

**SAN MIGUEL COUNTY BOARD OF COUNTY COMMISSIONERS
MINUTES**

WEDNESDAY, JUNE 11, 2025

333 WEST COLORADO AVE 2ND FLOOR, TELLURIDE, CO 81435

1. 9:30 am Call to Order.

(Any of the stated items in this agenda may involve an Executive Session C.R.S. 24-6-402(4))

2. Roll Call

Present:

Anne Brown, Chair

Galena Gleason, Commissioner

Absent:

Lance Waring, Vice Chair

Staff Present:

Mike Bordogna, County Manager

Jarrold Biggs, Deputy County Manager

Maura Fahey, County Attorney

Nancy Willis, Paralegal

Carmen Warfield, Chief Deputy Clerk

3. Moment of Silence

4. Review of Agenda

5. Public Comment for Items Not on the Agenda

Please limit comments to 3 minutes. If comments are not related to an item on the agenda, there will be no Board response or action taken since the topic was not posted with proper notice and any comment could potentially violate the Colorado Open Meetings Law.

Public Who Addressed the Board:

Nick Farkouh, County resident

Jamie Schuler, County resident

Ryan Righetti, Road and Bridge Superintendent - Short discussion of the repair of Tomboy Road.

6. Consent Agenda

- a. Acceptance of the April 2025 Road Report.
- b. Approval of Minutes: April 22, 2025, April 30, 2025, and May 7, 2025.
- c. Ratification of Chair's signature on comments to the U.S. Forest Service on the

Telluride Ski Resort Improvements Environmental Assessment.

- d. Approval of Chair's signature on an Electronic Recording Technology Board, grant by the State of Colorado in the amount of \$92,388 to benefit the Clerk and Recorder's office.
- e. Approval of Chair's signature on an intergovernmental agreement between San Miguel County and Gunnison County regarding fiscal agency for the State Homeland Security grant.
- f. Approval of Chair's signature on a software service agreement with Tyler Technologies, Inc., providing software and professional services related to the recording equipment for the San Miguel County Clerk and Recorder.
- g. Approval of the Chair's signature on an amended Southwest Colorado Opioid Regional Council (SWCORC) grant agreement increasing the award for the Juvenile Services program by \$55,000 in additional funds over two years.
- h. Approval of the Chair's signature on a professional services agreement with Logan Simpson for the Affordable Housing Code Consultation and Facilitation Project.
- i. Approval of Chair's signature on an intergovernmental agreement between San Miguel County and Montrose County regarding fiscal agency for the State Homeland Security grant.

Motion by Galena Gleason to approve the consent agenda as presented. **Seconded** by Anne Brown. **PASSED 2-0.**

7. Administrative Matters

- a. *9:35 am Public Hearing: Consideration of approving a Special Events Permit for the Telluride Medical Center Foundation to serve regular Malt, Vinous and Spirituous Liquor on July 10, 2025, from 3 pm to 11:30 pm on Lot 2R Golden Ledge, Telluride CO./MOTION

Presented by: Carmen Warfield, Chief Deputy Clerk to the Board

9:47 a.m. The Chair opened the Public Hearing.

9:48 a.m. The Chair closed the Public Hearing.

Motion by Galena Gleason to approve the Special Events permit as presented. **Seconded** by Anne Brown. **PASSED 2-0.**

- b. Moved to July 2nd board meeting. *Public Hearing: Consideration of a Special Events Permit for the Telluride Rotary Foundation Inc to serve regular Malt, Vinous and Spirituous Liquor on September 25, 2025, from 4 pm to 10 pm at the Telluride Airport for the Cars and Colors event./MOTION

- c. Consideration of Proclamation 2025-04 proclaiming June 2025 as Pride Month./MOTION

Presented by: Anne Brown, Commissioner

Motion by Galena Gleason to approve Proclamation 2025-04 proclaiming June 2025 as Pride Month. **Seconded** by Anne Brown. **PASSED 2-0.**

- d. Consideration of approving Proclamation 2025-05 proclaiming June 9-15, 2025, as "Men's Health Week" throughout San Miguel County./MOTION

Motion by Anne Brown to approve **Proclamation 2025-05** proclaiming June 9-15, 2025, as "Men's Health Week" throughout San Miguel County. **Seconded** by Galena Gleason. **PASSED 2-0.**

- e. Consideration of approving Resolution 2025-16, and the Intergovernmental Agreement with Dolores County School District Bond Mill Levy and re-certification of the current mill levy for Dolores County School District./MOTION

Presented by: Jarrod Biggs, Deputy County Manager

Motion #1 - Motion by Galena Gleason to adopt **Resolution 2025-16** to correct the certification of the mill levy for the 2024 tax year for the Dolores County School District's bond levy and authorize the Chair's signature on the revised Certification of Levies and Revenue for the Budget Year of 2025. **Seconded** by Anne Brown. **PASSED 2-0.**

Motion #2 - Motion by Galena Gleason to approve the IGA with Dolores County School District RE-2j, recognizing payment to the District and collections to offset the advance payment for the purposes of the district's bond levy for budget year 2025. **Seconded** by Anne Brown. **PASSED 2-0.**

Public Who Addressed the Board:
Douglas Tooley, County resident

8. *Planning Matters

- a. Consideration of the Chair's signature on the proposed Insubstantial PUD Amendments to the Lawson Hill PUD Development Plan Matrix:
 - 1) Lot HUB1-AF, Gordon Enterprises LLC, and Lot E, Telluride CrossFit Development LLC
 - 2) Lot O Unit D, Mountain Sunflowers LLC, and Lot E, Telluride CrossFit Development LLC/MOTION

Presented by: Nicola Kerr, Associate Planner; Ginny Gordon, representing the applicant

Motion by Galena Gleason to authorize the Chair's signature on the proposed Insubstantial PUD Amendments to the Lawson Hill PUD Development Plan Matrix, Pages 5 and 6, finding that the proposed insubstantial PUD Amendments are in compliance with all applicable Land Use Code Standards in Section 5-1502, Insubstantial Amendments, as presented. **Seconded** by Anne Brown. **PASSED 2-0.**

- b. 10 a.m. Public Hearing: Consideration of a Wetlands Special Use Permit for the Telluride Regional Airport's Southside Hangars project / MOTION
10:12 a.m. Recessed.
10:20 a.m. Reconvened.

Presented by: John Huebner, Senior Planner; Kaye Simonson, Planning Director;
Linda Soucie, Administrative representative for the Telluride Airport Authority

11:19 a.m. The Chair opened the Public Hearing.
11:27 a.m. The Chair closed the Public Hearing.

