

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

WEDNESDAY, JULY 16, 2025

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

1. 9:30 a.m. 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

Lance Waring, Vice Chair

Galena Gleason, Commissioner

Staff Present:

Mike Bordogna, County Manager

Jarrold Biggs, Deputy County Manager

Maura Fahey, County Attorney

Meghan Knowles, Communication Specialist

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.

6. Consent Agenda

a. Approval of Minutes: June 11, 2025, June 18, 2025

Motion by Lance Waring to approve the consent agenda as presented. **Seconded** by Anne Brown. **PASSED 3-0.**

b. Item continued to a future meeting - Approval of the Chair's signature as the Board of Commissioners and as the San Miguel County Housing Authority on the (Scrivener's error) San Miguel County Affordable Housing Covenant, Equitable Servitude, and Real Covenants for Turner Kilgore, Lot 5, Lone Cone Library Subdivision of Lot 2, Pinion Park

c. Item continued to a future meeting - Approval of the Chair's signature as the Board of Commissioners and as the San Miguel County Housing Authority on the (Scrivener's

error) San Miguel County Affordable Housing Covenant, Equitable Servitude, and Real Covenants for Emmet Pryor Nunn and Rozlyn Wilder Unit B2, Building 2, Rio Vistas Phase II, at the Top of the Hill at Lawson Hill

7. Administrative Matters

- a. **Public Hearing: Approval of the Chair's signature on a Special Event Liquor License for Telluride Mountain Club event at 120 Society Dr. Telluride, CO 81435 on July 18 & 19, 2025/MOTION**

Presented by: Carment Warfield, Chief Deputy Clerk; Patrick Sheehan, Applicant

9:35 a.m. The Chair opened the Public Hearing.

9:36 a.m. The Chair closed the Public Hearing.

Motion by Lance Waring to approve the Special Event Liquor License as presented. **Seconded** by Anne Brown. **PASSED 2-0.**

- b. **Presentation by the San Miguel Watershed Coalition - evolution of plans and funding for the Wildfire Readiness Action Plan (WRAP).**

Presented by: Adrian Bergere, San Miguel Watershed Coalition

9:40 am Galena Gleason, County Commissioner, arrived.

8. *Planning Matters

- a. **Consideration of the Chair's signature on the proposed Insubstantial PUD amendment to the Lawson Hill PUD development plan matrix./MOTION**

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

Motion by Galena Gleason to authorize the Chair's signature on the proposed Insubstantial PUD Amendment to the Lawson Hill PUD Development Plan Matrix 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 Lance Waring. **PASSED 3-0.**

- b. **Consideration of a request to terminate an Accessory Dwelling Unit (ADU) on Lot 11, West Meadows/MOTION**

Presented by: John Huebner, Senior Planner; Tom Kennedy, Attorney representing the Applicant

Motion by Lance Waring to approve the Termination of the Deed Restriction for the Accessory Dwelling Unit located on Lot 11, Skyfield PUD, and direct staff to prepare the Termination Agreement for signature by the owner and Board Chair, subject to the

payment of an Employee Housing Impact Fee in the amount of \$568,646.
Seconded by Galena Gleason. **PASSED 3-0.**

- c. Consideration of Chair's signature on Resolution 2025-22 approving the repair to county road K68, Tomboy Road./MOTION

Presented by: John Huebner, Senior Planner; Mike Bordogna, County Manager;
Jarrod Biggs, Deputy County Manager

Motion by Galena Gleason to approve the proposed construction to repair the wall on CR K68, aka FS 869, aka Tomboy Road, and to adopt the Board of County Commissioner **Resolution 2025-22**, based on the finding that the proposed use is consistent with the County Master Plan, and with the Land Use Code review standards in Section 5-10, Special Uses; and section 5-321K, Review Standards for High Country Area (HCA) Zone District Special Uses, subject to the following specific terms and conditions:

1. All written representations of the applicant, in the original submittal and all supplements, are deemed to be conditions of approval except to the extent modified by this approval.
2. The traffic control plan proposed for recreational hikers or bikers that may be encountered and traveling through the worksite during pre-construction activities will be approved by the Road and Bridge Department.
3. The US Forest Service will approve the engineered construction documents prior to the contractors commencing road repair construction activities.
4. Tomboy Road will be fully closed to recreational hikers or bikers during road repair construction activities.

