



PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 11, 2025 - 9:00 AM

Location of Meeting: 333 West Colorado Ave., Second Floor Meeting Room, Telluride, CO 81435

Zoom Protocol

<https://us06web.zoom.us/j/89452769907?pwd=bVVslN06eHM0aOhhbaQX3UvkB6ViZG.1>

Meeting ID: 894 5276 9907

Passcode: 397576

If you wish to speak:

Via Computer:

Click **Raise Hand** in the webinar controls. The host will be notified that you've raised your hand.

- If the host allows you to talk, you may be prompted to unmute yourself. While unmuted, your profile picture and name are displayed to the host and panelists. Only your name is displayed to other attendees.
- Click **Raise Hand** in the webinar controls to lower it, if needed. This will not mute yourself if you are unmuted.

Windows: You can also use the **Alt+Y** keyboard shortcut to raise or lower your hand. **Mac:** You can also use the **Option+Y** keyboard shortcut to raise or lower your hand.

Telephone: If you join the webinar/meeting by phone, dial *9 to raise your hand.

- 1. 9:00 a.m. Call to Order**
- 2. Approval of Minutes, Planning Commission and Staff Comments**
 - a. 11/13 Planning Commission Meeting Minutes - -
- 3. Public Hearing: Land Use Application**
 - a. IPOA Substantial PUD Amendment will be **CONTINUED** to the Planning Commission's regularly scheduled January 8, 2026 meeting - -
- 4. Public Hearing: Land Use Application**
 - a. Telluride Land Works Special Use Permit **to be TABLED (continued from 11/13/2025)** - -
- 5. Land Use Code Amendment Recommendation**
 - a. Land Use Code Amendment Recommendation 5-3001 Short Term Rentals - -
- 6. Adjournment**

NOTE: All times are approximate; items may begin earlier (except public hearings) or later than scheduled. For more information contact Planning Department at (970) 369-5423.

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