Public Who Addressed the Board:

Nick Farkouh, Meadows at Deep Creek and County resident
Jamie Schuler, County resident
Shellie Duplan, Aldarsoro HOA

Motion by Anne Brown to approve the Wetland Special Use Permit (WETLAND-24-0010) for the Telluride Regional Airport Southside Executive Hangar Complex Development Project based upon the finding that the application meets the review standards of Land Use Section 5-22 Wetland Areas, and that the development is proposed solely in a wetland buffer zone, and that the project activities are not likely to adversely affect the adjacent wetland area(s), subject to the following conditions:

1. Complying with all written representations as outlined in the December 3, 2024 application and supplement dated April 23, 2025, submitted by Michael Perkins, SWCA Environmental Consultants, on behalf of the Telluride Regional Airport. These include best management practices to minimize impacts to the wetland areas and wetland buffer zones, and to minimize the lag time between wetland buffer zone impact and construction of the airfield improvements and revegetation. This will allow for the establishment and regrowth of the wetland buffer zones and mitigation of disturbed soils until revegetation has stabilized the site.
2. Install construction fencing and erosion control logs and grated inlet protection where required to minimize impact to adjacent and downstream wetlands and water resources. Provide photos of BMPs upon installation to the Planning Department.
3. All disturbed soils will be revegetated with native species and controlled for invasive plant species and noxious weeds.
4. A final inspection shall be scheduled with the Planning Department to certify

compliance with the conditions of this Wetland Permit.

5. Applicant will ensure that riprap and gabion baskets are included on the full length of the compensatory wetlands mitigation site that are located between Wetland 01 and Wetland 02 as identified in this application.
6. All written representations of the Applicant in the original application submittal and all supplements, letters, and emails, are deemed to be conditions of approval, except to the extent modified by this approval. **Seconded by Galena Gleason. PASSED 2-0. [Resolution 2025-18]**

c. **Public Hearing: Consideration of the La Sal Vista Subdivision Final Plat and Plan / MOTION**

11:31 a.m. Recessed.

11:35 a.m. Reconvened.

Presented by: John Huebner, Senior Planner; Morgan Rummel, Applicant

Note: This was a public meeting, not a public hearing. Galena Gleason was an alternate on the Planning Commission at the time the application for the subdivision was approved. Galena noted that she did not vote on this agenda item as an alternate on the Planning Commission.

Motion by Galena Gleason to approve the La Sal Vista Final Plat Subdivision application, based on the findings that the Final Plat Plan is consistent with the San Miguel County Comprehensive Development Plan, and the relevant Land Use Policies as set forth in Article 2 of the San Miguel County Land Use Code, and Activities of Local and State Interest/"1041" Environmental Review as set forth in Land Use Code Section 5-4, with the following conditions:

1. Prior to construction of infrastructure, Applicant must obtain a Colorado Department of Transportation (CDOT) Notice to Proceed for the construction of the Access intersection to the subdivision.
2. Cash in Lieu of Land as provided for in LUC Section 5-804 F to meet the School Land Dedication Requirements will be paid at Final Plat in the amount of \$2,317.14 as recommended by Legg Appraisals, LLC.
3. Cash in Lieu of Land as provided for in LUC Section 5-805 F to meet the Public Park Land Dedication Requirements will be paid at Final Plat in the amount of \$5,306.42 recommended by Legg Appraisals, LLC.
4. All representations made within the Application and its exhibits shall be incorporated into the Final Subdivision Plan, Covenants, and Subdivision Improvements Agreement, except as modified herein. **Seconded by Anne Brown. PASSED 2-0. (Resolution 2025-17)**

9. Lunch

12:10 p.m. Recessed.

12:45 p.m. Reconvened.

10. Planning Matters - Continued

- a. Consideration of updating the fee rate for the Employee Housing Mitigation Fee / MOTION

Presented by: Kaye Simonson, Planning Director; John Huebner, Senior Planner

Public Who Addressed the Board:

Shellie Duplan, Aldasoro HOA

Tobin Brown, Realtor and County resident

Morgan Smith, County resident

Motion by Anne Brown to approve updating the fee rate for the Employee Housing Mitigation Fee on August 1, 2025, and shall be phased in starting with an impact fee rate of \$757.50 assessed for complete applications submitted between August 1, 2025, and December 31, 2025, and then assign one hundred percent (100%) of the impact fee to all building permit applications submitted and/or made complete at a rate of \$928 starting January 1, 2026. Beginning April 20, 2026, the Planning staff shall annually update the Market-Affordability Gap fee rate using the most recent sales data available for the previous three full years, as permitted by the County Land Use Code.

Seconded by Galena Gleason. **PASSED 2-0.**

11. Manager Matters

Update and other, as needed

Mike Bordogna, County Manager

Presented by: Mike Bordogna, County Manager

1. Attendance at the San Sophia Station Gondola meeting - public feedback session
2. Mike and Jarrod met with the Town of Telluride staff informally regarding the Fruen Building redevelopment.
3. Mike will be in attendance at interviews for a senior accountant in the Finance office.
4. Update on the Tomboy road repair
5. Our new Communications Coordinator, Meghan Knowles, will begin on June 30.

Presented by: Jarrod Biggs, Deputy County Manager

1. Housing Work Sessions are scheduled for June 18, 2025, to discuss the County Deed Restrictions.

12. Commissioner Updates

Anne Brown - Update on Outside Meetings.

Galena Gleason - Update on Outside Meetings.

Lance Waring - Update on Outside Meetings.

Anne Brown - No updates.

Galena Gleason - Fresh Foundation hired a new Executive Director; Intergovernmental working meeting; West End -WEEDC meeting

13. Attorney Matters

Update and other, as needed.

Maura Fahey, County Attorney (Any of these items may involve an Executive Session C.R.S. 24-6-402(4))

- a. Potential Executive Session: Consideration of a memorandum of understanding with Town of Mountain Village and Town of Telluride Sewer Authority, citation (4)(b) conference with an attorney, (4)(e) determine negotiating strategies./MOTION

Presented by: Maura Fahey, County Attorney; Anne Brown, Commissioner

Note: No Executive Session was needed.

Public Who Addressed the Board:

Douglas Tooley, County resident

Motion by Galena Gleason to approve the Chair's signature on the memorandum of understanding with the Town of Mountain Village and the Town of Telluride Sewer Authority. **Seconded** by Anne Brown. **PASSED 2-0.**

- b. Executive Session: Conference with an Attorney regarding the Paradox Bankruptcy, citation (4)(b).

Presented by: Maura Fahey, County Attorney

Motion by Galena Gleason to go into executive session to discuss the Paradox Bankruptcy, citation (4)(b). **Seconded** by Anne Brown. **PASSED 2-0.**

2:15 p.m. Recessed.

2:38 p.m. Reconvened.

Motion by Galena Gleason to come out of the executive session and only the one item stated was discussed. **Seconded** by Anne Brown. **PASSED 2-0.**

Staff direction was to cease exploring opportunities related to the bankruptcy case.

Note: The County Attorney requested that item 13.b. not have written minutes as it constitutes privileged attorney-client communication, and a statement signed by the attorney and the chair is attached.

14. 3:00 pm Adjournment

Motion by Galena Gleason to adjourn the meeting. Seconded by Anne Brown. PASSED 2-0.

2:39 p.m. Adjourned.

15. Work Session with residents in Placerville/5 pm to 7 pm/ Zoom link is under Zoom Protocol - Location Placerville School House

a. Work Session with Placerville residents:

- Listening Session with residents.
- Update on Previous Meeting Requests for Action.
- Other items, as needed.

