

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

WEDNESDAY, FEBRUARY 18, 2026

333 WEST COLORADO AVE, 3RD FLOOR, TELLURIDE, COLORADO 81435

1. 9:30 a.m. Call to Order

2. Roll Call

Present:

Lance Waring, Chair

Galena Gleason, Vice Chair (Zoom)

Anne Brown, Commissioner (Zoom)

Staff Present:

Mike Bordogna, County Manager

Jarrold Biggs, Deputy County Manager

Maura Boylan, County Attorney

Meghan Knowles, Communications Coordinator

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: January 7, 2026, and January 21, 2026.
- b. Approval of the appointment of a new representative to the San Miguel Behavioral Health Solutions Panel (BHSP) on behalf of the Telluride Regional Medical Center (TRMC) - Laura Cattell for a term effective March 1, 2026, through June 1, 2028.
- c. Approval of the Chair's signature on an Agreement for Professional Services with West Region Wildfire Council for Wildfire Risk Assessments and Management
- d. Approval of the Chair's signature U.S. Department of Transportation grant offer for Infrastructure Investment and Jobs Act (IIJA) Project No. 3-08-0088-042-2026 at the Telluride Regional Airport in the amount not to exceed \$1,305,660 construct the south apron and Taxiway B3, install Primary Wind Cone and Segmented Circle, and Supplemental Wind Cone (about 14% of Construction).

- e. Approval of the January 2026 Vendor and Payroll Payments
- f. Ratification of the Chair's of the Board of County Commissioners sitting as the Board of Health for San Miguel County on an Inter-Agency Partnership for the Women, Infants, and Children Program (WIC).
- g. Approval of the Chair's signature on a contract with Ground Pounders for Soil Prep and regrading of the Mill Creek Park Site in the amount of \$94,201.
- h. Ratification of Agreement with CrowdStrike for Incident Response Services regarding the investigation of a cybersecurity incident.

Motion by Anne Brown to approve the agenda as presented. **Seconded** by Galena Gleason. **PASSED 3-0.**

7. Affordable Housing Updates

- a. Informational affordable housing update for the Board; no action required. - Drea Araiza, Housing Specialist - 10 mins.

Presented by: Drea Araiza, Housing Specialist

Public Who Addressed the Board:
Douglas Tooley

8. Administrative Matters

- a. Consideration of approving the selected contractor for the Mountain Village Town Hall Access Control Project funded by the State Homeland Security Grant. San Miguel County will act as the fiscal agent/MOTION

Presented by: Ramona Rummel, Finance Director; Chris Broady, Mountain Village Police

Motion by Anne Brown to approve the selected contractor as presented. **Seconded** by Galena Gleason. **PASSED 3-0.**

9:54 a.m. Recessed.
10:00 a.m. Reconvened.

9. Planning Matters

- a. Public Hearing — Consideration of a Substantial PUD Amendment to the Ilium Industrial Park Lots 400-444, Lawson Hill PUD, to add allowed uses, eliminate redundancies, and add 20 units of residential density./MOTION

Presented by: Kaye Simonson, Planning Director; Nicola Kerr, Associate Planner;

Ryan Kusuno, Applicant

11:37 a.m. This item was continued to a later point in the meeting.

10. Administrative Session - Continued.

- a. Consideration of the Chair's signature on the Declaration of Restrictive Covenant between the Town of Mountain Village, San Miguel County, and Alexander Ranch LLLP for the Waste Water Treatment Plant Property/MOTION

Presented by: Mike Bordogna, County Manager; Maura Boylan, County Attorney; Michelle Bulson, Assistant Town Manager, Town of Mountain Village

Motion by Anne Brown to approve the Chair's signature on the Declaration of Restrictive Covenant between the Town of Mountain Village, San Miguel County and Alexander Ranch LLLP for the Waste Water Treatment Plant Property. **Seconded** by Galena Gleason. **PASSED 3-0.**

- b. Consideration of Chair's signature on a Bargain and Sale Deed between San Miguel County and Alexander Ranch LLLP for the RGS Right-of-way Parcel./MOTION

Motion by Anne Brown to approve the Chair's signature on a Bargain and Sale Deed between San Miguel County and Alexander Ranch LLC for the RGS right-of-way parcel. **Seconded** by Galena Gleason. **PASSED 3-0.**

- c. Consideration of Chair's signature on an agreement to convey between Alexander Ranch LLLP and San Miguel County for the Intersection Improvement Parcel at Hwy 145/Ilium Road./MOTION

