SAN MIGUEL COUNTY PLANNING COMMISSION

PLANNING COMMISSION MEETING AGENDA
THURSDAY, NOVEMBER 9, 2023 – 9:00 AM

Online & 333 W. Colorado Ave, Telluride, Colorado

MEETING INFORMATION - This meeting will be held online and in person. To join the meeting: http://zoom.us/join, Meeting ID: 965 1288 5206, Password: 534277; Audio only: Dial 1-301-715-8692 or 1-253-215-8782 (long-distance rates may apply)

1. 9:00 A.M. CALL TO ORDER

2. APPROVAL OF MINUTES, PLANNING COMMISSION AND STAFF COMMENTS

a. Approval of the October 12th 2023 Minutes
pc.10.12.23.minutes DRAFT.docx

3. WORKSESSION: EAST END MASTER PLAN

a. Work session to continue discussion of the Draft East End Master Plan
CPC WS EEMP 110923.pdf
East End MP document_ 230921_with appendix.pdf

b. Public Comment
SMC Planning Commission Public Comments 11.9.23 w comments.pdf
Public Comments Compiled post 11.5.pdf

4. ADJOURN

NOTE: All times are approximate; items may begin earlier (except public hearings) or later than scheduled. For more information contact Planning Department at (970) 728-3083.

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

The official, designated posting place for all meeting notices will be online at https://www.sanmiguelcountyco.gov/liveagenda. Use this link to view the live agenda with any last-minute changes. To be automatically notified, please sign up at www.sanmiguelcountyco.gov, sign up for alerts, and follow the prompts.

AGENDA ITEM 2.a

TITLE:
Approval of the October 12th 2023 Minutes

Presented by:
Time needed:

PREPARED BY:
Nicola Kerr, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
pc.10.12.23.minutes DRAFT.docx

Description:

SAN MIGUEL COUNTY PLANNING COMMISSION
MINUTES – REGULAR MEETING

October 12, 2023

333 West Colorado Avenue

Present:	Lee Taylor, Chair Josselin Lifton-Zoline, Vice-Chair Ian Bald, Member M.J. Schillaci, Secratary Tobin Brown, Sr. Alternate
Absent:	Matthew Bayma, Member Galena Gleason, Alternate
Planning Staff Present:	Kaye Simonson, Planning Director John Huebner, Senior Planner Nicola Kerr, Planning Technician

10:37 a.m. Chair called the meeting to order.

10:45 A.M. PUBLIC HEARING: LAND USE APPLICATION
Applicant: Andres Michelich and Kerstin May
Location: Tract 2, Panorama Acres
PIN: 430117302002
Parcel size: 40.05 acres
Zone District: Forestry, Agriculture and Open (F)
Proposal: Special Use Permit for Social and Scenic Uses with attendance of two hundred (200) or fewer guests - Continued from September 14, 2023

Tobin Brown recused himself from this item.

A Site Visit was held prior to the meeting with Commissioners, Josselin Lifton-Zoline, MJ Shillaci, and Ian Bald present.

John Huebner, Senior Planner, presented a PowerPoint presentation to the Commission.

Josselin Lifton-Zoline asked if the Road and Bridge Director Ryan Righetti indicated whether any improvements to the road are scheduled.

John Huebner responded that the road does need improvements though none are scheduled at this time.

Lee Taylor asked who owns the property with the easement to access the subject property.

John Huebner responded that he would not characterize it as an easement but their access is in the conditions of purchase. He is not sure who is the owner.

Lee Taylor asked who is responsible to providing fire response.

John Huebner responded Telluride Fire Protection District.

Lee Taylor replied that this would signify Placerville's Fire Department Station.

Lee Taylor asked, if the applicant were to take prospective clients to the site in the May through June window, would this access be considered commercial?

Kaye Simonson, Planning Director responded that yes this would be considered commercial.

Josselin Lifton-Zoline stated that during the site visit the applicant indicated there may be plans for a commercial well - would the county need to approve as well as the state?

John Huebner responded that they would need a Development Permit but approval for the well through the state.

Andy Michelich responded that a well installation has not been evaluated. A future well would not be a commercial well as it is costly and metrics produced on the mesa are less than other areas. He continued that he would haul in water and pay for trash removal. The easement for access is within the property boundaries. He expressed his gratitude for the neighbors and he appreciates their concerns. When they purchased the property they did not have plans to build a residence. They would never expect to have over 100 guests, they have max transportation for 100 guests, typically it will be between 60-80. The types of events that they are applying for are smaller gatherings to share the beauty and serenity. There won't be a large structure or noise and light pollution, no lodging, more of a boutique event. They have been working with event planners in the San Miguel area that they know and trust. In regards to road access, State highway 62 and County Road 60x is a substandard intersection, but it is existing. Although the Sherrif stated there shouldn't be additional uses added to the intersection the applicant feels there is no way to control that. The applicant pointed out that a propane delivery tank can weigh more than 10,000 pounds and a fully loaded passenger vehicle will weigh only 7,400. There are tents that can withstand high winds. Some event caterers use mobile bathrooms which work well. Trash will be removed. He is willing to move the window of operation to fit elk migration and only start July 1st. It is unlikely that there would be 48 events in that 3-month span.

Josselin Lifton-Zoline pointed out that in the packet there are discrepancies in the application, and asked if there will there be lighting?

The Applicant responded that yes there will be lighting during the event as well as for people to walk to the transportation service, with a temporary generator used for the event.

Josselin Lifton-Zoline stated that the number of events he is requesting is much higher than a normal application and she finds it unlikely that trash would be removed, tents taken down and all set back up with less than a day of turn around.

The Applicant responded that they are not expecting events every Friday Saturday and Sunday. It is more likely to just be one event a weekend on Saturday but they do not want to cut themselves short.

Josselin Lifton-Zoline asked if maintenance for the road is paid for by the people who live on that road.

Andy Michelich responded that he does not know.

Josselin Lifton-Zoline asked if he had spoken to any neighbors about road maintenance

Andy Michelich responded no he has not and that he does not have winter access, he is under the impression year round residents snow-mobile to their property during the winter.

Josselin Lifton-Zoline stated that Colorado Parks and Wildlife asked for no use of the property in June, and for no use in the evening in September which leaves only a two month window for your vision.

Andy Michelich responded that he would consider it and wants to accommodate, he has already contemplated only doing day light events.

Ian Bald asked if the Applicant is already running special events somewhere else.

Andy Michellich responded that the company has been in operation more than 10 years, providing transportation for clients to venues around Telluride.

Lee Taylor stated that this venue would be able to be in operation for a maximum of 8-12 weekends with restrictions, which would result in 20-30 vehicles trips for every given event and 12 events x 20 vehicle trips is the added stress to the road.

Andy Michelich responded that their passenger vehicles seat between 10-14 so there would only be 5 vehicles in total.

Lee Taylor asked if individuals would be given the option of driving themselves.

Andy Michelich responded that the intent is for everyone to be ferried.

Kaye Simonson asked if vendors etc. would be transported.

Andy Michelich responded that he would transport all guests and clients.

Lee Taylor opened the floor to public comment at 11:18

Steve Thomas, neighbor, stated that he has lived here since 1999 and has 1400 acres. He is opposed to the application. His family has experienced Elk calf birthing all the way until the end of July in extremely close proximity to the venue. The breeding cycle commences in the middle of August and is still happening on top of the mesa now. Vendors will clearly have their own vehicles. Will the applicant have a parking lot for people to park and pick up and shuttle? Steve uses Bruin Waste Management, the venue is going to generate multiple bins of trash requiring pickup, Steve has spoken to Bruin Waste and they only pick up once every two weeks. In 2004 it was being proposed that Old Dave Wood Road that historically ran through his ranch would be opened to traffic to support golf courses, in the county of Montrose and decided this was not a good place for traffic, and as a result put deed restrictions on property limiting development to 100 acre lots. It seems contrary to the wild nature of the area when the community has been trying to keep the place open. Is this the final body and is it appealable?

Chris Vincent, who owns property in the San Juan Ranch, asserted that discussions of estimates are meaningless and only what is stated on the permit matters. If the road gets more traveled the government

will take over maintenance and that's not what anyone wants at all. The County pays for the maintenance of the road in summer and the neighborhood pays for the plowing in the winter.

Teky Inglese stated that no matter how many restrictions you put on this permit it will destroy the character of the mesa and open the door to more unwanted development.

Alex Padilla one of the closest neighbors to the proposed permit, agreed with Steve and the others in opposition. Does the 10 vehicles per event include vendors? Does not sound like it. Panorama Lane is a private road, on a bad day at peak there are only 2 cars, this venue would increase traffic by 500%. He noted that he did not see a plan for maintaining Panorama Lane as a private road. This would change the aesthetic of the neighborhood. Alex and his wife moved up to the mesa to keep their children away from high traffic areas, they don't want to have to tell children to avoid roads during events and additionally they won't know when the events are happening. Finally, last year there was a private event with about 20 people and there was not a single person on the mesa who did not hear it.

Chris Chaput, who owns a house on Panorama Lane, stated that the majority of Panorama is an easement through this property. The road proposed to being used is 30 yards from their house, they have livestock and are using the land as it is intended per the zoning. The impacts will be detrimental to their quality of life. They chose this place because it is quiet and remote. They have children and safety concerns, and road concerns. Panorama Lane is maintained out of pocket and not well maintained as he uses his own dump truck. Seasonal flows are washing out culverts. Last year the neighborhood went through 1500 gallons of fuel to keep the road open. These are all expenses and hardships they take on because they love living there. If the Planning Commission allows this event not only will it destroy their quality of life, but everyone in a 10 mile radius is opposed. Wildfire danger is very concerning and he is in the profession. The road is ill equipped for response including medical emergencies. Safety concerns abound for families and for the participants. This place was designed and intended for residential use, everyone who bought property and live in the area were led to understand this, this venue would be quite a departure from that.

Caroline Richardson, who lives in Placerville and on Horsefly Mesa, wonders how long the applicant has owned the property and wonders if he has ever spent a full season there. She continued that it is a sacred place and one of the last wild places for animals. To commercialize such a sacred piece of the country would be a crime. Some of the hardships on the Mesa include pulling people out of ditches and rescuing newcomers, sometimes putting yourself in danger by helping others. She is worried about the strain on emergency services in Placerville, when there are residents in need, being pulled up to the mesa for events.

Samuel Nolan thanked the staff and commissioners attention to the issue and won't repeat concerns addressed in his letter. There are inconsistencies with the application. Generators are another aspect he had not even considered. The Applicant stated that music will end at 9pm and the event will end at 9pm which does not make sense. The event includes trash trucks, breakdown, and water trucks, is that going on until midnight? Traffic safety and fire safety have been reviewed by professionals and have found it unsuitable. He asked if you could imagine the chaos of people fleeing a fire on Panorama Lane while a fire truck is coming up – or maybe you wouldn't have to because it would take the fire trucks at least 45 minutes to respond. This area is a tinder box, cigarette smoking, fireworks etc., are huge hazards. Water trucks, trash trucks, catering trucks, tent erectors, guest trucks, bride and groom coming separate, toilet trucks, vendor staff. All of these stressors are not equivalent to an occasional propane truck coming up to service the entire neighborhood, all three of the neighboring HOAs are opposed, every letter received opposes.

Emily Laidlaw, owns a house on CR Z60 and has been a full-time year-round resident for 13 years. She hopes that all the comments the Planning Commission have received have led them to realize that there is a tight knit community across the mesa. The community's biggest concern is that there was no attempt for the applicant to reach out to the neighborhood. If she were to submit an application of this nature she would have reached out to build relationships and address concerns while trying to get the community on board, no one heard anything about the application. Everyone heard the party all over the mesa last year even people in McKenzie Springs, with loud music until late in the night. The applicant was not concerned. This neighborhood is out in the middle of nowhere and they are left to settle disputes together with out outside agency, no relations have been made to signal that the Applicant would be willing to work together.

Blake Beyea stated that hopefully the site visit illuminated some issues. It is easy to see the extent to which people care about the mesa to even deed restrict their properties. It is very difficult to maintain road surfaces. The proposal is in conflict with the efforts of many individuals over decades. There would be broader ecological impacts to conservation areas within a mile of the area. Protected flora, fish and wildlife, and sage grouse are in the area. Environmental sensitivity is very high. The applicant has not reached out to any of the neighbors. Please listen to the experts regarding road and fire safety. He urged the Planning Commission to deny.

Randy Podolsky said that he echoes all the other comments made. He is an owner in Brown Ranch. There are many inconsistencies in the application, there are nine Saturdays in July and August. The fact that the Applicant has not met with the neighbors is telling, the Applicant does not know how the roads are maintained or what it takes for people to live there. Most mapping apps send people through Brown Ranch which is gated, and will be detrimental to Brown Ranch road. There are four associations opposed. Everyone will hear the noise impacting humans and wildlife for miles around.

Amy Laubenstein stated that, speaking as a mother, they love their surroundings and spending time outdoors. The thought of all the traffic on the poorly maintained road is disturbing. If she had raised this proposition and received this sort of response from neighbors she would immediately take it off the table.

Samuel Nolan stated that noise really travels on the mesa. For a commercial venture to come set up in the middle of a residential area, is selfish.

Caroline Richardson spoke again saying that there would be immense problems with wildlife, wind, and Gunnison Sage Grouse.

Eldred Ranch representative asserted that if a fire was started by an inebriated guest, a bottle of water will not suppress that fire. The grasses in that area are 18 inches tall and ready to burn. It is also an elk calving and migration area. Elk migration continues year round. Music and alcohol will create problems on site and traffic. Please deny this request.

Kaye Simonson addressed the question of appeal stating that, in the F Zone, Special Uses can be considered under Planning Commission review for events with under 200 people; the decision is appealable to the Board of County Commissioners. Parking would have to occur in the communities not on State Highway 62. Road maintenance and fire danger would need to be addressed.

Lee Taylor commented that another aspect of the process, if it was approved, there would be very specific numbers for events and trips. What is the practicality about garbage pick up?

Andres Michelich responded that he has spoken with three event planners who confirmed that the trash generated by a group of up to 80 people would not require a commercial container, he further stated that he would demand the client remove any trash the following day.

MOTION by Josselin Lifton Zoline to deny the application based on the findings that

1. The proposed use will result in traffic impacts on County Roads 60X and Z60 and the intersection with State Highway 62 that cannot be mitigated, which is inconsistent with LUC Sections 5-1002 B. V. and B. V. I and 5-1002 C.

2. The proposed use is not compatible with the surrounding neighborhood character and agricultural land uses, and is inconsistent with 5-1002 B. III.

SECONDED By M.J. Schillaci

AMENDMENT TO MOTION to add the following finding as suggested by Lee Taylor and Ian Bald ACCEPTED BY Josselin Lifton-Zoline and M.J. Schillaci

3. The proposed use would pose a risk to public health, safety and welfare in that it increases potential wildfire hazards and emergency and public safety resources and response are limited.

VOTE DENIED 4-0

Lee Taylor	**Aye**	**Nay**	**Abstain**	**Absent**
Ian Bald	**Aye**	**Nay**	**Abstain**	**Absent**
M.J. Schillaci	**Aye**	**Nay**	**Abstain**	**Absent**
Josselin Lifton-Zoline	**Aye**	**Nay**	**Abstain**	**Absent**
Matthew Bayma	**Aye**	**Nay**	**Abstain**	**Absent**
Tobin Brown	**Aye**	**Nay**	**Abstain**	**Absent**
Galena Gleason	**Aye**	**Nay**	**Abstain**	**Absent**

Recessed at 12:25 p.m.

Reconvened at 12:30 p.m.

Tobin Brown entered the meeting at 12:30 p.m.

LAND USE CODE AMENDMENT RECCOMENDATION

Amending Land Use Code Section 5 -23 Air Quality adding definitions and Telluride Air Quality Region map.

John Huebner, Senior Planner, presented a power point about an update to the Land Use Code pertaining to the Telluride Air Quality Region.

Josselin Lifton Zoline asked if there are residents in the expanded area with wood burning stoves.

Kaye Simonson responded that the area is not expanding.

Tobin Brown asked why there are lots in Sunnyside Ranch pushing out of the boundaries.

Kaye Simonson responded that the original area crosses some property lines and the County would like to do outreach before amending to include full properties.

Tobin Brown stated that it is only covering a portion of the Aldasoro PUD.

Lee Taylor affirmed that if the County plans to change the map boundaries, rather than just the language, we will want to do outreach.

Kaye Simonson added that the County would have to look through building permits for who has wood burning devices. It would be nonsensical to expand the boundary to match the East End Master Plan, because that is not the area where air quality is a concern.

MOTION by Ian Bald to recommend to the Board of County Commissioners to adopt the proposed amendments to SMC Land Use Code based on the finding that they comply with Land Use Code Section 1-4.

SECONDED By Josselin Lifton Zoline **VOTE PASSED 5-0**

Lee Taylor	**Aye**	**Nay**	**Abstain**	**Absent**
Ian Bald	**Aye**	**Nay**	**Abstain**	**Absent**
M.J. Schillaci	**Aye**	**Nay**	**Abstain**	**Absent**
Josselin Lifton-Zoline	**Aye**	**Nay**	**Abstain**	**Absent**
Matthew Bayma	**Aye**	**Nay**	**Abstain**	**Absent**
Tobin Brown	**Aye**	**Nay**	**Abstain**	**Absent**
Galena Gleason	**Aye**	**Nay**	**Abstain**	**Absent**

APPROVAL OF MINUTES

MOTION by Ian Bald to approve the September 14th minutes
SECONDED by Josselin Lifton Zoline **VOTE PASSED 5-0**

Lee Taylor	**Aye**	**Nay**	**Abstain**	**Absent**
Ian Bald	**Aye**	**Nay**	**Abstain**	**Absent**
M.J. Schillaci	**Aye**	**Nay**	**Abstain**	**Absent**
Josselin Lifton-Zoline	**Aye**	**Nay**	**Abstain**	**Absent**
Matthew Bayma	**Aye**	**Nay**	**Abstain**	**Absent**
Tobin Brown	**Aye**	**Nay**	**Abstain**	**Absent**
Galena Gleason	**Aye**	**Nay**	**Abstain**	**Absent**

STAFF UPDATES

The County hosted a Solar Open House with good attendance of around 80 people. The posters which received feedback are on the Solar and Natural Resources update page.

There will be a joint Planning Commission and BOCC workshop session when the next draft of the Natural Resources update is complete and will be open to the public.

There is an application coming for Clear Networx Contractor Office and Staging Area expected to be on the December calendar.

There will be a Master Plan work session on October 25th beginning at 4 pm.

EAST END MASTER PLAN UPDATE

Kaye Simonson stated that after the 25th the PC will decide if it needs more work sessions or if they are ready to begin the adoption process.

Josselin Lifton-Zoline stated that up to this point it has been presented piece by piece, now we have a work session with the public, which is great, but we need another work session with the Planning Commission to dissect, and go through the plan with a more local narrative voice.

Kaye Simonson informed the Commission that Design Workshop's last meeting is the 25th.

Tobin Brown asked how could the County extend their relationship with Design Workshop, a budget override?

Kaye Simonson responded that the County has already done a budget override.

Tobin Brown said that he has received some comments regarding environmental stewardship and carrying capacity.

Kaye Simonson responded that the Planning Commission is in the drivers seat as far as dates and work sessions

Lee Taylor noted that people would like more dialogue.

Kaye Simonson responded that the Commission can structure their meetings however they would like.

Tobin Brown stated that the Commission should budget a long time for the 25th meeting.

Josselin Lifton- Zoline asked if the Commission will circle back around to work with the EEMP advisory group.

Kaye responded that the Planning Commission could schedule a meeting of that nature.

MJ Schillaci asked if the Master Plan was ever sent out to someone to edit someone who has nothing to with planning.

Kaye Simonson responded not yet.

MJ Schillaci affirmed that she likes the idea of splitting it up and becoming an expert of one section and presenting it to the rest of the group

DRAFT

Lee Taylor stated that he would like to meet to create a plan of expectations for the 25th.

Nick Farkouh said thank you for finally having the meeting we have been asking for.

Pam Bennet commented that no substantial conversation will happen until 6 and we won't have enough time to really review the document.

1:35 p.m. Adjourned.

Respectfully Submitted,

_____

Nicola Kerr, Planning Technician

Approved on _____, 2023.

SAN MIGUEL COUNTY PLANNING COMMISSION

_____

M.J. Schillaci, Secretary

:\PC Planning Commission\PC Minutes\2023\pc.10.12.minutes.docx]

DRAFT

AGENDA ITEM 3.a

TITLE:
Work session to continue discussion of the Draft East End Master Plan

Presented by:
Time needed:

PREPARED BY:
Nicola Kerr, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
CPC WS EEMP 110923.pdf
East End MP document_ 230921_with appendix.pdf

Description:

M E M O R A N D U M

TO: San Miguel County Planning Commission
FROM: Kaye Simonson, AICP, Planning Director
RE: East End Master Plan Work Session
DATE: November 9, 2023

On October 25, the Planning Commission held a work session regarding the East End Master Plan, which included a presentation by Design Workshop, additional information from staff, and public comment.

The Planning Commission's mission at this point is to provide specific direction regarding changes to the draft plan, focusing on major topics. The goal is to identify recommendations for changes that need to be made to the draft Plan. Commissioners should ask:

- Is there any information that should be added, removed, or clarified?
- If there are changes, what should those be?
- Minor edits should be provided to staff separately, outside of the meeting.

All changes will be compiled in a detailed document, to ultimately be shared with Design Workshop for the final edit.

1. Introduction, including the Vision Statement, purpose and intent of the Plan (pp. 1-14)

   The Vision statement has been discussed extensively, and it has been through a number of iterations. The Planning Commission should determine if any further changes are needed, and if all important ideas are captured. Remember that it is written in a forward-looking affirmative style; it is where and what we as a community would like to be, rather than a statement of what we believe we are right now.

2. San Miguel County East End Yesterday and Today, including geography, demographics, economics, transportation, environment and wildlife activity (pp. 15-34)

   The Planning Commission should look at whether information considered informative to the Plan is included. It may be appropriate to add information as an appendix, as seen in Appendix D, Demographic Profile (p. 271), or Appendix E, Water Memo (p. 293).

3. East End Vision and Community Process, including description of community engagement (pp. 35-48)

   This section is largely a description of the community engagement opportunities, and key feedback. Full summaries of all community engagement activities are contained in Appendix C (p. 179).

4. Looking Toward the Future, including population trends, housing, future growth, constraints, Future Land Use Opportunities and Future Land Use Categories (p. 49-64)

   This section perhaps requires the highest level of review by the Commission at this time. Keep in mind that background information may be in the Appendix, or in other documents, particularly regarding demographics and housing. The Commission should review the

Future Land Use Opportunities map and the Future Land Use Categories (Table 8). Specifically, the Commission should identify any designations that should be changed on the map, or provide specific amendments to the Future Land Use Category descriptions, adjacencies, or potential zone districts.

5. Themes and Strategies (pp. 65-122)

   There are eight Themes and Strategies, each including a Goal, which is a forward-looking statement written in the affirmative. Under the Goals are a number of Actions, along with Level of Investment and Timing. This same information is contained in charts in Appendix A (p. 123). The charts will be used to track progress on Plan implementation, and also identify potential partners.

   The Planning Commission has formed subcommittees of two members each and are meeting to review the eight Themes and Strategies. Each subcommittee will report back with specific recommendations for revisions and possible additional actions. A number of suggestions were made by the public at the October 25 meeting that should be included, such as an actions encouraging the establishment of a recreation center; wastewater treatment capacity and infrastructure; transportation matters other than public transit; and more.

   The Themes are:
   - Housing Access
   - Climate Change and Resiliency
   - Balanced and Sustained Natural and Built Environments
   - Diverse and Resilient Economic Opportunity
   - Expanded Transportation Options
   - Varied Recreational Options
   - Vibrant Arts, Culture, and Historic Preservation
   - Connected Cooperative, Welcoming and Equitable Community

Next Steps
The subcommittees to review the Themes will be meeting over the next several weeks. The subcommittees will report back to the Planning Commission as a whole, where direction for any specific changes will be made. Unless the Planning Commission wishes to find time for a date for another work session, the next meeting will be Thursday, December 14. The primary task of the Planning Commission over the next several meetings is to compile a record of all changes to be made to the plan, in order to prepare the final draft for consideration.

SAN MIGUEL COUNTY EAST END MASTER PLAN

Fall 2023

Prepared by
DESIGNWORKSHOP

Prepared for San Miguel County
DRAFT September 21, 2023

San Miguel County
East End | Master Plan

CONTENTS

Land Acknowledgement iii
Joint Letter from BOCC Chair and PC Chair iv

1 INTRODUCTION 2
Introduction 3
Chapter Overview 5
Vision Statement 5
Visioning process 6
Guiding Themes 7
Engagement Summary 8
Planning Area 10
Plan Purpose 12
Relationship to Other Plans 13

2 SAN MIGUEL COUNTY EAST END YESTERDAY AND TODAY 16
About San Miguel East End 17
Geography 21
Demographics 22
Economics 25
Transportation 29
Environment 30
Wildlife Activity 33

3 EAST END VISION AND COMMUNITY PROCESS 36
Community Engagement 37
Engagement Process 37
Community Voices 39
Engagement window 1 41
Engagement window 2 43
Engagement window 3 47

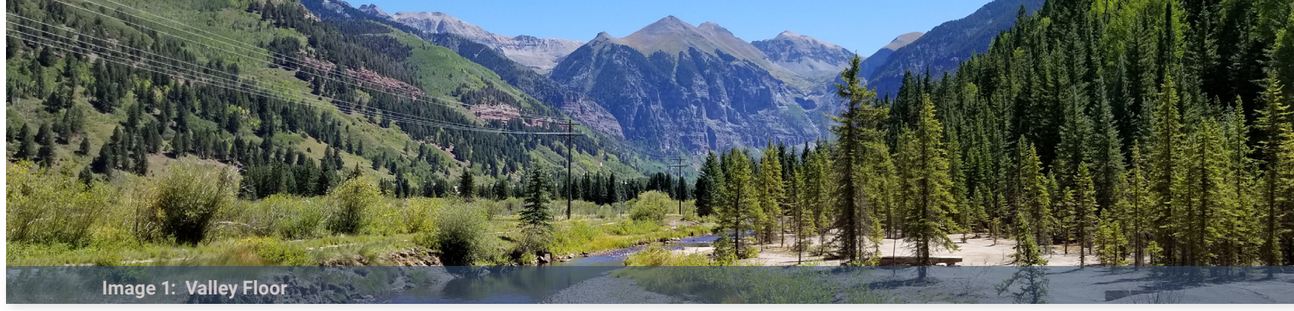


Image 1: Valley Floor

4 LOOKING TOWARD THE FUTURE 50
Understanding Growth in the East End 51
Future Growth 53
Environmental and Protected Lands Constraints Composite . . . 55
Areas of Environmental Constraints and Protected Lands 56
Future Land Use Opportunities 57
Future Land Use Categories 59

5 THEMES AND STRATEGIES 66
Vision Statement 67
About the Plan, Themes, and Goals 68
Housing Access 70
Climate Change and Resiliency 78
Balanced and Sustained Natural and Built Environments 86
Diverse and Resilient Economic Opportunity 94
Expanded Transportation Options 100
Varied Recreational Options 106
Vibrant Arts, Culture, and Historic Preservation 112
Connected, Cooperative, Welcoming, and Equitable Community 118

APPENDIX
Appendix A: Action Matrix
Appendix B: Tramp Excerpts
Appendix C: Community Engagement Summaries
Appendix D: Demographic Profile
Appendix E: Water Memo
Appendix F: Growth and Suitability Analysis

LAND ACKNOWLEDGEMENT

We, the settler descendants of San Miguel County, recognize we are living on the unceded homelands of the Ute People (Nuche) -- as well as of other indigenous nations stretching back 13 millennia to the time of Eagle Rock Shelter here on the Western Slope of Colorado.

We will strive to guide our land use planning and decision-making process according to the land's needs for care and health, prioritizing the well-being of all humans and other creatures who now call this place home, as directed by the communal vision expressed in this document.

As recommended by the Planning Commission 08/10/23

PLAN PARTICIPANT ACKNOWLEDGEMENTS LIST

Advisory Group

Pam Bennett

Mike Bordogna

Tobin Brown

Kari Distefano

Claudia Garcia Curzio

Matt Gonzales

Amy Levek

Josselin Lifton-Zoline

Molly Norton

Mason Osgood

Lee Taylor

James Van Hooser

Lance Waring

San Miguel County Planning Commission

Lee Taylor, Chairperson

Josselin Lifton-Zoline, Vice Chairperson

Mary Jo Schillaci, Secretary

Ian Bald

Matt Bayma

Tobin Brown

Galena Gleason

San Miguel County Board of Commissioners

Anne Brown

Kris Holstrom

Lance Waring, Chairperson

San Miguel County

Kaye Simonson, Planning Director

John Huebner, Senior Planner

Nicola Kerr, Planning Technician

Heather Widlund, GIS Director

Design Workshop

Jessica Garrow, Principal-in-Charge

Callie New, Project Manager

Jennifer Pintar, Planner & GIS Analyst

Eric Krohngold, Planner & Economic Development Advisor

Sarah Horn, Planner

Leen Elharake, Graphic Design & GIS Analyst

Madison DeMay, Project Support

ACKNOWLEDGEMENTS

Thanks to the many organizations and stakeholders who provided assistance, support and information throughout the creation of this plan. Special thanks to the Wilkinson Public Library for providing space for community outreach; Kiera Skinner, Telluride Tourism Board for data assistance; Anne Brown for community outreach support; and Matt Gonzales, Andrés Jacinto Alonzo, and Claudia Garcia Curzio for translation assistance.

The East End Master Plan was funded in part by a grant from the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund.

JOINT LETTER FROM BOCC CHAIR AND PC CHAIR

1

Image 2: Aerial View of Telluride

INTRODUCTION

Image 3: Illium Valley, South River Preserve

INTRODUCTION

San Miguel County East End is a special place where communities coexist in the valleys and mountains, with year-round outdoor adventure and cultural opportunities. Through the strength of community connections, the East End celebrates remote mountain living while maintaining a down to earth and dynamic vibe. The region encompasses numerous public lands and high-country areas boasting wildlife, nature, stunning mountain peaks, and provides accessibility to natural areas. The people have a great love for their home – they appreciate the walkability of their towns, the spectacular views, and the sense of community where people know and support one another. This love is evident in the community's passion for protecting both people and place.

Amid the beauty of this area, there is a growing tension between increasing housing costs, the need for affordable housing and essential services, and the desire to preserve the natural environment and quality of life. There are concerns about growth in annual visitation, human impacts on natural areas and recreational spaces, and the effects of climate change. There is also an interest in providing more transportation options both within the planning area and throughout the surrounding region, including broader San Miguel County and the communities of Montrose, Rico, Ridgway, Nucla, and Naturita.

After over 30 years, San Miguel County is developing a comprehensive update to the 1989 Telluride Regional Area Master Plan. The San Miguel County East End Master Plan begins with the 1989 plan's goals and objectives mostly realized. As the community embarks on the implementation of the updated plan, it is important to think about the next 30 years, and what topics and physical areas will be relevant. A key adjustment from the 1989 plan is the expansion of the planning boundary to account for areas of growth from the last 30 years and to recognize the interconnectedness of the natural and built environments. The updated planning boundary identifies areas where additional land preservation measures should be made to preserve the character and beauty of the area, where additional development could be located given current community goals, and ensures that climate change considerations are a consistent and essential component of the planning effort. This allows a holistic approach to planning for the future of the East End of San Miguel County.

WHAT IS A MASTER PLAN?

A Master Plan is...

- A formal planning document and strategic policy instrument that helps guide policy decisions and priorities by reflecting the community's vision and goals.
- A long-range planning tool that integrates existing planning work while looking to the future.
- A tool used by staff and elected and appointed officials in the decision-making process.
- A vision document representing the aspirations and intentions of the community.

The East End Master Plan is part of the San Miguel County Comprehensive Development Plan ("CDP," 1978, as amended). The CDP notes that the County is divided into "community or 'regional' areas where common values and problems based on economy, topography, and community identity could be handled in more detail..." The CDP also states that a sense of community may exist within each region and was one of the key factors in the decision to include the entirety of the East End in this plan.

WHAT DOES THIS PLAN INCLUDE?

The San Miguel County East End Master Plan incorporates elements related to climate change, preservation of natural areas, economic development, land use, community growth, equity, transportation, and recreation. It is divided into five chapters that present the plan vision, an overview of existing conditions, anticipated growth and a future land use plan, and the plan's guiding themes supported by strategies for implementation.

1989 TELLURIDE REGIONAL AREA MASTER PLAN GOAL – PRESERVATION OF COMMUNITY

Maintain and enhance the distinctive sense of community which is present in the Telluride Region Area today. The essence of this sense of community is the small town way of life against the mountain backdrop. It includes the concept of neighbors sharing their successes and failures and helping each other to meet real human needs. It also means preserving the sense of smallness in the scale and style of man's impact upon the historic Town of Telluride and the majestic mountain setting.

VISION STATEMENT

Eastern San Miguel County is a forward thinking, connected, and caring community. The community thoughtfully considers its history of stewardship and commitment to embracing new ideas, fostering connections, and leading by example. This spirit of innovation, combined with a respect for history, arts, wildlife, open spaces, and tradition, enriches the community's cultural fabric.

The East End is dedicated to environmental protection, green energy opportunities, and climate change mitigation and adaptation. By utilizing technology, implementing effective policies, and collaborating regionally, Eastern San Miguel County can make a positive impact on its environment and serve as a model for others.

We are committed to managing development while maintaining the natural and community character that makes our region so special. We are an outdoor recreation hub and seek to maintain recreational opportunities while preserving and protecting wildlife habitats and open spaces. We are proud of our home and remote Colorado lifestyle and are committed to being a welcoming, diverse, and equitable place now and into the future.

CHAPTER OVERVIEW

CHAPTER 1 - INTRODUCTION	Introduces the San Miguel County East End Master Plan, including a brief history of the region and planning boundary, and outlines the purpose and intent of the plan.
CHAPTER 2 - SAN MIGUEL EAST END YESTERDAY AND TODAY	Explores the regional context of San Miguel County East End, including an overview of the region's demographics.
CHAPTER 3 - EAST END VISION AND COMMUNITY PROCESS	Explains the vision and goals for the plan document while incorporating what we learned from the community through the engagement process.
CHAPTER 4 - LOOKING TOWARD THE FUTURE	Focuses on understanding the future of San Miguel County East End, including future population growth and development.
CHAPTER 5 - THEMES AND STRATEGIES	Presents the framework for the plan's Guiding Themes, Goals, actions and priority investments intended to guide future policies, programs, and partnerships.

The plan Vision, Themes and Goals have been crafted to reflect community feedback and have been informed through identifying challenges and opportunities throughout the plan process.

VISIONING PROCESS

The process to create the San Miguel East End Master Plan began in the fall of 2022 with an inventory of existing conditions and a series of focus groups. Pop-up events were held in December and a survey was available in early 2023. These community engagement activities provided guidance for the initial plan framework, including a draft vision statement and topical goal statements. These drafts, along with a detailed mapping exercise, were presented to the community in the spring of 2023. A draft plan, based on input from the community, was presented in September 2023, with the final plan completed in XX 2023. Throughout the process, an advisory group provided key guidance and feedback to ensure the plan and process reflect our community.

WHAT IS A VISION STATEMENT?

The vision is an overarching aspirational statement for the future of Eastern San Miguel County. The vision has been crafted to reflect community during focus groups, pop-up events, a community-wide survey, and open houses.

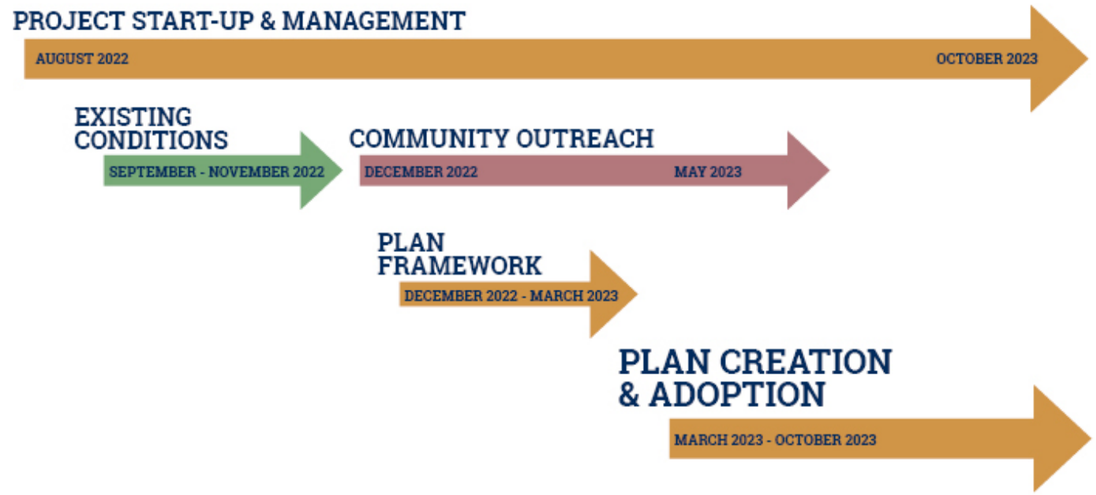


Figure 1: Project Timeline

GUIDING THEMES

- HOUSING ACCESS
- CLIMATE CHANGE AND RESILIENCY
- BALANCED AND SUSTAINED NATURAL AND BUILT ENVIRONMENTS
- DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY
- EXPANDED TRANSPORTATION OPTIONS
- VARIED RECREATIONAL OPTIONS
- VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION
- CONNECTED, COOPERATIVE, WELCOMING, AND EQUITABLE COMMUNITY

ENGAGEMENT SUMMARY

ENGAGEMENT WINDOW 1

October - December 2022

Objective:

- To inform the community about the plan process
- To consult community members to gather an understanding of the values, needs, issues, and opportunities within the East End

Methods:

5 TOPICAL FOCUS GROUPS

4 POP-UP EVENTS - 150+ PARTICIPANTS

3 ADVISORY BOARD MEETINGS

ENGAGEMENT WINDOW 2

January - March 2023

Objective:

- Involve those that are representative of diverse experiences, opinions and insights of the community
- Collaborate to develop actions that are reflective of community needs and desires

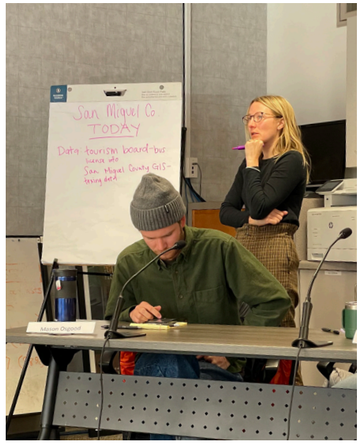
Methods:

ONLINE SURVEY

1,095 PARTICIPANTS

3 ADVISORY GROUP MEETINGS

COMMUNITY WORKSHOPS 100+ PARTICIPANTS



ENGAGEMENT WINDOW 3

June - September 2023

Objective:

- Educate the community on the outcomes of the plan
- Build momentum and empower action for implementation

Methods:

PLANNING COMMISSION & COMMUNITY PRESENTATIONS AND NOTIFICATIONS

2 ADVISORY GROUP MEETINGS

POPULATION

5,574

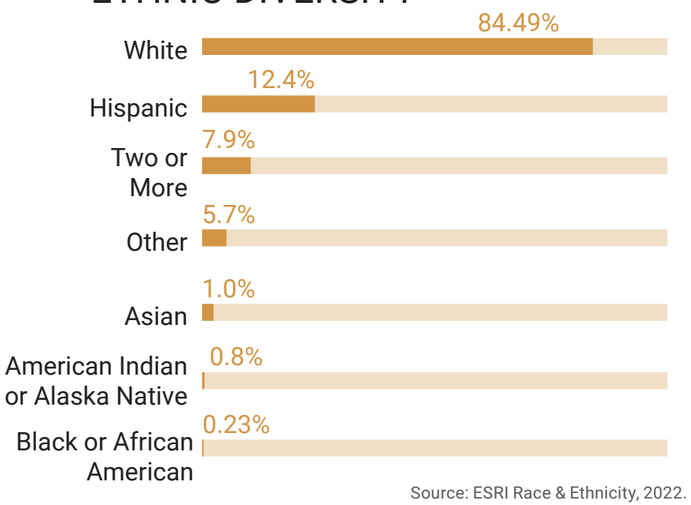
PROJECTED POPULATION ANNUAL GROWTH RATE 2022-2027

0.9%

HOUSEHOLD SIZE

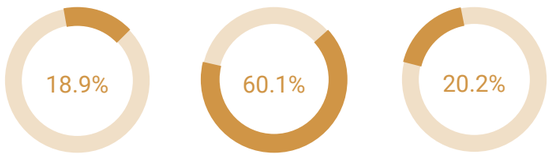
2.2

ETHNIC DIVERSITY



Source: ESRI Race & Ethnicity, 2022.

AGE DISTRIBUTION



Children/Teen
19 and Under

Adult
20-59

Aged Adult
60+

MEDIAN AGE

40.5

$104,800

AREA MEDIAN INCOME

Source: US. Census Bureau. Esri forecasts for 2020 and 2027 Geography. American Community Survey, 2020. ESRI 2020 Demographics. State of Colorado Demographer, 2022.

Figure 2: Demographic Highlights

PLANNING AREA

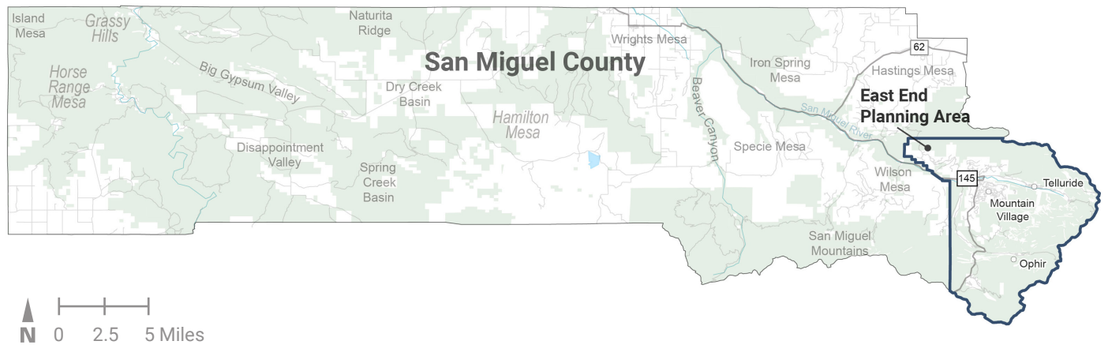
REGIONAL CONTEXT

The East End planning area is located within the easternmost section of San Miguel County (Map 1). The plan boundary expands upon the 1989 Telluride Regional Boundary to include the entire eastern portion of San Miguel County (Map 2). The Town of Telluride, Town of Mountain Village and Town of Ophir are contained within the plan area. These incorporated towns support the core populations of the East End and, though the plan does not provide land use plans or policies for them, they are critical to consider in the effort. A significant portion of the plan boundary is natural public lands owned by the United States Forest Service (USFS) and covers approximately 73 percent of the eastern and southern areas of the East End.

The unincorporated areas within the East End include the following major subdivisions or planned unit developments (PUDs).
Aldasoro Ranch

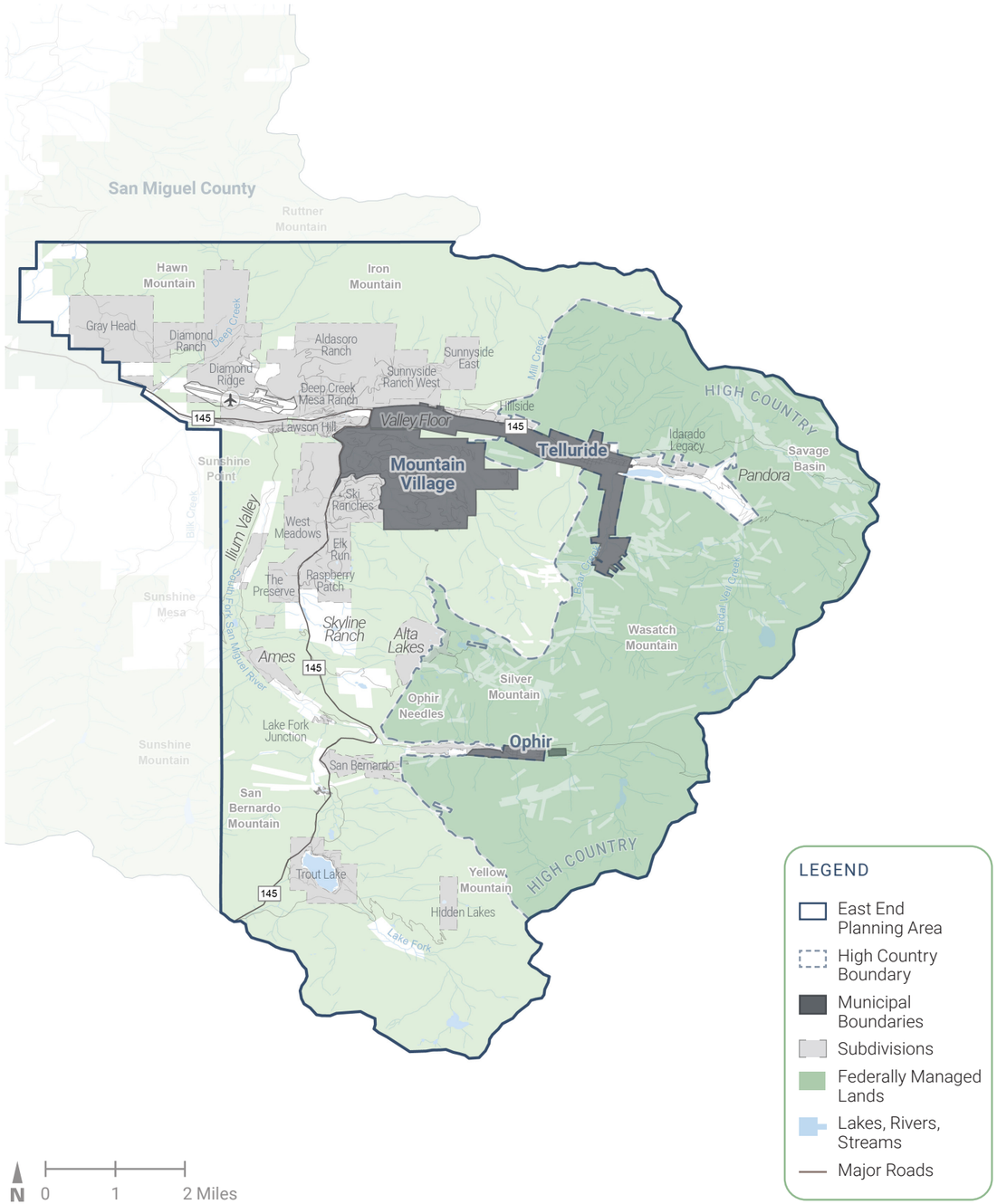
- Deep Creek Mesa Ranch
- Diamond Ranch
- Diamond Ridge
- Gray Head
- Hidden Lakes
- Hillside
- Elk Run
- Idarado Legacy
- Lake Fork Junction
- Last Dollar
- Lawson Hill
- Lawson Hill Ilium
- Meadows at Deep Creek
- Mill Creek
- The Preserve
- Raspberry Patch
- San Bernardo
- Ski Ranches
- South Fork Estates
- Sunnyside East
- Sunnyside Ranch West
- Trout Lake

Many are significantly developed or constrained and are anticipated to remain mostly unchanged into the future. Some subdivisions and PUDs have not been developed; there may be the potential to reconsider prior approvals and amend the subdivisions or PUDs to allow different development plans. (For a complete list of all subdivisions, refer to the County's online maps: https://www.sanmiguelcountyco.gov/557/Map-Launch)



Map 1: Regional Context Map. Source: Design Workshop, San Miguel County GIS Data

The lands depicted on these maps are the traditional, ancestral and unceded homelands of the Nuchu (Ute) and Pueblos people



Map 2: East End Planning Area Map. Source: Design Workshop, San Miguel County GIS Data

PLAN PURPOSE

WHY IS IT NEEDED? WHY DO THIS NOW?

This plan will replace the 1989 Telluride Regional Area Master Plan and area growth boundary, both of which are over 30 years old. Much of the development envisioned in the 1989 plan has occurred in the Telluride region. Effective planning for the future of the San Miguel East End region requires new approaches and tools to manage growth, as well as a broader look at land use, development, and natural resource protection. Due to the success of regional coordination from local leaders, many of the 1989 plan recommendations have been implemented, such as protecting and developing affordable housing and zoning pursuant to LUC Section 5-305 Affordable Housing PUD Zone District and LUC Section 5-324 Community Housing Zone District, supporting housing actions of the Towns of Telluride and Mountain Village, and preventing development in environmentally sensitive areas.

The San Miguel County East End Master Plan considers the issues and opportunities facing the community today - population, visitor and part-time resident growth, environmental conservation, housing challenges, transportation needs, mining and agriculture industry shifts, preservation of community, and threats and stressors from climate change. Throughout the planning process many conversations about the "carrying capacity" of the region have occurred. Within the context of this plan, carrying capacity means the ability to sustain existing populations and new growth into the future given the availability of critical resources such as infrastructure, a viable workforce, preservation of the environment, water resources, as well as maintaining the quality of life so many identify as important.

While this plan acknowledges that the region's overall growth will depend upon multiple variables, such as the supply of fresh water and other natural resources, the plan does not contemplate a specific population or housing number that can be sustained into the future. The availability of resources is conditional on many unknown factors. For example, water resources can depend on drought conditions, land ownership changes, management tactics, and technology. The plan, instead, provides several recommendations to guide the county toward stewarding the planning area for a sustainable future, including topics related to quality of life, affordability, natural resource management, and development.

IMPORTANCE OF GUIDING GROWTH

It is often said that an individual's future quality of life depends on the choices they make today. The health of a community is no different. The plan is a shared vision for future decision making, providing guidance on needed multi-modal transportation investments, strategies for housing community members at a range of income levels, critical areas to be preserved as natural spaces, tools for economic success, and resiliency in the face of a changing climate.

Change within the plan area is inevitable, which is why it is important to understand where growth pressures might occur and what type of

HOW TO USE THIS DOCUMENT

This plan provides a unified vision for the San Miguel County East End to navigate future changes and growth within the planning area. It incorporates our community's vision for the future, describing key land use opportunities and development. It is important to note that this document is intended to guide future land development and policies but is not a regulatory document. Every development application considered by the Planning Department, Planning Commission, and Board of County Commissioners is subject to meeting the applicable land use codes in place at that time and achieving harmony with the intentions and priorities expressed in the master plan.

development should or should not be encouraged in the East End. The plan area allows for a broader look at issues and impacts that extend beyond the existing developed areas in order to be intentional about future growth and natural environment preservation efforts. It allows for a holistic approach to planning, recognizing the region's interconnectedness.

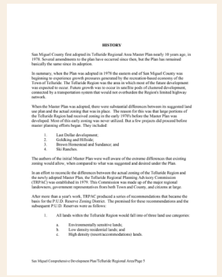
ROLE OF THE PLAN WITHIN COUNTY GOVERNANCE

The San Miguel County East End Master Plan is an official public document that is adopted by the County's Planning Commission. Master plans (or comprehensive plans) are required by the State of Colorado and should reflect community values and provide a planning process that guides growth and development while also considering regional impacts. While the state requires these plans, there is no prescribed format and local governments are given wide latitude to include topics and issues that are relevant to their communities. The state does require that recreation and tourism considerations are included. These topics are important for the county's future and are addressed throughout the Master Plan.

