Senior Planner to Referral Agencies dated October 30, 2023.
7. Email from Amy Markwell, County Attorney, to Nicola Kerr, Planning Technician, dated November 3, 2023
8. Email from Kelly Crane, CPW District Wildlife Manager to John Huebner, Senior Planner, dated November 6, 2023.
9. 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, 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.



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)

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



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

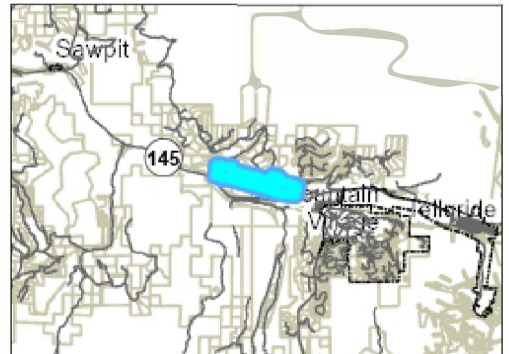
Zone District PUBLIC
Zoning Authority SAN MIGUEL COUNTY

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

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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:

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Net Land Square Feet 14223686.004

of Bldgs: 3

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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

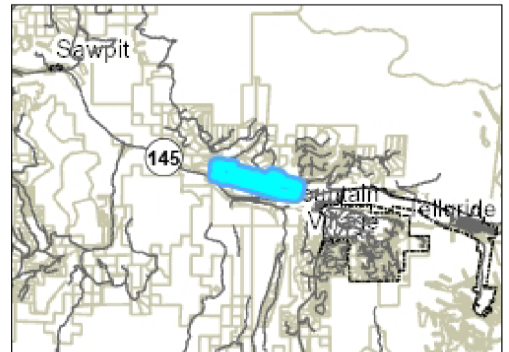
Zoning Authority SAN MIGUEL COUNTY

Parcel Details

Zoning Notes

BOCC Resolution <NULL> File Name <NULL>

Property Map



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October 19, 2023

San Miguel County – LANDUSEAPP-23-056

Narrative – Airport Master Plan Update

The Telluride Regional Airport is a public airport located in southwest Colorado, approximately four miles west of the Town of Telluride. The Airport was built using private and federal funds in the 1980's and opened in 1984. The Airport is owned and operated by the Telluride Regional Airport Authority (TRAA). The TRAA is governed by a Board of Commissioners which consists of nine regular members and three alternates who serve four-year terms. The Airport Manager and Airport staff are responsible for the day-to-day operation of the Airport.

The Airport is a critical asset for the Telluride resort community which is driven economically by tourism. The 2020 Colorado Aviation Economic Impact Study measured the economic impacts of Telluride Regional Airport. The Airport's total impacts:

Jobs = 414	Payroll = \$18.27 Million	Business Revenues = \$51.88 Million
------------	---------------------------	-------------------------------------

The Airport was built on the premise that the people coming to recreate in Telluride would fly to the area instead of drive. This objective was partially intended to help wad off increased vehicle usage, and subsequent needs such as parking, in effort to maintain the area's rich historic culture. Serving a resort community, the Airport experiences wide variances of demand, which creates operational challenges as well as opportunities.

The Airport has a history serving both commercial and general aviation operations. Currently the Airport has established stabilized commercial air service with Denver Air Connection in a 30 seat Dornier Jet that serves daily flights to Denver and Phoenix. TEX is 100% financially self-sufficient, supported by revenues generated from general aviation traffic.

This 2023 Master Plan Update was undertaken in an effort to update Telluride Regional Airport's 2014 Master Plan. Since the 201 Master Plan was completed, the Airport has undergone numerous changes and upgrades. The objective of this Master Plan update is to provide a new strategic plan to support the airport's need through the next 20 years. Information and data from the previous Master Plan will be updated with a forecasts and Capital Improvement Plan.

A critical element of this study is to focus on the Terminal Area development and proposed construction of large hangar currently under design supporting the fixed based operator (FBO) providing essential aircraft services.



The overall vision established in the 2014 Master Plan Study and discussion with the TRAA Board and the advisory committee continue to be the summary vision for TEX:

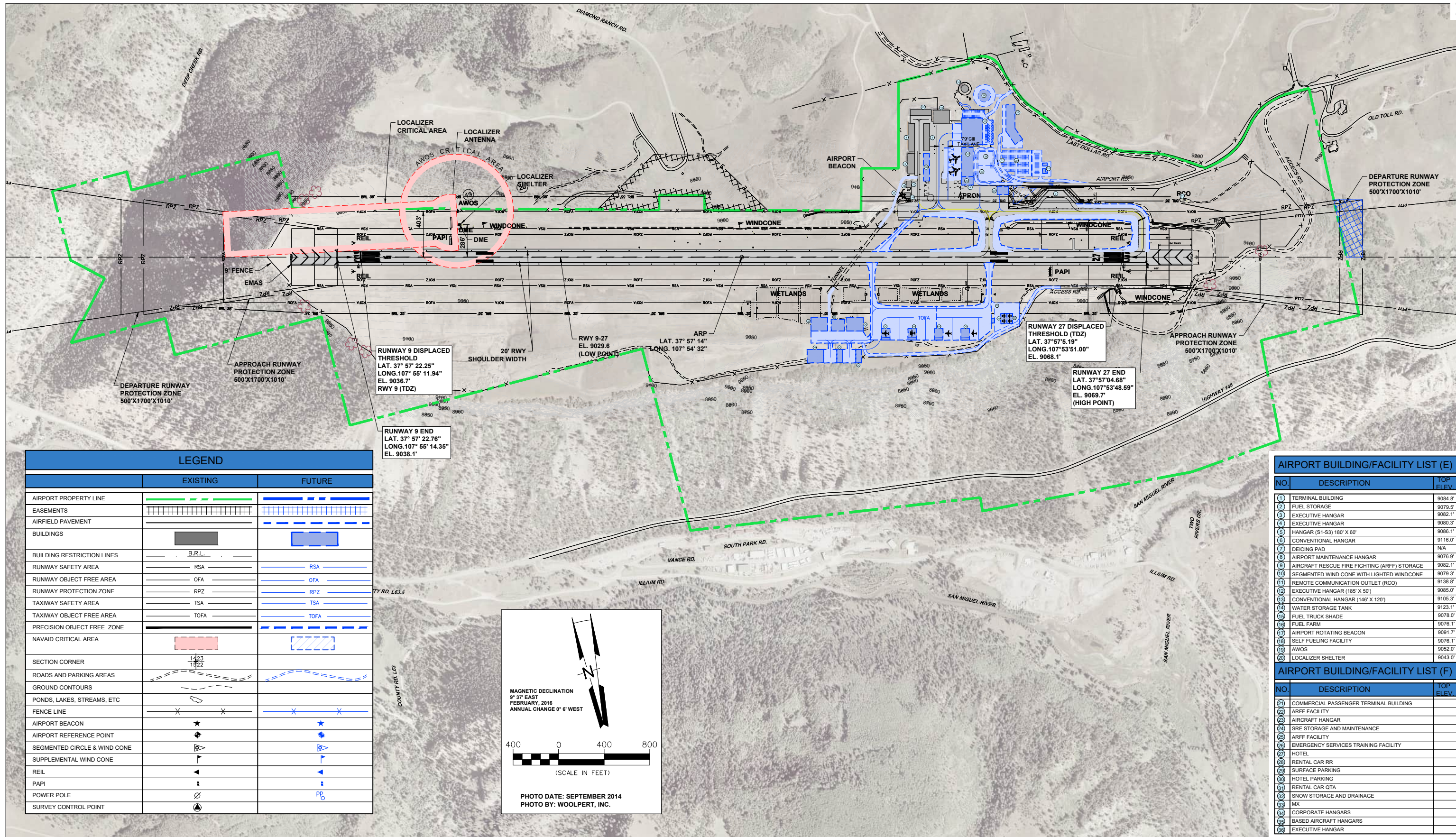
- World class facility
- Strong, robust general aviation community.
- Commercial passenger service.
- Harmony with the community.

These overall goals will be incorporated into the study and integrated in the implementation process for the future terminal area plan.

2023 Airport Layout Plan Update vs. 2016 Update:

- Add: Location and orientation of a proposed large hangar that includes aircraft (30,000 sf) and equipment storage (5,000 sf); lobby; offices; and rental car service area (4,500 sf).
- Add Terminal/Fixed Based Operation (FBO). Including aircraft rescue fire (ARFF) (18,000 sf)
- Add: Last Dollar Rd. improvements along the north edge of airport property including secondary access.
- Add: Mutual aid fire protection training area.
- Add: Hotel/Conference center – aircraft flight crews / airport employees
- Add: Orientation of short/long term auto parking (160-200 spaces)
- Add: Campus water pump house: potable water treatment, pumps and fire protection.
- Add: South Side Development – Additional Hangar.
- Remove: South Side Development – Snow Removal Equipment and ARFF building.

SUMMARY: This Master Plan Update addresses the opportunities for construction of a new large transient hangar, snow removal equipment storage, campus water pump building for fire suppression, a future terminal building, with a focus on future alternatives that will enhance passenger/aircraft operator level of service and operational efficiency.



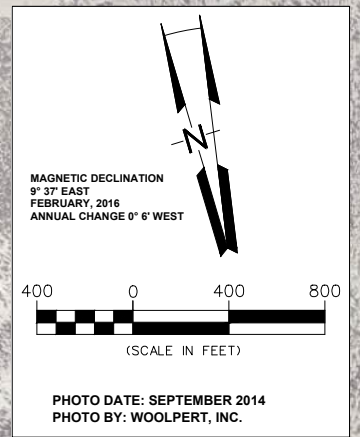
LEGEND		
	EXISTING	FUTURE
AIRPORT PROPERTY LINE		
EASEMENTS		
AIRFIELD PAVEMENT		
BUILDINGS		
BUILDING RESTRICTION LINES		
RUNWAY SAFETY AREA		
RUNWAY OBJECT FREE AREA		
RUNWAY PROTECTION ZONE		
TAXIWAY SAFETY AREA		
TAXIWAY OBJECT FREE AREA		
PRECISION OBJECT FREE ZONE		
NAVAID CRITICAL AREA		
SECTION 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		

RUNWAY 9 DISPLACED THRESHOLD
 LAT. 37° 57' 22.25"
 LONG. 107° 55' 11.94"
 EL. 9036.7"
 RWY 9 (TDZ)

RUNWAY 9 END
 LAT. 37° 57' 22.76"
 LONG. 107° 55' 14.35"
 EL. 9038.1"

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

RUNWAY 27 END
 LAT. 37° 57' 04.68"
 LONG. 107° 53' 48.59"
 EL. 9069.7"
 (HIGH 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.
21	COMMERCIAL PASSENGER TERMINAL BUILDING	
22	ARFF FACILITY	
23	AIRCRAFT HANGAR	
24	SRE STORAGE AND MAINTENANCE	
25	ARFF FACILITY	
26	EMERGENCY SERVICES TRAINING FACILITY	
27	HOTEL	
28	RENTAL CAR RR	
29	SURFACE PARKING	
30	HOTEL PARKING	
31	RENTAL CAR QTA	
32	SNOW STORAGE AND DRAINAGE	
33	MX	
34	CORPORATE HANGARS	
35	BASED AIRCRAFT HANGARS	
36	EXECUTIVE HANGAR	

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



SPONSOR APPROVAL

TELLURIDE REGIONAL AIRPORT AUTHORITY:

DATED: _____

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

JACOBS PROJECT NUMBER: XXXXXXXXXXXXX

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: _____

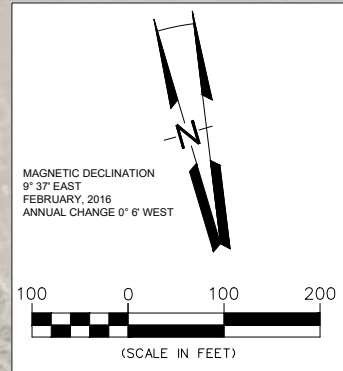
CASE NO: _____

AIRPORT LAYOUT PLAN (FUTURE)

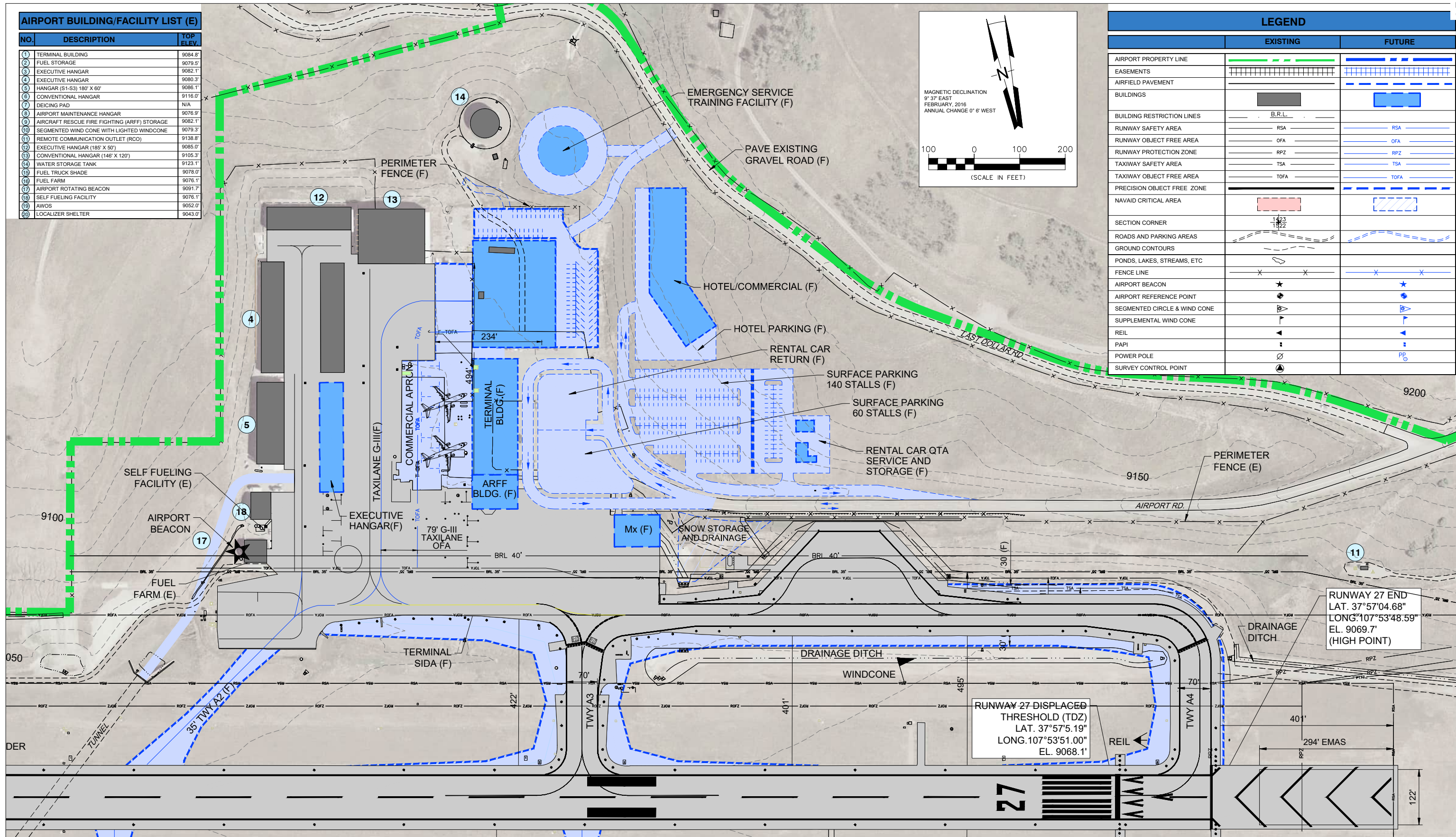
SHEET 2 OF 4

DRAFT

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'



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:\L\XXX\Planning\XXX-XXX\Xrefs\

ISSUE RECORD				
NO.	BY	DATE	DESCRIPTION	CKD

FAA CONDITIONAL APPROVAL

SUBJECT TO LETTER DATED: _____

FEDERAL AVIATION ADMINISTRATION

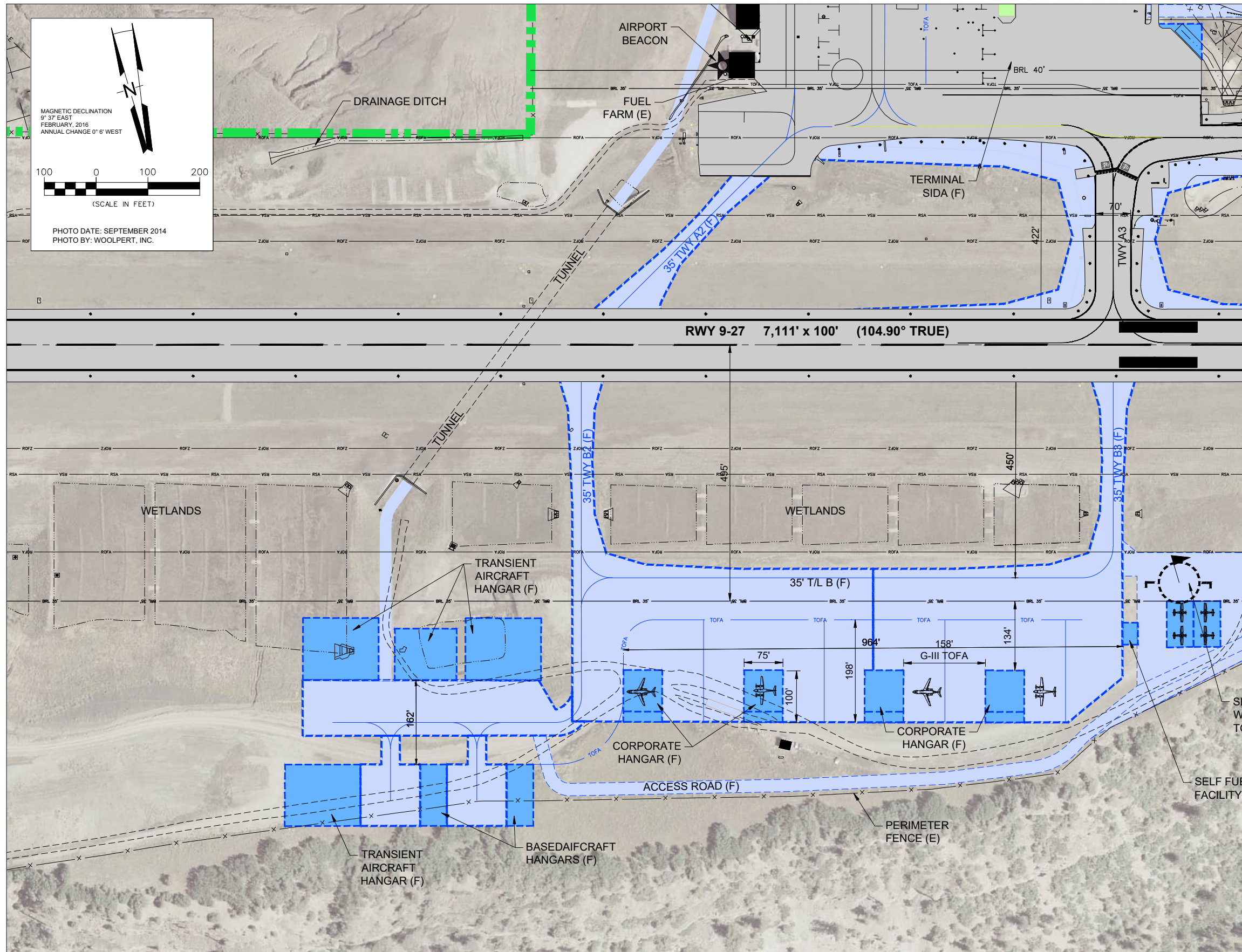
DATED: _____

CASE NO: _____

TERMINAL AREA LAYOUT PLAN

SHEET 3 OF 4

DRAFT



MAGNETIC DECLINATION
9° 37' EAST
FEBRUARY, 2016
ANNUAL CHANGE 0° 6' WEST

100 0 100 200
(SCALE IN FEET)

PHOTO DATE: SEPTEMBER 2014
PHOTO BY: WOOLPERT, INC.

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
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13	CONVENTIONAL HANGAR (146' X 120')	9105.3'
14	WATER STORAGE TANK	9123.1'
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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'

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:\1.\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

SHEET 4 OF 4

DRAFT



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

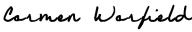
Record Tracking

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

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


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)	 Signature Adoption: Pre-selected Style Using IP Address: 205.220.219.98	Sent: 5/12/2023 2:10:56 PM Viewed: 5/17/2023 3:39:52 PM Signed: 5/17/2023 3:40:02 PM
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Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Amy Markwell amym@sanmiguelcountyco.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 73.133.204.142	Sent: 5/17/2023 3:40:03 PM Viewed: 5/17/2023 3:43:40 PM Signed: 5/17/2023 3:43:56 PM
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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)	 Signature Adoption: Pre-selected Style Using IP Address: 216.147.127.246	Sent: 5/17/2023 3:43:57 PM Viewed: 5/17/2023 3:44:34 PM Signed: 5/17/2023 3:44:51 PM
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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:
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In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Janet Kask janetk@sanmiguelcountyco.gov Security Level: Email, Account Authentication (None)	COPIED	Sent: 5/17/2023 3:46:29 PM
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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
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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
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Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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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
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Electronic Record and Signature Disclosure
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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

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<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



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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



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



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--
Kaye Simonson, AICP
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John Huebner <johnh@sanmiguelcountyco.gov>

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
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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 4.a

TITLE:

Public and Review Agency Comments

Presented by:

Time needed:

PREPARED BY:

Nicola Kerr, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[CPC 121423.pdf](#)

[Refferal Comments Compiled.pdf](#)

[FINAL Public Comment 12.14.pdf](#)

Description:

MEMORANDUM

TO: San Miguel County Planning Commission
FROM: Kaye Simonson, AICP, Planning Director
RE: East End Master Plan Work Session
DATE: December 14, 2023

At the November 9 meeting, the Planning Commission discussed a number of topics and identified areas of the East End Master Plan that needed clarification or additional explanation. Items included:

- Infrastructure – water, wastewater, and the need to know where we are on infrastructure in order to be forward thinking
- Transportation beyond public transit, including more coordination with CDOT, the realities of Highway 145, and inclusion of the airport
- Hard infrastructure vs. social/service infrastructure
- Wildlife overlays
- Environmental piece in need of more detail, including the river and historic efforts
- Conflation of ranching with wildlife – protection of each are different things
- Carrying capacity discussion in body of plan, while recognizing that this needs to be a regional discussion with the municipalities.
 - Housing Needs Assessment
 - Constraints
 - Infrastructure capacity
 - Containment of growth
 - What type of growth?
 - Interjurisdictional coordination with more hard numbers
- Add arts to economic opportunities
- Create realistic-sized vision/goals – commit to 10-12 year vision. A shorter horizon is more doable
- Need to make space for new people to come here and be a part of the community
- SB 23-125 – prohibits limitations on growth of certain housing types
- What are our growth drivers?
- Verify all hyperlinks work. Will they be functional for the life of the plan or should they be removed?

Public comment takeaways included:

- A better explanation of the Future Land Use (FLU) map and what it means (current vs. potential) is needed.
- Need to jointly plan with the Town of Telluride and Town of Mountain Village.
- There is a need for a regional traffic study.
- Many asked that the CH zone district be removed from the Residential Low and Residential Medium land use classifications.

Based on the discussion, it is apparent that more substantial explanation is needed with respect to carrying capacity, infrastructure, and future land use. Additionally, the CPC subcommittees began reviewing the themes and actions. Meetings have been held on 6 of the 7 topics. Work is ongoing to compile the recommended edits. The subcommittees will be asking Advisory Group members to join them to review the themes in more detail, and to help identify what is missing. Staff expects to have an updated working draft for the January 11 meeting.

Future Land Use

The future is not a blank slate. Existing conditions continue onward and influence what may happen. Areas of change coexist with what is already there. This is the balancing act of planning. It is important to know how land is being used when considering possible changes. For that reason, the same Future Land Use (FLU) classifications may be applied to both developed and vacant lands. There may be a number of options available, based on the description of the land use classifications.

This is no different from when the 1989 TRAMP was adopted. The Future Land Use Map identified densities for already-developed areas like the Ski Ranches, Mountain Village, and Last Dolar Subdivision, as well as many areas that had not yet been developed, including Aldasoro Ranch, West Meadows, and Lawson Hill. The TRAMP noted that certain criteria had to be met in order to achieve higher densities, or else properties would have to be developed at lower densities.

This needs more explanation in the Future Land Use section of the EEMP. As has been stated many times, the Master Plan does not change the zoning of any property. Requests for rezoning are initiated by property owners, and may only be approved if the criteria of LUC Section 5-1803 are met. If a property is rezoned, the proposed development must then be reviewed pursuant to all applicable criteria contained in the Land Use Code. There are no automatic entitlements conferred with assignment of FLU in the Plan, or when rezoned. There are still significant processes that are required, and standards that must be met.

The idea of removing the CH zone from the list of potential zone districts for the Residential Low (RL) FLU classification was raised at the previous meeting. Commission members discussed whether this would limit options and restrict possible housing solutions. The Commission should look at the areas proposed for the RL classification, and consider the potential for changes in land use patterns given the level of existing development and constraints. Almost all areas proposed to be classified as RL are significantly developed or platted. Most areas proposed to be classified as RL already allow accessory dwelling units, unless constrained by water availability. Land Use Code amendments are more likely to provide housing opportunities than possible rezoning. The proposed housing actions include a number of strategies to remove barriers to the creation of housing; this should provide sufficient options for the future.

There was also some discussion regarding possibly setting Community Housing density tiers in the EEMP, e.g. 10 units/acre in the RM classification, and 20 units/acre in RH/MU. This idea should be held until after the joint CPC/BOCC work session to discuss the CH zone district.

Staff has been reviewing the draft FLU map and has identified some areas of potential changes to proposed land use classifications, as follows:

Matterhorn:

The Pathfinder gravel pit, which is planned for future housing, is proposed to have a FLU classification of Residential Medium. The Matterhorn Mill site, which is adjacent, is being transferred to the County from the USFS, and includes potentially buildable areas. Additionally, based on conversations with the USFS, there may be potential to develop housing around the Matterhorn work center site. The extent has not been determined; the boundaries shown below may be further refined.