Motion by Galena Gleason to approve the Chair's signature on an agreement to convey between Alexander Ranch LLLP and san Miguel County for the Intersection Improvement Parcel at Hwy 145/Ilium Road. **Seconded** by Anne Brown. **PASSED 3-0.**

- d. Consideration of acceptance of commemorative sculpture for America 250/Colorado 150 celebration and partial dedication of Galloping Goose Park for placement of sculpture./MOTION

Presented by: Janet Kask, Parks and Open Space Director; John Kirk, Artist

Motion by Galena Gleason to approve the commemorative sculpture for America 250/Colorado 150 [year] celebration and partial dedication of Galloping Goose Park for placement of a sculpture. **Seconded** by Anne Brown. **PASSED 3-0.**

11. Lunch

11:58 a.m. Recessed.

12:05 p.m. Reconvened.

Item 9.a. Continuation of the Ilium Substantial PUD Amendment

12:05 p.m. The Chair opened the Public Hearing.

Public Who Addressed the Board:

Douglas Tooley

Teresa Brachle - Telluride Gymnastics

Krista Kimball, Ground Pounders and a Telluride Gymnastics user

Ginny Gordon, Owner in Illium

Lisa Marie Wright, County resident and Telluride Gymnastics user

Jennifer Mann, Telluride Gymnastics user

Lia Cristadora, Employee of Telluride Gymnastics

12:41 p.m. The Chair closed the Public Hearing.

This item was continued later in the meeting.

12:43 p.m. Recessed.

12:49 p.m. Reconvened.

12. Administrative Matters

- a. Consideration by the Board of County Commissioners, a recommendation to deny the Petition of Abatement or Refund of Taxes for Erika Builder and Christopher Matthew Blake Builder, Vacant Land, Unit 2, the Boulders at Mountain Village, ABMT2026-4./MOTION

Presented by: Patrice Campbell, County Assessor's Office; Christopher Matthew Blake, Builder, Petitioner

Motion by Anne Brown to uphold the decision of the County Assessor to deny petition 2026-4. **Seconded** by Galena Gleason. **PASSED 3-0.**

Item 9.a. Continuation of the Ilium Substantial PUD Amendment

Presented by: Kaye Simonson, Planning Director; Ryan Kusuno, Applicant

Motion by Galena Gleason to approve a substantial PUD amendment to the Ilium Industrial Park Lots 400-444, Lawson Hill PUD, to add allowed uses, eliminate redundancies, and add 20 units of residential density, with a friendly amendment to note on aa. to read: Residential units shall not be located on the ground floor (the level accessed from the road to which the property address is assigned), of the primary building on the lot, except for entrances and utility areas and amend the title of qq. to read: Health, Medical, Wellness, and Event Purposes. **Seconded** by Lance Waring. **PASSED 2-1.** Anne Brown opposed. **Resolution 2026-08.**

- b. Discussion with the Town of Telluride concerning the development of the West Wing (Fruen Building).

Presented by: Zoe Dohnal and James Van Hooser, Town of Telluride; Mike Bordogna, County Manager

13. Manager Matters

Update and other, as needed
Mike Bordogna, County Manager

Presented by: Mike Bordogna, County Manager

1. Spoke with Curt Morrison, Deputy Attorney General, concerning our adopted mining regulations.
2. The United States Post Office is still in negotiations with the owners of the leased space [currently the Placerville post office].
3. Meeting with Tom Kennedy on the Mill Creek Subdivision Improvement Agreement Amendment.
4. Protocols are set for any Immigration and Customs Enforcement officials who come to our facilities.

14. Commissioner Updates

Anne Brown - Update on Outside Meetings.
Galena Gleason - Update on Outside Meetings.
Lance Waring - Update on Outside Meetings.

Lance Waring - Nothing to report at this time.

Galena Gleason - Colorado Custom Inc (CCI) Colorado Renewable Energy

Anne Brown - Southwest Regional Potential Hub for Human Services; Interview of candidates for the Behavioral Health Projects lead position

15. 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 Boylan, County Attorney

Update on the Colorado Court of Appeals - Employee Housing Mitigation Fee case.

2:23 p.m. Recessed.

2:31 p.m. Reconvened.

- a. Executive Session - Personnel matter (4)(f) regarding Andres Jacinto Alonzo.

