

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

WEDNESDAY, MARCH 18, 2026

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

1. 9:30 am Call to Order

2. Roll Call

Present:

Lance Waring, Chair

Galena Gleason, Vice Chair

Anne Brown, Commissioner

Staff Present:

Mike Bordogna, County Manager

Jarrold Biggs, Deputy County Manager

Maura Boylan, County Attorney

Meghan Knowles, Communications Coordinator

Carmen Warfield, Chief Deputy Clerk to the BOCC

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 the Chair's signature on Termination of Amended and Restated Deed Restriction and Covenant Matthew Worthington and Valerie Worthington, 450 San Miguel Ridge
- b. Approval of the Chair's signature on Amended and Restated Deed Restriction and Covenant V2016, Matthew and Valerie Worthington, 450 San Miguel Ridge
- c. Approval of the Chair's signature on Termination of Amended and Restated Deed Restriction and Covenant, Amanda Davis, 606 Society Dr.
- d. Approval of the Chair's Signature on Amended and Restated Deed Restriction and Covenant V2016 Amanda Davis, 606 Society Dr.
- e. Approval of the Chair's signature on Amended and Restated Deed Restriction and Covenant, V2016 Dennis Green, 107 Timberline Court

- f. Approval of the Chair's signature on Termination of Amended and Restated Deed Restriction and Covenant, Elaine and Damon Demas, 211 E. Serapio Rd.
- g. Approval of the Chair's signature on Amended & Restated Deed Restriction and Covenant V2010 Damon & Elaine Demas, 211 E. Serapio Rd.
- h. Approval of the Chair's signature on Amended and Restated Deed Restriction and Covenant V2016, Steven & Jody Van Stratt, 100 Pine View Ct.
- i. Approval of the Chair's signature on Amended and Restated Deed Restriction and Covenant, V2016, Shane & Laura Jordan, 544 Society Dr.
- j. Approval of the Chair's signature on the First Amendment for Chip Seal Projects with Black Rock Material & Supply
- k. Approval of the reappointment of Jacob Gordon to the San Miguel Basin Fair Board.
- l. Ratification of Commissioners' signature on letters of support for FY 27 Community Project Funding - Norwood Water Commission Redundant Transmission Line Project [Senator Bennet, Senator Hickenlooper, and Congressman Jeff Hurd]

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

7. Administrative Matters

- a. Consideration of a Memorandum of Understanding with the Town of Telluride for the Fruen redevelopment./MOTION

Presented by: Jarrod Biggs, Deputy County Manager; Mike Bordgona, County Manager; Zoe Dohnal and James Van Hooser, Town of Telluride

Public Who Addressed the Board:
Rosie Cusack, County resident

Motion by Anne Brown to approve the memorandum of understanding with the Town of Telluride for the Fruen redevelopment. **Seconded** by Galena Gleason. **PASSED 3-0.**

8. Planning Matters

- a. Consideration of approving a Substantial PUD Amendment to Lot 314-13 Elk Meadows Lawson Hill PUD to expand the maximum allowed building footprint/
MOTION

Presented by: Nicola Kerr, Associate Planner; Kaye Simonson, Planning Director.
Commentary from Cela White (property owner) and Cappy White (her father/general

contractor for the project).

10:11 am The Chair opened the Public Hearing.

10:11 am The Chair closed the Public Hearing.

There was no public comment.

Motion by Galena Gleason to approve **Resolution 2026-13** for the substantial PUD amendment to Lot 314-13 Elk Meadows Lawson Hill PUD to expand the maximum allowed building footprint. **Seconded** by Anne Brown. **PASSED 3-0.**

Item 14. Commissioner Updates

Anne Brown — Crisis Intervention Services - Co-responder program is on its way; Hospital District Board Meeting; CCI Steering Committee meeting

Discussion on the following Bills: House Bill 1276; Senate Bill 5; House Bill 26005 — Board Consensus to support this bill. The remaining bills will be discussed and further researched at the next meeting.

9. Department of Human Services

(The Board of Commissioners is sitting as the San Miguel County Board of Human Services.)