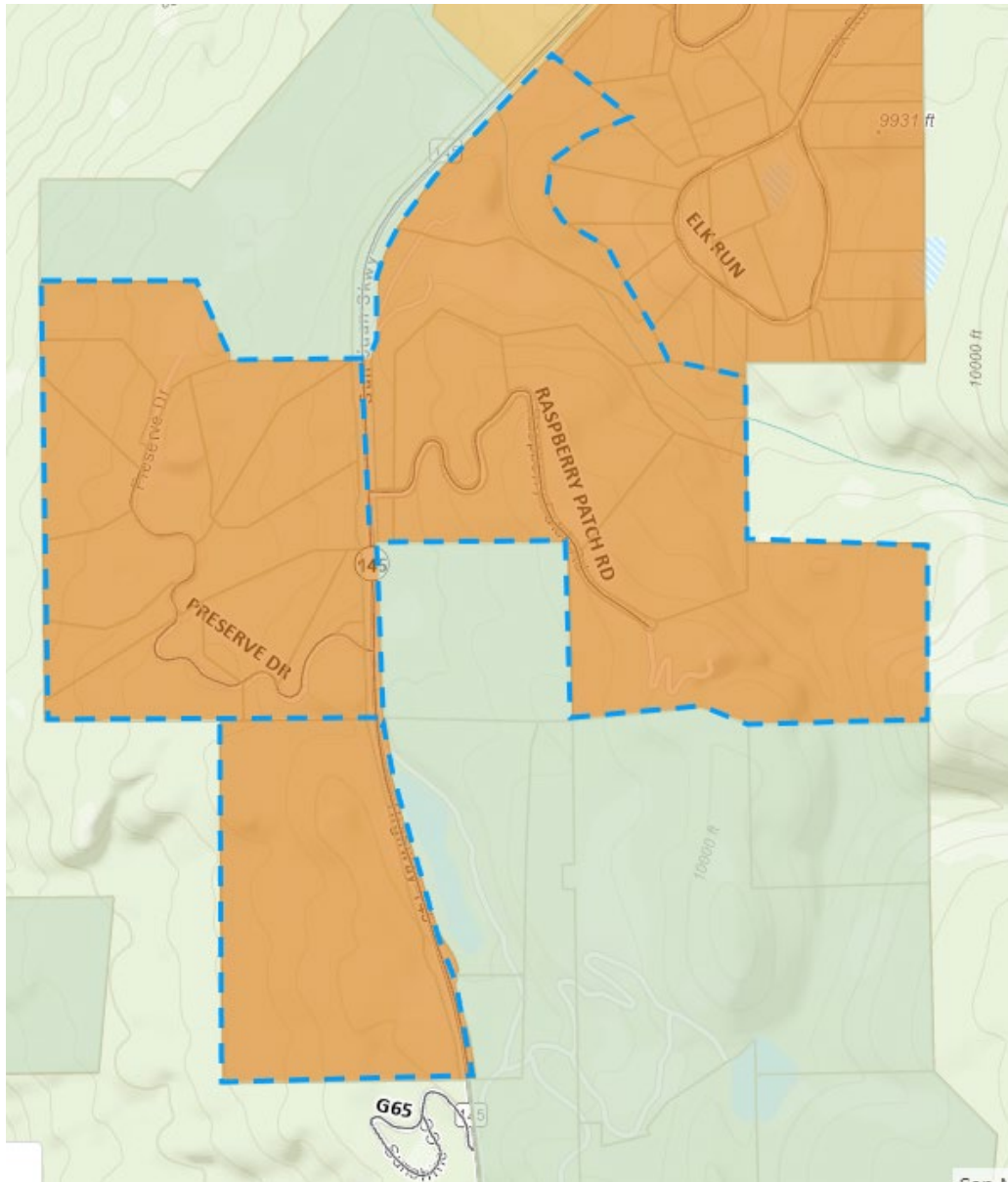
- Consider changing the FLU for the Matterhorn Mill and USFS Matterhorn work center sites to RM



Raspberry Patch and the Preserve:

Raspberry Patch and the Preserve have been developed at densities between 7 and 35 acres per unit, consistent with the Residential Low FLU classification. Additionally, there is an unplatted 85-acre parcel to the south of the preserve. These areas are all currently shown as Residential Medium.

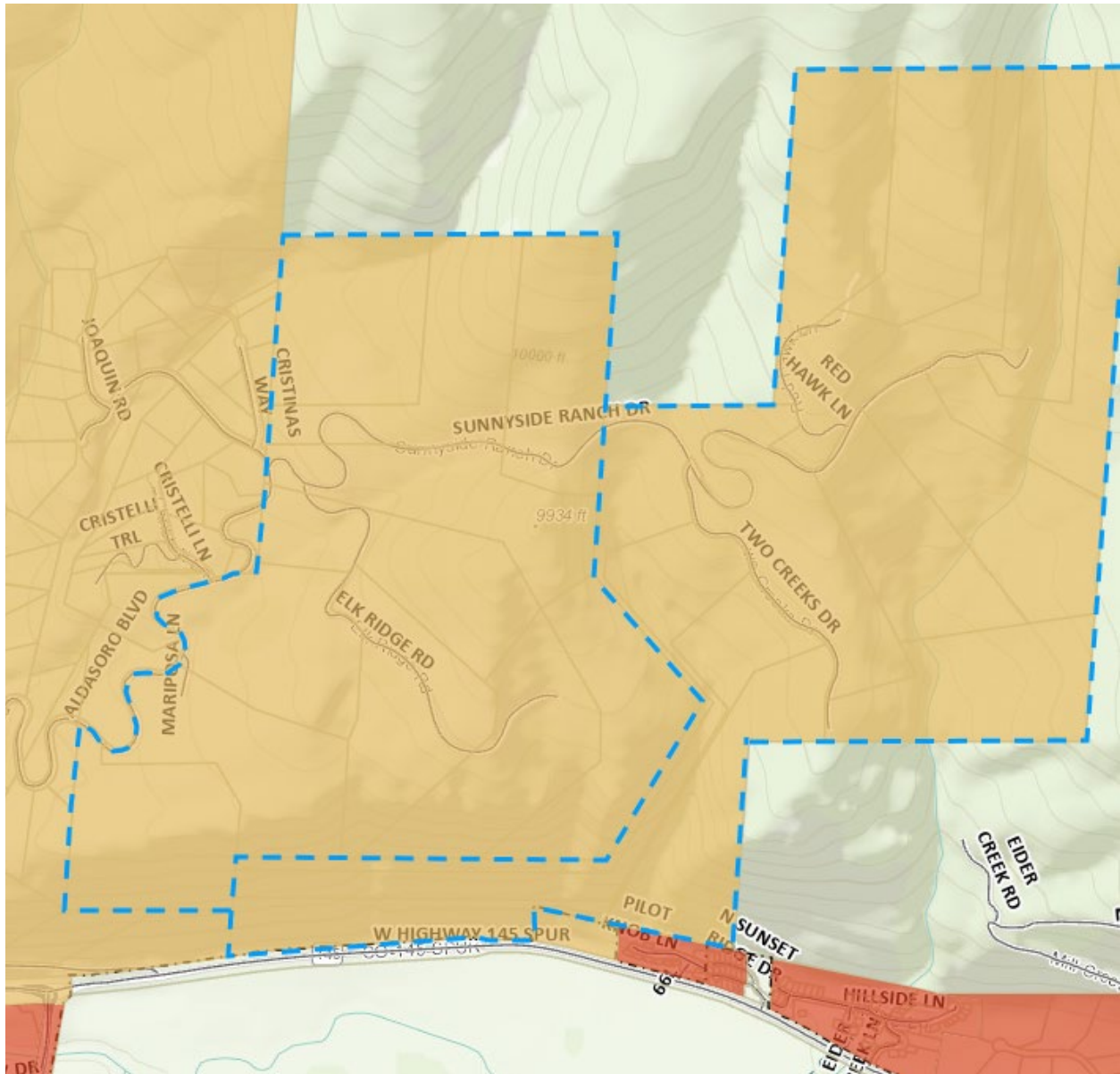
- Consider changing the Raspberry Patch and Preserve FLU from Residential Medium (RM) to Residential Low (RL).
- Consider changing the FLU for the unplatted parcel to either RL or Conservation.



Sunnyside Ranch East and West:

Sunnyside Ranch East and Sunnyside Ranch West are 35-acre land divisions but are currently proposed to be Residential Low. The F zone district and 35-acre parcels fit in both the RL and Conservation FLU classifications.

- Consider changing the proposed FLU classification from Residential Low (1 unit per 7-35 acres) to Conservation (35 acres or more).



Referral Agency Review

On November 17, the draft plan was sent to all review agencies and stakeholders listed in the attached memo. As per the County's longstanding practice, in addition to federal, state and local agencies, municipalities, and special districts, the request for review was also sent to non-profit organizations and HOAs. There will be another review period when the final draft is ready. The following responses have been received. It is expected we will receive more comments.

Western Area Power Association (WAPA): has no concerns

Town of Mountain Village: numerous suggestions are contained within their letter, including the topics of economics, tourism, housing and infrastructure. The letter mentions that the Future Land Use Opportunities map on p. 57 shows the Alexander property that was recently purchased as "1 unit per acre." The wording on the map and Table 8 for the Residential High/Mixed Use (RH/MU) classification is "1 unit per acre or less," with "or less" referencing "per acre." This should be clarified, and should actually be "1 unit or more per acre." The potential zoning districts listed for the RH/MU FLU include the CH zone, which is what the property has been zoned. Also, the USFS lands south of Two Rivers are included in the proposed RH/MU area.

Wilkinson Public Library: supports increasing affordable housing and providing incentives for workforce housing.

Telluride Mountain Club: notes that the plan is broad and lacks clear timelines, funding details, and staffing requirements. As with most of the action items in the Plan, details such as those described would be worked out when and if opportunities arise. Inclusion of specifics such as timing, funding, and partners in the EEMP would be speculative, but the Plan action items could be improved to provide more guidance and support for future plans and projects. TMtC notes a number of ongoing efforts and challenges relative to establishment and improvement of trails and infrastructure.

Colorado Flights Alliance: provided clarification regarding tourism information on p. 26.

Telluride Tourism Board: notes that the information on tourism was based on Telluride and does not include the entire destination region, and references comments submitted by the Town of Mountain Village.

Colorado Parks & Wildlife: requests that planning for improved wildlife crossings such as overpasses be included in the Plan, and that hunting be included as one of the recreational activities in the area. Access to public lands across private property is also mentioned.

Town of Telluride: Town staff has indicated that they are continuing to develop their comments. The Planning Director will be speaking to Town Council on December 12.

Homeowner Associations: A group letter was submitted for 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, and West Meadows. Additionally, individual letters were received from the HOAs for Deep Creek Ranches, Elk Run, Meadows at Deep Creek, Ski Ranches and West Meadows. The common theme throughout all of the letters is a request to remove the Community Housing (CH) zone district as a potential zone from the Residential Low (RL) and Residential Medium (RM) future land use classifications. Numerous issues with the CH zone are noted. They also call for completion of an updated housing needs assessment; that process is underway, with the actual work occurring in 2024. Individual HOAs noted their specific constraints, such as water, road design, and wildfire hazards.

Next Steps

The subcommittees will continue to meet to discuss the themes. Planning Staff will compile a working draft summarizing the subcommittees' recommendations for the January 11 meeting.

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 **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

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

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mhaynes@mtnvillage.org

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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



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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 Wontrobcki (Nov 30, 2023 18:28 MST)

John Wontrobcki
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.

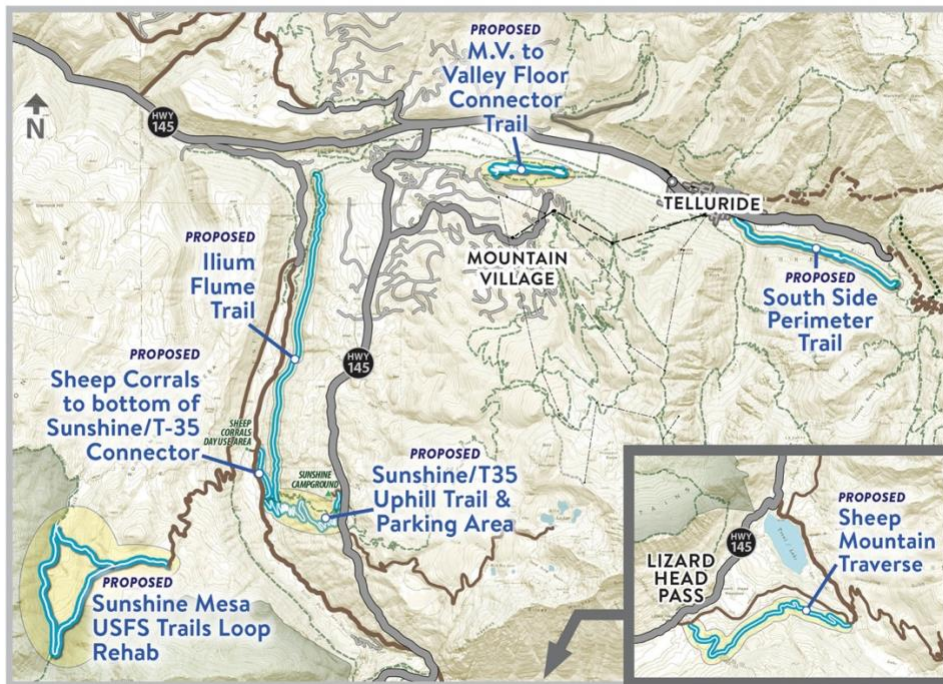
Thank you for considering our input. We appreciate the opportunity to contribute to shaping the future of recreation in the region.

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

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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%

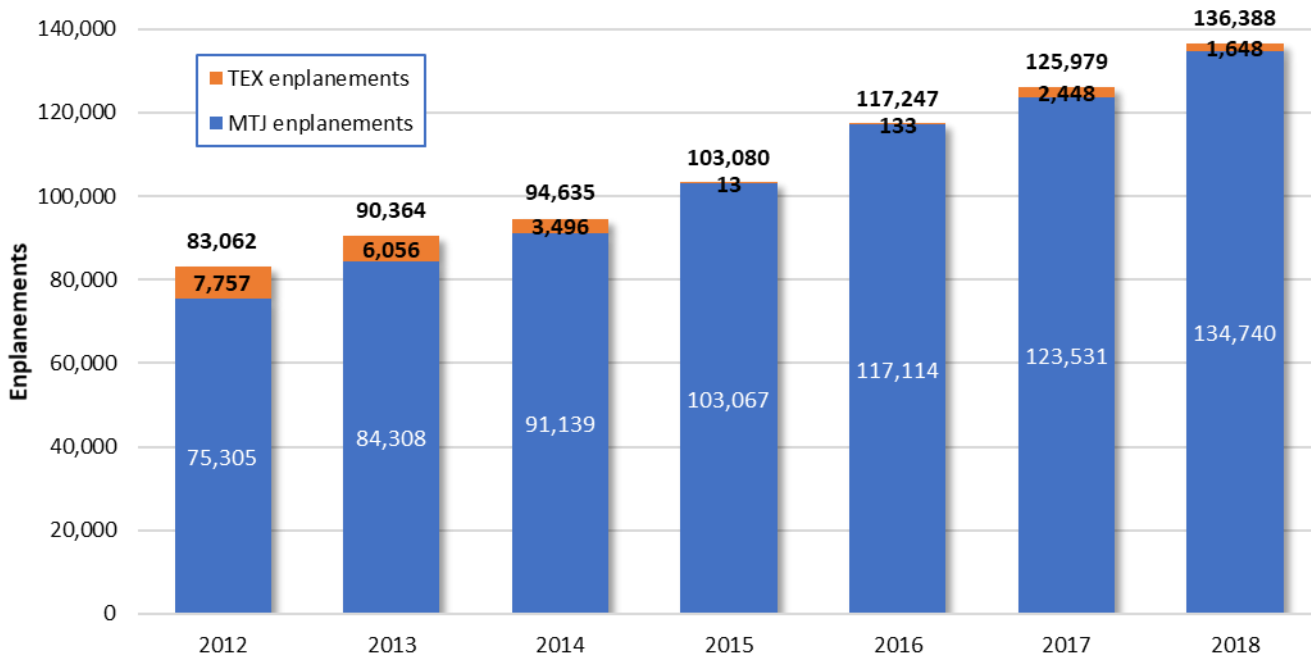
Source: Diio Mi; RRC Associates. Visitor enplanements are calculated as total enplanements * share of flight itineraries originating at airports other than MTJ.

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.

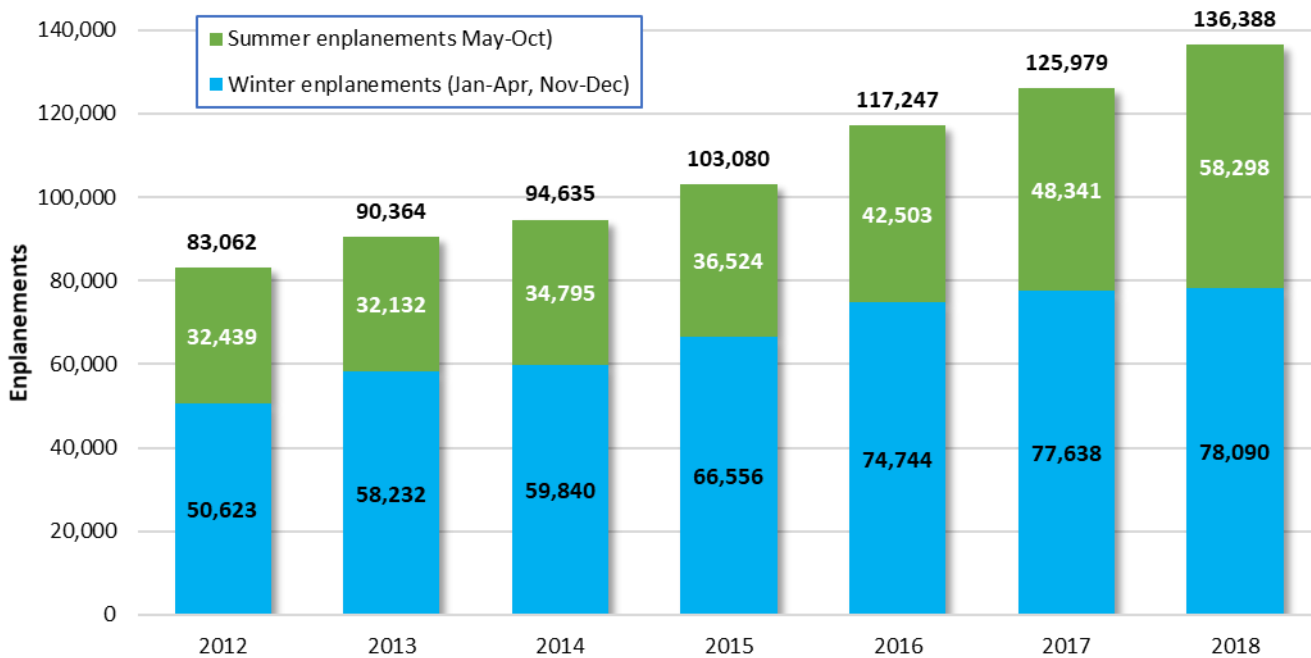
By season, summer enplanements (May-Oct) at MTJ and TEX have grown by 80% over the 2012-18 period, as compared to 54% growth in winter (Jan-Apr, Nov-Dec). However, winter continued to account for a greater share of annual enplanements (57% in 2018) than summer (43%).

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.

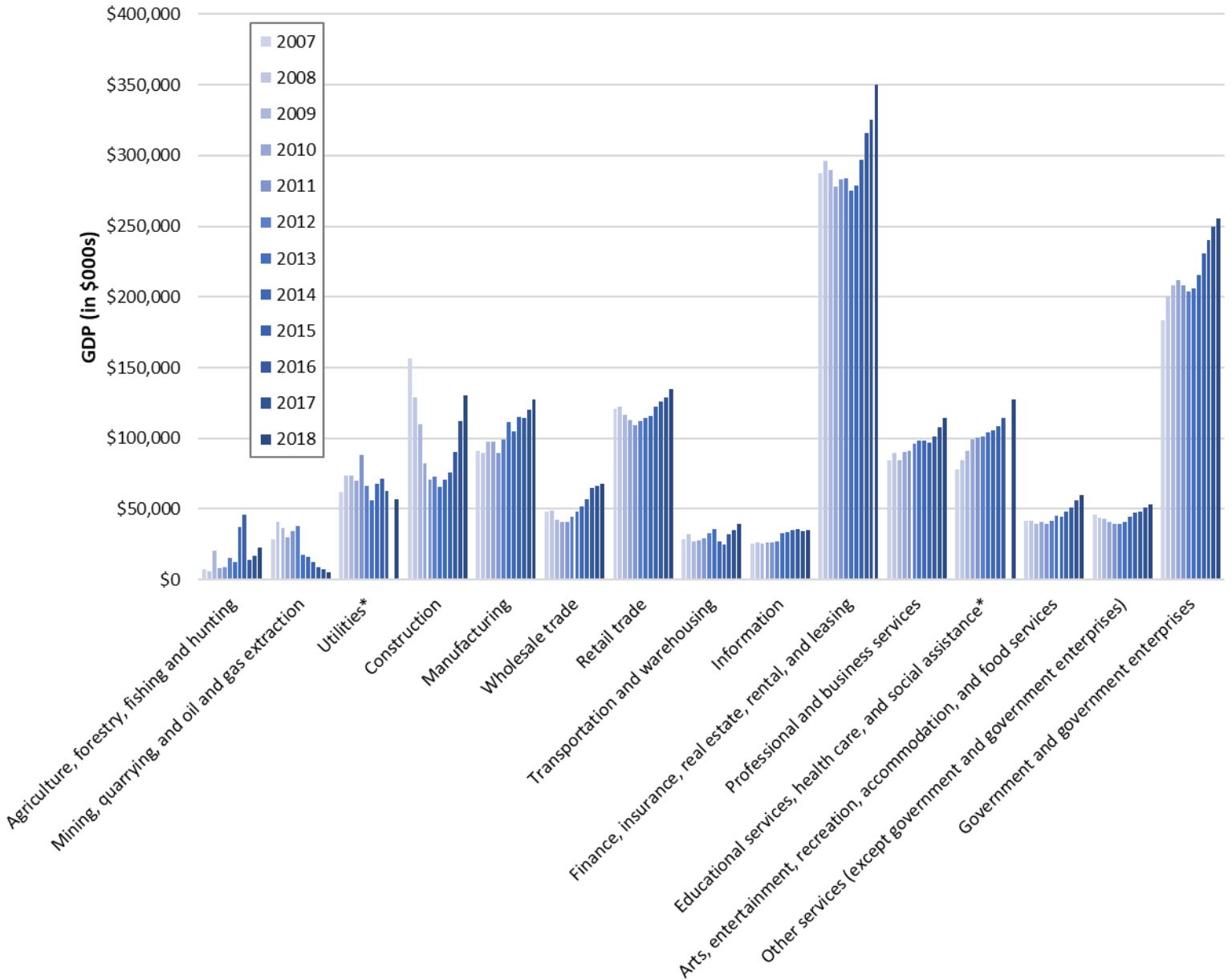
Table 11: Montrose, Ouray and San Miguel County GDP by Industry Sector, 2018
(in thousands of current dollars; not inflation-adjusted)

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

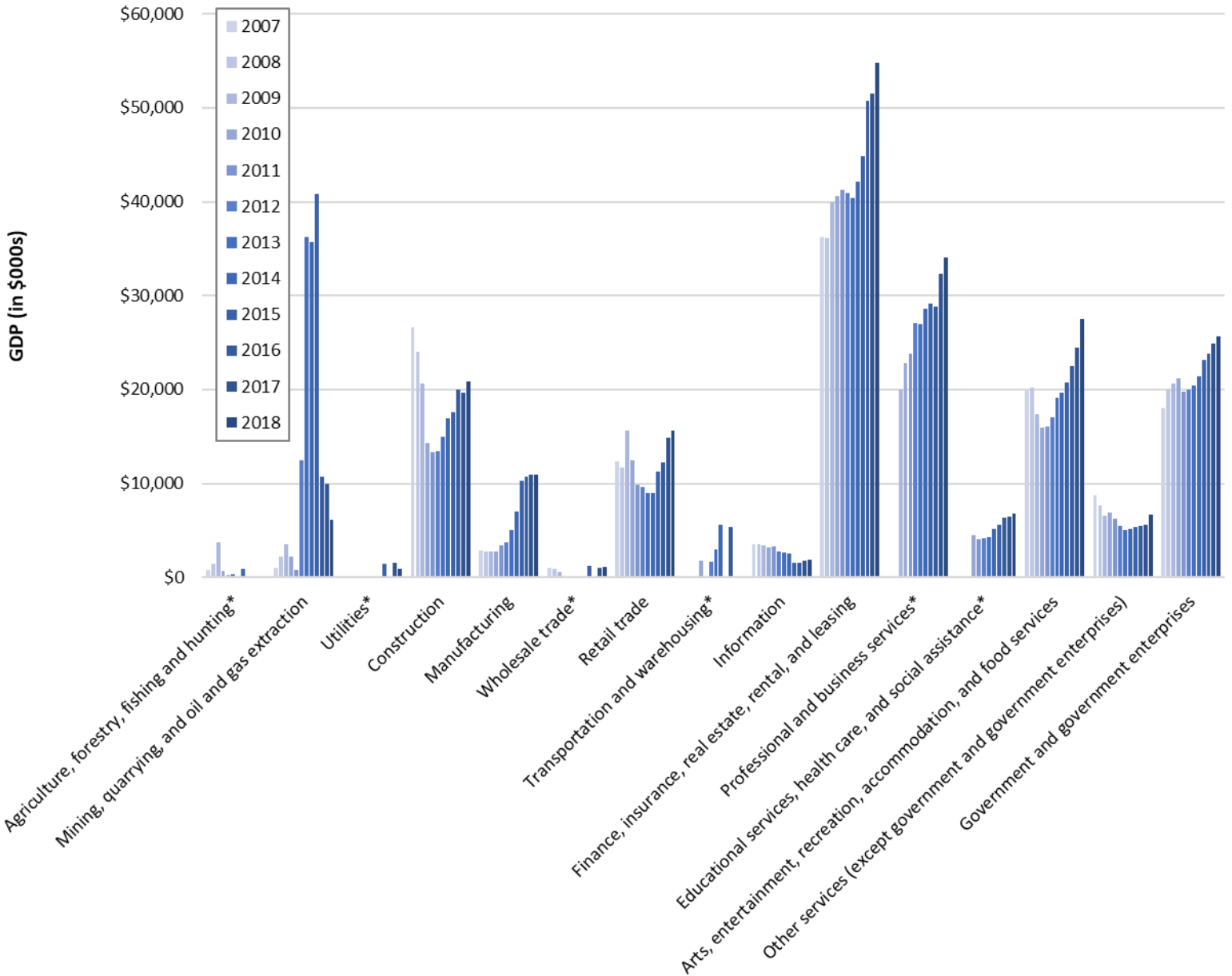
Montrose County GDP by Industry Sector, 2007-18 (in thousands of current dollars; not inflation-adjusted)



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.

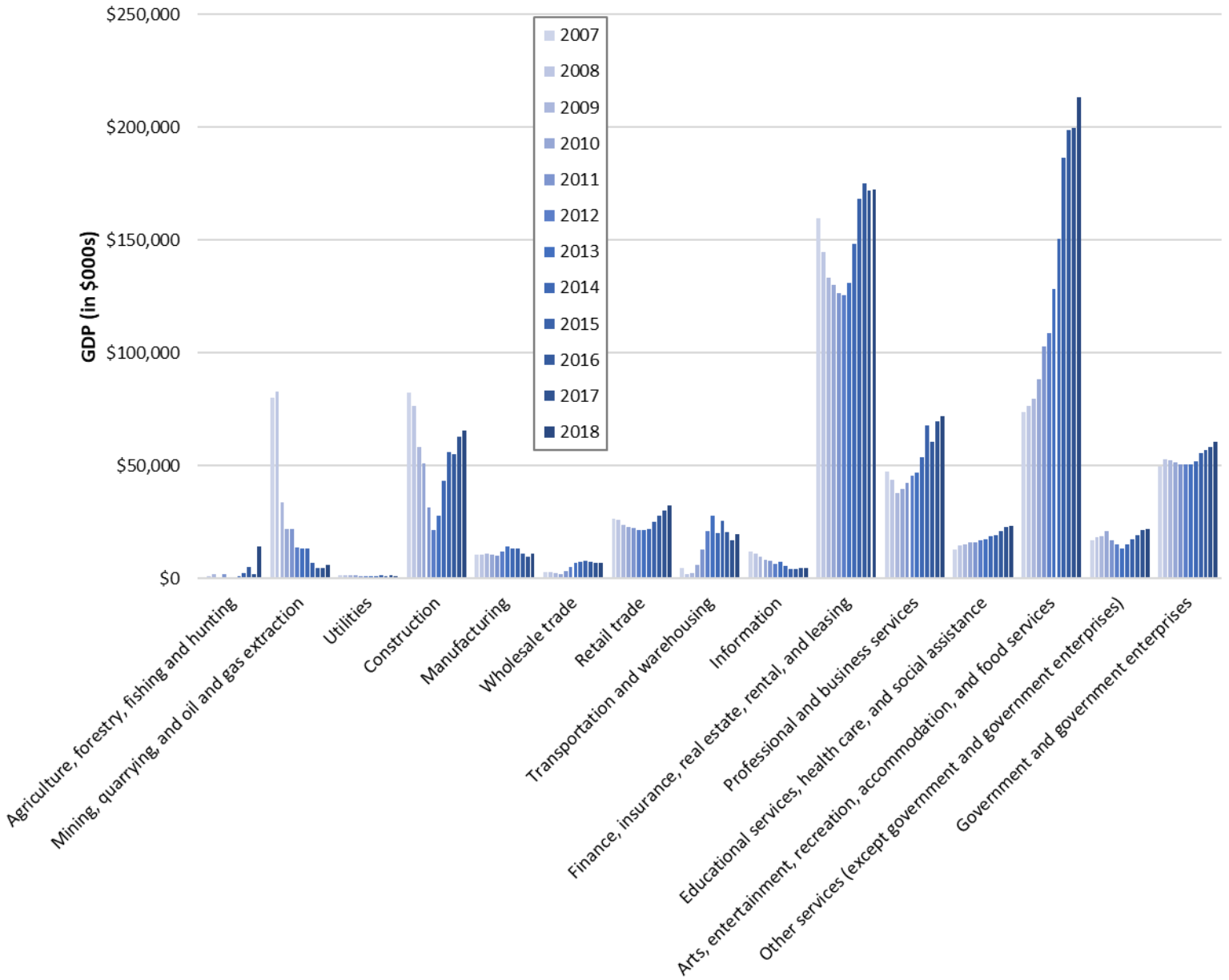
Figure 4
Ouray County GDP by Industry Sector, 2007-18 (in thousands of current dollars; not inflation-adjusted)



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%).