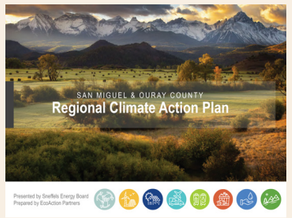
As a county plan, the San Miguel East End Master Plan only applies to the unincorporated areas of eastern San Miguel County. Because of the interconnectedness of the region, it also provides guidance for coordination between various agencies including towns, federal land managers, and transportation entities that provide planning and other services throughout the county.

RELATIONSHIP TO OTHER PLANS

A foundational component of the plan process is assessing previous and current planning efforts aligning with the East End. Key planning efforts that have informed this plan are identified in this section, and the plan incorporates key policy ideas from these plans.

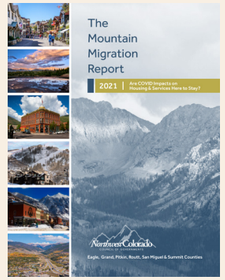


Telluride Regional Area Master Plan (1989): Adopted as an element of the San Miguel County Comprehensive Development Plan, this plan was a roadmap for public participation, policy statements and land use programs and focuses on community goals, desires, values and ideals for the Telluride Regional Area. Plan topics included future land use, environmental quality, scenic quality, preservation of community, affordable housing, transportation, public and institutional uses, utilities, economic development, recreational facilities and amenities, and trails. Certain Future Land Use Sections that provided guidance on specific areas are included in this plan as Appendix B.

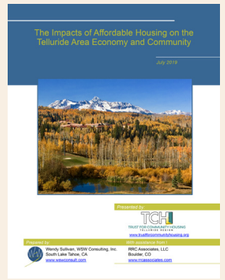


San Miguel & Ouray County Regional Climate Action Plan (2021; adopted 2023)[1]: Sets the groundwork for regional collaboration related to climate action. The plan seeks to advance programming and projects that pursue environmental, economic and socially beneficial solutions, specifically around climate action over the next ten years throughout the region. The Climate Action Plan was adopted by the San Miguel County BOCC in Resolution #2023-04, which also establishes greenhouse gas reduction targets.

1 *https://www.sanmiguelcountyco.gov/701/Building-Climate-Resilience*

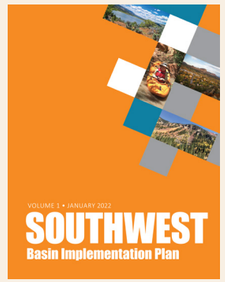


The Mountain Migration Report (2021)[2]: Identifies trends and data collected from six western-slope mountain communities during the COVID-19 pandemic. The report seeks to understand the migration of people from cities to mountain resort communities during this time, and outlines opportunities for mountain communities to address housing and employment needs that have resulted from the changing demographics during the COVID-19 pandemic. (Northwest Colorado Council of Governments; Eagle, Grand, Pitkin Routt, San Miguel and Summit Counties)



The Impacts of Affordable Housing on the Telluride Area Economy & Community (2019)[3]: Addresses the importance of affordable housing needs and highlights economic and community benefits that the existing stock of deed-restricted homes for employee and year-round resident households has had on the Telluride area. (Trust for Community Housing)

San Miguel County Housing Needs Assessment (2018) [4]: Serves as a guide for understanding trends in housing targets and includes an economic and demographic framework, housing inventory, market conditions summary, survey and findings, housing issues and gaps, and a summary of prior studies.



Colorado Water Conservation Board Basin Implementation Plan (BIP) (2021): Works as a consistent statewide framework for examining future water supply and demand under different scenarios. The plan study area falls within the Southwest Basin Implementation Plan (BIP). The Southwest BIP projects variable water usage levels based on future operating conditions. The report uses five alternative planning scenarios to gauge water demand and availability.

2 *https://www.nwccog.org/wp-content/uploads/2021/06/Mtn-Migration-Report-FINAL.pdf*
3 *https://www.sanmiguelcountyco.gov/DocumentCenter/View/6351/Impacts-of-Workforce-Housing-TCH-2019-PDF*
4 *https://www.sanmiguelcountyco.gov/DocumentCenter/View/6349/San-Miguel-County-Housing-Needs-Assessment-2018-PDF*

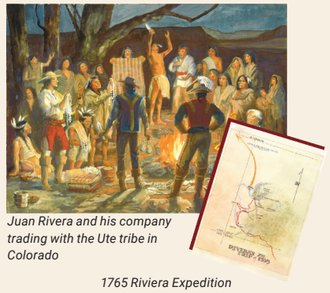
2

Image 4: Aerial View of Bridal Veil

SAN MIGUEL COUNTY EAST END YESTERDAY AND TODAY

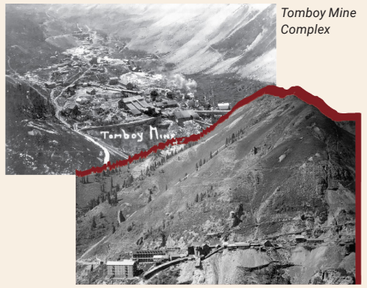
Ute Camp at Los Pinos

Ute Tribe, Chief Sevaro and family



Juan Rivera and his company trading with the Ute tribe in Colorado

1765 Riviera Expedition through Western Colorado



Tomboy Mine Complex

Smuggler Mine and Camp

1500

NATIVE AMERICAN HABITATION

1765

SPANISH EXPEDITION

Mid-to-Late 1870s - 1970s

MINING ERA

The Hogg Ranch

Telluride Ski Area and the Annual Bluegrass Music Festival

Telluride Station Area and Gondola, connecting Telluride and Mountain Village

Mid-to-Late 1870s - 1970s

RANCHING AND AGRICULTURE

1970S

CULTURAL DESTINATION

1989

PRESENT

Figure 3: East End Timeline

ABOUT SAN MIGUEL EAST END

NATIVE AMERICAN HABITATION

The area known as San Miguel County was originally inhabited by the Ute peoples. Multiple Ute bands occupied the area, including the Weenuche, or "long time ago people," and the Uncompahgre band of Ute Indians. These Indigenous peoples hunted the higher elevations of the San Juan Mountains in the summer and took refuge in lower river valleys in the winter. The Ute peoples lived on and stewarded this remote area of what was becoming the expanding United States until they were forcibly removed from their lands within San Miguel County in 1881. It is important that we understand and appreciate our past. Through thoughtful preservation, interpretation, and educational efforts and recognition of the Ute people who came before, we can ensure that future generations can learn from and connect with the stories that have shaped our community.

SPANISH ERA

Spanish explorers passed through San Miguel County in 1765 during an expedition led by Juan Rivera in search of rumored silver deposits in the mountains. The area's mineral riches were more fully unearthed approximately 100 years later, with prospectors finding seams of gold and silver within the mountains. This discovery prompted the U.S. government to sanction the forced removal and relocation of the Ute peoples to the State of Utah and other portions of western Colorado, areas that became known as the Uintah-Ouray Reservation and Southern Ute Reservation, respectively. In 2014, San Miguel County passed Resolution 2014 - 011 offering a formal government to government apology to the Uncompahgre Utes for their forced removal. This apology is included here to recognize the continued importance of understanding why and how the current community is able to call this special place home. As stated in the Resolution, "San Miguel County apologizes to the Uncompahgre Ute people and their descendants for their forced removal from western Colorado in 1881 and their relocation to Utah. The county also extends a formal apology, government to government, to the Ute Indian Tribe of the Uintah and Ouray Reservation, representing the Uncompahgre Ute descendants, now residing in Utah."

GOLD RUSH AND MINING

In the mid-to-late 1870s, thousands of miners came to the area, staking claims along the San Miguel River and throughout the East End. The Sheridan, Pandora, and Smuggler Mines were developed to extract gold, silver and other minerals, and the Rio Grande Southern Railroad was built in 1891 and delivered minerals to nearby Durango for smelting. The Town of Telluride, whose name is derived from the rare element tellurium, was incorporated in 1878 (originally called Columbia) and had power lighting streets, homes, and mines by 1891. The area survived the silver crash of 1893 and World War 1 and continued developing with discoveries of other minerals such as lead, copper and zinc until the decline of mining in the mid-20th century.

By the 1950s, all of the regional mines were consolidated into the Idarado Mining Company; the mines closed in 1978. The Rio Grande Southern Railroad ceased operations in 1952, and the tracks were removed and the right-of-way abandoned.

RANCHING AND AGRICULTURE

The East End also supported a robust agricultural economy during this same mining period. Approximately 15 dairy farms and cattle and sheep ranches were in the Deep Creek Mesa (northwest of Telluride) and Turkey Creek Mesa (south of Telluride) areas. Several sites from these early ranching operations are listed on the National Register of Historic Places and County Historic Register, including Hogg Ranch, the Collins Barn in Deep Creek Ranch, Breckenridge Place in

MINING HISTORY IN OPHIR AND TELLURIDE

As communities that were established with early mineral development exploration, the Towns of Telluride and Ophir have a high proportion of older housing stock that was built before 1939. The Town of Telluride is designated as a National Historic Landmark District due in part to the historic character of these buildings and its significant contribution to the history of the US.

Aldasoro Ranch, and the Carr Structure and Aldasoro Barn in Diamond Ranch. The picturesque landscapes and pastoral charm created and maintained by ranching activities attract tourists and outdoor enthusiasts. Activities like hunting, fishing, biking, and hiking are popular in the region, which is made possible by the preservation of the open meadows and unobstructed scenic views. These ranching areas serve as vital links to the past, a reminder of the importance of preserving open spaces and the natural beauty that defines the East End of San Miguel County. Many descendants from the early ranching families have remained in the area and have been key contributors to the development of the East End region.

RECREATION AND CULTURAL DESTINATION

In the 1970s, a number of ranches were sold and have become home to Mountain Village and the Telluride Ski Resort. In 1972, the Telluride Ski Area opened and the region grew as a recreation and cultural destination. Mountain Village grew as a result of the ski area and was approved as a County PUD in the early 1980s. (Our Story, n.d.).

Arts and music festivals support the cultural richness of the area with several notable events dating back to the 1970s including the Telluride Bluegrass Festival, the Telluride Film Festival, the Telluride Chamber Music Festival and the Telluride Jazz Festival. Other recurring arts and music festivals include the Telluride Plein Air Festival, Telluride Balloon Festival, Mountainfilm, Telluride Mushroom Festival, and Blues & Brews Festival.

As the area developed, a handful of local leaders in the early 1980s called the Telluride Regional Planning Advisory Commission (TREPAC) helped lay the foundation for the future of the Telluride Region. With the region's increase in development, growth, and recreation-based economy, the 1989 Telluride Regional Area Master Plan was created by San Miguel County. This plan laid the groundwork for the growing resort area to support a number of small "satellite pods of clustered development" connected by a regional gondola. This plan has largely come to fruition. Since that plan's adoption, notable changes have included the establishment of Lawson Hill, the incorporation of the Town of Mountain Village, and the acquisition and preservation of the Valley Floor and Bear Creek by the Town of Telluride. The San Miguel County Land Use Code was adopted in 1991 to implement the 1989 plan.

PRESENT

Today the gondola carries approximately 2.8 million passengers annually (Telluride Mountain Village, n.d.) and serves as a transportation spine between the region's most visited hubs. The gondola is an example of creative problem-solving for environmental protection and safety. Taking a transportation solution that is comfortable and easy to navigate for skiers and applying it to day-to-day travel lowers the demand for single-occupancy vehicles traveling the seven miles between Telluride and Mountain Village. This solution has a significantly smaller environmental impact compared to the same number of trips made by vehicles.

Image 5: Mural art in Ophir

Image 6: Ski Season

GEOGRAPHY

The San Miguel County East End boundary incorporates the eastern portion of San Miguel County and encompasses approximately 114 square miles of varied terrain. As a remote area known for its unparalleled natural beauty, many of San Miguel County's most notable features are its natural lands and recreational assets, including portions of the San Juan Mountains, the Telluride Ski Resort, and the Uncompahgre National Forest. The Mount Sneffels Wilderness lies to the north of Telluride, while the Lizard Wilderness is west of Trout Lake. Sheep Mountain, Vermillion Peak, Lookout Peak and Telluride Peak mark the south and east edges of the county, while Whipple Mountain, Ruttner Mountain, Iron Mountain, Campbell Peak, Dallas Peak, and Mendota Peak are to the north, to name just a few. 4x4 mountain passes - Imogene Pass, Black Bear Pass and Ophir Pass – connect the area to the east, and the area boasts access to a handful of Colorado's infamous "14ers" within the adjacent wilderness areas. Approximately 73 percent of the East End area are areas of federally managed lands. Developed areas include three incorporated towns (the Town of Telluride, the Town of Mountain Village, and Ophir), several unincorporated community areas, and numerous subdivisions.

Map 3: Geographic Highlights Map

DEMOGRAPHICS

POPULATION

At approximately 5,574 people, the East End population makes up around 68 percent of the County population (Table 1). The Town of Telluride is the most densely populated area within the region with 2,671 people, followed by the Town of Mountain Village with 1,246 people (Figure 8). Ophir and the unincorporated areas have less population, with just 202 people in Ophir and 1,455 in the remaining unincorporated portions of the County's East End. Large portions of the East End are in federally managed lands, limiting population growth to the towns and private lands in the county.

While the plan area population represents 68 percent of the total County population, it is important to acknowledge that many mountain communities, especially those with distinct seasons and popularity with tourists, see spikes in the population at certain times of the year from visitors, part-time residents and seasonal workers. Census and ESRI (a map-based analytics program) defines "total population" as residents who live and sleep in a specific location most of the time. The total population does not include second-home owners or Short-Term renters, causing population counts to seem lower than people might experience during the busy summer and winter seasons. According to lodging data for the 2022-2023 season, there are 1,283 lodging units in the Towns of Telluride and Mountain Village (Telluride Tourism Board, 2023 Key Data).

To get more detail on the nuanced nature of seasonal fluctuations, the total number of part-time residents can be estimated by taking the number of vacant housing units and multiplying it by average household size. As Table 2 illustrates, the Town of Mountain Village, Town of Telluride, and the plan area include significant part-time resident populations. Based on these estimates, the total population in the East End during peak seasons is likely between 8,852 people and 11,037 people.

Table 1: Population Totals. Source: Esri

POPULATION TOTALS (2022)	NUMBER	PERCENT
Incorporated Areas	4119	74%
Ophir	202	4%
Town of Mountain Village	1,246	22%
Town of Telluride	2,671	48%
Unincorporated	1,455	26%
Total East End Planning Area	5,574	100%

PEOPLE WHO LIVE OR STAY IN MORE THAN ONE PLACE

People living away most of the time while working, such as people who live at a residence close to where they work and return regularly to another residence, are counted at the residence where they live and sleep most of the time. If they cannot determine a place where they live most of the time, they are counted where they are staying on Census Day. People who live or stay at two or more residences (during the week, month, or year), such as people who travel seasonally between residences (for example, snowbirds), are counted at the residence where they live and sleep most of the time. If they cannot determine a place where they live most of the time, they are counted where they are staying on Census Day.

As discussed in the Local and Regional Economy section, the region has seen a 40 to 50 percent increase in occupancy for previously vacant housing units since the COVID-19 pandemic.

In addition, the daytime population for the plan area is estimated to be 6,928 people and includes 68 percent of workers and 32 percent of nonworking residents (ESRI Daytime Population Workers and Residents, 2022). This indicates that during the day, most residents in the area (approximately 4,710 people) stay in the plan area, and an estimated 2,218 people commute in for work.

AGE

The median age in the plan area for 2022 is 40.5 (Table 3). Most residents in the plan area are between the ages of 20 and 59 years old. Based on current estimates, 18.9 percent of residents are 19 years old and younger, 60.1 percent are between 20 and 59 years old, and 20.2 percent are 60 years old and above. Overall, the plan area has fewer young adults than the county and state. The median age is under 34 years old in the Town of Mountain Village, between 35 and 44 years old in the Town of Telluride, and between 45 and 58 years old in the surrounding unincorporated areas and the Town of Ophir

EDUCATION

A little over half of the population within the plan area is over the age 25 and has a Bachelor's or Graduate/Professional degree (50.5 percent), notably higher than the state (30.4 percent). A large portion of the population over 25 years old holding a college degree, live in the Town of Telluride (55.6 percent).

AREA MEDIAN INCOME

Area median income (AMI) is calculated by the U.S. Department of Housing and Urban Development (HUD) and is the midpoint of a region's income distribution – half of the households earning more and half earning less. The AMI for San Miguel County is $104,800 and $105,800 for the state. This is important because HUD uses this measure to determine whether families are eligible for certain affordable housing programs. HUD considers those making less than 80 percent of AMI as moderate-income households, less than 50 percent as very low-income households, and those making less than 30 percent of AMI as extremely low-income households. Within San Miguel County, approximately 42 percent of households fall within one of HUD's definitions of extremely low income, moderate low income, or moderate-income households and 44 percent of households live above the 100 percent AMI threshold (Table 4).

San Miguel County Area Median Income

$104,800

State of Colorado Area Median Income

$105,800

Table 2: Part-time Population. Source: ESRI

2022 HOUSING	OPHIR	TOWN OF MOUNTAIN VILLAGE	TOWN OF TELLURIDE	MASTER PLAN AREA
Total Housing Units	81	1,703	2,259	4,994
Vacant Housing Units	4	1,047	1,044	2,472
Avg Household Size	2.61	1.90	2.20	2.21
Total (Full-time) Population	202	1,246	2,671	5,574
Part-time Population Estimate (100%)*	10	1,990	2,296	5,463
Part-time Population Estimate (60%)*	6	1,194	1,378	3,278
Estimated Population (Full-time plus 60% occupancy of vacant housing units)	206	2,440	4049	8,852
Estimated Population (Full-time plus 100% occupancy of vacant housing units)	212	3,236	4,967	11,037

** Part-time population at 100% assumes part-time residents are present throughout the year. Part-time population at 60% assumes part-time residents are present at different times of the year. These are approximate counts.*

Table 3: Median Age, 2022 & 2027, Source: ESRI

MEDIAN AGE	2022 MEDIAN AGE	2027 MEDIAN AGE
Ophir	45.8	46.8
Town of Mountain Village	37.1	37.3
Town of Telluride	40.2	41.0
East End Planning Area	40.5	40.9
San Miguel County	42.4	43.1
State of Colorado	37.9	38.3

Table 4: Distribution of Households by AMI. Source: ACS, HUD

INCOME LEVEL	INCOME CLASSIFICATION	AMI THRESHOLD FOR A FAMILY OF FOUR (SAN MIGUEL COUNTY)	ESTIMATED HOUSEHOLDS	PERCENTAGE
<30% AMI	Extremely Low Income	(San Miguel County)	460	13%
>30% to 50% AMI	Moderate Low Income	$47,800	556	15%
>50% to 80% AMI	Moderate Income	$76,500	505	14%
>80% to 100% AMI	N/A	$95,600	542	15%
>100% to 120% AMI	N/A	$125,760	670	19%
>120% AMI	N/A	> $125,760	887	25%

RACE / ETHNICITY

Based on the 2020 Census, 84.4 percent of residents in eastern San Miguel County identify as white; 12.4 percent identify as Hispanic (Latino/a/e); 7.9 percent report as two or more races; 5.7 percent identify as other; and one percent identify as Asian. Less than one percent of residents identify as American Indian or Alaska Native (0.8 percent), Black or African American (0.23 percent), or Pacific Islander (0.02 percent) (U.S. Census, 2020) (Table 5). The Town of Mountain Village is the most racially diverse area within the study area.

About one-third of the region's workforce is estimated to be Hispanic (Latino/a/e). Since many people commute in from other communities or counties, it is important to recognize how the commuting workforce might shift daytime demographics and recognize the diversity of the workforce population in addition to those who reside in the planning area.

It is acknowledged that census data is potentially not reflective of the presence of people who identify as Hispanic (Latino/a/e) in the region due to challenges in census outreach during the COVID-19 pandemic and with changes in immigration policies that disproportionately affected those with ancestral ties to the global south. Using the existing enrollment data from the Telluride School District, an estimated 20.88 percent of the registered students identify as Hispanic (Latino/a/e), and English language learners was 15.34 percent (Colorado Department of Education data 2020 – 2021). This indicates a potential undercount in the 2020 Census of Hispanic (Latino/a/e) community members.

ECONOMICS

LOCAL AND REGIONAL ECONOMY

The Town of Telluride is known as a recreation and festival mecca. Notable tourism events contribute to the area's sense of identity as a place for creativity and outdoor adventure, and include the Telluride Ski Area, the Telluride Bluegrass Festival, the Telluride Film Festival, the Blues & Brews Festival, Mountainfilm Festival, and more.

According to a 2018 Regional Economic Analysis conducted by RRC Associates and the CU Business Research Division for Montrose, Ouray, and San Miguel Counties, tourism in the three-county area is associated with 8,068 jobs, $271 million in labor income, and $886 million generated in the local economy. Tourism in this study was defined as visitor trips and second home construction and upkeep. Reportedly 56 percent of this output is supported by San Miguel County. The report notes that approximately 47 percent (2,938) of jobs in San Miguel County can be attributed to tourism. This report was generated before the COVID-19 pandemic, which created an unprecedented disruption to travel patterns, tourism, and the economy, notably in remote areas of the western United States. One of the changes during and after the pandemic includes the ability to work remotely, a significant factor for newcomers and part-time residents deciding to stay longer in more remote areas. According to the 2021 Mountain Migration Report, the Telluride area saw a 40 to 50 percent increase in owner occupancy of managed vacation units during 2020 when compared to pre-pandemic levels. The Report also identifies the motivations for residents and property owners to change their occupancy habits in Colorado's rural resort communities, including in San Miguel County. The ability to work remotely was cited as a key reason for new residents (49 percent) and part-time residents (36 percent) to spend more time in the County. (Mountain Migration Report, 2021).

The pandemic-related shifts in housing occupancy and sales have had a significant impact on local workers and their ability to maintain housing stability in the region. According to the 2018 San Miguel County Housing Needs Assessment (2018), the cost of housing has resulted in an increase in the number of jobs individual workers hold in the region. On average, the local workforce held 15 percent more jobs per person in 2018 than previously recorded in 2011.

TOURISM IN TELLURIDE

Per the Telluride Tourism Board's Annual Report (2022), the Town of Telluride hosted approximately 178,000 unique visitors.

Tourism generated approximately $9 million in taxable revenues in 2022, a 12 percent increase from 2021. According to the "Destination Central Reservation," overnight stays in 2022 totaled $505,887.

Approximately 47 percent of visitors stay for longer than six days and only 10 percent make the visit a day trip.

Table 5: Race and Ethnicity, 2022. Source: ESRI

2022 RACE & ETHNICITY	WHITE	HISPANIC	NON-HISPANIC	AMERICAN INDIAN/ ALASKA NATIVE	ASIAN	BLACK/ AFRICAN AMERICAN	PACIFIC ISLANDER	TWO OR MORE RACES	OTHER RACES
Ophir	87.6%	7.9%	92.1%	0.0%	0.5%	0.00%	0.00%	9.4%	2.5%
Town of Mountain Village	81.3%	16.9%	83.1%	0.2%	1.4%	0.24%	0.00%	9.7%	7.1%
Town of Telluride	84.0%	13.2%	86.8%	1.4%	1.1%	0.15%	0.00%	6.5%	6.9%
East End Planning Area	84.4%	12.4%	87.6%	0.8%	1.0%	0.23%	0.02%	7.9%	5.7%
San Miguel County	85.3%	11.2%	88.8%	1.2%	0.7%	0.26%	0.02%	7.6%	5.0%
State of Colorado	70.2%	22.0%	78.0%	1.3%	3.5%	4.08%	0.18%	12.6%	8.1%

Table 6: Estimated Length of Stay in County Home (Months)

ESTIMATED LENGTH OF STAY	NEW RESIDENTS* (<1 YEAR)	FULL-TIME RESIDENTS	NON- HISPANIC
Pre-COVID	2.5	11.0	3.6
Year 2020	4.9	11.4	3.7
Current year (2021)	8.8	11.4	4.1
Future years (2022-2025)	8.9	11.2	4.8
Net change: pre-COVID to 2022-25	6.4	0.2	1.2

Source: 2021 Mountain Migration Survey

**New residents are differentiated from "newcomers" in that these are residents that moved within the past year. Newcomers moved within the past two years. New residents may have spent time in the area on a regular basis as a visitor, but not a part-time or full-time resident, which is why "pre-COVID" is not 0.*

VISITOR USE MANAGEMENT TACTICS

Like many mountain resort communities, the Town of Telluride experiences high influxes of visitors at certain times of the year. The Town of Telluride has initiated a Destination Stewardship plan, which includes an advertisement and communication campaign focused on messaging related to Leave No Trace principles and how to recreate responsibly. These efforts are meant to mitigate the impacts that high visitation in natural areas can have. Leave No Trace addresses challenges of outdoor recreation and tourism, such as waste in natural areas, wildlife risk, trail erosion, and overcrowding in natural landscaping through educational outreach. The Destination Stewardship efforts include messaging on the Telluride.com website, a social media campaign targeting locals and visitors within a 5-mile radius of Telluride, and people researching or planning a visit to Telluride through TripAdvisor.

TRAVEL & RESIDENCY CHANGES RELATED TO COVID

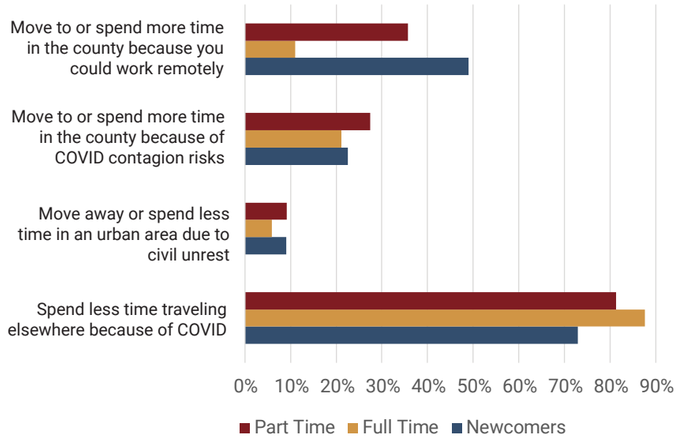


Figure 4: COVID Related Changes to Travel and Residency
Source: 2021 Mountain Migration Survey

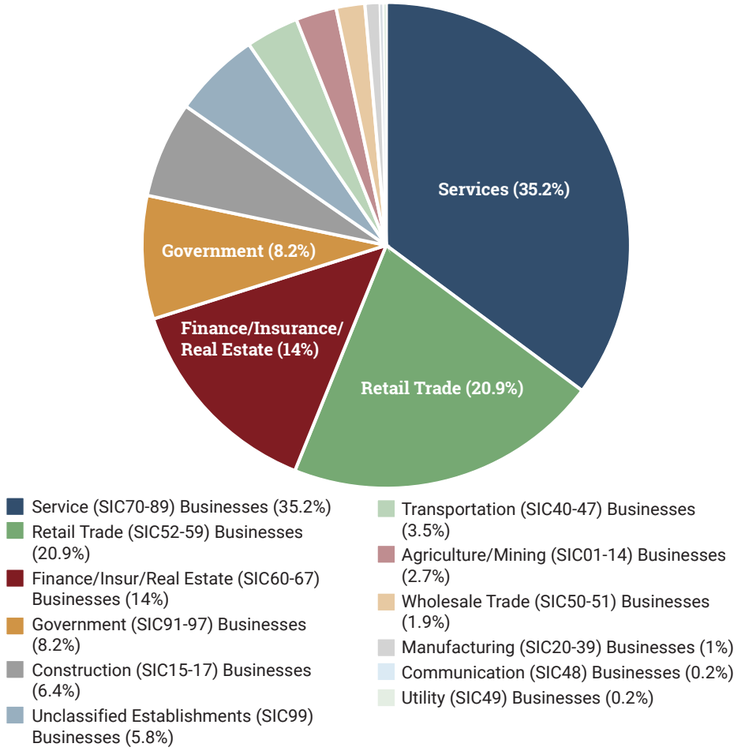


Figure 5: Employment Sector Distribution. Source: ESRI

BUSINESS

Of the 622 businesses in the plan area, the Town of Telluride contains more than half and the Town of Mountain Village less than a quarter, indicating that more than 100 businesses are located within the unincorporated county (ESRI Standard Industrial Classification (SIC) Business Profile, 2022).

The largest employment sector in San Miguel's East End is the services industry, comprising 35 percent of jobs. Services include hotels and other lodging establishments, as well as healthcare, education, legal, and engineering professional services. Following the services industry, 10-20 percent of the area's labor force is supported by finance/insurance, real estate, and retail trades (Figure 5).

HEALTHCARE SERVICES

Hallmarks of a healthy community include not just the absence of disease or illness, but also access to resources that enable one to live a healthy lifestyle. This includes clean air and water, open space and recreation, fresh food options, secure and affordable housing, and access to health care, including support for those who are affected by substance abuse.

The U.S. News and World Report, in collaboration with the Aetna Foundation, measures community health using 89 metrics across 10 health and health-related categories, including:

- Population health (access to care, behaviors, conditions, outcomes, mental health)
- Equity (education, health, income, and social equity)
- Education (educational achievement, infrastructure, and participation)
- Economy (employment, income, opportunity)
- Housing (affordability, capacity, quality)
- Food and nutrition (food availability, nutrition)
- Environment (air and water, natural environment, hazards)
- Public safety (crime, injuries, public safety capacity)
- Community vitality (community stability, social capital)
- Infrastructure (community layout, transportation)

San Miguel County rates 90th out of approximately 3,000 counties across the United States. Out of the ten categories, San Miguel County rates highest (95 out of 100) in food and nutrition and lowest (22 out of 100) in housing (Table 7). These ratings determine San Miguel County's ranking among the 3,000 counties.

This index reflects the role that critical plan topics, such as housing, equity, land use patterns, and transportation, have on community health outcomes in San Miguel County. The report highlights the importance of having stable and affordable housing in San Miguel County and how lack of access and displacement can impact health outcomes for the local population.

Community health providers in eastern San Miguel County include the Telluride Regional Medical Center (TRMC), the Uncompahgre Medical Center (UMC), and several healthcare facilities and non-profit organizations providing general health, mental health, domestic violence and sexual assault, substance use, and other social services. Feedback during the plan process indicates that there are gaps in health and wellness services in San Miguel County that should be addressed as part of the plan's implementation..

5 San Miguel County News Release, 2021 https://www.sanmiguelcountyco.gov/AlertCenter.aspx?AID=San-Miguel-County-Ranked-6th-in-Healthie-302

Table 7: San Miguel County Health and Wellness Score, 2022 Source: US News & World Report

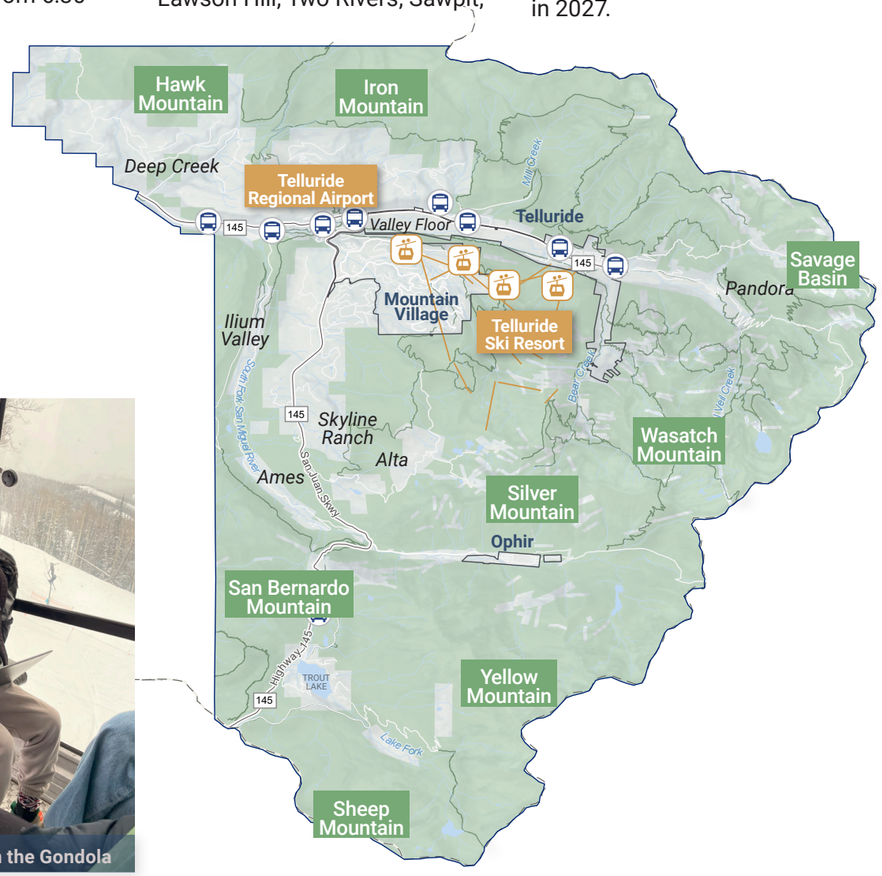
POPULATION HEALTH	EQUITY	EDUCATION	ECONOMY	HOUSING	FOOD & NUTRITION	ENVIRONMENT	PUBLIC SAFETY	COMMUNITY VITALITY	INFRASTRUCTURE
88	50	78	65	22	95	77	87	81	64

TRANSPORTATION

Primary regional transportation corridors include Highway 145, running east to west into Telluride and south past Ophir and Trout Lake to Lizard Head Pass, and the gondola, which links the Town of Telluride and Mountain Village through a 13-minute ride. The gondola is the first and only free public transportation system of its kind in the United States and serves both recreational and day-to-day commuting purposes (Image 6). The gondola operates seven days a week, from 6:30 a.m. to midnight. The gondola closes for several weeks in the spring and fall for maintenance. Serving three million passengers annually and powered by wind energy, the gondola plays an important role in reducing the region's greenhouse gas emissions and reliance on fossil fuels.

The area is also served by the San Miguel Authority for Regional Transportation (SMART) (Map 4), with services to Telluride, Mountain Village, Placerville, Lawson Hill, Two Rivers, Sawpit, and Ilium and outside the planning area (Rico, Norwood, Redvale, Ridgway, Montrose, Naturita, and Nucla). SMART is a small transit authority that was formed in 2016 in an effort to consolidate existing regional services that were funded and operated separately throughout the various communities in the county. It is anticipated that SMART will assume responsibility for operating the gondola when the current arrangement with the Telluride Mountain Village Homeowners Association expires in 2027.

Image 8: Homework on the Gondola



Map 4: Key Transportation Features Source: Design Workshop, San Miguel County GIS Data

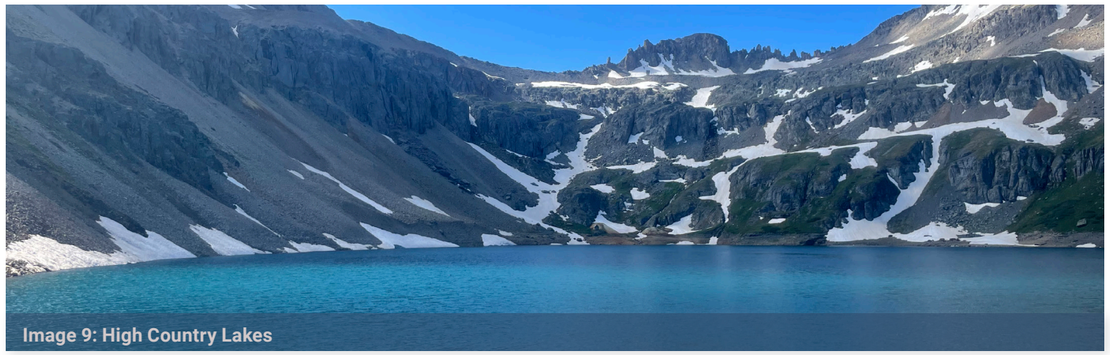


Image 9: High Country Lakes

ENVIRONMENT

NATURAL AREAS

The East End includes several significant conservation areas including the Valley Floor, open space and protected lands. The high-country boundary defined by the San Miguel County Land Use Code and zoning map consists of 26,250 acres, around 36 percent of the eastern and southern portions of the area. It includes a number of mining claims, most of which are not accessible by roads. Many claims have been acquired by or transferred to the USFS, while some are owned by Idarado Mining Company, TSG, or the Town of Telluride, as well as individuals.

The high-country boundary includes important regional watershed such as the Savage Basin, Blue Lake Basin, and Marshall Basin, as well as. a number of key mountains and mountain ranges. Additionally, approximately 52,836 square acres are federally managed lands, equaling around 73 percent of the East End. The "Valley Floor" is a focal point of conservation significance in the area stretching from CO 145 on the west to the Town of Telluride, containing 570 acres.

WATERSHEDS AND RIVER CORRIDORS

The East End is part of the San Miguel Upper Colorado-Dolores Subbasin watershed, with the Uncompahgre Gunnison Subbasin Watershed bordering to the northeast. The most prominent rivers are the San Miguel River and South Fork San Miguel River. The San Miguel River's headwaters originate in the upper basins above Telluride, from Bridal Veil, Ingram, and Marshall Creeks. The river runs through the Town of Telluride and the Valley Floor westward, and then parallel to CO Highway 145. The South Fork San Miguel River originates at the confluence of Howards Fork and Lake Fork and runs north from Ames along County Road 63K through Ilium to the San Miguel River.

Approximately

52,836

square acres are federally managed lands, equating to

73%

of the East End

Image 10: Elk in the Valley Floor

NATURAL HAZARDS AND WILDLIFE

Much of the region has a slope of 30 percent or greater. This significantly increases the potential for natural hazards, including landslides, rockfall, avalanches and soil erosion. These hazards have been taken into consideration and identified as areas of constraint in the future land use mapping (see Chapter 4).

Wildfires are also a concern. While most fire risk within the East End is fairly low, according to the Colorado State Forest Service Wildfire Risk Public Viewer, San Miguel County as a whole is within a moderate to high fire risk (Figure 7).

Areas such as Mountain Village, Ophir, and Trout Lake are highlighted with the most risk from wildfire. It is important to note that influences from climate change, water resources and other natural hazards increase the risk of wildfires in the region.

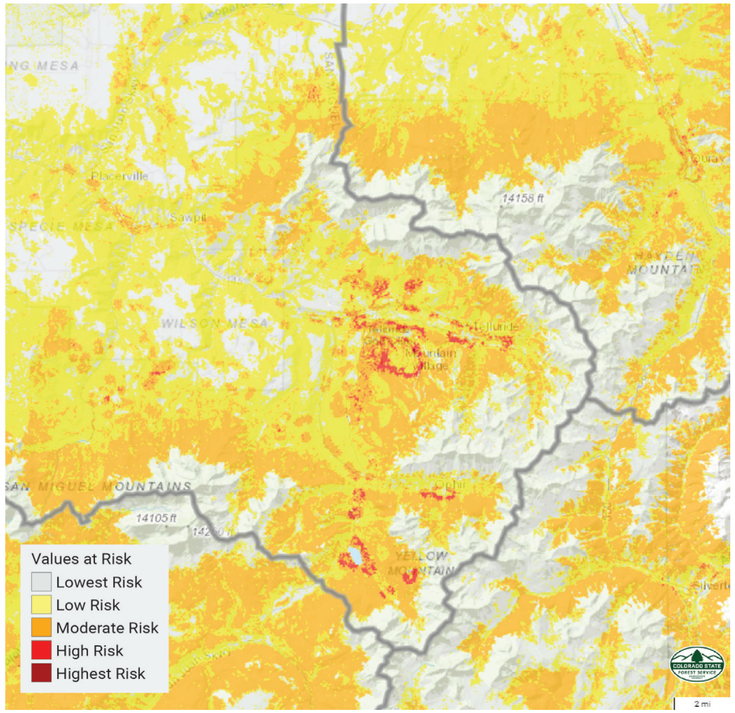


Figure 6: East End Wildfire Values at Risk Rating.
Source: Colorado Forest Atlas, 8/29/2023

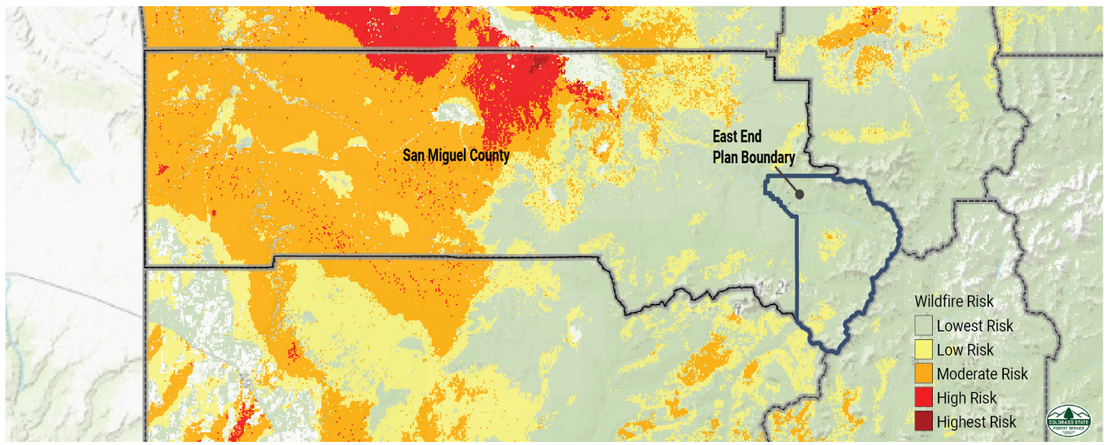


Figure 7: San Miguel County Wildfire Risk Rating. Source: Colorado Forest Atlas, 6/28/2023

PRIMARY WILDLIFE IN THE REGION: (COLORADO PARKS & WILDLIFE SPECIES DATA, N.D.)

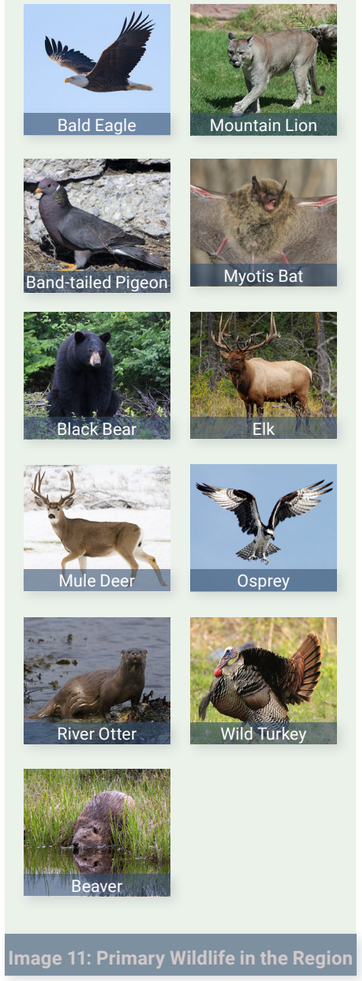


Image 11: Primary Wildlife in the Region

PRIMARY WILDLIFE IN THE REGION:

Primary species distributed throughout the entire region include bears, mountain lions, several bat species, mule deer, pika, white-tailed jackrabbits, snowshoe hares, and band-tailed pigeons.

- Bald Eagles (Along the South Fork San Miguel River)
- Black Bears (Whole region)
- Elk (Migrations and highway crossings, whole region)
- Mountain Lions (Whole region)
- Mule Deer (Migrations and highway crossings)
- Osprey (Foraging Area, Trout Lake)
- Peregrine Falcon (Potential Nesting at Deep Creek Mesa)
- River Otter (San Miguel River, Bilk Creek)
- Wild Turkey (Ilium, valley floor, Mountain Village, Wasatch Mountains)
- Fringed, Little Brown, Long Legged, Small footed Myotis (Whole region
- Band-tailed Pigeon (Breeding range, whole region).

WILDLIFE HABITATS

The East End is home to abundant wildlife, such as elk, black bears, mountain lions, a variety of birds, bats, and fish. Many of the wildlife species use this region for both year-round and winter habitats, breeding areas, and migration routes.[6] The East End Active Wildlife Species Maps (Map 5 on page 33 and Map 6 on page 34) show wildlife species activity and distributions provided by the Colorado Parks and Wildlife. These maps are an overview of wildlife in the East End.

6 Colorado Parks & Wildlife species data (arcgis.com)

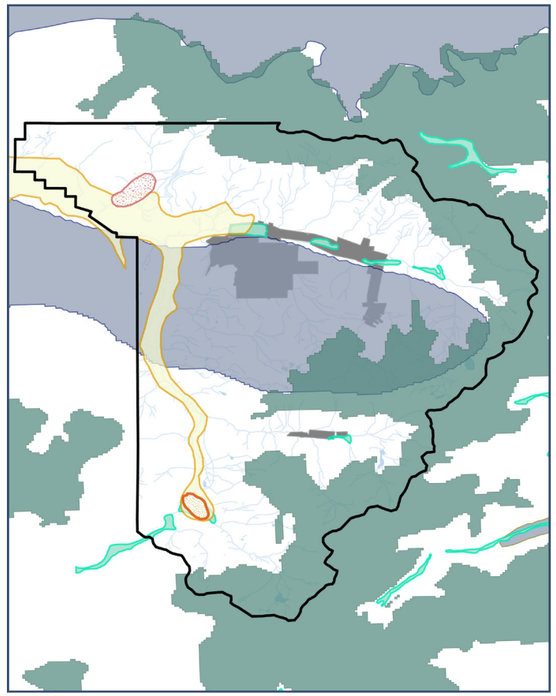
WILDLIFE ACTIVITY

The following wildlife data comes from the Colorado Parks and Wildlife. The mapping is intended as an overview of the primary wildlife in the region to understand where wildlife activity occurs. Most wildlife activity centers around the Highway 145 corridor, the Valley Floor, Ilium Valley, and the central part of the East End – areas such as Trout Lake, Ophir, and Deep Creek also have significant wildlife activity.

It is important to note that there are other wildlife species in this region, and the mapping is dependent on the availability of the data. Please refer to the CPW All Species Activity Mapping Data for more detailed information.

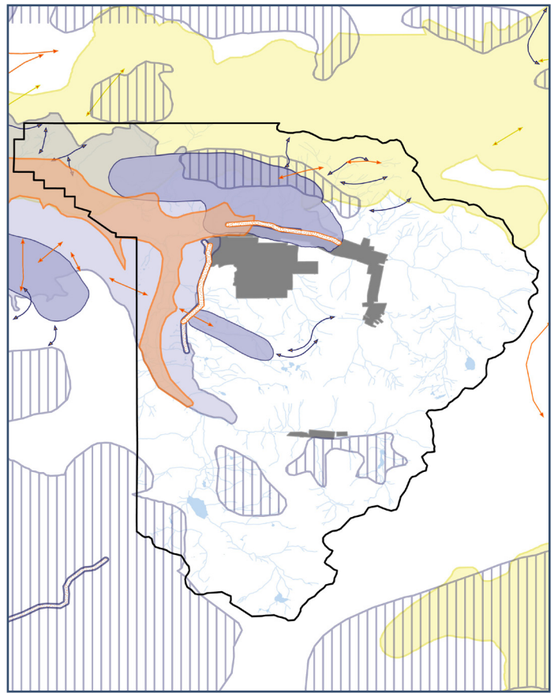
Image 12: Elk in the Valley Floor

BIRD ACTIVITY AREAS



LEGEND
- Osprey and Bald Eagle Foraging Area
- Bald Eagle Winter Range
- White-tailed Ptarmigan Winter Range
- White-tailed Ptarmigan Overall Range
- Wild Turkey Overall Range
- Peregrine Falcon Potential Nesting

ELK, MULE DEER AND BIGHORN SHEEP ACTIVITY AREAS

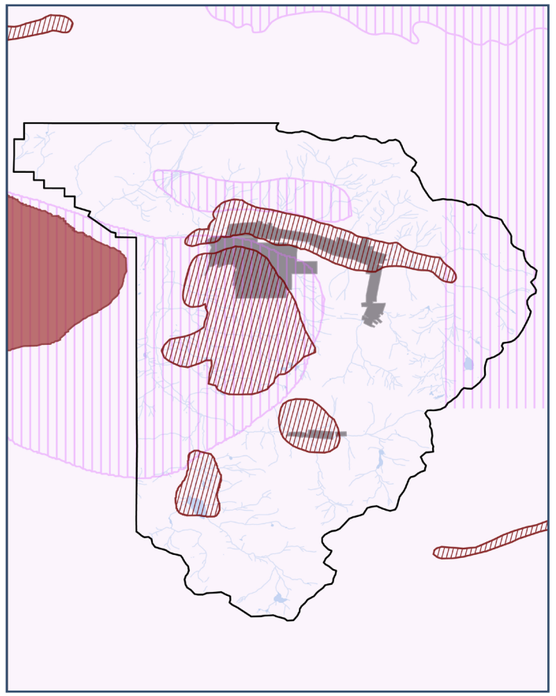


LEGEND
- Bighorn Sheet Overall Range
- Mule Deer Highway Crossing
- Mule Deer Winter Range
- Elk Highway Crossings
- Elk Migration Corridors
- Elk Winter Range
- Elk Summer Concentration Area

Migration Patterns
- Bighorn Sheep
- Elk
- Mule Deer

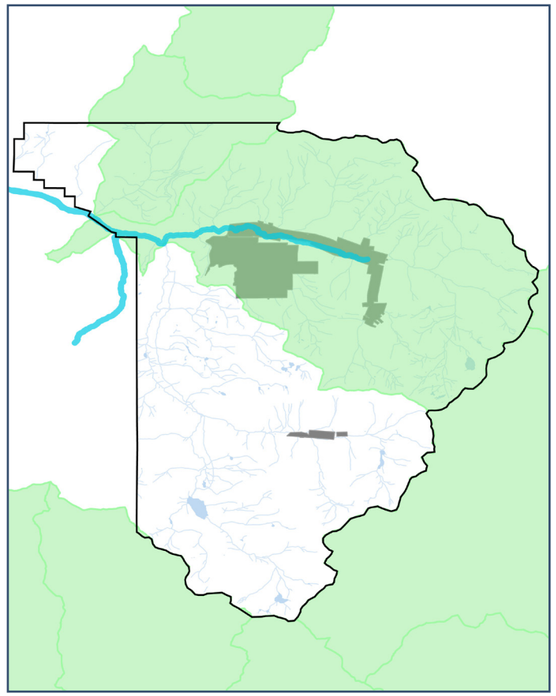
Map 5: San Miguel County East End Active Wildlife Species
Source: Colorado Parks and Wildlife, All Species Activity Mapping Data

BLACK BEAR ACTIVITY AREAS



LEGEND
- Black Bear Human Conflict Area
- Black Bear Fall Concentration
- Black Bear Summer Concentration
- Black Bear Overall Range

RIVER OTTERS AND CUTTHROAT TROUT ACTIVITY AREAS



LEGEND
- River Otter Overall Range
- Cutthroat Trout Presence

Map 6: San Miguel County East End Active Wildlife Species
Source: Colorado Parks and Wildlife, All Species Activity Mapping Data

3

Image 13: Spruce Street Pop-up Event

EAST END VISION AND COMMUNITY PROCESS

COMMUNITY ENGAGEMENT

Throughout the plan's development, there have been multiple engagement events and opportunities for public input. This collective input resulted in the plan's content and overall vision.

WHY IS COMMUNITY ENGAGEMENT IMPORTANT TO OUR PROCESS?

