

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

December 9, 2021

On-line Meeting

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

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

County Staff Present: Amy Markwell, County Attorney
Nancy Hrupcin, Legal Assistant, County Attorney's Office

9:00 A.M. Site Visit: Lot HI Lawson Hill Subdivision

10:00 a.m. Chair called the meeting to order.

APPROVAL OF MINUTES

MOTION by Tobin Brown to approve the November 18, 2021 as presented.
SECONDED by MJ Schillaci. **VOTE PASSED 5-0.**

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

10:05 A.M. PUBLIC HEARING: LAND USE APPLICATION

Applicant: Lawson Hill Property Owners Co & Telluride Mountain School
Location: Lot HI, Lawson Hill PUD located north of Society Drive off San Miguel Dr.
Parcel Size: 1.88 acres
Zone District: Public (PUB)
Proposal: Rezone from Public (PUB) to Industrial (I); and Substantial PUD Amendment to increase maximum Building Height. MOTION

10:10 A.M Ian Bald joined the meeting

Kaye Simonson presented the summary of the request made by Scott Strand, on behalf of Telluride Mountain School, and Pam Hall, on behalf of Lawson Hill Property Owners Company (LHPOC), seeking a Rezone and Substantial PUD Amendment on a vacant 1.88-acre parcel, #456532200602, presently zoned Public (P) located off Society Drive in the Lawson Hill Planned Unit Development approximately 3 miles west of the Town of Telluride. The parcel is Lot HI in the Lawson Hill PUD. The Rezone will also affect Lot G, which is proposed to be part of a Lot Line Adjustment with Lot HI.

The application was initiated as a means to accommodate the needs of the Telluride Mountain School and their desire to plan and build a new parking lot. The Lawson Hill Property Owners Co. (LHPOC) and the Telluride Mountain School have come to an agreement that includes the transfer of two wedges of land from HI to Lot G in trade for the transfer of 10,000 sq. ft. of Non-Residential Floor area and the Industrial zoning associated with the 10,000 sq. ft. to Lot HI, subject to approval of San Miguel County for these changes.

The LHPOC is proposing to rezone Lot HI from Public to Industrial, mainly to compliment all the other parcels that are Industrial zoning and allow a broader range of options for the property. With the rezone, the Lawson Hill Land Use Matrix must be amended with respect to allowed uses. The applicants are proposing to alter the uses allowed on Lot HI (Lot HI-R after the Lot Line Adjustment) for a combination of Public and Industrial uses.

The application's intent is to change the matrix to eliminate public uses that were negotiated as part of the original PUD approval but are not desirable or no longer anticipated to be built there. These uses include a regional medical center, helicopter landing pad, jail, and indoor pistol ranges, and are to be replaced with neighborhood community uses such as meeting rooms, offices, flex spaces and recreational uses as well as 10,000 sq. feet maximum of Light Industrial and Heavy Commercial uses.

A new plat has been created and Lawson Hill is requesting the permanent vacation of the temporary trail easement located on Lot HI and recorded at reception number 378699.

They are requesting a change for the maximum height of buildings, amending the parking requirement, and adding or changing uses allowed on the parcel. An insubstantial amendment, which can be approved administratively, would shift the floor area from Lot G to Lot HI, which ties into the substantial PUD amendment.

There is a proposed property line adjustment between lots G and HI, which will come before the BOCC in a one-step administrative review. They are also proposing to vacate the lot line between lots F1 & F2. To adjust the lot lines there needs to be consistent zoning across the property. If the rezone for Lot HI is not approved, a rezone for the portion of the lot that is within the boundary line adjustment and would become part of Lot G would still be needed.

Lawson Hill feels that in order to make use of the additional square feet, the primary height would need to increase from 24' to 35'. This height is comparable to other lots within the

vicinity of Lot HI within Lawson Hill. The applicants are also requesting consideration of allowing an additional 12' of height if the additional height is used for affordable housing.

The LHPOC is also requesting a modification to parking requirements. The current matrix requires 75 spaces for 30,000 sq. ft. of floor area. It is requested to maintain the 75 spaces with the maximum floor area proposed to be increased to 40,000 sq. ft. With this, the number of parking spaces per sq. ft. would be similar to parking ratio on other properties in the area. These changes require a Substantial PUD Amendment.

Multiple Land Use applications have been submitted in addition to the two (2) mentioned above including a Lot Line Adjustment, Lot Line Vacation, and an Insubstantial PUD Amendment, which are all One-Step Land Use Applications reviewed by the Board of County Commissioners. For clarity purposes, these will be discussed concurrent with the proposed Rezone and Substantial PUD Amendment where relevant.