Presented by: Maura Boylan, County Attorney

In Attendance: Grace Franklin, Public Health Director; Andres Jacinto Alonzo, Employee

Andres Jacinto was given the option to hold this in an open or closed session. Andres requested that this be held in closed session, with him and his supervisor in attendance.

Motion by Galena Gleason to go into executive session. **Seconded** by Anne Brown. **PASSED 3-0.**

2:31 p.m. Recessed.

3:13 p.m. Reconvened.

Motion by Galena Gleason to come out of executive session. **Seconded** by Anne Brown. **PASSED 3-0.**

Note: Staff was directed to proceed with the process outlined in the Executive Session.

16. Adjournment

Motion by Anne Brown to adjourn the meeting. **Seconded** by Galena Gleason. **PASSED 3-0.**

3:15 p.m. Adjourned.

Respectfully submitted,

Approved: April 1, 2026
BOARD OF COUNTY COMMISSIONERS

Lance Waring

ATTEST:

Carmen Warfield



**RESOLUTION OF THE BOARD OF COMMISSIONERS,
SAN MIGUEL COUNTY, COLORADO,
APPROVING A SUBSTANTIAL PUD AMENDMENT
TO ADD USES, ELIMINATE REDUNDANCIES, AND ADD 20 RESIDENTIAL UNITS
TO THE ILIUM INDUSTRIAL PARK, LAWSON HILL PUD**

Resolution 2026-08

WHEREAS, Ryan Kasuno submitted an application on behalf of the Ilium Park Owners Association (Applicant), that seeks a Substantial PUD Amendment to consolidate and add certain allowed uses, eliminate redundancies, and add 20 residential units, at 3 units of zoned population per unit, more particularly illustrated in Exhibit "B": Lawson Hill PUD Development Plan Land Use Matrix to the Ilium Industrial Park more particularly described in Exhibit "A," Legal Description. The majority of the Ilium Industrial Park is zoned Low Intensity Industrial (I) with one parcel zoned Heavy Commercial (HC);

WHEREAS, a Substantial Plat and/or Planned Unit Development (PUD) Amendment applications is a Two-step Planning Commission and Board of Commissioner review pursuant to Land Use Code Sections 3-601 A. & B., 5-1503 Final Plat and PUD Amendments and 5-1803 Rezoning;

WHEREAS, the application was referred to the County Manager, Deputy County Manager, County Attorney, County Building Official, San Miguel Regional Housing Authority, San Miguel County Sheriff, Colorado Department of Transportation, Ilium Park Owners Association, and Two Rivers Homeowners Association for review and comment;

WHEREAS, the County Planning Commission unanimously recommend approval at their January 8th 2026 meeting with the following 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 approval.
2. Units of density will be assigned to individual lots by way of Insubstantial PUD Amendments.
3. New County Deed Restrictions and Covenants shall be prepared and recorded concurrently at the time of construction of any new units.
4. Any conversion of existing units or any new residential or commercial units must apply for and receive a development permit prior to commencing construction.
5. Add note aa., "Residential units shall not be located on the ground floor (the level accessed from the road), except for entrances and utility areas."
6. Amend note rr to say, "The store can be stand-alone or located within a mixed-use building. Individual variety stores should not exceed approximately 1,000 s.f. in area."

WHEREAS, the Applicant sent Notice of the application and the Board of County Commissioners public meeting to be held on February 18, 2026 to all property owners within 500 feet of the subject parcel, and a sign was posted on the property on or before January 28, 2026 noticing the proposed Substantial PUD Amendment and the BOCC meeting to be held;

WHEREAS, a Public Hearing Notice for the proposed Substantial PUD Amendment application and the Board of County Commissioners meeting to be held on February 18, 2026 was published in the Norwood Post and the Telluride Times on January 29, 2026;

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

WHEREAS, the Board of Commissioners of San Miguel County, Colorado, considered this application, along with relevant evidence and testimony, at a public hearing held in Telluride and on-line on Wednesday, February 18, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of San Miguel County, Colorado, approves the proposed Substantial PUD Amendment for Lots 400-444, Ilium Industrial Park to add uses pp., qq., and rr. to page 21 of the matrix, to consolidate notes e., aa., and bb. into note i., and to add 20 units of density with 3 units of population each to a density bank for the Ilium Industrial Park as presented, finding that the proposed Substantial PUD Amendment application is in compliance with all applicable Land Use Code standards in Section 5-5-1503 Final Plat and PUD Amendments and 5-1803 Rezoning, and subject to the following 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. Units of density will be assigned to individual lots by way of Insubstantial PUD Amendments.
3. New County Deed Restrictions and Covenants shall be prepared and recorded concurrently at the time of construction of any new units.
4. Any conversion of existing units or any new residential or commercial units must apply for and receive a development permit prior to commencing construction.
5. Make an addition to note aa. to read: Residential units shall not be located on the ground floor (the level accessed from the road to which the property address is assigned), of the primary building on the lot, except for entrances and utility areas.
6. Amend the title of qq. to read: Health, Medical, Wellness, and Event Purposes

DONE AND APPROVED by the Board of County Commissioners of San Miguel County, Colorado, on February 18, 2026.