Seconded by Lance Waring. After a discussion, the Commissioners proposed a friendly amendment to add to the motion:

4. Tomboy Road will be fully closed to recreational hikers or bikers in the area of the repair during road construction activities.
5. The road repair area shall be open for the safe passage of runners and race organizers during the Imogene Pass Run. The Commissioners agreed upon the addition, and the motion **PASSED 3-0.**

9. Manager Matters

Update and other, as needed
Mike Bordogna, County Manager

Presented by: Jarrod Biggs, Deputy County Manager

1. The County Board of Equalization [CBOE] hearings will begin this Friday, followed by the presentation and final approval by the Board of County Commissioners at their meeting on July 30.

2. The fair is happening in Norwood this week.
3. The Rodeo is the following weekend.

Presented by: Mike Bordogna, County Manager

1. Lisa Pool from John Hickenlooper's office met with constituents visiting the area, including the Matterhorn Mill and the Pathfinder Gravel Pit.
2. The Community survey is available to complete online.
3. A board retreat is scheduled for August 19th from 9:00 a.m. to 5:00 p.m.
4. Does the board have any interest in a ballot question? The clerk must be notified within one week. It will be considered at our next board meeting.
5. The Forest Service will consider advancing the fire ban due to limited resources available.
6. The Staff Picnic is scheduled for Thursday, August 7, from 12:00 p.m. to 4:00 p.m. All are welcome.

10:58 a.m. Recessed.

11:09 a.m. Reconvened.

12. Commissioner Updates

Anne Brown - Update on Outside Meetings.

Galena Gleason - Update on Outside Meetings.

Lance Waring - Update on Outside Meetings.

Lance Waring - Lisa Pool -Senator Hickenlooper's assistant met with the Gondola Subcommittee.

Galena Gleason met with Dale Reed, developer of workforce housing, to discuss the impact of the Mt. Village Hotel construction on the West End Communities for temporary housing; West End Leadership meeting.

10. Public Health and Environment

*(The Board of Commissioners is sitting as the San Miguel County Board of Public Health.)
Potential Executive Session: Concerning Public Health, Meeting with an Attorney, citation 24-6-402(4)(b).*

- a. Update with Public Health.

Presented by: Grace Franklin, Public Health Director; Surya Sankineni, Environmental Health Inspector; Kevin Chaney, Environmental Health

Introduction of Surya Sankineni, Environmental Health Inspector
Update with Kevin Chaney, Environmental Health, regarding upcoming legislation and changes that will be required.

Public Health Updates:

1. Update on funding agreements.
2. Update on WIC funding.
3. Additional funding for COVID.
4. Additional funding for the Radon test program.
5. Public Health will be fully staffed at the end of the month.
6. The State of Colorado has conducted two audits of the Colorado Department of Public Health and Environment. Both were successful.
7. Injury prevention funds were received. The department was able to purchase helmets, lights, fire alarms, carbon dioxide detectors, and other safety equipment that will be given away to the public.
8. Upcoming back-to-school fair in Telluride and Norwood
9. Update on Immunizations and Suggested Vaccines for Fall.

11. Lunch

12:08 p.m. Recessed.

12:45 p.m. Reconvened.

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))

Presented by: Maura Fahey, County Attorney

Update on the homes for sale (Ilium) that are owned by Telluride Ski and Golf. Five of the homes have sold, and the sixth home is scheduled to close on July 30th.

14. Break

1:14 p.m. Recessed.

5:15 p.m. Reconvened.

15. County Housing Matters

(The Board of Commissioners is sitting as the San Miguel County Housing Authority.)

- a. Continued Public Discussion of Deed Restriction, legal review, and interpretation

Note: Anne Brown addressed the public.

The following agenda item will involve a discussion of deed-restricted properties within San Miguel County. To ensure transparency and address any perceived conflict of interest, I would like to disclose on the record that I'm an owner of deed-restricted property within San Miguel County and have entered into a covenant with the county

for that property. I do not believe this will impact my ability to remain fair and impartial in today's discussion. Lance Waring agreed with Anne Brown, as an owner of the deed-restricted property in San Miguel County, and he, too, could be fair and impartial.