The voices of the community - from County leadership to small business owners to families - are essential to creating a future vision for San Miguel County.

The following goals were developed through the process and were critical in shaping the engagement approach:

- Inform the community about the plan process
- Consult community members to gather an understanding of the values, needs, issues, and opportunities within the East End
- Involve those that are representative of diverse experiences, opinions and insights of the community
- Collaborate to develop actions that are reflective of community needs and desires
- Educate the community on the outcomes of the plan
- Build momentum and empower action for implementation

HOW DID WE CONNECT PLAN CONTENTS TO COMMUNITY PERSPECTIVES?

Each engagement effort began by presenting technical information and identifying specific goals, issues, or challenges. Community members reviewed materials such as community demographics, summaries of what the project team had heard to date, and objectives and policies of previous planning efforts prior to answering questions and providing feedback. Presenting technical information before seeking feedback allows for outreach to be grounded in a shared understanding and for feedback to be focused on critical issues.

ENGAGEMENT PROCESS

The community engagement process was completed in "windows" rather than singular events. Understanding that outreach cannot be a one size fits all approach, seeking feedback through a variety of means allows similar information to be gathered in ways in which community members feel most comfortable. For instance, "What type of development and where?" was asked in both an online community survey and in-person community open house format. Multiple methods were used within each window to reach community members and understand their diversity of interests.

Each engagement window included specific efforts to hear from the Latino/a/e community, such as translation of all English materials into Spanish and the availability of Spanish-speaking facilitators at all events. Information about events was also posted in Spanish and in areas throughout the community, with direct communication about activities conveyed by trusted community members. Despite these efforts, fewer Latino/a/e community members participated in the engagement activities than the area's demographics. Advisory group members provided critical feedback about how to incorporate concerns and opportunities from this portion of our community in the plan. Additionally, targeted outreach to the Latino/a/e community is encouraged as portions of the plan are implemented by the County and its partners.

The development of the plan incorporates the following:

5 TOPICAL FOCUS GROUPS

Tourism, Recreation & Visitors
Housing Considerations
Environmental Stewardship & Priorities
Mobility & Transportation
Equity, Inclusion & Livability

4 POP-UP EVENTS

located throughout the East End with 150+ participants

8 ADVISORY BOARD MEETINGS

with 13 members representing diverse perspectives and industries

ONLINE SURVEY

advertised in Spanish and English with 1,095 recorded responses

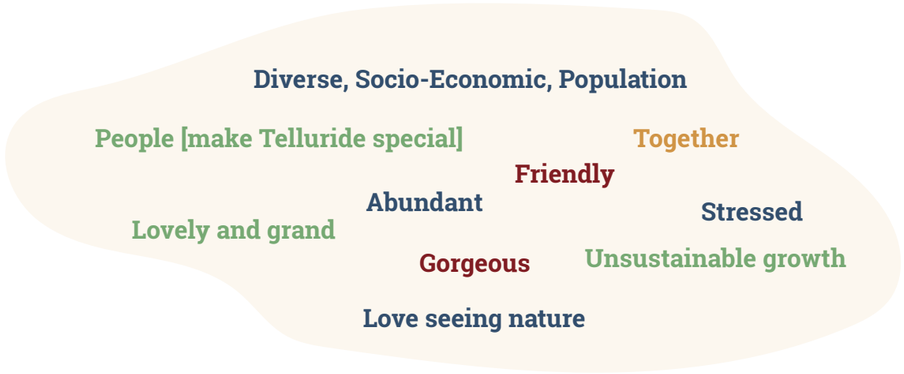
2 IN-PERSON PUBLIC OPEN HOUSES

with 100+ participants

COMMUNITY VOICES

The voices of our community have laid the foundation for this plan. The following pages identify key ideas and sentiments that we heard throughout the process.

WHAT WORD WOULD YOU USE TO DESCRIBE EASTERN SAN MIGUEL COUNTY TODAY?



WHAT WORD OR PHRASE BEST DESCRIBES YOUR VISION FOR EASTERN SAN MIGUEL COUNTY IN THE FUTURE?

EASTERN SAN MIGUEL COUNTY'S GREATEST CHALLENGES ARE *(REPORTED VERBATIM)*:

Housing Access

"Affordability, affordable housing for the workforce within walking distance of schools and jobs, preservation of a local community, lack of accommodations for seasonal employees and short term visitors "

"Growing community needs more housing and there is a shortfall of affordable housing that is attractive."

Climate Change and Resiliency

"Achieving climate action goals in light of increasing tourism, economic pressure for growth, and remote location making economy of scale for projects difficult. "

"lack of care/awareness/ action on environmental and climate issues that actually matter..."

Vibrant Arts, Culture, and Historic Preservation

"Maintaining the preservation of the historic district, maintaining the core community within the area."

Expanded Transportation Options

"WAY TOO many cars driving into Telluride. Create parking at the Society Turn area and develop transportation (gondola?) to protect the air quality in town."

"Public transportation is under-utilized because it is often inconvenient to work schedules."

"...need affordable options that are supported by a transit system, transportation beyond stops on Valley floor to Placerville - serve the entire Eastern footprint"

Diverse and Resilient Economic Opportunity

"...lack of jobs that pay well enough to actually live in san miguel county, "

"...jobs outside of the service industry/ tourist economy"

"... creating year-round high wage jobs"

"... lack of professional level jobs, poor integration of Latino community."

Varied Recreational Options

"Lack of healthy activities for families and teens. We need a rec center! "

"... The forest service is years behind on campground infrastructure and new trails."

Balanced and Sustained Natural and Built Environments

"... finding a balance between development and maintaining open space"

"Balancing demands for development and affordable housing with the need to preserve the natural environment."

"Containing development so we don't lose our small town feel.'

Connected, Cooperative, Welcoming, And Equitable Community

"...New influx of disconnected, entitled, relocated people and families with little desire for meaningful community involvement beyond "buying" their way into the community, nonprofits, etc."

Please see Appendix C for a complete summary of community engagement responses.

Image 14: Spruce Street Pop-up Event

ENGAGEMENT WINDOW 1

October - December 2022

ENGAGEMENT SUMMARY

The first engagement window included five topical focus groups and multiple pop-up events throughout the planning area. The objective of these events was to gain project visibility and inform community members about the plan process and have targeted conversations with stakeholders to gain an initial understanding of values, needs, issues, and opportunities related to important plan topics.

Focus Groups: Five focus groups were held from November 7 - 9, 2022. Over 30 people participated in each 1-hour focus group, including invitees considered subject matter experts in their respective fields, as well as community members. The planning team gave a brief presentation describing the plan process and existing conditions in the planning area, then asked the groups a series of questions via an online interactive platform (Mentimeter). Multiple choice and open-ended questions were asked to get a better understanding of opportunities and challenges across the five topic areas:

- Tourism, Recreation & Visitors
- Housing Considerations
- Environmental Stewardship & Priorities
- Mobility & Transportation
- Equity, Inclusion & Livability

Pop-ups: A total of four pop-up engagement events were held on December 7, 2022. The pop-up events were held in various places throughout the County with high foot traffic on a weekday. The outreach concluded with a three-hour event during Telluride's popular Noel Night, where businesses offer discounts and specials for the holiday session and draw people from around the region. Pop-up events were advertised via an email and print, radio, and social media campaign that was initiated the week prior to the events. The engagement materials were provided in both English and Spanish, and a Spanish translator was present during all events. A youth engagement activity was also provided.

WHAT WE LEARNED

Community members love the scenic natural beauty of the area and its amazing features, including the San Juan Mountains, the mesas, and the intact wildlife corridors. The majestic nature of the box canyon, the fresh air and the wide-open spaces attract residents and visitors alike. Conservation and stewardship of the natural world is paramount.

People also expressed love for the area's walkability, funky and quirky lifestyles, the festivals, arts and music scene, access to outdoor recreation (especially skiing) and active lifestyles, and overall work/life balance. A sense of safety and a small-town atmosphere also make the county a special place, along with the history of the area, tradition of civic engagement, and lack of sprawled development.

Image 15: Lawson Hill Pop-up Event

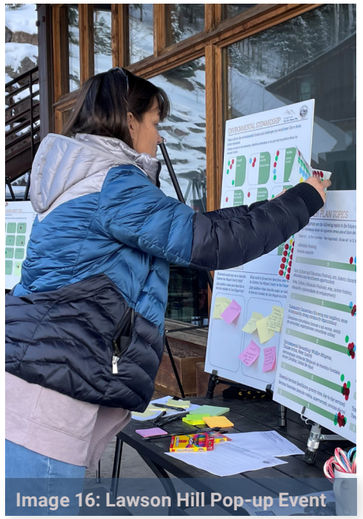


Image 16: Lawson Hill Pop-up Event

Housing Access:

Participants expressed support for affordable housing options in more places than currently developed, more rental housing, and allowing more housing density.

Climate Change and Resiliency:

Participants shared their thoughts that the County should focus resources on addressing and mitigating the impacts of climate change, including water scarcity, wildfire, and wildlife habitat loss.

Expanded Transportation Options:

Participants indicated that investments that enable walking and biking are needed and expanding transit services is favorable.

Image 17: Open House Event

ENGAGEMENT WINDOW 2

January - March 2023

ENGAGEMENT SUMMARY

The second engagement window included a community-wide online survey and multiple community open houses. The objectives of these events were to gain a representative understanding of opinions and insights, to gather feedback on future land uses in the planning area, to understand desired priorities for key topics such as economic development, growth, affordable housing strategies, and environmental preservation, and to solidify the plan's vision statement, goals and the initial formulation of policies.

Survey: The San Miguel County East End Master Plan Community Survey was conducted online from February 13 through March 6. The survey was hosted via the Qualtrics XM survey platform. The survey was accessible via a link on San Miguel County's East End Master Plan website and distributed through a robust advertisement campaign, including newspaper and radio ads, on the County's social media platforms, via email, and through physical flyers. Advertisements and the survey were provided in both English and Spanish.

The survey captured feedback from 1,095 respondents representing a cross-section of community members. It should be noted that the survey flagged roughly 200 responses as ballot stuffing, meaning that the platform detected respondents submitting multiple entries. The flagged entries were eliminated from the survey results.

Community Open Houses: Two community open house events were held on March 21, 2023, in the Wilkinson Public Library in Telluride. Open house events were advertised via email and print, radio, and a social media campaign for several weeks prior. The engagement materials were provided in English and Spanish, and a Spanish translator was present during all events. A youth engagement activity was also provided.

The survey captured feedback from

1,095 respondents

representing a cross-section of community members who live and work throughout the East End

WHAT WE LEARNED

Survey responses underscored feedback from the focus groups and pop-up events, identifying the most important topics of focus for the plan – affordability/cost of living, housing opportunities, and access to healthcare (mental and physical) – followed by environmentally related topics – access to nature and outdoors and environmental preservation. Climate action and adaptation, preservation of mesas and high country, and access to community services such as grocery stores and healthcare were also identified as important areas of focus.

The community expressed that they are most satisfied with their relationship and access to nature. The greatest challenges facing the community are a lack of housing options, the effects of growth, and degraded sense of community. Overall, the feedback reflects that there is a desire to both preserve the environment and natural aspects that make this area so special, while also supporting community members' ability to live in the area.

When asked what our community wants Eastern San Miguel County to be known for, the top responses were being an outdoor recreation hub and a forward-thinking community. Participants also valued being a connected and caring community, preserving local history and heritage, welcoming a culturally and demographically diverse community, and providing transportation options.

To see the full Engagement Summary please refer to Appendix C.

Future Land Use Mapping (Survey): The following list identifies key findings from the survey related to land use needs:

- When asked what land uses are desired in Eastern San Miguel County, survey participants most identified residential, retail and restaurant, and essential service developments such as grocery stores and medical services.
- The Telluride area, including Eider Creek, Hillside, Brown Homestead, and the Idarado Subdivision, Mountain Village, Lawson Hill, and Ilium Valley, including Ames and Lake Fork Junction areas, were identified most often appropriate for residential uses
- The Telluride area and Mountain Village were identified most often for having land uses that support essential services such as grocery stores and medical services and retail and restaurant uses.
- Lawson Hill and Ilium Valley were identified most often as places that could support industrial uses.
- Ski Ranches/Turkey Creek Mesa, including Raspberry Patch, West Meadows, and Elk Run Subdivisions, and Aldasoro Ranch/Deep Creek Mesa were identified most often as being appropriate places for agricultural uses.

Future Land Use Mapping (Open House): During the Open House Events, participants were asked to place stickers identifying where they would like to see different elements throughout the East End. There were four maps covering land uses, housing, transportation, and parks/open spaces. The maps reflected areas that are more and less suitable for development based on existing environmental constraints and existing development patterns and policies. Participants were not limited in the number of stickers they were able to place on the map; the focus of the exercise was to solicit broad feedback without constraints.

This feedback was used in the development of the Future Land Use Map. Community expressions were considered secondary to existing conditions, including existing subdivisions and environmental constraints. Existing conditions take priority over individual community desires.

In summary:

- Residential, commercial, and parks, open spaces, or conservation areas were the land uses identified most overall. Industrial and agricultural uses were identified less often.
  - Residential uses were identified in Deep Creek Mesa, Aldasoro Ranch, Lawson Hill, Ilium Two Rivers, Ilium Valley/San Bernardo, Trout Lake, Hillside, Pandora, West Meadows/Ski Ranches/ Skyline Ranch, Elk Run and Raspberry Patch, and Ophir
  - Commercial uses were identified in Lawson Hill, Ilium Two Rivers, Ilium Valley/ San Bernardo, Trout Lake, Hillside, and Ophir.
  - Parks, open space, or conservation areas were identified in Deep Creek Mesa, Ilium Valley/San Bernardo, Trout Lake, Pandora, and Ophir.
  - Agricultural uses were identified in Deep Creek Mesa, Ilium Valley/San Bernardo, Trout Lake, Hillside, Elk Run and Raspberry Patch, and Ophir.
  - Industrial uses were identified in Deep Creek Mesa, Ilium Two Rivers, Ilium Valley/San Bernardo, and Pandora.
- Housing types identified most frequently are those that can yield density, including accessory dwelling units (ADUs), multifamily housing, townhomes, and affordable housing for rent and for sale.
  - ADUs were identified in Deep Creek Mesa, Lawson Hill, Ilium Valley/The Preserve, Ames, San Bernardo, Trout Lake, Aldasoro Ranch, Sunnyside Ranch, Hillside/ Valley Floor, Pandora, Ski Ranches/Elk Run and Raspberry Patch, and Ophir.
  - Multifamily housing was identified in Deep Creek Mesa (east), Lawson hill, Ilium Two Rivers/West Meadows, San Bernardo, Aldasoro Ranch, Hillside/ Valley Floor, Pandora, Ski Ranches/Elk Run and Raspberry Patch, and Ophir.
  - Townhomes were identified in Deep Creek Mesa (east), Ilium Two Rivers/ West Meadows, Ames, San Bernardo, Trout Lake, Aldasoro Ranch, Hillside/ Valley Floor, Pandora, Si Ranches/Elk Run and Raspberry Patch, Skyline Ranch, and Ophir.
  - Affordable housing for sale was identified in all geographic areas except Skyline Ranch and Deep Creek Mesa (west). Affordable housing for rent was identified in all areas except Ames, Trout Lake, Sunnyside Ranch, Ski Ranches/Elk Run and Raspberry Patch, Skyline Ranch, and Ophir.

Image 18: Community Open House

Connected, Cooperative and Caring Community:

Survey participants identified that the critical social, demographic, and economic issues that should be addressed in this plan included housing affordability, the impact of tourism on permanent residents, sustainability, and providing services for aging populations.

Varied Recreation Opportunities:

Open house participants most frequently identified the need for conservation areas, trailhead improvements, and dispersed and developed camping opportunities. Concerns regarding degradation of natural areas due to overuse were also mentioned.

Expanded Transportation Options:

Open house participants shared that the transportation investments most needed are multi-use paths for comfortable walking and biking conditions in all geographic areas. More frequent transit service was identified on Highway 145, to Lawson Hill and the Valley Floor, and Elder Creek/Hillside. Expanded transit hours was identified on Highway 145, to San Bernardo, Lawson Hill and throughout the Valley Floor. New transit service was identified as needed to Deep Creek Mesa, San Bernardo, Trout Lake/Lake Fork, Pandora, and Ophir. A gondola expansion was identified to Ski Ranches, Hillside, and the Valley Floor. Overall, Highway 145 is identified as a corridor for prioritized multi-modal investment.

Housing Access & Diverse and Resilient Economic Opportunity:

When asked "which do you think San Miguel County economic development efforts should be most focused on," survey participants most often chose "increase the supply of affordable and workforce housing," revealing the impact that housing affordability is having on the local workforce and businesses.

Placeholder for Community Engagement image

Image 19: Add Caption

ENGAGEMENT WINDOW 3

June - September 2023

Content forthcoming following plan sharing.

Placeholder for Community Engagement image

4

Image 21: Barn in Aldasoro Ranch

LOOKING TOWARD THE FUTURE

UNDERSTANDING GROWTH IN THE EAST END

POPULATION GROWTH

Population projections from the Colorado State Demographer's Office predict that San Miguel County as a whole will increase by 2,755 persons, or 34 percent, by 2040 (for more information on state demographic projections, see Colorado Department of Local Affairs, State Demography Office). The number of households in the plan area increased by 0.9 percent between 2010 and 2022. According to ESRI Business Analyst, population growth within the plan area is estimated to total 19 people between 2022 and 2027. It should be noted that population growth is impacted by the availability of land for new development, the redevelopment of existing housing units, and the availability of water. All of these factors are considered when identifying potential locations for development in the Future Land Use Map in this chapter. Figure 8 highlights population information for each of the selected geographies.

WHY IS SAN MIGUEL COUNTY HARD TO COUNT?

- Decennial Census Count is held in April during offseason and when seasonal worker population is turning over.
- Some populations do not want to be counted.
- The Census is distributed by mail or counted by home visits and is based on where dwellings are located, some of which are not accessible by vehicle year-round or may be very remote.
- Very high number of vacant dwellings (second homes, lodging units).

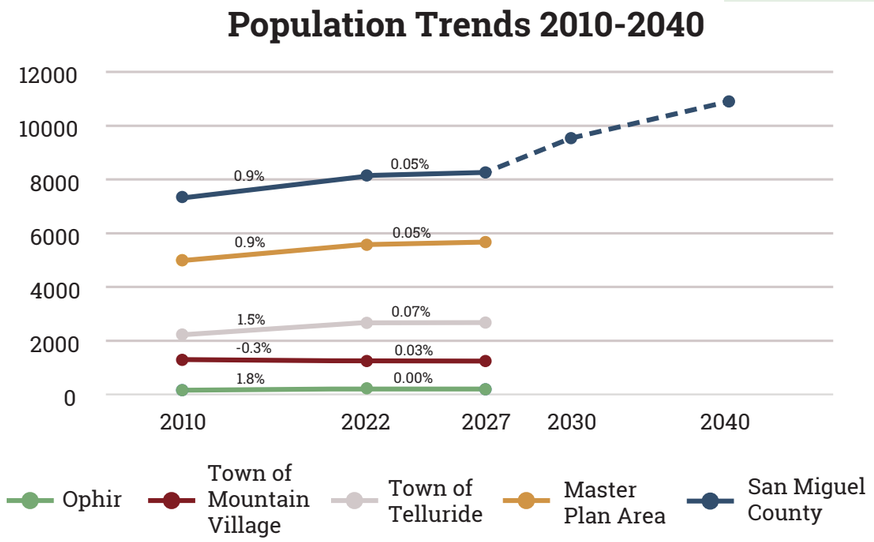


Figure 8: Population Trends, 2010-2040. Source: ESRI

HOUSING

Based on 2022 ESRI data, the plan area has a total of 4,994 housing units. Of these housing units, 4,043 are within the Towns of Ophir, Mountain Village, and Telluride, with the remaining 951 units being in the portions of the study area that fall within unincorporated San Miguel County. Of the 4,994 units in the study area, only 2,523 units are occupied, meaning that "the persons living in the unit must consider it their usual place of residence or have no usual place of residence elsewhere " (U.S. Census Bureau, 2021; U.S. Census Bureau, Subject Definitions). Of those, about 1,300 units, or over half of the occupied units, are deed-restricted, requiring occupancy by qualified employees who work in the region. The remaining 2,471 units are classified as vacant, meaning that nearly 50 percent of the region's housing stock is "entirely occupied by persons who have a usual residence elsewhere" or that no one was living in the unit at the time of the census response or interview. This excludes occupants who are temporarily absent (ibid). Some of these units are occupied seasonally by visitors and part-time residents, as identified in the population calculations in Chapter 2, leaving many units vacant and not available for full-time residents. In 2023, over 100 units were being built or securing entitlements.

Nearly half (49.48%) of homes are owned by second homeowners, and remain vacant for more than half of the year.

51% of the area's housing stock is multi-family housing

48% is classified as single-family homes

Less than 1% is classified as mobile homes

HOUSING AFFORDABILITY NEEDS AND THE SUPPLY OF DEED RESTRICTED HOUSING

Approximately 42 percent of households within San Miguel County fall within one of HUD's definitions of extremely low income, moderate low income, or moderate-income households (13 percent, 15 percent, and 14 percent, respectively).

According to the 2018 Housing Needs Assessment, the existing need at that time was 441 additional housing units. The study estimated that an additional 325 units would be needed by 2026. According to County records, between 2011 and 2022, 168 deed-restricted units were built (for more information, refer to the SMRHA Reports - SMRHA.org).

It should be noted that the pandemic exacerbated the need for housing units due to mountain migration, so the 2018 study likely underestimates the need for additional housing units.

The area's housing mix includes a healthy proportion of multifamily options. The high instance of multifamily units is increasingly common for mountain resort communities with a large proportion of second homeowners, and the majority of the area's deed-restricted units are multi-family buildings. However, having a housing stock disproportionately made up of multifamily units may have implications for longtime residents or families that may desire larger housing units not available in multifamily construction. On the other hand, concentrating growth through multifamily construction has many positive benefits, such as accommodating a denser population within a consolidated area while preserving open space and reducing land and infrastructure costs. It can also be more cost-effective to build. Also, if designed with street connectivity and access to transit, it can create opportunities for successful transit investments and walkable neighborhoods and reduced Greenhouse Gas emissions.

LAND USE

73 percent of the land within the East End boundary is federally managed by the U.S. Forest Service. Residential land uses makes up 10 percent of the East End acreage within incorporated and unincorporated areas. Four percent is mixed-use, and one percent is commercial.

The percentage of housing and commercial areas within incorporated areas is higher than in unincorporated areas. Housing makes up four percent of the unincorporated acreage. The commercial areas are less than one percent (0.3 percent). Almost all the mixed-use (four percent) and all industrial areas are within unincorporated areas.

More details on San Miguel County's land use code can be found on the County website (https://www.sanmiguelcountyco.gov/243/Land-Use-Code).

FUTURE GROWTH

WHERE SHOULD GROWTH OCCUR?

The San Miguel East End planning area has significant environmental constraints that are not suitable for development and should be protected. These include conservation easements and protective zoning such as parks and open spaces, environmentally sensitive lands such as wetlands and areas with slopes that exceed 30 percent. Federally managed lands are also considered as having constraints: however, some federal lands that do not otherwise have

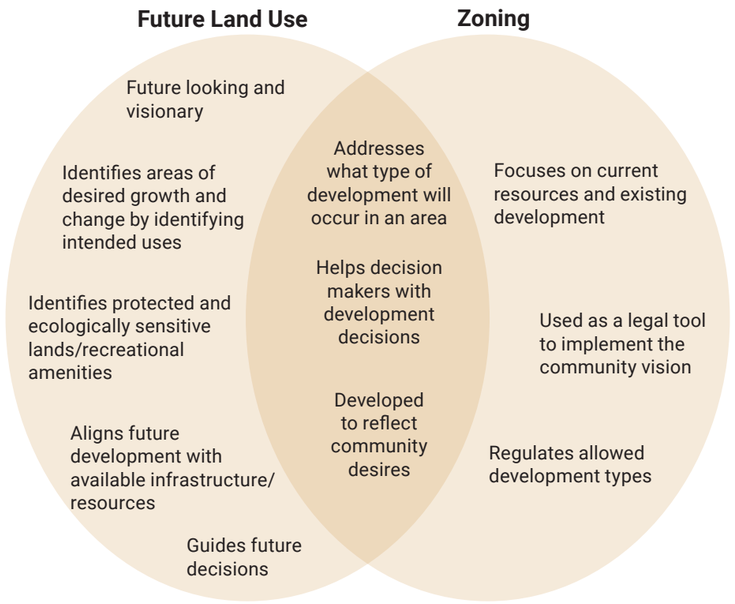


Figure 9: Land Use Vs. Zoning. Source: Design Workshop

environmental constraints could be considered for future land trades. Additionally, the East End hosts several existing subdivisions and entitled Planned Unit Developments (PUDs), which have a previously determined density and land use allocation, and have been significantly developed. For these existing PUDs and subdivisions, additional development or development that is different than what is currently entitled is not contemplated at this time, but the County would be open to proposals that increase density for housing local residents and employees. PUDs and subdivisions that are not yet developed may be open to consideration of alternate development proposals. Platted undeveloped subdivision areas include Deep Creek Mesa Ranch and Mill Creek Ranch Subdivision. The County is also open to potential land exchanges with federal agencies that would further the priorities and objectives of the Master Plan, should those opportunities arise.

GROWTH CHALLENGES

To better understand the East End growth challenges, an assessment was done to understand areas with environmental and protected lands constraints. The areas shown in Map 7 on page 55 contain the individual composite data layers for the federally managed lands, conservation and protected zoning, and environmental constraints.

The Areas of Environmental Constraints and Protected Lands Map (Map 8 on page 56) overlays the data outlined in .

Areas shown in green are the composite of the environmental and protected lands constraints. Areas in gray show unincorporated Towns, which are subject to local land use controls and are outside the scope of this planning effort. Areas in white generally do not have environmental constraints and are, therefore, areas for potential development within unincorporated San Miguel County. Such development may be subject to existing subdivisions or PUD approvals, with assigned densities.

The potential planning areas, shown in white, display the existing approvals in subdivisions and PUDs. For purposes of this plan, the assumption has been made that most of these subdivisions and PUDs will not be redeveloped and will remain at their currently entitled density. However, should changes to an existing subdivision or PUD be proposed that would increase density and support adding to the housing stock for local residents or workers, or otherwise meet community needs, the County would consider that request.

Due to the scale of the regional map, lot-level conditions, such as privately owned and managed parks and open space within existing subdivisions, are not depicted in mapping.

DEVELOPMENT TRENDS

Since the time of the 1989 Telluride Regional Area Master Plan, the use and density of almost all unincorporated land in the East End have been established or approved through community actions and land use processes:

- Mountain Village PUD approved (1980s)
- Lawson Hill PUD developed (1991)
- Aldasoro Ranch developed (1993-95)
- Mountain Village incorporated (1995)
- Idarado/Pandora PUD platted (2004)
- West Meadows – 35-acre parcels (was originally contemplated as high-density housing for 2,107 people (1993-2005))
- Valley Floor - conserved as open space (was originally contemplated as high-density housing for 1,770 people (2002-08))

ENVIRONMENTAL AND PROTECTED LANDS CONSTRAINTS COMPOSITE

The following maps show the individual layers included in the environmental and protected lands constraints. These maps are included as context. The composite is shown on page 56 in full size.

It is important to note that the outcome of this analysis is dependent on the quality of the data input and provides results and understanding at a high level.

Federally Managed Lands make up approximately

73 percent

of the East End

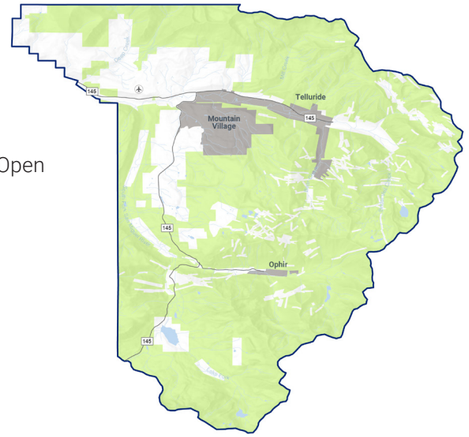
Conservation + Protected Zoning mainly consist of linear conservation easements around Highway 145 and areas surrounding Ophir

The eastern and northern sides of the East End has slopes of 30% or greater, supports mining claims, and/or is in the High Country

FEDERALLY MANAGED LANDS

- Federal U.S. Forest Services Land

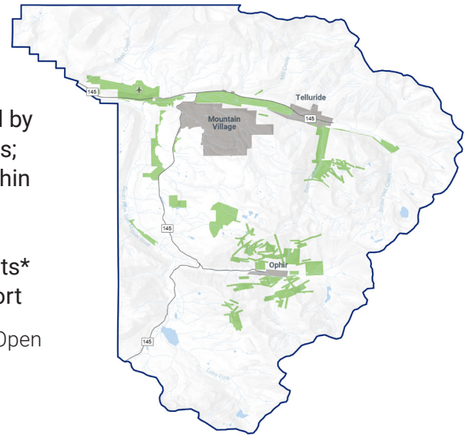
Source: San Miguel County Open GIS Data, Client Data



CONSERVATION + PROTECTED ZONING

- Open Space (May not include lands protected by non-County agreements; open space parcels within subdivisions are not mapped due to scale)
- Conservation Easements*
- Telluride Regional Airport

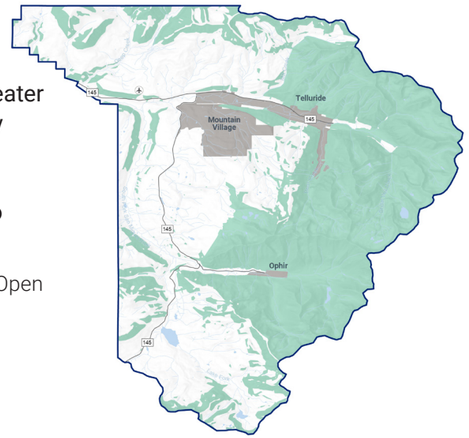
Source: San Miguel County Open GIS Data, Client Data



ENVIRONMENTAL CONSTRAINTS

- Slope 30 percent or greater
- High Country Boundary
- Pandora Mill (Idarado Mining Company)
- Mining Claims (Idarado Mining Company)

Source: San Miguel County Open GIS Data, Client Data



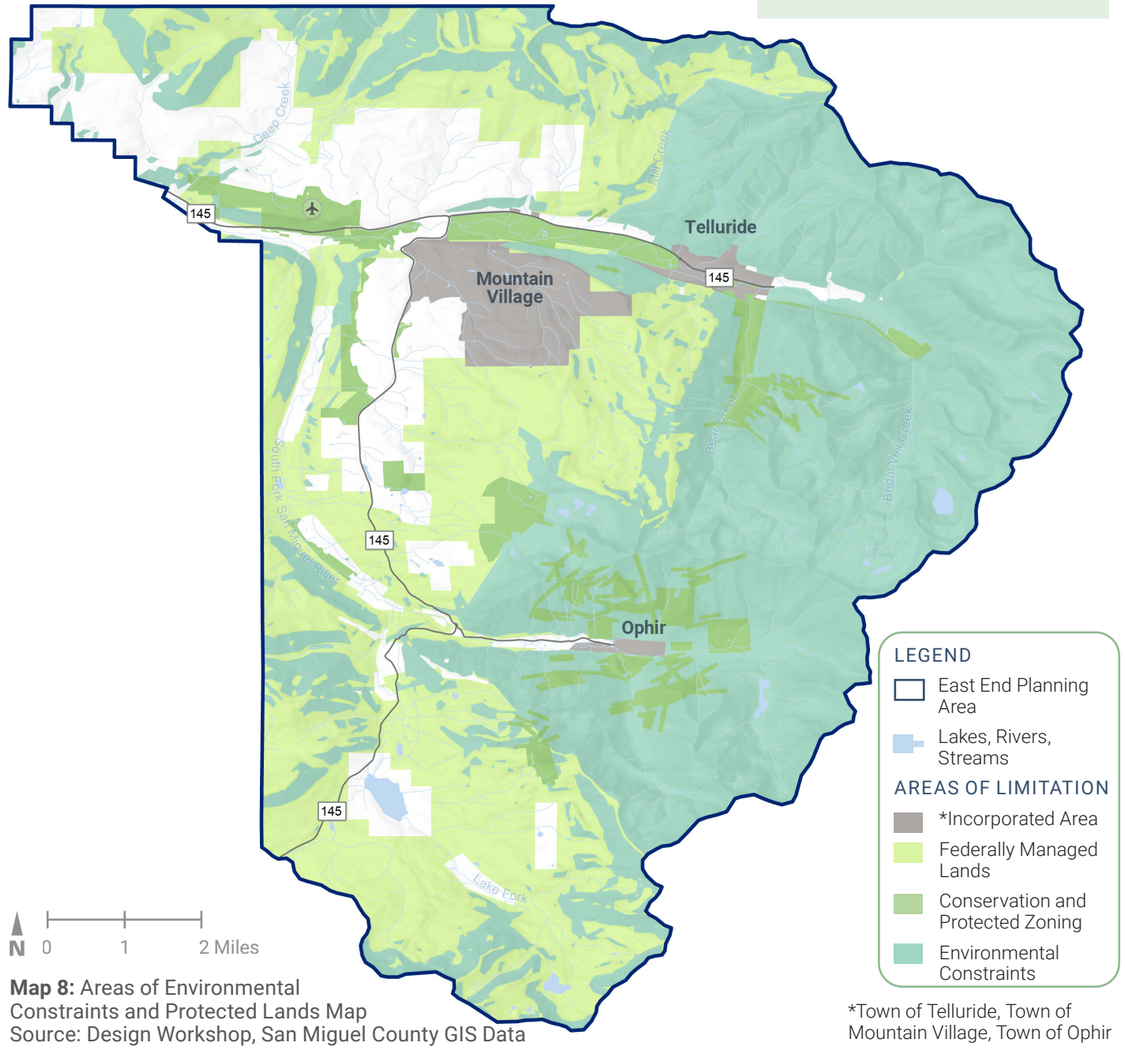
Map 7: Composite Layer Maps
Source: Design Workshop, San Miguel County GIS Data

AREAS OF ENVIRONMENTAL CONSTRAINTS AND PROTECTED LANDS

The following map contains the composite for Federally Managed Lands, Conservation + Protected Zoning, and Environmental Constraints layers (Map 7 on page 55).

Areas shown in green are the composite of the environmental and protected lands constraints.

Areas shown in white are areas where new, additional, or continued growth may be appropriate, ensuring development avoids areas of constraint and environmental importance.

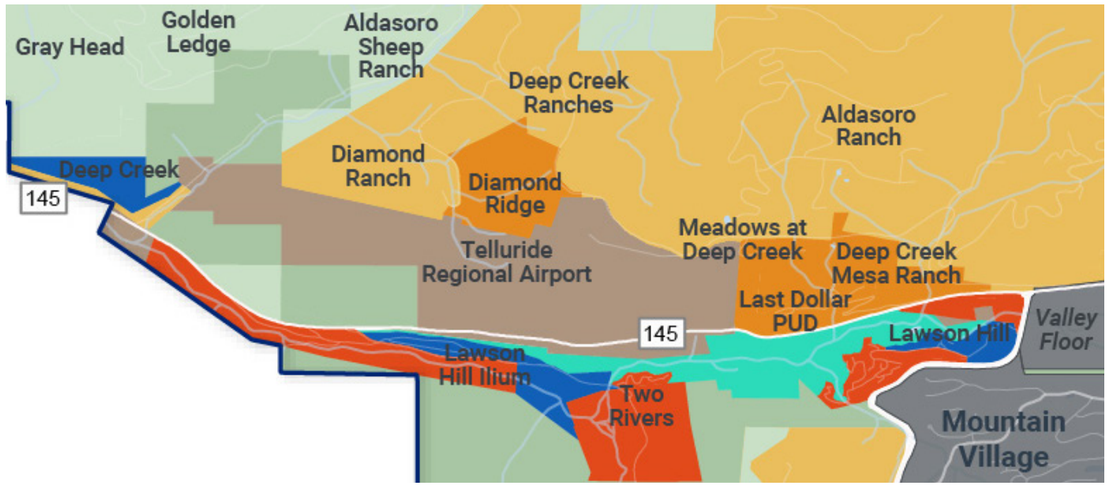


*Town of Telluride, Town of Mountain Village, Town of Ophir

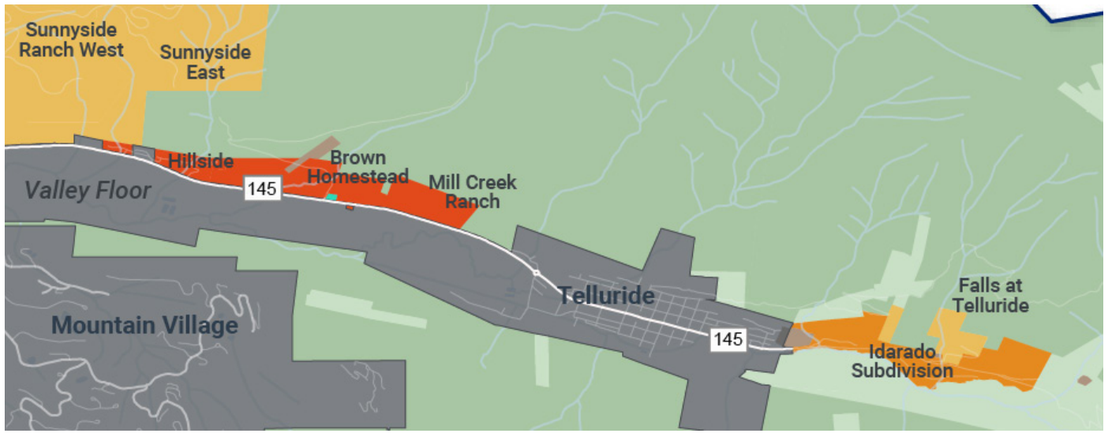
Map 8: Areas of Environmental Constraints and Protected Lands Map
Source: Design Workshop, San Miguel County GIS Data

FUTURE LAND USE OPPORTUNITIES

A Future Land Use Map is an important part of any Master Plan, providing direction for the community and decision makers on the types of development that is appropriate in different areas into the future. Based on the constrained lands analysis, existing conditions and trends analysis, and community feedback, the following future land use categories are identified for the east end. These categories are described in more detail in the following pages.



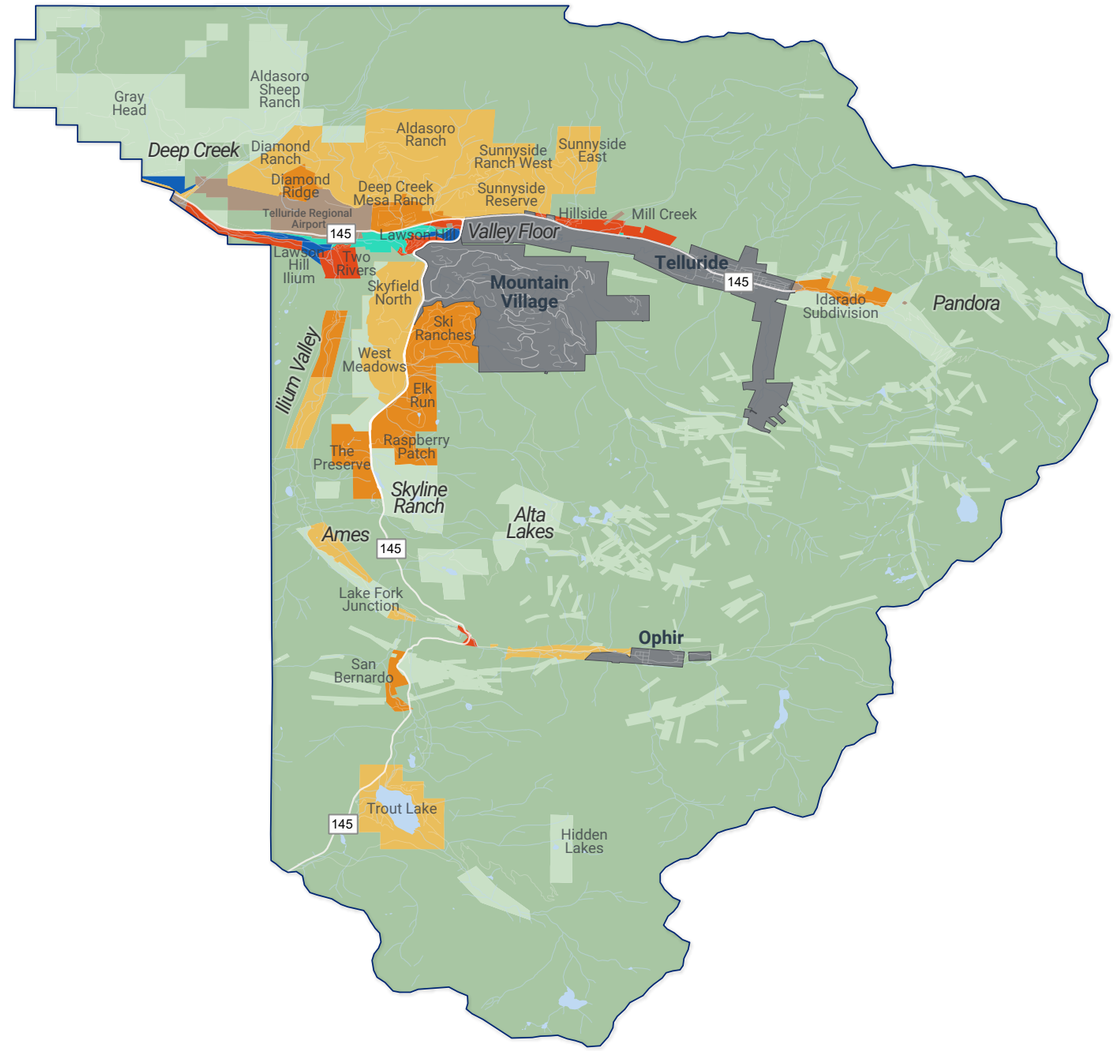
Map 9: San Miguel County East End Future Land Use Map, Lawson Hill and Surrounding Areas. Source: Design Workshop, San Miguel County GIS Data



Map 10: San Miguel County East End Future Land Use Map, Hillside and Surrounding Areas. Source: Design Workshop, San Miguel County GIS Data

FUTURE LAND USE OPPORTUNITIES

- Residential Low (RL) - *(1 unit per 7-35 acres)*
- Residential Medium (RM) - *(1 unit per 1-7 acres)*
- Residential High/Mixed Use (RH/MU) - *(1 unit per acre or less)*
- Commercial/Industrial (C/I)
- Public / Institutional (P/I)
- Conservation Areas (F) - *(1 unit per 35+ acres)*
- Parks and Open Space (P/OS)



Map 11: San Miguel County East End Future Land Use Map. Source: Design Workshop, San Miguel County GIS Data

FUTURE LAND USE CATEGORIES

The following land use types are recommended for the San Miguel County East End Master Plan (see Map 11). It should be noted that land use types differ from zoning. Land use types depict the activities or purposes for land while zoning is a regulatory tool used by local governments to control and manage how land is used and the scale of development that can be built.

This master plan refers to land uses only; any zoning changes would occur as a separate process.

- Residential Low
- Residential Medium
- Residential High/Mixed Use
- Commercial/Industrial
- Public/Institutional
- Conservation Area
- Parks and Open Spaces

Table 8: Land Use Categories

Residential Low (1 unit per 7-35 acres)	**Standards**
The Residential Low land use category includes residences that are situated in areas that have an average parcel size of seven to 35 acres. Single-family homes are the most common type of development in this category. Accessory dwelling units are encouraged. Higher densities are appropriate for development that will provide housing for people who live and work in the local communities, and where adequate public services are available.	Current Zone Districts: Low Density (LD), Affordable Housing Planned Unit Development (AH) (PUD), Low Density Residential (LDR), Land Use Adjacencies: Generally appropriate to be adjacent to: • Medium Density Residential • High Density Residential/Mixed Use • Public/Institutional • Conservation Area • Parks and Open Space 1989 Land Use Category: Low Density Residential Cluster Potential Zone Districts: Low Density (LD), Affordable Housing Planned Unit Development (AH) (PUD), Community Housing (CH), Forestry, Agriculture and Open (F)

Residential Medium (1 unit per 1-7 acres)	**Standards**
Residential Medium applies to properties with an average parcel size of one to seven acres. Single-family homes are the most common type of development in this category. Accessory dwelling units are encouraged. Higher densities are appropriate for development that will provide housing for people who live and work in the local communities, and where adequate public services are available. Limited neighborhood-serving uses may be included.	Current Zone Districts: Medium Density (MD), Affordable Housing Planned Unit Development (AH) (PUD), Low Density Residential (LDR) Land Use Adjacencies: Generally appropriate to be adjacent to: • Low Density Residential • High Density Residential • Commercial • Public/Institutional • Conservation Area • Parks and Open Space 1989 Land Use Category: Medium Density Residential Cluster Potential Zone Districts: Medium Density (LD), Affordable Housing Planned Unit Development (AH) (PUD), Community Housing (CH)

Residential High / Mixed Use (1 unit per acre or less)	**Standards**
Residential High/Mixed Use applies to properties developed with a density of more than one unit per acre, mixed-use developments, and Planned Unit Developments on large parcels. Development is served by community water and wastewater systems. This category is meant to support high density, clustered, mixed-use development. Developments may include commercial uses that are primarily community-serving.	Current Zone Districts: High Density (HD), Affordable Housing Planned Unit Development (AH) (PUD), Mixed Use Development (MXD), Mobile Home Land Use Adjacencies: Generally appropriate to be adjacent to: • Residential Low • Residential Medium • Commercial/Industrial • Public/Institutional • Parks and Open Space • Conservation Area 1989 Land Use Category: High Density Residential Cluster Potential Zone Districts: High Density (HD), Community Housing, (CH), Affordable Housing Planned Unit Development (AH) (PUD), Mixed Use Development (MXD), Mobile Home (MH)

Commercial / Industrial

Commercial land use types accommodate uses such as food, beverage, and entertainment uses, indoor and outdoor recreation, office and business professional uses, retail sales, vehicle and equipment services, and visitor accommodations. It can also accommodate warehouse buildings, industrial art spaces, breweries, and flex spaces.

Industrial uses typically have a larger footprint and generally includes employment-focused developments. Examples include construction shops and yards, resource extraction, logging, mining, waste and salvage, energy generation and distribution activities, and manufacturing and production, as well as distribution centers, logistics facilities and other low impact manufacturing or industrial uses.

The incorporation of live-work units to house people working within the Commercial and Industrial areas, as well as the rests of the region, are encouraged and should be incorporated into development whenever possible.

Because of the topography and existing land use patterns of the Plan area, some Commercial/Industrial uses may be located in close proximity to residential uses. Commercial/Industrial uses may generate noise, dust, light and vibrations; care should be taken to mitigate impacts.

Standards	
Current Zone Districts	Low Intensity Industrial (I), Heavy Commercial (HC)
Land Use Adjacencies	• Residential Low • Residential Medium • Residential High/Mixed Use • Public/Institutional • Parks and Open Space
1989 Land Use Category	Commercial
Potential Zone Districts	Low Intensity Industrial (I), Heavy Commercial (HC), Mixed Use Development (MXD)

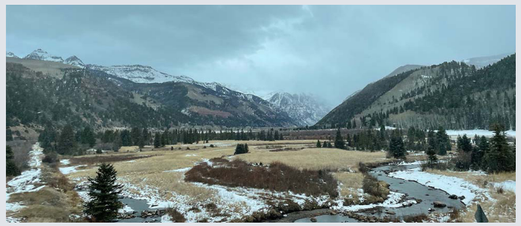
Public / Institutional

This land use category is reserved for buildings and facilities used to provide public services. This can include uses such as wastewater treatment facilities, utility buildings, emergency response centers, transit facilities, airports and fields and the like. A range of institutional and semi-public uses are also allowed such as schools, hospitals, libraries, community/recreation centers, religious institutions, non-profits, public safety facilities, etc. Public/Institutional properties may also include accessory housing for essential personnel and emergency responders.

Standards	
Current Zone Districts	Public (PUB)
Land Use Adjacencies	• Public / Institutional uses are appropriate adjacent to all development types.
1989 Land Use Category	Public and Institutional
Potential Zone Districts	Public (PUB), Community Housing (CH)

Conservation Area (1 unit per 35+ acres)

The purpose of the conservation area is to preserve large, environmentally sensitive and/or ecologically valuable lands for resource, agricultural, open space, and recreational purposes. Areas of historic mining and industry are also supported in this category. Residential uses are limited to single-family homes. Development is limited or discouraged in this category unless it explicitly supports the aforementioned purposes. Conservation easements are encouraged to further protect the natural setting and unique conservation values such as agriculture, wildlife habitat, watersheds, recreation and scenic views. The Conservation area includes mining claims, agricultural lands, and 35-acre subdivisions. It also overlays public lands, primarily US Forest Service.



Standards	
Current Zone Districts	Open Space (OS), Forestry, Agriculture and Open (F), High Country Area (HCA)
Land Use Adjacencies	• Conservations areas are appropriate adjacent to: • Residential Low • Residential Medium • Residential High/Mixed Use • Parks and Open Space • Public/Institutional
1989 Land Use Category	Open Space
Potential Zone Districts	Open Space (OS), High Country Area (HCA), Forestry, Agriculture and Open (F)

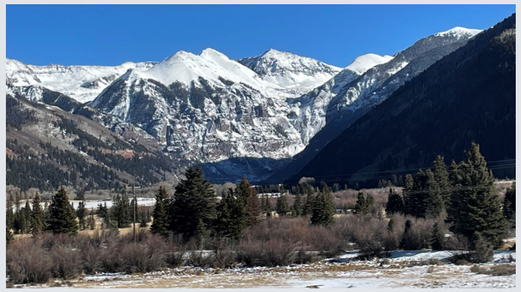
Parks and Open Space	Standards
This land use category includes a variety of parks and open space typologies including regional parks, community parks and neighborhood parks. Large entertainment venues and/or community centers are appropriate in some Parks and Open Space areas. However, areas preserved for wildlife and conservation should not include such uses. Park properties may also include accessory housing for essential personnel and emergency responders. Parks and Open Space properties are mostly publicly owned, and this classification does not include open space parcels located within subdivisions.	
	
	Current Zone Districts: Park (P)
	Land Use Adjacencies: Parks and open spaces are appropriate adjacent to all development types.
	1989 Land Use Category: Open Space & Parks
	Potential Zone Districts: Park (P)

Image 22: Bridge in Trout Lake

5

Image 23: Mountain Village Pop-up Event

THEMES AND STRATEGIES

VISION STATEMENT

Eastern San Miguel County is a forward thinking, connected, and caring community. The community thoughtfully considers its history of stewardship and commitment to embracing new ideas, fostering connections, and leading by example. This spirit of innovation, combined with a respect for history, arts, wildlife, open spaces, and tradition, enriches the community's cultural fabric.

The East End is dedicated to environmental protection, green energy opportunities, and climate change mitigation and adaptation. By utilizing technology, implementing effective policies, and collaborating regionally, Eastern San Miguel County can make a positive impact on its environment and serve as a model for others.

We are committed to managing development while maintaining the natural and community character that makes our region so special. We are an outdoor recreation hub and seek to maintain recreational opportunities while preserving and protecting wildlife habitats and open spaces. We are proud of our home and remote Colorado lifestyle and are committed to being a welcoming, diverse, and equitable place now and into the future.

The plan Vision, Themes and Goals have been crafted to reflect community feedback and have been informed through identifying challenges and opportunities throughout the plan process.