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

By: Lance Waring
Lance Waring, Chair

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

ATTEST:

By: Carmen Warfield 
Carmen Warfield, Chief Deputy Clerk

EXHIBIT "A" Legal Description

EXHIBIT "B" Lawson Hill PUD Development Plan Land Use Matrix

EXHIBIT "C" Public Hearing Record

EXHIBIT "A"

Legal Description

**LOTS 400 THROUGH 444 LAWSON HILL PUD ILIUM VALLEY ACCORDING TO PLAT
BK 1 PG 1891 THRU 1900**

DRAFT

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

LOT # 400 SERIES	AREA (Acres)	ZONE DISTRICT	ALLOWED USE ¹	# OF UNITS	ZONED POP.	MIN RES FL SQ. FT. *	MAX TOT. FL AREA	SETBACK FRONT ²	SETBACK REAR ³	SETBACK SIDE ⁴	HEIGHT LIMIT (Note 1)	REQ'D PARKING	OTHER NOTES
400	1.181	I	Note i, e, ee, ff, pp, qq, rr	0	0	0	30,450	0 Note h	N15	15	35 ft. Note m	61 ^a	Note u
400-1	0.220	I	Note i, e, ee, ff, pp, qq, rr	0	0	0	4,250	0	N15	15	35 ft. Note m	9 ^a	Note u
400-2	0.270	I	Note i, e, ee, ff, pp, qq, rr	0	0	0	4,550	0	N15	15	35 ft. Note m	9 ^a	Note u
400-3	0.300	I	Note i, e, ee, ff, pp, qq, rr	0	0	0	6,000	0	N15	15	35 ft. Note m	12 ^a	Note u
400-4A	0.729	I	Note i, e, ee, ff, pp, qq, rr	0	0	0	14,159	0 Note h	S20	15	35 ft. Note m	28 ^a	Note u
400-4B	0.847	I	Note i, e, ee, ff, pp, qq, rr	0	0	0	16,291	0 Note h	S20	15	35 ft. Note m	33 ^a	Note u
400-15	0.468	I	Note i, e, ee, ff, pp, qq, rr	0	0	0	6,600	0 Note h	N15	15	35 ft. Note m	15 ^a	Note u
400-25	1.010	I	Note i, e, ee, ff, pp, qq, rr	0	0	0	24,500	0	N15	15	35 ft. Note m	49 ^a	Note u
404	0.251	I	Note i, ee, ff, pp, qq, rr	1	3	600	3,850	0	5 ^a	15 ^b	26 ft. Note n	8 ^a	c, x, k, t
405	0.216	I	Note i, ee, ff, pp, qq, rr	1	3	600	3,500	0	15 ^a	15 ^b	26 ft. Note n	7 ^a	c, x, k, t
406	0.220	I	Note i, ee, ff, pp, qq, rr	2	6	600	3,500	0	5 ^a	15 ^b	26 ft. Note n	7 ^a	c, x, k, t
407	0.205	I	Note i, ee, ff, pp, qq, rr	1	3	600	3,500	0	15 ^a	15 ^b	26 ft. Note n	7 ^a	c, x, k, t
410	0.470	I	Note i, ee, ff, pp, qq, rr	3	9	2,800	7,000	0	5 ^a	15 ^b	26 ft. Note n	14 ^a	c, x, k, t
415	0.214	I	Note e, ee, ff, pp, qq, rr	1	3	600	3,500	0	15 ^a	15 ^b	26 ft. Note n	7 ^a	c, x, k, t