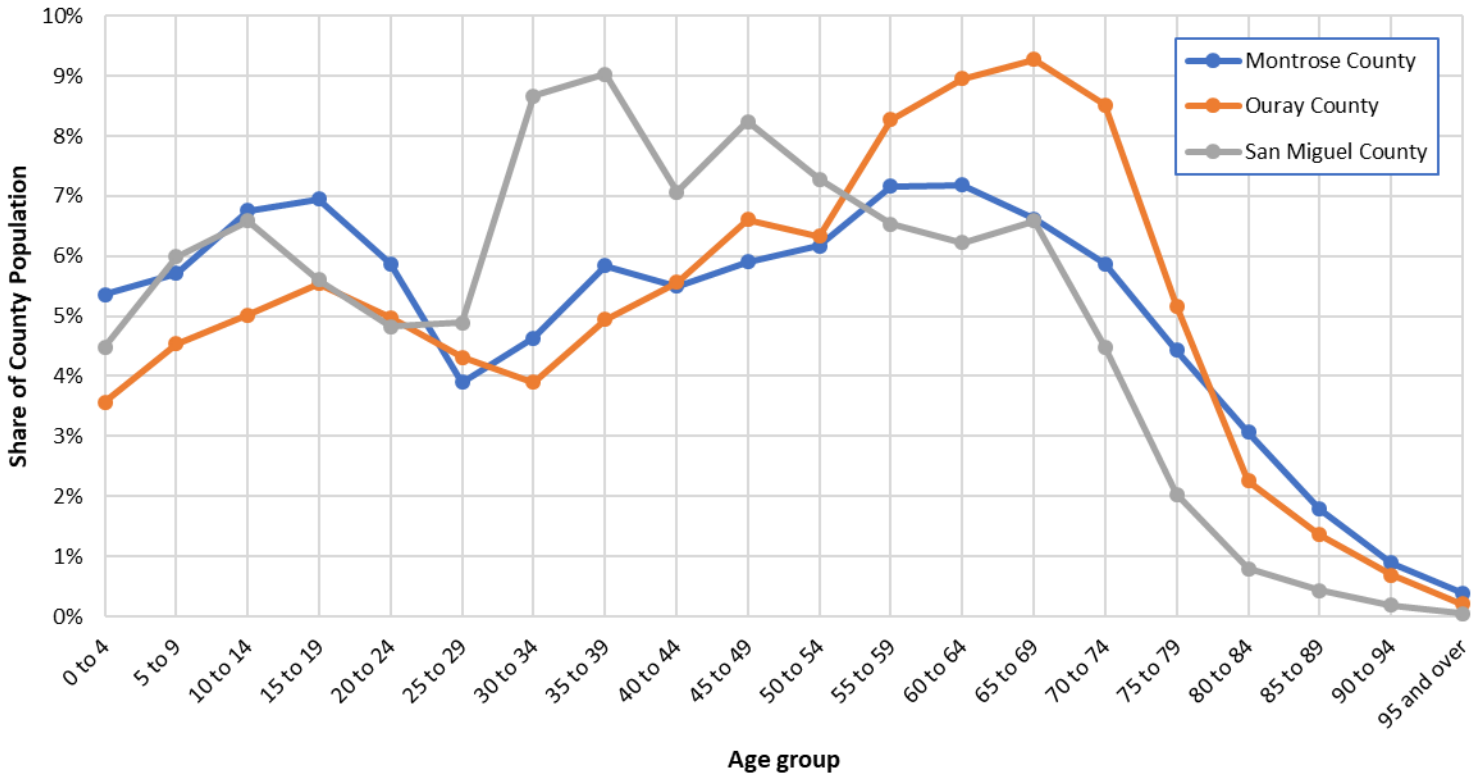
Note that for purposes of the State Demography Office base industry analysis discussed above, retiree economic impacts are associated with persons aged 60+. Additionally, note that the population patterns summarized here reflect persons whose primary residence is in the respective counties (second homeowners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

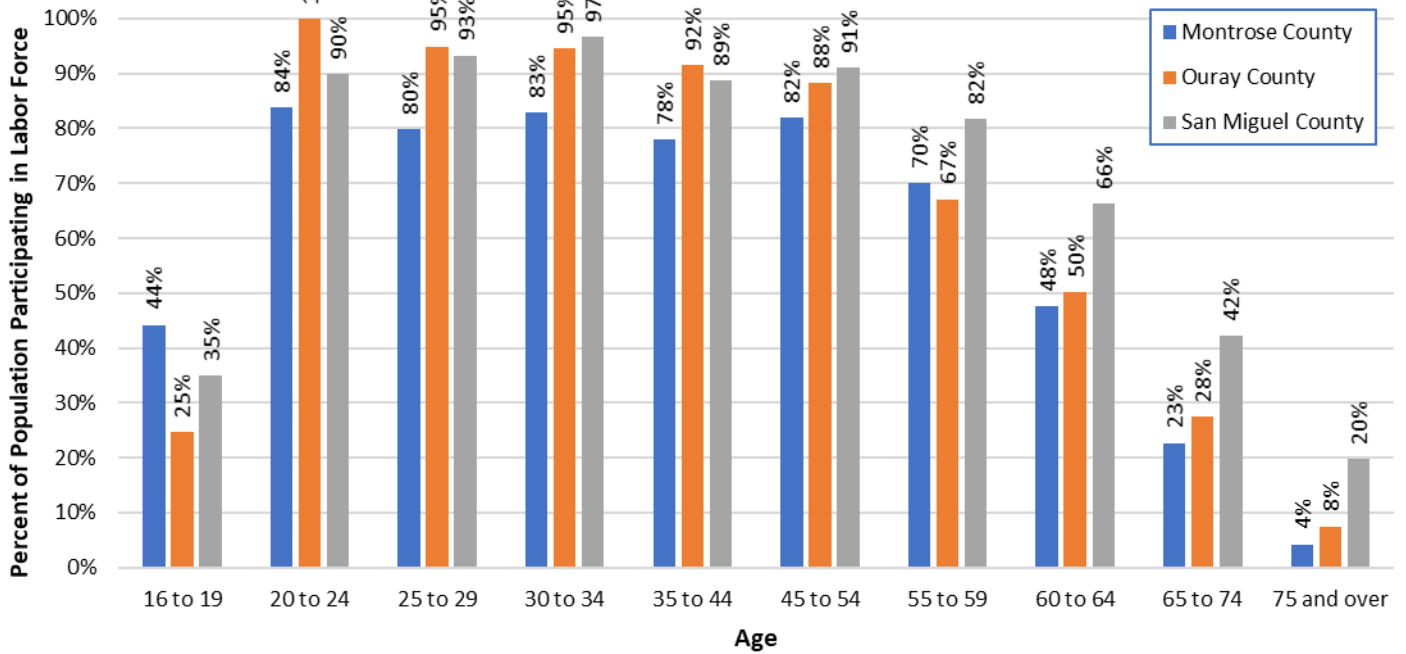
Figure 6: Share of County Population by Age, 2018



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

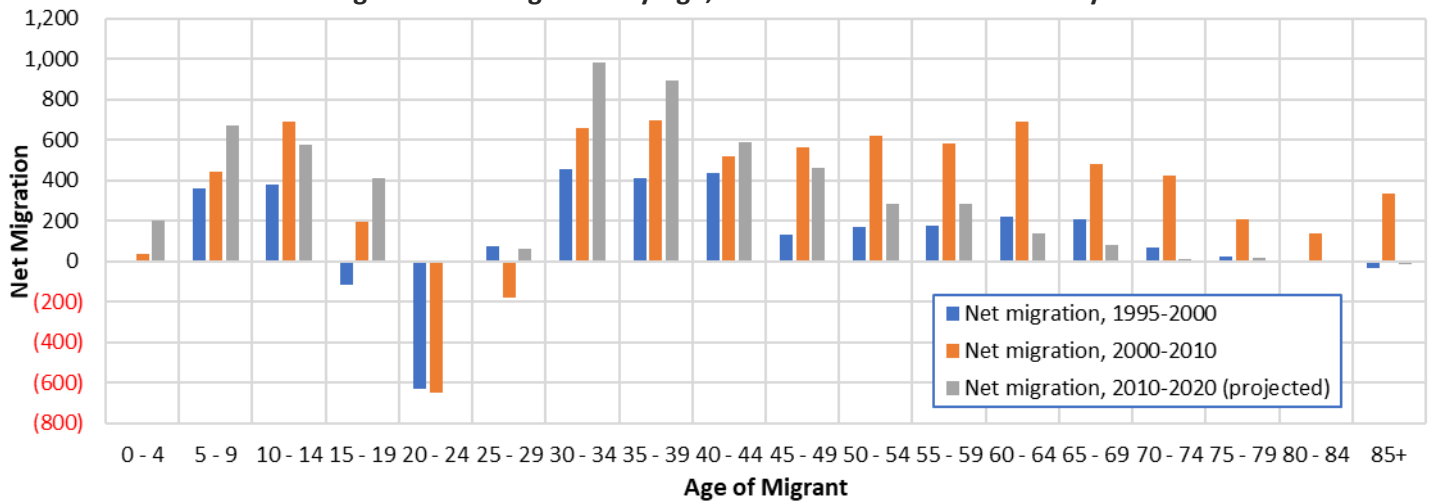


Figure 9: Net Migration by Age, 1995 – 2020: Ouray County

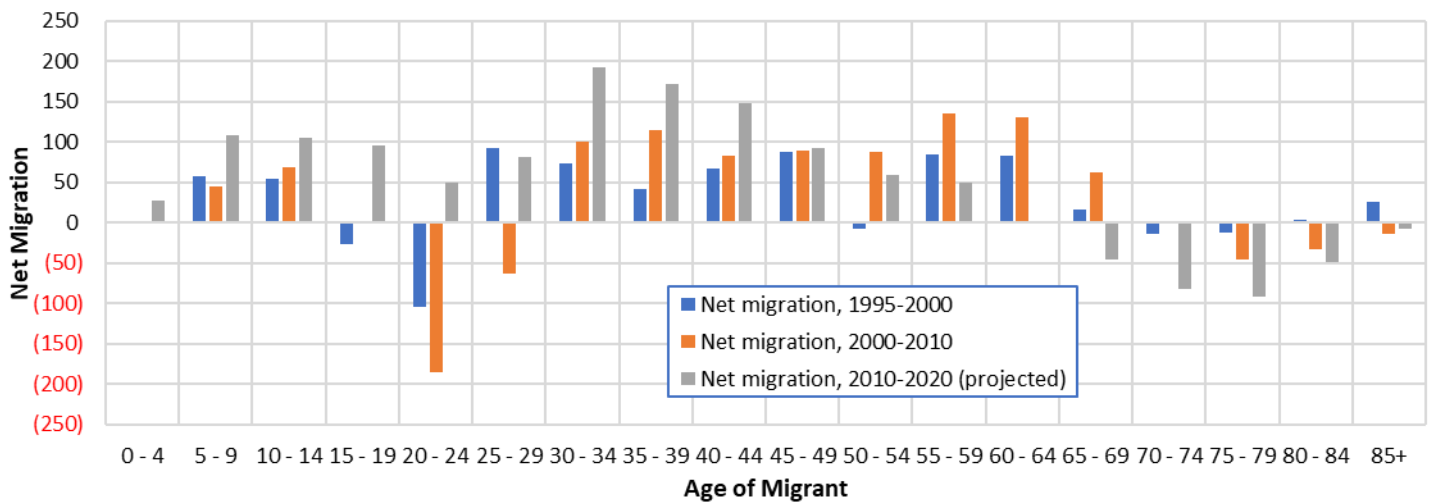
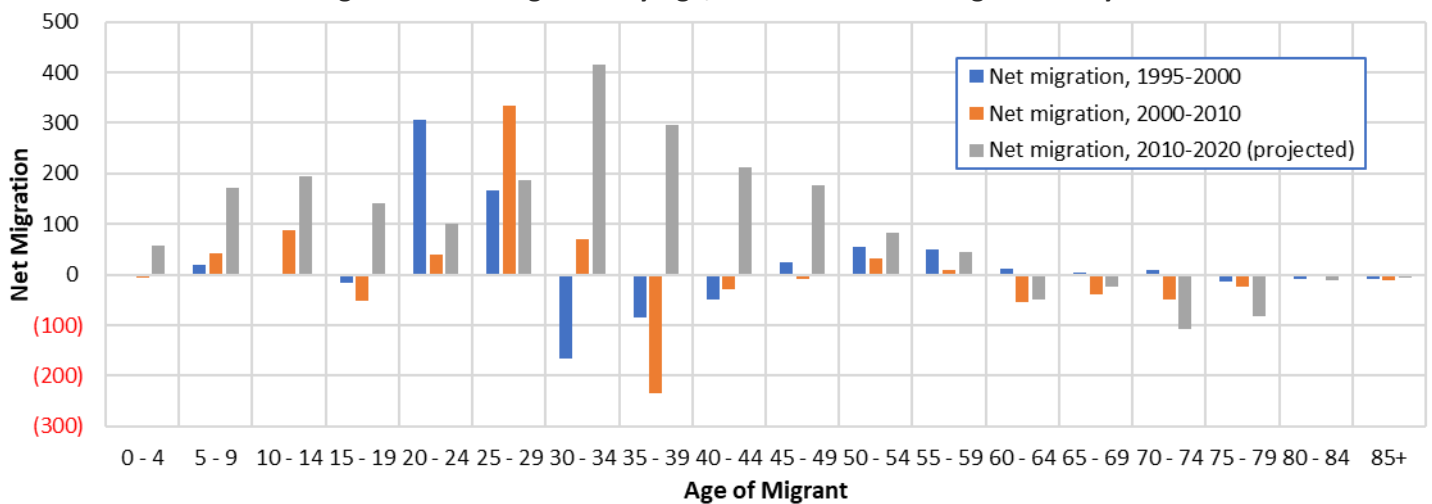


Figure 10: Net Migration by Age, 1995 – 2020: San Miguel County



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.

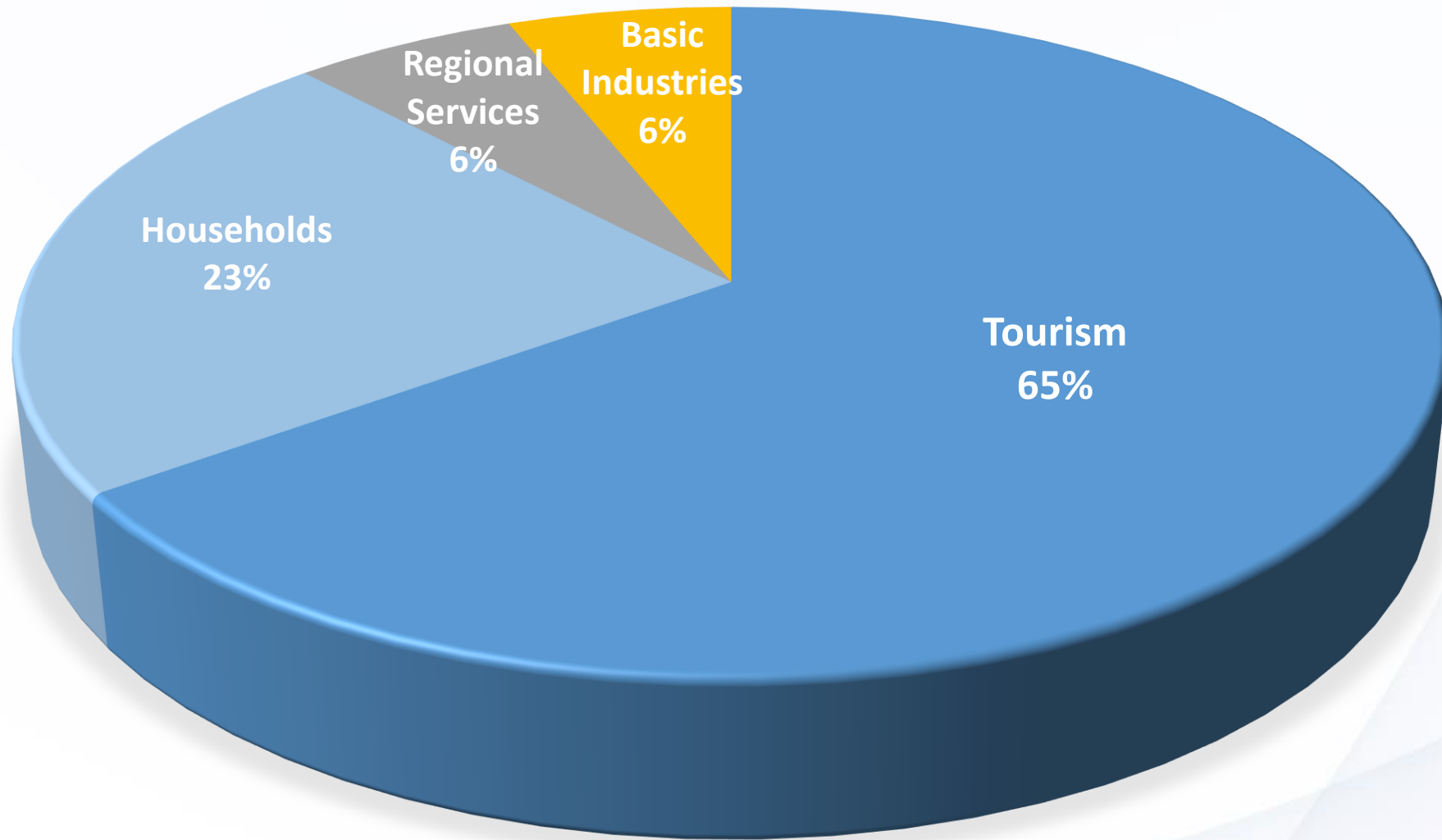
Table 15: Attribution of Retiree Basic Jobs to Tourism in San Miguel County, 2016-2018

	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 ¹⁰⁶



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



COLORADO
Parks and Wildlife
Department of Natural Resources

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



COLORADO
Parks and Wildlife
Department of Natural Resources

----- 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.

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

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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

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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

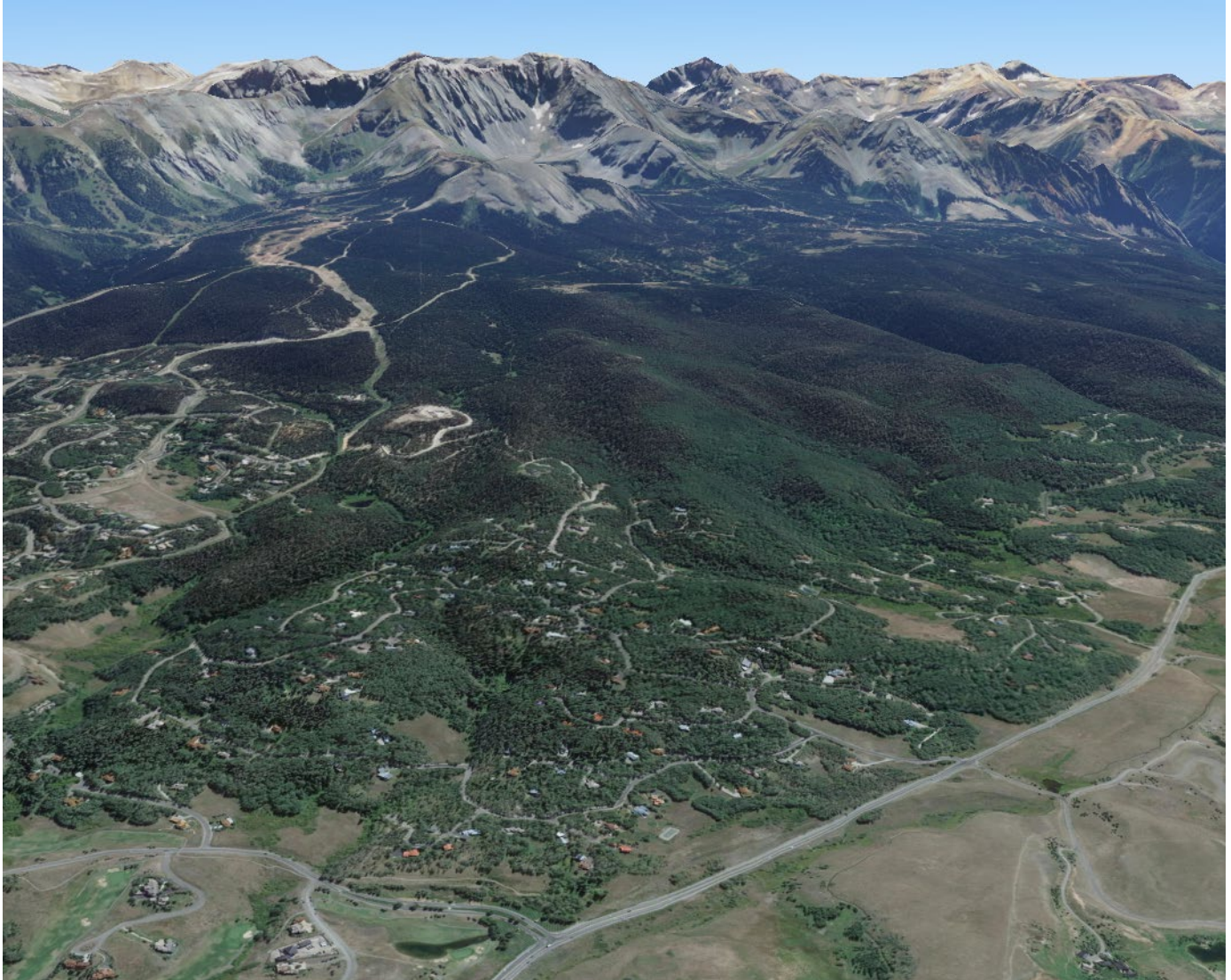


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Introduction

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).

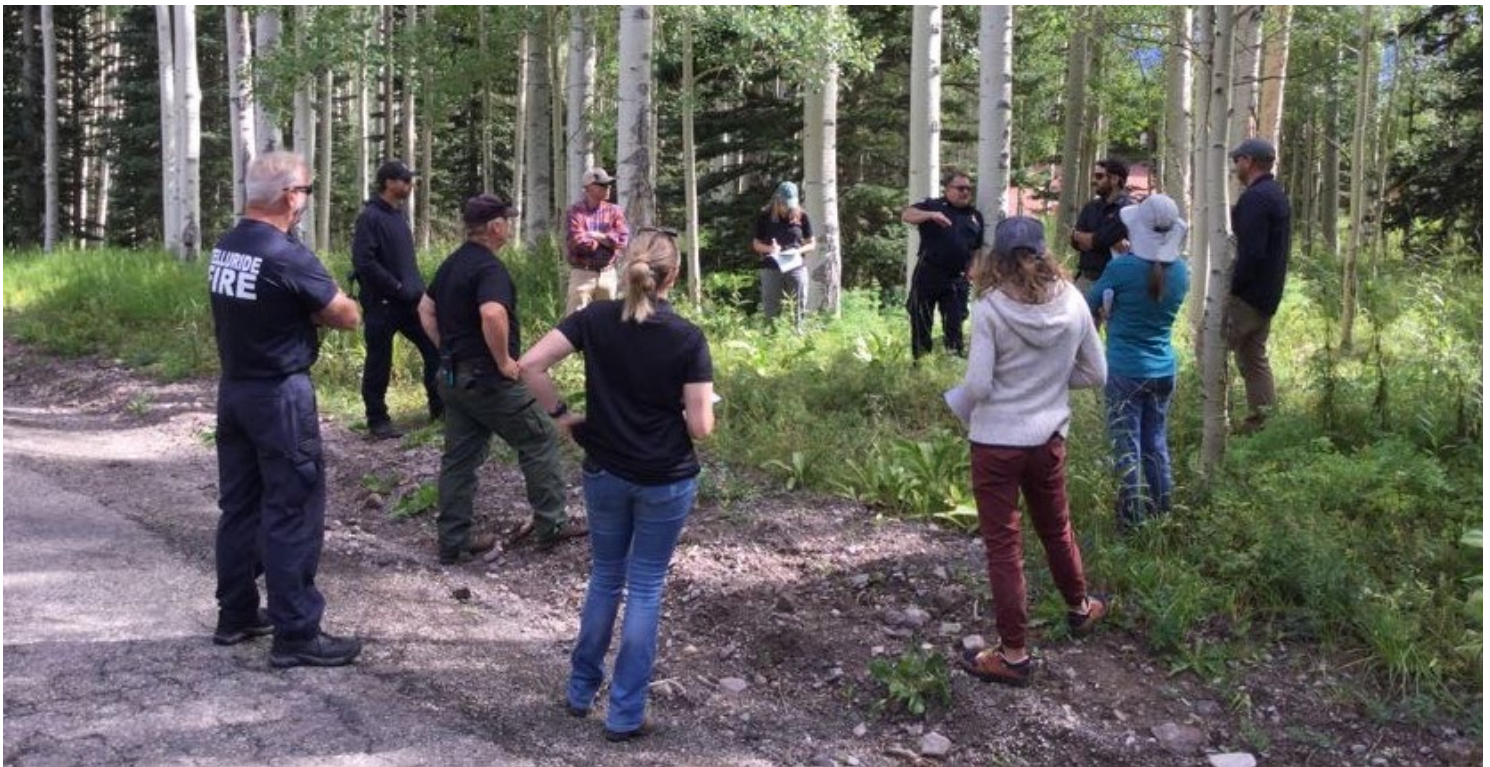


Figure 1

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

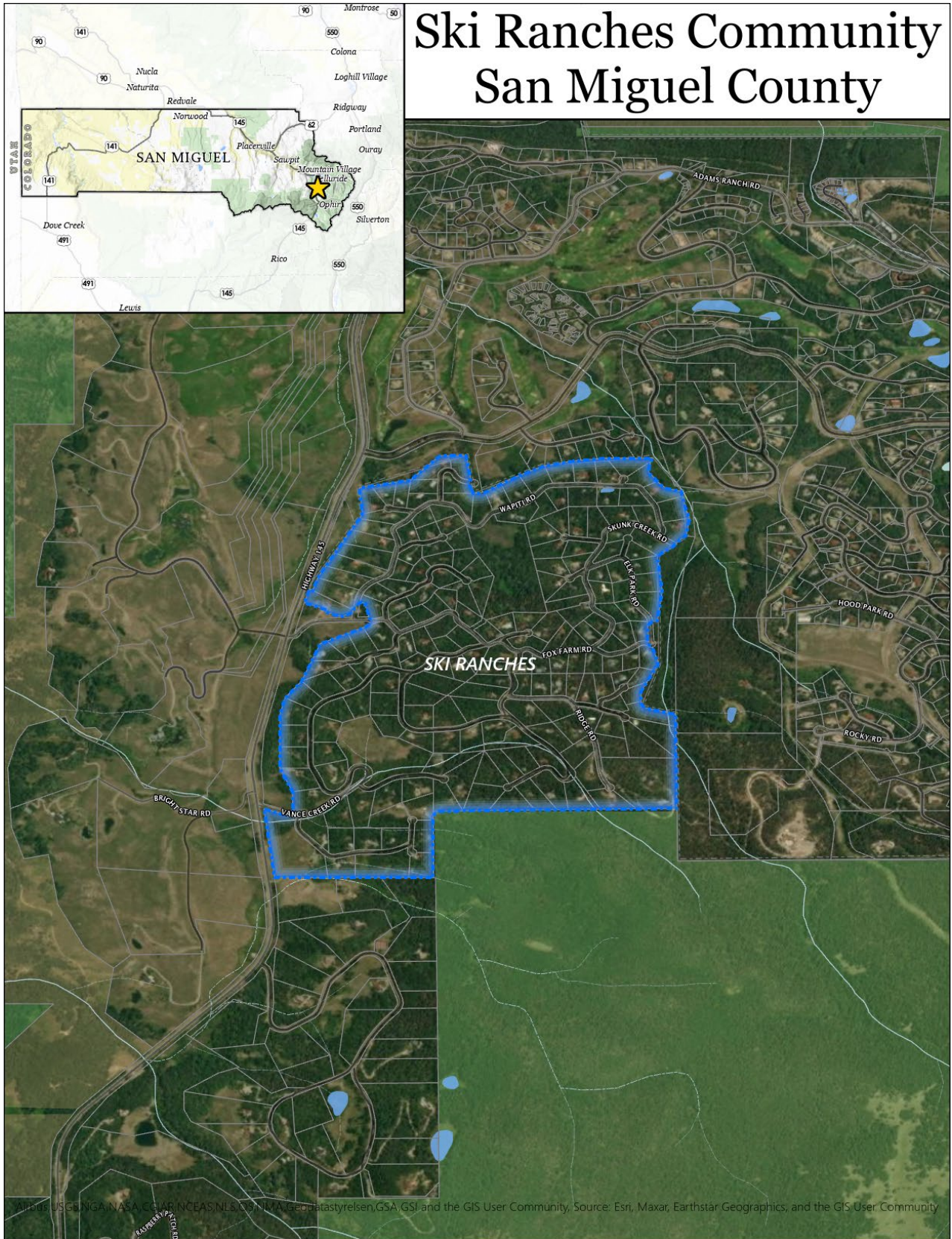


Figure 2

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.