ABOUT THE PLAN, THEMES, AND GOALS

Supporting the plan's vision statement are eight themes which serve as areas of focus. Each theme contains a goal statement intended to guide policies, programs, and partnerships (actions). Each is intended to help the community achieve the plan Vision.

> THEME

A topical focus

> GOAL

A forward looking vision statement

> ACTION

A proposed policy, program, partnership, or investment

> LEVEL OF INVESTMENT

Measures the anticipated time, financial resources, and staff and partner commitments

> TIMING

The anticipated implementation period

HOUSING ACCESS

CLIMATE CHANGE AND RESILIENCY

BALANCED AND SUSTAINED NATURAL AND BUILT ENVIRONMENTS

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

EXPANDED TRANSPORTATION OPTIONS

VARIED RECREATIONAL OPTIONS

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

CONNECTED, COOPERATIVE, WELCOMING, AND EQUITABLE COMMUNITY

Image 24: Deed restricted housing in Telluride Source: San Miguel Regional Housing Authority

HOUSING ACCESS

Eastern San Miguel County strives to be a place where housing opportunities exist for community members with different socioeconomic status and backgrounds. San Miguel County, other local governments and public, philanthropic, and private partners support the creation of affordable and workforce housing within the region and promote diversity in housing choice. In order to support the long-term economic vitality and a healthy sense of community in the region, the County is committed to making an effort to ensure housing is located near multi-modal transportation networks and job centers, and supports equitable access to educational opportunities, healthcare, and other essential services.

HOUSING ACCESS

HOUSING AS A COMMUNITY IDENTIFIED FOCUS

When asked what the most important topics are to focus on in the master plan, 29 percent of respondents indicated "housing opportunities" and 43 percent chose "affordability/cost of living." Based on a 2018 survey conducted for the San Miguel County Housing Needs Assessment, the number of residents who believe affordable housing is the critical problem in the region has increased from 15 percent in 2011 to 39 percent in 2018. Community input during the planning process suggests that this percentage could be even higher today.

Community feedback reflects that San Miguel County values an adequate supply of diverse housing options that meet a wide range of needs. With an average home sale price of $3.5 million in 2023 in Telluride (LIV Sotheby's Telluride Micro Market Report, 2023), market-rate housing in San Miguel County is unattainable for most locally employed residents, especially those in the service industry, public sector, outdoor recreation, and arts - industries that make up large segments of the economy. Addressing affordable housing strengthens community resiliency and is critical to maintaining the livability of the area and its economic prosperity.

With approximately three-quarters of the jobs in the area located in Telluride and Mountain Village, these communities significantly influence the San Miguel County East End planning area. Between 2021 and 2022 single-family homes in Telluride increased in value by 68 percent and condominiums and townhomes saw an 80 percent increase (Liv Sotheby's Telluride Micro Market Report, 2022). Overall, every community in San Miguel County saw a strong rise in demand from 2020 to 2023. Rising values, lessening inventory, and a fast-paced market resulted in unprecedented housing cost increases. This has put housing further out of reach for many local residents. The continued economic success of the region means addressing the housing affordability challenge and coordinating regionally to connect workers to jobs.

Image 25: Housing in Ophir

Image 26: Residential neighborhood

HOUSING ACCESS

Recommended Actions Investment: Low, Medium, High Timing: Near term, Mid term, Long term, Ongoing

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period

PLAN/STUDY

1. Update the regional housing needs assessment and update the county's existing workforce housing policies to ensure new housing meets the community needs in terms of unit type and price point (for example adjusting policies related to AMI, number of bedrooms, etc).
2. Identify the full suite of potential projects and partnerships that might be feasible, including private, nonprofit, and government-led initiatives.
3. Add to the local land bank by identifying and acquiring properties suitable for the development of housing.
4. Develop a strategic plan for creating special limited public-private partnerships that include private developers, local housing authority(ies), economic development agencies, municipalities, businesses, and others to build local development expertise and share risk and return for affordable and community housing projects.
5. Study opportunities to provide or partner on the creation of rental and sale housing that is affordable to the "missing middle" that are typically at 120 percent - 200 percent AMI.
6. Study how best to leverage the potential of the regional housing authority. Identify current and potential tasks and responsibilities, and the resources needed to effectively accomplish them.

POLICY

7. Partner with local water providers regarding water access and availability for future development, with a focus on service to affordable and workforce housing units.
8. Undertake code updates to allow reduced parking for housing projects that are located within ¼ of a mile of a transit stop and that include a sidewalk or all-weather trail connection.
9. Continue to implement zoning and regulations that are primarily intended to provide housing for people who work within the Telluride R-1 School District.
10. Assess current permit and land use review processes to help expedite development fees for affordable or workforce housing projects and to identify and reduce regulatory barriers.

POLICY, CONTINUED

11. Allow accessory dwelling units by right in all residential zone districts and permit duplexes and multi-family developments through administrative review in medium and high-density zone districts, where services are available and systems have capacity.
12. Expand opportunities to create live-work dwelling units as an accessory use in commercial uses.
13. Review and amend zone districts to remove barriers to the creation of affordable, employee and community housing, including reducing or eliminating minimum dwelling unit sizes, minimum setbacks. Minimum lot width, area sizes, parking requirements and other development standards.
14. Consider allowing the rezoning of properties to zone districts that will accommodate affordable employee and community housing in areas efficiently served by water, wastewater, transportation, and other services.
15. Continue requiring affordable or workforce units be incorporated into any new subdivision, commercial or industrial development, and multi-family projects. Evaluate and update the mitigation rates for new development.
16. Implement Land Use and Building Code updates to allow alternative dwellings such as tiny homes (See HB 1242) and cohousing developments.
17. Continue requiring payment of employee housing mitigation fees that are adequate to cover the gap between housing affordable to people earning 100 percent AMI and market rate housing, to be used for the development of housing.
18. Evaluate existing developments with respect to water and waste water capacity and traffic generation to determine where capacity exists to add additional affordable housing as infill.
19. Implement density bonuses or allow flexible development standards in residential land use categories to offer an incentive and subsidies to developments that provide affordable housing.
20. Implement a first right of refusal policy on all deed restricted properties in the EEMP region to preserve affordable housing opportunities, maintain appropriate pricing structures, and allow for flexibility for buyer resources.

FACILITATE / COORDINATE

21. Work with private developers and property owners and the U.S. Forest Service to expand housing opportunities in Eastern San Miguel County. This could include land swaps, transfer of development rights, and other methods.

22. Coordinate long term lease agreements with rental units that house institutional and non-profit works to support rent price stability.

23. Address seasonal needs versus long term needs by partnering with ski-based tourism companies, the U.S. National Forest Service, and others.

24. Coordinate the use of funding from the Innovative Housing Incentive Program through the Colorado Office of Economic Development to incentivize the production of modular and other types of manufactured homes (see HB 1282).

25. Prioritize affordable housing opportunities for the local workforce within the education system, healthcare, and other essential services to ensure these businesses and services can remain in the community. Work with special districts with unique needs for housing essential employees and first responders to create housing that meets their needs.

26. Coordinate the use of the state's Middle Income Access Program to finance rental units affordable to households earning between 80 percent and 120 percent of the local area median income (see SB 146).

CONSIDER / EXPLORE

27. Evaluate the benefits and challenges to consolidation or coordination of housing mitigation requirements in the county, Telluride, and Mountain Village to enable a regional approach to addressing housing supply.

28. Consider amending Short Term rental regulations, in coordination with the Towns of Telluride and Mountain Village, to limit the number of Short-Term rentals that can legally operate in the county to help retain long-term housing while providing some temporary rentals.

29. Explore supporting revolving loan funds that fund first time home buyer programs.

30. Coordinate with the Telluride Foundation and consider establishing assistance programs, including grants and loans for developers, to assist with fees related to the construction of deed-restricted housing.

CONSIDER / EXPLORE, CONTINUED

31. Develop real time monitoring of occupancy, unit types, and other housing data.

32. Develop incentives to encourage ADUs to be deed-restricted to house a local working resident (with or without an AMI requirement). Explore development incentives to encourage owners to rent ADUs to local employees that are vetted through the Housing Authority.

33. Consider the needs of senior citizens when developing housing projects to allow long-term residents to remain in the community.

34. Evaluate a succession plan for deed restricted units when public employees retire.

35. Evaluate the impact employer-owned housing units has on the community, including the ability for employers to attract and retain workers and changes to the overall availability of housing in the community.

Image 27: Housing in Two Rivers

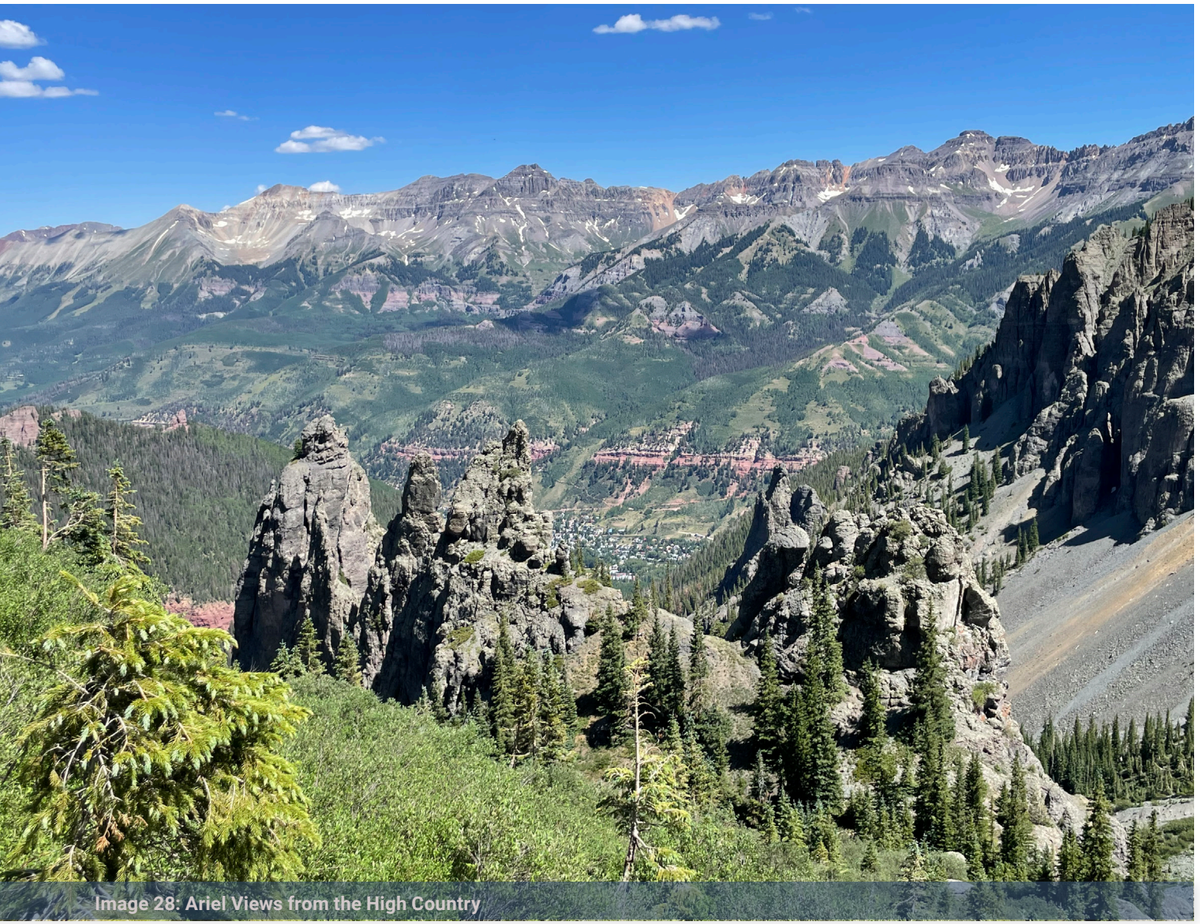


Image 28: Ariel Views from the High Country

CLIMATE CHANGE AND RESILIENCY

Eastern San Miguel County faces future climate shifts with a spirit of resilience, creativity, and innovation. The community and county government seek to preserve and protect the scenic and environmental qualities that make Eastern San Miguel County special now and for future generations through proactive and intentional countywide policies focusing on restoration and rewilding efforts, reductions in greenhouse gas emissions and waste, sustainable land use regulations, and practices that help sustain healthy air quality. This includes maintaining the high country designations, implementing policies to protect our water and air, tracking and reducing energy use and emissions, increasing wildlife habitats, supporting county and local open spaces, and protecting public lands throughout our region. In collaboration with partners, the County will continue to identify ways to mitigate impacts from climate change, reduce the risk of natural disasters, and provide planned responses to emergencies.

CLIMATE CHANGE AND RESILIENCY

The projected effects of climate change in San Miguel County range from rising winter and summer temperatures, a reduced snowpack, increased number of wildfires, wildlife habitat loss, and diminishing forest and freshwater resources. A changing climate has serious implications for the community, including the potential to see less snow and therefore greater impacts on the regional economy and recreation. As a winter tourist destination that sees significant sales tax and other revenue from tourism, the potential economic impacts of climate change must be considered.

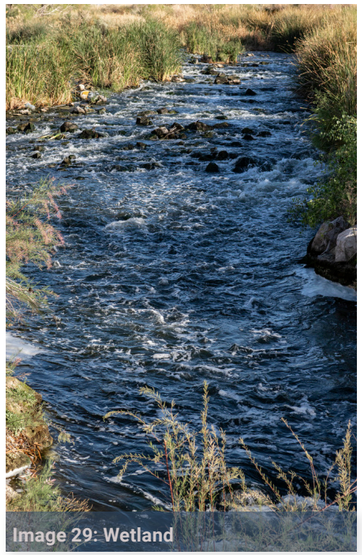


Image 29: Wetland

The community indicated concern about vulnerability to natural disasters, particularly related to water scarcity, landslides/mudslides/rockfall, and wildfire. These phenomena occur more frequently as our climate changes, and action is needed to plan for them. Fifty-four percent of survey respondents indicated wildfire as the main natural hazard the county's protection efforts should prioritize.

Regional collaboration to address climate action in the county is led by EcoAction Partners and the Sneffels Energy Board. This Board has created a Regional Climate Action Plan for San Miguel and Ouray Counties (2021) with the objectives of reducing greenhouse gas emissions from 2010 levels and reducing consumption of valuable natural resources in the region. The plan establishes a goal of reducing greenhouse gas emissions to 50 percent of current emissions by the year 2030 and reducing even further - 90 percent of current emissions - by the year 2050. The Board of County Commissioners adopted this goal in BOCC Resolution No. 2023-04. The San Miguel Power Association has established a goal to provide 80 percent renewable energy by the year 2030.

The San Miguel County East End Master Plan has used the Regional Climate Action plan created by Sneffels Energy Board and adopted by San Miguel County as a foundation, identifying the goal statement and action items as a means to support these initiatives. The use of energy in existing buildings accounts for almost 50 percent of overall emissions in San Miguel County (Regional Climate Action Plan, 2021), pointing to land use and building regulations as impactful solutions.

Image 30: Elk Valley Floor

CLIMATE CHANGE AND RESILIENCY

Recommended Actions Investment: Low, Medium, High Timing: Near term, Mid term, Long term, Ongoing

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period

PLAN/STUDY

1. Update the Wildfire Mitigation and Resiliency Plan to encourage awareness of wildfire risk in future planning.
2. Identify strategies and action steps to implement the Hazard Mitigation Plan within the East End boundary.
3. Develop, adopt, implement, and enforce a San Miguel County Drought Mitigation Plan that outlines strategies for water conservation at the individual and system levels.
4. Implement the San Miguel and Ouray County Regional Climate Action Plan with the goal of a 50 percent reduction in our GHG emissions by 2030 and a 90 percent reduction by 2050 with a 2010 GHG emissions baseline. (BOCC Resolution No. 2023-04).
5. Create a Wildlife Corridor Plan to identify and create strategies to protect wildlife corridors.
6. Identify review processes and criteria to evaluate development proposals and their impacts on the San Miguel River watershed.

POLICY

7. Encourage the use of renewable energy in new development and major renovations. Encourage designing new projects to be net zero where appropriate.
8. Develop zero-waste programs for construction.
9. Develop land use strategies that will reduce worker commuting, tourism and business travel, thereby reducing vehicle miles traveled, road congestion, and associated GHG emissions.
10. Establish wildfire mitigation assistance programs for neighborhoods as well as property owners.
11. Support the efforts of West Region Wildfire Council to promote wildfire preparedness, prevention and mitigation education throughout the East End.
12. Work with local land management partners to reduce wildfire hazard and improve land health.
13. Adopt Land Use and Building Codes regarding wildfire hazard mitigation.
14. Support homeowners in distributing renewable energy to the grid (see SB19-236: Sunset Public Utilities Commission).
15. Continue to provide a streamlined review for solar panels on individual properties (roof and ground mounted). Publicize this program to broaden its impact.

POLICY, CONTINUED

16. Support and communicate opportunities to community members regarding participation in the state administered Residential Energy Upgrade (RENU) loan program.
17. Receive energy building code training and technical assistance from the Colorado Energy Office (CEO) to adopt new codes that help achieve clean energy goals.
18. Adopt one of the three most recent versions of the International Energy Conservation Code (ICC) when updating any building code.
19. Support and transition to electrification of residential and commercial buildings and improved building efficiency through incentives and codes (See San Miguel and Ouray County Regional Climate Action Plan and incentives available through the Federal Inflation Reduction Act).
20. Implement a compostable material strategy for festivals and events to decrease waste. Expand to restaurants and businesses.
21. Implement a community-wide composting program for residents and businesses
22. Explore public-private partnerships for advancing renewable energy projects.
23. Provide incentives for utilization of renewable energy in development, and the construction of Net Zero projects.

FACILITATE / COORDINATE

24. Work with local businesses to understand waste consumption levels and awareness.

25. Partner with other governmental agencies to identify biological indicators of climate change sensitivity and response, especially high risk/high value species and habitats for monitoring or intervention. Identify thresholds, plausible alternative states, pathways, and triggers for climate-sensitive species and habitats.

26. Coordinate with Colorado Water Plan Grants (CWCB) regarding "Colorado Growing Water Smart (CGWS)" for land use and water planning. https://cwcb.colorado.gov/funding/colorado-water-plan-grants.

27. Continue support for the local disaster preparedness, response and recovery efforts in the Colorado Emergency Preparedness Assessment (CEPA).

28. Consult land and fire management partners to implement restrictions on development in high wildfire zones and stay abreast with national insurance practices to understand limits of development in fire prone areas.

CONSIDER / EXPLORE

29. Explore opportunities to transition electric supply to renewable energy sources.

30. Explore opportunities for a regional revolving loan fund for infrastructure upgrades and smart grid investments.

31. Explore rewilding efforts to help recover natural systems and native vegetations

32. Explore new land management strategies that increase carbon sequestration and storage in the East End, such as reforestation, restoration, conservation, and natural climate solutions.

33. Revive the concept of community "banking" of volunteer time and efforts, particularly on environmental, recreational, and climate-responsive projects – and the support thereof by the business community and public agencies.

SMC TO PROVIDE IMAGE

Image 31: Solar Farm by the Telluride Regional Airport

Image 32: Two Rivers

BALANCED AND SUSTAINED NATURAL AND BUILT ENVIRONMENTS

Eastern San Miguel County supports a thriving and sustainable local community and economy through responsible and sensitive development planning and initiatives, while also ensuring environmental resources are protected. Eastern San Miguel County recognizes its environmental assets and is committed to protecting wildlife, water supply, and the high quality of life that is associated with access to the region's natural environment. We also recognize the critical importance of providing a place for local residents to live with dignity and have access to essential services, and that development is needed to facilitate housing and these needs. This is balanced through careful management of resources, infrastructure, and transparent application of land use regulations.

BALANCED AND SUSTAINED NATURAL AND BUILT ENVIRONMENTS

The people of San Miguel County love the East End. They appreciate the stunning views, the recreational access, and the small-town feel. Perhaps the greatest conundrum within the San Miguel County East End Master Plan is addressing the tension between the need for housing and essential services to sustain the community and the desire to preserve the natural environment and what makes the area special.

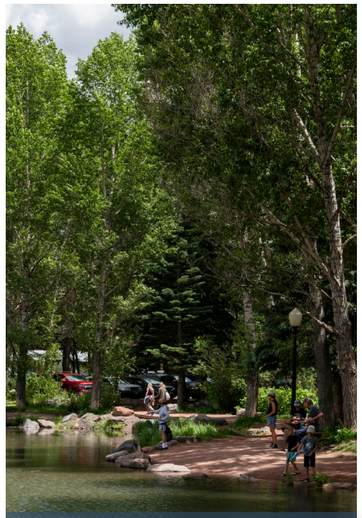
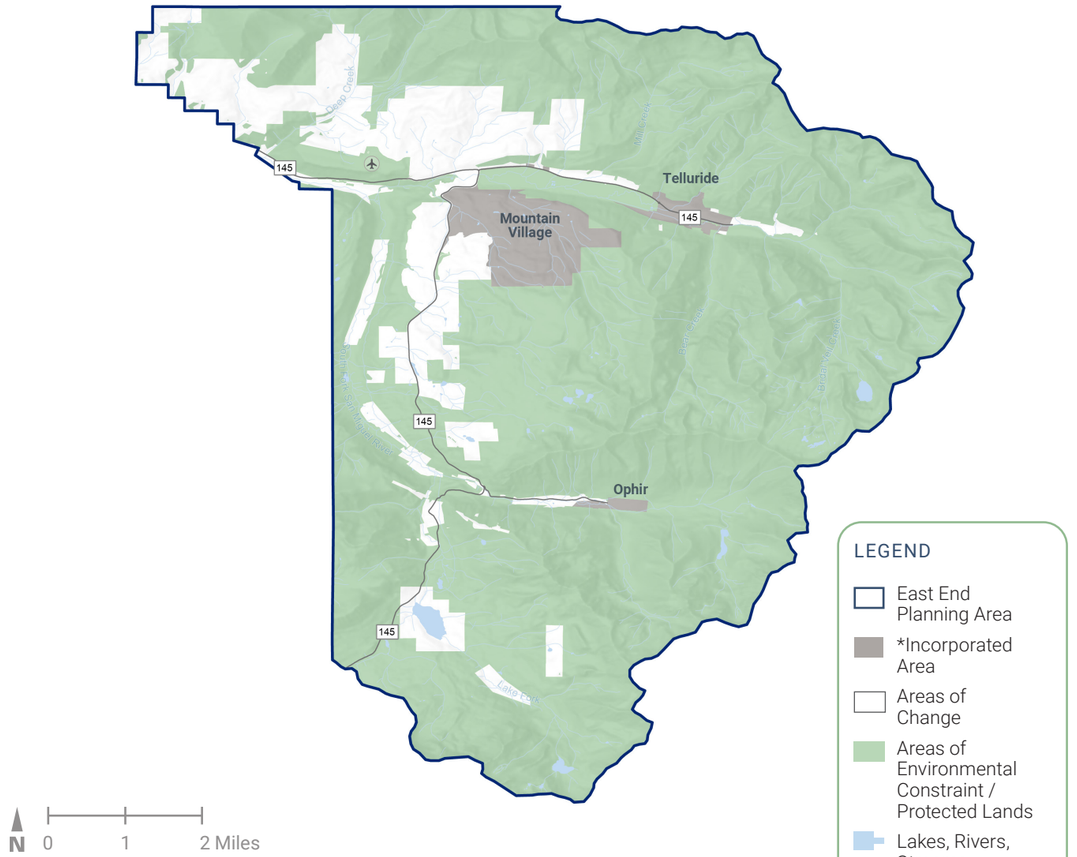


Image 33: Protected natural resources

Community feedback often reflected this conflict, with people listing the greatest planning challenges as both “housing needs” and “keeping San Miguel wild” in the same sentence. This plan seeks to balance these different feelings by combining the protection of the natural environment with identifying opportunities for new growth (including infrastructure and housing) to support the community. Much of this has to do with identifying the type of growth our community supports and the geographic areas we strive to protect. In terms of land uses, the community consistently identified housing as a land use that should be supported. When asked what land use types are appropriate and where, residential uses, and more specifically affordable housing, were identified in all geographies throughout the planning area including being allowed in more places than currently developed (31 percent), but also prioritized as being mixed into existing communities/neighborhoods (39 percent) and located near transit lines (34 percent). Housing types that were identified most frequently as being appropriate options within or adjacent to existing developments are those that are typically denser, including accessory dwelling units (ADUs), multifamily housing, townhomes, and affordable housing for rent and for sale.

The Future Land Use Map indicated in Chapter 5 identifies the land uses that are most appropriate in the East End. As current allocated densities on the East End are refined and the few remaining undeveloped parcels are planned, it is critical that we consider the types of land uses that are needed to support a thriving local community. The land use code and development review processes can be used to support the uses we want to see more of and to support preservation of natural areas that should be preserved. The goal and action items seek to strike this balance and manage both conservation and development into the future.



Map 12: San Miguel County East End Areas of Change Map.
Source: Design Workshop, San Miguel County GIS Data

*Town of Telluride, Town of Mountain Village, Town of Ophir

As previously mentioned in the constraints mapping, environmental and protected lands constraints are areas of federal land, the High Country Area, and areas with significant environmental constraints such as wetlands and water bodies, areas of 30 percent slopes, and areas that have potential hazards. Community feedback reflected the need to conserve natural areas around Deep Creek, Trout Lake, San Bernardo Mountain, and Lake Fork Junction.

Areas of change focus on the areas in white (Map 12) where there are existing unincorporated communities and density bonuses could be considered as an incentive to developments that provide affordable housing.

A key consideration in the areas of potential change is that water and sanitation services are a prerequisite for any new development. This could be provided by connecting to existing or new water and sewer systems, or by utilizing on-site water and septic systems. Additionally, another key consideration should be access to public transportation.

BALANCED AND SUSTAINED NATURAL AND BUILT ENVIRONMENTS

Recommended Actions Investment: Low, Medium, High Timing: Near term, Mid term, Long term, Ongoing

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period

PLAN/STUDY

1. Explore standards to preserve open natural lands that have conservation value and enable development in areas that may be more appropriate. Examples include a County-only transferable development rights (TDR) program or cluster development standards. For a TDR program, the "receiving end" of the transfer program, or the area that accepts more density, should be required to build at or above a determined higher density threshold.
2. Create a plan that identifies a network of natural areas, including bodies of water, to promote conservation and open space planning. (Sometimes referred to as a Green Infrastructure Plan.)
3. Identify important habitat corridors that should be preserved or enhanced on a landscape scale based on wildlife movement, biodiversity hotspots, and green infrastructure gaps.

POLICY

4. Update the land use code to allow more density and development where services are provided to allow for additional employee housing.
5. Offer the opportunity to subdivide land into a greater number of lots or allowable units in exchange for more land preserved as open space. Require developments to be clustered to preserve large tracts of undisturbed land.
6. Support smaller lot sizes in the East End to enable a more efficient and compact development pattern in order to preserve natural lands and minimize the overextension of infrastructure.
7. When development occurs, evaluate County Land Use and Zoning regulations to ensure new developments are required to be served by water infrastructure, sited to preserve key natural features, avoid steep slopes, avoid wetlands, and implement best management practices related to fire and hazard mitigation.

POLICY, CONTINUED

8. Develop design standards to address development siting in a way that seeks to preserve the rural character and environmental integrity of the site. Consider limiting the size of new residential developments.
9. Require tree and vegetation planting and landscaping that is appropriate for specific ecological zones and fire mitigation practices on public and private lands.
10. Implement waterwise and other water reduction policies in land development code.
11. Implement recommendations and policies in the Regional Climate Action Plan, Community Wildfire Protection Plan, and All-Hazard Mitigation Plan.
12. Continue to include view protection and scenic corridor policies and standards in Land Use review.
13. Continue the Payment for Ecosystems Services (PES) program to incentivize the preservation of the ecological value of lands.
14. Cooperate with water providers to establish and implement source water protection measures.
15. Support Dark Sky initiatives.
16. Continue High Country protections in order to retain the relatively undeveloped character of backcountry areas while allowing low impact residential development that is compatible with the environment and does not negatively impact recreational opportunities and natural resources.
17. Update Land Use Code and planning procedures to include a "points" structure that can incentivize applicants to meet or exceed Master Plan objectives, assuming all required conditions are met.

FACILITATE / COORDINATE

18. Encourage efforts to preserve high country land through conservation easements with land trusts or by sale, transfer, or land exchange to a public land management agency.

19. Partner with local water providers to track and understand water access and availability for future development in the East End.

20. Work with property owners to secure public access easements to create trail continuity and connectivity throughout the natural environment.

21. Support efforts of organizations that focus on water security and watershed ecological health.

22. Continue to work with private property owners to acquire lands that contain mining claims and/or designate them as conservation easements.

CONSIDER / EXPLORE

23. Explore building code amendments that can encourage or require the development of sustainable and energy-efficient buildings to reduce the environmental impact of development.

24. Consider adopting floor area limitations in the county to limit the impacts of large homes / development

25. Encourage use of alternative water systems, i.e., rainwater, graywater, etc.

26. Implement a hazard overlay zone to describe vulnerable areas with the most significant threat and incorporate policy limitations on areas not suitable for development where hazards are a greater risk.

Image 34: Housing development in Two Rivers

Image 35: Vibrant shops and restaurants on Main Street

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

We strive to ensure that community members in San Miguel County are supported throughout all stages of life with access to employment opportunities and robust services in childcare, education, and healthcare. San Miguel County seeks to maintain a stable workforce by supporting businesses and employers, by linking resources for job training and education, supporting intergenerational programs and events, upholding inclusive housing policies, connecting people to jobs and services through transit options, and supporting efforts for economic diversification. The County engages its community to proactively ensure people and businesses have the resources needed to adapt to climate change as it affects the regional economy and quality of life.

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

[Eastern San Miguel County's greatest asset:]
"Diversity of people of different socioeconomic realities able to live, work, and play together in the valley."

Image 36: Local business in Lawson Hill

As discussed in Chapter 2, the economy in San Miguel County is based primarily in tourist-related businesses and sectors, particularly the Service sector.

As a remote mountain community that is heavily dependent on services that tend to contract in a poor national economy, San Miguel County can be more vulnerable to shifts or disruptions in the broader global marketplace. Diversification is one method to address economic vulnerability. Collaborating with local businesses and encouraging innovation and entrepreneurship is one way to support continued economic diversity and resiliency into the future. Other tools include creating a localized tourism plan to identify strategies for sustaining year-round employment through harnessing the momentum of the high season while thinking about off-season challenges.

Similarly, diversifying our economy can help safeguard it against the uncertainties of climate change and the impacts it can have on our outdoor economy. Understanding and tracking the impacts of climate change will enable the county to be more nimble when addressing its economic impacts. The County can also work with industry providers, such as the energy sector and SMPA to support growth in the residential and/or small-scale renewable energy generation.

In-person higher education opportunities are currently not available within San Miguel County. The County can support skills advancement and training through specialized programs for electrical, plumbing and other trades, in coordination with local businesses and state resources. These can be planned around specific needs of the local workforce, creating opportunity for personal growth and local talent and skills retention.

When asked to identify the most important economic development topics for the county to focus on, survey respondents selected the supply of housing, support for essential services, and supporting all forms of transportation mobility. A thriving economy is heavily dependent on community connections and services, housing, and reliable and efficient transportation, which are supported in this plan.

The goal statement and action items focus on harnessing the unique local talents of the region and to support economic diversity and resiliency.

Image 37: Ski Season

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

Recommended Actions Investment: Low, Medium, High Timing: Near term, Mid term, Long term, Ongoing

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period

PLAN/STUDY

1. Develop a sustainable tourism plan to identify strategies for preserving and protecting community character and the natural environment while continuing to offer unique tourism experiences.

2. Consider identifying 2-4 "key industries" that make San Miguel County's East End unique and showcase the inherent knowledge and values of the local population. Develop economic development strategies that attract and invest in these sectors and their supply chains and support "spillover" services to create a diverse business/industry hub.

3. Evaluate and establish a County Economic Development entity or point person to explicitly pursue economic development possibilities that help diversify the local economy and further Master Plan goals and objectives.

4. Explore the potential of small-scale, regional renewable energy generation and storage projects, such as community solar gardens (see HB19-1003: Community Solar Gardens Modernization Act).

POLICY

5. Create flexibility within the land use code to allow opportunities for small-scale, low-impact manufacturing, makerspaces, and other spaces that support the development of innovative technologies (such as for renewable energy, healthcare, outdoor recreation, etc.) and other business needs

6. Implement workforce housing diversification through updating the land use code and incentivizing projects to achieve it to support employment in local businesses (see also Housing Access and Balanced and Sustained Natural and Built Environment).

7. Support opportunities to create and improve multi-modal infrastructure that connects housing and jobs (see also Expanded Transportation Options).

FACILITATE / COORDINATE

8. Partner with Region 10, a partner of the U.S. Economic Development Administration, to foster an integrated regional entrepreneurship program. This could include creating mentor networks, supporting co-working spaces, business competition and boot-camp activities that provide business and leadership training for start-ups and local businesses.

9. Increase local use of Region 10 Business Loan Fund by connecting businesses with regional representatives.

10. Coordinate County government efforts and resources to increase access to services that improve individual economic outcomes, such as childcare, health services and job training.

11. Increase local use of West Central Colorado SBDC services and resources through sharing information about relevant opportunities with businesses and community partners.

12. Work with Colorado's Department of Local Affairs' (DOLA) Rural Economic Development Initiative (REDI) to support small business start-ups, technology incubators and other locally driven economic development projects.

13. Support opportunities for municipalities to receive training and technical assistance through the USDA Rural Business Development Grant for strengthening small businesses.

14. Support regional educational opportunities that focus on job training for locals.

15. Work with higher education institutions to establish affordable remote learning opportunities for people seeking further education.

16. Work with the Telluride School District to implement a program that teaches skills for the local building trades such as plumbing, electrical and others.

CONSIDER / EXPLORE

17. Explore the creation of a county Brownfield Agency and associated TIF district to incentivize redevelopment and/or remediation of brownfield areas.

18. Consider creation of a regional chamber of commerce to support the business community.

Image 38: Transit Station

EXPANDED TRANSPORTATION OPTIONS

Eastern San Miguel County's multi-modal transportation network will continue to be updated and improved to provide transit service with more frequency and locations served, integrated multi-use paths for walking and biking, and more electric vehicle infrastructure. The County promotes development patterns and design that create comfortable and safe walking and biking conditions. San Miguel County works with regional partners to sustain a connected road network to promote an efficient transportation system that aids the community in times of emergency, while respecting topography and the character of remote areas.

EXPANDED TRANSPORTATION OPTIONS

"The gondola not only supports sustainable transportation but also provides an 'experience' for locals and visitors to have a personal connection."

Image 39: Bike Racks

Eastern San Miguel County has a transportation framework that provides many different modes. The gondola connects Telluride and Mountain Village. sidewalks or multi-use paths exist within some individual communities and parts of the region. San Miguel Authority for Regional Transportation (SMART) runs transit services between denser neighbors on the East End, but not always at the frequency needed to meet the demand from shift workers.

The transportation road network is constrained by the area's natural topography that has dramatic change from mountain ranges to steep and narrow canyons. Highway 145 is the only paved road connection into the East End and does not currently include space for shoulders, much less a dedicated bike lane or transit lane. Workers who commute into the East End from elsewhere in San Miguel County or from the surrounding counties are currently limited in their transportation options and are often required to commute by car due to the limited transit hours and destinations. Housing affordability is linked to how people commute to their places of employment When attainable housing opportunities do not exist near employment centers, people often live further away and commute to work. This can be especially true in more remote or rural areas with limited job opportunities. The number of employees commuting from outside the county accounted for 30 percent of total employment in 2018, which was an increase from 19 percent in 2000 and 25 percent in 2004 (San Miguel County Housing Needs Assessment, 2018).

When asked what the biggest concerns are related to growth in San Miguel County, 20 percent of respondents chose increased traffic and delays (ranked behind housing affordability, protecting the natural environment, changes to community character, and availability of water and sewer). Community members have expressed that they have daily challenges with congestion on Highway 145 (especially at intersections) and a need for expanded hours and more frequent transit service. The goal statement and action items focus on expanding transportation options to provide increased levels of transit service and comfortable conditions for walking and biking.

Image 40: SMART Bus Service

EXPANDED TRANSPORTATION OPTIONS

Recommended Actions Investment: Low, Medium, High Timing: Near term, Mid term, Long term, Ongoing

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period

PLAN/STUDY

1. Study the feasibility of developing a gondola connection from Lawson Hill and Ilium Valley to Telluride and/or Mountain Village.
2. Conduct a corridor study for treating Highway 145 as a multimodal corridor that supports frequent transit, pedestrians, biking, and other micro transportation methods.
3. Continue to study the feasibility of micro-transit solutions, such as vanshare, ride share, and car share.
4. Continue to support SMART in a regional transit study that identifies the most needed stops to connect people to destinations.
5. Conduct an East End pedestrian and bicycle study to identify opportunities for multi-use all-weather pathways along all major routes.
6. Work with CDOT and SMART to reduce Vehicle Miles Travelled (VMT) and Average Daily Trips (ADT), improve Level of Service (LOS), and reduce congestion on area roads.
7. Develop an electric vehicle readiness plan including charging and alternative fuel options.
8. Study methods to reduce heavy truck traffic in the region.

POLICY

9. Establish flexible front setback allowances that will encourage multi-family, mixed-use, and commercial developments that create a strong interaction with the street edge and support walkability.
10. Implement land use policies that support infill and new development within existing infrastructure and development patterns to reduce transportation demand. (See also Balanced Natural and Built Environment and Future Land Use Map).
11. Design surface parking lots and drives for all commercial, mixed-use, multi-family and industrial development to emphasize pedestrian and bicycle access, and to minimize the visibility of parking when possible.
12. Incentivize the building of electric vehicle charging stations with new and existing commercial, lodging, and service developments. Include requiring electric vehicle charging in development reviews.
13. Support the creation of multi-use all-weather pathways to promote the safety of walkers and bikers of all ages and abilities.

FACILITATE / COORDINATE

14. Coordinate with regional organizations to identify a responsible entity for the funding and oversight of gondola replacement and ongoing operations and maintenance. The current agreement ends in 2027. This could be through an extension of the existing partnership, creation of a Community Development Corporation, or through SMART.
15. Work with SMART to increase transit hours, including later evening and earlier morning service.
16. Work with SMART, municipalities, and CDOT to increase transit availability during high traffic work hours.
17. Work with SMART, municipalities and CDOT to establish intercept parking lots at important nodes to further reduce single-vehicle commuting.
18. Work with SMART and CDOT on the conversion of buses to an electric vehicle fleet.
19. Coordinate with SMART to implement transit lines or transit options to San Bernardo, Trout Lake and Ophir.
20. Work with SMART to improve connections to outlying areas like Norwood, Nucla/ Naturita, Montrose, Ridgway/ Ouray and Rico.
21. Work with utility providers to invest in electric vehicle infrastructure that is coordinated with the grid (see SB19-077 Public Utility Implementation of an Electric Vehicle Infrastructure Program).
22. Coordinate with private employers, non-profits, and SMART on a subsidized bus pass system for commuters.
23. Develop shuttle systems to serve area trailheads and recreation areas to reduce congestion and parking impacts. Encourage lodging companies and Telluride Ski and Golf to support tourism transportation to and from recreational trailheads.
24. Coordinate with SMART on outreach and education efforts around using public transit.
25. Support CDOT's regional bus service as another means by which commuters and visitors can travel.

CONSIDER / EXPLORE

26. Consider incentivizing rideshare employment and use of electric vehicles by companies such as Telluride Express, Mountain Limo, and Uber and Lyft (see SB19-239: Address Impacts of Transportation Changes).
27. Explore expanding shuttle/ transportation partnerships for tourism travel to and from airports to reduce rental car demand.
28. Coordinate with jurisdictions for regional bikeshare program. Consider including e-bikes in the fleet.

Image 41: Hiking the High Country

VARIED RECREATIONAL OPTIONS

Parks, trails, and associated recreational infrastructure in Eastern San Miguel County will be maintained and supported, balancing recreation access with the long-term viability of ecological and cultural conditions. To facilitate healthy lifestyles, San Miguel County and public and private partners will continue to work to provide year-round recreational opportunities, diversify programing and resources for all, and maintain and require sustainable recreation practices.

VARIED RECREATIONAL OPTIONS

Known worldwide as an outdoor recreation destination, recreation supports the lives and economy of the San Miguel County community. Abundant backcountry, pristine wilderness, open mesas, and world-class skiing are a few of the attributes people list to describe this place. San Miguel County operates a Parks and Open Space program that includes county fairgrounds outside the planning area, parks, trails, open space, and historic preservation. The county works in partnership with the municipalities, US Forest Service, and Colorado Parks and Wildlife to maintain an interconnected system of recreation options.

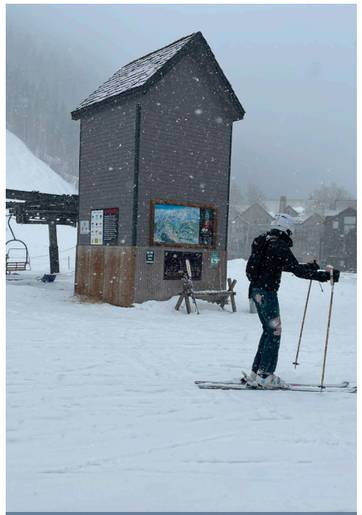


Image 42: Skiing in Telluride Ski Resort

Tourism and recreation have impacts on the natural environment that is important to our community. Challenges that the community foresees related to the future of outdoor recreation in Eastern San Miguel County include maintaining existing recreational infrastructure, impacts to recreation spaces and amenities from overuse, outdoor user education, the impacts of climate change, concern about fires, diminishing snowpack and impact to winter sports, and added pressure to emergency services through increased use of the backcountry. As we look to the future, it is critical that outdoor recreational opportunities are thoughtfully managed to address these key community concerns.

The goal and action items seek to address the needed balance between supporting access to recreational assets and preserving the qualities that make San Miguel County's natural areas so spectacular.

Image 43: River Rafting

VARIED RECREATIONAL OPTIONS

Recommended Actions Investment: Low, Medium, High Timing: Near term, Mid term, Long term, Ongoing

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period

PLAN/STUDY

1. Evaluate areas most appropriate for recreational use and trail management policies through creation of a recreation master plan.
2. Study opportunities to provide recreational programs that are accessible to a range of users with varying levels of mobility and ability while ensuring that the use type is appropriate for the trail's physical and natural context.
3. Consider strategic placement of entrances and wayfinding to parks, open spaces, and trails to encourage use of multi-modal transportation. Continue to use bi-lingual signage via QR codes as needed.
4. Consider opportunities to support recreation programs that are free or have a reduced fee to remove barriers to particpate for all income levels.

POLICY

5. Prioritize implementation of recreational options that minimize disruption to critical habitats and natural features.
6. When planning new parks, open spaces, and trail connections, seek to implement existing County and Town recreational plans.
7. Implement consistent, bilingual signage for recreation areas.
8. Design and maintain recreational infrastructure that minimizes the impact on the environment, such as hiking trails that follow natural contours and utilize native vegetation.
9. Preserve public access to public lands and recreation areas throughout the East End, by working with private landowners for access easements.
10. Includehabitatconservation, wildfire mitigation, and native species biodiversity as priorities in recreational investments.
11. Expand the trail network to connect to local bus routes and the Gondola, and provide connections between other trails, destinations, and satellite communities.

FACILITATE / COORDINATE

12. Work with businesses and community organizations to educate visitors on ways to responsibly enjoy the outdoors.
13. Manage impacts of vehicles at trailheads and coordinate trailhead maintenance and improvements.
14. Facilitate the use, enjoyment, discovery, and stewardship of recreational assets for community members of all abilities and income levels.
15. Coordinate with municipalities to expand the seasonal trail network.
16. Work with USFS and other governmental agencies to increase camping opportunities for dispersed and developed camping. Prioritize developed camping to minimize environmental impacts.
17. Develop shuttle systems to serve area trailheads and recreation areas to reduce congestion and parking impacts.

CONSIDER / EXPLORE

18. Consider creation of a Regional Partnership Initiative for outdoor recreation and conservation. (Colorado Outdoor Partnership CO-OP; Executive Order B 2020-008; https://storymaps.arcgis.com/stories/393237b131b2455e9ff2fc3692c4226f)
19. Consider establishing a program to monitor and assess the impact of recreational activities on the environment.
20. Explore the creation of a system to cooperate with federal and private land managers in the County to establish coordinated public access strategies and manage recreational impacts.

Image 44: Telluride Annual Festival

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

Eastern San Miguel County has a rich tradition of creative culture and history. The community supports an appreciation of the arts and fosters representation of its local identity through a vibrant festival, arts and music scene, accessible creative outlets, and protection of the natural environment to inspire current and future creators. Areas of historic interest are honored through preservation and interpretation efforts.

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

It is important that we understand and appreciate our past. Through thoughtful preservation, interpretation, and educational efforts and recognition of the Ute bands who came before, we can ensure that future generations can learn from and connect with the stories that have shaped our community. Supporting Tribal and Indigenous communities in San Miguel County means supporting networks of Tribal and Indigenous peoples, sharing information, and building capacity to understand issues and topics that are unique and important to Indigenous heritage and health.

Image 45: Telluride Transfer Warehouse

Part of what makes San Miguel County such a great place to live is its creative culture and non-profit organizations. From the iconic festivals, the great arts and music scene, quality food, and community members that embody a maker mindset, this remote area of Colorado is known for its creative spirit and funky feel.

The community embraces the arts, and cultural initiatives, such as Telluride Arts, a local non-profit in existence since 1971, working to "elevate and promote a culture of the arts" in the local community. Festivals such as the Telluride Film Festival, Telluride Bluegrass Festival and others were established by local residents in the early 1970s to provide a summer economy and reflect the interests of local residents. The County can work with such partners and programs, supporting creative expression while fostering a reflection of our local identity.

With a deep-rooted appreciation for the arts and culture, we can inspire current and future creators to push boundaries, celebrate diversity, and contribute to the cultural legacy of the region. These opportunities should be available to local students and artists, enabling them to pursue art while continuing to call the East End home.

Within its land use controls, the County can preserve and honor local historic spaces, support events to celebrate local culture and identity, make spaces and stories accessible to the public, and coordinate initiatives to support artistic events that create a local, regional or national draw.

Image 46: Telluride Balloon Festival

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

Recommended Actions Investment: Low, Medium, High Timing: Near term, Mid term, Long term, Ongoing

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period

PLAN/STUDY

1. Support the creation of an arts and culture road map throughout the region, identifying unique districts and areas that celebrate the East End's history and culture.
2. Support the promotion of arts and culture through education, marketing and events. Consider coordinating between and across governmental entities and organizations.
3. Maintain historic and cultural assets that are representative of and supportive of San Miguel County's history and sense of place.

FACILITATE / COORDINATE

4. Support the local arts and cultural community to increase participation of local artists and community members in festivals to showcase theirtalent.
5. Support new and existing arts programs to encourage youth involvement.
6. Support local resident-oriented festival events and activities.
7. Support new and existing programs and events that recognize and celebrate the region's cultures.
8. Encourage commercial and mixed-use developments and businesses to incorporate art through murals, design, sculpture, installations, etc.
9. Continue to use transportation and accommodation strategies during large festival times to help minimize the impact from the influx of people and traffic.
10. Collaborate with public and private entities to solidify plans for historic preservation, acquisition and interpretation.

CONSIDER / EXPLORE

11. Continue to grow and support the historic preservation program to preserve important history and culture in San Miguel County, including the history of the Uncompahgre Utes.
12. Explore cultural heritage interpretation, events, programs, and educational efforts that celebrate and promote local historic landmarks, history, and traditions.
13. Consider opportunities to incorporate art within parks, open spaces, and trails, such as through creative mapping or wayfinding, to support the local arts community. Include information in English, Spanish, and other languages as needed.
14. Support opportunities to promote environmental conservation efforts through public art installations that raise awareness about the natural beauty of the region and the importance of protecting it.
15. Explore cultural heritage interpretation, events, programs, and educational efforts that celebrate people of diverse cultural backgrounds.

Image 47: Halloween Parade in Telluride

CONNECTED, COOPERATIVE, WELCOMING, AND EQUITABLE COMMUNITY

Individual towns and neighborhoods within Eastern San Miguel County maintain their unique qualities, sense of place, and intimate atmosphere. At the same time, the County strives to work with partners to enable access to quality schools and education, healthcare, public facilities, services for aging populations, bilingual resources, and recreation spaces for our community. The County, towns, and neighborhoods within the eastern region continue to work together to develop and sustain a framework of these cooperative and inclusive services, infrastructure, resources, and regulatory practices. They take a coordinated approach to managing growth and mitigating the impacts of tourism.

CONNECTED, COOPERATIVE, EQUITABLE, AND WELCOMING COMMUNITY

"Our small-town, rural and natural character is crucial to fostering a strong community bond and a shared sense of identity."

Image 48: Community Open House

San Miguel County is challenged with addressing the opportunities and impacts of being a place that supports locals, part-time residents and visitors. Our small-town, rural and natural character is crucial to fostering a strong community bond and a shared sense of identity. Creating places where all community members feel safe to gather and exchange ideas will support this goal.

Community feedback reflected challenges such as cultural and language barriers that limit awareness of and access to employment opportunities/ advancement and community programs/services, and that influence the overall sense of belonging. As a community with a large percentage of Latino/a/e residents, it is important that Spanish-language information and services are available for our community. Expansion of these services to ensure that language is not a barrier to accessing opportunities and creating an inclusive, cohesive community is a key implementation goal of this plan.

The region has limited access to key services such as healthcare, affordable grocery stores, and childcare, an issue that was raised throughout the community engagement process. Facilitating access to comprehensive services will help ensure that the well-being of our residents is prioritized. At the same time, it is important to recognize that San Miguel County is remote so additional effort will be needed to help achieve equity in access to these services.

Similarly, the county should be a place where well-rounded educational opportunities exist for our young people. From childcare services to traditional K-12 education to unique educational offerings, a comprehensive education with opportunities to expand horizons is essential for the success of our community's future.

The San Miguel community is engaged and passionate about the future. The planning process brought forth a call to be as open, inclusive, and transparent as possible. Establishing a framework for outreach that is centered on community and seeks to bring forth all voices, including those who are traditionally underrecognized in decision-making processes, is key to instilling trust and empowering the community to work together to steward our shared future.

Image 49: Parks and open spaces that support community gatherings

CONNECTED, COOPERATIVE, WELCOMING, AND EQUITABLE COMMUNITY

Recommended Actions Investment: Low, Medium, High Timing: Near term, Mid term, Long term, Ongoing

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period

PLAN/STUDY

1. Work with municipalities to study the impacts of tourism on the local community and implement programs to mitigate those impacts. Examples could be coordinating special events / festival approval processes and aligning policies related to parking and traffic management.

2. Study the needs of the aging population in a "Master Plan for Aging" and consider opportunities to enable people to age in place in Eastern San Miguel County. Examples include access to transportation and healthcare, economic security, and housing opportunities.

3. Establish a model for community engagement that can be implemented for all county-led initiatives. Commit to providing all information and materials in Spanish and working with trusted community partners to disseminate information and facilitate dialogue around planning topics and implementation of this master plan.

POLICY

4. Enhance signage and County communications to effectively communicate with diverse demographics, including the visually impaired, deaf and hard of hearing, as well as people who speak different languages.

5. Support community organizations and programs that provide bilingual education in the community and bridge the divide between English-speakers and Spanish-speakers.