417	0.201	I	Note i, ee, ff, pp, qq, rr	1	3	600	3,150	0	15 ^a	15 ^b	26 ft. Note n	6 ^a	c, x, k, t
418	0.260	I	Note i, ee, ff, pp, qq, rr	1	3	600	3,500	0	5 ^a	15 ^b	26 ft. Note n	7 ^a	c, x, k, t
421	0.131	I	Note i, pp, qq, rr	2	6	1200	2,450	0	15 ^a	15 ^b	26 ft. Note n	5 ^a	c, x, k, t
422	0.097	I	Note i, ee, ff, pp, qq, rr	0	0	0	2,450	0	15 ^a note dd	15 ^b	26 ft. Note n	5 ^a	c, x, k, t
423	0.332	I	Note i, ee, ff, pp, qq, rr	0	0	0	3,850	0	5 ^a	15 ^b	26 ft. Note n	8 ^a	c, x, k, t
424	0.931	I	Note i, ee, ff, pp, qq, rr	0	0	0	5,950	0	5 ^a	15 ^b	26 ft. Note n	12 ^a	c, x, q, t
425-1	0.977	I	Note i, ee, ff, pp, qq, rr	0	0	0	10,000	0	5	10	26 ft. Note n	20 ^a	ff, w
425-2	0.819	I	Note i, ee, ff, pp, qq, rr	0	0	0	2,500	5	0	5	26 ft. Note n	5 ^a	w
425-3	1.723	I	Note i, ee, ff, pp, qq, rr	0	0	0	2,500	5	0	5	26 ft. Note n	5 ^a	w
425-4	1.852	I	Note i, ee, ff, pp, qq, rr	1	3	1,600	25,560	W 15	E 15	0	26 ft. Note n	53 ^a	w, t
440-1	0.210	I	Note i, aa, ee, ff, y, pp, qq, rr	0	0	0	2,950	0	35	15	26 ft. Note n	7 ^a	c, x, ee, hh
440-2	0.180	I	Note i, aa, ee, ff, y, pp, qq, rr	0	0	0	2,950	0	35	15	26 ft. Note n	6 ^a	c, x, ee, hh
440-3	0.180	I	Note i, aa, ee, ff, y, pp, qq, rr	0	0	0	2,450	0	35	15	26 ft. Note n	5 ^a	c, x, ee, hh
440-4	0.230	I	Note i, aa, ee, ff, y, pp, qq, rr	1 ^u	3	600	3,200	0	35	15	26 ft. Note n	7 ^a	c, x, ee, hh
440-5	0.530	I	Note i, aa, ee, ff, pp, qq, rr	0	0	0	4,990	0	50	15/3 ^{aa}	26 ft. Note n	10 ^a	c, x, ee, ee, hh
440-6	1.680	I	Note i, aa, ee, ff, pp, qq, rr	0	0	0	40,000	0	50	15	26 ft. Note n	81 ^a	c, x, ee, ee, hh
441	0.250	I	Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
442	0.390	I	Note i, bb, ee, ff, pp, qq, rr	2	6	600	8,000	0	5	15	26 ft. Note n	16 ^a	x, k
443	0.500	I	Note i, aa, ee, ff, pp, qq, rr	0	0	0	8,000	0	5	15	26 ft. Note n	16 ^a	c, x, k
444	0.740	I	Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Density Bank	N/A	N/A	*to be distributed by Insustantial PUD Amendment	20	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total 400's	18.819	N/A	N/A	36	108	N/A	266,100	N/A	N/A	N/A	N/A	535	N/A

