

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

November 10, 2022

Online Meeting

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

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

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

9:00 a.m. Chair called the meeting to order.

APPROVAL OF MINUTES

MOTION by MJ Schillaci to approve the October 13, 2022 minutes as presented.
SECONDED by Josselin Lifton-Zoline. **VOTE PASSED 5-0.**

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

9:04 a.m. Ian Bald joined the meeting

PLANNING COMMISSION AND STAFF COMMENTS

Kaye Simonson updated the commission

- Update on the status of Diamond Ridge housing project.
- The Genesee Society Turn Parcel Preliminary PUD and Subdivision application has been received. It may be scheduled for the January 2023 meeting.

9:15 A.M. PUBLIC HEARING: LAND USE APPLICATION

Applicant(s): Daniel Collins
Property Owner: Collins-Morehead, LLC
Location: Deep Creek Road

Parcel(s): Lot 4, Deep Creek Placer, former mine; PIN# 456326400025
Zone District: (HC) Heavy Commercial
Proposal: Request for Special Use Permit to allow a Light Industrial, research and development facility for artisans and craftsmen together with a Special Use Permit for Public Facilities to allow specific cultural events with up to 200 persons to occur at the former mine.

This public hearing for the Special Uses at the Deep Creek Mine site was originally continued from the July 14 meeting to allow time for the applicant to compile supplemental information responsive to the requests that were received from referral agencies, county staff, and Planning Commission and that were enumerated in a Planning letter to the applicant dated July 15, 2022.

Daniel Collins, Managing Partner, on behalf of Collins-Morehead LLC, (Applicant) provided supplemental materials and a written narrative to Planning on October 26, 2022, to update its application for a Special Use Permit for a light industrial facility at the Deep Creek Mine for creative industrial and experimental activities; and for the hosting of up to six (6) special public events with fire displays and limited to fewer than 200 persons at the site. The submission included various limited engineering reports and recommendations concerning the structure (ground control) and ventilation in the mine facility prepared by B. K Briggs & Associates, LLC.

The applicant has addressed the building code, fire and safety issues, and proposes to limit use to the front portion of the mine, installing permanent barricades to prevent further access. An extensive document of safety protocols has been created and all artisans have had mine safety training. Daily maintenance is defined in the document by the mining engineer.

The Commission discussed the difference between Light Industrial vs. Heavy Commercial Zoning relative to this SUP. Also discussed were concerns with wildlife and fireworks.

Further discussion occurred between the commission and applicant on additional details regarding signage and outreach. Applicant clarified that there will be a fence at the hammerhead for public safety, but would not prohibit wildlife movement.

9:58 a.m. Chair Opened Public Comment
10:00 a.m. Chair Closed Public Comment

MOTION by Josselin Lifton-Zoline to approve a Special Use Permit(SUP) for Light Industrial, research and development facility for artisans and craftsmen, and Public Facilities to allow special cultural events to Collins-Morehead LLC for Lot 4, Deep Creek Placer Subdivision the ("Property"), zoned Heavy Commercial (HC) as presented, based on the finding that the proposed use complies with the following Land Use Code (LUC) standards: Section 5-308 B. III Light industrial research and development facilities, and IV Public facilities, Uses allowed subject to One-step Planning Commission Approval: Section 5-10, Special Uses, Section 5-407, Wildlife Habitat Areas, and Section 5-21 Scenic Quality, and subject to the following conditions 1-10 with the additional restriction of up to 6 events per year and adoption of the corresponding resolution. And the further addition of no fireworks permitted during their special events.

1. This Special Use Permit (SUP) is issued to the Applicant, Collins-Morehead LLC, and does not run with the land.

2. This SUP Approval is subject to all written representations of the applicant, in the original submittal and all supplements, letters, and emails, and are deemed to be conditions of approval, except to the extent modified by this Motion.
3. The use of the underground mine shall be limited to the areas shown on the site plan. There shall be no further development and use without County Planning approval.
4. This SUP Approval does not include commercial storage use in the mine facility.
5. Obtain all necessary inspections for the Light Industrial Facility and Public Facility. Prior to commencing the approved uses of the underground mine the Applicant must submit a Development Permit application and be issued a Development Permit by the Planning Department, and must submit a Building Permit application with a complete set of engineer-stamped plans to the Building Department, and be issued Building Permit and issued a Certificate of Occupancy.
6. All applicable conditions required by the Telluride Fire Protection District Fire Marshal, regarding these special uses shall be completed.
7. A Special Events safety plan shall be finalized and signed off by the Telluride Fire Protection District Fire Marshal.
8. Commercial shuttle services will be provided for members of the general public to attend events at the Deep Creek Mine. These services will originate in the Town of Telluride and Mountain Village and/or Lawson Hill and run with sufficient frequency to serve the needs of attendees.
9. The use of bear-proof trash cans and dumpsters shall be utilized on the property.
10. There shall be an annual review one (1) year after the date of approval of this SUP (November 2023). The CPC may make a determination at its discretion if there is a need for additional on-going annual reviews, or periodic reviews of the terms and conditions of the SUP in the future.
11. Up to 6 events are allowed per year.
12. There will be no fireworks permitted at any events.

SECONDED By Matt Bayma. 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	Aye	Nay	Abstain	Absent
Galena Gleeson	Aye	Nay	Abstain	Absent

EAST END MASTER PLAN

Kaye Simonson gave an update on the progress of the East End Master Plan. There have been five Focus Group meetings. Outreach with business cards, website, ads in the paper, KOTO community calendar and social media has been the protocol. Will continue outreach with pop-ups during December with Design Workshop.

It was suggested that there is a lack of representation from the Latinx community, which makes up approximately 35% of the workforce. Claudia Garcia Curzio from the Latinx Outreach expressed interest in serving on the advisory group.

MOTION by Toby Brown to nominate Claudia Garcia Curzio as a member of the Advisory Group.

SECONDED BY MJ Schillaci. **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
Galena Gleeson	<u>Aye</u>	Nay	Abstain	Absent

The Chair asked if there was any public input regarding the East End Master Plan

Pam Bennett –agrees with pop-up participation from the advisory group. Good to provide more information to people and interact with the public.

10:51 A.M. Adjourned.

Respectfully Submitted,


Nancy Hrupcin, Legal Assistant, County Attorney

Approved on January 12, 2023.

SAN MIGUEL COUNTY PLANNING COMMISSION


M.J. Schillaci, Secretary