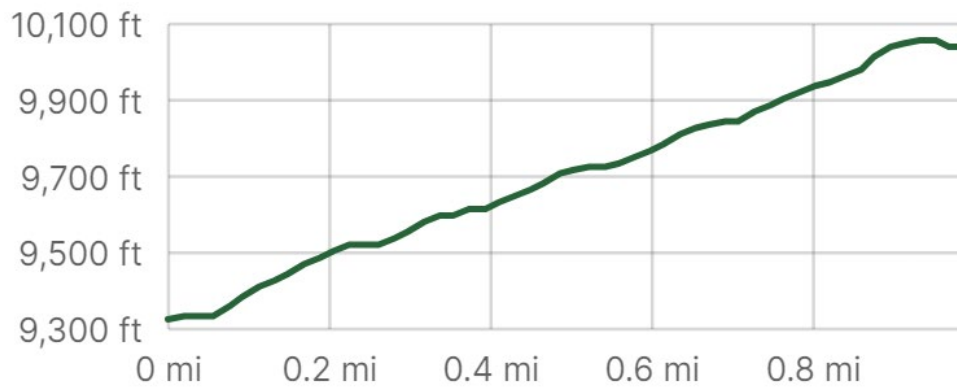


Figure 3

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

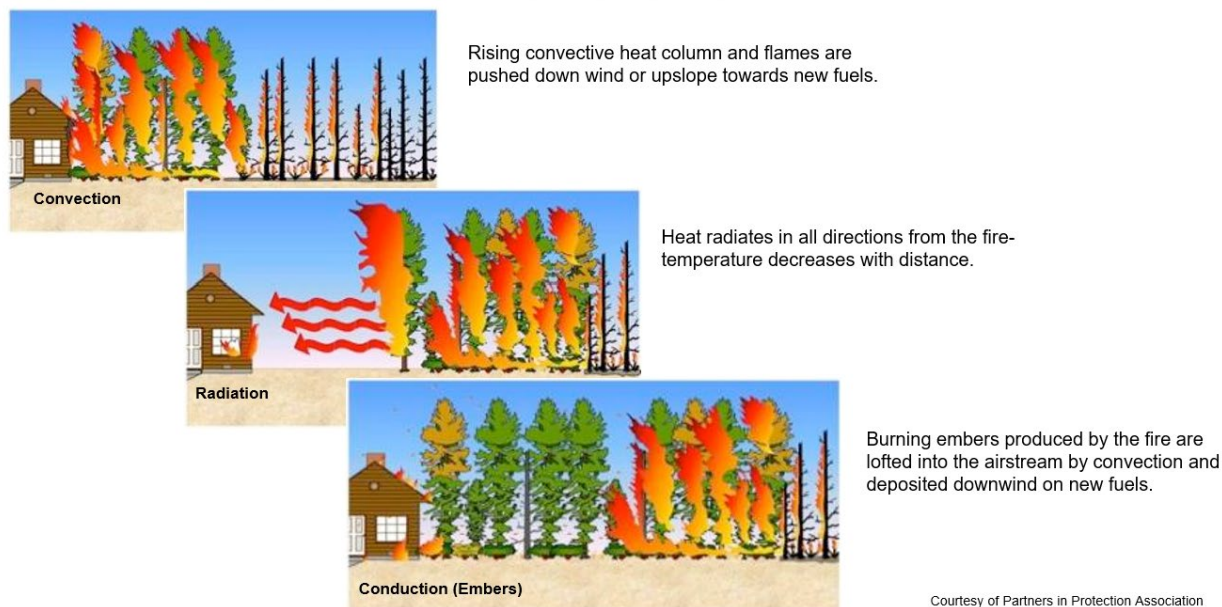


Figure 6

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.

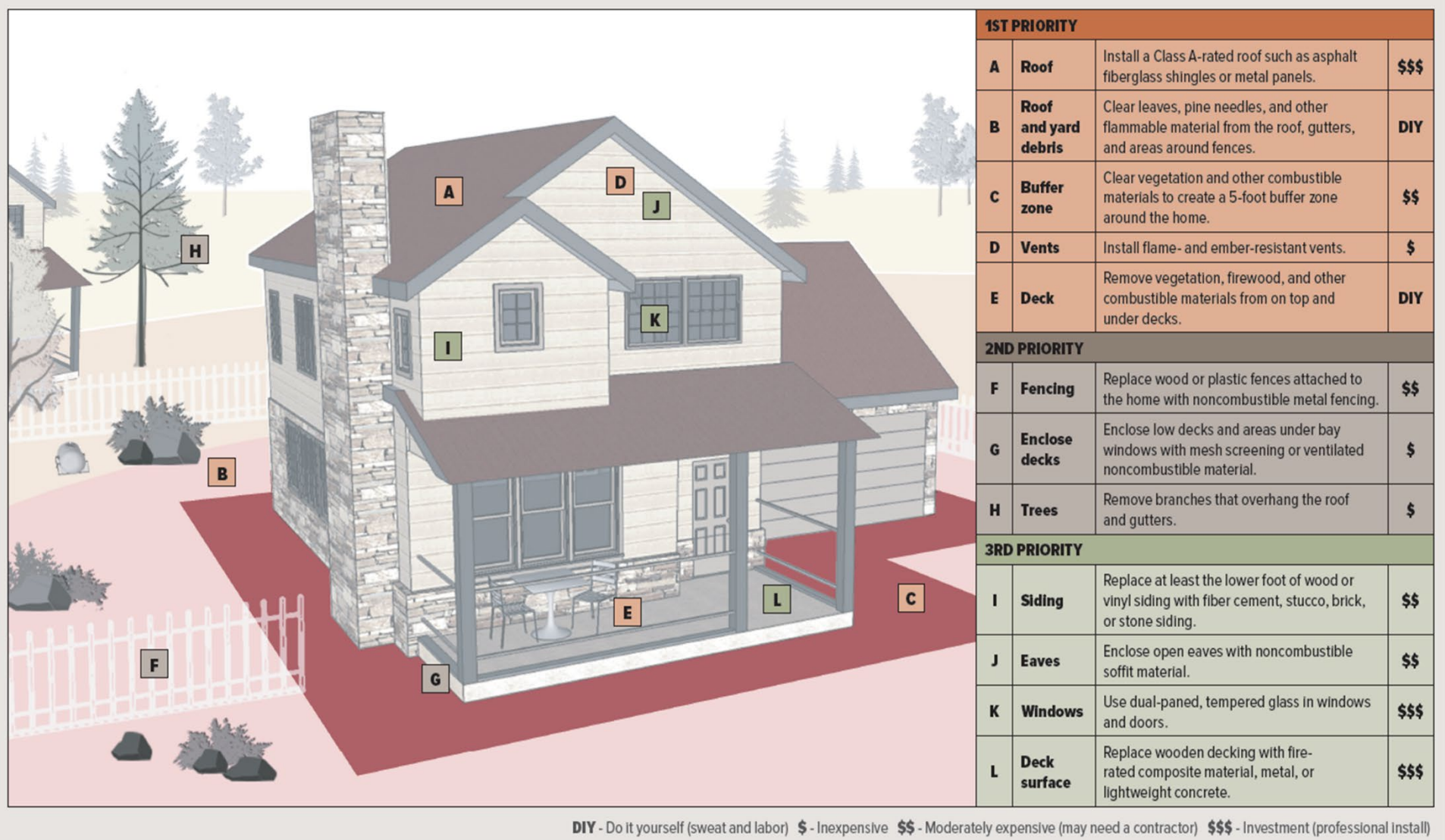


Image: Community Planning Assistance for Wildfire

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.

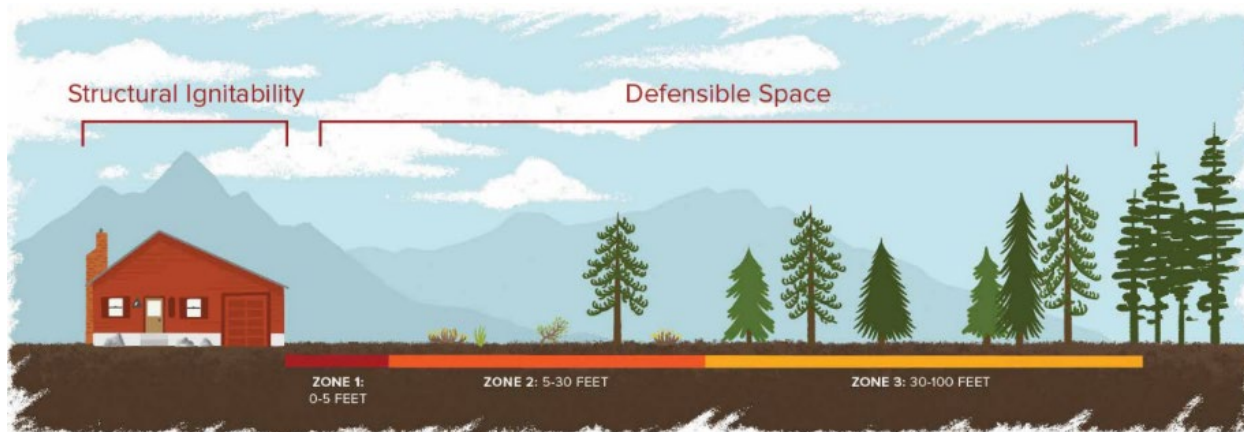


Illustration: Bonnie Palmatory, Colorado State University

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.

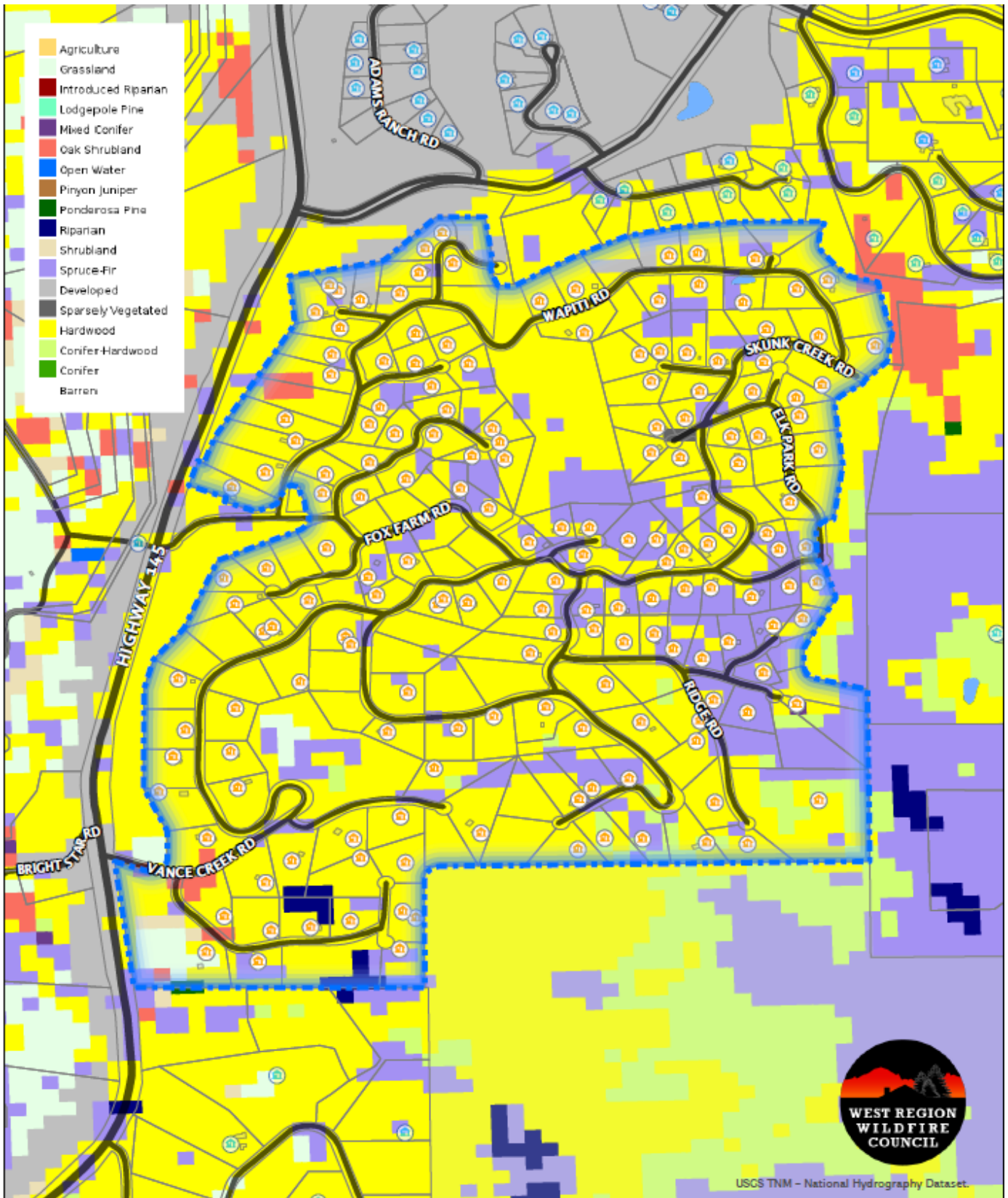
WRWC members include private citizens, local, county, state, and federal agencies with an interest in, and a commitment to addressing wildfire risk across the region. The WRWC provides communities with education about wildfire risk, assists with the development of wildfire planning initiatives and encourages 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

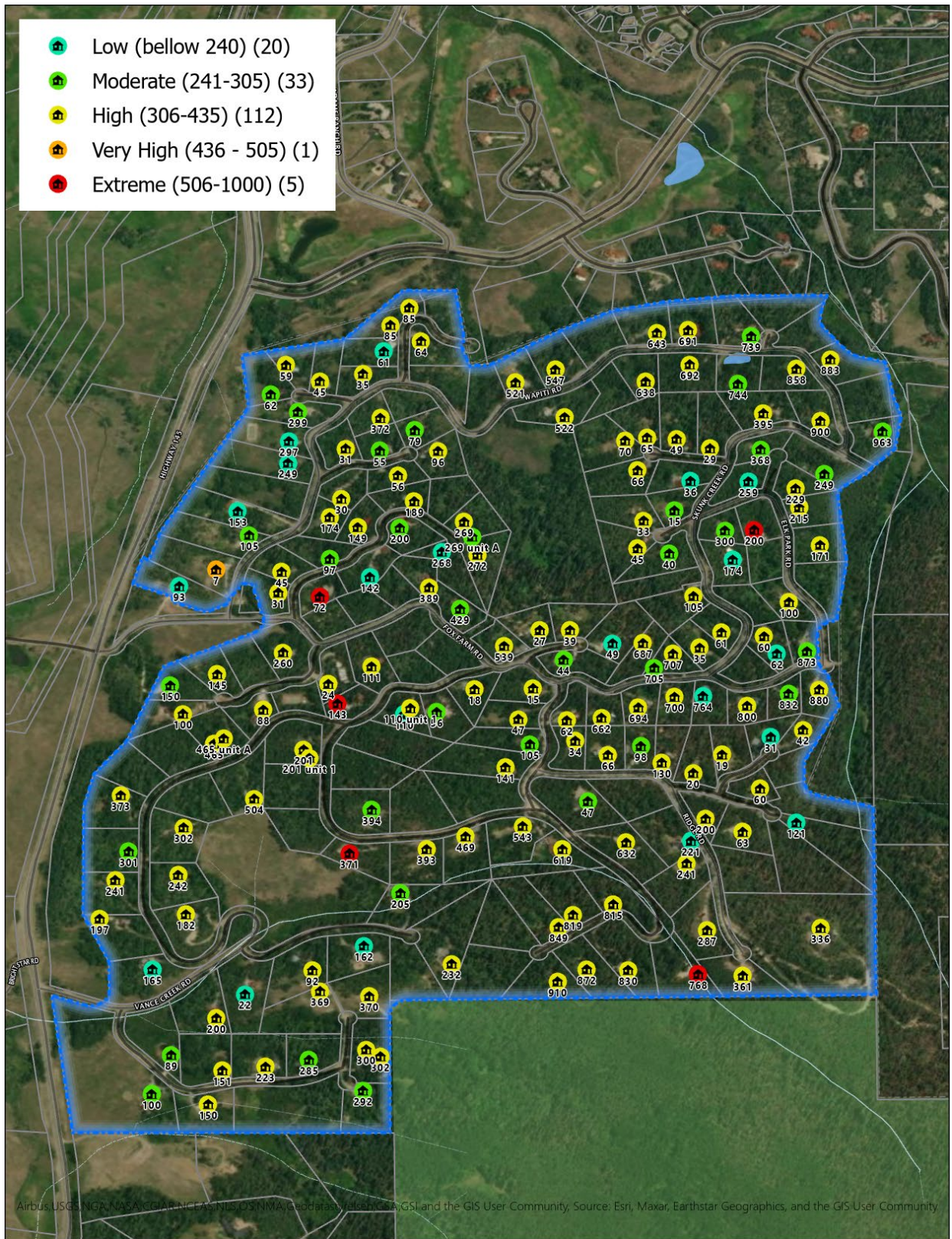
Category	Observed Condition	Score
Adjacent fuels	Light: Predominately grasses or herbaceous plants. Woody fuels, if existing, are sparse and highly isolated.	10
	Moderate: Well-spaced and isolated trees and shrubs mixed with grasses and herbaceous plants. Isolated is defined as a greater than 10-foot (>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

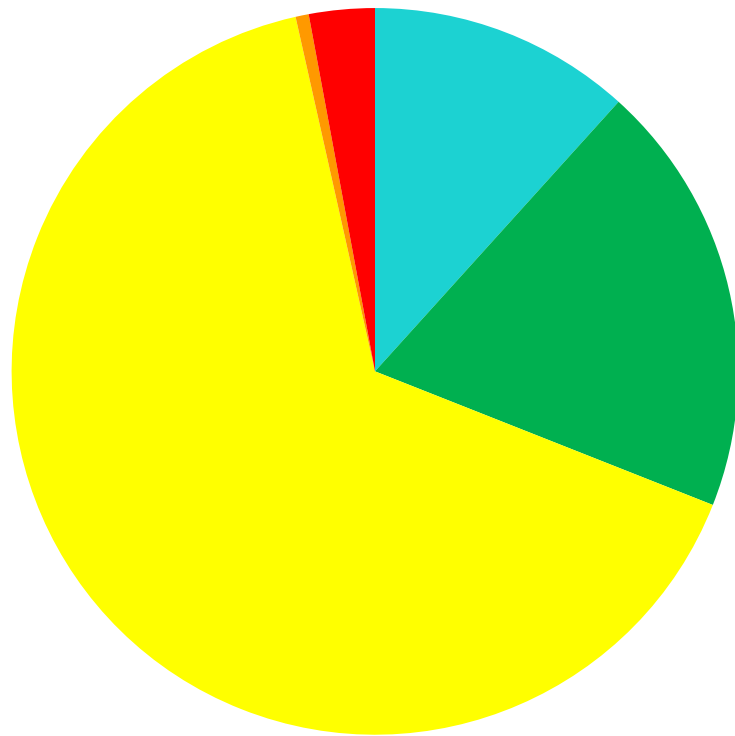
Overall Total Rating	Minimum Score	Maximum Score
Low	20	240
Moderate	241	305
High	306	435
Very high	436	505
Extreme	506	1000

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

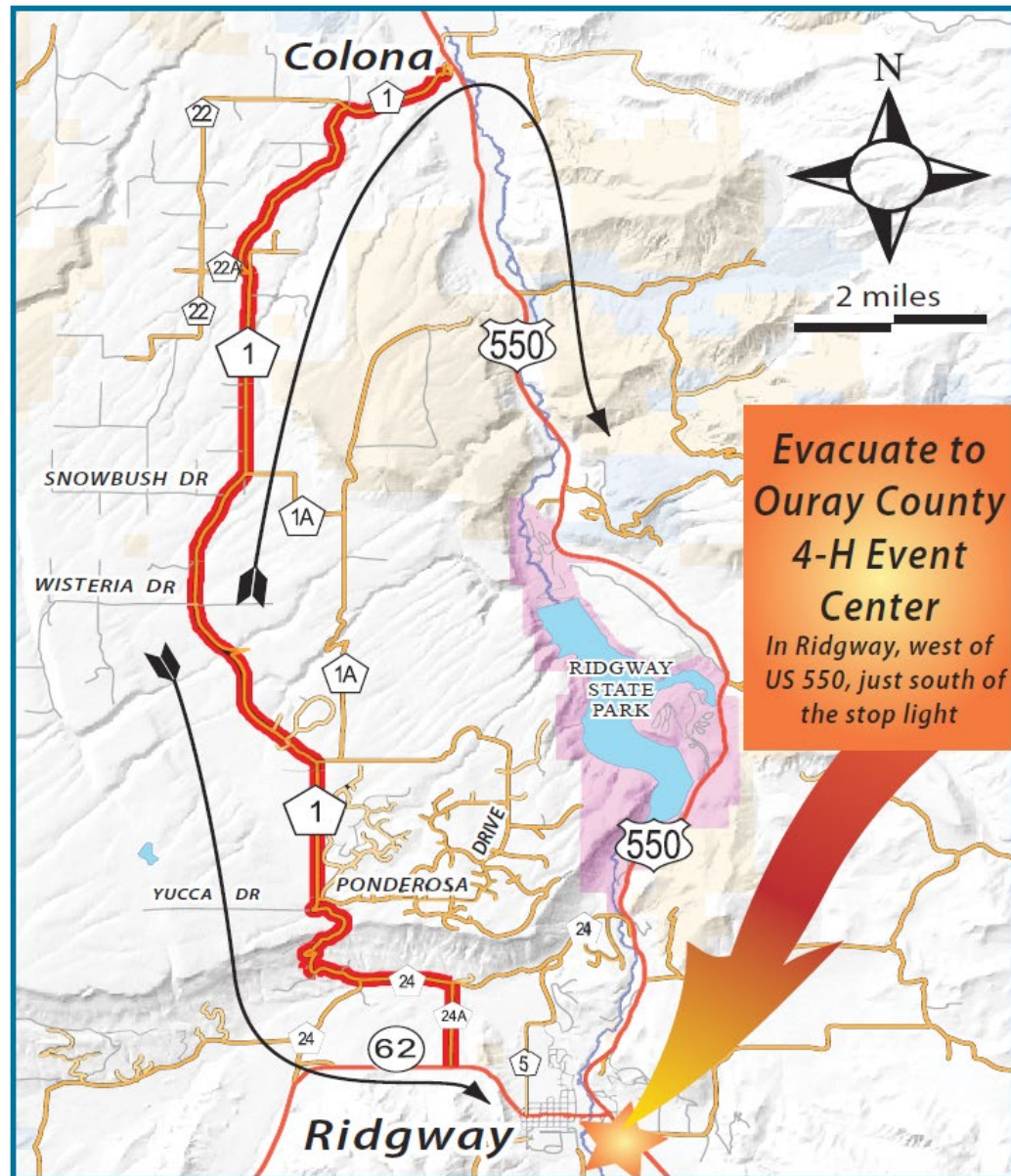
GO TO EVACUATION CENTER

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.

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1. Use and Occupancy of All Lots / Home Occupancies
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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.**

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**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.

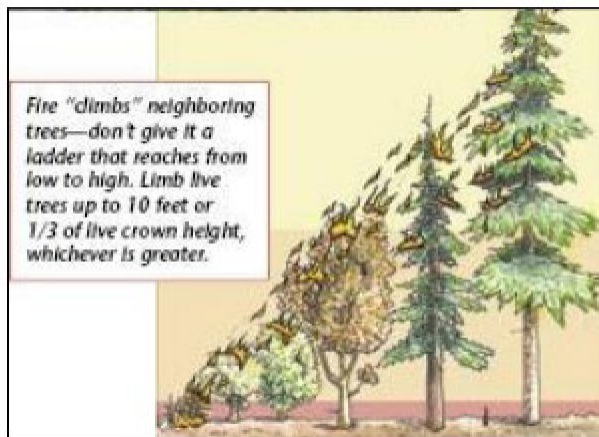
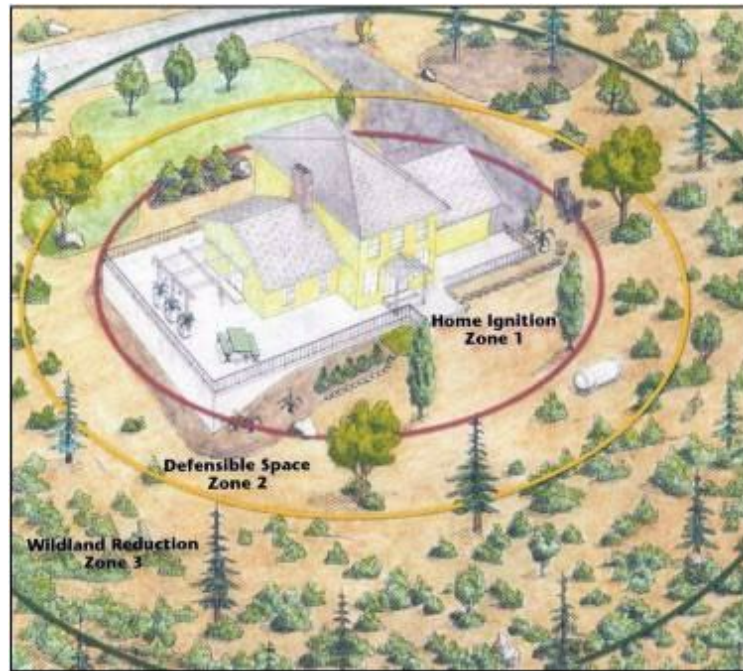
2. All branches and portions of trees less than 6 inches in diameter that have been cut or that have fallen must be removed or chipped. Branches can be stacked on Owners' own lots and prepared for chipping or removal which must occur within 3 months of the stacking.

Vehicle and Machine Sparks/Flames

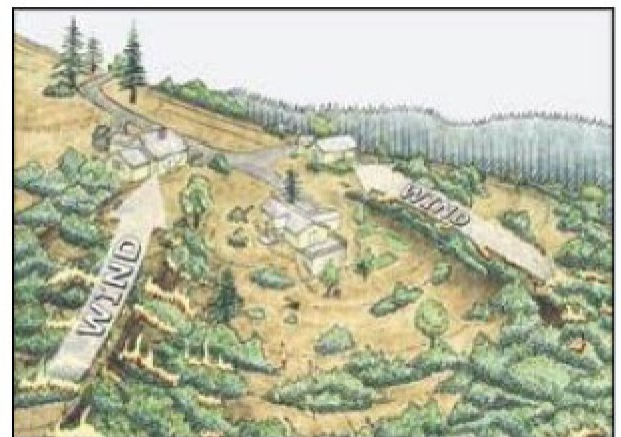
1. Off-Road driving and parking are prohibited. Hot catalytic converters on vehicles are a common wildfire ignition source.
2. Roadways must be kept clear of parked cars in the event that the emergency vehicles need to access the area.
3. Construction parking should be applied for through the DRC. When 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

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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

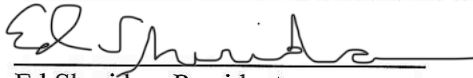
We also believe that community the County should work with the Town of Telluride and Town of Mountain Village and develop a regional group to meet and confer and discuss the regional development goals and objectives of each jurisdiction and to cooperatively work together on our regional infrastructure 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.