6. Support community-based programs and businesses that focus on supporting youth and teens.

7. Invest in facilities and infrastructure that promote community connections and opportunities to gather.

8. Support access to essential services, such as grocery stores, health care, small-scale retail, dining, schools, and community spaces in each community across Eastern San Miguel County.

FACILITATE / COORDINATE

9. Work with municipalities and organizations to ensure community needs are being met through a coordinated framework of services.

10. Provide bilingual resources and services to support the diverse cultural backgrounds of the community, including translation services and cultural events that promote understanding and respect for different traditions and customs.

11. Foster a culture of transparency and open communication by regularly sharing information about County initiatives, projects, and decisions with community members.

12. Foster community connections and engagement by regularly holding public forums to provide opportunities for residents to voice their concerns and ideas on how to improve their community.

CONSIDER / EXPLORE

13. Consider the creation of a Community Connections Council or Advisory Board to provide a conduit for bringing new ideas to County leadership on how to ensure all community members feel welcome.

14. Consider regular surveys of both visitors and local residents and workers regarding impacts on the community.

15. Create and support spaces for the community to gather.

APPENDIX A
ACTION MATRIX

HOUSING ACCESS

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period
Responsibility: lists the partners responsible for the initiation and completion of actions

	PLAN / STUDY						POLICY			
	1	2	3	4	5	6	7	8	9	
ACTION	Update the regional housing needs assessment and update the county's existing workforce housing policies to ensure new housing meets the community needs in terms of unit type and price point (for example adjusting policies related to AMI, number of bedrooms, etc).	Identify the full suite of potential projects and partnerships that might be feasible, including private, nonprofit, and government-led initiatives.	Add to the local land bank by identifying and acquiring properties suitable for the development of housing.	Develop a strategic plan for creating special limited public-private partnerships that include private developers, local housing authority(ies), economic development agencies, municipalities, businesses, and others to build local development expertise and share risk and return for affordable and community housing projects.	Study opportunities to provide or partner on the creation of rental and sale housing that is affordable to the "missing middle" that are typically at 120 percent - 200 percent AMI.	Study how best to leverage the potential of the regional housing authority. Identify current and potential tasks and responsibilities, and the resources needed to effectively accomplish them.	Partner with local water providers regarding water access and availability for future development, with a focus on service to affordable and workforce housing units.	Undertake code updates to allow reduced parking for housing projects that are located within ¼ of a mile of a transit stop and that include a sidewalk or all-weather trail connection.	Continue to implement zoning and regulations that are primarily intended to provide housing for people who work within the Telluride R-1 School District.	
INVESTMENT	High	Medium	High	High	Medium	Medium	Low	Low	Medium	
RESPONSIBILITY	County, San Miguel Regional Housing Authority (SMRHA), Municipalities, Nonprofit partners	County, SMRHA, Municipalities, Private Partners, Nonprofit partners	County, SMRHA, Municipalities, Partner Organizations, Nonprofit partners	County, Municipalities, Private Developers, Businesses and other employers, Nonprofit partners	County, SMRHA, Municipalities, Nonprofit partners	County Community Development, SMRHA, Municipalities, Nonprofit partners	County, All Water Providers	County Community Development	County Community Development	
TIMING	Ongoing	Near-Term	Ongoing	Medium-Term		Near-Term	Near-Term	Near-Term	Ongoing	
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

POLICY

	10	11	12	13			14	15	16	17	18
ACTION	Assess current permit and land use review processes to help expedite development fees for affordable or workforce housing projects and to identify and reduce regulatory barriers.	Allow accessory dwelling units by right in all residential zone districts and permit duplexes and multi-family developments through administrative review in medium and high-density zone districts, where services are available and systems have capacity.	Expand opportunities to create live-work dwelling units as an accessory use in commercial uses.	Review and amend zone districts to remove barriers to the creation of affordable, employee and community housing, including reducing or eliminating minimum dwelling unit sizes, minimum setbacks. minimum lot width, area sizes, parking requirements and other development standards.			Consider allowing the rezoning of properties to zone districts that will accommodate affordable employee and community housing in areas efficiently served by water, wastewater, transportation, and other services.	Continue requiring affordable or workforce units be incorporated into any new subdivision, commercial or industrial development, and multi-family projects. Evaluate and update the mitigation rates for new development.	Implement Land Use and Building Code updates to allow alternative dwellings such as tiny homes (See HB 1242) and cohousing developments.	Continue requiring payment of employee housing mitigation fees that are adequate to cover the gap between housing affordable to people earning 100 percent AMI and market rate housing, to be used for the development of housing.	Evaluate existing developments with respect to water and wastewater capacity and traffic generation to determine where capacity exists to add additional affordable housing as infill.
INVESTMENT	Medium	Low	Low	Low			Medium	High	Medium	Medium	Medium
RESPONSIBILITY	County Community Development	County Community Development	County Community Development	County Community Development			County Community Development	County Community Development	County Community Development	County	County, Water Providers, HOAs
TIMING	Near-Term	Medium-Term	Medium-Term	Medium-Term			Medium-Term	Ongoing	Near-Term	Medium-Term	Medium-Term
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

	POLICY						FACILITATE / COORDINATE				
	19	20	21	22			23	24	25	26	27
ACTION	Implement density bonuses or allow flexible development standards in residential land use categories to offer an incentive and subsidies to developments that provide affordable housing.	Implement a first right of refusal policy on all deed restricted properties in the EEMP region to preserve affordable housing opportunities, maintain appropriate pricing structures, and allow for flexibility for buyer resources	Work with private developers and property owners and the U.S. Forest Service to expand housing opportunities in Eastern San Miguel County. This could include land swaps, transfer of development rights, and other methods.	Coordinate long term lease agreements with rental units that house institutional and non-profit works to support rent price stability.			Address seasonal needs versus long term needs by partnering with ski-based tourism companies, the U.S. National Forest Service, and others.	Coordinate the use of funding from the Innovative Housing Incentive Program through the Colorado Office of Economic Development to incentivize the production of modular and other types of manufactured homes (see HB 1282).	Prioritize affordable housing opportunities for the local workforce within the education system, healthcare, and other essential services to ensure these businesses and services can remain in the community. Work with special districts that have unique needs for housing essential employees and first responders to create housing that meets their needs.	Coordinate the use of the state's Middle Income Access Program to finance rental units affordable to households earning between 80 percent and 120 percent of the local area median income (see SB 146).	Evaluate the benefits and challenges to consolidation or coordination of housing mitigation requirements in the county, Telluride, and Mountain Village to enable a regional approach to addressing housing supply.
INVESTMENT	Medium	High	High	Medium			Medium	Medium	High	Low	High
RESPONSIBILITY	County Community Development	County, SMRHA	County, Municipalities, Private Developers, Federal Government	County, SMRHA			County, SMRHA, Employers	County, SMRHA	County, Special Districts, SMRHA	County, SMRHA	County, Municipalities, SMRHA
TIMING	Medium-Term	Near-Term	Long-Term	Long-Term			Medium-Term	Near-Term	Ongoing	Near-Term	Medium-Term
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

CONSIDER / EXPLORE

	28	29	30	31			32	33	34	35
ACTION	Consider amending Short Term rental regulations, in coordination with the Towns of Telluride and Mountain Village, to limit the number of Short-Term rentals that can legally operate in the county to help retain long-term housing while providing some temporary rentals.	Explore supporting revolving loan funds that fund first time home buyer programs.	Coordinate with the Telluride Foundation and consider establishing assistance programs, including grants and loans, to assist with fees related to the construction of deed-restricted housing.	Develop real time monitoring of occupancy, unit types, and other housing data.			Develop incentives to encourage ADUs to be deed-restricted to house a local working resident (with or without an AMI requirement). Explore development incentives to encourage owners to rent ADUs to local employees that are vetted through the Housing Authority.	Consider the needs of senior citizens when developing housing projects, to allow long-term residents to remain in the community and continue to contribute.	Evaluate a succession plan for deed restricted units when public employees retire.	Evaluate the impact employer-owned housing units has on the community, including the ability for employers to attract and retain workers and changes to the overall availability of housing in the community.
INVESTMENT	High	High	Medium	High			Medium	Medium	Medium	Medium
RESPONSIBILITY	County, Town of Telluride, Town of Mountain Village, property owners	County, local banks	County, SMRHA	County, SMRHA			County Community Development, SMRHA	County, SMRHA, Partners, Region 10, State Government	County, SMRHA, Health and Human Services	County, SMRHA, Local businesses
TIMING	Medium-Term	Long-Term	Medium-Term	Near-Term			Medium-Term	Ongoing	Medium-Term	Medium-Term
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period
Responsibility: lists the partners responsible for the initiation and completion of actions

Table 9: Balanced and Sustained Natural and Built Environment

	PLAN / STUDY							POLICY		
	1	2	3	4		5	6	7	8	9
ACTION	Update the Wildfire Mitigation and Resiliency Plan to encourage awareness of wildfire risk in future planning.	Identify strategies and action steps to implement the Hazard Mitigation Plan within the East End boundary.	Develop, adopt, implement, and enforce a San Miguel County Drought Mitigation Plan that outlines strategies for water conservation at the individual and system levels.	Implement the San Miguel and Ouray County Regional Climate Action Plan with the goal of a 50 percent reduction in our GHG emissions by 2030 and a 90 percent reduction by 2050 with a 2010 GHG emissions baseline. (BOCC Resolution No. 2023-04)		Create a Wildlife Corridor Plan to identify and create strategies to protect wildlife corridors.	Identify review processes and criteria to evaluate development proposals and their impacts on the San Miguel River watershed.	Encourage the use of renewable energy in new development and major renovations. Encourage designing new projects to be net zero where appropriate .	Develop zero-waste programs for construction.	Develop land use strategies that will reduce worker commuting, tourism and business travel, thereby reducing vehicle miles traveled, road congestion, and associated GHG emissions.
INVESTMENT	High	Medium	Medium	High		Medium	Medium	High	Medium	Medium
RESPONSIBILITY	County	County	County	County		County	County, SMR Watershed Coalition	County	County	County, SMART, Municipalities
TIMING	Medium-Term	Medium-Term	Medium-Term	Ongoing		Medium-Term	Near-Term	Medium-Term	Medium-Term	Long-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

Table 10: Balanced and Sustained Natural and Built Environment

POLICY	10	11	12	13			14	15	16	17	18
ACTION	Establish wildfire mitigation assistance programs for neighborhoods as well as property owners.	Support the efforts of West Region Wildfire Council to promote wildfire preparedness, prevention and mitigation education throughout the East End.	Work with local land management partners to reduce wildfire hazard and improve land health.	Adopt Land Use and Building Codes regarding wildfire hazard mitigation.			Support homeowners in distributing renewable energy to the grid (see SB19-236: Sunset Public Utilities Commission).	Continue to provide a streamlined review for solar panels on individual properties (roof and ground mounted) . Publicize this program to broaden its impact.	Support and communicate opportunities to community members regarding participation in the state administered Residential Energy Upgrade (RENU) loan program.	Receive energy building code training and technical assistance from the Colorado Energy Office (CEO) to adopt new codes that help achieve clean energy goals.	Adopt one of the three most recent versions of the International Energy Conservation Code (ICC) when updating any building code.
INVESTMENT	Medium	Medium	Medium	High			Medium	Medium	Medium	Low	Medium
RESPONSIBILITY	County, HOAs	County, Partners	County, Federal Government, HOAs	County			County, SMRHA, Sneffels Energy Board, SMPA	County	County	County	County
TIMING	Near-Term	Medium-Term	Long-Term	Near-Term			Long-Term	Ongoing	Near-Term	Ongoing	Near-Term
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

Table 11: Balanced and Sustained Natural and Built Environment

	POLICY						FACILITATE / COORDINATE			
	19	20	21	22	23	24	25	26	27
ACTION	Support and transition to electrification of residential and commercial buildings and improved building efficiency through incentives and codes (See San Miguel and Ouray County Regional Climate Action Plan and incentives available through the Federal Inflation Reduction Act).	Implement a compostable material strategy for festivals and events to decrease waste. Expand to restaurants and businesses.	Implement a community-wide composting program for residents and businesses	Explore public-private partnerships for advancing renewable energy projects.	Provide incentives for utilization of renewable energy in development, and the construction of Net Zero projects.	Work with local businesses to understand waste consumption levels and awareness.	Partner with other governmental agencies to identify biological indicators of climate change sensitivity and response, especially high risk/high value species and habitats for monitoring or intervention. Identify thresholds, plausible alternative states, pathways, and triggers for climate-sensitive species and habitats.	Coordinate with Colorado Water Plan Grants (CWCB) regarding "Colorado Growing Water Smart (CGWS)" for land use and water planning. https://cwcb.colorado.gov/funding/colorado-water-plan-grants	Continue support for the local disaster preparedness, response and recovery efforts in the Colorado Emergency Preparedness Assessment (CEPA).
INVESTMENT	High	Medium	Medium	Medium	Low	Low	High	Medium	High
RESPONSIBILITY	County, Business Community	County, Municipalities, Private partnerships	County, Municipalities, Private partnerships	County; Private Land Owners; San Miguel Power Association (SMPA)	County	County, Business	County, Municipalities, USFS	County, Water Providers	County
TIMING	Long-Term	Near-Term	Medium-Term	Medium-Term	Ongoing	Near-Term	Long-Term	Near-Term	Ongoing
INITIATED	☐	☐	☐	☐	☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐	☐	☐	☐	☐	☐

Table 12: Balanced and Sustained Natural and Built Environment

	CONSIDER / EXPLORE							
	28	**29**	**30**	**31**			**32**	**33**
ACTION	Consult land and fire management partners to implement restrictions on development in high wildfire zones and stay abreast with national insurance practices to understand limits of development in fire prone areas.	Explore opportunities to transition electric supply to renewable energy sources.	Explore opportunities for a regional revolving loan fund for infrastructure upgrades and smart grid investments.	Explore rewilding efforts to help recover natural systems and native vegetations			Explore new land management strategies that increase carbon sequestration and storage in the East End, such as reforestation, restoration, conservation, and natural climate solutions.	Revive the concept of community "banking" of volunteer time and efforts, particularly on environmental, recreational, and climate-responsive projects – and the support thereof by the business community and public agencies.
INVESTMENT	High	High	High	Medium			Medium	Medium
RESPONSIBILITY	County	County, SMPA	County, Municipalities, SMPA	County, CPW, USFS, Private Land Managers			County, CPW, USFS, Private Land Managers	County, Non-profits, Municipalities, Business Community
TIMING	Near-Term	Long-Term	Medium-Term	Medium-Term			Medium-Term	Medium-Term
INITIATED	☐	☐	☐	☐			☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period
Responsibility: lists the partners responsible for the initiation and completion of actions

Table 13: Balanced and Sustained Natural and Built Environment

	PLAN / STUDY			POLICY						
	1	2	3	4		5	6	7	8	9
ACTION	Study a County-only transferable development rights program or cluster development standards to preserve open natural lands that have conservation value and enable development in areas that may be more appropriate. The "receiving end" of the transfer program, or the area that accepts more density, should be required to build at or above a determined higher density threshold.	Create a plan that identifies a network of natural areas, including bodies of water, to promote conservation and open space planning. (Sometimes referred to as a Green Infrastructure Plan.)	Identify important habitat corridors that should be preserved or enhanced on a landscape scale based on wildlife movement, biodiversity hotspots, and green infrastructure gaps.	Update the land use code to allow more density and development where services are or can be provided in order to reduce pressure on natural lands that should be preserved.		Offer the opportunity to subdivide land into a greater number of lots or allowable units in exchange for more land preserved as open space. Require developments to be clustered to preserve large tracts of undisturbed land.	Support smaller lot sizes in the East End to enable a more efficient and compact development pattern in order to preserve natural lands and minimize the overextension of infrastructure.	When development occurs , evaluate County Land Use and Zoning regulations to ensure new developments are required to be served by water infrastructure, sited to preserve key natural features, avoid steep slopes, avoid wetlands, and implement best management practices related to fire and hazard mitigation	Develop design standards to address development siting in a way that seeks to preserve the rural character and environmental integrity of the site. Consider limiting the size of new residential developments.	Require tree and vegetation planting and landscaping that is appropriate for specific ecological zones and fire mitigation practices on public and private lands.
INVESTMENT	High	Medium	Medium	High		Low	Low	Medium	Medium	Medium
RESPONSIBILITY	County	County	County, Municipalities, Land Managers, CPW	County Community Development		County Community Development	County Community Development	County Community Development	County Community Development	County Community Development
TIMING	Long-Term	Long-Term	Medium-Term	Near-Term		Near-Term	Near-Term	Ongoing	Near-Term	Near-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

Table 14: Balanced and Sustained Natural and Built Environment

	POLICY										
	10	11	12	13			14	15	16	17	18
ACTION	Implement waterwise and other water reduction policies in land development code.	Implement recommendations and policies in the Regional Climate Action Plan, Community Wildfire Protection Plan, and All-Hazard Mitigation Plan.	Continue to include view protection and scenic corridor policies and standards in Land Use review.	Continue the Payment for Ecosystems Services (PES) program to incentivize the preservation of the ecological value of lands.			Implement a hazard overlay zone to describe vulnerable areas with the most significant threat.	Incorporate policy limitations on areas not suitable for development where hazards are a greater risk.	Cooperate with water providers to establish and implement source water protection measures.	Support Dark Sky initiatives.	Encourage efforts to preserve high country land through conservation easements with land trusts or by sale, transfer, or land exchange to a public land management agency.
INVESTMENT	Medium	High	High	Low			Low	Low	Meidum	Low	Medium
RESPONSIBILITY	County	County		County			County	County	County, Municipalities, Idarado	County, Municipalities, Organizations	County, USFS, Land Trusts
TIMING	Near-Term	Ongoing	Ongoing	Ongoing			Near-Term	Near-Term	Near-Term	Near-Term	Medium-Term
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

Table 15: Balanced and Sustained Natural and Built Environment

	FACILITATE / COORDINATE						CONSIDER / EXPLORE		
	19	20	21		22	23	24	25	26
ACTION	Continue High Country protections in order to retain the relatively undeveloped character of backcountry areas while allowing low impact residential development that is compatible with the environment, and does not negatively impact recreational opportunities and natural resources. Update Land Use Code and planning procedures to include a “points” structure that can incentivize applicants to meet or exceed Master Plan objectives, assuming all required conditions are met.	Partner with local water providers to track and understand water access and availability for future development in the East End.	Work with property owners to secure public access easements to create trail continuity and connectivity throughout the natural environment.		Support efforts of organizations that focus on water security and watershed ecological health.	Continue to work with private property owners to acquire lands that contain mining claims and/or designate them as conservation easements .	Explore building code amendments that can encourage or require the development of sustainable and energy-efficient buildings to reduce the environmental impact of development.	Consider adopting floor area limitations in the county to limit the impacts of large homes / development	Encourage use of alternative water systems, i.e., rainwater, graywater, etc.
INVESTMENT	Low	Medium	Medium		Low	High	Low	Medium	Low
RESPONSIBILITY	County	County, Water Providers	County, Private Property Owners		County, water organizations	County	County Community Development	County Community Development	County Community Development
TIMING	Near-Term	Medium-Term	Medium-Term		Ongoing	Long-Term	Near-Term	Near-Term	Near-Term
INITIATED	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐		☐	☐	☐	☐	☐

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period
Responsibility: lists the partners responsible for the initiation and completion of actions

Table 16: Diverse and Resilient Economic Opportunity

	PLAN / STUDY					POLICY				
	1	2	3	4		5	6	7	8	9
ACTION	Develop a sustainable tourism plan to identify strategies for preserving and protecting community character and the natural environment while continuing to offer unique tourism experiences.	Consider identifying 2-4 "key industries" that make San Miguel County's East End unique and showcase the inherent knowledge and values of the local population. Develop economic development strategies that attract and invest in these sectors and their supply chains and support "spillover" services to create a diverse business/industry hub.	Evaluate and establish a County Economic Development entity or point person to explicitly pursue econ-dev possibilities that help diversify the local economy and further Master Plan goals and objectives.	Explore the potential of large-scale, regional renewable energy generation and storage projects, such as community solar gardens (see HB19-1003: Community Solar Gardens Modernization Act).		Create flexibility within the land use code to allow opportunities for low-impact manufacturing, makerspaces, and other spaces that support the development of innovative technologies (such as for renewable energy, healthcare, outdoor recreation, etc.) and other business needs.	Implement workforce housing diversification through updating the land use code and incentivizing projects to achieve it (see also Housing Access and Balanced and Sustained Natural and Built Environment).	Support opportunities to create and improve multi-modal infrastructure that connects housing and jobs (see also Expanded Transportation Options).	Partner with Region 10, a partner of the U.S. Economic Development Administration, to foster an integrated regional entrepreneurship program. This could include creating mentor networks, supporting co-working spaces, business competition and boot-camp activities that provide business and leadership training for start-ups and expanding local businesses.	Increase local use of Region 10 Business Loan Fund by connecting businesses with regional representatives.
INVESTMENT	High	High	Medium	Medium		Medium	Medium	High	Medium	Medium
RESPONSIBILITY	County, TSG, Municipalities, Telluride Visitor Services	County, Municipalities, Business Community, Telluride Visitor Services	County, Municipalities	County, Municipalities, Business Community, SMPA, Tri-State		County Planning Department	County, SMRHA	County, SMART	County, Business Community, Telluride Foundation	County, Business Community
TIMING	Medium-Term	Near-Term	Long-Term	Long-Term		Medium-Term	Medum-Term	Ongoing	Medium-Term	Medium-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

Table 17: Diverse and Resilient Economic Opportunity

	FACILITATE / COORDINATE								CONSIDER / EXPLORE	
	10	11	12	13		14	15	16	17	18
ACTION	Coordinate County government efforts and resources to increase access to services that improve individual economic outcomes, such as childcare, health services and job training.	Increase local use of West Central Colorado SBDC services and resources through sharing information about relevant opportunities with businesses and community partners.	Work with Colorado's Department of Local Affairs' (DOLA) Rural Economic Develop-ment Initiative (REDI) to support small busi-ness start-ups, technology incubators and other locally driven economic development projects.	Support opportunities for municipalities to receive training and technical assistance through the USDA Rural Business Develop-ment Grant for supporting small business development and expansion.		Support regional educational opportunities that focus on job training for locals.	Work with higher education institutions to establish affordable remote learning opportunities for people seeking further education.	Work with the Telluride School District to implement a program that teaches skills for the local building trades such as plumbing, electrical and others.	Explore the creation of a county Brownfield Agency and associated TIF district to incentivize redevelopment and/ or remediation of brownfield areas.	Consider creation of a regional chamber of commerce to support the business community.
INVESTMENT	Medium	Medium	Medium	Medium		Medium	High	Medium	High	Medium
RESPONSIBILITY	County	County, Business Community	County, Business Community	County, Business Community		County, Business Community, Educational Groups, Trade Groups	County, Educational Organizations, Business Community	Telluride School District, BOCES	County	Business Communtiy, County
TIMING	Medium-Term	Near-Term	Near-Term	Medium-Term		Medium-Term	Long-Term	Medium-Term	Medium-Term	Near-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period
Responsibility: lists the partners responsible for the initiation and completion of actions

Table 18: Expanded Transportation Options

PLAN / STUDY											
	1	2	3	4		5	6	7	8	9
ACTION	Study the feasibility of developing a gondola connection from Lawson Hill and Ilium Valley to Telluride and/or Mountain Village.	Conduct a corridor study for treating Highway 145 as a multimodal corridor that supports frequent transit, pedestrians, biking, and other micro transportation methods.	Continue to study the feasibility of micro-transit solutions, such as vanshare, ride share, and car share.	Continue to support SMART in a regional transit study that identifies the most needed stops to connect people to destinations.		Conduct an East End pedestrian and bicycle study to identify opportunities for multi-use all-weather pathways along all major routes.	Work with CDOT and SMART to reduce Vehicle Miles Travelled (VMT) and Average Daily Trips (ADT), improve Level of Service (LOS), and reduce congestion on area roads.	Develop an electric vehicle readiness plan including charging and alternative fuel options.	Study methods to reduce heavy truck traffic in the region.	Establish flexible front setback allowances that will encourage multi-family, mixed-use, and commercial developments that create a strong interaction with the street edge and support walkability.
INVESTMENT	High	High	Medium	High		Medium	High	High	Low	Low
RESPONSIBILITY	County, Municipalities, SMART	County, SMART, CDOT	County, Municipalities, SMART	County, Municipalities, SMART		County	County, SMART, CDOT	County, Municipalities, SMART, San Miguel Power Authority	County, Municipalities, SMART, Businesses	County
TIMING	Medium-Term	Medium-Term	Near-Term	Near-Term		Medium-Term	Ongoing	Medium-Term	Medium-Term	Near-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

Table 19: Expanded Transportation Options

	POLICY					FACILITATE / COORDINATE				
	10	11	12	13		14	15	16	17	18
ACTION	IImplement land use policies that support infill and new development within existing infrastructure and development patterns to reduce transportation demand. (See also Balanced Natural and Built Environment and Future Land Use Map)	Design surface parking lots and drives for all commercial, mixed-use, multi-family and industrial development to emphasize pedestrian and bicycle access, and to minimize the visibility of parking when possible.	Incentivize the building of electric vehicle car charge stations with new and existing commercial, lodging, and service developments. Include requiring electric vehicle charging in development reviews.	Support the creation of multi-use all-weather pathways to promote the safety of walkers and bikers of all ages and abilities.		Coordinate with regional organizations to identify a responsible entity for the funding and oversight of gondola replacement and ongoing operations and maintenance. The current agreement ends in 2027. This could be through an extension of the existing partnership, creation of a Community Development Corporation, or through SMART.	Work with SMART to increase transit hours, including later evening and earlier morning service.	Work with SMART, municipalities, and CDOT to increase transit availability during high traffic work hours.	Work with SMART, municipalities and CDOT to establish intercept parking lots at important nodes to further reduce single-vehicle commuting.	Work with SMART and CDOT on the conversion of buses to an electric vehicle fleet.
INVESTMENT	Low	Low	High	Medium		High	Medium	Medium	Medium	Medium
RESPONSIBILITY	County	County	County	County		County, Municipalities, SMART, TMVOA, TSG	County, Municipalities, SMART	County, Municipalities, SMART, CDOT	County, Municipalities, SMART, CDOT	County, Municipalities, SMART, CDOT
TIMING	Medium-Term	Medium-Term	Medium-Term	Medium-Term		Medium-Term	Long-Term	Long-Term	Long-Term	Medium-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

Table 20: Expanded Transportation Options

FACILITATE / COORDINATE										
	19	20	21	22		23	24	25	26	
ACTION	Coordinate with SMART to implement transit lines or transit options to San Bernardo, Trout Lake and Ophir.	Work with SMART to improve connections to outlying areas like Norwood, Nucla/ Naturita, Montrose, Ridgway/Ouray and Rico.	Coordinate with jurisdictions for regional bikeshare program. Consider including e-bikes in the fleet.	Work with utility providers to invest in electric vehicle infrastructure that is coordinated with the grid (see SB19-077 Public Utility Implementation of an Electric Vehicle Infrastructure Program).		Coordinate with private employers, non-profits, and SMART on a subsidized bus pass system for commuters.	Develop shuttle systems to serve area trailheads and recreation areas to reduce congestion and parking impacts. Encourage lodging companies and Telluride Ski and Golf to subsidize tourism transportation to and from recreational trailheads.	Coordinate with SMART on outreach and education efforts around using public transit.	Support CDOT's regional bus service as another means by which commuters and visitors can travel.	
INVESTMENT	Medium	High	Medium	Medium		Low	High	Low	Low	
RESPONSIBILITY	County, Municipalities, SMART	County, Municipalities, SMART	County, Municipalities, SMART	County, Municipalities, SMART, San Miguel Power Authority		County, Municipalities, SMART, Businesses	County, Municipalities, USFS, SMART, Telluride Regional Airport, Tellski	County, Municipalities, SMART	County, SMART, CDOT	
TIMING	Long-Term	Long-Term	Medium-Term	Long-Term		Ongoing	Medium-Term	Ongoing	Long-Term	
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	

Table 21: Expanded Transportation Options

CONSIDER / EXPLORE		
	26	**27**
ACTION	Consider incentivizing rideshare employment and use of electric vehicles by companies such as Uber and Lyft (see SB19-239: Address Impacts of Transportation Changes).	Explore expanding shuttle / transportation part-nerships for tourism travel to and from airports to reduce rental car demand.
INVESTMENT	Medium	Medium
RESPONSIBILITY	County, Municipalities, SMART	County, Municipalities, SMART
TIMING	Near-Term	Medium-Term
INITIATED	☐	☐
COMPLETED	☐	☐

VARIED RECREATIONAL OPTIONS

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period
Responsibility: lists the partners responsible for the initiation and completion of actions

Table 22: Varied Recreational Options

	PLAN / STUDY			POLICY						
	1	2	3	4		5	6	7	8	9
ACTION	Evaluate areas most appropriate for recreational use and trail management policies through creation of a recreation master plan.	Study opportunities to provide recreational programs that are accessible to a range of users with varying levels of mobility and ability while ensuring that the use type is appropriate for the trail's physical and natural context.	Consider strategic placement of entrances and wayfinding to parks, open spaces, and trails to encourage use of multi-modal transportation. Continue to use bi-lingual signage via QR codes as needed.	Prioritize implementation of recreational options that minimize disruption to critical habitats and natural features.		When planning new parks, open spaces, and trail connections, seek to implement existing County and Town recreational plans.	Design and maintain recreational infrastructure that minimizes the impact on the environment, such as hiking trails that follow natural contours and utilize native vegetation.	Preserve public access to public lands and recreation areas throughout the East End, by working with private landowners for access easements.	Include habitat conservation, wildfire mitigation, and native species biodiversity as priorities in recreational investments.	Expand the trail network to connect to local bus routes and the Gondola, and provide connections between other trails, destinations, and satellite communities.
INVESTMENT	Medium	Medium	Medium	Low		Low	Medium	Medium	Medium	Medium
RESPONSIBILITY	County, Municipalities, USFS, BLM, Telluride Mountain Club, Telluride Ski & Golf	County, User Groups	County, USFS	County, Municipalities, Telluride Mountain Club, Telluride Ski & Golf		County, Municipalities, Telluride Mountain Club, Telluride Ski & Golf	County, Municipalities, USFS, Private Landowners / Developers	County, USFS, Municipalities, Private Landowners	County	County, Municipalities, USFS, Telluride Mountain Club, Telluride Ski & Golf
TIMING	Medium-Term	Medium-Term	Medium-Term	Ongoing		Ongoing	Ongoing	Long-Term	Near-Term	Long-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

Table 23: Varied Recreational Options

	FACILITATE / COORDINATE						CONSIDER / EXPLORE		
	10	11	12	13	14	15	16	17	18
ACTION	Work with businesses and community organizations to educate visitors on ways to responsibly enjoy the outdoors.	Manage impacts of vehicles at trailheads and coordinate trailhead maintenance and improvements.	Facilitate the use, enjoyment, discovery, and stewardship of recreational assets for community members of all abilities.	Coordinate with municipalities to expand the seasonal trail network.	Work with USFS and other governmental agencies to increase camping opportunities for dispersed and developed camping. Prioritize developed camping to minimize environmental impacts.	Develop shuttle systems to serve area trailheads and recreation areas to reduce congestion and parking impacts.	Consider creation of a Regional Partnership Initiative for outdoor recreation and conservation. (Colorado Outdoor Partnership CO-OP; Executive Order B 2020-008; https://storymaps.arcgis.com/stories/393237b131b2455e9ff2fc3692c4226f)	Consider establishing a program to monitor and assess the impact of recreational activities on the environment.	Explore the creation of a system to cooperate with federal and private land managers in the County to establish coordinated public access strategies and manage recreational impacts.
INVESTMENT	Low	High	Low	Medium	Medium	Medium	Medium	Medium	Medium
RESPONSIBILITY	County, USFS, Municipalities, Private Businesses, Telluride Visitor Services, Concierges	County, USFS, SMART, recreational businesses, Town of Mountain Village, Town of Telluride, Telluride Visitor Services, conceriges	County, Private Businesses, USFS, Municipalities	County, Municipalities	County, Municipalities, USFS	County, USFS, Municipalities, SMART	County, Municipalities, USFS, CPW	County, Municipalities, USFS, CPW, Telluride Visitor Services, TMtnC	County, USFS, Private Land Managers
TIMING	Near-Term	Medium-Term	Ongoing	Long-Term	Long-Term	Long-Term	Medium-Term	Medium-Term	Long-Term
INITIATED	☐	☐	☐	☐	☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐	☐	☐	☐	☐	☐

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period
Responsibility: lists the partners responsible for the initiation and completion of actions

Table 24: Vibrant Arts, Culture, and Historic Preservation

	PLAN / STUDY			FACILITATE / COORDINATE						
	1	2	3	4		5	6	7	8	9
ACTION	Support the creation of an arts and culture road map throughout the region, identifying unique districts and areas that celebrate the East End's history and culture.	Support the promotion of arts and cul-ture through education, marketing and events. Consider coordinating between and across governmental entities and or-ganizations.	Maintain historic and cultural assets that are representative of and supportive of San Miguel County's history and sense of place.	Support the local arts and cultural community to increase participation of local artists and community members in festivals to showcase their talent.		Support new and existing arts programs to encourage youth involvement.	Support local resident-oriented festival events and activities.	Support new and existing programs and events that recognize and celebrate the region's cultures.	Encourage commercial and mixed-use developments and businesses to incorporate art through murals, design, sculpture, installations, etc.	Continue to use transportation and accommodation strategies during large festival times to help minimize the impact from the influx of people and traffic.
INVESTMENT	Medium	Low	Medium	Low		Low	Low	Low	Low	High
RESPONSIBILITY	County, Municipalities, Telluride Arts	County, Municipalities, Telluride Arts, Arts Organizations	County, Historical Commission, Telluride Historical Museum	County, Municipalities, Telluride Arts, Arts Organizations		County, TSD, Ah Haa School, Telluride Arts, Arts Organizations		County, Organizations	County Community Development, Telluride Arts, the Ah Haa School	County, Municipalities, SMART,, Festival organizers
TIMING	Near-Term	Medium-Term	Ongoing	Ongoing		Near-Term	Near-Term	Near-Term	Medium-Term	Medium-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

Table 25: Vibrant Arts, Culture, and Historic Preservation

		CONSIDER / EXPLORE						
	10	11	12	13			14	15
ACTION	Collaborate with public and private entities to solidify plans for historic preservation, acquisition and interpretation.	Continue to grow and support the historic preservation program to preserve im-portant history and culture in San Miguel County, including the history of the Un-compahgre Utes.	Explore cultural heritage interpretation, events, programs, and educational efforts that celebrate and promote local historic landmarks, history, and traditions.	Consider opportunities to incorporate art within parks, open spaces, and trail system, such as through creative mapping or wayfinding, to support the local arts community. Include information in English and Spanish.			Support opportunities to promote environmental conservation efforts through public art installations that raise awareness about the natural beauty of the region and the importance of protecting it.	Explore cultural heritage interpretation, events, programs, and educational efforts that celebrate people of diverse cultural backgrounds.
INVESTMENT	Low	Medium	Medium	Medium			Low	Medium
RESPONSIBILITY	County, Historical Commission, Telluride Historical Museum	County, Historical Commission, Telluride Historical Museum	County, Historical Museum	County, Arts Organizations			County, Arts Organizations	County, Arts and Cultural Organizations
TIMING	Ongoing	Near-Term	Medium-Term	Near-Term			Medium-Term	Ongoing
INITIATED	☐	☐	☐	☐			☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐

Investment: measures the anticipated time, financial resources, and staff and partner commitments
Timing: the anticipated implementation period
Responsibility: lists the partners responsible for the initiation and completion of actions

Table 26: Connected, Cooperative, Welcoming, and Equitable Community

	PLAN / STUDY			POLICY					
	1	2	3	4	5	6	7	8	
ACTION	Work with municipalities to study the impacts of tourism on the local community and implement programs to mitigate those impacts. Examples could be coordinating special events / festival approval processes and aligning policies related to parking and traffic management.	Study the needs of the aging population in a "Master Plan for Aging" and consider opportunities to enable people to age in place in Eastern San Miguel County. Examples include access to transportation and healthcare, economic security, and housing opportunities.	Establish a model for community engagement that can be implemented for all county-led initiatives. Commit to providing all information and materials in Spanish and working with trusted community partners to disseminate information and facilitate dialogue around planning topics and implementation of this master plan.	Enhance signage and County communications to effectively communicate with diverse demographics, including the visually impaired, deaf and hard of hearing, as well as people who speak different languages.	Support community organizations and programs that provide bilingual education in the community and bridging the divide between English-speakers and Spanish-speakers.	Support community-based programs and businesses that focus on supporting youth and teens.	Invest in facilities and infrastructure that promote community connections and opportunities to gather.	Support access to essential services, such as grocery stores, health care, small-scale retail, dining, schools, and community spaces in each community across Eastern San Miguel County.	
INVESTMENT	High	Medium	Medium	Medium	Low	Low	Medium	High	
RESPONSIBILITY	County, Municipalities, TSG, Visitor Services	County Health and Human Services, SMART	County	County	County	County, Schools, Youth non-profits	County	County Community Development, SMART	
TIMING	Medium-Term	Medium-Term	Near-Term	Near-Term	Ongoing	Ongoing	Medium-Term	Near-Term	
INITIATED	☐	☐	☐	☐	☐	☐	☐	☐	
COMPLETED	☐	☐	☐	☐	☐	☐	☐	☐	

Table 27: Connected, Cooperative, Welcoming, and Equitable Community

	FACILITATE / COORDINATE					CONSIDER / EXPLORE	
	9	10	11	12		13	14
ACTION	Work with municipalities and organizations to ensure community needs are being met through a coordinated framework of services.	Provide bilingual resources and services to support the diverse cultural backgrounds of the community, including translation services and cultural events that promote understanding and respect for different traditions and customs.	Foster a culture of transparency and open communication by regularly sharing information about County initiatives, projects, and decisions with community members.	Foster community connections and engagement by regularly holding public forums to provide opportunities for residents to voice their concerns and ideas on how to improve their community.		Consider the creation of a Community Connections Council or Advisory Board to provide a conduit for bringing new ideas to County leadership on how to ensure all community members feel welcome.	Consider regular surveys of both visitors and local residents and workers regarding impacts on the community.
INVESTMENT	Medium	Medium	Low	Low		Medium	Low
RESPONSIBILITY	County, Municipalities, Organizations	County, Bright Futures Tri County	County	County		County, Tri County	County, Municipalities, Tourism Board
TIMING	Near-Term	Near-Term	Ongoing	Near-Term		Medium-Term	Ongoing
INITIATED	☐	☐	☐	☐		☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐

APPENDIX B
TRAMP EXCERPTS

Certain sections of the 1989 Telluride Regional Area Master Plan were property-specific, i.e. Lawson Hill and Society Turn, and provide information regarding intentions for development of those areas. It is important to retain these sections for reference when considering future development proposals.

FUTURE LAND USE ELEMENT

The Future Land Use Map illustrates the future land use for Telluride Regional Area. The Future Land Use Map is a depiction of how San Miguel County's Goals and Objectives for the Regional Area can be achieved. It is based upon mapping of the scenic foreground, a detailed physical analysis of the land and an evaluation of the community's ability to provide public facilities and services. The map indicates broad land use designations and portrays a somewhat idealistic concept for future land use. It is intended to serve as a general guide for future land use decisions. No attempt will be made to define exact boundaries between different land uses.

The land use districts and land use designations which appear on the map are addressed below

K. Lawson Hill PUD, Ilium Valley

The Planning Commission recommends that consideration be given to allowing a conversion of Low Intensity Industrial (I) and Neighborhood Commercial (NC) square footage in Ilium assigned to Lot 425 (I0 and Lots Q and Q-1 (NC), to affordable housing (deed-restricted) residential dwelling units. This recommendation is being made because there is a need for additional affordable housing in the Telluride Region and because the Planning Commission believes that residential development at this location would be more compatible with the existing adjacent residential neighborhood, Two Rivers, than industrial and commercial uses that may be allowed under the current zoning and land use designations.

The Planning Commission recommends that the 7.26-acre portion of the San Miguel Placer located in Ilium Valley west of the Lawson Hill PUD, and lying between State Highway 145 and County Road 63L (Ilium Valley Road) be added to the Telluride Region Future Land Use Map (see Figure 40). Prior to any development, the property will require rezoning; specific uses, densities and square footages will be determined through a Planned Unit Development process.

The Planning Commission also recommends that Tract 503 of the Lawson Hill PUD be designated as Open Space/Wetlands/river on the Telluride Region Future Land Use map (see figure 40).

L. Lawson Hill PUD, Hub Lots 2AF, 2B, 2C and 2E

The Planning Commission recommends that consideration be given to allowing a “mixed use” development on the Hub Lots to included trip reducing neighborhood commercial uses to serve the existing and future residents at Lawson Hill and surrounding neighborhoods, together with affordable housing and an Intercept Parking Lot.

It is contemplated that the owners may in the future apply to rezone the property from the Low Intensity (I) Zone District to Low Intensity Industrial, Deed Restricted Affordable Housing and limited Neighborhood Commercial. The AHPUD Zone District Allows deed-restricted single-family dwellings, duplexes, and multi-family dwellings, as well as Neighborhood Commercial Uses that offer goods and services needed by residents of the PUD on a daily or frequent basis, including but not limited to a convenience store, drug store, liquor store, self-service laundry, and postal service substations pursuant to a PUD Procedure, as provided for in Land Use Code Section 5-305 E.

It is also acknowledged that the following new “close-at- hand” services including a neighborhood market, liquor store, banking, dining, bakery, coffee, florist, hardware, package delivery/office supplies, dry cleaners, drug store, auto parts, barber, and a fitness center may all be appropriate neighborhood commercial uses on the Hub Lots for consideration through rezoning and a PUD review procedure.

A Conceptual Development Plan is to be provided for the “Hub Lots” in their entirety prior to considering rezoning of the property and going through the PUD process to allow any of these identified Neighborhood Commercial uses or Deed- Restricted Affordable Housing.

The size and scale of the neighborhood uses should be limited to preclude the development of large “big box” retail stores and to balance the needs of Lawson Hill residents and minimize potential adverse impacts to businesses in the Town of Telluride.

The appropriateness of the allowed Neighborhood Commercial uses on the Hub Lots and/ or the density of Affordable Housing will be evaluated based on environmental and scenic quality factors; the adequacy of the transportation systems and facilities (this includes the adequacy of the SH 145/Society Turn intersection), the adequacy of the proposed parking, compatibility with surrounding land uses, and consistency with applicable County Land Use Policies and the adopted PUD Standards.

M. Lawson Hill Planned Unit Development (PUD)

1. The Planning Commission recommends that consideration be given to encouraging a balanced mix of land uses on the properties currently zoned Low Intensity Industrial (I) within the “Upper Lawson Hill PUD”. The Planning Commission recommendations as to the most desirable land uses in the Upper Lawson Hill PUD are as follows:

Uses within Upper Lawson Hill would continue to include light industrial uses and support service uses not otherwise readily available within the Telluride Region.
Examples of such uses include but are not limited to the following: gasoline service stations, lumber yards, building supply, equipment rental, contractor trades and services, manufacturing and processing businesses and utility service facilities.

The recommended mix of allowed uses or uses allowed through review in Upper Lawson Hill would include allowing new “close at hand”, trip reducing Neighborhood Commercial Uses that offer goods and services needed by residents, students, existing businesses, employees and customers on a daily or frequent basis as an appropriate Land Use classification for the (I) zoned lots in the Upper Lawson Hill PUD. It is recommended that some of the assigned Low Intensity Industrial square footage be allowed to convert to the new Neighborhood Commercial Uses. Examples of such Neighborhood Commercial Uses include but are not limited to the following: neighborhood market, liquor store, banking, dining, bakery, coffee, florist, hardware, package delivery/office supplies, dry cleaners, drug store, auto parts, barber, and fitness center. In considering these and other potential Neighborhood Commercial Uses within the I zoned lots within Upper Lawson an appropriate review process would be established to ensure that any of the impacts

associated with these Neighborhood Commercial Uses, to include but not limited to traffic, parking and water use, can and would be properly mitigated so as not to adversely impact the neighborhood and/or public safety. The size and scale of these neighborhood commercial uses should be limited to preclude the development of large “big box” retail stores and to balance the needs of Lawson Hill residents and individuals who frequent Lawson Hill on a daily or frequent basis and to minimize potential adverse impacts to retail and tourist related businesses within the Town of Telluride.

Lawson Hill would continue to include Intercept Parking and serve as a transportation hub for both regional and local transit facilities and services.

2. Residential
The Planning Commission recommends that consideration be given to allowing a conversion of the “industrial” or “work” square footage in the “live-work” designated (I) zoned lots in the Upper Lawson Hill PUD to residential square footage and a potential increase in the number of allowed residential units and population density that may be allowed for “work force housing” if it can be demonstrated that the subject property and site can accommodate additional residential units and population density, i.e. comply with the applicable Zoning District and Land Use Code Standards.

N. Society Turn Parcel.

The Society Turn parcel, which consists of approximately 20 acres, situated south and west of the Society Turn Roundabout, south of State Highway 145, north of the Telluride Regional Sewage Treatment Facility and adjacent to Remine Creek to the west is currently recommended for development as open space, recreational and park usage. The Society Turn parcel is currently zoned PUDR.

The Planning Commission recommends that the development of the suitable portions of the Society Turn parcel be developed with a balanced mix of land uses that are compatible with the Telluride Region. Uses and activities should complement those occurring in the Town of Telluride, Town of Mountain Village, and Lawson Hill, enhancing the overall mix of uses serving local residents and visitors alike. This section of the Telluride Regional Area Master Plan is intended to be used in determining the future land uses that may be proposed on the site; all other Goals and Objectives of the Telluride Regional Area Master Plan will also apply. The Planning Commission recommendations as to the most desirable land uses for the Society Turn parcel include the following:

Public Facilities/Uses

- Expansion of the Regional Sewage Treatment Facility
- Governmental/Municipal Facilities
- Transit
- Park/Open Space
- Hiker/Biker Trails
- Visitor Center
- Day Care
- Community Meeting Space

Medical

- Regional Medical Center
- Uses related to the Regional Medical Center, including, but not limited to, pharmacy, optician, dental, physical therapy, and mental health/counseling, etc., which related uses may be included in the medical center facility or elsewhere on the Society Turn parcel
- Helipad
- Medical Offices
- Extended Care and Rehabilitation Care Facilities

Housing

- Employee Housing. In addition to required employee housing mitigation resulting from free market development, the property owner is encouraged to look for opportunities to provide additional employee housing, which could be accommodated by height, mass/scale and other dimensional waivers by the County through the PUD process. Any additional housing could be considered to be further public benefits for the project.

Commercial

- Retail
- Eating/Drinking
- Office
- Flex Space

The retail and eating/drinking commercial uses should primarily cater to residents living or working on the Society Turn parcel site and in Lawson Hill and nearby subdivisions as well as visitors stopping on the property on their way into Telluride and Mountain Village. Commercial uses should be similar in size to other uses in Lawson Hill and the Town of Telluride. Individual commercial uses generally should not exceed approximately 8,000 square feet in area.

Flex Space

The use of “Flex Space” is intended to create an opportunity to allow spaces in the project of varying sizes, configurations and orientations that can be configured in ways that serve different uses and activities compatible with the project and property. The types of uses that could occur in Flex Space are fairly broad, with a mix of uses that could be similar in scale and operation to those occurring in the Society Turn Business Center. It is important that the nature and extent of the Flex Space is complementary in nature to the overall development. Uses could include food/beverage processing (such as a brewery, distillery, coffee roaster, bakery, caterer, etc.); local services (such as laundry, dry cleaning, etc.); arts and crafts (art studios, media, maker spaces for jewelry/clothing, furniture, crafts, etc.); construction trades (such as carpenters, plumbers, welders, etc.) as well as compatible accessory/ancillary retail uses. Flex Space could include uses and activities typically associated with light industrial uses, provided those uses and activities would be contained within the building and not require exterior storage yards and similar supporting areas outside of the building. Care should be given to avoid uses that could be expected to generate exceptionally high levels of noise, odor or light where impacts cannot be suitably mitigated. The overall size

and configuration of the individual uses devoted to Flex Space could vary depending on the particular nature of the use, such as a facility for a brewery, which could be greater than 8,000 s.f. and would be determined on a case-by case basis.

Hospitality uses are less desirable at this site. The Planning Commission recommends careful consideration of Hospitality uses within the context of other Master Plan Goals. Attention should particularly be given to whether there is a community need for lodging outside of the towns, growth effects on the region, preservation of community, and transportation impacts.

Hospitality

- Hotel/Motel Lodging, provided that development of lodging includes a transportation management plan addressing methods to reduce guest trips in personal vehicles to the Town of Telluride and Town of Mountain Village while still encouraging visitors to patronize local businesses and participate in activities. Examples include the use of van shuttle services and local transit opportunities.

Discussion

The development of the Society Turn parcel would occur through a Planned Unit Development (PUD) and subdivision review process as provided for in the LUC. The PUD process would require the provision of a public benefit, which could consist of the dedication of a site for either the Regional Medical Center, employee housing or other Public Facilities/Uses.

During the review of the PUD/Subdivision application, various land use issues and matters would be reviewed and established, inclusive of the following: (i) the final mix of uses, consistent with the uses and activities being recommended above, (ii) allowable range of mass/scale, setbacks, heights of building and other improvements, (iii) design guidelines for development of buildings and improvements on the site, including landscaping and berming, (iv) compliance with County employee housing mitigation, (v) parking requirements and guidelines to serve the development, focused on serving the actual parking needed for the uses particular uses, which may be determined by parking studies based upon then current demand calculations, (vi) management of traffic, including intersection improvements and transit opportunities as well as the provision of necessary infrastructure to serve the proposed development, including water and sewer, shallow utilities, internal roads, sidewalks, pedestrian corridors, drainage and similar requirements, so as not to adversely impact public safety, and (vii) timing and phasing of the development. In the course of the review of development applications for the Society Turn parcel, consideration should be given to mitigating impacts of the proposed development on the Scenic Foreground through building placement, massing, and design, landscaping, and other design strategies. Consideration may be given to reducing the 200-foot scenic setback requirement for property located in the Scenic Foreground (Highway 145 south from Society Turn along the east side) and the 100-foot major highway setback requirement on the north side (Highway 145 from Society Turn to the west), provided impacts are sufficiently mitigated.

Implementation of the Future Land Uses as described herein is dependent upon the developer of the property entering into an agreement with the Town of Telluride for the provision of water and sewer services. It is acknowledged that such agreement may stipulate the type and amount of specific uses.

Environmentally sensitive areas shall retain their Future Land Use designations of Open Space/Rec/Parks or Wetlands/Rivers/Open Space.

Page Intentionally Blank

APPENDIX C
COMMUNITY ENGAGEMENT SUMMARIES

DESIGNWORKSHOP
Landscape Architecture
Planning
Urban Design
Strategic Services

120 East Main Street
Aspen, Colorado 81611
970.925.8354
designworkshop.com

MEMORANDUM

To:	San Miguel County: Kaye Simonson and John Huebner
From:	Design Workshop: Jessica Garrow, Callie New, Eric Krohngold, Jennifer Pintar, Madison DeMay
Date:	April 14, 2023
Project Name:	San Miguel County East End Master Plan
Project #:	6959
Subject:	Community Survey Summary

Overview

The San Miguel County East End Master Plan Community Survey was conducted online from February 13 through March 6. The survey was hosted via the Qualtrics XM survey platform. The survey was accessible via a link on San Miguel County's East End Master Plan website and distributed through a robust advertisement campaign, including newspaper and radio ads, on the County's social media platforms, via email, and through physical flyers. Advertisements and the survey were provided in English and Spanish.