Respectfully submitted,

Approved: July 16, 2025
BOARD OF COUNTY COMMISSIONERS

Anne Brown

ATTEST:

Carmen Warfield



**Proclamation of the Board of County Commissioners of
San Miguel County, Colorado, proclaiming June 2025 as
“Pride Month”
throughout San Miguel County**

Proclamation 2025-04

WHEREAS, our nation was founded on the principle of equal rights for all people; and

WHEREAS, San Miguel County values the fundamental rights of all individuals to live with dignity, freedom, and respect; and

WHEREAS, the Lesbian, Gay, Bisexual, Transgender, Queer, and other gender and sexual identities not explicitly mentioned (LGBTQ+) have historically faced, and continue to experience discrimination, persecution, and marginalization, yet actively contribute immeasurably to the vibrant cultural, economic, spiritual, and civic life of our county, state and nation; and

WHEREAS, Pride Month is celebrated each year in June across the United States to honor the 1969 Stonewall Uprising in New York City, a pivotal event in the LGBTQ+ rights movement, and to recognize the ongoing struggle for equality, justice, and acceptance; and

WHEREAS, Pride Month provides an opportunity for all people to reflect on the importance of equal rights, to celebrate the contributions of LGBTQ+ individuals, and to affirm that everyone deserves to live in peace and safety without fear of prejudice or discrimination; and

WHEREAS, San Miguel County is committed to fostering a welcoming environment where every resident, worker and visitor, regardless of sexual orientation, gender identity, or gender expression, is valued and included.

NOW, THEREFORE, the commissioners of San Miguel County proclaim **June 2025 as PRIDE MONTH** and call this observance to the attention of all residents, workers and visitors and encourage them to recognize and support the ongoing work toward equality for LGBTQ+ individuals and to celebrate the diversity that strengthens our community.

Done and approved by the Board of Commissioners of San Miguel County, Colorado, at a duly noticed public meeting held in Telluride, Colorado, on June 11, 2025.

Board of County Commissioners
San Miguel County, Colorado

Anne Brown

Anne Brown, Chair

Attest:

Carmen Warfield

Carmen L. Warfield, Chief Deputy Clerk to the Board

Vote:

Anne Brown	x	Aye	Nay	Abstain	Absent
Galena Gleason	x	Aye	Nay	Abstain	Absent
Lance Waring		Aye	Nay	Abstain	x Absent

**Proclamation of the Board of County Commissioners of
San Miguel County, Colorado, proclaiming June 9-15, 2025,
as "Men's Health Week"
throughout San Miguel County**

Proclamation 2025-05

This Proclamation designates June 9-15, 2025, as "Men's Health Week" throughout San Miguel County.

Whereas, Men's Health Week is part of an ongoing international effort to educate men, boys, and their families about receiving regular disease prevention screenings and living healthier lifestyles; and

Whereas, Nationwide, life expectancy for men averages five years fewer than that of women, with men experiencing higher rates of health problems such as diabetes, obesity, cancer, heart disease, and premature mortality; and,

Whereas, Men's Health Network is recognized for creating, maintaining, and championing the officially distinguished national Men's Health Week as established in 1994; and,

Whereas, Men's Health Month is a time for the public to recognize the mental and physical health needs of men and boys while encouraging fathers to be role models for their children through preventive health screenings, healthy living and seeking needed help; and

Whereas, The growing epidemic of suicide and substance abuse requires special effort to raise awareness of unrecognized and undiagnosed depression and mental stress in boys and men; and

Whereas, The centerpiece of Men's Health Month is National Men's Health Week, a special time of awareness passed by Congress and signed into law by President Bill Clinton on May 31, 1994, and officially facilitated yearly by the efforts of Men's Health Network.

Now therefore, be it resolved that the San Miguel County Board of County Commissioners proclaim June 9-15, 2025, as Men's Health Month throughout San Miguel County.

Done and approved by the Board of Commissioners of San Miguel County, Colorado, at a duly noticed public meeting held in Telluride, Colorado, on June 11, 2025.

Board of County Commissioners
San Miguel County, Colorado

Anne Brown

Anne Brown, Chair

Attest:

Carmen Warfield



Carmen L. Warfield, Chief Deputy Clerk to the Board

Vote:

Anne Brown	x	Aye	Nay	Abstain	Absent
Galena Gleason	x	Aye	Nay	Abstain	Absent
Lance Waring		Aye	Nay	Abstain	x Absent

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF SAN MIGUEL COUNTY, COLORADO,
CORRECTING THE CERTIFICATION TO LEVY 2024 PROPERTY TAXES
FOR THE DOLORES COUNTY SCHOOL DISTRICT**

Resolution #2025-16

WHEREAS, on December 18, 2024, the Board of County Commissioners (“Board”), pursuant to § 39-1-111(1), C.R.S., levied against the valuation for assessment of all taxable property located in the County on the assessment date, the requisite property taxes for all purposes required by law; and

WHEREAS, the Dolores County School District (“District”) within the County timely and accurately certified to the Board their property tax levies for the year 2024 prior to the December 18, 2024, meeting; and

WHEREAS, the Board, in levying the property taxes of cities, towns, special districts and school districts within the County which certified to the Board their property tax levies for the year 2024, performed a ministerial and non-discretionary act to comply with requirements of §§ 39-1-111, C.R.S. and 39-5-128, C.R.S., and had no authority to modify or omit the mill levies so certified to it; and

WHEREAS, on December 18, 2024, the 2024 property taxes levied by the Board and certified by the Board to the San Miguel County Assessor (“Assessor”) in accordance with § 39-1-111(1), C.R.S. erroneously omitted a portion of the property tax levy submitted by the District, more specifically the levy for bond obligations; and

WHEREAS, this omission was a scrivener’s error caused by the County finance department in preparing the Certification of Levies and Revenues for approval on December 18, 2024, by the Board; and

WHEREAS, the Board desires to correct the levy for the District’s 2024 property taxes and certify such levies to the Assessor, *nunc pro tunc* to December 18, 2024:

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SAN MIGUEL, STATE OF COLORADO, that there shall be and there is hereby levied against all taxable property, real, personal and mixed, tangible and intangible, not exempt by law within the boundaries of the County and the Dolores County School District, the taxes listed on Exhibit A attached hereto and incorporated herein; and

BE IT FURTHER RESOLVED, that this levy and certification are entered *nunc pro tunc* to December 18, 2024, and are hereby certified for the Assessor; and

BE IT FINALLY RESOLVED, that the Board respectfully requests that the Assessor and the San Miguel County Treasurer perform whatever tasks may be reasonable and necessary,

with the full support of the Board and staff, to correct any assessments and collect any taxes resulting from the initial omission and as remedied by this correction.

APPROVED AND ADOPTED this 11th day of June, 2025, *nunc pro tunc* to December 18, 2024, in Telluride, Colorado.