East End Master Plan Public Comments

December 14th, 2023

1. Anita Cody, 11/8/2023
2. Anthony Kalyk, 11/9/2023
3. Bill Jackson, 11/07/2023
4. Catherine Winchester, 11/26/2023
5. David and Nathalie O'leske, 11/28/2023
6. Emily Masson, 12/14/2023
7. Ford Drummond, 11/08/2023
8. Harvey Roisman, 11/08/2023
9. Jeremy Cohn, 11/27/2023
10. John-Marc Bannon, 11/26/2023
11. Jolana Vanek, 11/07/2023
12. Joseph Shults, 11/09/2023
13. KC Murphy, 11/11/2023
14. Kenneth Roberts, 11/09/2023
15. Lauren Murray, 11/09/2023
16. Lauren Murray, 11/26/2023
17. Lisa Allee, 11/17/2023
18. Lynn Cranford, 11/17/2023
19. Matt Allen, 11/08/2023
20. Michael Slattery, 11/13/2023
21. Morgan Smith, 12/6/2023
22. Nate Smith, 12/04/2023
23. Nick Farkouh, 12/08/2023
24. Susan Hehir, 12/08/2023
25. Susie Onge, 12/03/2023
26. Teddy Errico, 11/09/2023
27. Tony Kalyk, 11/26/2023
28. Virginia Neyens, 11/08/2023
29. James Caruso, 12/13/2023
30. Sueanne Kim, 12/13/2023
31. Alessandra Jacobson, 12/12/2023
32. Carolyn Jackson, 12/12/2023
33. Don Berman, 12/14/2023
34. Madeline Allen, 12/13/2023
35. Mary Kenez, 12/8/2023
36. Stacy Ticsay, 12/12/2023



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Online Form Submission #4437 for Comment on a Planning Commission Application

1 message

noreply@civicplus.com <noreply@civicplus.com>

Wed, Nov 8, 2023 at 2:01 PM

Reply-To: anita@thegatedshifter.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	East End Master Plan
First Name	Anita
Last Name	Cody
Email address	anita@thegatedshifter.com

Please enter your comments

1.By the East End Master Plan (“EEMP”) explicitly referencing the Land Use Code CH Zone District as being acceptable in the Residential Low and Residential Medium Land Use Categories, the County is paving the way for CH Zoning to be applied virtually anywhere, and especially in inappropriate areas of lower density. 2.By allowing “small print” in the EEMP to supersede the intent of the Future Land Use Map (now called “Future Land Opportunities”), the vital planning tool of a Future Land Use Map is relegated to a meaningless document as to possible densities of development. This demonstrates the County’s willingness to put all sound big-picture planning on a shelf, solely in the name of creating opportunities for high-density workforce housing.3.The current language of the CH Zone itself (in the Land Use Code) sets the stage for irreversible consequences– intended or unintended – regardless of whether an applicant is the County, Town or a private developer:a.When rezoning land to the CH Zone District, the higher density of the CH Zone District “shall not be considered incompatible with surrounding land uses, neighborhood characteristics or community character.” Essentially the one objection virtually every neighbor might have when a proximate property applies for a rezone to CH – density – cannot, and shall not, be considered by the County. b.Once a rezone to the CH Zone is granted – especially if applied for separately from a development permit application – that “Area and Bulk Requirements Permitted by Right” cannot legally be denied by the County at any stage of a development permit application.c.The County likely has little to no objective discretion to deny a CH Zone application on any basis, and the process has abbreviated far too aggressively to properly vet

applications and engage the affected community. d. At the rezoning stage when a density by right of 20 units per acre is potentially granted, the CH Zone does not require the normal development review standards to be met (number of units, site plan, traffic, environmental, wildlife, water and sewers studies, to name a few). e. Even at the development application stage, the CH Zone does not require the normal development review standards documents designed to curb development concepts that adversely affect the area. 4. The EEMP doubles down on the issue of compatibility and character by making statements that rezoning and development of workforce housing provides the liberty to have conflictingly higher densities in areas designated as lower density. 5. Adopting the EEMP without any analysis of regional carrying capacity, including studies of traffic water, sewer, fire protection, solid waste, school capacity, wildlife, environmental or sustainability, not to mention a current housing needs assessment, is NOT master planning.

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John Huebner <johnh@sanmiguelcountyco.gov>

Online Form Submission #4446 for Comment on a Planning Commission Application

1 message

noreply@civicplus.com <noreply@civicplus.com>

Thu, Nov 9, 2023 at 1:35 PM

Reply-To: tony@cadencehg.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	EEMP
First Name	Anthony
Last Name	Kalyk
Email address	tony@cadencehg.com
Please enter your comments	<p>Hello,</p> <p>I am voicing my concern about the discussion surrounding the rezoning and language changes to the CH Zone. I have never met a developer that did not look at open land and ambiguous zoning regulations with anything other than the excitement that comes from lining their own pockets. S/he will happily pay for lawyers to fight their cause and most likely win. Reconsider your direction, please.</p> <p>Thank you.</p>

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John Huebner <johnh@sanmiguelcountyco.gov>

Re: East End Development Plan

1 message

Carmen Warfield <carmenw@sanmiguelcountyco.gov>

Tue, Nov 7, 2023 at 2:08 PM

To: "Jackson, William C" <billjack@uillinois.edu>, SMC Planning <planning@sanmiguelcountyco.gov>
Cc: "bocc@sanmiguelcountyco.gov" <bocc@sanmiguelcountyco.gov>, "anneb@sanmiguelcountyco.gov" <anneb@sanmiguelcountyco.gov>, "lancew@sanmiguelcountyco.gov" <lancew@sanmiguelcountyco.gov>, "krish@sanmiguelcountyco.gov" <krish@sanmiguelcountyco.gov>

Dear Mr. Jackson,
I see that you only sent your response to the Board of County Commissioners. Please send all comments to the Planning emails of employees or the east-end master plan email. Each letter will be included in the packet for the following meeting. The Board of County Commissioners cannot partake in this opportunity to review until this subject comes to them for review. I am also forwarding your email to the Planning Department for their reference and documentation.

Carmen L. Warfield
Chief Deputy Clerk - BOCC
San Miguel County
[333 W. Colorado Ave, 3rd Floor](#)
PO Box 1170
Telluride, CO 81435
970-369-5429
970-708-8399 cell
E:carmenw@sanmiguelcountyco.gov
W:www.sanmiguelcountyco.gov



On Tue, Nov 7, 2023 at 2:00 PM Jackson, William C <billjack@uillinois.edu> wrote:

Hello...

We object to the East End Development plan.

This plan will enable high density 20 unit per acre development virtually everywhere near Telluride, not just near downtown and it is penned as a "legal right" where the county cannot say no to anyone requesting to rezone their property to the high density CH zone (no chance for neighbor objections or feedback). This is our understanding. This can be a good answer.

We do need affordable house but this is excessive. For sure some creative solutions need to be brought to bear on housing but this is not the right plan. The application of the CH Zone within this plan is the major problem.

Furthermore, there is no infrastructure to support this level of development.

The plan has not be full and properly socialized. I and others did not know anything about it, until a couple days ago.

Very concerned citizens.

Sincerely,
Bill and Kathy Jackson
510 Depot Avenue



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

East End Master Plan

Cathy Winchester <cathwinch@hotmail.com>

Sun, Nov 26, 2023 at 2:18 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>

Cc: "bocc@sanmiguelcountyco.gov" <bocc@sanmiguelcountyco.gov>, "anneb@sanmiguelcountyco.gov" <anneb@sanmiguelcountyco.gov>, "lancew@sanmiguelcountyco.gov" <lancew@sanmiguelcountyco.gov>, "krish@sanmiguelcountyco.gov" <krish@sanmiguelcountyco.gov>

Hello

The news about the East End Master Plan is very disturbing. For those of us who live in areas that we thought were protected from "urban sprawl" we now have to worry what will happen to our lovely city of Telluride and beautiful San Miguel County. I am sure the board has heard all of the reasons to adopt this plan and all of the reasons to not adopt this plan. City Council Meetings, board meetings, County meetings, Commissioners' meetings, workshops and now newspaper articles and advertisements. Just by taking what appears to be "the nuclear option", San Miguel County has infuriated the populace who make up this county. With our objections you imply that we don't care about people having affordable homes. Have you ever asked the employees whether they want to live in Telluride? Many prefer to live close to family and friends, in affordable towns.

Seasonal workers who do the job for free skiing or mountain biking want to live close to town, not out in the distant county. Yet we must change all of our ideals for your "future zoning".

I would like to ask; how big is too big for Telluride? Will we be building 4 lane highways so we can bring in the masses? Will lift lines be similar to Vail, Aspen, Breckenridge or Squaw Valley (Palisades Tahoe)? Will our airport have to expand and the jets pollute the air daily, or every few hours? What is the carbon footprint for this?

Who will benefit the most from this -- large hotel chains, luxury hotels, the ski mountain, realtors, builders, city hall or county government? Not the homeowners in the county. Will Telluride match pricing of Montrose for groceries, gas, or utilities? If not, how will these workers/people afford or even want to live here. (They will travel out of town to do their shopping and to purchase gas.)

Please do your job by representing the county. There are many opportunities to build close to the Town of Telluride to provide affordable housing. Yet, your answer is to put all of us who reside in the county on notice -- this is bad planning and bad government. But this you already know.

A reasonable Planning Board would not approach the homeowners of this county with this new master plan as written. EEMP is bad for all Telluride. Future rezoning for density in areas of the distant county is not in anyone's best interest. Is it being proposed out of anger and spite? That would be disappointing if it were.

Catherine Anne Winchester MD
150 Raspberry Patch Road

November 28, 2023

Dear Planning Commission,

We are writing in concern for the proposed zoning changes as stated in the current EEMP which aims to target a shortage of affordable housing options within the county. We are confident everyone can agree there is a workforce housing issue in Telluride that is on par with nearly every tourist destination nationwide. This is an issue which has been developing nationwide for decades and arguably is a direct result of developers and counties opting to look the other way as money poured in with the explosion of trophy home development. This mentality left few options and even less affordable space for the folks that actually enable the community to function. It is a noble gesture for San Miguel County to attempt to address this issue and it is absolutely necessary but the current language in the EEMP to blanketly change zoning designations from RL and RM to CH specifically 20 units per acre will have devastating effects on Telluride and the area in general.

The east end of San Miguel County is extremely unique in its geography, one road into a box canyon surrounded by giant peaks, sweeping open space in all directions as one leaves the valley, a beauty that draws visitors from around the globe. The landscape and open space remaining is Telluride's biggest asset and should be protected at all costs. The valley floor is a perfect example, a first impression that leaves visitors and longtime locals in awe! Not only is the geography of Telluride awe inspiring it is also limiting as far the density it can reasonably support. The current proposed EEMP and CH zoning changes would dramatically increase density on the east end. This is not only not sustainable but would also forever scar the area of its natural beauty that we all cherish. CH zoning should only be allowed in areas which already have similar density such as the town of Telluride, Mountain Village and other high-density zones. To compromise zoned RL and RM areas is short sighted and irresponsible as is the goal of increasing density in an area that is already feeling the effects of too many people.

As locals who have lived and worked in Telluride since 1989, we have seen many, many changes over the last 30 plus years. Change is inevitably but as those changes happen it is even more critical to protect and preserve what truly makes a place special and do so with wisdom. In all the years we have made Telluride our full-time home the current EEMP and CH proposed zoning changing is by far one of the biggest threats to changing our beloved community forever in a negative way. We urge you to eliminate the language allowing all RL and RM zones to become designated CH in the current EEMP draft. We need to all look at this as an opportunity to slow down a bit and not rush a change that ultimately is not the best solution to our current issues.

Sincerely,

Dave & Nathalie O'Leske
200 Ridge Road



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Letter for Dec. 14 County Planning Commission 90% draft EEMP Work Session

Emily Masson <emasson@mac.com>
 To: masterplan@sanmiguelcountyco.gov

Fri, Dec 8, 2023 at 8:46 AM

What is a desert? A place that does not hold water. What is impervious to water? High Density development. What is the Community Housing Zone? High Density by right if the applicant is granted the rezone in the now, "smoother", low due diligence and, purposely, low public input rezone to CH process.

What, also, has been a low public input process? The development, thus far, of the draft of the East End Master Plan. More time was spent on the EEMP with a front range consulting firm, "middle man", than directly with the actual residents of SMC. There are about, at least, 500 individual county residents, thus far, (from all over the county, not just some segment of the population) who do not want to see the CH Zone designated as a potential future land use code in almost every zoning district scattered throughout the unincorporated areas of the East End of San Miguel County.

Why? Because this would be a gift to giant developers. You all are well-intended gatekeepers but imagine someday in the future a political person/party you do not like has the discretion to maximize the development potential baked into the current draft of the EEMP. Imagine all the sacred places you have been to which have now been consumed by high density development. Look at what has happened in California for example.

If you do not pull the Community Housing gift to big financial interests out of the East End Master Plan, your legacy will be furthering the desertification of the East End of San Miguel county on a level never seen before. Maybe not today, but this current draft, with big financial interest's vision of our future, paves the way to high density sprawling development. Unmitigated growth. Money and Power will win and we will lose.

Please do not throw us to the wolves of wall street. Please remove from the current 90% draft of the East End Master Plan any reference to the CH zone or Community Housing altogether from table 8 on pg.s 33 & 34, and pgs. 9, 40, 66, 67 and 111. Please remove all references to the Mountain Migration Report from the East End Master Plan, pg.s 10, 16, 17, 29 since it is not a reflection of our local, public will and it is no longer relevant. We will need more current, local studies regarding capacity, limitations, environmental impacts, and actual, current housing needs before barrelling forward on any high density at all costs missions.

We have an AHPUD process that has served us well. We need varied types of affordable home options for our full time year round in person, "everyday" people and preferably within Telluride, Mountain Village, and Lawson Hill, not scattered and isolated in densely, packed, high rise "clusters, with all their inherent paved parking and roads, throughout the county.

I live in Telluride and I am in favor more affordable home options in my backyard.

Good luck. Happy Holidays.
 Sincerely,
 Emily Masson



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Online Form Submission #4439 for Comment on a Planning Commission Application

1 message

noreply@civicplus.com <noreply@civicplus.com>

Wed, Nov 8, 2023 at 2:35 PM

Reply-To: Forddrummond@gmail.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	EEMP Work Session
First Name	Ford
Last Name	Drummond
Email address	Forddrummond@gmail.com
Please enter your comments	<p>I am a resident of Ski Ranches and am very concerned that the EEMP would allow CH zoning to be applied virtually anywhere and especially in inappropriate areas of lower density, such as adjacent to Ski Ranches.</p> <p>I am also concerned by the process that has allowed this CH zoning to proceed without adequate public input and debate. San Miguel County owes it to residents to be transparent and open when proposing changes of this magnitude.</p> <p>I ask that the County Planning Commission slow down this process to ensure adequate public participation and to consider the enormous impact the proposed changes could have on the character of our community - including unintended consequences.</p> <p>Sincerely, Ford Drummond 872 Saddle Horn Lane Ski Ranches</p>

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Kaye Simonson <kayes@sanmiguelcountyco.gov>

Online Form Submission #4441 for Comment on a Planning Commission Application

1 message

noreply@civicplus.com <noreply@civicplus.com>

Wed, Nov 8, 2023 at 3:45 PM

Reply-To: Hbroisman@gmail.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	Comment on EEMP
First Name	harvey
Last Name	roisman
Email address	Hbroisman@gmail.com

Please enter your comments

The County's own traffic study showed that when fully built out Diamond Ridge will add approximately 5,300 additional car trips per day. There are currently approximately mid 300 car trips per day. From Aldasoro, it currently takes 30 minutes to travel the 5.3 miles to school during the morning rush. The current population is a mixed demographic of people working from home, retired, attending school and working in Telluride. With affordable housing residents, near 100 percent will be working outside of the house and many of the families will have school-age children. This new demographic will increase traffic by a greatly disproportionate amount. Additionally, affordable housing in Norwood, Ilium or any other subdivision outside of town will have to use the 145 roundabout.

Telluride's governmental agency's anticipate so much traffic, that they plan to build a four story 960-car garage. By means of comparison, the Denver Convention Center has a 1,000 car garage. For a town/county that claims to be so environmentally aware/concerned - with a 30 second idling law on the books, to have so many cars polluting through driving and then idling their way through a four level garage is counterintuitive.

With so many available lots in town where folks are able to walk or bike to work, doing anything else would be environmentally hypocritical, set a pathetic standard for our residents, be the major pollutant in the county and cost tens of million of taxpayer monies. When anyone does a rigorous traffic study, they can only find that it currently takes less time to get into town with the current configuration than it will with the east end affordable housing proposals.

Sincerely,

Harvey Roisman
908-216-7798

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Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP - Objection

J. Cohn <cohnjm@gmail.com>

Mon, Nov 27, 2023 at 2:56 PM

To: Carmen Warfield <carmenw@sanmiguelcountyco.gov>, masterplan@sanmiguelcountyco.gov

Cc: Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Thank you Carmen. To clarify, I agree with a recent e-mail which was circulated. Please see below for the text.

In short, while this plan has a lot of lofty good things in it, unfortunately, this plan will also enable high-density 20 units/acre residential construction (CH Zone), with little to no review process, all over the east end of the county. This east end includes areas down valley, up toward Telluride and south along Hwy 145 through Ophir to Trout Lake. Existing housing developments and HOAs ARE NOT EXCLUDED from this.

While the majority of the citizens understand and are empathetic toward the need for additional workforce housing to support our community, such an important and far reaching effort needs to be executed in a careful, intelligent and environmentally-conscious manner. Much better options exist to support workforce housing which require a multi-pronged strategy that makes protecting our natural environment a top priority. To put it simply, the current plan is a short-sighted, poorly-strategized, reckless plan that will irreversibly destroy Telluride's largest asset, its unspoiled natural wild beauty, forever.

Thanks,
Jeremy

--

Jeremy Cohn
(713) 444 - 8359
cohnjm@gmail.com

[Quoted text hidden]



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP - Objection

J. Cohn <cohnjm@gmail.com>

Mon, Nov 27, 2023 at 2:11 PM

To: masterplan@sanmiguelcountyco.gov

Cc: kayes@sanmiguelcountyco.gov, Nicola Kerr <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

Hi,

My family and I own 111 Saddle Horn Ln in the Ski Ranches neighborhood. I want to note my **objection** to the East End Mater Plan in the record. If you would like me to provide any more specific information, please let me know.

Thank you for your time and help in this process.

Jeremy

--

Jeremy Cohn

(713) 444 - 8359

cohnjm@gmail.com



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Comments on East End Master Plan

jon-marc brannon <jbrannon08@hotmail.com>

Sun, Nov 26, 2023 at 12:09 PM

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

To whom it may concern,

I am a homeowner in the Ski Ranches development, and wish to provide comment on the proposed East End Master Plan.

While there are many positive proposals in the plan and I appreciate the effort put into developing this plan, I vehemently oppose the blanket inclusion of the Community Housing (CH) zone in each residential land use category. I think most would agree that there is need for more workforce and affordable housing, but it is reckless to indiscriminately allow for high density housing in all of the residential land categories through the use of the CH zone.

I also find it borderline deceptive the way this plan attempts to include the CH Zone in every residential land use without making it clear the implications this could have. The average person reading the plan may not fully understand that this plan potentially allows for up to 20 units per acre as a result of the the CH zone.

I am supportive of more community/ affordable housing, but this blanket approach to allow for high density housing in every residential land use category is not the appropriate way to achieve that end.

Regards,

Jon-Marc Brannon



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Online Form Submission #4429 for Comment on a Planning Commission Application

noreply@civicplus.com <noreply@civicplus.com>

Tue, Nov 7, 2023 at 9:25 PM

Reply-To: jolanavanek@yahoo.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	EEMP planning commisson meeting on 11 9 2023
First Name	Jolana
Last Name	Vanek
Email address	jolanavanek@yahoo.com
Please enter your comments	<p>Thank you all for the time invested in this EEMP,</p> <p>During the session on 10 25 2023 I noticed we were asked to trust the presenters on various points. The concern many , including myself have, is that information presented in public gave an impression of being vastly misleading.</p> <p>We hear and read: 'urgent housing needs', yet the information County Planning is using 2018 housing needs data!!! Much has happened through 3 years of Covid, and after. Haphazard planning makes for awful living after it is done.</p> <p>No water availability information, that should be a given,first things first.</p> <p>Respectfully, almost 6 years old data - is that a professional approach to a fast-update of a Master plan?</p> <p>Since we hear Master Planning is not zoning - why the zoning code in the master plan? CH zoning code offers ZERO guarantee of it ever being applied to deed restricted/workforce housing. Removing the zoning codes from land use code would make much more sense.</p> <p>From the amount of letters you have received, and the word on the street, it is clear that this process needs to be slowed way down.</p>

Thank you for considering my comment,

Jolana Vanek, Mountain Village

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John Huebner <johnh@sanmiguelcountyco.gov>

Online Form Submission #4445 for Comment on a Planning Commission Application

1 message

noreply@civicplus.com <noreply@civicplus.com>

Thu, Nov 9, 2023 at 10:06 AM

Reply-To: ophirjoe@gmail.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description San Miguel County East End master plan and Community Housing Zone District

First Name Joseph

Last Name Shults

Email address ophirjoe@gmail.com

Please enter your comments The inclusion of the Community Housing zoning district as it is currently written is not compatible with the Residential Low and Residential Medium land use categories and should be removed. The use by right to develop up to 20 units of housing in these areas is inappropriate and will lead to large scale development in areas not close to where the work force is needed and will lead to many unforeseen impacts.

It is important to develop community housing, this is a shared goal but the density of these developments needs to consider community character, surrounding land uses and neighborhood characteristics. We do not need to provide use by right of the maximum densities in a broad brush manner.

There should be a collaborative effort by the 3 main entities, Town Telluride, MV and SMC to work together to create a regional housing plan. It should the goal of any regional housing plan to locate as much of the higher density housing near where the work force will be working in an effort to reduce regional traffic/parking problems, not to mention carbon emissions. This basic principle seems to be lacking in this proposed EEMP changes.

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Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Thank you and some thoughts.

KC Murphy <KCmurphy@mindspring.com>
To: planning@sanmiguelcountyco.gov

Sat, Nov 11, 2023 at 11:09 AM

To the San Miguel Planning Commission;

I attended the Planning Commission meeting yesterday (11/9) in person, expecting to argue the poor planning and lack of thoughtfulness of the CH plan. My written requests to the Commission had been to slow down and consider the community input that pointed out the errors, so that the positive momentum and support of a low income housing plan would continue. I was pleasantly surprised to find that the commission had listened. There was no need for argument, since the group seemed to suggest slowing down and getting more community involvement. So thank you.

But as I sat there and listened, I heard the Commission acknowledge that there was really no vision for the future of San Miguel County. Our infrastructure is already at it's limits. (Water, waste, parking, roads) So how can the Planning Commission start adding heads without addressing the challenges right in front of them?

I think as a Planning Commission, you are at a crossroads. Do you embrace the big challenge and put in a forward looking plan that does set the tone for the next 10 years. Or do you kick the can down the road and pass a few regulations that seem to nod to the issues. I encourage the former.

There was discussion about growth in a geographically bounded area, pushing things down valley, schools, hospitals, animal corridors, growth restrictions. All good issues. All intertwined.

I had several thoughts as I sat in the meeting that I would like to share.

1. We are a bifurcated society. Those that live here and those that may own homes but really only visit. I think recognizing this bifurcation is need when looking for input. I find that the two groups see Telluride very differently.
2. The biggest problem maker in this bifurcation is TSG. They over sell the ski area (requiring people to park illegally on Mountain Village Roads) end up with 30 min bathroom lines, and not nearly enough ski patrol to handle the crowd. And then they over sell the summer golf program also. And all the while wanting to build more hotel capacity. This is the best example of short sighted, unbounded growth, taxing all resources with no idea of what comes next. Chuck has the ability to sell and exit when everything breaks. San Miguel County does not.
3. The other Bifurcation to consider is the low income work force. I believe that there are families who see this area as their home. They do not want to live in high density housing. They will prefer to drive from Montrose or Norwood and keep a larger home life style. For them, I think we should think of more public transportation, more parking, and a school in Norwood. (Yes, I know that just failed, but it should be in the plan.) The other portion of the low income work force are the "Kids". They come to Telluride to ski, bike, participate in the festivals. They are not long timers. For them, high density housing is perfect. (Big Billies is the best example) They want no car, no parking, no schools. I quickly reached out to friends in the Food and Beverage industry, and I am told that there is a third middle group, that is probably the largest group. That is the 22 – 35 year olds who are probably single, want to be the work force in Telluride, but want to be "in the center of things. In the Vib". This group is probably 80% of the target we are discussing. They have no kids (so the 2.1 people per unit is a good number), but they each have a car. So 2 parking places per unit is required. My point being that the "Plan" needs to address to opposite types of needs. So if the low income work force needs going forward is 1500 heads, you may find that 700 high density units does not solve the problem. I think a better understanding of the types of low income work force needs is required.
4. The question arose of perhaps limiting growth. And it was pointed out that this is hard to do. I would offer this suggestion. Limit density. I am the president of the Elk Run HOA. Our community states that it should be spread out. We have one of the major Elk corridors through our neighborhood. And we limit overrun by square feet per acre. In the meeting, the issue was raised about 12,000 square foot houses. Which on a 1 acre lot is far too dense, but on a 1000 acre parcel on a mesa may be just fine. So it is not about square footage, it is about square footage per acre. The town of Telluride has limited acreage. If growth is going to be contemplated, it must increase density. This could be done by building taller buildings, building on the Valley Floor, or allowing multiple buildings on lots that now may not do that. All of these approaches would change the feel of Telluride and probably be met with significant resistance. So that leaves the option of expansion. Norwood, Rico, Ophir. The statement was made that pushing growth down valley never works. I think

that is a bad statement. I would rephrase that to say "other areas have grown through unplanned expansion, and it did not work". I don't think expansion does not work. I do think that planned expansion could work.

5. I liked the discussion of finding a vision. I think it is hard to have a plan without a vision. So what does Telluride look like in 10 years? I'd suggest starting with the problems already in front of us. (Water, waste, parking, roads) The County needs to fix these things with ZERO growth. Then, how many more people do we think will come into the county over the next 10 years? How many of those are locals (base infrastructure)? How many of those are part timers or tourists (Peak load on infrastructure)? What is the requirement for residential low income housing? What is the requirement for transient low income workers? And I'd start with a vision that says that Telluride needs to maintain low density to keep it Telluride, to keep the open space, the views, the animal corridors, the historical areas, the hiking and biking. And that makes the decision to geographically expand, requiring more public transportation, more parking, (perhaps controlled access), more schools geographically dispersed.

6. To accomplish this, more coordination is needed between the County, the town of Telluride and Mountain Village. It was mentioned that everyone seems to have a go forward plan, but there is no coordination. Since we all rely on the same underlying infrastructure, there needs to be coordination.

By the time I got through all of this thinking, I realized that the CH plan was so far out in left field that it should not even make the discussion list. There a lot of bigger fish to fry.

And the best comment was "10 years out, as people look back at this Planning Commission, are they going to wonder what were these guys thinking?"

Telluride is at a crossroad. Great planning to remain the unique town that it is, or random thoughts that just stir the pot. Please, take the big step. Articulate a Vision. And then offer a plan that supports that vision.

Thank you for your time and efforts.