Presented by: Jarrod Biggs, Deputy County Manager; Maura Fahey, County Attorney

Public Who Addressed the Board:

Shellie Duplan, Aldasoro HOA

Laura Ellison, County resident

Elaine Demas, County resident

Lara Young, County resident

Matthew Lagoe, County resident

Dylan Brooks, County resident

Anneliese Riebel, County resident

Ginny Gordon, County resident

Melissa Ramponi, County resident

Caitlin Orintas, County resident

7:45 p.m. Recessed.

7:50 p.m. Reconvened.

Staff direction was given to prepare a resolution that bifurcates and takes the owner within the statute of limitations, plus an additional 2 months. All others that are on the Covenant will have the ability to revert to the 2010 Covenant. Lance Waring and Anne Brown chose to opt out of any changes to their current covenant.

16. Adjournment

Motion by Galena Gleason to adjourn. **Seconded** by Lance Waring. **PASSED 3-0.**

8:18 p.m. Adjourned.

Respectfully submitted,

Approved: August 6, 2025

BOARD OF COUNTY COMMISSIONERS

Anne Brown

ATTEST:



Carmen Warfield

**RESOLUTION OF THE BOARD OF COMMISSIONERS,
SAN MIGUEL COUNTY, COLORADO,
APPROVING REPAIR TO COUNTY ROAD K68 TOMBOY ROAD**

Resolution 2025-22

WHEREAS, San Miguel County, hereafter "Applicant," cooperatively manages and maintains with the US Forest Service of a certain segment of County Road K68, Forest Service Road 869 ("Tomboy Road") located north of the Town of Telluride at Twin Falls as it crosses Royer Gulch, hereafter "Property," in the High Country Area (HCA) Zone District, located as shown on Exhibit A, Vicinity Map; and

WHEREAS, Mike Bordogna, County Manager, on behalf of the Applicant has submitted an Application ("Application") for the repair or restoration of damage to the Property as a result of natural catastrophe or "act of God", that exceeds routine Road Maintenance but does not constitute Road Improvements, in accordance with San Miguel County Land Use Code Section 5-321 G. IV.; and

WHEREAS, the Application was referred to the County Road and Bridge, County Parks and Open Space, County Sheriff, US Forest Service, and Ouray County for review and comment; and

WHEREAS, on or about June 26, 2025, the Applicant posted a Notice sign at the barrier gate on County Road K68 providing Notice of the application and the Board of County Commissioners (BOCC) Public Meeting to be held on Wednesday, July 16, 2025. There was no need for mailing due to no properties, other than Forest Service public lands within 500 feet of project area; 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 16, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of San Miguel County, Colorado, approves the proposed repair to County Road K68, FS 869 and Tomboy Road, based on the findings that the proposed repair is consistent with the San Miguel County Master Plan, and complies with the Land Use Code review standards as set forth in Land Use Code Section 5-321, High Country Area and Section 5-10, Special Uses, with the following specific terms and conditions:

1. The traffic control plan proposed for recreational hikers or bikers that may be encountered and traveling through the worksite during pre-construction activities will be approved by the Road and Bridge Department.
2. The US Forest Service will approve the engineered construction documents prior to the contractors commencing road repair construction activities.

3. Tomboy Road will be fully closed to recreational hikers or bikers in the area of the repair during road construction activities.
4. The road repair area shall be open for safe passage of runners and race organizers during the Imogene Pass Run.