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

BY:

Anne Brown

ANNE BROWN, Chair



ATTEST:

Carmen Warfield

CARMEN WARFIELD, Chief Deputy Clerk to the Board

County number 57

BUDGET YEAR 2025

CERTIFICATION OF LEVIES AND REVENUE

BY

SAN MIGUEL COUNTY

COMMISSIONERS

(REVISED 06.11.2025)

State of Colorado
Division of Property Taxation
Department of Local Affairs
1313 Sherman Street #419
Denver, Co 80203

Distribution:

County Finance
County Assessor
County Treasurer
Division of Property Taxation
Colorado Department of Education
Division of Local Government
Board of County Commissioners

Prepared by:
San Miguel County Finance Department
Ramona Rummel, Finance Director
Phone 970 327 4885

CERTIFICATION OF LEVIES AND REVENUE		2024 Taxes-2025 Collections		06/11/25		Page 2 of 6				
SUMMARIES		General operating, Temporary Credit		Contract, Bond Red., Overrides		Refund/Abatement, Transport.		Capital Expenditures		
Type of Levy	Assessed Valuation	Revenue		Revenue		Revenue		Revenue		Total Revenue
		BUDGET YEAR 2025								
School Districts	1,271,424,310	General (HB)	9,332,976	Bond Red.	3,866,105	Abatemnt	110,243	Capital		17,827,599
		HB Credit	-	Override	4,097,137	Transprt	421,139			
San Miguel County	1,271,424,310	General (credit)	14,773,950	Contracts		Ref/Abate	-	Capital		14,773,950
			-	Bond Red.		Other				
Towns	959,285,274	General (credit)	7,171,046	Contracts	19,360	Ref/Abate	6,985	Capital	-	8,882,120
			(198,333)	Bond Red.	558,066	Other	1,324,997			
Title 32 Spec Districts	2,977,522,902	General rev stab	19,203,325	Contracts	-	Ref/Abate	102,714	Capital	0	19,793,131
			-	Bond Red.	487,092	Other	-			
Other Districts	5,442,719,856	General (credit)	8,044,155	Contracts	-	Ref/Abate	25,359	Capital	0	8,034,983
			(34,531)	Bond Red.	-	Other	-			
Totals-Valuation and Revenue	11,922,376,652		58,292,587		9,027,759		1,991,438			69,311,783
										69,311,783

CERTIFICATION:

State of Colorado)
) SS:
 County of San Miguel)

I, Anne Brown, Chair, Board of County Commissioners of San Miguel County, State of Colorado, certify that the above and foregoing are true copies of valuations as certified to the County Commissioners by the County Assessor, and levies and revenue are certified to the Assessor and Property Tax Administrator by the Board of County Commissioners.

The Information contained herein was revised, approved and certified at the regular meeting of the Board of Commissioners of San Miguel County on the 11th day of June 2025.

 Chair, Board of County Commissioners

 Date signed

Entity Mill Levys-San Miguel County		2024 Taxes-2025 Collections			06/11/25		Page 3 of 6								
School Districts	Assessed Valuation	General operating, Temporary Credit			Bond Redemption, Override		Abatements, Transportation			Special Building/Technology, Other			Total Mills	Total Revenue	
		Mills	Revenue		Mills	Revenue	Mills	Revenue		Mills	Revenue				
		BUDGET YEAR 2025													
		General (HB)				Bond Red.		Abatemnt		Transprt		Sp Bldg/Tec			
		HB Credit				Override						Other			
San Miguel County R-1	1,224,240,494		7.281	8,913,695		3.129	3,830,649		0.088	107,733			13.878	16,990,010	
			0.000	-		3.036	3,716,794		0.344	421,139					
San Miguel County R-2Jt	42,909,420		7.910	339,414		0.000	-		0.058	2,489			16.533	709,421	
			0.000	-		8.565	367,519		0.000	-					
Dolores County RE-2J	4,274,396		18.685	79,867		8.295	35,456		0.005	21			29.985	128,168	
			0.000	-		3.000	12,823		0.000	-					
Total-School Districts	1,271,424,310		33.876	9,332,976		11.424	3,866,105		0.151	110,243				17,827,599	
				-		14.601	4,097,137		0.344	421,139				17,827,599	

San Miguel County	Assessed Valuation	General Revenue	Mills	Revenue	Temporary Tax Credit		Total Mills	Total Revenue
					Mills	Revenue		
	1,271,424,310	General	6.175	7,851,045		-	6.175	7,851,045
		Road & Brdge	1.900	2,415,706			1.900	2,415,706
		Welfare	0.155	197,071			0.155	197,071
		Retirement	0.390	495,855			0.390	495,855
		Parks/Open S	1.000	1,271,424			1.000	1,271,424
		Early Childhoc	0.750	953,568			0.750	953,568
		Mental Health	0.750	953,568			0.750	953,568
		Housing	0.500	635,712			0.500	635,712
Total County	1,271,424,310		11.620	14,773,950	0.000	-	11.620	14,773,950

Entity Mill Levys-San Miguel County		2024 Taxes-2025 Collections			06/11/25						Page 4 of 6				
Towns	Assessed Valuation	General Operating, Temp Credit			Contract Obligations, Bond Redem.			Refunds/Abatements, Other			Capital Expenditures		Total Mills	Total Revenue	
		Mills	Revenue		Mills	Revenue		Mills	Revenue		Mills	Revenue			
		BUDGET YEAR 2025													
Telluride	505,952,540	General (credit)	2.268 -0.392	1,147,500 (198,333)	Contracts Bond Red	0.000 1.103	- 558,066	Ref/Abate Museum Aff House	0.006 0.330 2.000	3,036 166,964 1,011,905	Capital		5.315	2,689,138	
Mountain Village	438,821,785	General (credit)	13.110 0.000	5,752,954 -	Contracts Bond Red	0.000 0.000	- -	Ref/Abate Other	0.009 0.333	3,949 146,128	Capital		13.452	5,903,031	
Norwood	6,957,897	General (credit)	15.129 0.000	105,266 -	Contracts Bond Red	0.000 0.000	- -	Ref/Abate Other	0.000 0.000	- -	Capital		15.129	105,266	
Ophir	6,675,779	General (credit)	24.765 0.000	165,326	Contracts Bond Red	2.900 0.000	19,360 -	Ref/Abate Other	0.000 0.000	- -	Capital		27.665	184,685	
Sawpit	877,273	General (credit)	0.000 0.000	-	Contracts Bond Red	0.000 0.000	- -	Ref/Abate Other	0.000 0.000	- -	Capital		0.000	-	
Total-Towns	959,285,274	General (credit)		7,171,046 (198,333)	Contracts Bond Red	2.900 1.103	19,360 558,066	Ref/Abate Other	0.015 2.663	6,985 1,324,997	Capital			8,882,120 8,882,120	