- a. Consideration of Chair's signature on the Balance Sheet, January 2026; Earned Revenue and Expenditures, January 2026; Expenditures through Electronic benefit transfers, February 2026; Check register for the month of February 2026; County allocation/MOE Report, January 2026; Human Services Caseload Reports./MOTION - Linnea Edwards, Director - 5 mins

Presented by: Linnea Edwards, Director of Human Services

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

10. Administrative Matters -Continued.

- a. Presentation of the West End Vision Plan.
Consideration of the Chair's signature on Resolution 2026-12 adopting the West End Vision Plan and affirming a commitment to regional collaboration and community-guided decision-making./MOTION

10:47 a.m. Recessed.

10:56 a.m. Reconvened.

Presented by: Mackinzi Taylor, Community Builders; Nina Kothe, Community Member; Makayala Gordon, Member; Chuck Porth, Community Member and Director of Uncompahgre Medical Center; Tony Daranyi, Community Member; Kaye Simonson, Director of Planning

Motion by Galena Gleason to **Resolution 2026-12**, adopting the West End Vision Plan and affirming a commitment to regional collaboration and community-guided decision-making. **Seconded** by Anne Brown. **PASSED 3-0.**

Board consensus to nominate Galena Gleason to the West End Stewardship seat on the West End Vision Plan. Both commissioners supported this decision.

Item 14. Commissioner Updates

Galena Gleason - Galena Gleason and Mike Bordogna attended a discussion about the peer lifecycle innovation campuses; attendance at the WEEDc meeting

11. Lunch

11:57 a.m. Recessed.

12:45 p.m. Reconvened.

12. Administrative Matters

- a. Consideration by the Board of County Commissioners, a recommendation to approve the Petition of Abatement or Refund of Taxes for Tomboy Perch LLC, Vacant Land requesting Contiguous Residential classification, Lot 10R Blk E North Telluride, ABMT2026-10./MOTION

Presented by: Sarah Enders, County Assessor

Motion by Lance Waring to approve the Petition of Abatement or Refund of Taxes for Tomboy Perch LLC, Vacant Land, requesting Contiguous Residential classification, Lot 10R Blk E North Telluride, AMBT2026-10. **Seconded** by Galena Gleason. **PASSED 2-0.** Anne Brown chose to abstain from voting.

Item 14. Commissioner Updates

Lance Waring - Ophir General Assembly

- b. Consideration by the Board of County Commissioners, a recommendation to deny the Petition of Abatement or Refund of Taxes for Andreas Uriarte and Michelle Uriarte, ABMT2026-6./MOTION

Presented by: Sarah Enders, County Assessor; Erin Kress, Ad Valorem Appraiser representing the Assessor's Office; Andy Uriarte, Petitioner

Motion by Anne Brown to deny the Petition of Abatement or Refund of Taxes for Andreas Uriarte and Michelle Uriarte, ABMT2026-10. **Seconded** by Galena Gleason. **PASSED 3-0.**

13. Manager Matters

Update and other, as needed
Mike Bordogna, County Manager

- a. Consideration of an MOU with Tri-County Health Network for the administration of Senior Meals in Telluride/MOTION

1:58 p.m. Recessed.

2:06 p.m. Reconvened.

Item 14. Commissioner's updates — continued.

Lance Waring -Gondola Sub Committee Meeting; SMART meeting; Tri-County Meeting [Montrose, Ouray, and San Miguel County]

Galena Gleason - Quarterly Early Childhood meeting; Eco-Flight over San Miguel County; Viewed State Land Board parcels

Item 13.a. Presented by: Mike Bordogna, County Manager

Motion by Anne Brown to approve a memorandum of understanding with the Tri-County Health Network for the administration of Senior Meals in Telluride.