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

NOTES (Ilium Valley only)

- a. No building, fences, or yards within setback.
- b. Existing grade within setback and existing vegetation within setback shall remain undisturbed.
- c. Maximum building footprint shall not exceed 50% of the maximum allowable Floor Area (as defined in the County Land Use Code).
- d. No less than four parking spaces shall be provided no matter how little Floor Area is built. One car per 500 square feet of total developed Floor Area shall be provided. All required Parking shall be outdoors. The Ilium Valley Design Review Board may reduce the required parking on a case by case basis, but in no event shall the required parking be less than that required pursuant to County Land Use Code Section 5-702.
- e. **RESERVED**
- f. Population Density calculated using County Land Use Code language adopted January 3, 1995 in Board of County Commissioners Resolution 1995-1. Maximum residential Floor Area includes Basement space.
- g. Where minimum residential Floor Area is shown, any Development of the lot must include the Development of the Dwelling Unit.
- h. Front Setback is from the right-of-way "access easement."
- i. Uses allowed in the "I" Zone in accordance with County Land Use Code Sections 5-308 and 5-309 including but not limited to: bulk landscaping materials; bulk recycling center; cemetery; commercial greenhouse; commercial growing nursery; dog pound; house moving contractor; kennel; power substation; roofing plant; seasonal vehicle storage; self-storage; sewage treatment plant; trout farm; any other retail use as approved by IPOA. Uses also include all uses in the Heavy Commercial (HC) Zone District and the Low Intensity Industrial (I) Zone District including Affordable Housing Accessory to a Principal Use for persons employed within the R1 school district; appliance, electronics, and computer equipment rental, storage, and repair; auction houses; auto sales; automobile washing facilities; building supplies sales; business and professional offices; commercial bakeries; commercial laundries; computer product sales and service; construction contractors; Day Care Centers; dry cleaning plants; electrical and plumbing service shops; feed and seed stores; gasoline service stations and auto repair, subject to the standards and provisions of County Land Use Section 5-308 B. XII.; light industrial facilities; lumber yards; manufacturing and processing businesses; printing and publishing shops; research and development facilities; self-service laundries; telecommunications supply; utility service facilities; warehouses; transit maintenance and storage facility; unfinished furniture and cabinet manufacturer
- j. Note intentionally blank.
- k. All building shall be under one roof, except for such uses as may be permitted under review by Ilium Valley Design Review Board.
- l. Americans with Disabilities Act (A.D.A.) required elevator height exception.
- m. Height shall be measured from the highest point on the building to the immediately adjacent finished grade.
- n. Height shall be measured from the mid-point between roof and eave of main roof element to pre-construction grade immediately below such mid-point.
- o. With regard to setbacks shown with "N," "E," "S," or "W," the listed setback shown applies only to the North ("N"), East ("E"), South ("S"), or West ("W") setback, respectively.

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BOCC

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

- p. A property owner may exceed the lot's specified square footage for the purpose of constructing a mud room or attached storage structure contingent upon the following conditions:
 - 1. The addition must be 100 square feet or smaller.
 - 2. If a request is made for both a mud room and a storage unit the total combined square footage may not exceed the 100 square feet allowed.
 - 3. The addition must be unheated, non-habitable space.
 - 4. The addition is subject to San Miguel County review and approval.
 - 5. The addition must remain within a lot's setbacks as determined on the final plat or by the Uniform Building Code.
 - 6. The addition must comply with any and all other applicable guidelines and codes previously established.
- q. All building must be under not more than two roofs.
- r. Units shall be designed in a manner so as not to create a "shadowing" of the roadway due to house height. See conceptual plan by Hurst or approval by Planning Department if different plan provided.
- s. Lots Q2 -Q35 are permitted to have garages up to 750 sq. ft. except Lot Q24R which is limited to the 600 maximum building footprint. Such garage sq. ft. is not included in the maximum residential floor area. Garages do not satisfy required parking.
- t. All uses allowed in the Affordable Housing Planned Unit Development (AH PUD) Zone District to include housing on a minimum of month-to-month term to transient employees in the region or their employers. For these purposes multi-family dwellings shall include dormitories and other transient type accommodations.
- u. No more than 20% additional Floor Area may be allowed if such Floor Area meets the 1991 Uniform Building Code definition of Basement area.
- v. No more than 25% additional Floor Area may be allowed if such Floor Area meets the 1991 Uniform Building Code definition of Basement area.
- w. No more than 35% additional Floor Area may be allowed if such Floor Area meets the 1991 Uniform Building Code definition of Basement area.
- x. No more than 40% additional Floor Area may be allowed if such Floor Area meets the 1991 Uniform Building Code definition of Basement area.
- y. A Small Animal Veterinary Hospital which provides treatment for small animals including but not limited to, all breeds of dogs, cats, birds, reptiles and other "pocket pet" animals kept as domestic pets is an allowed use on specific lots within the Ilium Park Industrial Park. This type of facility does not include large animals such as horses or cattle. The Small Animal Veterinary Hospital facility and its wellness and medical services shall be conducted indoors within a sound proof building where the noise and barking from the animals cannot be heard outside of the building. An enclosed outside dog run for supervised daytime exercise may be allowed as an accessory use to the indoor Small Animal Veterinary Hospital. A Development Permit will be required to allow this use and if the application and site plan include an outdoor run or exercise area the application will be referred to the Colorado Department of Parks and Wildlife to review the site specific plan and proposed mitigation measures to evaluate the potential impacts to wildlife. Prior to issuance of a Development Permit for a Small Animal Veterinary Hospital the applicant shall certify that the facility can and will be operated in accordance with the applicable Colorado statutory and regulatory requirements and provide documentation that either the applicant or an employee possess the required Colorado Veterinary license.
- z. No more than 50% additional Floor Area may be allowed if such Floor Area meets the 1991 Uniform Building Code definition of Basement area.
- aa. Residential units shall not be located on the ground floor (the level accessed from the road to which the property address is assigned), of the primary building on the lot, except for entrances and utility areas.
- bb. RESERVED
- cc. Prior to development of Lot 440-5 and Lot 440-6, the record owner must obtain administrative approval from the San Miguel County Planning Department of specifications for a landscaping buffer that adequately screens development on the lot from County Road 63L.
- dd. An Insubstantial PUD Amendment approved April 1, 2010 allows a portion of the proposed structure to encroach into the rear setback as shown on the approved site plan.