Entity Mill Levys-San Miguel County

2024 Taxes-2025 Collections

06/11/25

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Statutory Districts (T 32)	Assessed Valuation	General Operating, Temp Credit		Contract Obligations, Bond Redem.		Refunds/Abate, Other		Capital Expenditures		Total Mills	Total Revenue
		Mills	Revenue	Mills	Revenue	Mills	Revenue	Mills	Revenue		
		BUDGET YEAR 2025									
Mtn Village Metro	438,821,785	General (credit)	0.000 0.000	-	Contracts 0.000 Bonds Outstanding: 1.110 487,092 Bond 1 1.110 Bond 2 0.000 Bond 3 0.000 Bond 4 0.000 Bond 5 0.000	-	Ref/Abate 0.000 Bond date: 10/22/2020 Maturity: 12/1/2035 09/01/2005 12/01/2017 09/28/2006 12/01/2036 09/01/2007 12/01/2017 12/01/2009 12/01/2017	-	Capital	1.110	487,092
Wilson Mesa Metro	8,652,151	General (credit)	22.135 0.000	191,515	Contracts 0.000 Bond 1 0.000	-	Ref/Abate 0.000 Other 0.000	-	Capital	22.135	191,515
Telluride Fire Protection	1,224,240,494	General Rev Stab	8.444 0.000	10,337,487	Contracts 0.000 Bond 1 0.000 Bond 2 0.000	-	Ref/Abate 0.049 Date: Maturity: 59,865	-	Capital	8.493	10,397,352
Norwood Fire Protection	32,298,648	General (credit)	23.800 0.000	768,708	Contracts 0.000 Bond 1 0.000	-	Ref/Abate 0.000 Other 0.000	-	Capital	23.800	768,708
Egnar-Slickrock Fire	4,274,396	General (credit)	8.000 0.000	34,195	Contracts 0.000 Bond 1 0.000	-	Ref/Abate 0.000 Other 0.000	-	Capital	8.000	34,195
Telluride Hospital	1,224,240,494	General (credit)	6.384 0.000	7,815,551	Contracts 0.000 Bonds: Bond 1 0.000	-	Ref/Abate 0.035 Other 0.000 Bond date: Bond maturity:	42,848	Capital	6.419	7,858,400
Norwood Park/Rec	38,376,850	General (credit)	1.000 0.000	38,377	Contracts 0.000 Bond 1 0.000	-	Ref/Abate 0.000 Other 0.000	-	Capital	1.000	38,377
Norwood Sanitation	6,618,084	General (credit)	2.643 0.000	17,492	Contracts 0.000 Bond 1 0.000	-	Ref/Abate 0.000 Other 0.000	-	Capital	2.643	17,492
Total-Statutory Districts	2,977,522,902	General rev stab	72.406 -	19,203,325	Contracts Bonds 1.110 487,092	-	Ref/Abate Other 0.000 102,714	-			19,793,131 19,793,131

Entity Mill Levys-San Miguel County		2024 Taxes-2025 Collections			06/11/25		Page 6 of 6				
		General Operating, Temp Credit			Contract Obligations, Bond Redem.		Refunds/Abatements, Other		Capital Expenditures		
Other Districts	Assessed Valuation	Mills	Revenue	Mills	Revenue	Mills	Revenue	Mills	Revenue	Total Mills	Total Revenue
		BUDGET YEAR 2025									
Lone Tree Cemetery	1,071,319,277	General (credit)	0.150 0.000	160,698 -	Contracts Bonds	0.000 0.000	- -	Ref/Abate Other	0.000 0.000	- -	0.150 160,698
San Miguel County Public Library District #1	1,224,240,494	General (credit)	3.474 0.000	4,253,011 -	Contracts Bonds	0.000 0.000	- -	Ref/Abate Bond date Maturity date 6/21/2005 12/15/17	0.020 24,485	- -	3.494 4,277,496
Lone Cone Library District f/k/a District R2J Public Library #2	42,909,420	General (credit)	10.428 0.000	447,459 -	Contracts Bonds	0.000 0.000	- -	Ref/Abate Other	0.000 0.000	- -	10.428 447,459
Southwest Water	1,271,424,310	General (credit)	0.407 -0.027	517,470 (34,328)	Contracts Bonds	0.000 0.000	- -	Ref/Abate Other	0.000 0.000	- -	0.380 483,141
San Miguel Water	33,829,992	General (credit)	0.099 -0.006	3,349 (203)	Contracts Bonds	0.000 0.000	- -	Ref/Abate Other	0.000 0.000	- -	0.093 3,146
San Miguel Solid Waste	310,395,805	General (credit)	0.400 0.000	124,158 -	Contracts Bonds	0.000 0.000	- -	Ref/Abate Other	0.003 0.000	874 -	0.403 125,033
San Miguel R1 Recreation	271,913,116	General (credit)	0.000 0.000	- -	Contracts Bond 1	0.000 0.000	- -	Ref/Abate Other	0.000 0.000	- -	0.000 -
San Miguel Authority for Regional Transportation (SMART)	1,216,687,442	General (credit)	2.086 0.000	2,538,010 -	Contracts Bond 1	0.000 0.000	- -	Ref/Abate Other	0.000 0.000	- -	2.086 2,538,010
Total-Other Districts	5,442,719,856	General (credit)	17.044 -0.033	8,044,155 (34,531)	Contracts Bonds	0.000 0.000	- -	Ref/Abate Other	25,359 -	- -	8,034,983 8,034,983

**RESOLUTION OF THE BOARD OF COMMISSIONERS,
SAN MIGUEL COUNTY, COLORADO,
APPROVING A FINAL PLAT SUBDIVISION PLAN FOR
LA SAL VISTA SUBDIVISION FOR MJRUMMEL INVESTMENTS LLC**

Resolution 2025-17

WHEREAS, MJRummel Investments LLC, hereafter "Applicant," is the owner of a certain tract of land ("La Sal Vista"), a 14.65-acre parcel, Property Identification Number (PIN) No. 429521400009, Norwood, hereafter "Property," in the Wright's Mesa Light Industrial (WMLI) Zone District, more particularly described as shown on Exhibit A, Legal Description; and

WHEREAS, Morgan Rummel, on behalf of the Applicant has submitted an Application ("Application") for Final Plat Subdivision for the Property, in accordance with San Miguel County Land Use Code Section 5-319 Wright's Mesa Light Industrial Zone District; and

WHEREAS, Applicant is seeking approval of the La Sal Vista Subdivision Final Plat Plan that consists of the platting of certain Lots on the Property, as shown on Exhibit C, Site Plan; and

WHEREAS, the Application was referred to the County Attorney, County Manager, County Deputy Manager, County Building Official, County Road and Bridge Director, County Environmental Specialist, County Vegetation Control and Management, County Surveyor, County Engineer, Colorado Geological Survey (CGS), Colorado Division of Water Resources (CDWR) Colorado Department of Transportation (CDOT), San Miguel Power Association, Norwood Fire Protection District Marshal, Town of Norwood, Norwood Sanitation District, and the Norwood Water Commission for review and comment; and

WHEREAS, on or about May 15, 2025, the Applicant sent Notice of the application and the Board of County Commissioners (BOCC) Public Meeting to be held on Wednesday, June 11, 2025 to all property owners within 500 feet of the subject parcel, and sign was posted on the property on or about May 15, 2025 noticing the proposed subdivision and the BOCC meeting to be held on June 11, 2025; and

WHEREAS, a Public Meeting Notice for the proposed Final Plat Subdivision and the Board of County Commissioners (BOCC) meeting to be held on June 11, 2025 was published in the Norwood Post and the Telluride Daily Planet on May 23, 2025; and

WHEREAS, a list of the items included in the Public Meeting Record is attached to this resolution as Exhibit B; and

WHEREAS, the Board of County Commissioners considered this application, along with relevant evidence and testimony, on Wednesday, June 11, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of San Miguel County, Colorado, approves the La Sal Vista Final Plat Subdivision application, based on the findings that the Final Plat Plan is consistent with the San Miguel County Comprehensive Development Plan, and the relevant Land Use Policies as set forth in Article 2 of the San Miguel County Land Use Code, and Activities of Local and State Interest"1041" Environmental Review

as set forth in Land Use Code Section 5-4, with the following conditions:

1. Prior to construction of infrastructure, Applicant must obtain a Colorado Department of Transportation (CDOT) Notice to Proceed for the construction of the Access intersection to the subdivision.
2. Cash in Lieu of Land as provided for in LUC Section 5-804 F to meet the School Land Dedication Requirements will be paid at Final Plat in the amount of \$2,317.14 as recommended by Legg Appraisals, LLC.
3. Cash in Lieu of Land as provided for in LUC Section 5-805 F to meet the Public Park Land Dedication Requirements will be paid at Final Plat in the amount of \$5,306.42 recommended by Legg Appraisals, LLC.
4. All representations made within the Application and its exhibits shall be incorporated into the Final Subdivision Plan, Covenants, and Subdivision Improvements Agreement, except as modified herein.