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 July 16, 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	Absent

ATTEST:



By: Carmen Warfield
Carmen Warfield, Chief Deputy Clerk

EXHIBIT "A" Vicinity Map
EXHIBIT "B" Public Meeting Record list

EXHIBIT "A" VICINITY MAP

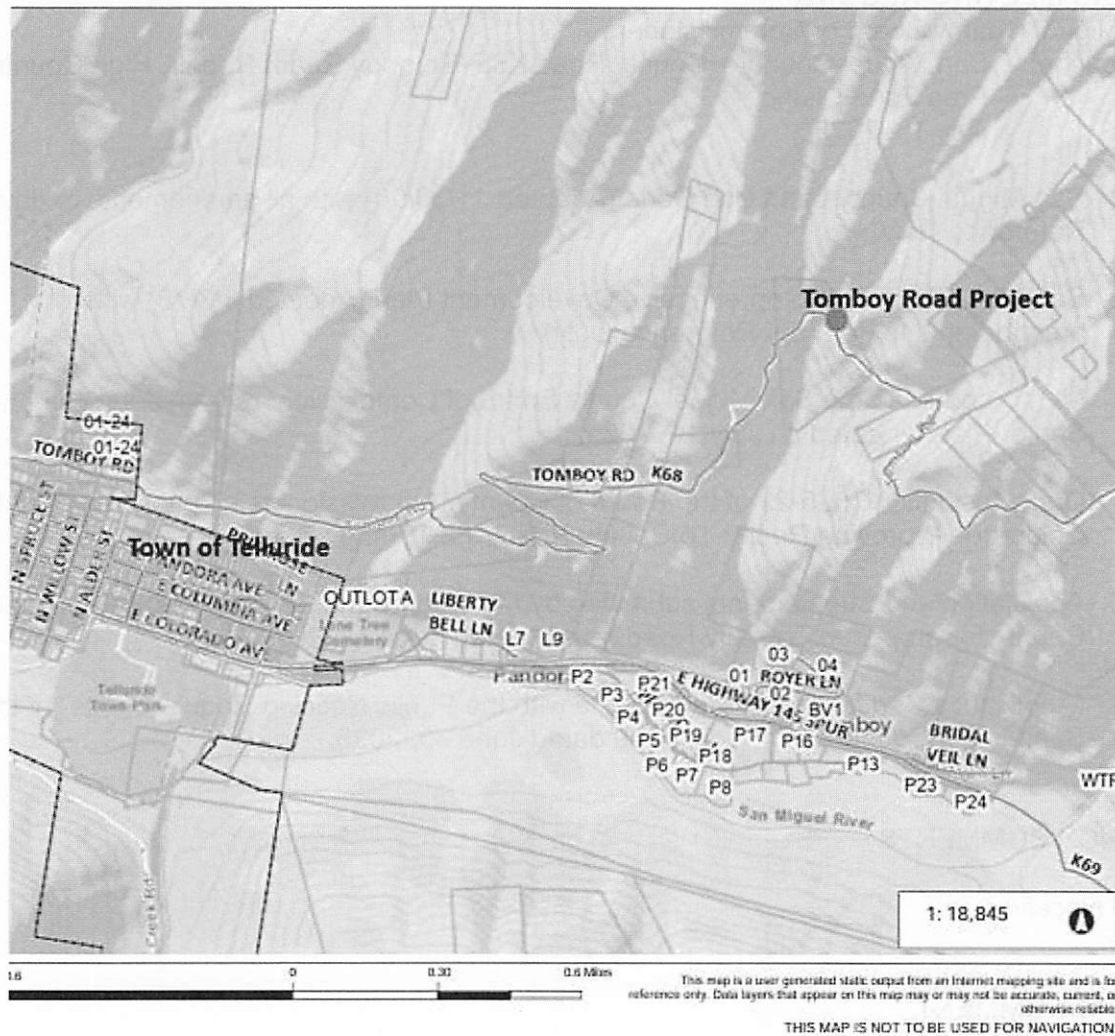


EXHIBIT "B"

PUBLIC MEETING RECORD

San Miguel County Board of Commissioners

Application: San Miguel County – County Road K68 (Tomboy Road) Repair, High Country
Area Zone District

Date: July 16, 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 Ju July 16, 2025.
4. Draft Resolution 2025-22 of the Board of County Commissioners, San Miguel County, Colorado, Approving Repair To County Road K68 Tomboy Road.
5. Application and Supplements submitted by Mike Bordogna, on behalf of San Miguel County for proposed Tomboy Road repair, dated June 18, 2025.
6. "Applicant's Certification of Compliance with the Public Noticing Requirements" of the San Miguel County LUC Section 3-9 dated June 30, 2025.

AGENCY COMMENTS

None Received

PUBLIC COMMENT

None Received