Seconded by Galena Gleason. **PASSED 3-0.**

- b. b. Discussion of Housing Code Update project

Item 13. Manager Matters

Presented by: Mike Bordogna, County Manager

1. Telluride Mountain Village Owners Association is looking into building a Recreation Center — Mike Bordogna attended the meeting.
2. Meeting with Idarado, Parks, and Open Space (Janet Kask) — concerning the East End Connector Trail
3. Attendance at the raising the roof housing workshop.
4. Dave Foley, the County Surveyor, has completed the surveying of the railroad rights-of-way and the county roads right-of-way.
5. A discussion with Julie Constant — Colorado Dept. of Transportation concerning some of the roads and the danger in our County.
6. Met with the County Sheriff's Department regarding employee pay range.
7. Attendance at the Gondola Subcommittee meeting
8. Attendance at the Tri-County Meeting
9. The Norwood Fire Station was authorized to provide helicopter training in the event that a helicopter would need to be used.
10. Update on the Mill Creek Park.

Item 13.b.Housing Code Update.

Presented by Jarrod Biggs, Deputy County Manager

3:10 p.m. Galena Gleason left the meeting.

14. Commissioner Updates

Anne Brown - Update on Outside Meetings.

Galena Gleason - Update on Outside Meetings.

Lance Waring - Update on Outside Meetings.

Provided earlier in the meeting.

15. Attorney Matters

Update and other, as needed.

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

No items.

16. Adjournment

Motion by Anne Brown to adjourn. **Seconded** by Lance Waring. **PASSED 2-0.**

3:14 p.m. Adjourned.

Respectfully submitted,

Approved: April 22, 2026

BOARD OF COUNTY COMMISSIONERS

Lance Waring

ATTEST:



Carmen Warfield

**A RESOLUTION OF SAN MIGUEL COUNTY BOARD OF COUNTY
COMMISSIONERS, ADOPTING THE WEST END VISION PLAN AND
AFFIRMING A COMMITMENT TO REGIONAL COLLABORATION AND
COMMUNITY-GUIDED DECISION-MAKING**

Resolution 2026-12

WHEREAS, the communities of the West End, including the Towns of Nucla, Naturita, and Norwood and San Miguel and Montrose Counties, recognize the need for a collaborative, West-End-wide approach to manage growth, enhance quality of life, and protect the unique values that define our community; and

WHEREAS, the West End Vision Project has been a collaborative effort of the West End Economic Development Corp (WEEDC); the Towns of Nucla, Naturita, and Norwood; and Community Builders to create a shared regional vision; and

WHEREAS, the West End Vision Plan was developed through an extensive community process guided by a local Ambassador Team, which included active participation by residents, business owners, local organizations, elected officials, youth, seniors, local industries, and other stakeholders across the West End, and culminating in the work of five local Action Teams; and

WHEREAS, the community engagement process and resulting Vision Plan reflect the voices of over 700 West End residents over the course of 16 months, 50 small group discussions, 16 community workshops, 15 leadership meetings, and 8 online activities; and

WHEREAS, the West End Vision Plan serves as an overarching, regional vision intended to support alignment across West End communities while respecting local context, authority, and decision-making; and

WHEREAS, the Plan articulates shared community values and long-term goals intended to guide local leaders, boards, organizations, and partners as they consider future plans, policies, investments, and actions; and

WHEREAS, the strategies and actions outlined in the West End Vision Plan are recommendations designed to support progress toward shared goals and are not binding mandates, regulatory requirements, or commitments to specific projects, timelines, or funding decisions; and

WHEREAS, adoption of the West End Vision Plan demonstrates the County's commitment to continued collaboration with West End communities and partners in addressing shared challenges and opportunities in a coordinated and thoughtful manner;

NOW, THEREFORE, BE IT RESOLVED BY THE SAN MIGUEL COUNTY BOARD OF COUNTY COMMISSIONERS:

1. **Adoption of the Plan:** The County Board hereby adopts the West End Vision Plan as a guiding, non-binding regional vision document to inform future community planning, decision-making, and collaboration.

- 2. **Commitment Community Values and Goals:** The County affirms its commitment to using the West End’s community values and goals outlined in the West End Vision Plan as a guiding framework to inform local decisions, priorities, and investments in a way that aligns and reflects what matters most to the West End community.
- 3. **Commitment to Collaboration:** The County affirms its commitment to continued collaboration with West End communities, regional partners, and community members to advance shared goals in ways that are locally appropriate, feasible, and community-supported.