BE IT FINALLY RESOLVED that all written representations of the applicant in the original submittal and all supplements, letters and emails are deemed to be conditions of approval, except to the extent modified by this review process.

DONE AND APPROVED by the Board of County Commissioners of San Miguel County, Colorado, on June 11, 2025.

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

By: Anne Brown
Anne Brown, Chair

Vote:	Anne Brown	<u>Aye</u>	Nay	Abstain	Absent
	Galena Gleason	<u>Aye</u>	Nay	Abstain	Absent
	Lance Waring	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

ATTEST:



By: Carmen Warfield
Carmen Warfield, Chief Deputy Clerk

EXHIBIT "A" Legal Description
EXHIBIT "B" Public Meeting Record list
EXHIBIT "C" Site Plan

EXHIBIT "A" LEGAL DESCRIPTION

E2SE4SE4 SEC 21 T45 R13 LESS TR OF LAND DESC AS FOLL BEG AT PT N
89DEG 51MIN W 30 FT AND N 0DEG 09MIN E 30 FT FROM SE COR SECT 21 TH N
89DEG 51MIN W 621.73 FT TH N 0DEG 09MIN E 264 FT THS 89DEG 51MIN E
621.73 FT TH S 0DEG 09MIN W 264 FT TO POB 14.65A

EXHIBIT "B"

PUBLIC MEETING RECORD

San Miguel County Board of Commissioners

Application: MJRummel Investments Inc La Sal Vista Subdivision Final Plat

Date: June 11, 2025

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 Board of Commissioners from John Huebner, Senior Planner dated June 11, 2025.
4. Draft Resolution 2025-17 of the Board of County Commissioners, San Miguel County, Colorado, Approving the Final Plat for Subdivision of La Sal Vista for MJRummel Investments Inc.
5. Resolution 2024-24 of the Board of County Commissioners, San Miguel County, Colorado, Approving the Preliminary Plan for Subdivision of La Sal Vista for MJRummel Investments Inc.
6. Resolution 2024-23 of the Board of County Commissioners, San Miguel County, Colorado, Approving Rezoning of La Sal Vista parcel from Wright's Mesa (WM) to Wright's Mesa Light Industrial (WMLI) for MJRummel Investments Inc.
7. Resolution 2023-28 of the County Board of Commissioners, San Miguel County, Colorado, Approving a Sketch Plan for Subdivision of La Sal Vista for MJRummel Investments Inc.
8. Application and various Supplements submitted by Morgan Rummel, on behalf of MJRummel Investments Inc for Final Plat Subdivision La Sal Vista property, dated October 21, 2024 through March 28, 2025.
9. "Applicant's Certification of Compliance with the Public Noticing Requirements" of the San Miguel County LUC Section 3-9 and of C.R.S. § 24-65.5-103(1) dated May 15, 2025.
10. Public Hearing Notice published in the Norwood Post and Telluride Daily Planet on Wednesday, May 23, 2025.
11. Email from John Huebner, Senior Planner to Morgan Rummel, Applicant dated February 20, 2025.
12. Email from John Huebner, Senior Planner to Morgan Rummel, Applicant dated January 13, 2025.