Executive Summary

The survey captured feedback from 1,335 respondents who represented a cross section of community members (see Questions 1-2 and 20-26 for more about survey demographics). It should be noted that the Qualtrics platform flagged the survey as having ballot stuffing, meaning that the platform detected respondents submitting multiple entries. This eliminated roughly 200 responses from the survey results.

The Community Survey was administered in Engagement Window 2 (Consult & Engage) of the planning process's timeline. The purposes of the survey included:

- Understanding what is top of mind for community members related to quality of life and topics that the County should focus on over the next 10-20 years;
- Gaining initial feedback related to desired land uses and housing types in specific locations throughout the East End;
- Understanding desired priorities for key topics such as economic development, growth, affordable housing strategies, and environmental preservation.

The survey asked questions about priorities for topics like the environment and economic development, as well as preferred land use types by location. Working with the Advisory Group, thirteen different locations have been identified in order to understand feelings and goals for each of the individual neighborhoods or areas within the eastern portion of San Miguel County.

The following summary reflects the responses of all survey participants. Not every survey participant answered every question and as a result, summaries of each set of results is based on the individuals who answered the specific question. Each question identifies the total number of individual respondents for that question, the specific methodology of the question, as well as key understanding from the responses. If the survey allowed participants to select more than one response, the total number of responses is identified.

The survey results are used to refine focal points of the Master Plan and to identify plan themes and goals. It is considered one input in the overall engagement throughout the process to hear from the community and draft a new plan for Eastern San Miguel County.

Questions

1. Where do you live?

Methodology: This question was single choice (select one). There was 1,285 total responses for this question.

Answer Options	Count	%
Aldasoro Ranch/Deep Creek Mesa	123	10%
Ilium Valley, includes Ames and Lake Fork Junction areas	62	5%
Down Valley, includes Placerville, Old Placerville, Juniper Village, Fall Creek and Sawpit	71	6%
Lawson Hill	128	10%
Two Rivers, includes the Vance Creek commercial area and Ilium business area	53	4%
Mountain Village	130	10%
Ophir	62	5%
Norwood/Wrights Mesa	49	4%
San Bernardo/Trout Lake/Hidden Lakes	29	2%
Ski Ranches/Turkey Creek Mesa, includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	60	5%
Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision	371	29%
The Mesas includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	40	3%
Elsewhere in San Miguel County	32	2%
I do not have a permanent residence in San Miguel County	75	6%
Total	**1285**	

Key Understanding: Respondents were asked to identify where they live. The majority of responses came from the geographical areas of 'Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision' (29% or 371 respondents), 'Mountain Village' (10% or 130 respondents), and 'Lawson Hill' (10% or 128 respondents). The majority, 79%, of respondents that participated in the survey live in the Master Plan Area; and 15% live elsewhere within the county. Six-percent of respondents do not live in the Master Plan area.

2. Where do you work?

Methodology: This survey question was multiple choice (select all that apply). The question had a total of 1,863 responses and 1,285 individual respondents.

Answer Options	Count	%
Aldasoro Ranch/Deep Creek Mesa	113	9%
Ilium Valley, includes Ames and Lake Fork Junction areas	86	7%
Down Valley, includes Placerville, Old Placerville, Juniper Village, Fall Creek and Sawpit	61	5%
Lawson Hill	117	9%
Two Rivers, includes the Vance Creek commercial area and Ilium business area	69	5%
Mountain Village	231	18%
Ophir	55	4%
Norwood/Wrights Mesa	52	4%
San Bernardo/Trout Lake/Hidden Lakes	50	4%
Ski Ranches/Turkey Creek Mesa, includes Raspberry Patch, West Meadows, and Elk Run Subdivisions	58	5%
Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision	525	41%
The Mesas includes Wilson Mesa, Hastings Mesa, Iron Springs Mesa, and Beaver Mesa	46	4%
Elsewhere in San Miguel County	51	4%
My job requires that I work in multiple locations in San Miguel County	107	8%
I live in San Miguel County but work remotely (non-SMC business)	69	5%
I work outside of San Miguel County	69	5%
I am not working at this time	104	8%
Choice Count	**1,863**	
Total Respondents	**1,285**	

Key Understanding: Some respondents work multiple jobs within and outside of San Miguel County. The majority of respondents (41% or 525 respondents) work within the 'Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision' area, followed by 18% of or 231 respondents working in the town of 'Mountain Village.'8% of respondents responded that they are not working at this time, this likely includes the retired population, those in-between/looking for jobs, as well as those who choose not to work in the formal economy such as stay-at-home parents.

3. **Of the following items, which five are you most satisfied with related to Eastern San Miguel County's quality of life?**

Methodology: This survey question was multiple choice (select up to 5 responses). The question had a total of 4,040 responses and 1,140 individual respondents.

Answer Options	Count	%
Relationship and access to nature	595	52%
Recreational opportunities	570	50%
Feeling of safety and security	512	45%
Arts and culture	455	40%
Strength of community	332	29%
A strong stable economy	273	24%
Accessible public services	265	23%
Educational opportunities	218	19%
Employment opportunities	207	18%
Affordability/cost of living	195	17%
Demographic diversity	164	14%
Transportation options	134	12%
Housing options	99	9%
Other (Please specify)	21	2%
Choice Count	**4,040**	
Total Respondents	**1,140**	

Key Understanding: The items that respondents identified satisfaction with, in regard to Eastern San Miguel County, related to quality of life are 'Relationship and access to nature' (52% with 595 votes), 'Recreational opportunities' (50% with 570 votes), 'Feeling of safety and security' (45% with 512 votes), 'Arts and culture' (40% with 455 votes), and 'Strength of community' (29% with 332 votes). Those with the least votes was 'Housing options' at 9% and 'Other' at 2%. Other comments mainly consisted of responses regarding highly public resources, environment, and the 'feel' of the area; a more extensive list can be found in Appendix A. Respondents generally agree upon the importance of topics regarding environment and recreation, social aspects of community such as safety and security, strength of the community, as well as arts and culture, and notice how they contribute to the area's quality of life.

4. **The most important topics to focus on in this Master Plan area?**

Methodology: This survey question was multiple choice (select up to 5 responses). The question had a total of 4,447 responses and 1,150 individual respondents.

Answer Options	Count	%
Affordability/cost of living	493	43%
Access to healthcare (mental and physical)	381	33%
Housing opportunities	333	29%
Access to nature and outdoors	330	29%
Environmental preservation	258	22%
Climate action and adaptation	255	22%
Preservation of mesas and high country	207	18%
Access to community facilities	199	17%
Sustainability	195	17%
Maintenance of public spaces, parks, and open space	181	16%
Water conservation	178	15%
Arts and culture	172	15%
Access to local food	172	15%
Communication / connection between political leaders and the public	154	13%
Community connections	133	12%
Increased transportation options	133	12%
Educational opportunities	111	10%
Employment opportunities	110	10%
Compact development patterns/density	109	9%
Development opportunities	106	9%
Recreation programs and opportunities	85	7%
Entertainment, food and beverage opportunities	73	6%
Multi-cultural and multi-lingual services	46	4%
Other (please specify)	33	3%
Choice Count	**4,447**	
Total Respondents	**1,150**	

Key Understanding: The items that respondents believe are the most important topics that should be focused on within Eastern San Miguel County Master Plan are 'Affordability/cost of living' with the highest number of votes (43% of all responses or 493 votes), followed by 'Access to healthcare (mental and physical)' (33% of all responses or 381 votes), 'Housing opportunities' (29% of all responses or 333 votes), 'Access to nature and outdoors' (29% of all responses or 330 votes), and 'Environmental preservation (22% of all responses or 258 votes). Eleven additional themes covering a broad range of topics ranked at 12% or greater on the scale of importance.

5. **I want Eastern San Miguel County to be known for:**

Methodology: This survey question was multiple choice (select up to 3 responses). The question had a total of 2,837 responses and 1,134 individual respondents.

Answer Options	Count	%
An outdoor recreation hub	373	33%
Being a forward-thinking community	354	31%
A connected and caring community	320	28%
Preservation of local history and heritage	245	22%
A culturally and demographically diverse community	224	20%
Being transportation-friendly with many types of transportation options	218	19%
A tourist destination	194	17%
Most daily amenities in walking distance	168	15%
A center for creativity and innovation	161	14%
Having high-quality job opportunities	155	14%
Top tier K-12 education	151	13%
Our community's long-term shared vision	136	12%
Having a highly skilled workforce	85	7%
Other (please specify)	53	5%
Choice Count	**2,837**	
Total Respondents	**1,134**	

Key Understanding: In identifying what they want Eastern San Miguel County to be known, respondents chose 'An outdoor recreation hub' (with 33% of all responses or 373 votes), 'Being a forward-thinking community' (with 31% of all responses or 354 votes) and being 'A connected and caring community' (with 28% of all responses or 320 votes). Nine additional responses options scored 12% or greater.

6. **Eastern San Miguel County's assets are:**

Methodology: This survey question was open ended, allowing for respondents to describe their thoughts in their own words. Each comment was categorized based on overall theme and the general sentiment being conveyed. It is important to note that many responses covered multiple topics. There was a total of 485 responses to this question.

Categories	Count	%
Character- Scenic, Beauty, History	214	23%
Natural Resources & Environment	198	21%
Recreation Opportunities	154	16%
Sense of Community	147	16%
Tourism & Entertainment	101	11%
Economy, Jobs & Essential Services	89	9%
Transportation Access	38	4%
Affordable Housing	6	1%

Key Understanding: The County's greatest assets in order of importance according to respondents was, first and foremost 'Character,' with 214 votes or 23% of all responses, followed by 'Natural Resources & Environment' (198 votes or 21% of all responses), 'Recreation Opportunities' (154 votes or 16% of all responses), and 'Sense of Community' (147 votes or 16% of all responses).

7. Eastern San Miguel County's greatest challenges are:

Methodology: This survey question was open ended, allowing for respondents to describe their thoughts in their own words. Each comment was categorized based on overall theme and the general sentiment being conveyed. It is important to note that many responses covered multiple topics. There was a total of 632 responses.

Categories	Count	%
Lack of Housing Options	305	23%
Effects of Growth- Natural Resources & Environment Protection	237	18%
Degraded Sense of Community	202	15%
Cost of Living	166	13%
Lack of Access to Essential Services	112	9%
Politics & Local Government	101	8%
Transportation & Mobility	100	8%
Impacts of Tourism, Remote Workers & Part-Time Residents	89	7%

Image: Word cloud representing words most frequently contained in response to Question 7.

Key Understanding: The County's greatest challenges in order of importance are, 'Lack of Housing Options' coming in first with 205 votes or 23% of all responses, followed by a 'Effects of Growth- Natural Resources & Environment Protection' (109 votes or 18% of all responses) and 'Degraded Sense of Community' (102 votes or 15% of all responses).

8. What types of land uses would you like to see in Eastern San Miguel County, and where?

Methodology: This survey question was multiple choice and asked respondents to identify where they would like to see different land use types located. This question focused on general land uses, like residential, commercial, parks / open space, industrial, and lodging uses. There was a total of 14,801 choice counts. Because "no response" could indicate that respondents do not believe development is appropriate in that location, the choice counts are divided by the total number of survey respondents (1,335).

Answer Options	Aldasoro Ranch/Deep Creek Mesa		Ilium Valley (includes Ames and Lake Fork Junction areas)		Lawson Hill		Two Rivers (includes the Vance Creek commercial area and Ilium business area)		Mountain Village	
	%	Count	%	Count	%	Count	%	Count	%	Count
Residential uses	31%	410	37%	489	38%	501	32%	428	39%	521
Essential services such as grocery stores, medical services, etc.	7%	93	11%	145	29%	388	13%	174	32%	430
Retail and restaurant uses	6%	80	9%	124	25%	333	11%	145	33%	437
Parks and open space	31%	415	28%	371	24%	319	21%	278	25%	328
Industrial uses	6%	80	20%	266	15%	199	25%	334	7%	95
Hotel/lodging uses	6%	79	7%	92	10%	136	6%	84	32%	427
Agricultural uses	26%	343	18%	243	7%	90	11%	148	5%	73
Other	5%	64	4%	53	2%	32	5%	63	2%	32
Choice Counts		**1564**		**1783**		**1998**		**1654**		**2343**
Total Survey Respondents	**1,335**									

Answer Options, Continued	Ophir		San Bernardo/Trout Lake/Hidden Lakes		Ski Ranches/Turkey Creek Mesa (includes Raspberry Patch, West Meadows, and Elk Run Subdivisions)		Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision	
	%	Count	%	Count	%	Count	%	Count
Residential uses	22%	295	20%	271	29%	391	45%	607
Essential services such as grocery stores, medical services, etc.	6%	76	3%	36	5%	67	34%	450
Retail and restaurant uses	5%	67	2%	31	5%	69	34%	448
Parks and open space	23%	309	24%	315	25%	329	28%	370
Industrial uses	4%	47	2%	21	5%	67	7%	87
Hotel/lodging uses	3%	39	2%	30	5%	69	26%	345
Agricultural uses	9%	126	9%	119	14%	183	4%	55
Other	2%	29	2%	22	4%	53	3%	36
Total		**988**		**845**		**1228**		**2398**
Total Respondents		**1,335**						

Key Understanding: Residential uses followed by parks and open space are identified as the desired uses in all locations. Agricultural uses are identified as a desired use by 26% of respondents in Aldasoro Ranch/Deep Creek Mesa; agricultural uses and industrial uses are identified as desired by 18% and 20% of respondents, respectively, in Ilium Valley. Hotel and lodging uses are identified as desirable by 32% and 26% of respondents in Mountain Village and Telluride Area, respectively. Essential services and retail and restaurant uses were the second most chosen category in the Telluride Area (34% for each category, or 450 responses and 448 responses, respectively). Essential services are identified as a desired use in Lawson Hill and Mountain Village by 29% and 32% of survey respondents, respectively. The Telluride Area followed by Lawson Hill and Ilium Valley received the most responses of all geographies.

Answers to the same question, "What types of land uses would you like to see in Eastern San Miguel County, and where?" have been separated according to how the participant answered Question 1 – "Where do you live?" – a process known as cross tabulation. Analyzing responses about where land uses should be located based on where participants live allows for a deeper understanding of preferences. Results related to these land uses types can be reviewed in the Raw Data tables (Appendix B).

Respondents living in the Telluride area, Mountain Village, and Lawson Hill provided the most responses (compared to other locations) that residential land uses should be located in these areas .Responses from those living in Ilium Valley, Aldasoro Ranch/Deep Creek Mesa, and Ophir more often chose locations other than where they live for residential land uses (Telluride, Mountain Village, Lawson Hill, and Ilium Valley was chosen most by residents of these areas). Telluride, Mountain Village, and Lawson Hill was chosen the most often of all areas regardless of where respondents live, indicating a general consensus that residential land uses are appropriate in these locations. Overall, the Telluride area received the most responses related to residential land uses and San Bernardo/Trout Lake/Hidden Lakes received the fewest.

Telluride and Mountain Village were chosen the most compared to other locations, regardless of where the respondent indicated they live. It is notable that respondents living in Telluride selected Mountain Village more times than they did Telluride, and vice versa for Mountain Village, albeit by a smaller margin.

Telluride, Mountain Village, and Lawson Hill were noted most often as being appropriate places for essential services regardless of respondents' location of residence. It should be noted that responses to "Retail and Restaurant Uses' were largely the same.

Responses to 'Parks and Open Space' were fairly evenly distributed throughout all geographic areas, regardless of the where the respondent lives, indicating that community members value parks and open space throughout the planning area. Industrial uses were identified to be most appropriate in Two Rivers and Ilium Valley consistently regardless of the respondents' residential location. Agricultural uses were most often identified in Aldasoro Ranch, Ilium Valley, Ski Ranches, and Two Rivers.

9. **Which item below is most important to you when thinking about future growth in Eastern San Miguel County?**

Methodology: This question asked respondents to identify their single most (select one) important issue related to future growth in Eastern San Miguel County. There was 1,003 total responses for this question.

Answer Options	Count	%
Cost of living	180	18%
Limiting growth	133	13%
Environmental protection	132	13%
Maintaining a stable workforce	105	10%
Economic development	100	10%
Access to essential services	85	8%
Encouraging growth	62	6%
Preservation of neighborhood character	60	6%
Preservation of scenic qualities	56	6%
Historic preservation	48	5%
Other (please specify)	42	4%
Total Respondents	**1003**	

Key Understanding: Of all items listed, the most important topic was 'Cost of living' with 18% of all responses or 180 votes; followed by 'Limiting growth' (13% of respondents receiving 133 votes) and 'Environmental protection' (13% of respondents receiving 132 votes). 'Maintaining a stable workforce' received 10% of all responses or 105 votes.

Crosstabulation was completed for this question to understand any differences in priorities based on geographic area. Answers to the question, "Which item below is most important to you when thinking about future growth in Eastern San Miguel County?" was separated according to how the participant answered Question 1 – "Where do you live?"

Cost of living was the most often selected response for those living in all areas with the exception of Aldasoro Ranch/Deep Creek Mesa. The topic ranking second highest choices differed slightly between each geographic area, with access to essential services, environmental protection, and limiting growth receiving many responses. Environmental protection, encouraging growth, and maintaining a stable workforce ranked evenly as top priorities for those living in Aldasoro Ranch/Deep Creek Mesa. Environmental protection and limiting growth received top responses from those living outside the planning area.

10. **What are your biggest concerns related to growth in Eastern San Miguel County?**

Methodology: This survey question was multiple choice (select up to 3 responses). The question had a total of 2,239 responses and 1,010 individual respondents.

Answer Options	Count	%
Housing affordability	371	37%
Changes to our character	259	26%
Protecting the natural environment	257	25%
Availability of water and sewer	233	23%
Crowding of our recreational assets and open space areas	227	22%
Increased traffic and delays	202	20%
Adaptation and impact on climate change	200	20%
Cost of providing infrastructure to support growth	155	15%
Condition of Roads	127	13%
Coordination between towns and county	105	10%
Cost of providing County services	72	7%
Other (please specify)	31	3%
Total	**2,239**	
Total Respondents	**1,010**	

Key Understanding: The biggest concerns related to growth in Eastern San Miguel County ranked among respondents was 'Housing affordability' (37% of responses with 371 votes), 'Changes to our character' (26% of responses with 259 votes), 'Protecting the natural environment' (25% of responses with 257 votes), 'Availability of water and sewer' (23% of responses with 233 votes) and 'Crowding of our recreational assets and open space areas' (22% of responses with 227 votes).

Crosstabulation was completed for this question to understand any differences in priorities based on geographic area. Answers to the question, "What are your biggest concerns related to growth in Eastern San Miguel County?" was separated according to how the participant answered Question 1 – "Where do you live?" Because respondents choose up to three answers for this question, the percentage represents how often the answer was chosen in comparison to overall responses from respondents in each geographic area.

Housing affordability is considered a top concern related to growth in San Miguel County, with this category receiving the most responses of those living in all areas except Aldasoro Ranch/Deep Creek Mesa and San Bernardo/Trout Lake. 'Adaptation and impact of climate change' and 'changes to our character' are also top responses for those living in Telluride and Lawson Hill. 'Availability of water and sewer' and 'crowding of our recreational assets and open space areas' are chosen most often for those living in Aldasoro Ranch/Deep Creek Mesa and Ophir.

11. Indicate whether the following types of housing are appropriate in the following areas:

Methodology: This survey question was multiple choice (select all that apply). The question had a total of 30,228 responses. Similar to Question 8, a "no response" could indicate that respondents do not believe the housing type is appropriate in the specified place. Therefore, the choice counts are divided by the total number of survey respondents (1,335).

Answer Options	Aldasoro Ranch/Deep Creek Mesa		Ilium Valley (includes Ames and Lake Fork Junction areas)		Lawson Hill		Two Rivers (includes the Vance Creek commercial area and Ilium business area)		Mountain Village	
	%	Count	%	Count	%	Count	%	Count	%	Count
Accessory dwelling units (i.e., mother-in-law apartments)	36%	482	36%	475	37%	488	32%	426	41%	553
Affordable Housing	25%	335	33%	443	37%	498	35%	465	38%	504
Apartments	16%	209	22%	291	29%	383	25%	334	34%	448
Condominiums	17%	221	21%	282	26%	345	24%	317	34%	455
Duplexes/triplexes	20%	270	24%	323	29%	388	26%	347	31%	415
Free-Market Housing	26%	351	24%	316	19%	248	21%	278	28%	373
Long-term campgrounds	14%	190	23%	312	9%	122	16%	214	10%	130
Mobile homes	10%	138	13%	173	8%	112	13%	176	7%	96
Single-family	32%	429	30%	407	31%	414	30%	398	31%	420
Tiny homes	20%	271	26%	350	24%	325	27%	354	23%	301
Townhomes	18%	246	23%	304	27%	356	24%	323	29%	387
Other	5%	66	5%	69	3%	37	4%	52	2%	21
Total		**3208**		**3745**		**3716**		**3684**		**4103**
Total Responses		**1,135**								

Answer Options	Ophir		San Bernardo/Trout Lake/Hidden Lakes		Ski Ranches/Turkey Creek Mesa (includes Raspberry Patch, West Meadows, and Elk Run Subdivisions)		Telluride Area, includes the Town of Telluride, Eider Creek, Hillside, Brown Homestead, and Idarado Subdivision	
	%	Count	%	Count	%	Count	%	Count
Accessory dwelling units (i.e., mother-in-law apartments)	26%	341	24%	317	34%	452	43%	575
Affordable Housing	22%	290	21%	283	25%	337	36%	479
Apartments	11%	143	10%	128	14%	188	32%	433
Condominiums	10%	132	9%	126	14%	185	31%	420
Duplexes/triplexes	14%	193	13%	173	18%	239	29%	390
Free-Market Housing	20%	271	18%	243	26%	350	28%	369
Long-term campgrounds	13%	173	16%	216	12%	157	12%	160
Mobile homes	7%	100	7%	95	9%	114	7%	96
Single-family	25%	334	24%	320	31%	419	30%	401
Tiny homes	19%	259	18%	246	18%	235	22%	299
Townhomes	13%	171	13%	172	16%	220	29%	383
Other	2%	29	2%	26	4%	57	2%	33
Total		**2436**		**2345**		**2953**		**4038**
Total Responses		**1,335**						

Key Understanding: This question allowed respondents to determine where they believe specific housing pes should be located within the master plan area. Accessory dwelling units and single-family zones are noted as the top one, two, or three responses in all locations. Affordable housing is noted as being in the top four responses in all areas: Lawson Hill (number 1 choice), Two Rivers (number 1 choice), Telluride (number 2 choice), Mountain Village (number 2 choice), Ilium Valley (number 2 choice), Ophir (number 2 choice), San Bernardo (number 3 choice), Ski Ranches/Turkey Creek Mesa (number 3 choice), and Aldasoro Ranch (number 4 choice). Multi-family units, including condos, duplexes/triplexes, and apartments, are popular choices (receiving upwards of 400 responses in each category) in Mountain Village. Mountain Village, followed by Telluride, received the most responses of all geographies; Ski Ranches/Turkey Creek Mesa received the least. Mobile homes and long-term campgrounds are the least chosen housing type in all areas.

Crosstabulation was completed for this question to understand any differences in priorities based on geographic area. This compares where respondents stated they live in Question 1 with how they answered Question 11 about where different residential land use typologies should be located. This type of analysis allows for a deeper understanding of development preferences.

Affordable housing was identified as being appropriate in the Telluride Area and Mountain Village, regardless of where the respondent lives. Those in 'Ilium Valley' selected 'Lawson Hill' as the top location for affordable housing, and 'Two Rivers' selected 'Aldasoro Ranch/Deep Creek Mesa' and 'Two Rivers' most frequently. 'Lawson Hill' was selected most frequently by residents living in 'Ilium Valley,' 'Ski Ranches / Turkey Creek,' 'Ophir' and 'Down Valley.'

Free-market housing was selected as a top choice in the Telluride Area, Mountain Village, and Ski Ranches / Turkey Creek areas, regardless of where the respondent lives. Respondents in Ilium Valley selected 'Ilium Valley' most frequently, and those in Aldosoro Ranch selected "Aldosoro Ranch / Deep Creek Mesa' most frequently.

12. Affordable housing should be:

Methodology: This survey question was multiple choice (select all that apply) and allowed respondents to identify where affordable housing should be located in the region. The question had a total of 2,342 responses and 951 individual respondents.

Answer Options	Count	%
Mixed into existing communities / neighborhoods	516	54%
Located near transit lines	456	48%
Allowed in more places than currently developed	417	44%
Developed with Public Private Partnerships (PPPs)	307	32%
Created as separate neighborhoods	241	25%
Limited to areas adjacent to towns	240	25%
Left to the market to sort out	104	11%
Other (please specify)	61	6%
Choice Count	**2,342**	
Total Respondents	**951**	

Key Understanding: Respondents are most interested in affordable housing being mixed into existing communities/neighborhoods (54%, 516 responses), located near transit lines (48%, 456 responses), and allowed in more places than currently developed (44%, 417 responses). The least chosen responses is 'Left to the market to sort out' (11%, 104 responses), indicating support for public policy intervention in affordable housing development.

13. **What types of policies and financing options do you support for the creation of affordable or workforce housing?**

Methodology: This survey question asked participants to select responses to each policy and financing idea on a sliding scale of 1 (I do not support) to 5 (I fully support). Each option then received a weighted average rating that reflects the number of responses captured on the 1-5 scale. The question received differing numbers of respondents per option (see column 'Number of Respondents').

Answer Options	1	2	3	4	5	Number of Respondents	Weighted Average
Partnerships with developers	86	110	242	201	212	846	3.4
Government-built housing	99	136	219	187	192	819	3.3
Incentives like density bonuses	92	123	240	169	167	791	3.2
Development fees	146	139	226	140	141	777	3.0
New taxes	197	127	226	125	190	841	3.0
Zoning allowances like dimensional requirements	116	131	218	154	150	750	3.1
Other	32	32	31	43	38	153	3.0

Key Understanding: Affordable or workforce housing options with the most support was 'Partnerships with developers' (3.4), 'Government-built housing' (3.3), and 'Incentives like density bonuses' (3.2). 153 people selected "other" and included ideas such as exploring Short-Term Rental policies, new taxes and resort fees, incentives for accessory dwelling units, and use of existing housing products. 'Partnerships with developers' followed by 'New taxes' received the greatest number of total responses; 'New taxes' received the highest number of "I do not support" responses.

14. **If you have ideas for funding or increasing affordable housing, please include them here:**

Methodology: This survey question was an open-ended question that allowed respondents to provide thoughts on policy and financing options for affordable or workforce housing through. The question had a total of 325 responses.

Key Understanding: See appendix for additional comments.

15. **As it relates to transportation options, we need:**

Methodology: This survey question was multiple choice (select up to 5 responses). The question had a total of 2,883 responses, and 941 individual respondents.

Answer Options	Count	%
Transit to more locations	414	44%
More frequent transit service	401	43%
Expanded transit hours	386	41%
Electric vehicles used for transit	311	33%
More multi-use paths for walking and biking	301	32%
Electric vehicle charging stations	283	30%
Carpool/ride share parking	282	30%
Gondola expansion	238	25%
More walkable communities	215	23%
Other (please specify)	52	6%
Choice Count	**2,883**	
Total Respondents	**941**	

Key Understanding: Respondents identified 'Transit to more locations' (44% of respondents or 414 votes), 'More frequent transit service' (43% of respondents or 401 votes), and 'Expanded transit hours' (41% of respondents or 386 votes) as areas for transportation improvements. These responses indicate a desire for increased transit service over other modes of transportation.

16. **Do you feel vulnerable to the risk of natural disasters where you live today?**

Methodology: This survey question asked participants to select responses for natural disasters they feel vulnerable to using a sliding scale of 1 ('Not at all) to 5 ('Very'). Each option then received a weighted average rating that reflects the number of responses captured on the 1-5 scale. The question received differing numbers of respondents per option (see column 'Number of Respondents').

Field	1	2	3	4	5	Weighted Average	Number of Respondents
Wildfire	66	136	221	221	213	3.4	861
Water scarcity	128	132	241	177	131	3.0	819
Landslide/Mudslide/Rockfall	166	137	233	150	53	2.7	754
Flooding	245	138	179	82	26	2.2	702
Avalanche	240	126	192	89	30	2.2	735
Other	8	34	43	42	11	2.7	169

Key Understanding: Respondents identified 'Wildfire' (3.4), followed by 'Water scarcity' (3.0), and 'Landslide/Mudslide/Rockfall' (2.7) as the natural disaster risks to which they feel vulnerable. Avalanches followed by flooding received the greatest number of '1' responses. Crosstabulation was completed for this question to understand any differences in priorities based on geographic area. This compares where respondents stated they

live in Question 1 with how they answered Question 16 about how vulnerable they feel to risk of natural disaster. Those living Down Valley, in Lawson Hill, Ophir, the Mesas and outside San Miguel County feel more vulnerable to risk of wildfire when compared to other areas, and those living in Norwood/Wrights Mesa, the Mesas and outside San Miguel County feel more vulnerable to water scarcity. Those living in Norwood/Wrights Mesa feel less vulnerable to avalanche when compared to the other areas. See Appendix B for a graphic depiction of these results.

17. Which do you believe are the critical social, demographic, and economic issues that need to be addressed in the Eastern San Miguel County Master Plan?

Methodology: This survey question was multiple choice (select up to 5 responses). The question had a total of 3,315 responses and 964 individual respondents.

Answer	Count	%
Housing affordability	483	50%
Impact of tourism on permanent residents	344	36%
Housing security	313	32%
Sustainability	312	32%
Services for aging populations	308	32%
Quality of schools and education	240	25%
Cultural diversity	218	23%
Additional and more diverse employment opportunities	214	22%
Bilingual services	209	22%
Accessible public facilities	209	22%
Rural lifestyle / agriculture	186	19%
Youth and teen programs and activities	147	15%
Job training and education	95	10%
Other (please specify)	37	4%
Choice Count	**3,315**	
Total Respondents	**964**	

Key Understanding: The top choice for critical issues to be addressed in the master plan was 'Housing affordability' (50% or 483 respondents), followed by 'Impacts of tourism on permanent residents' (36% or 344 respondents), and a 32% tie between 'Housing security' (313 respondents) and 'Sustainability' (312 respondents). The least chosen response was 'Job training and education' (10% or 95 respondents) followed by 'Youth and teen programs and activities' (15% or 147 responses). Comments in 'other' addressed a variety of concerns such as community programs and essential services, affordable housing types, carrying capacity, the effects of commuters, second homeowners, and tourists on the environment and locals, and more; a detailed comment list can be found in Appendix A.

18. Which natural resource do you think Eastern San Miguel County's protection efforts should prioritize?

Methodology: This survey question was multiple choice (select up to 3 responses). The question had a total of 2,292 responses and 968 individual respondents.

Answer	Count	%
Wildfire mitigation and prevention	525	54%
Water conservation	372	38%
Habitat protection / restoration	361	37%
Climate change/carbon reduction	339	35%
Open space	299	31%
Cultural sites	193	20%
Agricultural land	191	20%
Other (please specify)	12	1%
Total	**2,292**	
Total Respondents	**968**	

Key Understanding: Respondents identified natural resources they thought the county should prioritize. Their top choice was 'Wildfire mitigation and prevention' (54% or 525 respondents) followed by a near-tie (37-38%) between 'Water conservation' (372 respondents) and 'Habitat protection / restoration' (361 respondents), and lastly 'Climate change/carbon reduction' (35% or 339 respondents).

19. **Which of the following do you think San Miguel County's economic development efforts for the eastern portion of the county should be most focused on?**

Methodology: This survey question was multiple choice (select up to 5 responses). The question had a total of 3,184 responses and 961 individual respondents.

Answer	Count	%
Increase the supply of affordable and workforce housing	463	48%
Emphasize support of essential services such as healthcare and education	443	46%
Grow outdoor recreational opportunities including green spaces and trails	343	36%
Support transportation efforts for all forms of mobility (pedestrian, bike, transit, air and road)	308	32%
Improve cultural diversity and inclusion	236	25%
Help local businesses grow	221	23%
Improve K-12 education system	149	16%
Increase development incentives	149	16%
Improve broadband connectivity	202	21%
Support local arts	118	12%
Promote and expand tourism	113	12%
Recruit and support diverse real estate developments	105	11%
Support entrepreneurship and incubators	100	10%
More job training and education	99	10%
Recruit more businesses to the area to increase industries in the county	86	9%
Other (please specify)	49	5%
Choice Count	**3,184**	
Total Respondents	**961**	

Key Understanding: The top choice for economic development areas to prioritize was 'Increase the supply of affordable and workforce housing' (with 48% of respondents), followed by 'Emphasize support of essential services such as healthcare and education' (46% of respondents), and 'Grow outdoor recreational opportunities including green spaces and trails' (36% of respondents) and 'Support transportation efforts for all forms of mobility' (32% of respondents). The least chosen option was 'Recruit more businesses to the area to increase industries in the county (9% of respondents). This response indicates a need for services related to social infrastructure (housing, essential services, recreation opportunities, and transportation) over more traditional tools (job attraction and training) as keys to success for economic development.

The following questions are related to characteristics of the survey respondent. Answering these questions was not required but requested in order to get an understanding of respondent demographics.

20. **What is your race/ethnicity?**

Methodology: This survey question was multiple choice (select all that apply). The question had a total of 1,125 responses. A "no response" line was manually added by comparing the total responses to the question to the 1,335 total survey takers.

Answer	%	Count
American Indian or Alaskan Native	5%	68
Asian or Pacific Islander	6%	74
Black or African American	5%	68
Hispanic/Latino/Spanish	6%	82
White/Caucasian	52%	697
Other	2%	29
Two or more races	3%	44
Prefer not to answer	5%	63
No response	16%	210
Total Survey Respondents		**1,335**

Key Understanding: Respondents voluntarily identified their race and ethnicity. The majority of respondents, 52% of responses or 697 votes, identify as White/Caucasian.

21. **Which gender do you identify as?**

Methodology: This survey question was single choice. The question had a total of 947 responses. A "no response" line was manually added by comparing the total responses to the question to the 1,335 total survey takers.

Answer	%	Count
Female	28%	376
Male	32%	426
Non-binary/non-conforming	1%	20
Transgender	3%	38
Prefer to self-describe	2%	28
Prefer not to answer	4%	59
No Response	29%	388
Total Survey Respondents		**1,335**

Key Understanding: Respondents voluntarily identified their gender. The survey captured approximately 50 more respondents that identify as male than female. Approximately 4% of respondents identify as transgender or non-binary/non-conforming.

22. **How old are you?**

Methodology: This survey question was single choice. The question had a total of 964 responses. A "no response" line was manually added by comparing the total responses to the question to the 1,335 total survey takers.

Answer	%	Count
Under 18	1%	7
18-24	4%	48
25 - 34	20%	272
35 - 44	15%	200
45 - 54	12%	162
55 - 64	9%	122
65+	9%	117
Prefer not to answer	3%	36
No Response	28%	371
Total Survey Respondents		**1,335**

Key Understanding: Respondents voluntarily identified their age. The age group with the most respondents is those aged 25-34 followed by those aged 35-44. The age group with the fewest respondents is those under 24.

23. What is your household income?

Methodology: This survey question was single choice. The question had a total of 974 responses. A "no response" line was manually added by comparing the total responses to the question to the 1,335 total survey takers.

Answer	%	Count
Less than $15,000	2%	30
$15,000 - $34,999	5%	64
$35,000 - $49,999	7%	98
$50,000 - $74,999	12%	166
$75,000 - $99,999	11%	152
$100,000 - $149,999	10%	136
$150,000 - $199,999	6%	77
$200,000 - $299,999	5%	65
$300,000 - $399,999	3%	34
$400,000 - $499,999	1%	15
$500,000 or greater	3%	36
Prefer not to answer	8%	101
No response	27%	361
Total Survey Respondents		**1,335**

Key Understanding: Respondents voluntarily identified their household income. The income bracket with the most respondents is those earning $50,000 to $74,999 followed by those earning $75,000 to $99,999. The income bracket with the fewest respondents is those earning $400,000 - $499,999 followed by those earning less than $15,000.

24. Do you rent or own your home?

Methodology: This survey question was single choice. The question had a total of 957 responses. A "no response" line was manually added by comparing the total responses to the question to the 1,335 total survey takers.

Answer	%	Count
Rent	25%	329
Own	47%	628
No response	28%	378
Total Survey Respondents		**1,335**

Key Understanding: Respondents voluntarily identified whether they rent or own their homes. Responses showed that of those who answered the question, more respondents own their homes than rent.

25. Which of the following industries most closely matches the one in which you are employed?

Methodology: This survey question was multiple choice (select all that apply). The question had a total of 1,640 responses and was completed by 969 survey respondents.

Answer	%	Count
Arts, Design, Entertainment or Media	13%	129
Administrative	9%	83
Construction	15%	150
Education	13%	122
Engineering or Architecture	11%	102
Forestry, fishing, hunting or agriculture	6%	57
Government agency (Local, State, or Federal)	7%	70
Healthcare	8%	74
Hotel / Lodge	5%	46
Non-profit or advocacy organization	9%	88
Professional (including law and consulting)	7%	64
Personal Care	3%	28
Property management, including short-term rentals	4%	38
Real Estate	7%	72
Recreation (non-skiing)	4%	34
Restaurant	4%	42
Retail	4%	35
Service	5%	53
Ski Industry	6%	61
Student	3%	28
Self-employed	8%	78
Transportation	4%	41
Not Working	3%	28
Retired	7%	68
Other	3%	28
Residual income/investments	2%	21
Choice Count		**1,640**
Total Respondents		**969**

Key Understanding: Respondents voluntarily identified their job industry. Responses showed that a majority of respondents work in 'Construction' (15% or 150 responses), 'Arts, Design, Entertainment or Media' (13% or 129 responses), and 'Education' (13% or 122 responses).

26. How do you most often travel?

Methodology: The question had a total of 3,817 responses. Percentages equate to the number of times each option was chosen (mode of travel) compared to total responses per destination (work or school or to other essential services).

Answer options	To work or school		To other essential services (medical office, post office, local grocery store, etc.)	
Walk	22%	425	16%	310
Bike	16%	296	15%	283
Ride the bus	14%	261	13%	256
Ride the gondola	12%	221	15%	286
Drive alone	25%	467	28%	540
Carpool	12%	234	12%	238
Choice Count		**1,904**		**1,913**
Total Survey Respondents				**1,335**

Key Understanding: Respondents voluntarily responded how they traveled to work or school as well as to other essential services. The main mode of travel to both options is mainly 'Drive alone.' It should be noted that 'Walk' is the second highest response. Although 'drive alone' is the most chosen response, it is relatively low compared to this statistic in the United States more broadly, with which has an average 'drive alone' to work mode split of 75%[1].

27. How long have you lived in San Miguel County?

Methodology: This survey question was single choice. The question had a total of 967 responses. A "no response" line was manually added by comparing the total responses to the question to the 1,335 total survey takers.

Answer	%	Count
0-2 years	3%	45
3-5 years	13%	170
6-10 years	15%	206
10-19 years	13%	176
20+ years	23%	313
I don't live in San Miguel County	2%	33
I lived in San Miguel County previously but no longer	2%	24
No Response	28%	368
Total Survey Respondents		**1,335**

[1] Source: U.S. Census Bureau, 2006 to 2019 American Community Survey, 1-year estimates, Table S0801.

Key Understanding: Respondents voluntarily responded for how long they have lived within the county. The most number of respondents listed that they have lived in the county for '20+ years' followed by '6-10 years.'

28. Anything else you would like to be considered or any other comments?

Methodology: This survey question was open ended. The question had a total of 334 responses.

Key Understanding: Respondents voluntarily responded with additional comments about their government and topics from the survey. See Appendix A for all additional comments.

Page Intentionally Blank

DESIGNWORKSHOP
Landscape Architecture
Planning
Urban Design
Strategic Services

120 East Main Street
Aspen, Colorado 81611
970.925.8354
designworkshop.com

MEMORANDUM

To:
From: Design Workshop
Date: 11.22.2022
Project Name: San Miguel County East End Master Plan

Project #: 6959
Subject: Focus Group Key Takeaways

Design Workshop and the County conducted five focus groups Nov 7th – 9th, 2022 to inform subsequent phases of the San Miguel County East End Master Plan. Over thirty people participated in each 1-hour focus group, including invitees considered subject matter experts in their respective fields, as well as community members. The planning team gave a brief presentation describing the Master Plan process and existing conditions in the planning area, then asked the groups a series of questions via Mentimeter, both multiple choice and open-ended, to get a better understanding of opportunities and challenges in each of five topic areas:

1. Tourism, Recreation & Visitors
2. Housing Considerations
3. Environmental Stewardship & Priorities
4. Mobility & Transportation
5. Equity, Inclusion & Livability

The key overall takeaways and those from each focus group are summarized below. When summarizing feedback, specific statements that were provided by participants are used and are generally not edited. Complete results from the focus groups are available on the County's website.

Overall, feedback from the focus groups begins to identify some of the tensions within the community about the preservation of land versus the development of affordable housing, the perceived differing sentiments between long-time locals versus newer community members, and the balance of the natural environment with recreational uses. Similarly, some common themes are beginning to emerge, including a love of Eastern San Miguel County in terms of sense of place, community and natural beauty, an interest in increasing transit service and walkable places, and a desire to provide additional opportunities for all community members to participate fully.

OVERALL TAKEAWAYS

What Makes San Miguel County a Great Place
The natural landscape and strong community are the two main reasons San Miguel County is a great place according to focus group participants.

When it comes to nature, people love the scenic natural beauty of the area and its amazing features, including the San Juans, the Mesas, and the intact wildlife corridors. The majestic nature of the box canyon, fresh air and wide, open spaces attract residents and visitors alike. Conservation and respect for the natural world are paramount.

Looking at community, people love the area's walkability, funky and quirky lifestyles, small town atmosphere, the amazing festivals and music scene, access to outdoor recreation (especially skiing) and active lifestyles, and work/life balance. A sense of safety and a small-town atmosphere also make the County a special place, along with the history of the area, civic engagement, and lack of sprawl.

Location of Growth and Development
Focus group attendees provided high-level feedback about locations where growth and development are appropriate and inappropriate. Future phases of community engagement will dive into this issue in more detail, but the initial feedback is useful in understanding where participants might prioritize growth and development.

Areas identified as generally most appropriate for growth included

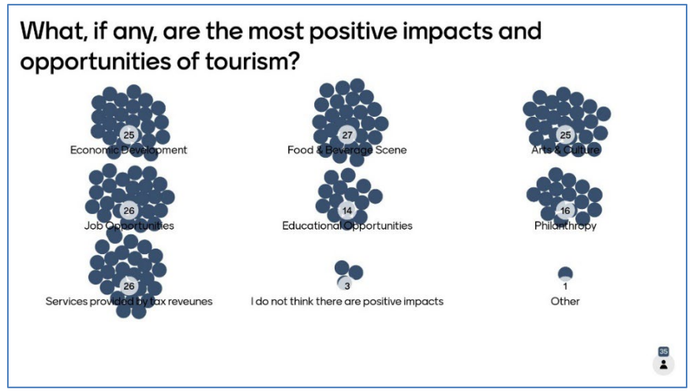
- Within existing towns
- Immediately adjacent to existing towns
- Within existing subdivisions in the County

When it came to identifying areas that are most and least appropriate for development, participants placed dots on a map. The map provides a general idea of this issue, and more detailed mapping exercises will occur in future phases.

Areas considered most appropriate for development are concentrated in the northern portion of the study area – Telluride, Aldosoro Ranch, Ilium, Ilium Valley, Mountain Village and Lawson. Only a handful of participants selected locations in the southern portion of the County, including San Bernardo, Trout Lake, and Ophir Needles. Areas considered least appropriate for development were more varied and scattered throughout the County. The highest concentration of responses is in the Deep Creek Mesa area, Ophir, and Alta.

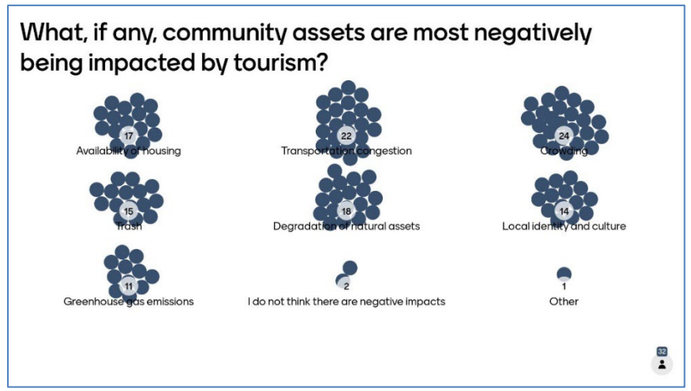
Positive Impacts & Opportunities of Tourism
Out of nine choices, the top five positive impacts of tourism according to thirty-five respondents are:

- food & beverage
- services provided by tax revenues
- job opportunities
- economic development
- arts & culture



Community Assets Negatively Impacted by Tourism
According to thirty-two responses, community assets most negatively impacted by tourism include:

- crowding
- transportation congestion
- degradation of natural assets
- availability of housing
- trash



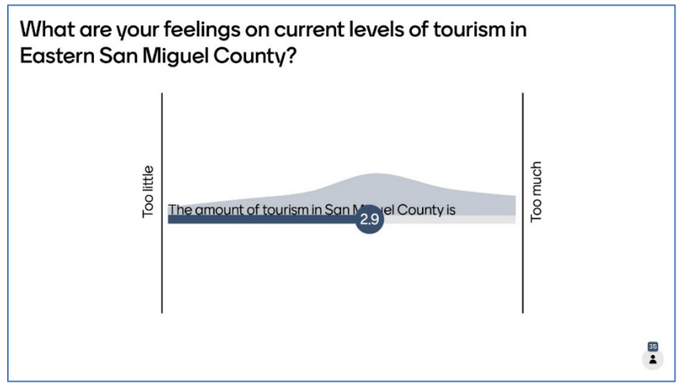
Changes/Challenges Related to Tourism or Outdoor Recreation over Next 10-20 Years
According to focus group participants, major changes/challenges include:

- Carrying Capacity & Recreation Infrastructure: Degradation of trails from overuse, trail maintenance, permits required for trail use, outdoor user education, increased traffic, lack of parking, impacts of visitors on recreational amenities, increased pressure on Search & Rescue personnel, private property owners withholding easements for trails or guiding, impacts on wildlife and natural resources, SMART management of impacts
- Climate Change & Public Health: Potential for wildfires, water quality and supply, collectively coming out of COVID-19 to determine together what responsible and sustainable growth look like
- Quality of Life: NIMBYism and shortsightedness of some community members, short-timers not honoring what makes the valley magical, too many visitors negatively impact quality of life for full-time residents (e.g. long lift lines, single track bike trails becoming double track, etc.), loss of employee base to serve tourists, erosion of core culture of locals, Telluride becoming prohibitively expensive for regular folks, lack of housing and crowding vs. more trails and activities and more people entering tourism and recreation space
- Tourism Market: Quality marketing, destination resort – flights not getting here, failure of ski company to maintain a world class resort, need to have clear target market (understanding carrying capacity and market to 'most beneficial guests), too expensive for families, becoming a playground for the 1%, small minority of anti-tourist community members with loud voices, loss of community values, managing and limiting tourism and growth in a day and age when media and social media inherently 'over market' the region, allowing and promoting excessive development and density will negatively impact the environment and ultimately drive tourism away

Tourism Trends in the Last Five Years

- Types of Tourism: Ecotourism, guests love short term rentals for kitchens, etc. vs hotels, day visitors are growing vs. weeklong visitors, the COVID-19 years were an anomaly and we will start seeing more balance moving forward (huge increase due to pandemic in 20220/2021, numbers have decreased a bit in 2022)
- Community Trends: Increased traffic on county roads, epic pass has destroyed the ski experience, use of Forest Service-trails, the region has officially been discovered, less involvement from second home owners in community, more backcountry use, more pressure on the natural environment, more education of local issues, COVID-19 stressed people out and put lots of stress on our community which caused a kneejerk reaction of people opposing more tourism – it seems like it has declined from that 2021 peak, shortened shoulder seasons, stabilization of the tourism economy
- Economic Trends: Higher lodging prices, ADR pricing out summer family visitation, seems to be getting more expensive, quantity over quality - in other words, short visits with minimal spending that have detrimental impacts to area, versus longer stays with "vesting" in the area while here
- Tourism Clientele: Less regular people can come visit, more people with more money, digital nomads / remote workers, increase in high end clientele, demand for luxury services, many second homeowners during peak seasons, the attitude of the super-rich has gotten more negative, former visitors become 2nd homeowners due to remote work, changes in spending, more neighboring states coming to visit

Current Levels of Tourism
When asked about current levels of tourism (from 'too little' to 'too much'), thirty-five respondents feel current levels lean closer to 'too much' than 'too little.'



Historical & Cultural Assets that should be Protected

- Historical Assets: Opera house, downtown/Main Street, scenic byways, historic architecture (but not at the cost of the community being able to build affordable housing), Matterhorn Mill, Ames Hydroelectric plant, Telluride National Historic Landmark District, Ames Power story, the Courthouse and the mine, the museum, Pandora Mill, ranching heritage/buildings and agriculture, cheap ski bum housing
- Cultural/Community Assets: Mining heritage, tradition of great music, ski bum culture, the weird, funky, friendly, music loving, mountain town idea, festivals, Freebox, core ski culture, kids and elderly, affordable lodging, camping
- Natural Features: Valley floor, the Mesas (Deep Creek), ranching heritage, agricultural lands, open forest lands surrounding Telluride, wildlife and critical wildlife corridors, scenic views, high country pass roads, Last Dollar Road Wildlife, unique topography, fauna, and flora

Underserved Populations or Demographics Related to Outdoor Recreation & Barriers to Participation

- Underserved Populations/Demographics: Latinx community, disabled, Black community, kids, elderly, low-income earners
- Barriers: Economic/cost - ski area prices/tickets/gear are beyond many locals' ability to pay – skiing is upper-class activity, limited available camping, various access alternatives, language barriers – lack of bilingual resources, lack of mentorship or invitations to join, not having enough time to participate (due to work), education, lack of knowledge/know how, difficult terrain for average hikers, non-snow melted sidewalks, lack of diversity

Celebrating Local Culture & Identity
According to focus group participants, the library offers a variety of programming that celebrates local culture and identity but could use more civic and land use education opportunities. The Opera House, live music and great festivals celebrating film and the arts also promote local culture and identity. Philanthropic activities and the ability to tap into private resources is also important. Local non-profit organizations and churches are also part of the local community fabric, along with free community events at the Warehouse. There are many arts groups and funding for the arts in the area, and partnerships between the community and Telluride schools.

While there are many organizations and events that celebrate local culture and identity, there is a need for more acknowledgement of Native American history and a need to bring together diverse cultural group and underserved communities, as there is currently a separation in Telluride due to these differences.