K.C. Murphy

kcmurphy@mindspring.com

408-828-5510



John Huebner <johnh@sanmiguelcountyco.gov>

Online Form Submission #4444 for Comment on a Planning Commission Application

1 message

noreply@civicplus.com <noreply@civicplus.com>

Thu, Nov 9, 2023 at 6:48 AM

Reply-To: robeken@gmail.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	east end master plan
First Name	kenneth
Last Name	roberts
Email address	robeken@gmail.com
Please enter your comments	The proposal to allow CH density zoning in all regions seems designed to court's objections to spot zoning. It does not reflect a master plan's need to objectively determine the region's carrying capacity or to take into account current housing needs, water, sewer, fire protection, traffic patterns or environmental protection. In effect, it prioritizes only a single aspect of the community's desires and ignores virtually every other area of potential concern. Ken Roberts

Email not displaying correctly? [View it in your browser.](#)



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Online Form Submission #4449 for Comment on a Planning Commission Application

noreply@civicplus.com <noreply@civicplus.com>

Thu, Nov 9, 2023 at 8:54 PM

Reply-To: murraypartners@gmail.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	EEMP
First Name	Lauren
Last Name	Murray
Email address	murraypartners@gmail.com
Please enter your comments	Kudos all. Great progress in community discussion. The tone and energy of discussions was productive. I want to share that I believe the fundamental flaw in the plan is the lack of hard data and what Troy pointed out noting that discussing where we currently are regarding capacity is a "third rail". This is the elephant in the room yet is central to development considerations. . Help me understand why we can not have that as part of the discussion. The topography of a box canyon, with one way in and out access, is unique to Telluride. Work to make the county and state recognize that it is unique and that discussing capacity is an important planning tool. Protect us from a generic State mandated plan.

Email not displaying correctly? [View it in your browser.](#)



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Fwd: EEMP Comments

Lauren Murray <murraypartners@gmail.com>
To: masterplan@sanmiguelcountyco.gov

Sun, Nov 26, 2023 at 5:53 PM

November 26, 2023

Dear Planning Commission:

Workforce housing shortages are part of Telluride's history and will continue to be an ongoing challenge. Your mission to solve it is noble. At first glance, the EEMP appears aspirational and community focused with goals that align with the spirit of the community. That is, until it is viewed in tandem with the recently revised LUC CH designation.

The overlay of CH zoning district on RL and RM neighborhoods is unprecedented and an extreme zoning change. I am for workforce housing but not at the expense of unintended the consequences of excessive development. Your solution is generic, and what our Governor is recommending for urban centers.

We are not urban, we are rural and unique a box canyon resort community with limited capacity for growth. Be brave, be bold, push back on the state agenda. Other communities have done just that. We have a surplus of zoned work force parcels available to develop in town, Mountain Village and surrounding areas relative to the anticipated need of the 2018 housing assessment. We don't need a land banking opportunity we need you to represent our common voice and need with a plan that makes sense for the uniqueness of Telluride.

Please eliminate from plan/code:

- 1) Residential Low and Residential Medium: "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.
- 2) Residential Medium: Limited neighborhood-serving serving uses may be included.
- 3) The high-density CH zone, 20 units/acre from the LUC.

Sincerely,

Lauren Murray
42 Promontory Lane

 **EEMP Letter to Planning Commission- Murray.pdf**
58K



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Trout Lake and Draft East End Master Plan

1 message

lisa allee <lisaalleecnm@hotmail.com>

Mon, Nov 13, 2023 at 10:41 PM

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

Kaye,

Thank you so much for chatting with me November 6, 2023 about the Draft East End Master Plan. It was very reassuring to hear you say that the Planning Department understands the nature of Trout Lake Land Company (TLLC) and Trout Lake Owners Association (TLOA) and that "nothing is going to change at Trout Lake." This is very important for several reasons applicable to the draft master plan:

- Residential Density—we are already at a 1:4.5 acre density ratio as TLLC owns approximately 450 acres and there are 100 stock certificates/building sites all of which are owned, so our ratio is actually in the medium category rather than the low as depicted in the map on page 58. However, the situation of TLLC/TLOA does not fit any of the land use category descriptions so maybe there needs to be another color/category? Also, the TLLC/TLOA covenants, which were recently updated, only allow for 100 stock certificates so further or increased development is not an option. Thus, it seems prudent to change the color coding of Trout Lake in the map on page 56 as well because TLLC lands are **not** an area where "new, additional, or continued growth is appropriate."
- Rentals, Commercial—TLLC/TLOA covenants do not allow for more than single unit residences, rentals of any kind, nor commercial, agricultural, or industrial activity in contrast to suggestions made by community members as reported in Appendix C.

One area addressed by the draft master plan that we applaud and fully support is figuring out ways to get people to trail heads and recreational areas with less traffic. We would hardily welcome shuttles to Hope Lake Trailhead and to the boat ramp area of Trout Lake and/or other solutions to decrease the impacts of the crazy traffic and parking issues we deal with all summer! If there is anything TLLC/TLOA can do to help move these ideas into action, please let me know! And that also goes for the suggestion under "Big Ideas" on page 222—happy to meet!

As we talked about, here are the lists of current TLLC and TLOA board members and their emails so you can update your records:

Trout Lake Owners Association Board of Trustees:

Lisa Allee, President lisaalleecnm@hotmail.com

Carol Martin, Vice Pres kscm301@gmail.com

Karen Hatfield, Secretary k1parker@yahoo.com

Karin Slater, Treasurer karinslater@hotmail.com

Peter Waldor waldor23@gmail.com

Gene Wunderlich gwunder226@gmail.com

Susan Lynn rockytree101@gmail.com

Trout Lake Land Company Board of Directors:

Jim Whitehead, President jrwhitehead38@gmail.com

Kyle Alpha, Vice Pres kyle.alpha@unitedco.com

Bill Beckendorf, Secretary billbeckendorf@cox.net

Karin Slater, Treasurer karinslater@hotmail.com

Lisa Allee lisaalleecnm@hotmail.com

Thank you, your staff, and all those involved in creating the East End Master Plan—your work is greatly appreciated!

Sincerely,
Lisa Allee, President Trout Lake Owners Association Board of Trustees



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Eemp

1 message

'Lynn Cranford' via Master Plan <masterplan@sanmiguelcountyco.gov>

Fri, Nov 17, 2023 at 3:44 PM

Reply-To: Lynn Cranford <lcran2709@yahoo.com>

To: masterplan@sanmiguelcountyco.gov

Thank you for allowing more comment. I am worried about opening so much land to development without an updated assessment of what is required. Or even a current breakdown of the 700 unit need. What type of housing is needed? Boarding for seasonal workers? Family homes for professionals? What is the priority?

What is the need by type of worker? Seasonal service industry. Medical. Emergency. Government. Education. Child care.

I am all for a process that provides affordable housing for those who presently work in our community or for whom our community needs to hire for critical needs. I am not for spending our tax dollars to build housing for people wanting to move to the area. I believe if mountain village wants to allow development of a hotel they need to ensure housing is provided for employees of that hotel. On mountain village property.

I would ask that the CH designation be removed from medium and low residential land use until such time that we know the need.

I would ask a less dense definition of CH. 20 units per acre by right is too dense for the area.

I have not yet heard a response from the town of telluride as to why development can not or has not occurred on land they own.

I would also request a more thorough multistep review that includes notification of nearby properties and the opportunity to give input so development does in fact ensure compatibility with existing neighborhoods.

We know housing is needed. Lets be thoughtful in our approach and build what compliments the area and is sustainable.

Please protect those of us who have worked long and hard and were able to invest in a home by not destroying our home values with incompatible development.

I believe the entire community can rally around creating housing once the needs are clearly articulated.

Lynn



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Online Form Submission #4438 for Comment on a Planning Commission Application

1 message

noreply@civicplus.com <noreply@civicplus.com>

Wed, Nov 8, 2023 at 2:32 PM

Reply-To: matthewallen@mindspring.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	East End Master Plan work session
First Name	matthew
Last Name	allen
Email address	matthewallen@mindspring.com

Please enter your comments

While I support the needs and efforts to create future employee housing projects; I strongly disagree with the language regarding the CH/ Community Housing zone district. All projects need to be reviewed for compatibility within existing neighborhoods, traffic density, and other potential impacts to existing land owners. To create an option for CH zone which allows massive upzoning and impacts to existing neighborhoods, with no ability to discuss reasonable limits to impacts, is not fair to the County citizens who have made their homes here and worked tirelessly to exist in balance with the environment and the densities of the neighborhoods they built in.

The CH zone district needs the same level of review as any other increase in density or zoning changes. The language which states that CH zoning can not be contested as not compatible with existing neighborhoods needs to be removed. I have spoken to many dozens of county citizens regarding the EEMP, and not a single person I have spoken with agrees with the language which allows the CH zone to be applied in any neighborhood.

Please remove the language relating to the CH upzoning from the EEMP. To allow the EEMP to proceed with the CH upzone option is a dis-service to the residents of this community. I also feel too much credibility has been placed on the outside consultants who have been tasked with assisting in the preparation of the revised plan. I have attended multiple meetings and work sessions, and the consultants appear to be no more informed or experienced than interns. I feel the Planning Commission should listen more closely to the existing

residents of the county, and less to people who want someone else to provide housing for them. I have heard no local residents support the CH zone district; with the exception of the Zolines/ Telluride Institute- the same people who gave themselves 'Visonary Awards' for Skyfield, only to sell out to the richest buyers. These are the last people our county should be listening to.

Email not displaying correctly? [View it in your browser.](#)



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

East End Master Plan Draft

Michael Slattery <slatterymjs@gmail.com>
To: masterplan@sanmiguelcountyco.gov
Cc: boccc@sanmiguelcountyco.gov

Mon, Nov 13, 2023 at 4:14 PM

November 13, 2023

Planning Department
San Miguel County
[333 W Colorado Avenue 3rd Floor](https://www.sanmiguelcountyco.gov/333-W-Colorado-Avenue-3rd-Floor)
P.O. Box 548
Telluride, CO 81435

Submitted via portal and e-mail: [Form Center](https://www.sanmiguelcountyco.gov/Form-Center) • [San Miguel County, CO](https://www.sanmiguelcountyco.gov/) • [CivicEngage](https://www.civicengage.com/) ([sanmiguelcountyco.gov](https://www.sanmiguelcountyco.gov/)); masterplan@sanmiguelcountyco.gov;

Re: **Opposition to East End Master Plan Draft**

Dear Planning Department and Planning Commission:

I am writing to voice significant opposition to the East End Master Plan draft ("Draft"). The Draft would change existing zone districts and fast-track high density development in many areas where it is not suitable nor appropriate.

Development is Better Suited to Areas Adjoining Town and Mountain Village

As the Draft recognizes, affordable housing is best situated within walking distance to town and Mountain Village. This will help minimize impacts to transportation, the environment, wildlife and watersheds. It will also ease the strain on services and utilities outside of areas that are already heavily developed.

Rezoning by Administrative Review is Inappropriate

Existing zone districts should not be changed. In the newly proposed medium density zone districts, duplexes and multi-family properties could be approved by administrative review. This fast-track process is unwarranted and inappropriate. These decisions should continue to require careful and thoughtful analysis through the County's existing Land Use Review process with adequate opportunities for public notice and comment.

The County has not Adequately Considered Water Availability and Environmental Concerns

Appendix E states “[W]ater availability and use is one of the greatest concerns for San Miguel County (SMC).” It should be. But incredibly, the Draft concedes:

The available capacity within the Town of Telluride, Ophir, and Mountain Village’s water supply system was not available at the time of the time of this memo’s writing. However, as a next step in the planning process it is recommended that the County coordinate with each municipal water provider to understand the limitations of their water supply and treatment facilities.

In other words, San Miguel County does not even know how much water is available for current—let alone future needs. And the Water Demand Scenario Analysis in the Draft was performed by the same consulting firm charged with facilitating this pro-growth proposal--a serious conflict of interest.

The San Miguel River Basin is "over-appropriated," meaning there is not enough water during part of the year to satisfy all existing uses. The Colorado Water Conservation Board holds several critical instream flow water rights for environmental purposes in the basin. The San Miguel River instream flow right is already frequently under stress. Additional water demands would threaten the environment and aquatic life. Such development could also impact threatened and endangered species such as the Canada lynx and gray wolf as well as the four listed fish species in the Colorado River and its tributaries.

There is very little water storage in the Upper San Miguel Basin. Without storage, the system is very susceptible to periodic and sustained drought as well as the potential for a compact call under the 1922 Colorado River Compact. Sustained drought and climate change are already exacerbating water shortages throughout the West. The County should not add fuel to this fire. Any new development should be allowed only when a 100-year water supply is proven and secured.

Before undertaking any of the proposed actions in the Draft, San Miguel County must:

- 1) conduct a thorough study by a qualified, independent water engineer to assess the gap between current water supplies and demand and how that gap may grow; 2) assess how factors such as the lack of physical water storage, climate change or a compact call could affect these scenarios; and 3) undertake a thorough, independent analysis on the environmental impacts of increasing water demands and the proposed high density residential growth.

Increased Density Increases the Threat of Catastrophic Wildfires

Development, Insect infestations, climate change and the lack of active management have created severe risks of catastrophic wildfires. According to NOAA's National Center for Environmental Information, the number of acres burned in wildfires has steadily increased every year. CoreLogic’s yearly wildfire risk report ranks Colorado behind only California for such risk. The CoreLogic report also states

that an increased number of homes built in or near the wildland urban interface (WUI) equates to a greater level of risk. High density growth in the WUI in San Miguel County would only worsen this risk. And perhaps no community is at greater risk when it comes to limited means of egress in the event of a wildfire.

Conclusion

Affordable housing is best situated within walking distance to town and Mountain Village.

Existing zone districts should not be changed. The Draft's fast-track process is unwarranted and inappropriate. For all the reasons above, a thorough study of water supply and demands as well as impacts on the environment must be completed prior to moving forward with this proposed change.

Thank you.

Sincerely,

Michael J. Slattery

MORGAN C. SMITH
P.O. Box 3460
Telluride, CO 81435

County Planning Commission
San Miguel County, Colorado
P.O. Box 548
Telluride, CO 81435-0548

December 6, 2023

Re: East End Master Plan December 14, 2023, Work Session

Dear San Miguel County Planning Commissioners:

First, I again want to thank the Planning Commission for taking a step back to consider this Master Plan and give time to develop a thoughtful, practical, and comprehensive vision for this region's future.

The purpose of this letter is to point out a serious issue that neither I nor others have raised to date. The current "Draft Future Land Use Opportunities" map largely identifies densities that are higher than the existing allowed densities within all the various approved subdivisions, HOAs and PUDs. That means that only a *public entity* with the power of condemnation could utilize those higher densities, not any private developer. The County thus would take on the role of being the main—perhaps sole—developer of affordable housing, which is a role perhaps better suited for the private sector. I will explain.

The Public Entity Land Use Opportunity Map

We all understand that a Master Plan is a vision statement for future growth. However, that vision of growth must also take into consideration the existing constraints on development. While the current draft does include "constraints" such as steep land, wetlands and other hazards, it lacks a review of legal constraints that are critical to understand and identify.

These existing legal constraints on density in all PUDs and subdivisions prevent any *private* party from building density greater than allowed under those legal constraints, regardless of the designation on the Future Land Use Map. There are very few parcels with no subdivision restrictions on them left in the county, and most all those acres are owned by San Miguel Valley Corp. The Future Land Use Opportunities map has no recognition of the legal constraints that apply to all private purchasers or developers.

In contrast, the legal constraints of subdivisions, PUDs and HOA agreements do not apply to a public entity with the power of eminent domain. That is why Diamond Ridge can be designated as a medium density use, and/or ultimately a CH Zone, when no private person or company could ever develop it as such due to legal constraints.

When you look at the colorations on the current map, for all those areas encumbered by legal constraints, the only entity that could take advantage of the visioned density within the Low and Medium residential areas is a public entity. This is because such public entity has the power to either buy the land and condemn the restrictive covenants or condemn the land and the covenants and then build to a CH Zone density. Any other private purchaser is limited by the legal constraints upon the land.

Legal Constraints Must Be Identified

First, it is critical to understand where the legal constraints exist, and what they are within the East End region. The reason for this is obvious: we all need to know what legal limitations currently prevent density in the East End before we can go to the next step to figure out what to do about it.

Regarding the work to determine the existing legal constraints on property, the good news is much of this work has already been accomplished by Kari Distefano. I would highly recommend asking Kari to provide a presentation discussing her work and findings.

Legal Constraints Must Be Creatively Addressed

There is no magic government bullet here. These existing legal constraints are real, and the only way to change to them is through consensus-building or condemnation.

An alternate achievable strategy to help develop greater affordable housing for locals is to engage in real conversation with all the existing HOAs and subdivision stakeholders regarding possible changes to their agreements and restrictions that will allow greater density for workforce housing within those areas.

The vision of the Planning Commission then becomes how to develop recommendations on changes that can and should be considered and made within the “legal constraints zones.” The vision of this commission then becomes looking at what specific types of changes the Planning Commission would like to see and would recommend to all the properties subject to current legal constraints. With community input and consensus-building, there could be positive peer pressure for acceptance of additional housing in these neighborhoods.

I suggest the following as a starting point of discussion on this topic, but many other creative ideas could be suggested and discussed.

1. Encourage the County to develop a “Model Amendment” to HOA agreements and subdivisions that allow a greater density than currently allowed. This would be an interactive process with stakeholders, such as the HOA presidents, the Town of Telluride, and others to discuss the need and solicit ideas on what the HOAs might suggest for solutions.


- a. This could include discussing allowing duplexes or triplexes on current single-family lots, so long as either (1) all units are rented or owned by local workers; or (2) one unit is free market for sale and the other is dedicated for rental to local workers only.
- b. This could include greater encouragement of ADUs on any existing lots. This would require looking closely at the current rules that discourage the building of ADUs.
- c. Consider a fast-track process for approval within certain parameters that are spelled out for the above type of housing in existing subdivisions and PUDs. This could include simple administrative review for any of the above uses.
- d. Consider allowing owners of large parcels to sell some of their property to local buyers with special subdivision allowances accepted by the PUDs and HOAs.

These are just a few ideas, and surely many experienced professionals in this region could add better and additional ideas to this short list.

This Master Plan needs to be a true visionary document of how the County can *encourage in all possible ways* the infill development of housing for locals throughout all existing PUDs and subdivisions in an acceptable and appropriate manner consistent with the needs, desires, and character of the current locations.

I thank the Planning Commission for their time and attention to this matter.

Best,



Morgan C. Smith



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Support of Draft East End Master Plan

Nate Smith <Nate@telluridefirm.com>

Mon, Dec 4, 2023 at 10:27 AM

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

Dear Commissioners,

I wholeheartedly support the current draft of the East End Master Plan. The Future Land Use Map is proactive about addressing current and future needs in our community. While we all would like to have a less densely developed East End, ever increasing housing costs and limited options for development of workforce housing in the East End have left us with no other choice but to build higher density developments on those land ripe for such housing.

Our community will not thrive or be safe and healthy if a substantial portion of our workforce continues to commute from places like Norwood and Montrose. The recent closure of the Deep Creek CDOT station is a real example of the future challenges our community faces if we do not make some hard choices and get aggressive about developing workforce housing immediately. Moreover, existing subdivisions within the East End would have a mechanism for maintaining the current character of those subdivisions because HOA covenants would continue to have the authority to control density in those neighborhoods. In short, the East End Master Plan and its Future Land Use Map is a win-win for our community.

We have squandered several past opportunities to get ahead of the shortage of workforce housing. Hopefully, by approving this draft of the East End Master Plan, we will begin to move in the right direction and address this dire need in our community. The Future Land Use Map, as proposed, would benefit not only working class locals, but also part-time residents and visitors alike. Our community cannot support essential services without a workforce that lives in the East End of the county.

Sincerely,

Nate Smith

[35 Pilot Knob Ln. Unit 402](#)

[Telluride, CO 81435](#)

425 LETTERS SIGNED AS OF 12/7/23

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan (“EEEMP”) process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – “Residential Low”, Residential Medium” and “Residential High / Mixed Use” – is simply a very bad idea, and such language needs to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied “everywhere” is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

SEE ATTACHED FULL PETITIONER LIST

Name **AND**

INDIVIDUAL SIGNED LETTERS 352-425

Physical Address

**SIGNATORIES OF 9/5/23 Petition Letter
(Re: EEMP / CH Zone District Applicability)**

Count as of 12/7/23: **425**

Name		Physical Address	General Area
Annica	Abbot	20 W. San Bernardo Drive	San Bernardo
Kristyn	Abell	700 Hawn Lane	Deep Creek Mesa
Sam	Abell	700 Hawn Lane	Deep Creek Mesa
Matthew	Allen	10 Beeslack Lane	San Bernardo
Robert	Allen	7 Wapiti Road	Ski Ranches
Victor	Almeida	706 Wilson Way	Deep Creek Mesa
John	Amend	182 Quakey Lane	Ski Ranches
Tracie	Amend	182 Quakey Lane	Ski Ranches
Scott	Andrews	714 Trunk Road	Placerville
Erik	Aura	2887 Last Dollar Road	Deep Creek Mesa
Frannie	Aura	2887 Last Dollar Road	Deep Creek Mesa
Andrew	Baker	370 Beaver Pond Lane	Ski Ranches
Suchitra	Baker	370 Beaver Pond Lane	Ski Ranches
Jennifer	Barker	32315 Last Dollar Road	Deep Creek Mesa
Bryan	Barksdale	543 Saddle Horn Lane	Ski Ranches
Hoyt	Barnett	565 Mountain Village Blvd	Mountain Village
Matt	Basham	310 Carbonate Ave	Ophir
Wendy	Basham	310 Carbonate Ave	Ophir
Bryan	Baskett	880 Fox Farm Road	Ski Ranches
Bonnie	Beamer	12 Elkstone Place	Mountain Village
Catherine	Bennett	316 Basque Blvd	Deep Creek Mesa
George	Bennett	316 Basque Blvd	Deep Creek Mesa
Pam	Bennett	567 Twin Pines Road	Deep Creek Mesa
Scott	Bennett	567 Twin Pines Road	Deep Creek Mesa
Jennifer	Bensch	135 W. Galena	Town of Telluride
Fran	Berg	49 Spruce Way	Ski Ranches
Don	Berman		
Brian	Berryman	250 Raspberry Patch Road	Raspberry Patch
Georgina	Bishop	632 Saddle Horn Lane	Ski Ranches
Adam	Black	282 Trunk Road	Placerville
Priscilla	Boone	175 Raspberry Patch Road	Raspberry Patch
Ralph	Booth	6131 Last Dollar Road	Deep Creek Mesa
Brett	Borup	269 Deer Park Lane	Ski Ranches
Aaron	Botelho	429 Fox Farm Road	Ski Ranches
Camille	Botelho	429 Fox Farm Road	Ski Ranches
Raymond	Bowers	98 Ridge Road	Ski Ranches
Ana	Bowling	314 N. Fir Street	Town of Telluride
Tracy	Boyce		
Ashley	Bradley	126 Highlands Way	Mountain Village
Catherine	Branch	25 Ski Ranches	Ski Ranches
Stephen	Branch	25 Ski Ranches	Ski Ranches

**SIGNATORIES OF 9/5/23 Petition Letter
(Re: EEMP / CH Zone District Applicability)**

Count as of 12/7/23: **425**

Name		Physical Address	General Area
Jon-Marc	Brannon	197 Quakey Lane	Ski Ranches
Banks	Brown	161 Alexander Overlook	Lawson Hill
Keith	Brown	117 Lost Creek Lane	Mountain Village
Melanie	Brown	100 Old Toll Road	Deep Creek Mesa
Lynn	Brubaker	54 Timberwood Drive	West Meadows
Adam	Bruck	1001 E. Colorado Ave, Unit G	Town of Telluride
Dean	Bubolo	102 Red Tail Road	Lawson Hill
Dennis	Buccola	140 W. Serapio Drive	Deep Creek Mesa
Eileen	Burns	64 Meadow Drive	Ski Ranches
Jake	Bush	317 East Colorado Ave	Town of Telluride
Salvatore	Cangialosi	204 Josefa Lane	Deep Creek Mesa
Amy	Cannon	634 CR 59H	Placerville
Lars	Carlson	802 Butcher Creek Drive	Town of Telluride
John	Carroll	89 Beaver Pond Land	Ski Ranches
Donna	Caruso	149 Deer Park Lane	Ski Ranches
James	Caruso	149 Deer Park Lane	Ski Ranches
Steve	Catsman	585 Wilson Way	Deep Creek Mesa
Terry	Catsman	685 Wilson Way	Deep Creek Mesa
Rachel	Chowdry	333 Adams Ranch Road, #401	Mountain Village
Kendall	Cieciuch	317 E. Columbia Ave	Town of Telluride
Stephen	Cieciuch	317 E. Columbia Ave	Town of Telluride
Anita	Cody	627 W. Colorado Ave	Town of Telluride
Ray	Cody	627 W. Colorado Ave	Town of Telluride
Alex	Cohen	111 Saddle Horn Lane	Ski Ranches
Jeremy	Cohn	111 Saddle Horn Lane	Ski Ranches
Kimberly	Collins	513 Society Drive	Lawson Hill
Charles	Colwell	106 W. Serapio	Deep Creek Mesa
Susanne	Connolly	23 Trails Edge Lane	Mountain Village
Kimalea	Conrad	290 Hillside Lane	Hillside
Mark	Consuelos	Lot 7 West Meadows	West Meadows
Richard	Cornelius	54 Timberwood Drive	West Meadows
Sally	Courtney	229 N. Pine Street	Town of Telluride
David	Craige	209 Hillside Lane	Hillside
Bud	Crane	35 Hillside Lane	Hillside
Lynn	Cranford	79 Diamond Point Lane	Ski Ranches
Todd	Creel	218 N. Spruce Street	Town of Telluride
Sally	Cruikshank		
Thomas	Daly	23 West SanBernardo Drive	San Bernardo
Nancy	Darkis	913 Porphyry Street	Ophir
Rogena	Day	200 Vance Creek Road	Ski Ranches
Bill	DeAlva	177 Nimbus Drive	Last Dollar PUD

**SIGNATORIES OF 9/5/23 Petition Letter
(Re: EEMP / CH Zone District Applicability)**

Count as of 12/7/23: **425**

Name		Physical Address	General Area
Lawrence	DeBivort	460 West Colorado Ave	Town of Telluride
Mia	DeJong	761 Smuggler Ave	Town of Telluride
Ray	DeJong	761 Smuggler Ave	Town of Telluride
Robert	DeJong	115 Fransisco Way	Deep Creek Mesa
Damon	Demas	211 E. Serapio	Deep Creek Mesa
Lorrie	Denesik		
Patty	Denny	101 Elkhorn Court	Lawson Hill
Dirk	DePagter	334 Old Toll Road	Deep Creek Mesa
Patrice	DePagter	334 Old Toll Road	Deep Creek Mesa
Rhea	DePagter	35 Pilot Knob Lane	Hillside
Brigitte	DePagter Kusuno	404 East Pandora Ave	Town of Telluride
Jacey	Depriest	920 Aurum Street	Ophir
Thomas	DeStefano	34 Ridge Road	Ski Ranches
Jesse	Difiore	619 W. Columbia Ave	Town of Telluride
Jeff	Dillow	200 Elk Park Road	Ski Ranches
Wendy	Dinkins	680 Hawn Lane	Deep Creek Mesa
Chipper	Dippel	7039 Last Dollar Road	Deep Creek Mesa
Carolyn	Dipple	7039 Last Dollar Road	Deep Creek Mesa
Daniel	Dockray	03 Old Placerville Estate	Placerville
Claire	Dodge	896 Two Rivers Drive	Illium
Elena	Dorie	114 Palmyra Drive	Mountain Village
Laura	Dorlando	739 Wapiti Road	Ski Ranches
Carol	Dorsey	107 Miguel Road	Deep Creek Mesa
Will	Downing	237 S. Oak	Town of Telluride
Pauline	Drake	858 Wapiti Road	Ski Ranches
Patrick	Drew	596 CR 56V	Mesa
Ford	Drummond	872 Saddle Horn Lane	Ski Ranches
Vanessa	Drummond	872 Saddle Horn Lane	Ski Ranches
Shellie	Duplan		
Madison	Efurd	105 High Noon Lane	Ski Ranches
Vicki	Eidsmo	41 Trunk Road	Placerville
David	Eisenberg	406 Depot Ave	Town of Telluride
Paula	Eisenberg	406 Depot Ave	Town of Telluride
Jim	Elliott	236 E. Serapio Drive	Deep Creek Mesa
Tom	Elrod	106 Prudencio Lane	Deep Creek Mesa
Grace	Engbring	326 N. Fir Street	Town of Telluride
Patricia	Engel	249 Elk Park Road	Ski Ranches
Robert	Enkema	20 Sunrise Circle	Ski Ranches
Stephanie	Fanos	873 Fox Farm Road	Ski Ranches
Caroline	Farkouh	235 Old Toll Road	Deep Creek Mesa
Nick	Farkouh	235 Old Toll Road	Deep Creek Mesa