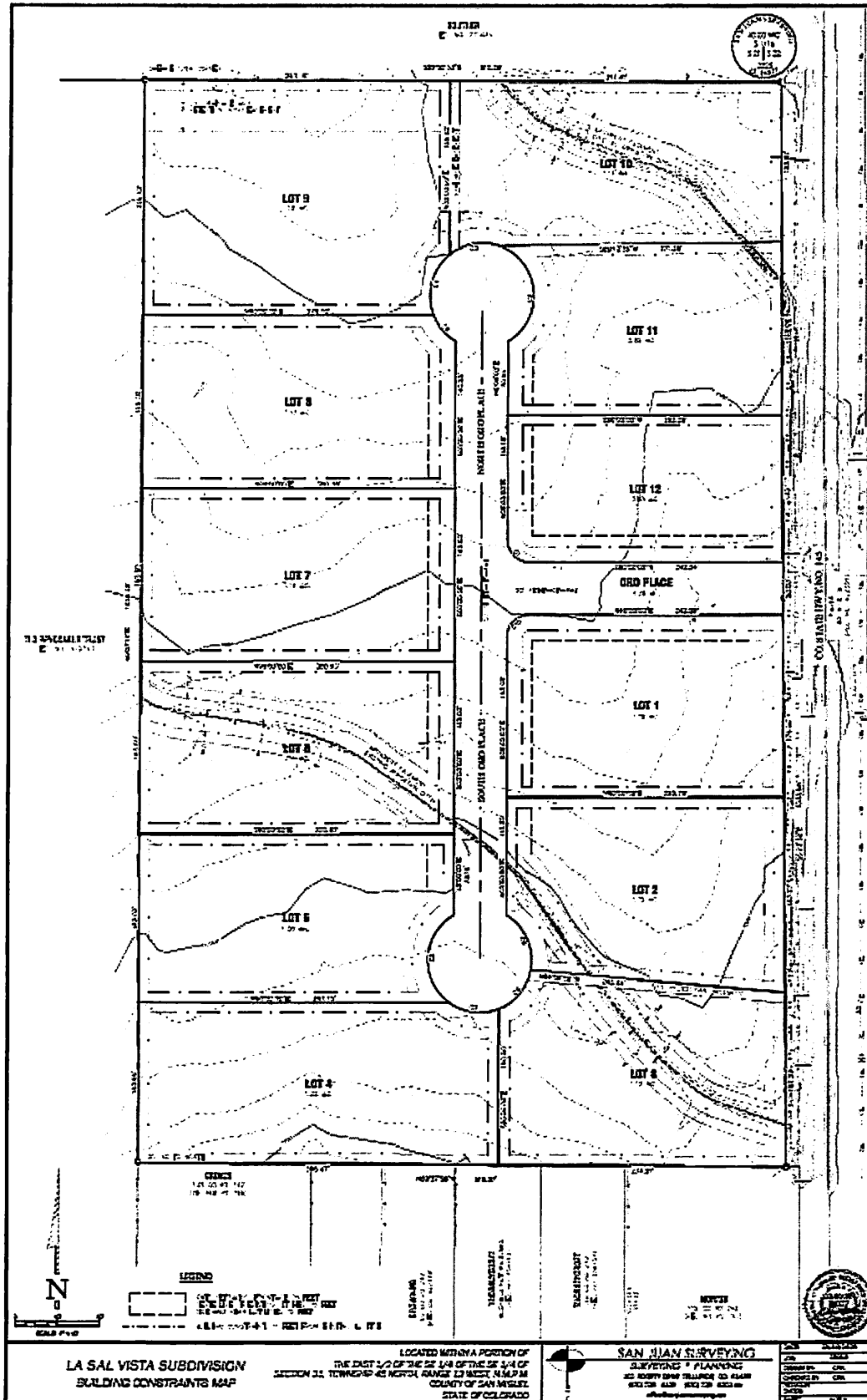
AGENCY COMMENTS

13. Email and Memo from John Huebner, Senior Planner, to Referral Agencies dated December 17, 2024.
14. Email from Maura Fahey, San Miguel County Attorney, to John Huebner, Senior Planner dated March 24, 2025.
15. Email from Maura Fahey, San Miguel County Attorney, to John Huebner, Senior Planner dated January 13, 2025.
16. Email from Randee Reider, Colorado Department of Transportation, to John Huebner, Senior Planner dated December 17, 2024.
17. Email from John Bockrath, Norwood Fire Protection District Chief, to John Huebner, Senior Planner dated December 18, 2024.
18. Noxious Weed Management Plan from Julie Kolb, San Miguel County Weed Manager, to John Huebner dated February 27, 2025.
19. Email from Julie Kolb, San Miguel County Weed Manager, to John Huebner dated January 21, 2025.
20. Email from J David Foley, San Miguel County Surveyor, to John Huebner, Senior Planner dated April 19, 2025.
21. Letter from J David Foley, San Miguel County Surveyor, to John Huebner, Senior Planner dated March 13, 2025.
22. Letter from J David Foley, San Miguel County Surveyor, to John Huebner, Senior Planner dated March 6, 2025.
23. Letter from J David Foley, San Miguel County Surveyor, to John Huebner, Senior Planner dated December 27, 2024.
24. Letter from Gregory E Anderson, PE, Designated County Engineer, to John Huebner, Senior Planner dated March 23, 2025.
25. Letter from Gregory E Anderson, PE, Designated County Engineer, to John Huebner, Senior Planner dated March 6, 2025.
26. Email from Gregory E Anderson, PE, Designated County Engineer, to John Huebner, Senior Planner dated February 20, 2025.
27. Letter from Gregory E Anderson, PE, Designated County Engineer, to John Huebner, Senior Planner dated January 9, 2025.

PUBLIC COMMENT

None Received

Exhibit "C" - Site Plan



**RESOLUTION OF THE BOARD OF COMMISSIONERS,
SAN MIGUEL COUNTY, COLORADO,
APPROVING A WETLAND SPECIAL USE PERMIT FOR THE TELLURIDE
REGIONAL AIRPORT, SUBJECT TO CONDITIONS**

Resolution 2025-18

WHEREAS, the Telluride Regional Airport Authority (TRAA) (Applicant) seeks a Wetland Special Use Permit for the Airport, which is located in the Public (PUB) Zone District for the Telluride Airport's proposed Southside Hanger Complex Development Project. The proposed development project includes grading, construction activities and the siting of airport improvements within the 100-foot buffer zone of two mapped wetlands. TRAA is proposing new airfield pavements south of the existing main runway. This phased project will include a new connector taxiway and large parking apron for private transient and based aircraft, with ancillary utility and drainage improvements. The existing airfield perimeter road and wildlife fencing will be realigned along the south side of the development. This project will require a significant amount of earthwork. Phase One will consist of grading of the development site and ancillary drainage improvements detailed in the application. Phase Two will include installation of remaining drainage infrastructure and taxi lane and apron pavements, utilities, paving the perimeter road, and potentially constructing the first round of hangars. The wetland areas and wetland buffer zones are located wholly on the main airport parcel; and

WHEREAS, the proposed Wetland Special Use Permit application is a two-step County Planning Commission and Board of Commissioner review pursuant to Land Use Code Section 5-10 Special Uses (these standards apply to all One and Two-step Reviews) and 5-22 Wetland Areas; and

WHEREAS, the application was referred to the County Manager, County Attorney, County Assistant Manager, County Road and Bridge Director; Aldasoro Ranch Home Owners Company; Deep Creek Ranches; Last Dollar PUD and Condominium Association, and Meadows at Deep Creek Mesa HOA for review and comment; and

WHEREAS, at its regular meeting held on Thursday, May 8, 2025 the County Planning Commission reviewed the application and recommended approval to the Board of County Commissioners of a Wetland Special Use Permit (SUP) for Telluride Regional Airport Authority or its contractor, for the proposed 35.1-acre project as presented, based upon the finding that the application meets the review standards of Land Use Section 5-22 Wetland Areas, and that the development is proposed solely in a buffer zone, and that the project activities are not likely to adversely affect the adjacent wetland area(s), subject to certain conditions, by a vote of 5-0; and

WHEREAS, the County Planning Commission's actions and recommendations are contained in the minutes from the May 8, 2025 CPC meeting; and

WHEREAS, on or about May 14, 2025, the Applicant sent Notice of the application and the Board of County Commissioners (BOCC) Public Hearing to be held on Wednesday, June 11, 2025 to all property owners within 500 feet of the subject parcel, and sign was posted on the property on or about May 14, 2025 noticing the proposed use and the BOCC meeting to be held on June 11, 2025; and

WHEREAS, A Notice of Public Hearing was published in the Telluride Daily Planet and in the Norwood Post on Friday, May 23, 2025 for the Board of County Commissioner public hearing to be held on-line and in person on Wednesday, June 11, 2025; and

WHEREAS, a list of the items included in the Public Hearing Record is attached to this resolution as Exhibit "A";

WHEREAS, the Board of County Commissioners of San Miguel County, Colorado, considered this application, along with relevant evidence and testimony, at a public hearing held on-line and in person on Wednesday, June 11, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of San Miguel County, Colorado, approves the Wetland Special Use Permit (WETLAND-24-0010) for the Telluride Regional Airport Southside Executive Hangar Complex Development Project based upon the finding that the application meets the review standards of Land Use Section 5-22 Wetland Areas, and that the development is proposed solely in a wetland buffer zone, and that the project activities are not likely to adversely affect the adjacent wetland area(s), subject to the following conditions:

1. Complying with all written representations as outlined in the December 3, 2024 application and supplement dated April 23, 2025 submitted by Michael Perkins, SWCA Environmental Consultants, on behalf of the Telluride Regional Airport. These include best management practices to minimize impacts to the wetland areas and wetland buffer zones, and to minimize the lag time between wetland buffer zone impact and construction of the airfield improvements and revegetation. This will allow for the establishment and regrowth of wetland buffer zones, and mitigation of disturbed soils until revegetation has stabilized the site.
2. Install construction fencing and erosion control logs and grated inlet protection where required to minimize impact to adjacent and downstream wetlands and water resources. Provide photos of BMPs upon installation to the Planning Department.
3. All disturbed soils will be revegetated with native species and controlled for invasive plant species and noxious weeds.
4. A final inspection shall be scheduled with the Planning Department to certify compliance with the conditions of this Wetland Permit.

5. Applicant will ensure that riprap and gabion baskets are included on the full length of the compensatory wetlands mitigation site that are located between Wetland 01 and Wetland 02 as identified in this application.
6. All written representations of the Applicant in the original application submittal and all supplements, letters, and emails, are deemed to be conditions of approval, except to the extent modified by this approval.