Tourism Economy Missing Services

- Transportation: Transportation options (especially after 2:00am), intercept parking, Uber/Lyft, infrastructure needs work, Yosemite example – visitors park outside Valley and take bus in
- Lodging: Affordable options, camp sites, mid-range hotel options, non-profit guest/performer/teacher housing
- Health services: Reliable medical care/good facility
- Activities: Winter activities that are not sports based, bike tours on trails, commercial outdoor tours on the valley floor, nature exploration, more family fun, café/good breakfast spot, diner at Lawson, covered swimming, recreation center
- Personnel: Losing employees and volunteers, more local ambassadors to let guests know what to do while they are visiting

Innovative Approaches to Tourism

- Types of Tourism
  - Eco-tourism
  - Podcasts for walking tours
  - Free opportunities
  - Mountain bike classes and tours on the valley floor
- Sustainability
  - Permits for certain trails use
  - Additional dispersed recreational opportunities (so impacts to existing facilities can be reduced)
  - Less cars, more bikes, intercept parking
  - Education on our natural resources
- Marketing
  - Target more hearty visitors
  - Focus more on international visitors
  - All inclusive, variety of activities
  - More education about history
  - Everyone is welcome!
- Personnel
  - Internships

County's Role in Contributing to Tourism & Outdoor Recreation
Focus group participants think the County can play a variety of roles when it comes to tourism and outdoor recreation, including supporting these activities with infrastructure improvements and working collaboratively with local organizations, municipalities, and the larger region, including neighboring counties, the USFS and others, to engage everyone in collaboratively finding solutions.

One participant suggested the County convene regular outdoor recreation and tourism stakeholder meetings and collaborate with the Tourism Board. Providing open space and trails planning is another role mentioned. Business support is also important, as is open space conservation and protection of scenic corridors and other land use regulations that limit the negative impacts of these activities.

Big Ideas

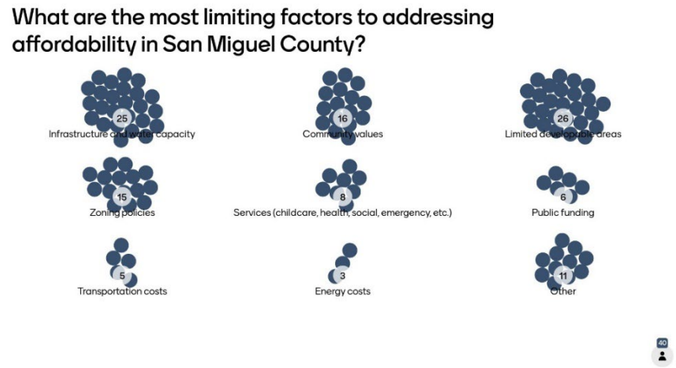
- More financial support for trail cleanup/building
- More community outreach to diverse groups
- Fireside chats about history
- Trail crews
- Community dinners
- Local service projects
- Ambassadors
- More beginner friendly hiking and biking opportunities
- Towns need to work together
- Meet and greets with food vendors
- Redo mountain bike strategy (more trails and intermediate trails would be huge draw, Summit County example)
- Free fishing lessons

HOUSING CONSIDERATIONS

Most Limiting Factors to Addressing Affordability

The top five most limiting factors to addressing affordability according to forty-five focus group respondents are:

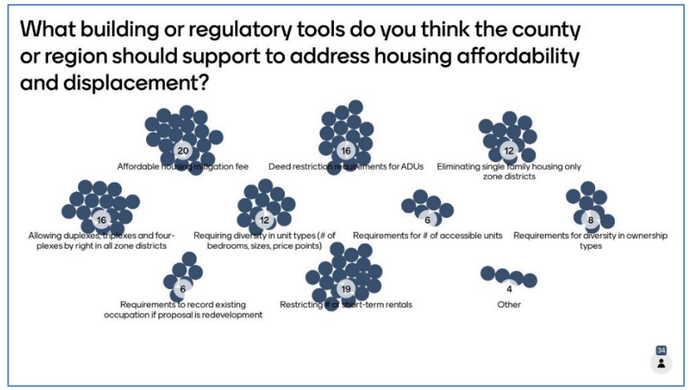
- limited developable areas
- infrastructure and water capacity
- community values
- zoning policies
- other



Building or Regulatory Tools to Address Housing Affordability and Displacement

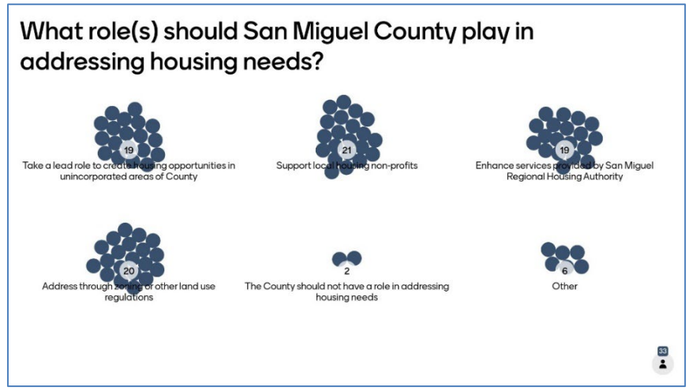
Several building or regulatory tools were selected by thirty-four focus group participants, with the top five being:

- affordable housing mitigation fees
- restricting # of short-term rentals
- allowing duplexes, triplexes and four-plexes by right in all zone districts
- deed restriction requirements for ADUs
- requiring diversity in unit types and eliminating single-family housing only zone districts



County's Role in Addressing Housing Needs
When asked what the County's role should be in addressing housing needs, thirty-three respondents' top five selections were:

- support local housing non-profits
- address through zoning or other land use regulations
- take a lead role to create housing opportunities in unincorporated areas
- enhance services provided by San Miguel Regional Housing Authority
- other



Underserved Populations or Demographics Related to Affordable Housing & Barriers to Entry
It is important to understand which populations or demographics are currently underserved when it comes to affordable housing. It is also critical to understand what the barriers to entry are when considering recommendations for the Master Plan update. According to focus group participants, the following groups are currently underserved:

- Latinx community
- Service industry workers
- Low-income residents
- Middle-income residents (do not qualify for affordable/low-cost housing, but cannot afford free market)
- Older adult population
- Seasonal workers
- Teachers and other public service workers

Innovative Approaches to Housing

- Public/private partnerships (collaborate with TMV and TOT)
- Streamlined processes to reduce time and cost to construct
- "Cluster" style tiny house developments to reduce impact but still house people
- Off-site construction, building modular
- Build on the Pearl Property and parcels in and adjacent to incorporated towns
- More incentives for home sharing
- Tiny homes, long-term camping
- Dormitory style housing for temporary workers
- Nontraditional zoning that allows more diversity
- Restricting square footage unless owners either pay into or offer work force housing
- Softening of HARC regulations for affordable housing projects
- Pearl property
- Zoning incentives for more local housing
- Short term rental caps
- Partnerships with local nonprofits and essential service providers
- Requiring businesses to including employee housing units in any new builds (hotels especially)
- Rent to own model through purchase program
- Providing property owners with subsidies to convert short term rentals to affordable housing
- Long term lease agreements for institutional users
- Regional collaboration
- Mixed deed restricted and non-restricted
- Land Trusts
- Raise height restriction in Shandoka areas
- Camper housing (e.g., Town Park)
- Nonprofit advocate for housing
- Revolving loan funds on rental housing that fund first time home buyer programs
- Work together with local builders and developers
- Require larger employers to provide more housing for their employees
- Offer opportunities for businesses to collaborate or buy into project
- Regulation and curbing of HARC's inappropriate overreach
- Look to subsidies, incentives, and creative solutions (e.g., apps) to link people looking for housing with those who have it available
- Affordability
- Incentives for empty homes to allow residents to rent
- Real time monitoring of occupancy, unit types and other housing data
- Allow maximum density in already dense areas
- Build compact housing, aka NYC, on land available near current density

Housing Priorities for County
When asked what the County's priorities should be when it comes to addressing housing, affordability is one of the key issues that need to be addressed. Another issue that is growing is the intensified displacement of local employees to areas farther down valley, away from Telluride and Mountain Village, leading to longer commute times, more traffic and increased environmental impacts. Several respondents feel the County has a responsibility to provide infrastructure and transportation.

Other priorities include addressing inventory shortages, small and medium scale solutions, land banking, water resources, keeping density closer to already developed areas to protect surrounding open and rural lands, providing infrastructure, making existing housing stock more accessible (e.g., cracking down on short-term rentals).

Several suggestions include adding Community Housing zoning as a tool to help the community, raising height restrictions, incentivizing vacant deed restricted properties to be developed in incorporated areas, allowing duplexes and ADUs in more zones, surveying local businesses about employees and housing.

Big Ideas

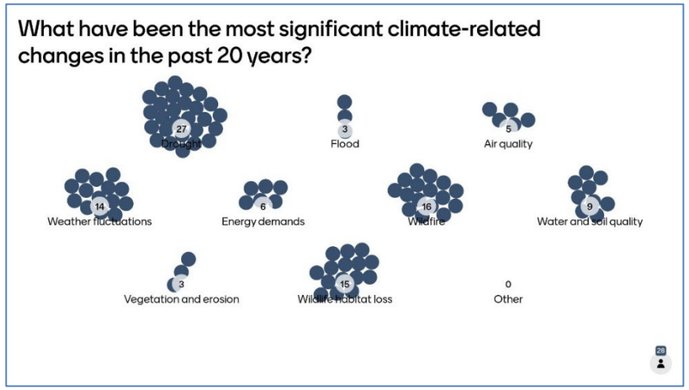
- Purchase and develop land near the Mill
- Businesses should provide their own housing
- Allow for density / height variances for projects that meet AH community goals - streamline the process
- TOT needs to work with Mountain Village
- Develop housing south in shell station on existing infrastructure
- County can focus on legislative efforts to help our region
- Include Spanish speaking population
- Enforce compliance on the existing deed restricted units

- Consider Valley Floor
- Innovative solutions to net zero building that would fit well in our climate and be affordable
- Update the residential job generation study
- Collaboration between TOT, MV, and SMC
- Create more water storage in the upper reaches of the watershed
- Important to understand the needs of the smaller communities like Trout Lake, Ophir, San Bernardo, Sawpit, etc., as they do not have the resources of the larger entities in the region
- Taxing vacant houses
- Reopen dialogue on “complicated” parcels close to town such as across from Shell Station and Pearl Property
- Use allowances for housing that exist on Valley Floor – do a land swap
- Regional housing plan
- More focus on rental housing
- Pearl property
- Open the valley floor back up to affordable
- Build on existing lots in Lawson and Ilium
- Regional approach rather than fragmented jurisdiction by jurisdiction approach

Environmental Stewardship & Priorities

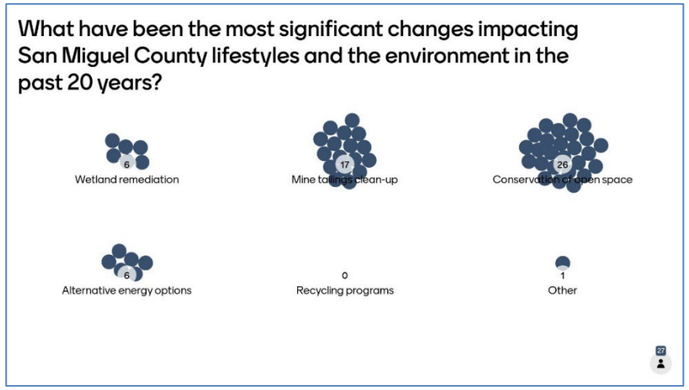
Most Significant Climate Related Changes in Past 20 Years
Out of ten choices, twenty-eight respondents believe the five most significant climate changes in the past 20 years include:

- drought
- wildfire
- wildlife habitat loss
- weather fluctuations
- water and soil quality



Most Significant Changes Impacting Lifestyles and the Environment in Past 20 Years
Twenty-seven respondents felt that the most significant changes impacting lifestyles and the environment in the past 20 years include:

- conservation of open space
- mine tailings clean-up
- wetland remediation
- alternative energy options



Largest Land Use Conflicts with Natural Environment
The natural environment of San Miguel County is one of its greatest treasures. When thinking about the future, understanding where current land uses conflict with this environment will help the County make thoughtful choices. Focus group participants noted several areas where these conflicts cause issues. Some of the most mentioned include near the Mesas (ranch style housing), high country, wetlands, wildlife corridors, any uses around wells, in the more forested areas, high density outside towns, suburban sprawl development, Bridal Veil Basin, the north side of the Valley floor, the San Miguel River and remote lakes. Light pollution, due to development, though not a land use, is also an issue that conflicts with the natural environment.

Key Environmental Assets
There are many key environmental assets in San Miguel County. Some of the most mentioned include:

- the Mesas, high country vistas
- Deep Creek
- Water bodies (e.g., San Miguel River), watersheds, critical wetlands, riparian corridors
- Wildlife and wildlife corridors
- Large open spaces and USFS lands
- Air quality
- Clear night sky

Historical & Cultural Assets That Should Be Protected
Historical and cultural assets are important to understanding and maintaining a strong sense of community. Many of the assets mentioned are both historic and cultural. Indigenous cultural assets and ranching and mining heritage are particularly important, along with skiing history (especially 70s era/early ski area structures). Each of these areas include stories, buildings, and other artifacts and knowledge that can help people understand the special nature of the area.

Indigenous Culture

- Native American history
- HARC, native artifacts

Ranching & Mining Heritage & Culture

- Historic ranches, mining houses
- Buckley Wells Cabin

Local Area

- Towns of Telluride, Ophir, Placerville, Sawpit
- Downtown main street buildings
- Downvalley School House
- Courthouse, Museum
- Ames Power Plant
- Matterhorn Mill
- Pandora Mill
- Rio Grande Southern Railroad buildings and infrastructure, Depot
- Galloping Goose
- Transfer Warehouse
- Trout Lake Trestle

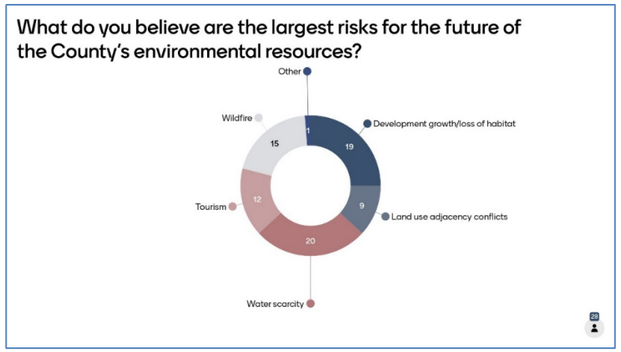
County's Role in Supporting Environmental Stewardship
While there are many roles that might be nice for the County to play in supporting environmental stewardship, maximizing resources to provide the most benefit is critical to success. Some roles focus group members feel the County should play include:

- Regulatory role (creative zoning to allow for unique developments) and critical area planning (CAP goals)
- Direct incentive-based policy and funding to promote environmental stewardship
- Leadership in fostering a community of intersectional environmental thinking
- Leadership with multi-jurisdictional decision-making
- Education and promotion of environmental stewardship ethics

- Working with local, regional, state, and federal stakeholders (CPW and other state agencies, USFS, BLM - public land managers, environmental non-profits, DOW, SMPA)
- Leadership in reducing GHG emissions
- Participate in PES program to increase soil health and water retention

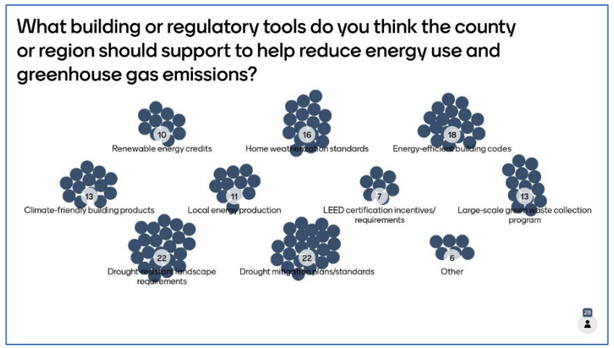
Largest Risks for Future of Environmental Resources
The largest risks for future environmental resources, according to twenty-eight respondents include:

- water scarcity
- development growth/loss of habitat
- wildfire
- tourism
- land use adjacency conflicts



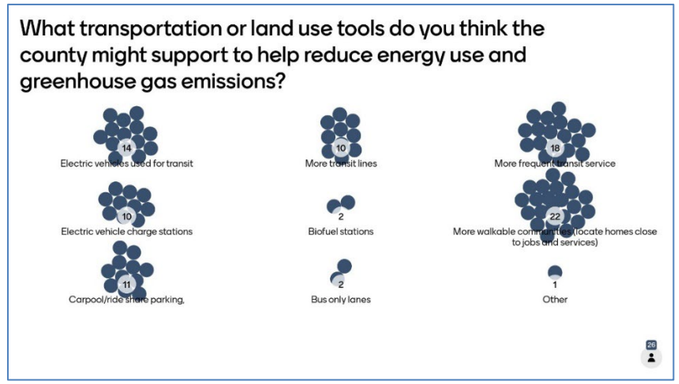
Building or Regulatory Tools to Help Reduce Energy Use and Greenhouse Gas Emissions
In terms of reduction in energy use and greenhouse gas emissions, twenty-eight respondents feel that the County should support the following regulatory tools:

- drought mitigation plans/standards
- drought resistant landscape requirements
- energy-efficient building codes
- home weatherization standards
- climate friendly building products and large-scale green waste collection program



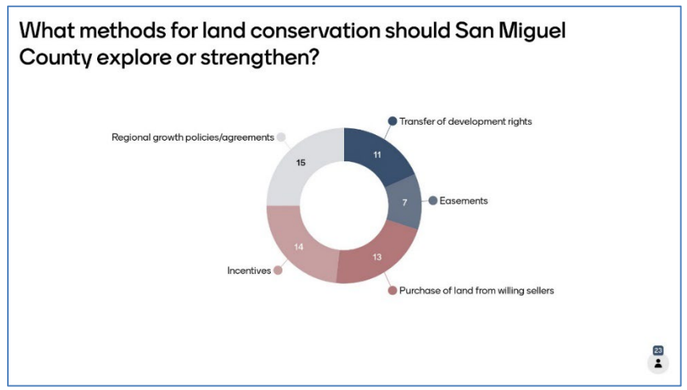
Transportation or Land Use Tools to Help Reduce Energy Use and Greenhouse Gas Emissions
When asked what transportation or land use tools the County might support to help reduce energy use and greenhouse gas emissions, the top five twenty respondents selected were:

- more walkable communities (locate homes close to jobs and services)
- more frequent transit service
- electric vehicles used for transit
- carpool/ride share parking
- more transit lines
- electric vehicle charging stations



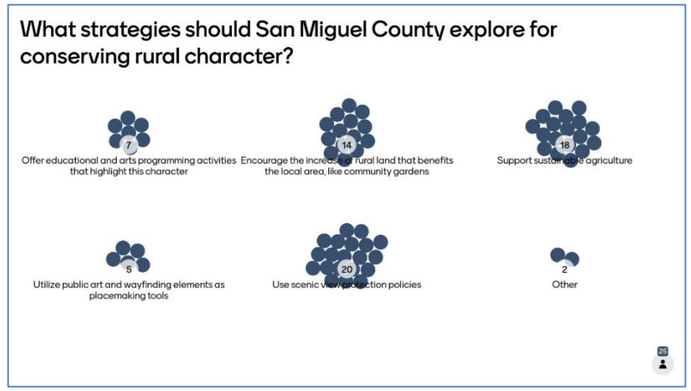
Methods for Land Conservation
Twenty-three respondents thought the following were important methods the County should explore or strengthen related to conservation:

- regional growth policies/agreements
- incentives
- purchase of land from willing sellers
- transfer of development rights
- easements



Strategies to Conserve Rural Character
Twenty-five respondents feel the County should consider the following strategies to conserve rural character:

- use scenic view protection policies
- support sustainable agriculture
- encourage the increase of rural land that benefits the local area, like community gardens
- offer educational and arts programming activities that highlight this character
- utilize public art and wayfinding elements as placemaking tools



Big Ideas

- Regional non-profit collaboration
- Meet with Ophir, San Bernardo, Trout Lake communities
- Public transportation to Bridal Veil
- Emphasize to / educate visitors, part-time residents & locals about our environmental priorities
- Explore what can be done on the valley floor
- Proactively partner with government agencies (e.g., CPW, USFS) as well as nonprofits that are engaged in environmental stewardship
- Electric rail
- Prioritize wildlife corridors
- Campus for environmental research and education
- Consider a visitor tax to help support environmental impact
- Increase transit options
- Move hospital to center of region to reduce overall road traffic (same for grocery stores)
- Remote parking area down valley on 145
- Rebuild the relationship between Mountain Village and Vallev
- Regional EV Readiness Plan (under development)
- Look more closely at the impacts of the airport

Most Successful Strides toward Multi-Modal Transportation Options
In terms of mobility and transportation, focus group members feel the most successful strides toward multi-modal transportation options in the County include the gondola, bike path to the west of Telluride, the airport, SMART, the Galloping Goose! and Bustang.

Additional Transportation Programs/Policies to Improve Safety, Mobility & Accessibility
Focus group members had many examples of additional programs and policies the County could implement to improve safety, mobility, and accessibility.

Participants suggested expanding bus service (specifically hours and electrifying the fleet) and gondola service, along with consistent parking policies across all jurisdictions. Several participants mentioned increasing safety for bicyclists and walkers and expanding routes for these modes. A suggestion that businesses should be required to help subsidize ride sharing and/or encourage employees to use buses rather than single-occupancy vehicles was shared, and the ideas that there should be an out of county ride sharing option.

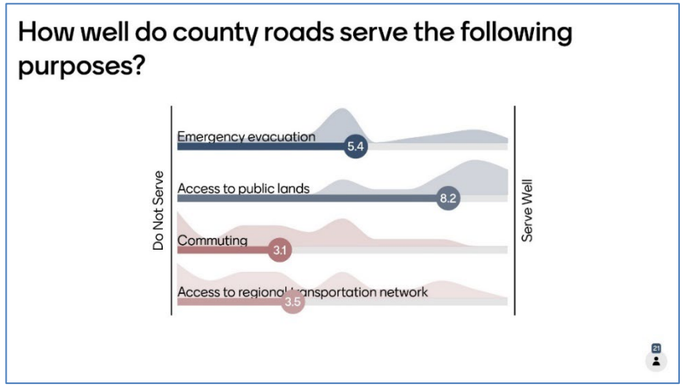
A suggestion was made that SMART routes adjacent to existing population centers should be expanded. Limiting development to existing transit corridors was also a suggested option.

Building housing close to towns so more people can walk, ride bikes, or take the bust to work, the grocery store, library, etc. Intercept parking near Placerville and better infrastructure that accommodates several modes of transportation would be beneficial. Look into European models- utilize existing historical mining infrastructure to potentially develop train system, other gondola or tram lines, funiculars.

Opportunities & Challenges for SMART (San Miguel Area Regional Transportation)
Focus group members mentioned several challenges that SMART will need to address in the future, including:

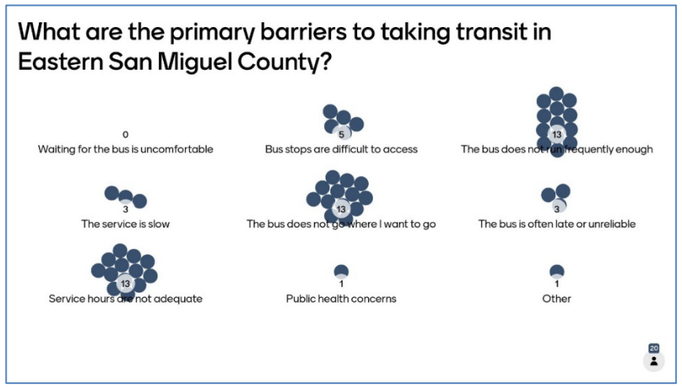
- Low ridership
- Limited funding and gondola responsibility
- Lack of extended hours, specifically to serve down valley communities or on-call services
- Inability to travel outside the county
- Lack of direct connections to certain communities and long commute times
- Greening the fleet
- Maintaining climate/environmental awareness with wildlife/nature preservation
- Traffic issues

County Road Services
Twenty-one respondents noted that access to public lands is well served by county roads, emergency evacuation is in the middle, and commuting and access to the regional transportation network are not served so well by county roads.



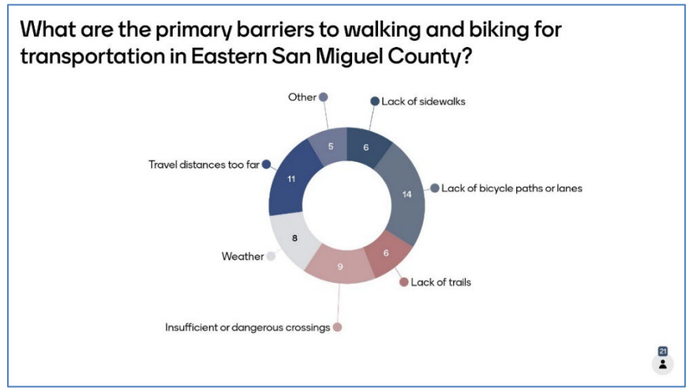
Primary Barriers to Taking Transit
Primary barriers to taking transit according to twenty respondents include:

- service hours not adequate
- bus does not go where I want it to go
- bus does not run frequently enough
- bus stops are difficult to access
- service is slow and the bus is often late or unreliable



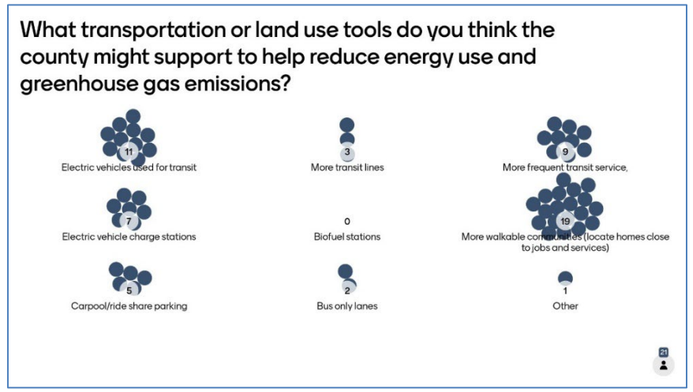
Primary Barriers Related to Walking & Biking
Primary barriers related to walking and biking for twenty-one respondents include:

- lack of bike paths or lanes
- travel distances too far
- insufficient or dangerous crossings
- weather
- lack of sidewalks and trails



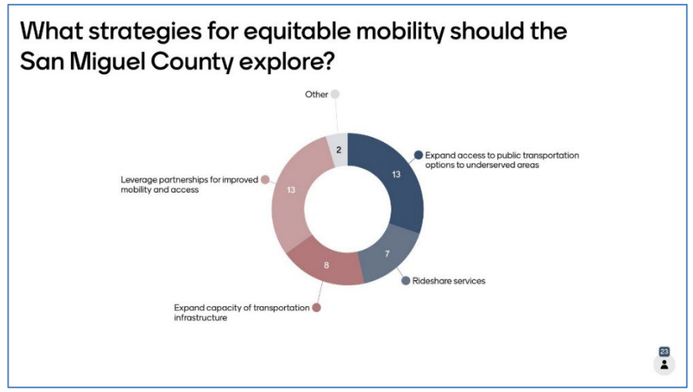
Transportation & Land Use Tools to Help Reduce Energy Use and Greenhouse Gas Emissions
The top tools the County might support to help to reduce energy and greenhouse gas emissions according to twenty-one respondents include:

- more walkable communities (locate homes close to jobs and services)
- electric vehicles used for transit
- more frequent transit service
- electric vehicle charge stations
- carpool/ride share parking



Equitable Mobility Strategies
Twenty-three respondents feel that San Miguel County should explore the following strategies:

- expand access to public transportation options to underserved areas
- leverage partnerships for improved mobility and access
- expand capacity of transportation infrastructure
- rideshare services

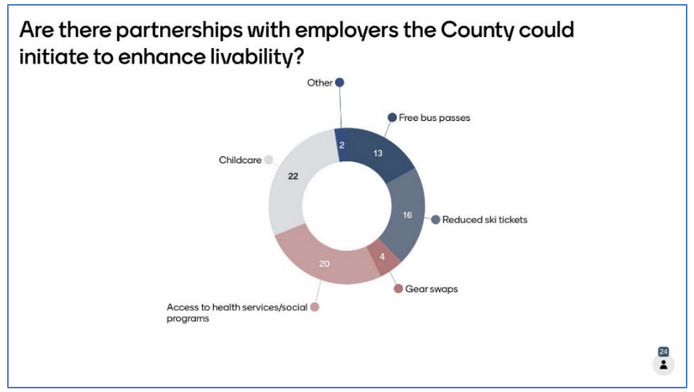


Big Ideas

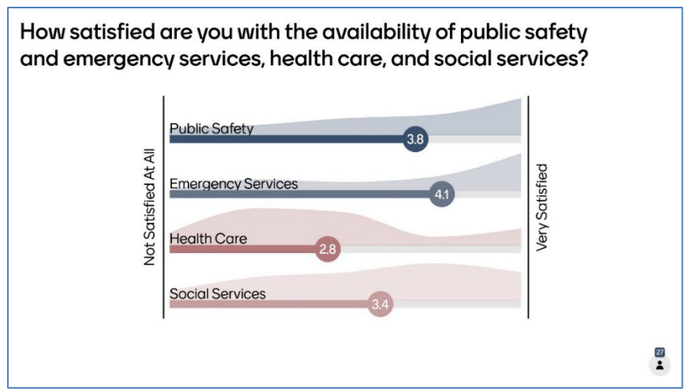
- Keep density close to town and existing resources
- Gondola connection to Lawson Hill and Ilium – add more density in both areas
- Electric busses to help the work force get from outer areas to town
- More shoulder room going into town
- Conduct updated employment generation study to see how many people commute to the region
- Cluster housing close to town to cut down on traffic congestion
- Carbon tax on private flight to TRA
- Upgrade chondola to full gondola to serve Meadows residents
- More and affordable commercial flights out of TEX
- If density is close in, then there's less critical need for transportation
- It would be great to bus our workers like Aspen does or other mountain towns so that we can keep the spur moving
- Widening spur for safety and two-way pacific for safer ingress/egress from town
- Loop train from town to Lawson
- Strategic utilization of the valley floor edge as an alternate transportation solution
- A bus lane on the spur

Partnerships with Employers to Enhance Livability
Partnerships are important and can help enhance livability in communities. According to twenty-four respondents, the County could support the following:

- childcare
- access to health services/social programs
- reduced ski tickets
- free bus passes
- gear swaps



Satisfaction with Availability of Public Safety & Emergency Services, Health Care, Social Services
In terms of satisfaction with the availability of public safety and emergency services, health care, and social services, twenty-seven respondents were generally satisfied with public safety, emergency, and social services, but leaning toward not satisfied with health care.



Celebrating Local Culture & Identity – Effective Examples
Many examples of how the community celebrates local culture and identity were mentioned, including:

- Fourth of July celebration
- Bluegrass and other types of music, and parades
- Fireside chats
- Non-profit DEI work with Claudia Garcia Curzio
- Museum
- Rodeo/fair
- A variety of festivals celebrating various aspects of local culture and art
- Library programming – specifically Latinx outreach
- Rotating active art exhibits
- Sheridan Opera House
- Gay Ski week
- Street dance

Celebrating Local Culture & Identity – What Could be Added
While there are a variety of ways the community celebrates local culture and identity effectively according to focus group participants, there are also additions that could be beneficial for everyone who live and visits the area. Some of the ideas shared include:

- Cultural audit and Justice, Equity, Diversity & Inclusion trainings
- More outreach to Native tribes and immigrant populations to include them in programming/festivals
- Educational programs about local mining and ranching history, wildlife
- Lean into creative innovative ideas and culture instead of getting stuck in the past
- Bilingual and low to no cost events
- Provide more resources for Latinx and native communities
- Assist organizations with short term housing for visiting contractors/artists/festival staff
- More support of family needs through social safety nets (e.g., supporting local non-profits)
- Local discounts to festivals to include more service level employees
- Build stronger relationships with towns and municipalities outside the core

Culture/Language Barriers Limiting Employment/Advancement Opportunities & Tools, Policies, Programs to Help
The most often cited barriers by focus group participants were language, lack of affordable housing, online and technology accessibility issues, non-documented residents fear of deportation, and lack of trade skills education.

County Support for Employee Recruitment & Talent
Participants feel that the County can support employers with employee recruitment and talent by helping with affordable housing close to jobs, and transportation.

Respondents also noted that the County could provide incentives for employers to provide local housing, specific skills training (e.g., bus drivers), professional development, employee benefits (e.g., health insurance, ski pass), and bilingual journeyman training.

County Support for Residents in Career Advancement
Participants identified ways the county could support careers in the community. This included: professional development, continuing education fund, equitable health plans, housing purchase assistance and tiered deed restriction policy so people can move up as their career develops, access to trade and college courses, job training, and transportation. Two additional ideas include supporting education options with regional university and trade schools and facilitating changing community college district to fall under the Colorado Mountain Colleges umbrella.

Promotion/Representation of Locally Owned, Women Owned, Minority Owned Businesses
Participants had suggestions for ways the County can promote and help represent locally owned, women owned, and minority owned businesses. Several ideas were suggested related to services and education including childcare, followed by a variety of ideas related to low/no-interest financial support, funding opportunities to subsidize commercial rental rates, deed restricted commercial spaces, supporting programs for startups (e.g., Telluride Accelerator), mentorship, Noel Night style events for these businesses throughout the year, partnering with Region 10, expanding allowed uses in Lawson and similar areas to promote more diverse businesses and ownership opportunities, more programs and resources to provide information and training to increase representation.

Support for Aging Populations and/or People Who Experience Mobility or Physical Barriers
Ideas for County support for aging populations and people who experience physical, or mobility barriers include:

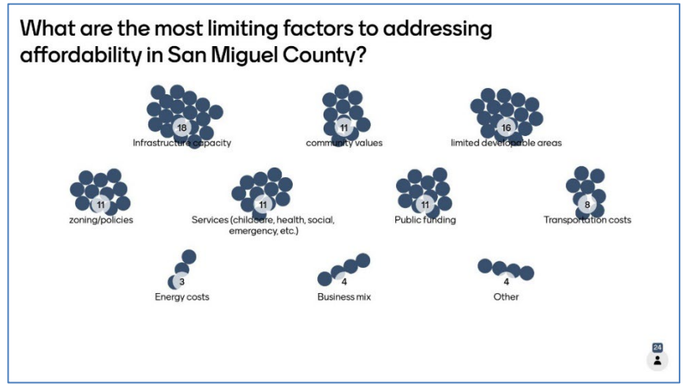
- New medical facility with expanded care options that is close to housing
- Better public transportation and SMART services
- Diverse senior programming - housing and wellness programs and facilities/community center, home health programming
- Sidewalk maintenance and improvements (e.g., fixing bumps and cracks, clearing ice)
- Clear the ice
- Greater funding for palliative care in region
- More Bingo
- Look at deed restriction language so people can retire and keep their homes
- Help with education in different languages
- Ensure ADA regulations are enforced in businesses and around town

County Role in Addressing Housing Needs
Twenty-seven participants feel that the County could take a role in addressing housing needs in the following ways:

- enhance services provided by San Miguel Regional Housing Authority
- take lead role to create housing opportunities in unincorporated areas
- support local housing non-profits

Limiting Factors to Addressing Affordability
When considering factors that limit addressing affordability, twenty-four respondents selected the following:

- infrastructure capacity
- limited developable areas
- zoning/policies
- services (childcare, health, social, emergency, etc.)
- public funding and community values



Underserved Groups Related to Affordable Housing & Barriers to Entry
Groups that respondents consider underserved when it comes to affordable housing include middle-income earners, seniors, disabled populations, workers who don't have financial means for down payment/two-month security deposits, Spanish speaking population (processes and paperwork not user friendly), working class and younger community members, young families, young professionals (due to AMI regulations), and undocumented residents.

Barriers to entry include lack of bilingual resources, NIMBYs (those who do not want affordable housing near them), lack of space for housing, historic preservation and open space values, and the fact that the cost of housing far outpaces wages.

Underserved Groups Related to Outdoor Recreation and/or Outdoor Green Spaces and Barriers to Access
In terms of groups that are underserved when it comes to outdoor recreation, respondents noted older residents, community members with limited mobility and/or other physical challenges, and the Latinx population.

Barriers to outdoor recreation or green spaces include cost for certain activities like skiing and mountain biking, trail widths not adaptive for people with mobility challenges, rugged terrain, lack of trailhead transit access, and lack of education about access to public lands.

County Support for Equity Across Race, Income, Gender, Sexual Orientation in Health & Healthy Life Outcomes
Respondents feel the County can work toward equity in health and healthy life outcomes by supporting and initiating DEI practices through inclusive hiring practices, language justice and educational opportunities, evaluating systems to ensure they are equitable and accessible, and hiring more diverse staff.

Another topic participants mentioned was mental health care and grant funding for social services, and progressive multi-family and multi-generational zoning policies, along with surveying immigrant populations to understand their needs.

Big Ideas

- Gondola from Lawson Hill to MV
- Gondolas connecting Lawson and other community areas
- Greater diversity in leadership
- Plenty of workforce housing and a thriving community
- Rec Center
- Ilium as a high-density workforce housing area
- Work more harmoniously with other jurisdictions
- Community spaces and resources, especially for positive development of youth
- Continued free access to the gondola for locals.
- A train for visitors, locals as a mode of transportation AND to provide scenic views along the river and from the housing units on the valley floor
- Be creative about ways to be inclusive by building affordable rental and ownership opportunities within and adjacent to the incorporated towns
- Transit solutions for numerous commuters
- Merge MV and Telluride
- Light rail on Galloping Goose
- Improve our infrastructure
- Access to outdoor recreation for all abilities and income statuses
- Affordable rental housing
- Create a services district, to this plan's boundary
- We are a ski community…create affordable options for all
- Hold TSG accountable
- Link our regional areas together in a much better way
- Activity quiz to find the skills in different cultures
- Hospital with mental health services and Latinx access

Page Intentionally Blank

DESIGNWORKSHOP

Landscape Architecture
Planning
Urban Design
Strategic Services

120 East Main Street
Aspen, Colorado 81611
970.925.8354
designworkshop.com

To:	San Miguel County: Kaye Simonson and John Huebner
From:	Design Workshop: Jessica Garrow, Callie New, Eric Krohngold, Sarah Horn, Jennifer Pintar
Event Date:	December 7, 2022
Project Name:	Telluride Regional Area Master Plan Update
Project #:	6959
Subject:	Pop-Up Event Summary Results

San Miguel County
East End | Master Plan

A total of four pop-up engagement events were held on December 07, 2022. The pop-up events were held in various places throughout the County that have high amounts of foot traffic during a weekday. The outreach concluded with a three-hour event during Telluride's popular Noel Night, where businesses offer discounts and specials for the holiday session and draw people from around the region. Pop-up events were advertised via email and print, radio, and a social media campaign in the week prior to the events. The project planning team, including county staff, members from the Advisory Group, the County Planning Commission, and the Design Workshop team staffed the events and interacted with community members. The engagement materials were provided in English and Spanish, and a Spanish translator was present during all events. A youth engagement activity was also provided.

The below table shows the events and the total number of participants.

Event Time	Place	Event	Participants
9 – 10:30 am	Spruce Street Park, Telluride	Pop-Up Event 1	32 people
11:30 am – 12:30 pm	Society Turn Business Center, Lawson Hill	Pop-Up Event 2	14 people
1:30 – 2:30 pm	Town Hall / Mountain Village Center Station, Mountain Village	Pop-Up Event 3	20 people
4 – 7 pm	Noel Night Miramonte Building, Telluride	Pop-Up Event 4	64 people
Total			**130 people**

The following summarizes the feedback received from the Pop-up Engagement Events and provides the total responses from the dot activity boards.

The results of the Pop-Up Event Summary are categorized by the engagement boards indicated in the following order:

1. Master Plan Topics
2. Transportation and Housing
3. Environmental Stewardship
4. Future Land Use Types
5. Your Thoughts
6. Participation Demographics

Master Plan Topics

Master Plan Topic Results

The Master Plan Topics board asked community members to place a dot on a scalebar to signify how important they feel the featured topics are to the future of San Miguel County. The topics are on a scale of 0 Not Important to 10 Very Important. Results demonstrate that environmental stewardship, managing growth, affordable housing, and essential services are considered most important to participants. Although still ranking above 5, arts, culture and education is ranked the lowest.

Table 1 shows the weighted average per dot for each Master Plan Topic.

Master Plan Topic	Weighted Average
Affordable Housing	**9.03**
Arts, Culture and Education	7.87
Community Connections	8.95
Environmental Stewardship	**9.34**
Essential Services	**9.00**
Infrastructure	8.66
Managing Growth	**9.08**
Natural Environment	8.72
Parks & Trails	8.68
Transportation	8.88

Table 1: Master Plan Topics Weighted Average Totals (all Pop-up Events combined)

Transportation

Transportation Results

Participants were asked to place a dot on the mobility investment with which they most agree. The total number of dots reveal that investments that enable walking and biking are favorable, as well as expansions to the Gondola service area. The least popular options were carpool and ride share parking followed by electric vehicle charging stations (see Figure 1).

Looking at the number of dots per pop up event (Table 2), it is notable that investments that would increase the frequency, service hours and number of lines of transit service were most popular in Mountain Village and the morning session in Telluride.

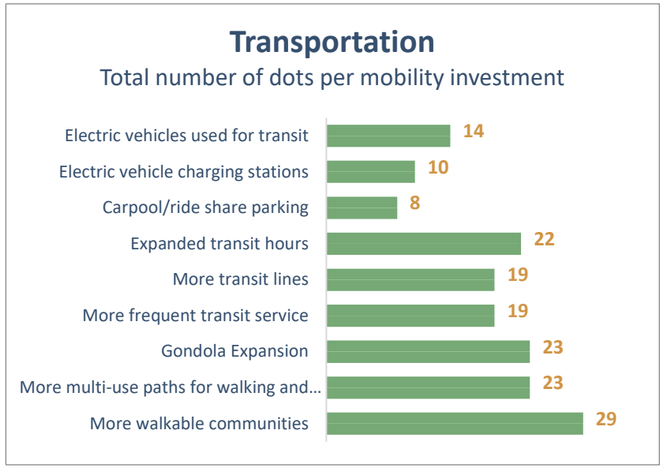


Figure 1: Transportation Boards – Dot Exercise Totals

Transportation					
MOBILITY OPTIONS	**Pop-Up Event 1**	**Pop-Up Event 2**	**Pop-Up Event 3**	**Pop-Up Event 4**	**Total # of dots**
More walkable communities	3	5	1	20	**29**
More multi-use paths for walking and biking	3	8	1	11	**23**
Gondola Expansion	7	3	1	12	**23**
More frequent transit service	7	3	3	6	**19**
More transit lines	8	2	3	6	**19**
Expanded transit hours	2	5	3	12	**22**
Carpool/ride share parking	1	1	0	6	**8**
Electric vehicle charging stations	1	1	0	8	**10**
Electric vehicles used for transit	4	1	1	8	**14**
Table 2: Number of dots per mobility option (per Pop-Up Event)					

Open Ended Board Comments on this board include the following written responses (reported verbatim):

- More parking
- Buses being familiar with area
- Buses Being on time
- We need more transportation links. (I commute from Montrose and there is no transit option)
- Should we have more of our roads winter-maintained?
- Walking biking trail from Placerville or Down Valley Park that connects to town

Housing

Affordable Housing Strategies Results

Participants were asked to place a dot on the housing strategies with which they most agree. There was an overwhelming number of participants that placed a dot on the option "affordable housing options in more places than currently developed" (63 responses), "more rental housing" (46 responses) and "allowing more housing density" (26 responses). The least chosen options were limiting free market housing and more ownership housing (see Figure 2).

More rental housing and more variety in housing types were also popular choices in all pop-up event locations; limiting new free-market housing development was a popular choice in the morning pop-up event in Telluride.

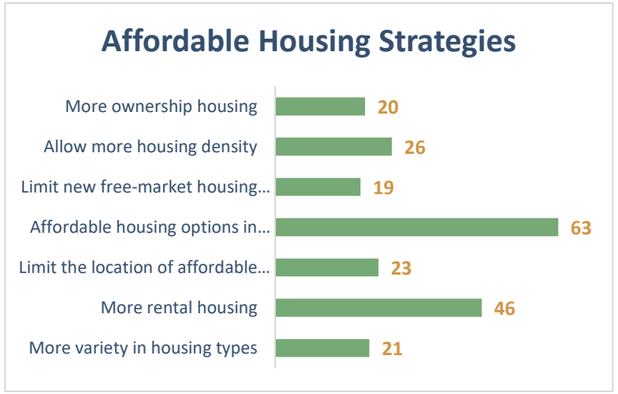


Figure 2: Affordable Housing Strategies Boards – Dot Exercise Totals

Affordable Housing Strategies					
	Pop-Up Event 1	**Pop-Up Event 2**	**Pop-Up Event 3**	**Pop-Up Event 4**	**Total # of dots**
More variety in housing types	7	3	3	8	**21**
More rental housing	7	3	10	26	**46**
Limit the location of affordable housing to areas adjacent to existing towns	0	3	4	16	**23**
Affordable housing options in more places than currently developed	15	7	11	30	**63**
Limit new free-market housing development	10	1	2	6	**19**
Allow more housing density	6	3	8	9	**26**
More ownership housing	3	4	7	6	**20**
Table 3: Number of dots per affordable housing strategies option (per Pop-Up Event)					

Participants were also able to provide written comments related to housing. The comments were recorded verbatim:

- Limit number of vacation rentals
- Affordable housing can be any/everywhere, dense housing should be near existing density and transportation
- New development in Lawson should match existing community less density.
- Keep affordable housing in the towns, doesn't disenfranchise community members
- Consider limiting the size of homes, i.e., 5000 ft.²
- Chuck sells Telski
- Need to clarify what "limit new free market housing development" means

Environmental Stewardship

Environmental Stewardship Results

Participants were asked to place a dot on the threats and challenges that face the County that they would most like to focus future resources. The top three Environmental Stewardship dot responses are water scarcity (59 responses) wildfire (52 responses), and wildlife habitat loss (36 responses) (See Figure 3).

Dot selections were relatively similar among the four pop-up events, though wildlife habitat loss was not chosen as often at the first three events compared to the evening Telluride event.

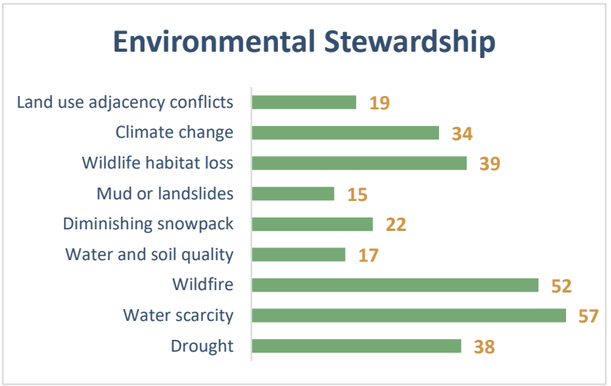


Figure 3: Environmental Stewardship Boards – Dot Exercise Totals

Environmental Stewardship					
	Pop-Up Event 1	Pop-Up Event 2	Pop-Up Event 3	Pop-Up Event 4	Total # of dots
Drought	8	5	7	18	**38**
Water scarcity	15	3	10	29	**57**
Wildfire	11	5	8	28	**52**
Water and soil quality	4	1	2	10	**17**
Diminishing snowpack	4	1	5	12	**22**
Mud or landslides	3	3	3	6	**15**
Wildlife habitat loss	4	4	6	25	**39**
Climate change	6	3	6	19	**34**
Land use adjacency conflicts	4	3	4	8	**19**

Table 4: Number of dots per environmental threat or challenge (per Pop-Up Event)

Future Land Use Types

Future Land Use Types Results

Participants were asked to place a dot on the land use types they would like to see in Eastern San Miguel County. The question focused on the main types of land uses in the County – Residential, Lodging, Conservation, Commercial, and Industrial.

The top two Residential Land Use Type dot responses are affordable housing (72 responses), multi-family homes (28 responses), and accessory dwelling units (28 responses); this land use category garnered the most responses overall (160 responses).

The most popular lodging option is campgrounds (30 out of 42 total responses).

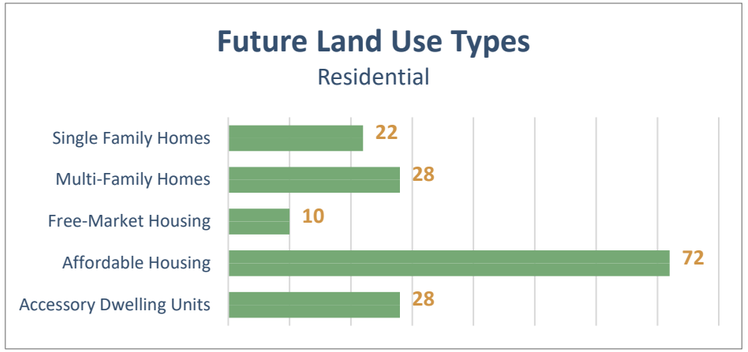


Figure 4: Residential Land Use Type – Dot Exercise Totals

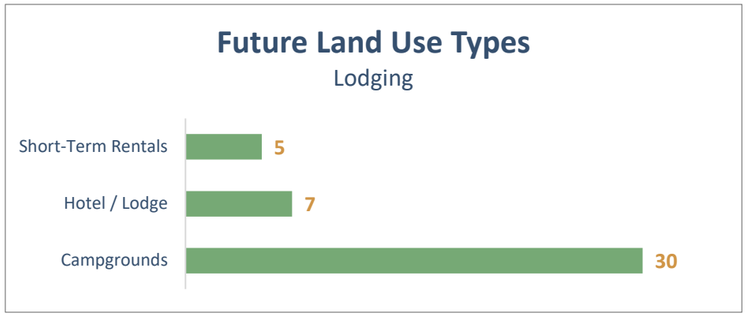


Figure 5: Lodging Land Use Type – Dot Exercise Totals

Conservation areas are ranked highest in the natural area choices (34 out of 77 total responses).

Essential services and restaurants were identified most out of the commercial choices (35 and 28 responses, respectively, out of 78 total responses).

The top industrial Land Use type dot response is overwhelmingly renewable energy production with 42 responses.