APPROVED AND ADOPTED this 18th day of March, 2026, at Telluride, Colorado.

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

By: Lance Waring
Lance Waring, Chair

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

ATTEST:

By: Carmen Warfield
Carmen Warfield, Chief Deputy Clerk

**RESOLUTION OF THE BOARD OF COMMISSIONERS,
SAN MIGUEL COUNTY, COLORADO,
APPROVING A SUBSTANTIAL PUD AMENDMENT
TO EXPAND THE ALLOWED BUILDING FOOTPRINT AT LOT 314-13, LAWSON
HILL PUD**

Resolution 2026-13

WHEREAS, Cappy White, Applicant, submitted an application on behalf of Cela White and Tanner Small, owners of lot 314-13 Elk Meadows Lawson Hill PUD, more specifically described in legal description Exhibit “A”, that seeks a Substantial PUD Amendment to expand their maximum allowable building footprint from 612 square feet to 1,200 with 200 of that square footage exclusively reserved for a deck. The property is zoned Affordable Housing PUD;

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, and the Lawson Hill Property Owners Company for review and comment;

WHEREAS, the County Planning Commission unanimously recommended 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 this approval.
2. 200 square feet of the 1200 square foot footprint shall be exclusively used for a deck.
3. The applicant shall obtain a development permit from the county prior to commencing construction on the lot.

WHEREAS, the Applicant sent Notice of the application and the Board of County Commissioners public hearing to be held on March 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 25, 2026 noticing the proposed Substantial PUD Amendment and the BOCC hearing 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 March 18, 2026 was published in the Norwood Post and the Telluride Times on February 26, 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, March 18, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of San Miguel County, Colorado, approves the proposed Substantial P.U.D. Amendment for Lots 314-13 Elk Meadows, Lawson Hill PUD to expand their maximum allowable building footprint from 612 square feet to 1200 square feet based on the finding that the proposed use is consistent with the County Master Plan, and complies with the Land Use Code review standards in Section 5-1503 Substantial Amendment and 5-1803, Rezoning and 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. 200 square feet of the 1200 square foot footprint shall be exclusively used for a deck.
3. The applicant shall obtain a development permit from the county prior to commencing construction on the lot.

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

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

By: Lance Waring
Lance Waring, Chair

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

ATTEST:



By: Carmen Warfield
Carmen Warfield, Chief Deputy Clerk

EXHIBIT "A" Legal Description

EXHIBIT "B" Updated Page 3 Lawson Hill PUD Development Plan Land Use Matrix

EXHIBIT "C" Public Hearing Record

EXHIBIT "A"

Legal Description

UNIT 314 13 ELK MEADOWS LOT 314 LAWSON HILL PH11 REC IN PLAT BK 1 PG 2113
DECS BK 561 PG 614 9 12 96 AND SUBST PLAT AND PUD AMEND BK 1 PG 2511 3 16
99 LAWSON HILL IS A COMMON INTEREST COMMUNITY IN WHICH EVERY OWNER
HAS AN EQUAL INTEREST IN THE COMMON ELEMENTS

EXHIBIT "B"