W

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LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

- ee. A Medical Marijuana Optional Premises Grow Facility and/or Medical Marijuana Infused Products Manufacturer. A Medical Marijuana Center as an Accessory Use to an Optional Premises Grow Facility or Infused Products Manufacturer as defined in Land Use Code Article 6 Definitions. Medical Marijuana Grow Facilities must be located within a building or a Substantial Greenhouse. All three uses will require Development Permit approval and compliance with State and Local Licensing.
- ff. A Retail Marijuana Cultivation Facility, a Retail Marijuana Products Manufacturing Facility, a Retail Marijuana Testing Facility, and/or an Off Premises Storage of Retail Marijuana Facility as defined in the Local Licensing Standards as adopted by Board of County Commissioner Resolution 2013-15. Retail Marijuana Cultivation Facilities must be located within a building or a Substantial Greenhouse. All four uses will require Development Permit approval and compliance with State and Local Licensing.
- gg. 1. Any impervious surface improvement shall require an on-site detention volume (in cubic feet) of .025 times the square footage of the impervious area. This detention volume may be constructed as a pond or drywell and said impervious improvement shall be directed to it.
2. The exterior of the new construction shall be similar to the existing buildings in the Ilium Industrial Park and shall use non-reflective materials for siding and roofing.
- hh. Lot owner shall pave the required parking spaces as a condition of obtaining a Development Permit for a structure on the lot and prior to obtaining a Certificate of Occupancy.
- ii. Neighborhood commercial with work camp manager's unit, day care, meeting facility, convenience/liquor store, laundry, food service w/beer & wine, self-storage, swimming pool.
- jj. Residential employee housing unit for use by a person employed within the R-1 School District. Such employee/resident living in the unit shall qualify as an employee through the Regional Housing Authority.
- kk. There are an additional 16 parking spots that are to be allocated according to Plat Note 20 (Reception No. 462121)
- ll. TSG retains the right to utilize and allocate an additional population of 7 people and up to 4,500 sq. ft. of associated floor area, per the conditions of approval for the Substantial PUD & Plat Amendment, BOCC Resolution No. 2019-012, recorded at Reception No. 459396.
- mm. The use of Outlots shall be as described in the Plat Notes (Reception No. 462121)
- nn. 3-foot west side yard setback shall be for fenced in parking spaces. No other development is allowed with the 15-foot side setback area on Lot 440-5. See IPA dated 11/17/21.
- oo. Zero (0)-foot side yard setback shall be permitted for the shared ingress/egress walkways and entry decks between the lots into the side setback of the employee housing units. No other development is allowed within the Lots (Q-17R, 2'; Q-19R, 4', Q-20R, 4', Q-21R, 3') side setbacks.
- pp. Flex Space: as defined in the Land Use Code with the exception of a brewery and distillery.
- qq. Health, Medical, Wellness, and Event Purposes: health; medical; sports club; exercise and personal fitness facilities; massage; physical therapy; event space.
- rr. Variety Store: retail store that sells a broad range of inexpensive items often at a uniform price. Items typically sold at a variety store include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations, and toys. The store can be stand-alone or located within a mixed-use building. Individual variety stores should not exceed approximately 1,000 square feet in area.

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EXHIBIT “C”

PUBLIC HEARING RECORD

San Miguel County Board of Commissioners

Application: Ilium Park Owners Association – Substantial PUD Amendment to add uses to the Lawson Hill PUD Matrix, eliminate redundancies, and add 20 residential units to the Ilium Industrial Park

Date: February 18, 2026

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 Board of County Commissioners from Nicola Kerr, Associate Planner dated February 18, 2026.
4. Draft Board of County Commissioners Resolution 2026-08.
5. Application submitted by Elyssa Krasic, on behalf of the Ilium Park Owners Association dated 8/26/2025.
6. Updated Lawson Hill PUD Development Plan Land Use Matrix Pages (Ilium Valley only)
7. Minutes from the County Planning Commission’s January 8th 2026 regular meeting.
8. Applicant’s Certifications of Compliance with the public noticing requirements of the San Miguel County Land Use Code Section 3-9 dated January 28, 2026.
9. Public Meeting Notice published in the Norwood Post and Telluride Daily Planet on January 29, 2026.