DONE AND APPROVED by the Board of County Commissioners of San Miguel County, Colorado, on June 11, 2025.

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

By: Anne Brown
Anne Brown, Chair

Vote: Anne Brown	<u>Aye</u>	Nay	Abstain	Absent
Galena Gleason	<u>Aye</u>	Nay	Abstain	Absent
Lance Waring	<u>Aye</u>	Nay	Abstain	<u>Absent</u>

ATTEST:



By: Carmen Warfield
Carmen Warfield, Chief Deputy Clerk

EXHIBIT "A" Public Hearing Record
EXHIBIT "B" Site Plan

EXHIBIT "A"

PUBLIC HEARING RECORD

Board of County Commissioners

Application: Telluride Airport: Wetland Special Use Permit - Southside hangars project

Date: June 11, 2025

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 Board of Commissioners from John Huebner, Senior Planner dated June 11, 2025.
4. Draft Resolution 2025-18 of the Board of County Commissioners, San Miguel County, Colorado, Approving a Wetland Special Use Permit for the Telluride Regional Airport, subject to conditions.
5. Draft County Planning Commission May 8, 2025 Meeting Minutes.
6. Memorandum to the San Miguel County Planning Commission from John Huebner, Senior Planner dated May 8, 2025.
7. Draft County Planning Commission March 13, 2025 Meeting Minutes.
8. Memorandum to the San Miguel County Planning Commission from John Huebner, Senior Planner dated March 13, 2025.
9. Application and Supplement submitted by Michael Perkins, SWCA Environmental Consultants, on behalf of Telluride Regional Airport Authority for Wetland Special Use Permit, dated December 3, 2024 and April 23, 2025.
10. "Applicant's Certification of Compliance with the Public Noticing Requirements" of the San Miguel County LUC Section 3-9 and of C.R.S. § 24-65.5-103(1) dated May 14, 2025.
11. Public Hearing Notice published in the Norwood Post and Telluride Daily Planet on Wednesday, May 23, 2025.

AGENCY COMMENTS

12. Memo from Nicola Kerr, Associate Planner, to Referral Agencies dated February 10, 2025.
13. Email from SMC County Manager, Mike Bordogna, to Nicola Kerr, Associate Planner, dated February 26, 2025.
14. Letters and two Addendums from Nick Farkouh, President, M.D.C.M Homeowners Co. to Planning Department dated March 4, 2025 and May 5, 2025 and June 3, 2025.

EXHIBIT "A"

PUBLIC COMMENT

15. Email from Morgan Smith, County resident to Nicola Kerr, Associate Planner dated March 4, 2025.

16. Letter from Scott and Pam Bennet, Deep Creek #10 LLC to County Planning Commission dated March 4, 2025.

17. Email from Charles Price, 100 Bilk Creek Rd, to Planning staff and County Planning Commission dated March 9, 2025.

OTHER

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS,
SAN MIGUEL COUNTY, COLORADO,
MODIFYING RESOLUTION #2022-31 AND RESOLUTION #2023-09 APPROVING AN
UPDATE TO THE MARKET AFFORDABILITY GAP FEE RATE**

Resolution 2025-19

WHEREAS, in July 2022, the San Miguel County Commissioners (BOCC) in Resolution 2022-31 adopted Land Use Code amendments to implement an amended residential development employee housing mitigation fee method and fee schedule that went into effect July 15, 2022; and

WHEREAS, in in March 2023, the San Miguel County Commissioners (BOCC) in Resolution 2023-09 adopted Land Use Code amendments to increase the residential floor area exemption and to amend the mitigation rate that went into effect July 15, 2022. It was phased in starting with fifty percent (50%) of the impact fee assessed for complete applications submitted between July 15, 2022 and May 31, 2023, and was then assessed at one hundred percent (100%) of impact fee to all building permit applications submitted and/or made complete starting June 1, 2023; and

WHEREAS, the 2022 Market-Affordability Gap Fee fee rate has remained in effect through June 30, 2025; and

WHEREAS, the Market-Affordability Gap Fee fee rate was discussed within a work session by the BOCC on May 14, 2025; and

WHEREAS, at the direction of the Board of County Commissioners (BOCC) , the Planning staff has prepared an update to the Market-Affordability Gap Fee fee rate; and

WHEREAS, the Board of Commissioners of San Miguel County, Colorado, considered this Market-Affordability Gap Fee fee rate, along with relevant evidence and testimony, at a public meeting on Wednesday, June 11, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of San Miguel County, Colorado, approves an update to the Market-Affordability Gap Fee fee rate from \$527 to \$928.

BE IT FURTHER RESOLVED, that this adjustment is effective as of August 1, 2025 and shall be phased in starting with an impact fee rate of \$727.50 assessed for complete applications submitted between August 1, 2025 and December 31, 2025, and then assessing one hundred percent (100%) of impact fee to all building permit applications submitted and/or made complete at a rate of \$928 starting January 1, 2026.

BE IT FURTHER RESOLVED, that beginning April 30, 2026 Planning staff shall annually update the Market-Affordability Gap Fee fee rate using the most recent sales data available for the previous three full years as is allowed per the County Land Use Code.

DONE AND APPROVED by the Board of County Commissioners of San Miguel County, Colorado, on June 11, 2025.

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

By: Anne Brown
Anne Brown, Chair

Vote:	Anne Brown	<u>Aye</u>	Nay	Abstain	Absent
	Galena Gleason	<u>Aye</u>	Nay	Abstain	Absent
	Lance Waring	Aye	Nay	Abstain	<u>Absent</u>

ATTEST:

By: Carmen Warfield
Carmen Warfield, Chief Deputy Clerk



EXHIBIT A – Public Hearing Record list

**EXHIBIT A
PUBLIC MEETING RECORD**

San Miguel County Board of Commissioners

Application: San Miguel County Planning Department

Affordable Housing, Employee Housing Impact Mitigation Fee Bring up-to-date

Date: June 11, 2025

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. San Miguel County Affordable Housing Fee Methodology Report (By Reference Only).
4. Memorandum to the San Miguel County Planning Commission from John Huebner, Senior Planner dated June 11, 2025.
5. Draft BOCC Resolution 2025-19 of the County Board of Commissioners, San Miguel County, Colorado.
6. Draft BOCC May 14, 2025 Meeting Minutes.
7. Memorandum to the San Miguel County Board of Commissioners from Kaye Simonson, Planning Director and John Huebner, Senior Planner dated May 14, 2025.

AGENCY COMMENTS

None

PUBLIC COMMENT

None

**SAN MIGUEL COUNTY BOARD OF
COMMISSIONERS MEETING**

June 11, 2025

Date of Meeting

Executive Session Minutes Attest

I, Maura Fahey, County Attorney, attest that the June 11, 2025 (Date of Meeting) Executive Session discussions of attorney-client matters were confined to a permissible executive session topic and constituted a privileged attorney-client communication that does not have written minutes.

Maura Fahey

Marua Fahey, County Attorney

I, Anne Brown Chair of the San Miguel County Board of Commissioners, attest that the June 11, 2025 (Date of Meeting) Executive Session discussions of attorney-client matters were confined to a permissible executive session topic and constituted a privileged attorney-client communication that does not have written minutes.

Anne Brown

Chair