It was asked if there were any conflicts of interest. Lee Taylor stated that he lives in Lawson and owns a business, but feels there is no conflict. Toby Brown also stated his wife is a volunteer at Mountain School, but has no conflicts. Ian Bald stated that his son went to the Mountain School, but also has no conflicts.

10:50 a.m. Opened Public Comment

Michelle Haynes – Lawson resident. Supportive of Mountain School. Strongly against rezoning. Would like to maintain public use of property

Dave Bulson- Lawson Resident, did not receive timely notice. Concerns about uses that are accessible to everyone. Traffic concerns

JJ Ossola- Via “Chat” What is County’s incentive to take a public use and convert it.

Bill de Alva – Addressing Dave & Michelle’s concerns, does not propose to reduce public uses, the shooting range, no one is interested. The hospital is contingent on the Genesee Project. There is intent to engage the Lawson Hill owners for a plan in the future.

11:04 a.m. Closed Public Comment

Bill de Alva spoke regarding the intent of the proposal, which would still be for public uses.

The commission discussed using more defined language regarding businesses and personal offices as opposed to public and community spaces.

Ian Bald asked for clarity as to what the advantage is to the Mountain School. They are getting part of HI for their parking layout.

It was further discussed by the commission regarding the degree to which the HOA should be responsive to the needs of the residents of Lawson Hill.

Kaye Simonson, Planning Director stated that the public benefit of Lawson Hill on a broad scale is the affordable housing. The substantial PUD Amendment does not require a new public benefit. Rather, it is more of a matter of defining the uses, or a zoning use question than a public benefit question. There is a need to protect public uses so it is not be overtaken by private, for profit development.

Scott Strand, applicant, commented on the unique situation of having almost 2 acres of land that is not yet developed. He asked the commission for direction regarding what elements need to be modified so they could work on those specific items.

The commission responded that there needs to be clarification on the following:

1. Clarification on the uses in the matrix on the public portion
2. Why is there a request for less parking on HI
3. Clarification on status of Town of Telluride water and sewer service agreement.

MOTION by Ian Bald to continue this discussion until the January 13, 2022 Planning Commission meeting, with the applicant to address the uses that should be or could be changed in the matrix, the public portion of the uses, why is less parking proposed on the HI Lot, and to have a discussion with the Town of Telluride about the water and sewer concerns.

Pam Hall added that the reduction in parking is actually a mathematical equation that is per sq. footage of area for a parking space. Currently it is 400 sq. ft is one (1) parking space which would align with the existing neighborhood parking requirements.

SECONDED By Matt Bayma.

AMENDMENT TO THE MOTION by Toby Brown to change “discussion” to accurately say, “public meeting”. Both Ian and Matt accepted the amendment.

VOTE PASSED 5-0

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

11:32 a.m. Break

11:37 a.m. Reconvene

WORKSESSION: AFFORDABLE HOUSING

Kaye Simonson reported on the joint meeting with Board of County Commissioners on December 8, 2021, and the Master Plan amendment regarding housing and the adoption of the Land Use Code Amendment for the Community Housing zone district.

The following were also discussed:

- Updates to the Affordable Housing mitigation rates and how they are calculated.

- Ideas to allow housing for public Park and Open Space Zones, for housing equipment operators, first responders, on-call staff, and law enforcement personnel.
- Caretaker units and ADU's being rented for local housing rather than just private use.
- On 35 acre parcels, the well permits allow up to three dwelling units. An option could be to allow additional caretaker units on a property as long as they were deed restricted.
- Short term rentals.

Josselin Lifton-Zoline asked about future development and affordable housing in the west end. Kaye Simonson responded with sharing details about the current affordable housing development by San Miguel County and the Telluride Foundation that is underway for 20+ units. The Town of Telluride and the Town of Mountain Village also just bought land in Norwood with the intent to develop affordable housing and house workers for the wastewater treatment plant expansion. It is timely for these discussions. The commission agreed and wishes to receive feedback from the west end communities.

An update on the housing authority was given as the Town of Mountain Village has formed their own housing authority. The county is realigning and looking for a new affordable housing manager as Coreena Howard will be leaving at the end of the year.

Amy Markwell shared that the Town of Telluride and the BOCC will be having a work session to look at the future of the Housing Authority entity. With an increase in the number of board members, a seat will be open for someone to serve who actually lives in deed restricted housing.

PLANNING COMMISSION AND STAFF COMMENTS

The planning and building departments are working on Code Enforcement cases.

The 2018 Building Code amendment resolution is ready to be presented to the board for adoption.

12:14 p.m. Adjourned.

Respectfully Submitted,

Nancy Hrupcin, Legal Assistant, County Attorney

Approved on _____, 2022.

SAN MIGUEL COUNTY PLANNING COMMISSION

M.J. Schillaci, Secretary

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