AGENCY COMMENTS

10. Email and Memo from Nicola Kerr, Associate Planner, to Review Agencies dated September 4, 2025.
11. Email received from Mike Bordogna, County Manager, dated September 29, 2025.
12. Email received from the Lawson Hill POA, dated September 30, 2025.
13. Email received from the Lawson Hill POA, dated October 31, 2025.
14. Email received from Randee Redier, CDOT, dated December 23, 2025.

PUBLIC COMMENTS

15. Email received from Kara Bagnall, Two-Rivers resident, dated September 25, 2025
16. Email received from Patrick Shehan, Two-Rivers resident, dated September 30, 2025

EXHIBIT "C"

17. Email received from Kathy Green, Society Turn Business Owner, dated October 8, 2025
18. Email received from Adam Black, Telluride Gymnastics Parent, dated January 7, 2026.
19. Email received from Aimee Ludwig, Telluride Gymnastics Parent, dated January 7, 2026.
20. Email received from Allison Treadwell, Telluride Gymnastics Parent, dated January 6, 2026.
21. Email received from Alysha Daniel, Telluride Gymnastics Parent, dated January 6, 2026.
22. Email received from Aurelie Slegers, Telluride Gymnastics Parent, dated January 7, 2026.
23. Email received from Carrie Koenig, Telluride Gymnastics Parent, dated January 7, 2026.
24. Email received from Chantry Dasaro, Telluride Gymnastics Parent, dated January 7, 2026.
25. Email received from Ellie Greene, Telluride Gymnastics Parent, dated January 6, 2026.
26. Email received from Hanka Alire, Telluride Gymnastics Parent, dated January 7, 2026.
27. Email received from Jennifer Spiller, Telluride Gymnastics Parent, dated January 7, 2026.
28. Email received from Jessica Mano, Telluride Gymnastics Parent, dated January 7, 2026.
29. Email received from Jessica David, Telluride Gymnastics Parent, dated January 7, 2026.
30. Email received from Karyn Hemphill, Telluride Gymnastics Parent, dated January 7, 2026.
31. Email received from Katie Frazier, Telluride Gymnastics Parent, dated January 6, 2026.
32. Email received from Katy Herland, Telluride Gymnastics Parent, dated January 7, 2026.
33. Email received from Kendall Oakleaf Smith, Telluride Gymnastics Parent, dated January 6, 2026.
34. Email received from Kent Wright, Telluride Gymnastics Parent, dated January 7, 2026.
35. Email received from Krista Kimball, Telluride Gymnastics Parent, dated January 7, 2026.
36. Email received from Leah Lamb, Telluride Gymnastics Parent, dated January 7, 2026.
37. Email received from Lisa Marie Wright, Telluride Gymnastics Parent, dated January 7, 2026.
38. Email received from Mariano Carolei, Telluride Gymnastics Parent, dated January 7, 2026.
39. Email received from Matt Kroll, Telluride Gymnastics Parent, dated February 11, 2026.
40. Email received from M'lin and Jon Miller, Telluride Gymnastics Parent, dated January 7, 2026.
41. Email received from Patrick Dasaro, Telluride Gymnastics Parent, dated January 7, 2026.

EXHIBIT “C”

- 42. Email received from Rasa Kaunelis, Telluride Gymnastics Parent, dated January 7, 2026.
- 43. Email received from Rebecca Brandes, Telluride Gymnastics Parent, dated January 7, 2026.
- 44. Email received from Richard Davis, Telluride Gymnastics Parent, dated January 7, 2026.
- 45. Email received from Ryan Robinson, Telluride Gymnastics Parent, dated January 7, 2026.
- 46. Email received from Sarah Miller, Telluride Gymnastics Parent, dated January 6, 2026.
- 47. Email received from Siobhan Montoya Lavender, Telluride Gymnastics Parent, dated January 7, 2026.
- 48. Email received from Werner Catsman, Telluride Gymnastics Parent, dated January 7, 2026.