DRAFT

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX

LOT #300 SERIES	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# UNITS	ZONED POP.	MAX RES FL AREA'	MAX ACC FL/UNIT'	MAX NON- RES	SETBACKS ^{2a}	HGT ¹ PRIV	HGT ¹ ACC	REQ'D PKG	FTPRT MAX
302-1	0.0700	AH PUD	SF	1	4	1,800	100	0	Final Plat	25	12	2	900
302-2	0.1100	AH PUD	SF	1	4	1,800	100	0	Final Plat	25	12	2	900
302-3	0.0700	AH PUD	SF	1	4	1,800	100	0	Final Plat	25	12	2	900
302-4	0.0700	AH PUD	SF	1	4	1,800	100	0	Final Plat	25	12	2	900
302-5	0.1200	AH PUD	SF	1	4	1,800	100	0	Final Plat	25	12	2	900
302-6	0.2100	AH PUD	SF	1	4	2,800	100	0	Final Plat	25	12	2	1,900
302-7	0.0800	AH PUD	SF	1	4	1,800	100	0	Final Plat	25	12	2	900
302-8	0.1300	AH PUD	SF	1	4	1,800	100	0	Final Plat	25	12	2	900
302-9/10	0.1600	AH PUD	SF	1	4	2,800	100	0	Note ²	25	12	2	1,400
302-11/12	0.1500	AH PUD	DUPLEX	2	6	2,800	100	0	Final Plat	25	12	4	1,400
305	0.1000	AH PUD	SF	1	4	1,800	100	0	Final Plat	25	12	2	900
306	0.1100	AH PUD	SF	1	4	1,800	100	0	Final Plat	25	12	2	900
307	0.0900	AH PUD	SF	1	4	1,800	100	0	Note ²	25	12	2	900
308	1.1400	AH PUD	CONDOMINIUM	12	36	14,400	100	0	Final Plat	25	12	24	7,200
309	0.9800	AH PUD	CONDOMINIUM	11	33	13,200	100	0	Final Plat Note 42	25	12	22	6,600
310A&B	0.3340	AH PUD	SF	2	8	4,400	100	0	Final Plat	25	12	4	2,200
314.1 x 1.0	0.1500	AH PUD	SF and/or Condo	1	3	1,500	100	0	Final Plat	25	12	2	1,298
314.2 x 1.0	0.0600	AH PUD	SF and/or Condo	1	3	1,500	100	0	Final Plat	25	12	2	1,288
314.3 x 1.0	0.1000	AH PUD	SF and/or Condo	1	2	900	100	0	Final Plat	25	12	2	600
314.4 x 1.0	1.434 ⁴¹	AH PUD	SF and/or Condo	1	3	1,400	100	0	Final Plat	25	12	2	900
314.5 x 1.0	Note ⁴¹	AH PUD	SF and/or Condo	1	2	900	100	0	Final Plat	25	12	2	600
314.6 x 1.0	Note ⁴¹	AH PUD	SF and/or Condo	1	2	900	100	0	Final Plat	25	12	2	600
314.7 x 1.0	Note ⁴¹	AH PUD	SF and/or Condo	1	2	900	100	0	Final Plat	25	12	2	700
314.8 x 1.0	Note ⁴¹	AH PUD	SF and/or Condo	1	4	3,000	100	0	Final Plat	25	12	2	1,436
314.9 x 1.0	Note ⁴¹	AH PUD	SF and/or Condo	1	4	2,800	100	0	Final Plat	25	12	2	1,645
314.10 x 1.0	Note ⁴¹	AH PUD	SF and/or Condo	1	4	2,674	100	0	Final Plat	25	12	2	900
314.11 x 1.0	Note ⁴¹	AH PUD	SF and/or Condo	1	2	900	100	0	Final Plat	25	12	2	700
314.12 x 1.0	Note ⁴¹	AH PUD	SF and/or Condo	1	4	2,151	100	0	Final Plat	25	12	2	962
314.13 x 1.0	Note ⁴¹	AH PUD	SF and/or Condo	1	3	1,500	100	0	Final Plat	25	12	2	1,200

EXHIBIT "C"

PUBLIC HEARING RECORD

San Miguel County Board of Commissioners

Application: Cappy White- Substantial PUD Amendment Lot 314-13 Elk Meadows Lawson Hill PUD

Date: March 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 March 18, 2026.
4. Draft Resolution 2026-13 of the Board of County Commissioners.
5. Application submitted by Cappy White, on behalf of Cela White and Tanner Small dated 8/26/2025.
6. Updated Lawson Hill PUD Development Plan Land Use Matrix Page 3.
7. Approval letter from the Lawson Hill Property Owners Company dated November 11, 2025.
8. Applicant's Certification of Compliance with the public noticing requirements of the San Miguel County Land Use Code Section 3-9 dated January 25, 2026.
9. Draft minutes of the Planning Commission's February 12, 2026 regular meeting.
10. Public notice published in the Telluride Times and Norwood Post February 26, 2026.

AGENCY COMMENTS

11. Email from Nicola Kerr to referral agencies dated January 12, 2026.
12. None received.

PUBLIC COMMENTS

13. None received.