**SIGNATORIES OF 9/5/23 Petition Letter
(Re: EEMP / CH Zone District Applicability)**

Count as of 12/7/23: **425**

Name		Physical Address	General Area
Angie	Farrar	2805 Last Dollar Road	Deep Creek Mesa
Jim	Farrar	2805 Last Dollar Road	Deep Creek Mesa
Andrea	Faust	316 N. Willow Street	Town of Telluride
Natalie	Fijalkowski	920 Granite Ave	Ophir
Hugo	Fischer	45 Sunshine Circle	Ski Ranches
Monte	Fisher	336 Ridge Road	Ski Ranches
Lisa	Foxwell	2012 County Rd 43 Z N	Norwood
Nancy	Frank	162 Park Lane	Ski Ranches
Jean	Frankenstein	163 Alexander Overlook	Lawson Hill
Kristin	Froberg	613 E. Columbia Ave	Town of Telluride
Carl	Fromen	205 Basque Blvd	Deep Creek Mesa
Bob	Galatas	Lot #4, Gray Head	Deep Creek Mesa
Tom	Galleger	744 Wapiti Road	Ski Ranches
Eliza	Gavin	174 Wapiti Road	Ski Ranches
Michael	Gearon	100 Miguel Road	Deep Creek Mesa
Douglas	Geisler	104 Alexander Overlook	Lawson Hill
Dave	Gerber	221 Ridge Road	Ski Ranches
Kameron	Gerber	221 Ridge Road	Ski Ranches
Loreen	Gilbert	268 Deer Park Lane	Ski Ranches
Catherine	Gilhool	950 E. Columbia Ave	Town of Telluride
Amanda	Ginsbert	1 Raspberry Patch Road	Raspberry Patch
Jacqueline	Glaysher	619 Saddle Horn Lane	Ski Ranches
Wyck (Gordon)	Godfrey	114 Aguirre Rd	Deep Creek Mesa
Jessica	Goldberg	35 Skunk Creek Road	Ski Ranches
Mark	Goldberg	35 Skunk Creek Road	Ski Ranches
William	Goldberg	114 Palmyra Drive	Mountain Village
Candice	Good	305 Society Drive	Lawson Hill
A.P.	Gorai	241 Ridge Road	Ski Ranches
Virginia	Gordon	495 W. Dakota Ave	Town of Telluride
William	Gordon	495 W. Dakota Ave	Town of Telluride
Francois	Goyer	19 Promontory Lane	Ski Ranches
Ellen	Greubel	528 Benchmark Drive	Mountain Village
Richard	Greubel	528 Benchmark Drive	Mountain Village
Angela	Hale	4445 Last Dollar Road	Deep Creek Mesa
Keith	Hampton	55 Diamond Point Lane	Ski Ranches
Mark	Hannah	100 Fox Farm Road	Ski Ranches
James	Harley	229 N. Pine Street	Town of Telluride
John	Harrison		
Deborah	Harvey	195 Old Toll Road	Deep Creek Mesa
George	Harvey	228 S. Mahoney Drive	Town of Telluride
Jordan	Harvey	368 Skunk Creek Road	Ski Ranches

**SIGNATORIES OF 9/5/23 Petition Letter
(Re: EEMP / CH Zone District Applicability)**

Count as of 12/7/23: **425**

Name		Physical Address	General Area
Michael	Harvey	195 Old Toll Road	Deep Creek Mesa
Sherrri	Harvey		
Keri	Harwell	140 Kokomo Court	Hillside
Bettie	Hastings	205 Park Lane	Ski Ranches
Hill	Hastings	205 Park Lane	Ski Ranches
Edmund	Healy	130 Arizone Street	Mountain Village
Mark	Heffernan	Lot 15 C, Gray Head	Deep Creek Mesa
Sue	Hehir	111 Carbonate Ave	Ophir
Dan	Henschel	389 Fox Farm Road	Ski Ranches
Erika	Henschel	389 Fox Farm Road	Ski Ranches
Lisa	Henson	3620 Last Dollar Road	Deep Creek Mesa
Emily	Hickey	72 Deer Park Lane	Ski Ranches
Alexandra	Hilton	1761 46X	Norwood
M.R.	Hintermeister	700 W. Colorado Ave	Town of Telluride
Alexis	Hodel	5 Boulders Way	Mountain Village
Diane	Holman	764 Fox Farm Road	Ski Ranches
Greg	Homan	18 Saddle Horn Lane	Ski Ranches
Ruth	Homan	18 Saddle Horn Lane	Ski Ranches
Navid	Hoomanrad	30 Diamond Point Lane	Ski Ranches
Jeff	Hope	111 E. Galena Ave	Town of Telluride
Robin	Hope	111 E. Galena Ave	Town of Telluride
Carlotta	Horn	261 Country Club Drive	Mountain Village
Sheryl	Houseal	116 Aguirre Road	Deep Creek Mesa
Judith	Ingalls	183 Nimbus Drive	Last Dollar PUD
Carolyn	Jackson	31 Promontory Lane	Ski Ranches
Kit	Jackson	31 Promontory Lane	Ski Ranches
Kevin	Jacobsen	107 Cristinas Way	Deep Creek Mesa
Stephanie	Jacobsen	815 Saddle Horn Lane	Ski Ranches
Alison	James	291 Rio Vistas Road, Unit 105	Lawson Hill
Bill	Janke	#2 Lake Fork Junction Road	Ophir
Jane	Janke	#2 Lake Fork Junction Road	Ophir
Oliver-Li	Jeffries	40 Mount Wilson Way	Ski Ranches
Sarah	Jensen	60 Sunrise Circle	Ski Ranches
Tye	Jensen	60 Sunrise Circle	Ski Ranches
Angie	Johnson		
Kelly	Johnson	31 Diamond Point Lane	Ski Ranches
Lynda	Johnson	55 Old Toll Road	Deep Creek Mesa
Michael	Johnson	764 Fox Farm Road	Ski Ranches
Peter	Johnson	22 Park Lane	Ski Ranches
Stephen	Johnson	1700 S. Market Street	Norwood
Tyler	Johnson	31 Diamond Point Lane	Ski Ranches

**SIGNATORIES OF 9/5/23 Petition Letter
(Re: EEMP / CH Zone District Applicability)**

Count as of 12/7/23: **425**

Name		Physical Address	General Area
Kevin	Jones	135 Hillside Lane	Hillside
Anthony	Kalyk	31 Deer Park Lane	Ski Ranches
Brian	Kanaga	23 Trails Edge Lane	Mountain Village
John	Kell	100 Elk Park Road	Ski Ranches
Mary	Kenez	147 Tomboy Street	Town of Telluride
Nick	Kennedy	207 Serapio Drive	Deep Creek Mesa
Jackie	Kennefick	170 Alexander Overlook	Lawson Hill
Gregory	Keshishian	Lot #31, Aldasoro	Deep Creek Mesa
Kevin	Kiernan	66 Canyon View Circle	Ski Ranches
Patricia	Kiernan	66 Canyon View Circle	Ski Ranches
Jon	Kim	419 W. Depot Ave	Town of Telluride
Sueanne	Kim	419 W. Depot Ave	Town of Telluride
Bud	King	335 Old Toll Road	Deep Creek Mesa
John	Knowles	218324 Hwy 145	Placerville
Bob	Korn	97 Deer Park Lane	Ski Ranches
Carol	Korn	97 Deer Park Lane	Ski Ranches
Kelly	Kramer	165 Quakey Lane	Ski Ranches
Marija	Kramer	165 Quakey Lane	Ski Ranches
Megan	Krueger	7 East San Bernardo Drive	San Bernardo
Melanie	Kuhr	61 Skunk Creek Road	Ski Ranches
Chad	Kusuno	404 East Pandora Ave	Town of Telluride
Joan	Kyle	130 Kokomo Court	Hillside
Nancy	Landau	542 West Galena	Town of Telluride
Dave	Lange	187 Aldasoro Road	Sunnyside
David	Lavender	3115 Last Dollar Road	Deep Creek Mesa
Karen	Lavender	3115 Last Dollar Road	Deep Creek Mesa
Lars	Lavender		ARIZONA
Jennifer	Lesan	300 S. Mahoney Drive	Town of Telluride
Rick	Lesan	300 S. Mahoney Drive	Town of Telluride
Leonor	Liebler	245 Quakey Lane	Ski Ranches
Randy	Liebler	245 Quakey Lane	Ski Ranches
Stephen	Lipnik	150 Raspberry Patch Road	Raspberry Patch
Persio	Lisboa	202 Josefa Lane	Deep Creek Mesa
Jim	Lucarelli	2965 Last Dollar Road	Deep Creek Mesa
Virginia	Lucarelli	2965 Last Dollar Road	Deep Creek Mesa
Tiffany	Lyga	223 Beaver Pond Lane	Ski Ranches
Sarah	Mabie	371 Saddle Horn Lane	Ski Ranches
Evan	MacMillan	2001 West Hwy 145	Norwood
Raymond	Magorien	113 Joaquin Road	Deep Creek Mesa
Lorrie	Mahoney	122 Red Rock Trail	Placerville
Sean	Mahoney	72 Deer Park Lane	Ski Ranches

**SIGNATORIES OF 9/5/23 Petition Letter
(Re: EEMP / CH Zone District Applicability)**

Count as of 12/7/23: **425**

Name		Physical Address	General Area
Aric	Maloy	970 Primrose Lane	Town of Telluride
Gregory	Malver	816 Saddle Horn Lane	Ski Ranches
Bertrand	Marchal	62 High Noon Lane	Ski Ranches
Laura	Marchal	62 High Noon Lane	Ski Ranches
Ryan	Maroun	3620 Last Dollar Road	Deep Creek Mesa
Emily	Masson	220 E. Columbia	Town of Telluride
Stephen	Mawer	851 Wilson Way	Deep Creek Mesa
Alan	McClain	136 San Joaquin	Deep Creek Mesa
Jennifer	McGill	300 Elk Park Road	Ski Ranches
Michael	McGill	300 Elk Park Road	Ski Ranches
Peter	McGinty	27 Beeslack Lane	San Bernardo
Paralee	McKinney	Aspen Park Circle (Lot 44)	Ski Ranches
Thomas	McKinney	Aspen Park Circle (Lot 44)	Ski Ranches
Bob	McMahon	110 Basque Blvd	Deep Creek Mesa
Chris	McMurry	113 Lawson Point	Lawson Hill
Jake	McTigue	209 E. Serapio Drive	Deep Creek Mesa
Kristin	Metheny	240 Mahoney Drive #20	Town of Telluride
Matthew	Michelsen	296 Gray Head Lane	Deep Creek Mesa
James	Miller	35 Pilot Knob Lane	Hillside
Joann	Miller	100 Old Toll Road	Deep Creek Mesa
Cristine	Mitchell	4230 Last Dollar Road	Deep Creek Mesa
Matt	Mitchell	4230 Last Dollar Road	Deep Creek Mesa
Molly	Mitchell	4230 Last Dollar Road	Deep Creek Mesa
Lisa	Moller	19 Promontory Lane	Ski Ranches
Kimberly	Montgomery	215 E. Serapio Drive	Deep Creek Mesa
Russell	Montgomery	215 E. Serapio Drive	Deep Creek Mesa
Allison	Moore	122 South Townsent	Town of Telluride
Carol	Morgenstern	34 Ridge Road	Ski Ranches
Jeffrey	Mortier	855 Wapiti Road	Ski Ranches
Lisa	Mortier	855 Wapiti Road	Ski Ranches
Christine	Murphy	225 Raspberry Patch Road	Raspberry Patch
Kenton	Murphy	1286 Elk Run Road	Elk Run
Fulton	Murray	382 Wilson Way	Deep Creek Mesa
Lauren	Murray	42 Promontory Lane	Ski Ranches
Thomas	Murray	42 Promontory Lane	Ski Ranches
Cara	Nakata	99 Francisco Way	Deep Creek Mesa
Emily	Nevin	145 Sunset Circle	Ski Ranches
Sean	Nevin	145 Sunset Circle	Ski Ranches
Virginia	Neyens	66 Ridge Road	Ski Ranches
Jesse	Niethammer	4445 Last Dollar Road	Deep Creek Mesa
Dave	O'Leske	200 Ridge Road	Ski Ranches

**SIGNATORIES OF 9/5/23 Petition Letter
(Re: EEMP / CH Zone District Applicability)**

Count as of 12/7/23: **425**

Name	Physical Address	General Area	
Brian	O'Neill	719 E. Columbia Ave	Town of Telluride
Tiffany	Osborne	348 South Davis Street	Town of Telluride
Claire	O'Sullivan	301 Quakey Land	Ski Ranches
Edward	O'Sullivan	301 Quakey Land	Ski Ranches
Rose	O'Sullivan	301 Quakey Land	Ski Ranches
Virginia	Otis	3620 Last Dollar Road	Deep Creek Mesa
Richard	Oursler	99 Francisco Way	Deep Creek Mesa
Molly	Overly	57 Eider Creek Lane	Hillside
Robyn	Pale	1200 Black Bear Road	Town of Telluride
Alison	Palmer	900 Granite Ave	Ophir
Steve	Patterson	238 N. Pine Street	Town of Telluride
Tess	Peters	580 W. Pacific Ave	Town of Telluride
Shanna Mae	Petersen	4445 Last Dollar Road	Deep Creek Mesa
Catherine	Peterson	547 42 ZS Road	Norwood
Alicia	Pfaff	350 S. Mahoney Drive #7	Town of Telluride
Ryan	Pfaff	350 S. Mahoney Drive #7	Town of Telluride
Michael	Phelan	153 Whipple Way	Deep Creek Mesa
Joanne	Pike	39 Spruce Way	Ski Ranches
Rob	Pinkert	106 Basque Blvd	Deep Creek Mesa
Robert	Pohl	110 Saddle Horn Lane	Ski Ranches
Patricia	Porter	210 S. Sunset Ridge Drive	Town of Telluride
Stacy	Prescott	3225 Last Dollar Road	Deep Creek Mesa
Dave	Pressler	3620 Last Dollar Road	Deep Creek Mesa
Charles	Price	100 Bilk Creek Road	Wilson Mesa
Peggy	Raible	282 Hillside Lane	Hillside
Gregory	Raith	287 Ridge Road	Ski Ranches
Allison	Ramsay	832 Fox Farm Road	Ski Ranches
Scott	Ransom	369 Beaver Pond Lane	Ski Ranches
Allan	Ranta	103 Aguirre Road	Deep Creek Mesa
Rebecca	Ranta	103 Aguirre Road	Deep Creek Mesa
Web	Raulston	271 S. Townsend, Unit A-1	Town of Telluride
Peggy	Redford	7 Wapiti Road	Ski Ranches
Nat	Reeder	302 Quakey Lane	Ski Ranches
Maureen	Reese	900 Wapiti Road	Ski Ranches
Susanna	Remec	148 Hayduke Way	Placerville
Jebb	Remelius	121 N. Pine Street	Town of Telluride
Peter	Ricciardelli	29 Canyon View Circle	Ski Ranches
Anne	Richardson	313 Basque Blvd	Deep Creek Mesa
Rod	Rinholm	522 Wapiti Road	Ski Ranches
Ken	Roberts	210 Basque Blvd	Deep Creek Mesa
Albert	Roer	62 Eider Creek Lane	Hillside

**SIGNATORIES OF 9/5/23 Petition Letter
(Re: EEMP / CH Zone District Applicability)**

Count as of 12/7/23: **425**

Name		Physical Address	General Area
Harvey	Roisman	112 Aguirre Road	Deep Creek Mesa
Jill	Roisman	112 Aguirre Road	Deep Creek Mesa
Steve	Rosenblatt	233 Benchmark Drive	Mountain Village
Barbara	Ross	123 Albert J Road	Deep Creek Mesa
Bruce	Ross	123 Albert J Road	Deep Creek Mesa
Gerald	Ross	114 Aldasoro Road	Deep Creek Mesa
Leslie	Ross Crane	35 Hillside Lane	Hillside
Edward	Roufa	22235 Hwy 145	Placerville
Lee	Roufa	109 West Serapio Drive	Deep Creek Mesa
Sheila	Roufa	109 West Serapio Drive	Deep Creek Mesa
Robin	Row	45 Mt Wilson Way	Ski Ranches
Michael	Saftler	324 Redcliff Street	Town of Telluride
Bruce	Sanders	739 Wapiti Road	Ski Ranches
Ian	Sanders	7419 Last Dollar Road	Deep Creek Mesa
Bruce	Sandler	304 Basque Blvd	Deep Creek Mesa
Molly	Sante	123 E. Columbia Ave	Town of Telluride
Peter	Sante	123 E. Columbia Ave	Town of Telluride
Alyssa	Saunders	105 Wapiti Road	Ski Ranches
Eric	Saunders	105 Wapiti Road	Ski Ranches
Jana	Scheibler	469 Saddle Horn Lane	Ski Ranches
Lukas	Scheibler	469 Saddle Horn Lane	Ski Ranches
Jamey	Schuler	164 Old Toll Road	Deep Creek Mesa
Shelley	Schuler	164 Old Toll Road	Deep Creek Mesa
Jessica	Schwarzkopf	47 Ridge Road	Ski Ranches
Geoffrey	Scott	229 E. Columbia Ave	Town of Telluride
Peter	Scoville	200 Deer Park Lane	Ski Ranches
Rona	Seams	522 Wapiti Road	Ski Ranches
Gesine	Seifert	49 Canyon View Circle	Ski Ranches
Thomas	Seifert	49 Canyon View Circle	Ski Ranches
Brent	Sergot	133 W. Serapio Road	Deep Creek Mesa
Nancie	Serpico-White	93 Fox Farm Road	Ski Ranches
Dave	Shaver	816 Elk Ridge Road	Sunnyside
Ann	Sheils	217 E. Serapio Drive	Deep Creek Mesa
Ed	Sheridan	33 Timberwood Drive	West Meadows
Ron	Shinn	1693 Ophir Road	Ophir
Jolynn	Shults	16 W. San Bernardo Driv	San Bernardo
Joseph	Shults	900 Granite Ave	Ophir
Ashley	Shupp	4445 Last Dollar Road	Deep Creek Mesa
Marilyn	Siegel	103 E. Columbia Ave	Town of Telluride
Cinda	Simons	925 E. Colorado Ave	Town of Telluride
Richard	Simonson	3535 Peninsula Drive	Placerville

**SIGNATORIES OF 9/5/23 Petition Letter
(Re: EEMP / CH Zone District Applicability)**

Count as of 12/7/23: **425**

Name		Physical Address	General Area
Olivier	Simottel	126 E. Colorado Ave	Town of Telluride
Mark	Simpson	583 W. Anderson Road	Wilson Mesa
Collier	Smith	3130 Last Dollar Road	Deep Creek Mesa
Cynthia	Smith	150 Fox Farm Road	Ski Ranches
Kyle	Smith	3130 Last Dollar Road	Deep Creek Mesa
Mindy	Smith	301 West San Juan Ave, Apt A	Town of Telluride
Morgan	Smith	3130 Last Dollar Road	Deep Creek Mesa
Richard	Smith	394 Saddle Horn Lane	Ski Ranches
Sarah	Smith	3130 Last Dollar Road	Deep Creek Mesa
TD	Smith	451 W. Galena Street	Town of Telluride
Robert	Snip	418 W. Columbia Ave	Town of Telluride
Virginia	Snip	418 W. Columbia Ave	Town of Telluride
Chris	Sommers	742 Prospect Ave	Town of Telluride
Nathalie	St. Pierre O'Leske	200 Ridge Road	Ski Ranches
Anthony	Stearns	Lot 4, Quakey Lane	Ski Ranches
Elliot	Steinberg	105 Skunk Creek Road	Ski Ranches
Steven	Steinberg	167 Hillside Lane	Hillside
Dorothy	Stevens	249 Wapiti Road	Ski Ranches
John	Stevens	248 Wapiti Road	Ski Ranches
Ashley	Story-Von Spreecken	747 W. Pacific Ave #309	Town of Telluride
John	Stow	210 S. Pine Street #104	Town of Telluride
Nancy	Swanson	8071 Preserve Drive	The Preserve
Riley	Sweat	131 W. Serapio Drive	Deep Creek Mesa
Kathryn	Tanner	56 Saddle Horn Lane	Ski Ranches
Hilary	Taylor	111 Aldasoro Blvd	Deep Creek Mesa
Talon	Thompson	1761 46X	Norwood
Richard	Thorpe	19 Boulders Way	Mountain Village
Stacy	Ticsay	149 S Tomboy Street, #2	Town of Telluride
Charles	Tindol	36 Canyon View Circle	Ski Ranches
Douglas	Tooley	415 Mountain Village Blvd	Mountain Village
Denise	Traylor	10 Valley View Drive	Last Dollar PUD
Tim	Trulock	151 Beaver Pond Lane	Ski Ranches
Narcis	Tudor	129 N. Aspen Street	Town of Telluride
Jenny	Vaglianti	940 E. Columbia Ave	Town of Telluride
Ann	Valenti	29 Canyon View Circle	Ski Ranches
Asa	Van Gelder	45 Deer Park Lane	Ski Ranches
Robyn	Van Gelder	45 Deer Park Lane	Ski Ranches
Jolana	Vanek	19 Boulders Way	Mountain Village
Seth	Weatherfield	19 W. San Bernardo Drive	San Bernardo
John	Weisel	830 East Pandora Ave	Town of Telluride
John	Whetsell	10 Valley View Drive	Last Dollar PUD

**SIGNATORIES OF 9/5/23 Petition Letter
(Re: EEMP / CH Zone District Applicability)**

Count as of 12/7/23: **425**

Name		Physical Address	General Area
John	White	93 Fox Farm Road	Ski Ranches
Loy	White	79 Diamond Point Lane	Ski Ranches
Margi	White	7 Boulders Way	Mountain Village
Christopher	Wilkum	Lot 19, BL 3, Filing 2, Ski Ranches	Ski Ranches
Anna	Wilson	104 Short Court	
Catherine	Winchester	150 Raspberry Patch Road	Raspberry Patch
Stephen	Wise	101 Cristinas Way	Deep Creek Mesa
Mary Jean	Wodehouse	545.5 East Colorado Ave	Town of Telluride
Tucker	Woodbury	858 Wapiti Road	Ski Ranches
Erin	Worley	236 E Serapio	Deep Creek Mesa
Joann	Young	111 San Joaquin Road	Deep Creek Mesa
Richard	Young	12 Elkstone Place, #201	Mountain Village
Matthew	Zartman	201 Hillside Lane	Hillside
Lee	Zeller	51 River Trail	Placerville
Michael	Zerangue	3315 Last Dollar Road	Deep Creek Mesa
TOTAL:		425	

Count as of 12/7/23:

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Alexis Hodel

Alexis Hodel (Nov 7, 2023 10:52 MST)

Name

5 Boulders Way, Mountain Village

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning
Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

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This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Annica Abbott

Annica Abbott (Nov 7, 2023 10:10 MST)

Name

20 W San Bernardo Dr

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan (“EEEMP”) process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – “Residential Low”, Residential Medium” and “Residential High / Mixed Use” – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied “everywhere” is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Nancy Darkis

Nancy Darkis (Nov 7, 2023 09:43 MST)

Name

913 Porphyry St Ophir, Co 81426

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Jacey Depriest (Nov 6, 2023 14:47 MST)

Name

920 Aurum St, Ophir CO 81426

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Elena Dorie

Elena Dorie (Nov 7, 2023 04:02 PST)

Name

114 Palmyra Dr MV

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

William Goldberg

William Goldberg (Nov 7, 2023 04:00 PST)

Name

114 Palmyra Drive Mountain Village

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Kathryn Tanner

Kathryn Tanner (Nov 7, 2023 13:20 MST)

Name

56 Saddle Horn Lane Telluride, CO

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Mary Kristin Metheny (Nov 8, 2023 09:10 MST)

Name

240 Mahoney Dr. #20 Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

 (Nov 7, 2023 20:34 EST)

Name

Lot 7 west meadows

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Lynn Brubaker

Lynn Brubaker (Nov 7, 2023 19:40 MST)

Name

54 Timberwood Drive, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Francois Goyer (Nov 7, 2023 19:35 MST)

Name

19 Promontory Lane , Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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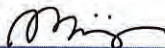
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Signed,



Marija Kramer (Nov 7, 2023 20:41 EST)

Name

165 Quakey Lane, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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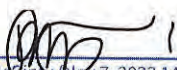
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Signed,



Peter McIntyre (Sep 7, 2023 14:05 MST)

Name

27 Beeslack Ln Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Robert Allen

Robert Allen (Nov 8, 2023 18:59 MST)

Name

7 Wapiti Road Telluride Ski Ranches

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Andrew baker (Nov 8, 2023 16:29 MST)

Name

Andrew Baker

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Bryan Baskett

Bryan Baskett (Nov 8, 2023 17:31 EST)

Name

880 Fox Farm Rd, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Don Berman (Nov 8, 2023 15:14 MST)

Name

Don Berman

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Brett Borup

Brett Borup (Nov 8, 2023 18:15 MST)

Name

269 Deer Park Lane, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Aaron Botelho (Nov 9, 2023 07:56 MST)

Name

429 Fox Farm Rd.

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

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We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,


Camille Botelho (Nov 9, 2023 08:01 MST)

Name

429 Fox Farm Road Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.


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Signed,


Thomas Daly (Nov 9, 2023 16:42 MST)

Name

23 west San Bernardo Dr

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Jeff Dillow

Jeff Dillow (Nov 9, 2023 12:02 CST)

Name

200 Elk Park Rd, Ski Ranches

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,


Madison efurd (Nov 8, 2023 18:01 MST)

Name

105 high noon In telluride,co 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,


Patricia Engel (Nov 8, 2023 15:12 MST)

Name

249 Elk Park Rd, Telluride, CO

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

 (Nov 8, 2023 18:21 MST)

Name

873 Fox Farm Road

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Monty Fisher (Nov 9, 2023 21:01 CST)

Name

336 Ridge Rd

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Jacqueline Glaysher (Nov 8, 2023 15:10 MST)

Name

619 Saddle Horn Lane, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan (“EEEMP”) process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

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Signed,

Bettie Hastings

Bettie Hastings (Nov 8, 2023 17:17 MST)

Name

205 Park Lane, Ski Ranches

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan (“EEMP”) process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

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Signed,


Susan Hehir (Nov 8, 2023 19:38 MST)

Name

111 Carbonate Ave. Ophir, CO 81426

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Peter Johnson (Nov 8, 2023 18:58 MST)

Name

22 park lane Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Kelly B. Kramer (Nov 8, 2023 23:06 EST)

Name

165 Quakey Ln, Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,


Tiffany Lyga (Nov 8, 2023 16:53 MST)

Name

223 beaver pond

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Bertrand Marchal (Nov 8, 2023 16:05 MST)

Name

62 high noon Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,


Michael McGill (Nov 8, 2023 19:36 MST)

Name

300 Elk Park Rd, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Rose O'Sullivan (Nov 8, 2023 20:10 MST)

Name

301 Quakey Ln, Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Joanne Pike
Joanne Pike (Nov 8, 2023 17:07 MST)

Name

39 Spruce Way, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,


Peggy Redford (Nov 8, 2023 20:42 MST)

Name

7 Wapiti Road

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan (“EEEMP”) process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – “Residential Low”, Residential Medium” and “Residential High / Mixed Use” – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied “everywhere” is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Rona Seams

Rona Seams (Nov 8, 2023 15:27 MST)

Name

522 Wapiti Road, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Dorothy Stevens

Dorothy Stevens (Nov 9, 2023 13:59 PST)

Name

249 Wapiti Road, Telluride, CO 81435-0307

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan (“EEEMP”) process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

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Signed,

John M. Stevens

John M. Stevens (Nov 9, 2023 13:55 PST)

Name

248 Wapiti Road, Telluride, CO 81435-0405

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Charles L Tindol (Nov 8, 2023 15:06 MST)

Name

36 Canyon View Circle, Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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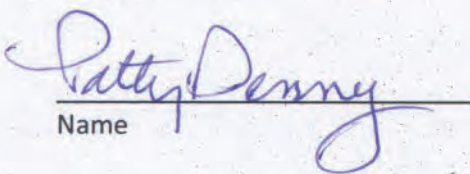
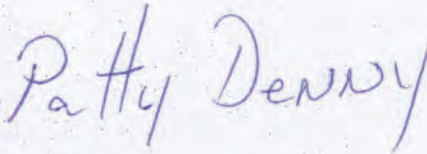
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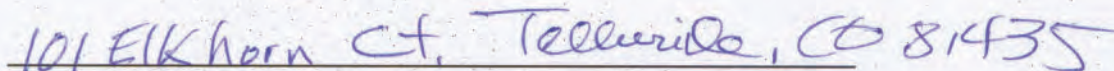
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Signed,

 
Name


Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Jobb Remelius PhD

Name



121 N. Pine St Telluride CO

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,


Mary Jean Wodehouse (Nov 11, 2023 15:27 MST)

Name

545.5 East Colorado Ave, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Molly Overly
Molly Overly (Nov 19, 2023 08:29 MST)

Name

57 Eider Creek Lane Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Lawrence de Bivort (Nov 19, 2023 21:07 MST)

Name

460 W Colorado Ave, Telluride, co 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Nancy Landau (Nov 18, 2023 11:50 MST)

Name

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,


Megan Krueger (Nov 20, 2023 18:56 MST)

Name

7 east San Bernardo Dr telluride co 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Ann Valenti (Nov 20, 2023 17:34 MST)

Name

29 canyon view circle telluride co 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,


Alison James (Nov 20, 2023 19:21 MST)

Name

291 Rio Vistas Road, Unit 105, Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Jake Bush (Nov 21, 2023 14:22 MST)

Name

317 E Colorado Ave Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,


Gregory Malver (Nov 22, 2023 08:30 MST)

Name

819 Saddle Horn Ln, Ski Ranches

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Loreen Gilbert (Nov 25, 2023 16:19 MST)

Name

268 Deer Park Lane, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Tyler W. Johnson

Tyler W. Johnson (Nov 26, 2023 06:50 CST)

Name

31 Diamond Point Ln, Telluride

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

john kell
john kell (Nov 25, 2023 20:07 CST)

Name

100 elk park road, telluride

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan (“EEEMP”) process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

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Signed,

Robin Crow

Robin Crow (Nov 25, 2023 17:25 CST)

Name

45 Mt Wilson Way, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Elliot Steinberg

Elliot Steinberg (Nov 26, 2023 08:24 EST)

Name

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Richard Thorpe

Richard Thorpe (Nov 26, 2023 07:04 MST)

Name

19 Boulders Way, Mtn. Village, Co. 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

tim trulock

tim trulock (Nov 25, 2023 19:01 MST)

Name

151 Beaver Pond Lane

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Carol Morgenstern
Carol Morgenstern (Nov 26, 2023 11:54 MST)

Name

34 Ridge Rd

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Raymond Bowers
Raymond Bowers (Nov 26, 2023 17:37 CST)

Name

98 Ridge Rd., Ski Ranches, Telluride

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Peter Ricciardelli

Peter Ricciardelli (Nov 28, 2023 11:13 MST)

Name

29 Canyon View Circle, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Lee Roufa (Dec 8, 2023 17:42 MST)

Name

109 west serapio drive

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,



Sheila Roufa (Dec 3, 2023 17:44 MST)

Name

109 west Serapio drive

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

David N Craige

David N Craige (Dec 4, 2023 14:19 MST)

Name

209 Hillside Lane, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

A handwritten signature in cursive script that reads "Leslie Ross Crane & Bud Crane". The signature is written in black ink and is partially enclosed by a large, hand-drawn circle.

Leslie Ross Crane & Bud Crane (Dec 4, 2023 12:07 MST)

Name

35 Hillside Lane, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Leslie Ross Crane & Bud Crane

Leslie Ross Crane & Bud Crane (Dec 4, 2023 12:07 MST)

Name

35 Hillside Lane, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

Douglas Geissler
Douglas Geissler (Dec 4, 2023 09:52 MST)

Name

104 Alexander Overlook, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,


Keri Harwell (Dec 4, 2023 12:02 MST)

Name

140 Kokomo Ct. Telluride CO. 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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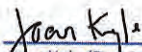
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Signed,


Joan Kyle (Dec 4, 2023 10:34 MST)

Name

130 Kokomo Ct. Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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Signed,

steven steinberg

steven steinberg (Dec 5, 2023 10:45 CST)

Name

167 hillside lane telluride co 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

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This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,


Matthew Zartman (Dec 4, 2023 10:19 MST)

Name

201 Hillside Ln, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

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Signed,



Kimalea Conrad (Dec 7, 2023 11:16 MST)

Name

290 Hillside Lane Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

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We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,



Evan MacMillan (Dec 8, 2023 09:11 MST)

Name

2001 west hwy 145, telluride co 81435

Physical Address



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Online Form Submission #4443 for Comment on a Planning Commission Application

noreply@civicplus.com <noreply@civicplus.com>

Wed, Nov 8, 2023 at 7:46 PM

Reply-To: sue.hehir@gmail.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	Public Comment our Rezoning in Master Plan
First Name	Susan
Last Name	Hehir
Email address	sue.hehir@gmail.com
Please enter your comments	<p>Reworking the Master plan to rezone all the properties in the entire county because of developers push for more affordable housing is like the fox guarding the hen house. We're at capacity - STOP! Please consider what you are trying to do that will Create more traffic heading into town at peak hours - we are already backed up to the Lawson his traffic circle. Do we need to be backed up to the airport or to the mountain village. STOP with the development! Do not rezone 35 acre parcels to have high density housing, we can't handle any more people.</p> <p>Developers are not the ones to be pushing through a Master Plan over haul so they can make money! They do not have the best interest in our community at heart - just their bottom dollar. And PLEASE do not allow there to be only one review before a plan is approved. There should be two reviews, not just one. This is dangerous and can allow for shady deals to sneak in the back door.</p> <p>Don't ruin a good thing, Sue Hehir</p>

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Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Comments EEMP

Susie St. Onge <sstonge1@hotmail.com>

Sun, Dec 3, 2023 at 4:32 PM

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

Thank you for all of the time, effort and energy that has gone into this process.

Here are a few comments to consider from me personally:

- 1) Please tighten up the CH verbiage/language to protect from unintended consequences of future greedy developers or interpreters of this language. Not all will see it with the 'helpful to our community' lens as you do.
- 2) Separate from the EEMP-Amend and tighten the LUC CH language to consider the same above (1) and below (2)
- 3) Tighten the review process for CH Zone changes to protect wildlife corridors, natural resources, water, road traffic for emergencies, infrastructure overload, etc. I'm concerned about #'s in emergencies, and #'s impacting our environment.
- 4) Reconsider carrying capacities of areas, and density numbers in CH Zone; and specify #'s and limits within review processes.
- 5) Table 14 #15 afterhazards...add 'wildlife areas and corridors'
- 6) Table 14 #18 - isn't the High Country Zone Area preserved by the zoning?
- 7) Table 14 #19 ?? there is currently no development in the High Country Zone. Clarify
- 8) Table 20 add E Bikes as/for transportation to open up E Bikes for commuting
- 9) Is the Housing Access Table, Table 8? maybe it isn't labeled as such? I couldn't find the #8
- 10) Table 16 'Diverse & Resilient Economic Opportunities'- #7 add E Bikes for transportation/commuting

Where in the EEMP Draft is the CH LUC referenced? Is there a search key word element in the draft?

Thank you for all of your work on this evolving document.

Susie St.Onge
SMC Citizen



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Online Form Submission #4442 for Comment on a Planning Commission Application

noreply@civicplus.com <noreply@civicplus.com>

Wed, Nov 8, 2023 at 5:55 PM

Reply-To: Teddy@teddyerrico.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	East End Master Plan
First Name	Teddy
Last Name	Errico
Email address	Teddy@TeddyErrico.com
Please enter your comments	<p>First and foremost, thank you for your efforts and serving the community. I have a few concerns and I will try to be brief:</p> <p>1) Th's document is too large for many to digest. I wish there was a 5 page brief summary. Maybe I missed that</p> <p>2) As for recreation, are we building more ballfields? Town Park is too crowded and the Lawson Hill field has challenges in size and cost.</p> <p>3) Why are we trying to change the Diamond Ridge zoning? Didn't we learn our lesson here with the courts in the spot zoning ruling as well as a very deep pocketed opposition? By including this piece of land that study lacks credibility and questions the motive of the entire document</p> <p>4) The housing seems like its way too much,</p>

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Nicola Kerr <nicolak@sanmiguelcountyco.gov>

OPPOSED: High Density Changes

tony@cadencehg.com <tony@cadencehg.com>
To: masterplan@sanmiguelcountyco.gov
Cc: tony@cadencehg.com

Sat, Nov 25, 2023 at 3:52 PM

Hello,

I am voicing my concern about the proposed high-density building option surrounding the rezoning and language changes to the CH Zone. I have never met a developer that did not look at open land and ambiguous zoning regulations with anything other than the excitement that comes from lining their own pockets. S/he will happily pay for lawyers to fight their cause and most likely win.

Your intentions might be positive, but this is not the answer. I will be attending the December meeting and expect clarity on the issues being raised.
Reconsider your direction, please.
Thank you.

Tony Kalyk

31 Deer Park Lane

Telluride, CO 81435



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Online Form Submission #4440 for Comment on a Planning Commission Application

1 message

noreply@civicplus.com <noreply@civicplus.com>

Wed, Nov 8, 2023 at 3:04 PM

Reply-To: ginnas@me.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	EEMP Work Session
First Name	Virginia
Last Name	Neyens
Email address	ginnas@me.com
Please enter your comments	Hello,

As a resident and home owner in the Telluride Ski Ranches, I oppose the current proposed changes to the EEMP. I share the concerns of the Last Dollar Collective, as outlined below:

1. By the East End Master Plan (“EEMP”) explicitly referencing the Land Use Code CH Zone District as being acceptable in the Residential Low and Residential Medium Land Use Categories, the County is paving the way for CH Zoning to be applied virtually anywhere, and especially in inappropriate areas of lower density.

2. By allowing “small print” in the EEMP to supersede the intent of the Future Land Use Map (now called “Future Land Opportunities”), the vital planning tool of a Future Land Use Map is relegated to a meaningless document as to possible densities of development. This demonstrates the County’s willingness to put all sound big-picture planning on a shelf, solely in the name of creating opportunities for high-density workforce housing.

3. The current language of the CH Zone itself (in the Land Use Code) sets the stage for irreversible consequences—intended or unintended—regardless of whether an applicant is the County, Town or a private developer: a. When rezoning land to the CH Zone District, the higher density of the CH Zone District “shall not be considered incompatible with surrounding land uses, neighborhood characteristics or community character.” Essentially the one objection virtually every neighbor might

have when a proximate property applies for a rezone to CH – density – cannot, and shall not, be considered by the County. b.Once a rezone to the CH Zone is granted – especially if applied for separately from a development permit application – that “Area and Bulk Requirements Permitted by Right” cannot legally be denied by the County at any stage of a development permit application.c.The County likely has little to no objective discretion to deny a CH Zone application on any basis, and the process has abbreviated far too aggressively to properly vet applications and engage the affected community. d.At the rezoning stage when a density by right of 20 units per acre is potentially granted, the CH Zone does not require the normal development review standards to be met (number of units, site plan, traffic, environmental, wildlife, water and sewers studies, to name a few).e.Even at the development application stage, the CH Zone does not require the normal development review standards documents designed to curb development concepts that adversely affect the area.

4.The EEMP doubles down on the issue of compatibility and character by making statements that rezoning and development of workforce housing provides the liberty to have conflictingly higher densities in areas designated as lower density.

5.Adopting the EEMP without any analysis of regional carrying capacity, including studies of traffic water, sewer, fire protection, solid waste, school capacity, wildlife, environmental or sustainability, not to mention a current housing needs assessment, is NOT master planning.

For these reasons, changing the EEMP to allow for high density zoning in current low density zoned areas is irresponsible and shortsighted.

Thank you,
Virginia Neyens

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Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Planning Commission Meeting timing, etc.

James Caruso <jcaruso505@gmail.com>

Wed, Dec 13, 2023 at 11:05 AM

To: masterplan@sanmiguelcountyco.gov, Kaye Simonson <kayes@sanmiguelcountyco.gov>, nicolak@sanmiguelcountyco.gov, John Huebner <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 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



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Compliments & Concerns re: EEMP Draft

Sueanne Kim <sueannekim@gmail.com>

Wed, Dec 13, 2023 at 11:56 AM

To: planning@sanmiguelcountyco.gov, masterplan@sanmiguelcounty.gov

To the San Miguel County Planning Commission:

Following the October 25 Planning Commission meeting, I would like to commend Lee Taylor for his November 8 letter to the Daily Planet, and Kaye Simonson for her EEMP update at the December 12 Town Council meeting. I feel encouraged that the Planning Commission has factored in the community's comments and concerns as they move forward with their next steps (which include a new assessment of housing needs).

I would still urge the commission to please remove "CH Zone" language from the EEMP - even if this document does not constitute rezoning in and of itself. It is irresponsible to encourage a "fast track" process for an individual/entity to seek a different zoning than has been established for their residential area, PUD, HOA, etc. This will inevitably result in lawsuits from multiple directions - perhaps even by opportunistic, outside developers. (On a separate note, I would also recommend making the same change in the Land Use Code, which was apparently revised in December 2021 with little public awareness.)

Also, regardless of how broadly or narrowly one defines "capacity" or "infrastructure" - there are some basic truths that should be acknowledged in the master plan such as: geographic footprint, roadways, water, and wildlife. As we all know, our location is comprised of a box canyon and narrow valleys serviced by a two-lane highway; we will never resemble other resort towns situated in wide valleys with easy access via I-70. Similarly, for future proposed housing projects, it is important to immediately address basic concerns about water, wildlife and traffic with rigorous studies - rather than push this off downstream to the building application or permitting process. Not doing so can feel insulting to a community who lives with these concerns on regular basis, and would make it nearly impossible to get the broad support needed to even get off the ground.

Finally, I have a couple general concerns about the EEMP process. First, I do not believe that the consultants who were engaged by the county have the first-hand knowledge, experience or expertise required to lead this entire community toward a successful outcome. Secondly, I am uncomfortable with the potential conflict of interest of a Zoline family member serving on the Planning Commission when the family owns a large vacant parcel, adjacent to Ski Ranches, that could benefit from the proposed "CH Zone."

Thank you for your time and consideration of the above, and for your hard work in this process.

Sincerely,
Sueanne Kim
(Telluride, CO)



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Online Form Submission #4514 for Comment on a Planning Commission Application

noreply@civicplus.com <noreply@civicplus.com>

Tue, Dec 12, 2023 at 7:35 AM

Reply-To: jacobson.alessandra@gmail.com

To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	EEMP comments
First Name	Alessandra
Last Name	Nisco Jacobson
Email address	jacobson.alessandra@gmail.com
Please enter your comments	<p>Thank you all, for your diligent work on the East End Master Plan and trying to steer the future of our county and community, to provide for all needs necessary. It's an incredibly important undertaking, with long term consequences, for one of the most geographically and aesthetically spectacular places on Earth, and a uniquely vibrant small community of passionate residents. I'm sure it's an exasperating task considering all of the changes and demands that have taken place in the past decades, and especially more recently since the pandemic. Unfortunately, I think public trust has been damaged toward the county and BOCC, since the Diamond Ridge (DR) project was attempted to be accelerated through the development process without appropriate checks and balances. I think the best approach for the EEMP in the aftermath of the DR debacle, or in any case for that matter, is to move slowly, organically, and thoughtfully, conducting appropriate studies, and carefully weighing the impacts and suitability of high-density zoning in new areas. In the nearly 3 decades that I have lived here, there has obviously been a lot of growth, but somehow it has thus far seemed mostly manageable and well-vetted. With the discovery of Telluride by the masses, general population growth, the pandemic flux and thus the enormous demands on the land and resources, it's more important than ever, that future development in the region be conducted with utmost care and discretion.</p> <p>The Community Housing Zoning (CH), being slapped onto nearly every land use area of the EEMP map, Table 8, is far too laissez-faire, working in favor of developers, high-density multi-usage, and free market development. While I see there is good intention, it also appears as a streamlined boiler-plate process towards paving paradise and providing developers and realtors</p>

a dream-come-true scenario.

There are aspects of the CH zone district that seem to mean well. Energy efficiency requirements, potential for tiny homes/yrurts, safe wildlife fencing, and clustered development with the potential to preserve open space. But the problems are numerous and serious. I don't see Affordable Housing requirements in the CH zoning. I question how the CH zoning can be applied to DR, when there is no optimal way to get water to the area without presumably expending a huge amount of energy, and no studies to demonstrate feasibility. I question that the high density may "not be considered incompatible" with surrounding land uses, neighborhoods, and community character; and 21% free market units. I understand the logic behind the commercial neighborhood services allowed, but it is all too much, too fast, and too broadly applied to too many places in the EEMP, it does not belong everywhere. Before we know what has happened, with the addition of CH zoning on most of our east end areas, vast beautiful open areas could be covered in urban sprawl like that of Pagosa Springs, Summit County and too many other mountain resort communities. Is that really the direction we want to take?

The elephant in the room, the question everyone is whispering behind closed doors (for fear of being labeled an elitist or nimbyst), should be addressed... "Does housing need to be provided to everyone who wants to live here?". What is the carrying capacity of the east end region? How many humans, with their demands on natural resources, can be accommodated in an environmentally sensitive way, and at what cost? This must be fully analyzed for each area where the CH zone may be applied, before applying it! I believe that the only housing priority should be for our workforce, the people that make our community function. Affordable housing is essential, but we need not develop all of the open mesas and vistas of the region. It belongs in municipalities (Telluride and Mountain Village) and perhaps areas already developed, such as Ilium and Placerville, if infrastructure allows in the future. All new projects, especially those requiring vast resources and infrastructure such as high-density development, have major impacts and must be meticulously scrutinized through environmental assessments on a case by case basis, for acceptability in regards to environmental, energy, carbon-footprint, wildlife, traffic, water, sewer, recreation, transit services and maintenance impacts, before being thrown into any boiler-plate fast-track "use by right" plan. We must preserve what makes this place exceptional first and foremost, respecting the natural balance, and taking responsibility for the land and environment.

The CH zoning should be retracted from Table 8 of the EEMP and slowly fine-tuned before incorporating it into any long-term document. I know you are all well-intentioned long-time-local people, trying to provide housing with balance in mind.

However, the CH zone districts adopted as drafted could prove to be a major mistake, being abused and applied liberally without due diligence. If high density occurred everywhere permitted by the current draft EEMP, the result would be disastrous. Things should be scaled back, growth should be slow and intentional, rather than everything everywhere. Thank you for your thoughtful work and consideration.

Appreciatively,
Alessandra Nisco Jacobson

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Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP Draft Concerns 12/12/2023

Carolyn Jackson <cbj831@gmail.com>
 To: masterplan@sanmiguelcountyco.gov

Tue, Dec 12, 2023 at 9:15 AM

Dear Planning Commission,

I appreciate your dedication in addressing the tremendous challenges our community is facing as it relates to workforce housing.

We all recognize that our community is in critical need of workforce housing. However, it's the current process and proceeding without a comprehensive regional analysis that is the fatal flaw.

At the present time, it appears the Town of Telluride, Mountain Village, and the County are not working collaboratively on the process. This is an East End challenge which requires a comprehensive solution. The citizens of the East End deserve to have all three entities working collaboratively and meticulously to find a solution. The creation of the East End Master Plan without collaboration is short sighted resulting in short sided solutions, clearly impacting our special region permanently. I encourage the Planning Commission to bring all parties to the table, or this plan will have irreversible consequences.

Since a comprehensive analysis with Mountain Village, the Town of Telluride, and the County has not been completed, the following are *just a few* essential questions a regional comprehensive analysis will answer:

- What is the “carrying capacity” of the region? This requires a comprehensive analysis involving all three entities.
- What are the current workforce housing needs?
- How will wildfire mitigation and emergency evacuations be managed? As stated in the EEMP Draft, “According to the Colorado State Forest Service Wildfire Risk Public Viewer, San Miguel County as a whole is within moderate to high fire risk.”
- How will the environment and wildlife migration be impacted? EEMP Draft recognizes, “The East End is home to abundant wildlife...Many of the wildlife species use this region for both year-round and winter habitat, breeding areas, and migration routes.”
- How will future development impact our current water needs and challenges? “Water availability and use is one of the greatest concerns for San Miguel County. The ability to secure and provide water for new residential or commercial construction is a critical step in the development process,” according to a memorandum from Design Workshop to San Miguel County, April 28, 2023 (Appendix E). The Ski Ranches is connected to the Mountain Village water system and we have fire hydrants that don't meet the recommended psi.
- What will be the impacts of increased traffic? What will the public transportation needs be?
- What quality of life issues need to be addressed now and for the future?

With attention to the above questions, and clearly many more, significant decisions on the EEMP should be delayed until further analysis is completed with the Town of Telluride, Mountain Village, and San Miguel County.

The EEMP vision statement states, “We are committed to managing development while maintaining the natural and community character that makes our region so special.” By working collaboratively with the Town of Telluride and Mountain Village and completing a comprehensive analysis of our region’s needs, many questions will be answered. This will provide direction which will ensure the East End continues to remain unique and preserve the quality of life we all value.

A very tangible and significant example of something within the EEMP that is entirely contradictory to the noble EEMP vision statement, I provide one final note. By allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories - RL, RM, and RH / Mixed Use - is simply poor planning, and such language must be removed from the EEMP. It sets the stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. According to the EEMP Draft (Appendix D), both Telluride and Mountain Village are employment centers. It further states, “Providing housing options nearer to employment centers should be considered to alleviate transportation demand.”

Thank you for your time. I know a great deal of hard work has been dedicated to finding housing solutions. It’s imperative that the Town of Telluride, Mountain Village, and San Miguel County work together to keep our piece of paradise special.

Sincerely,

Carolyn Jackson
[31 Promontory Lane](#)



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

East End Master Plan {EEMP} Feedback

don berman <donberman5@gmail.com>

Tue, Dec 12, 2023 at 3:21 PM

To: masterplan@sanmiguelcountyco.gov

Cc: Jane Berman <jeberman88@gmail.com>, don berman <donberman5@gmail.com>

I would like to provide some feedback on the EEMP.

My wife and I have lived in the Ski Ranches since 2010. We are retired and live here full time. Prior to moving here, we vacationed here since 1992 - from a week to several months at a time. Like most residents here, we know Telluride is special and value being part of the community.

I understand that the Master Plan is a strategic document and is intended to guide and direct actions in the future. It is not the definitive decision maker or replacement of detailed rules and regulations. It does however make some very dramatic changes in direction that would have significant impact to residents and the community.

Obviously, I am concerned about changing low and medium density neighborhoods to allow for high density at 20 units per acre. This is inconsistent with HOA rules and with the existing character and nature of the neighborhoods. Having a streamlined zoning or land use process is also concerning as it implies a default approval with minimum water resource, traffic, animal migration and other impact considerations.

Fundamentally there is a trust issue here. Think of people who specifically moved to these areas to enjoy the space and beauty of their neighborhoods and then have it changed unilaterally by the county. This would create and compound an adversarial relationship between people and government. The county already has a trust problem with the Diamond Ridge project. While this plan has more transparency, if it is forced down on us the credibility gap will continue to widen. This would be unfair and unwise.

I do not trust the real estate industry - developers, brokers and investors - to make decisions incorporating the best interests of existing neighborhoods. That's a broad and damning statement but many in the industry just want a transaction.

Our challenges with affordable housing in the Telluride area are not unique but are amplified by the extreme costs, remote location and labor requirements of a resort economy. There is a supply issue. Some of this is a result of the unintended consequences from zoning, land use and preservation actions. Some cities are acting boldly by eliminating single family unit zoning (e.g. Austin and Salt Lake). We don't know the impacts yet, but these seem to be blunt approaches and could also have unintended consequences that we regret.

I would not say that all of the low and medium density areas are off limits for more dense development. There are likely meaningful opportunities, but these should be highly targeted and a result of thorough impact analysis. I believe most of the opportunity lies in density clusters that are adjacent to existing commercial, dense residential or highway areas - e.g. Ilium, Lawson, Black Bear Road.

A couple of other items/big ideas:

- Go big on mass transit. To facilitate reasonable commuting from Norwood, Ridgway, Montrose and Rico, have a bus and shuttle system that fits with the work and live schedules. Multiple morning, afternoon and evening buses. Embark on a 2 year proof of concept that dramatically increases the schedule that fits the way people want to work and live. Going in fully expecting that there will be a lot of empty buses but support it with effective marketing and social/community outreach. The current approach is so limited it is unlikely to scale in a meaningful way.
- Hold Telski more accountable! We know the largest employer in the region has not done enough in housing and transportation. We need more transparency and should place more demands on Telski. This requires a coordinated effort by the county, Telluride and MV.
- Limit growth. Don't approve a Four Seasons or Sixth Senses that will employ 500-700 people - with affordable housing for 50 included in the project.

We appreciate the information forums that have been included in the EEMP project. At the same time, we are unsure of the actual decision-making process and hope that the feedback you have received makes a difference. It may come

12/12/23, 3:57 PM

San Miguel County Mail - East End Master Plan (EEMP) Feedback

across as simply NIMBY but I believe that the plan as currently drafted would include some grave and far-reaching effects on our communities.

Regards,
Don & Jane Berman
201 Saddle Horn



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Letter for December 14th San Miguel County County Planning Commission - draft EEMP

Madeline Allen <madelinegallen@gmail.com>

Wed, Dec 13, 2023 at 10:54 AM

To: masterplan@sanmiguelcountyco.gov

I am once again requesting that in our East End "Master Plan", we seek to **understand and address the carrying capacity of our watershed**. Many of us have continued to request this throughout this process - in the survey, in the open house, in the meetings. And yet as of the last version I saw of the draft "master plan", there *still* was no seeking to understand or even beginning to address this - i.e. to quote from the draft itself - "the plan does not contemplate a specific population or housing number that can be sustained into the future".

How can this plan presume to provide "a unified vision" to "navigate future changes and growth", if no work has yet been done to understand what the inherent limitations affecting this growth actually *are* - e.g, with regard to water, wastewater treatment, traffic on our two-lane mountain road?

Our mountainous box canyon has physical constraints, with implications for the number of people who can realistically be sustained, while sustaining the quality of life and nature connection that make this place so precious, allowing us to be in balance with the other forms of life we share this watershed with.

Please develop an action plan for the East End Master Plan to address the carrying capacity of our watershed - including whatever education & training may be helpful for the team working on this plan to be able to address this crucial aspect.

Sincerely,
Madeline Gonzalez Allen



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

December 14 EEMP Worksession

'Mary Kenez' via Master Plan <masterplan@sanmiguelcountyco.gov>

Fri, Dec 8, 2023 at 6:43 PM

Reply-To: Mary Kenez <kamruzkamruz@yahoo.com>

To: masterplan@sanmiguelcountyco.gov

Cc: bocc@sanmiguelcountyco.gov

I am really concerned about the East End Master Plan and it's potential to really change the landscape of Telluride in a drastic way. From what I have read, it could really affect the wildlife and the environment in so many ways with so much potential for high density in sensitive areas. There are so many unknowns. Please consider a pause on this so that everyone can understand what Telluride is signing up for in its future. It's too special to let the developers run wild over our natural places.

Thank you,
Mary Kenez

W♥♥F! Telluride



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP

Stacy Ticsay <srticsay@gmail.com>
To: masterplan@sanmiguelcountyco.gov

Tue, Dec 12, 2023 at 10:41 AM

Dear EEMP planning commission,

Please remove the CH zone from the East End Master Plan.

We don't need the CH zone to receive DOLA funds and we don't need it to build affordable housing. We already have an Affordable Housing PUD that has worked to build AH units. The CH zone would allow developers to skip critical steps in the approval process.

The county should work with local governments to first assess how many AH units are necessary in the region and how many are in the process of being built. This is an important first step as we all take a deep breath and realize the area is starting to slow economically to pre-pandemic levels.

Once that number is agreed upon, the high density units should be built in areas where the current zoning allows for high density and where there is already infrastructure in place so that the cost of building the units will not be increased by having to build non-existing infrastructure from scratch.

We can work together to solve our affordable housing problem without introducing new zoning that we don't need.

Thank you,

Stacy Ticsay