In addition to the specific uses on the boards, participants were able to identify other uses they want to see more of or less of. These were responses (recorded verbatim):

- Limit making housing Airbnb's
- Need more housing for workers
- Need a hospital
- Want to see more affordable restaurants
- Concerned about short term rentals
- Affordable housing should be in town
- Public concrete skate parks
- Skate parks
- A Waffle House
- Food and agriculture business
- Slow growth for all types
- Preservation over profit

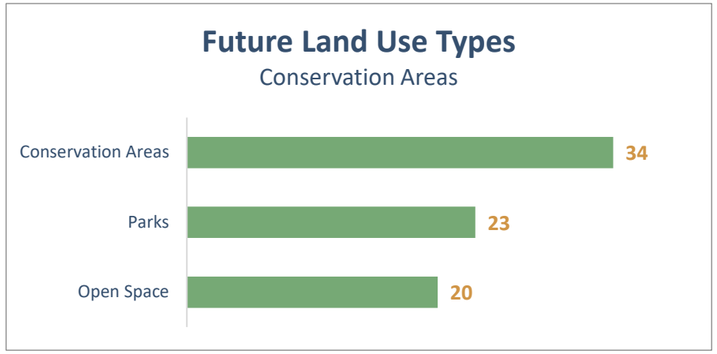


Figure 6: Conservation Areas Land Use Type – Dot Exercise Totals

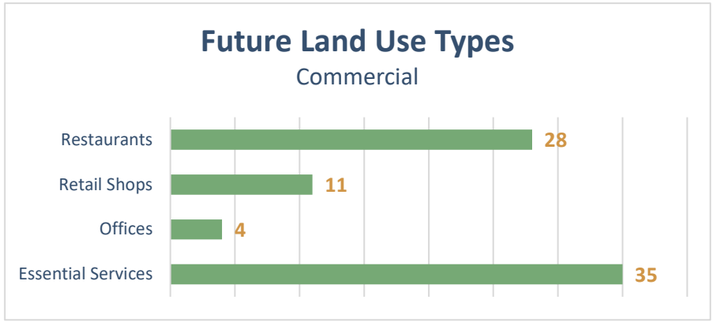


Figure 7: Commercial Land Use Type – Dot Exercise Totals

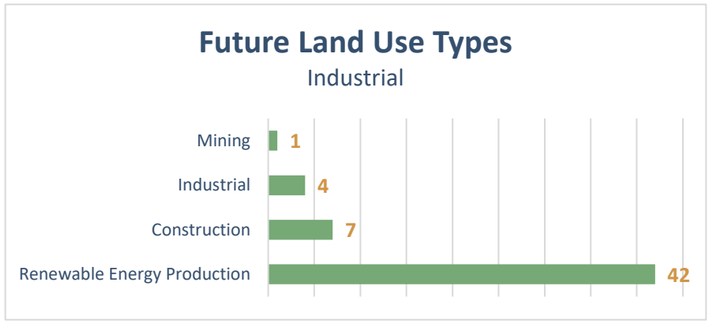


Figure 8: Industrial Land Use Type – Dot Exercise Totals

Future Land Use Types					
	Pop-Up Event 1	Pop-Up Event 2	Pop-Up Event 3	Pop-Up Event 4	Total # of dots
Residential					
Accessory Dwelling Units	5	4	3	16	**28**
Affordable Housing	15	11	11	35	**72**
Free-Market Housing	0	0	4	6	**10**
Multi-Family Homes	10	2	6	10	**28**
Single Family Homes	6	3	7	6	**22**
Total					**160**
Lodging					
Campgrounds	5	5	2	18	**30**
Hotel / Lodge	1	3	0	3	**7**
Short-Term Rentals	1	0	1	3	**5**
Total					**42**
Natural Areas					
Open Space	4	2	4	10	**20**
Parks	2	4	7	10	**23**
Conservation Areas	10	4	4	16	**34**
Total					**77**
Commercial					
Essential Services	12	4	5	14	**35**
Offices	1	1	0	2	**4**
Retail Shops	2	0	0	9	**11**
Restaurants	4	6	5	13	**28**
Total					**78**
Industrial					
Renewable Energy Production	7	7	6	22	**42**
Construction	2	0	0	5	**7**
Industrial	0	0	2	2	**4**
Mining	0	0	0	1	**1**
Total					**54**

Table 5: Future Land Use Types Board Totals per Pop-Up Event

Your Thoughts

In addition to the dot exercises, participants were asked to write out additional thoughts. Two specific questions were asked – "What word would you use to describe Eastern San Miguel County today" and "What word of phrase best describes your vision for Eastern San Miguel County in the future?" These are recorded verbatim in Table 6 and Table 7: Open Ended Board Question

What word would you use to describe Eastern San Miguel County today?
Unsustainable growth
Gorgeous
Love seeing nature
Diverse, Socio-Economic, Population
Lovely and grand
Abundant
Voyeuristic
What makes telluride special is people
Friendly
Together
Stressed

Table 6: Open Ended Board Question

What word or phrase best describes your vision for Eastern San Miguel County in the future?
People who want to live here and be part of the community can volunteer
Balanced
Maintain character
Slow down cadence
Self-Sustaining
Affordable employee housing for resorts
Saving energy. Use less fossil fuels.
Enough development! Take care of current residents
More housing
I love the beauty, but I wish I could hike more but I work so long
Community connections. We need a place to meet. It was sad when the bean closed. Also, Swede Finn and Leimgruber

Table 7: Open Ended Board Question

Participant Demographics

The following summarizes the demographic boards that asked participants where they live and their age range. Responses reflect that most participants live in the Town of Telluride followed by Mountain Village. The pop-up events did not garner response from residents of Ames and only two people live in Ophir, San Bernardo/Trout Lake, and elsewhere in San Miguel County.

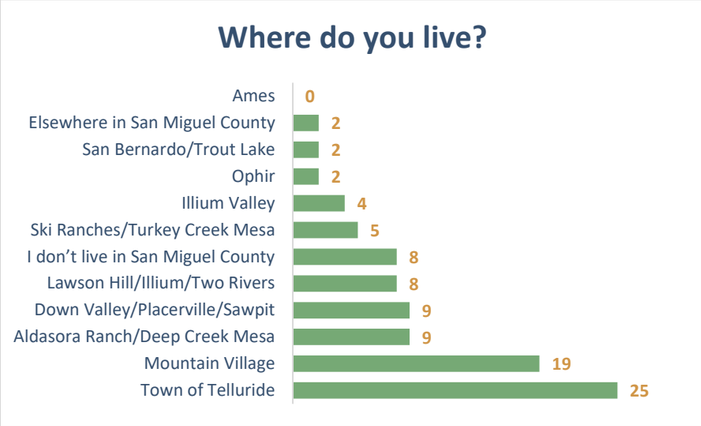


Figure 9: Where do you Live? – Dot Exercise Totals

Where do you live?					
	Pop-Up Event 1	Pop-Up Event 2	Pop-Up Event 3	Pop-Up Event 4	Total # of dots
Town of Telluride	10	2	0	13	**25**
Aldasoro Ranch/Deep Creek Mesa	2	1	3	3	**9**
Ames	0	0	0	0	**0**
Illium Valley	2	1	0	1	**4**
Lawson Hill/Illium/Two Rivers	1	3	0	4	**8**
Mountain Village	0	2	8	9	**19**
Ophir	0	1	0	1	**2**
San Bernardo/Trout Lake	1	1	0	0	**2**
Ski Ranches/Turkey Creek Mesa	0	1	1	3	**5**
Down Valley/Placerville/Sawpit	3	0	1	5	**9**
Elsewhere in San Miguel County	0	0	1	1	**2**
I don't live in San Miguel County	2	1	1	4	**8**
Total	**21**	**13**	**15**	**44**	**93**

Table 8: Where do you live Totals (per Pop-Up Event)

Responses reflect that most participants are between the ages of 30-39 and 50-59. The pop-up events did not draw participation from those over 80.

Youth participated in events in Lawson Hill and Noel Night; Noel Night also saw high representation (comparative to other age groups) from the 18-29 age range. These two age brackets can be particularly hard to reach in planning efforts, demonstrating the efficacy of "meet people where they are" outreach tactics such as pop-up events.

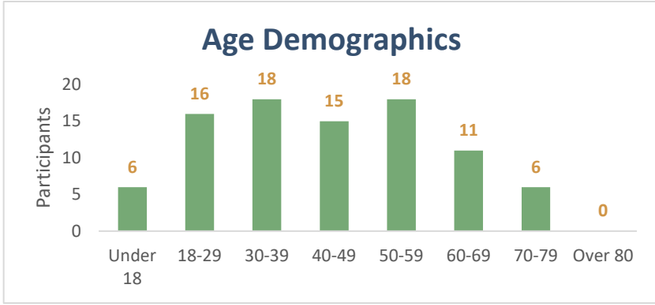


Figure 10: What is your Age? – Dot Exercise Totals

How old are you?					
Age	**Pop-Up Event 1**	**Pop-Up Event 2**	**Pop-Up Event 3**	**Pop-Up Event 4**	**Total # of dots**
Under 18	0	4	0	2	**6**
18-29	3	0	2	11	**16**
30-39	7	2	1	8	**18**
40-49	3	0	4	8	**15**
50-59	6	3	2	7	**18**
60-69	0	1	4	6	**11**
70-79	0	1	1	4	**6**
Over 80	0	0	0	0	**0**
Total	**19**	**11**	**14**	**46**	**90**

Table 9: Demographic Board Age Totals (per Pop-Up Event)

DESIGNWORKSHOP

Landscape Architecture
Planning
Urban Design
Strategic Services

120 East Main Street
Aspen, Colorado 81611
970.925.8354
designworkshop.com

To:	San Miguel County: Kaye Simonson and John Huebner
From:	Design Workshop: Jessica Garrow, Callie New, Eric Krohngold, Jennifer Pintar, Madison DeMay
Event Date:	March 21, 2023
Project Name:	Telluride Regional Area Master Plan Update
Project #:	6959
Subject:	Open House Event Summary Results

San Miguel County
East End | Master Plan

A total of two community open house events were held on March 21, 2023. The Open House events were held in the Wilkinson Public Library in Telluride. Open House events were advertised via email and print, radio, and a social media campaign in the week prior. The project planning team, including county staff, members from the Advisory Group, the County Planning Commission, and the Design Workshop team staffed the events and interacted with community members. The engagement materials were provided in English and Spanish, and a Spanish translator was present during all events. A youth engagement activity was also provided.

The below table shows the events and the total number of participants.

Event Time	Place	Event	Participants
11:00 am – 2:00 pm	Wilkinson Public Library	Open House Event 1	40+ people
4:00 pm – 7:00 pm	Wilkinson Public Library	Open House Event 2	60+ people
Total			**100+ people**

The following summarizes the feedback received from the Open House Engagement Events.

The results of the Open House Event Summary are categorized by the engagement boards in the following order:

1. Mapping Results
2. Draft Vision Statement
3. Draft Themes and Goals: Housing Access, Sustained Natural Environment & Expanded Transportation Options, Varied and Abundant Recreational Options, Vibrant Arts and Culture & Connected, Cooperative, and Welcoming Community, Balanced Natural and Built Environments & Diverse and Resilient Economic Opportunity
4. Other Boards
5. A Little More About You

Mapping Results

During the Open House Events, participants were asked to place stickers throughout the East End identifying where they would like to see different elements. There were four maps covering land uses, housing, transportation, and parks / open space. The maps reflected areas that are more and less suitable for development based on existing environmental constraints and existing development patterns and policies.

The key findings from these mapping exercises are outlined below. The composite maps as well as comments from participants are included in Appendix A.

Land Use Map Results
Community members were asked to place stickers where different land uses are desired. The stickers represented a variety of land use types, including residential, commercial, essential services, and conservation. The placement of stickers on this map illustrates areas that are potentially appropriate for different land uses, as well as areas that should be conserved or protected.

Key Takeaways
- Land use type identified most frequently: residential, commercial, and parks, open space or conservation area
- Commercial uses identified in San Bernardo and Ophir
- Parks, open Space or conservation areas identified in Deep Creek/Deep Creek Mesa area and Pandora
- Housing and commercial uses identified in Lawson Hill, Ilium Two Rivers, and Ilium Valley

Housing Map Results
Community members were asked to place stickers where housing growth is desired. The stickers represented a variety of housing types, including single-family and multi-family housing types, as well as affordable housing and free-market housing.

Key Takeaways
- Housing types identified most frequently: accessory dwelling units (ADUs), multifamily housing, townhomes, and affordable housing for rent and for sale.
- Affordable housing is identified in all geographic areas.
- All housing types are identified in east Deep Creek Mesa; ADUs, affordable housing for rent, and single-family homes are identified in west Deep Creek Mesa.
- All housing types except townhomes and free-market housing are identified in Lawson Hill.
- All housing types except tiny homes are identified in Aldasoro Ranch.
- Opportunities for multi-family, townhomes, ADUs, tiny homes and more affordable housing options identified in and around Hillside/Valley Floor, Ilium Two Rivers/West Meadows, Ilium Valley/The Preserve, San Bernardo, Ophir and Pandora. Community members did not identify single-family homes in these areas.

Transportation Map Results
Community members were asked to place stickers where different types of transportation are desired. The stickers represented a variety of transportation investments, including trails, roads, and gondola connections. Additionally, areas outside of the East End were included on this board to understand if any new or adjusted transportation improvements should be made to connect these outlying communities.

Key Takeaways
- Transportation modes identified most frequently: multi-use paths for walking, biking, more comfortable/safe walking conditions, more frequent transit service, expanded transit hours.
- Identified need for all transportation types along Highway 145 through Lawson Hill, the Valley Floor, Eider Creek and Hillside.

- Multi-use paths for walking and biking, new transit lines, expanded transit hours, carpool/ride share parking, and electric vehicle charging stations identified as needed to serve San Bernardo, Trout Lake, and Ophir.
- Pedestrian and biking infrastructure needed in Trout Lake/Lake Fork, Ilium Valley/The Preserve/Ames and Pandora.
- Ideas for expanding the gondola to Ilium Two Rivers and Deep Creek Mesa.
- Identified need for more frequent transit service to Ilium Two Rivers.
- Identified need for connections and transit availability to Norwood, Montrose, Ridgeway/Ouray, and Rico.

Recreation Map Results
Community members were asked to place stickers where different recreation amenities are desired. The stickers represented a variety of recreation investments, including camping, trails, and conservation areas.

Key Takeaways
- Recreation opportunities identified most frequently: Conservation areas, trailhead improvements, and dispersed and developed camping.
- Conserve natural areas around Deep Creek, Trout Lake, San Bernardo Mountain and Lake Fork.
- Trout Lake identified as having opportunities for water access and camping.
- Trails, trailhead improvements, dispersed camping, developed camping, conservation areas, and parks identified around Ophir.
- Parks identified as needed around Hillside, Valley Floor, and Ilium Valley
- Trails and camping opportunities identified in Pandora
- Dispersed and developed camping opportunities identified in Alta

Vision Statement

Participants were asked to provide comments on a draft Plan Vision Statement by placing a dot on a scalebar to signify how accurately the draft statement reflected their vision for San Miguel County's East End. The responses are on a scale of 0 Not Accurate to 10 Very Accurate. By placing dots on a scale bar between 0 and 10, participants were able to reflect how closely the Vision Statement reflects their vision for the future. **The weighted average for how well the Vision Statement reflects community desires was 5.88,** scoring lower than all themes and goal statements. The following draft Vision Statement was presented at the open house:

Draft Statement	Weighted Average
Vision Statement	5.88

Table 4: Draft Vision Statement Weighted Average Total (All Open House Events combined)

"Eastern San Miguel County is a forward thinking, connected, and caring community. We embrace big ideas and new concepts, and endeavor to lead by example in the region. From protecting the natural environment to supporting long-time and new residents, our local history, traditions, and values create a culturally rich and supportive community. We are an outdoor recreation hub and are committed to maintaining recreational assets. We are proud of our home and rural lifestyle and are committed to being a welcoming place now and into the future."

Summary of Comment Feedback

This draft statement performed the lowest of all draft statements and received the most feedback. Feedback included many call outs noting that it did not feel specific enough to the East End, and that certain aspects needed removed or added. Ideas of what should be added to the statement included topics of industry such as mining, agriculture, and green energy promotion, etc., commitment to recreation spaces and open spaces, adaptivity and resiliency, remote should be replaced by the word rural, creation of a specific parking and housing plan, specific climate change impacts, and including acknowledging indigenous history and local history. Some participants suggested that the statement needed to better incorporate ideas related to limiting and managing growth. Specific comments from participants are included in Appendix B.

Draft Themes and Goals Statements

Draft Themes and Goal Statements Results

The Draft Themes and Goal Statements boards asked community members to place a dot on a scalebar to signify how accurately the drafted statements reflect their vision for San Miguel County's East End. The responses are on a scale of 0 Not Accurate to 10 Very Accurate. Table 3 at right displays these results as a weighted average (note that the goal statements supporting each theme can be found below). Results demonstrate that drafted statements for Sustained Natural Environment, Diverse and Resilient Economic Opportunity, and Varied and Abundant Recreational Options most resonated with participants.

Draft Statement	Weighted Average
Sustained Natural Environment	8.52
Diverse and Resilient Economic Opportunity	7.58
Varied and Abundant Recreational Options	7.56
Connected, Cooperative, and Welcoming Community	7.27
Expanded Transportation Options	7.15
Housing Access	6.94
Balanced Natural and Built Environments	6.85
Vibrant Arts and Culture	6.68

Table 3: Draft Themes and Goal Statements Weighted Average Totals (All Open House Events combined)

Community members were encouraged to leave written comments on the draft Themes and Goals & Vision Statement boards, prompted by the questions, "What would you change about this goal statement?" and "What do you like about this goal statement?"

Specific comments from participants on each statement are included in Appendix B.

Sustained Natural Environment | **Weighted Average: 8.52**
"The scenic and environmental qualities that make Eastern San Miguel County special are preserved now and for future generations through restoration efforts, land use regulations, and proactive and intentional countywide policies. This includes the high country, clean air and water, county and local open spaces, and public lands surrounding our region. In collaboration with partners, the County will identify ways to address and mitigate impacts of climate change and instability, reduce the risk of natural disasters, and provide planned responses to emergencies."

Summary of Comment Feedback

The Sustained Natural Environment draft statement had the highest weighted average score. Participants provided some comments on how to improve that statement. Comments reflect the conflicted sentiment of community members, where some call for housing growth to support affordability while others desire to slow growth. Other comments mentioned the need to expand bike infrastructure, the addition of restorative/rewilding efforts, and the need to support wildlife habitat. Participants supported the inclusion of climate change in the statement. Specific comments from participants are included in Appendix B.

Diverse and Resilient Economic Opportunity | **Weighted Average: 7.58**
"San Miguel County maintains a stable workforce by upholding inclusive housing policies, connecting people to their jobs through transit options, and supporting efforts for employment, job training, education and economic diversification. The County will engage its citizens to understand and adapt to climate change as it affects the regional economy, recreation, natural resources, and quality of life."

Summary of Comment Feedback

Participant comments included the need to understand employer and employee needs as well as those who are not in the workforce (young people, retirees, etc). Some participants identified the importance of including overall community in the statement, rather than focusing primarily on workforce-related items. Specific comments from participants are included in Appendix B.

Varied and Abundant Recreational Options | **Weighted Average: 7.56**

"Parks and trails in Eastern San Miguel County will be maintained and enhanced, balancing recreation access with the long-term viability of ecological and cultural conditions. To support healthy lifestyles, San Miguel County and public and private partners will work to provide year-round recreational opportunities, diversify programing and resources for all, and support sustainable recreation practices."

Summary of Comment Feedback

The Varied and Abundant Recreational Options goal statement was ranked third most accurate by participants. Comments included support for emphasizing sustainability and maintaining natural recreation opportunities such as trails, open space, and wilderness areas. There were conflicting comments between county residents stating that there should be both an expansion and limitation of future recreational opportunities, indicating that a balance in recreational opportunities is needed. Specific comments from participants are included in Appendix B.

Connected, Cooperative, and Welcoming Community | **Weighted Average: 7.27**

"Individual towns within Eastern San Miguel County maintain their unique qualities, sense of place, and small-town atmosphere. Community members have access to quality schools and education, healthcare, public facilities, services for aging populations, and bilingual resources. The County and Towns within the eastern region work together to develop, coordinate, and sustain a framework of cooperative services, infrastructure, resources, and regulatory practices."

Summary of Comment Feedback

Feedback on this statement included the identification of many specific locations of historic interest, such as historic mining areas, towns and geographical areas. Participants identified concerns related to the impact of new residents/crowding and how this impacts the character, sustainability, and quality of life of the region. There is a sense that the COVID-19 pandemic has created shifts in the community which should be reflected in the plan. Specific comments from participants are included in Appendix B.

Expanded Transportation Options | **Weighted Average: 7.15**

"Eastern San Miguel County's multi-modal transportation network will expand to include transit service with more frequency and places served, multi-use paths for walking and biking, and electric vehicle infrastructure. San Miguel County will work with regional partners to create an interconnected road network."

Summary of Comment Feedback

Participant comments included a desire to reduce private vehicle travel and expand bikeability, public transit, and walkability. In terms of walkability, comments included a desire to increase housing near town and to increase affordable rentals in an effort to reduce overall transportation impacts and not lose the workforce community. Other comments suggested more clarity is needed regarding what an "interconnected road network" means, and a desire to ensure all roads are respectful of the natural environment. Specific comments from participants are included in Appendix B.

Housing Access | **Weighted Average: 6.94**

"Eastern San Miguel County is a place where people of all socioeconomic status and backgrounds are able to live. San Miguel County and public and private partners support the creation of affordable and workforce housing within the region. The County will make an effort to ensure housing is located near transit lines and supports equitable access to jobs, educational opportunities, healthcare, and other essential services."

Summary of Comment Feedback

Comments were primarily related to the placement of housing, the link between housing and access to transportation and job centers, and the variety of type and cost of housing. Also mentioned were changes needed to the zoning or building codes to support more flexibility in development options. Some participants linked housing and commuting with housing availability and location. Some participants questioned if the word "all" should be used to describe who is able to live in the region, as that might not be realistic when considering the amount of growth possible / desired in the East End. Specific comments from participants are included in Appendix B.

Vibrant Arts and Culture | **Weighted Average: 6.68**

"Arts and culture in Eastern San Miguel County is known worldwide. The community supports an appreciation of the arts and fosters representation of its local identity through a vibrant festival and music scene, arts, and accessible creative outlets. Protection of the natural environment inspires current and future creators."

Summary of Comment Feedback

Feedback on this board included increasing support for local artists and limiting major events that draws tourism to the area if it affects locals' quality of life. Specific comments from participants are included in Appendix B.

Balanced Natural and Built Environments | **6.85**

"Growth and development in Eastern San Miguel County is managed through progressive zoning designations and housing initiatives, while also ensuring environmental resources are protected. Eastern San Miguel County recognizes its environmental assets while ensuring there is adequate housing for a thriving and sustainable local community. This is balanced through careful management of infrastructure resources and transparent application of land use regulations."

Summary of Comment Feedback Many of the comments mentioned the implications of growth and the impact it has on natural resources, wildlife, quality of life, and the need to introduce the concept of carrying capacity. There were comments critiquing the use of the term "progressive zoning." Specific comments from participants are included in Appendix B.

A Little More About You

A Little More About You Results The 'A Little More About You' board asked Open House participants to voluntarily identify their age and where they live. It should be noted that not all community members present at the event engaged with this board. Those who did participate with this board were primarily from Telluride, Lawson Hill/ Ilium/ Two Rivers, and Aldasoro Ranch/ Deep Creek Mesa. The age ranges 50 – 59, 70 – 79, and 40 – 49 were the most selected.

Where Do You Live?	Count
Telluride	25
Lawson Hill/ Ilium/ Two Rivers	11
Aldasoro Ranch/ Deep Creek Mesa	6
Down Valley/ Placerville/ Sawpit	5
San Bernardo/ Trout Lake	3
Mountain Village	2
Ophir	2
Ilium Valley	1
Elsewhere in SMC	1
Ames	0
Ski Ranches/ Turkey Creek Mesa	0
I don't live in SMC	0

Table 1: A Little More About You: Where Do You Live? (All Open House Events combined)

What is Your Age Range?	Count
Under 18	1
18 – 29	5
30 – 39	5
40 – 49	11
50 – 59	14
60 – 69	6
70 – 79	12
80+	1

Table 2: A Little More About You: What is Your Age Range? (All Open House Events combined)

Other Boards

Some participants provided comments on information boards, including the Master Plan Boundary, Demographics, and Survey Summary. Comments included a request to examine demographic data related to race / ethnicity and a potential census undercount of Latinx community members. Comments related to the mapping boundary focused on the overall display of information, including map colors, inclusion of additional geographic data such as PUDs, and the addition of water-related information. Specific comments from participants on these boards are included in Appendix C.

Next Steps

The Open House Events were the final community engagement activities in this phase of work. These results will be combined with those from earlier engagement efforts including focus groups, pop-up events, and the survey. Using these results, as well as existing conditions data and mapping, an initial draft East End Master Plan will be prepared. The draft East End Master Plan will contain a Future Land Use Map showing desired land use categories for future growth and preservation efforts. It will also contain recommended action items to guide the development of policies, programs, and initiatives to support the vision and goals contained in the plan. This draft will be publicly available and additional community participation opportunities are anticipated, including through the public hearing process.

Mapping Exercises

The following four exhibits provide a summary of community feedback received from the map-based sticker exercise, organized by topic (land use, housing, transportation, and recreation). The callouts relay the stickers that were identified for different geographic areas in San Miguel County.

DEEP CREEK/ALDASORO RANCH
- Conservation Areas
- Trails
- Parks
- Developed Camping

ILIUM VALLEY/LAWSON HILL
- Parks
- Dispersed Camping
- Tails
- Water Access

ALTA
- Developed Camping
- Dispersed Camping

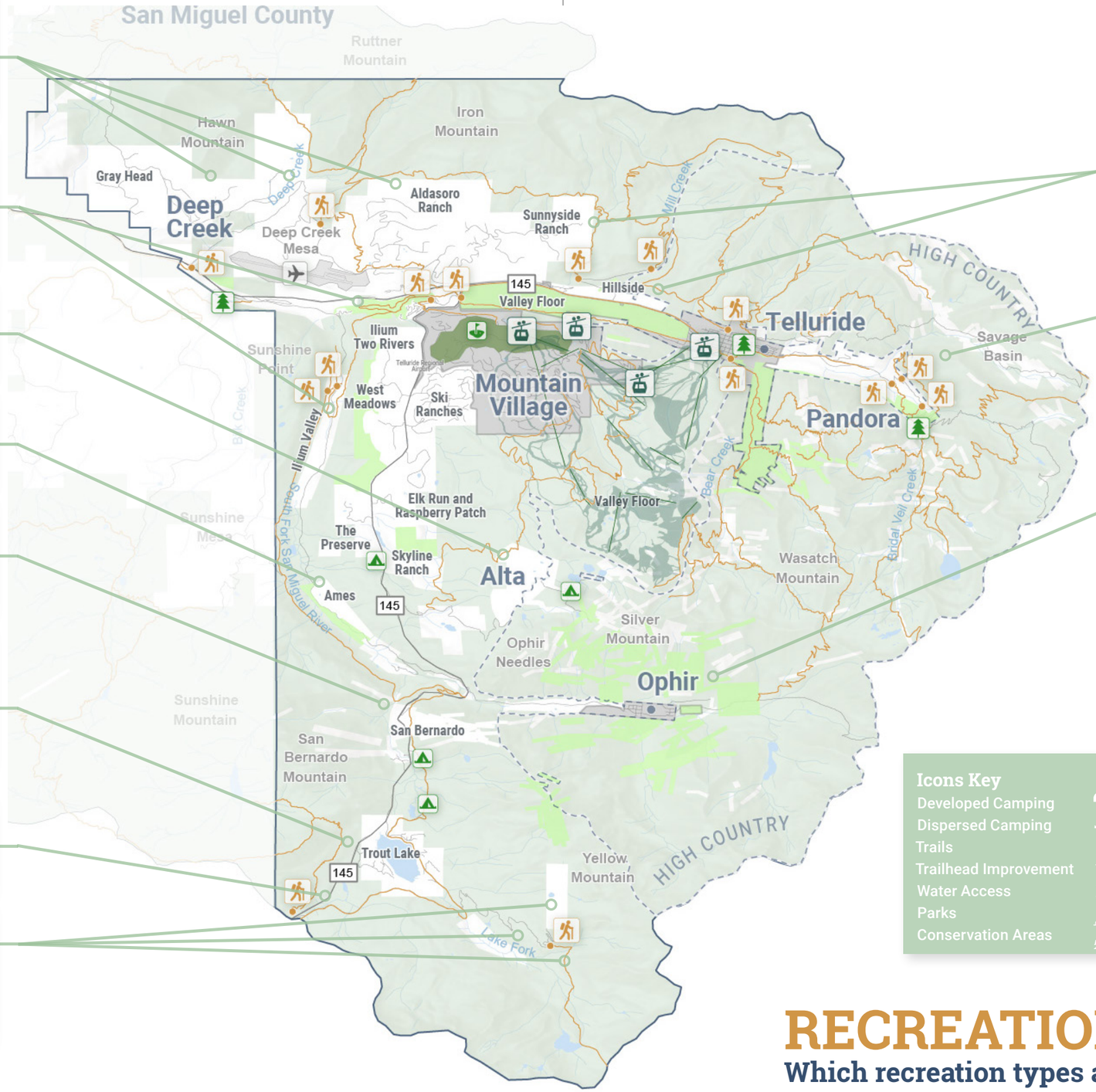
AMES
- Parks
- Water Access

SAN BERNARDO
- Developed Camping
- Trails
- Trailhead Improvements

TROUT LAKE
- Water Access
- Conservation Areas
- Developed Camping
- Trails

SOUTHWEST TROUT LAKE
- Developed Camping
- Dispersed Camping

LAKE FORK/ SOUTH HIGH COUNTRY
- Conservation Areas
- Trails
- Trailhead Improvements



SUNNYSIDE RANCH/HILLSIDE
- Trails
- Trailhead Improvements
- Parks

PANDORA
- Trails
- Trailhead Improvements
- Dispersed Camping
- Developed Camping
- Conservation Areas

OPHIR
- Trails
- Trailhead Improvements
- Dispersed Camping
- Developed Camping
- Conservation Areas
- Parks

Icons Key
- Developed Camping
- Dispersed Camping
- Trails
- Trailhead Improvement
- Water Access
- Parks
- Conservation Areas

RECREATION
Which recreation types are appropriate and where?

DEEP CREEK MESA / HWY 145
- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- More frequent transit service
- New transit lines
- Electric vehicle charging stations

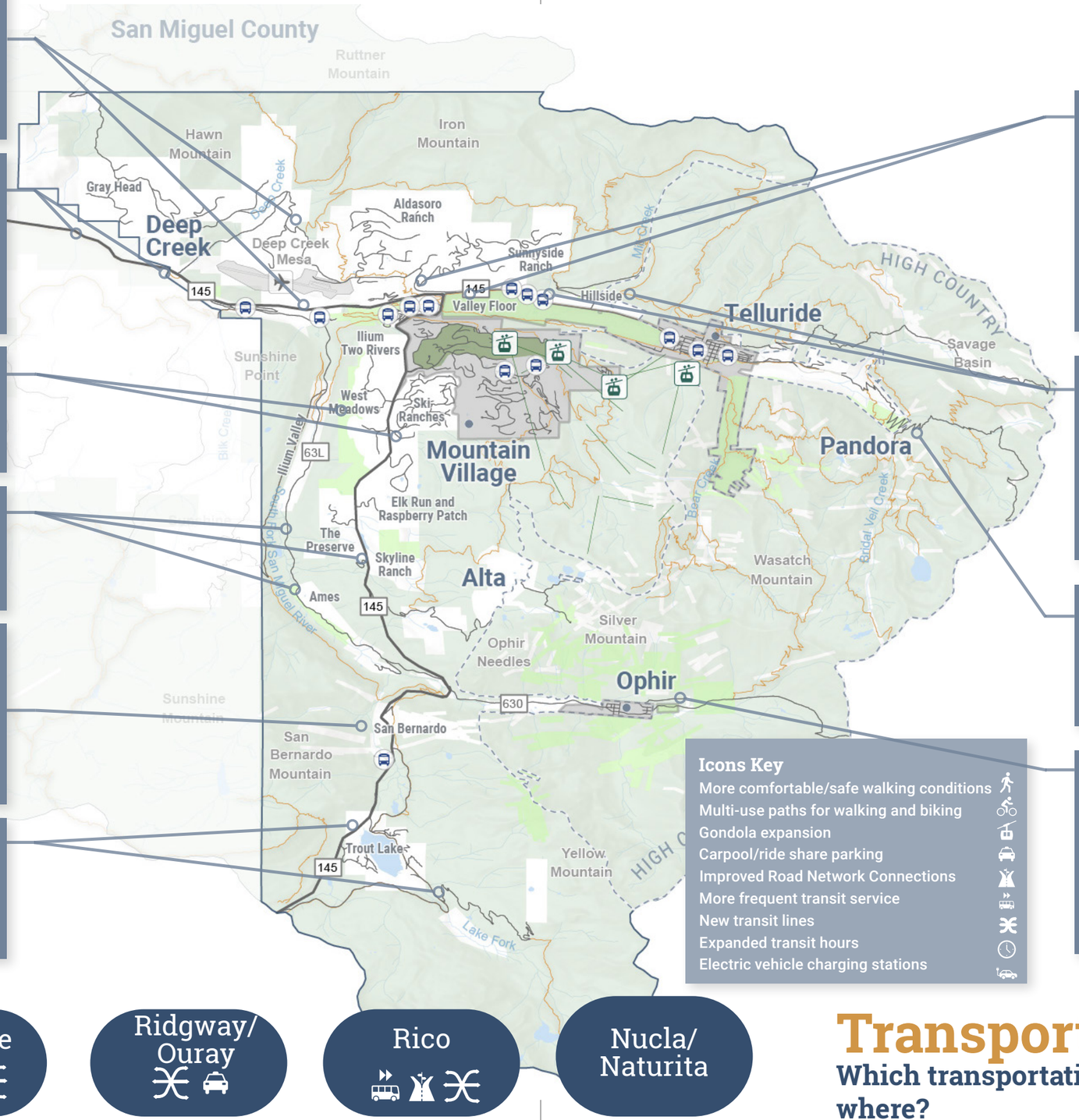
DEEP CREEK / 145 HWY
- Multi-use paths for walking and biking
- More frequent transit service
- Improved Road Network Connections
- Expanded transit hours
- Carpool/ride share parking

WEST MEADOWS/SKI RANCHES
- More comfortable/safe walking conditions
- Gondola expansion

ILIUM VALLEY/THE PRESERVE/AMES
- More comfortable/safe walking conditions
- Multi-use paths for walking and biking

SAN BERNARDO
- Multi-use paths for walking and biking
- New transit lines
- Expanded transit hours
- Carpool/ride share parking
- Electric vehicle charging stations

TROUT LAKE/LAKE FORK
- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- New transit lines



LAWSON HILL/VALLEY FLOOR
- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- Gondola expansion
- Carpool/ride share parking
- More frequent transit service
- New transit lines
- Expanded transit hours
- Electric vehicle charging stations

ELDER CREEK/HILLSIDE
- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- Gondola expansion
- More frequent transit service
- Expanded transit hours
- Electric vehicle charging stations

PANDORA
- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- New transit lines

OPHIR
- Multi-use paths for walking and biking
- Gondola expansion
- Improved Road Network Connections
- New transit lines
- Expanded transit hours
- Electric vehicle charging stations

Icons Key
- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- Gondola expansion
- Carpool/ride share parking
- Improved Road Network Connections
- More frequent transit service
- New transit lines
- Expanded transit hours
- Electric vehicle charging stations

Norwood | Montrose | Ridgway/ Ouray | Rico | Nucla/ Naturita

Transportation
Which transportation types are appropriate and where?

Prepared by

DEEP CREEK MESA (EAST)
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Free-market housing
- Single-family homes
- Tiny Homes

DEEP CREEK MESA (WEST)
- Accessory dwelling units
- Affordable: for rent
- Single-family homes

ALDASORO RANCH
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Free-market housing
- Single-family homes

SUNNYSIDE RANCH
- Accessory dwelling units
- Affordable: for sale
- Free-market housing

LAWSON HILL
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Single-family homes
- Tiny homes

HILLSIDE/VALLEY FLOOR
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny Homes

ILIUM TWO RIVERS/WEST MEADOWS
- Affordable: for Rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny homes

PANDORA
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny Homes

ILIUM VALLEY/THE PRESERVE
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Townhomes
- Tiny homes

SKI RANCHES/ELK RUN AND RASPBERRY PATCH
- Accessory dwelling units
- Affordable: for sale
- Multi-family
- Townhomes
- Single-family homes

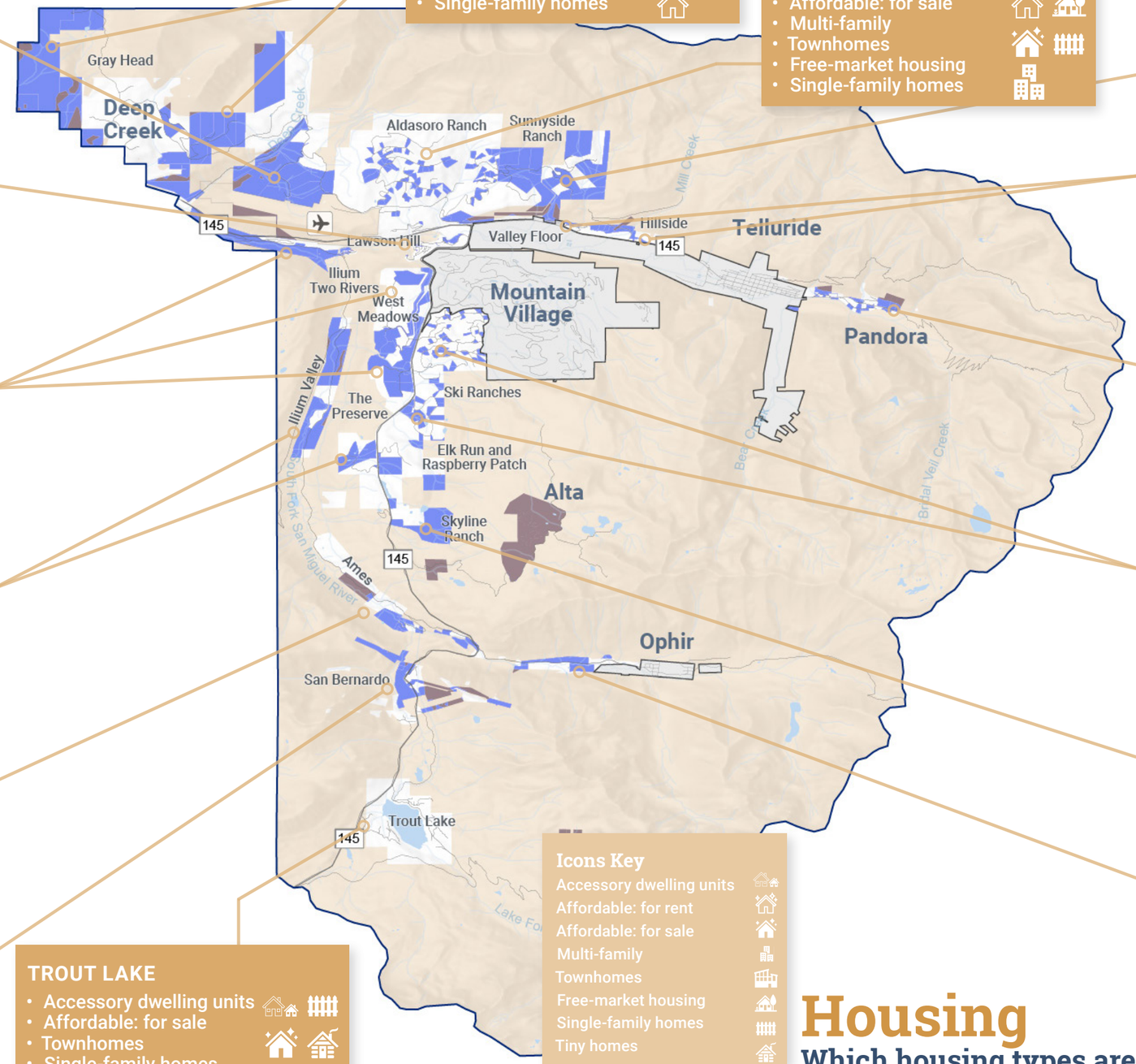
AMES
- Accessory dwelling units
- Affordable: for sale
- Townhomes
- Free-market housing
- Single-family homes

SKYLINE RANCH
- Accessory dwelling units
- Townhomes

SAN BERNARDO
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny homes

OPHIR
- Accessory dwelling units
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny Homes

TROUT LAKE
- Accessory dwelling units
- Affordable: for sale
- Townhomes
- Single-family homes
- Tiny homes



Icons Key
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Free-market housing
- Single-family homes
- Tiny homes

Housing
Which housing types are appropriate and where?

Prepared by

DEEP CREEK MESA
- Residential Uses
- Mixed Use
- Parks, Open Space, or Conservation Area
- Agricultural Uses
- Industrial Uses

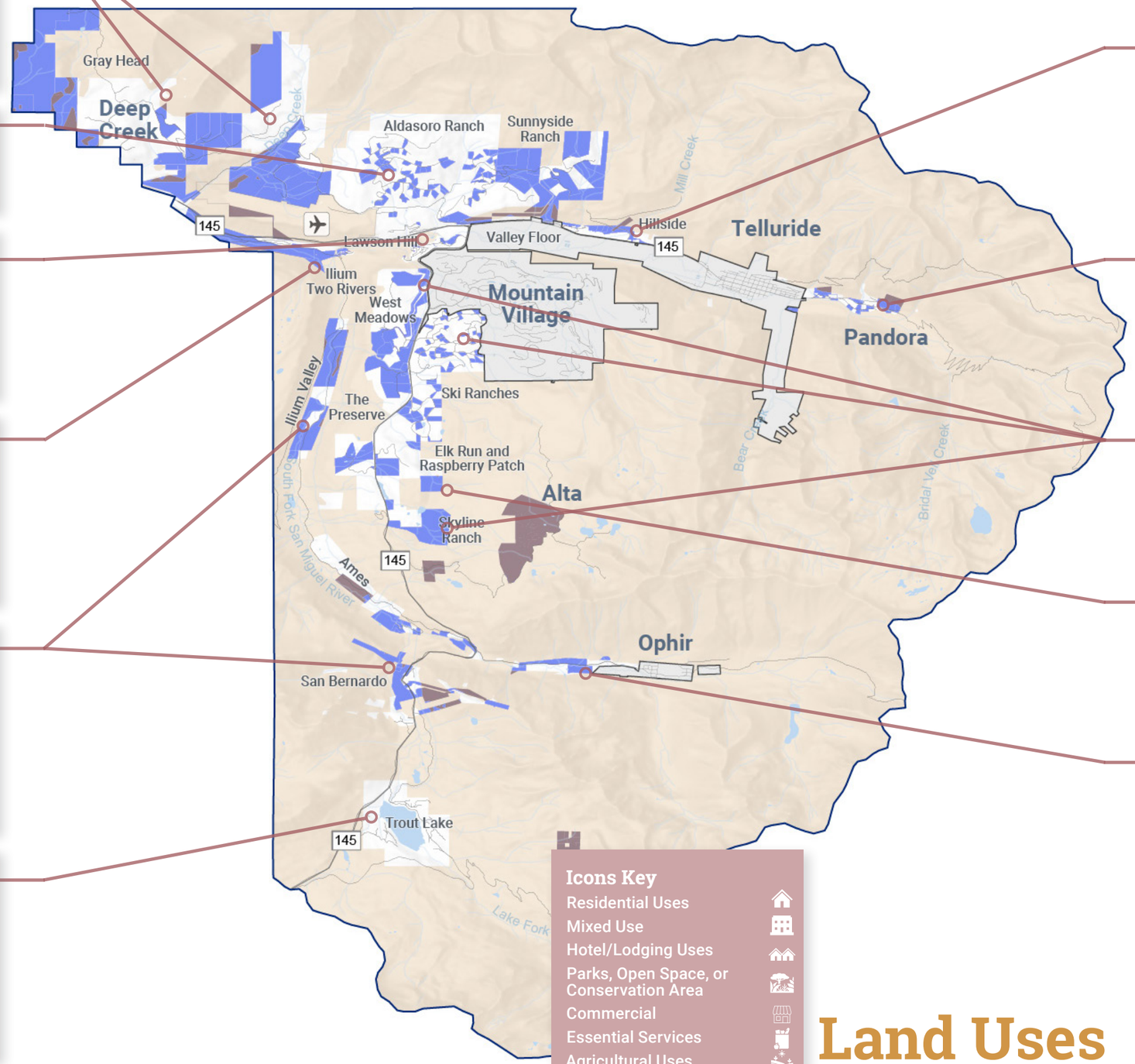
ALDASORO RANCH
- Residential Uses

LAWSON HILL
- Mixed Use
- Hotel/Lodging Uses
- Commercial
- Essential Services

ILIUM TWO RIVERS
- Residential Uses
- Mixed Use
- Commercial
- Essential Services
- Industrial Uses

ILIUM VALLEY/ SAN BERNARDO
- Residential Uses
- Mixed Use
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Agricultural Uses

TROUT LAKE
- Residential Uses
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Essential Services
- Agricultural Uses



HILLSIDE
- Residential Uses
- Mixed Use
- Hotel/Lodging Uses
- Commercial
- Agricultural Uses

PANDORA
- Residential Uses
- Parks, Open Space, or Conservation Area
- Industrial Uses

WEST MEADOWS/SKI RANCHES/ SKYLINE RANCH
- Residential Uses

ELK RUN AND RASPBERRY PATCH
- Residential Uses
- Agricultural Uses

OPHIR
- Residential Uses
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Essential Services
- Agricultural Uses

Icons Key
- Residential Uses
- Mixed Use
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Essential Services
- Agricultural Uses
- Industrial Uses

Land Uses
Where would you like to see different Land Uses?

Mapping Exercises Comments

Written comments from the mapping exercises are organized by map topic and differentiated between the two (AM and PM) community Open House sessions.

Land Use Map

AM Comments:

- Valley floor and surrounding areas good for residential multi family.
- Protect and preserve wildlife access to valley floor.
- Above cemetery off Salems Way- no cars, inclined elevator.
- Above school pedestrian no cars or share steep hillside plan for elk.

PM Comments:

- How many full time employees will be required to build Diamond Ranch? Where will they be housed? (associated with housing sticker)
- Stop- figure out where we are! Density, water infrastructure, etc.
- Retail shops and restaurants in Lawson along with proposal of Med Center- lower retail rent, variety/competition
- Down valley is a food desert. More options. Please
- Slow and even stop growth- think water!!
- When is enough enough? Carrying capacity needs to be considered.

Housing Map

AM Comments:

- We need an assessment of employee needs in this community to better assess the need.
- Immediate changes. Deed restricted. Local workers rent or sale.
- Losing units to STRs. Workers losing housing.
- Ideas are a good idea but should be optional for homeowners.
- I support development of housing in all locations of all kinds.
- ADUs are a good idea but should be optional for homeowners.
- More local housing. Close to and within Telluride. Less cars on roads with more time with kids.
- Pearl property: for local families kids walk to school. Everyone rides bikes to work. 300 units and a rec center!
- Take back West Meadows! 1500 person density for locals. Not locked gates for Lifton-Zoline properties.
    - I agree.
- Car Henge! Valley Floor! Telluride East End.
- Seniors housing block 21 between Colorado Avenue and River Trail.
- On Kentucky place above school to Coronet Creek. Small, no car, hill-o-vator.

PM Comments:

- Please calculate the total resource demands of all remaining buildable parcels before upzoning any forest/ag parcels
- Another Lawson- for rent townhomes, for sale homes, vacant land
- We need to restrict short term rentals not only in rich growth main street part of town. No more short term licenses in entire town of Telluride is need, to allow more long term rental.
- If the affordable housing uses- are given dispensation or public funding DO NOT sell.
- Repurpose Idarado Mill for affordable housing.
- WEST MEADOWS sprinkles of ALL HOUSING TYPES, gondola and chondola win! Win!
- Develop Ilium properties now and valley floor
- Affordable housing not affordable to build in Diamond Ridge
- Deep Creek is not forward thinking- forward thinking is condensing not expanding look at cities they are moving forward getting away from urban sprawl

- No housing inappropriate (agriculture/open space) too much $$$
- Consider government purchases of vacant lots for infill- duplexes and triplexes.
- How about requiring that every huge house in Mountain Village that is empty most of the time has an affordable rental unit for people who work in Mountain Village or Telluride
- Ignoring wildlife considerations (associated with townhome sticker)
- How many full time employees will be required to build 'Diamond Ranch? Where will they be housed?

Transportation Map

AM Comments:

- Noise regulations for motorcycles.
- Park out and bus in. (Concerned about) congestion.
- Charge visitors local pass free or reduced cost
- Standing room only 7 to 9 key work hours 4 to 6
- Workers commuting from Montrose need more transit opportunities that are not controlled or owned by their employers. Because power and leverage are used to make people's commute more challenging and less comfortable. When they can leave or not leave their jobs. Workers commuting from Montrose need more transit opportunities that are not controlled by their employers. Give more autonomy back to the workforce.
- From airport to TOT & MV frequent transit
- Transportation improvements to/ from:
    - Montrose
        - Commuter train
        - 2 new transit lines stickers
    - Rico
        - A lot of workforce
        - Bus stop at Ophir town hall, include on the bus service to Rico (SMART)
        - 1 new transit lines sticker

PM Comments:

- Monorail running from Lawson/Society turn to town- view wildlife, cut down on cars/traffic, access to amenities in Lawson, connect Lawson and town.
- More van, flexible, dial-a-ride type service (associated with other sticker)
- Norwood transit hours, Montrose Norwood train or gondola
- We need a way to have visitors and out of town workers park outside of town and have public transit into town. No cars on Colorado. Monorail/EV's for public transport
- Bike path needs to be world class- like Summit County (associated with bike sticker)
- Tunnel under HWY 145 Meadow Trail to Lawson Hill Connect (associated with pedestrian sticker)
    - YES!
- Can we return to having postal service delivery to decrease vehicle traffic in town all day long going to post office?
- Need public transit to/from airport (associated with expanding transit lines)
- Trout Lake, San Bernardo and Ophir- Bus runs at times that get people to work on time in the AM and home at the end of the day! Electric from solar or hydrogen
- Transportation improvements to/ from:
    - Montrose
        - More frequent transit service sticker (1)
        - Improved road network connections stickers (2)
        - New transit lines (2)
    - Rico
        - More frequent transit service sticker (1)
        - Improved road network connections stickers (2)
        - New transit lines (2)

- Norwood
  - More frequent transit service sticker (2)
  - Improved road network connections stickers (2)
  - Expanded transit hours sticker (1)
  - Carpool/ ride share parking (1)
  - New transit lines (1)
- Ridgway/ Ouray
  - Carpool/ ride share parking (1)
  - New transit lines (2)

Recreation Map

AM Comments:

- More bike trails in the south portion of the County. We lost so much in Alta. Sheep Mountain trails!
- Waterfall access
- Keep density with density deep Creek Mesa. We cannot afford to lose this critical elk corridor both morally and in terms of the tourist attraction of elk in the valley floor.
- Carrying capacity: box canyon cannot support unlimited housing and traffic we must balance these or lose all.
- More challenging mountain bike downhill trails. Don't dumb down trails for all users. Imagine ski areas with only green runs!
- Society Turn TBD - hospital RGS display. Down Lawson CO shop. Fall creek. Woods lake. Hughes Ranch. Schmid ravine cemetery.
- For mapping look at USFS maps for some additional detail.
- I want to see more camping options in the area but not paved RV parking lots. Currently USFS options are only good for RVs and sprinter vans.
- If the east end is to develop/increase access to camping, it should be done through developed campsites not dispersed camping because areas like blue lakes outside of Ridgeway have been harmed by a number of people not following the rules.
- Identify trails on maps. Local names. With condition bridges. Historic sites, mines and events.

PM Comments:

- We have any housing we need.
- Another beginner bike trail/pump track on valley floor
- Stop dispersed camping along galloping goose and hope lake road.
- Groomed bike trail on valley floor b/n Town of Lawson for easy beginner riding
- Bike path- creates privacy b/n road and bike path, - easier to ride, not so much incline.
- Cabin/Huts along valley floor- recreational stops in winter and summer- can get drinks, reserve for events, have programs; fireside chats/local history, horse drawn sleigh rides (winter and summer)
- Electric (from solar and wind and hydrogen) buses
- Negotiate with Idarado to purchase or join entrance with Mill site and parking area for repurposing Mill building for affordable housing and septic field paved over for parking, Town can supply water.

Plan Theme and Goals

Written comments received from the Plan Theme and Goal sticker exercise are organized below by plan theme and goal and differentiated between the two (AM and PM) community Open House sessions.

Sustained Natural Environment

"The scenic and environmental qualities that make Eastern San Miguel County special are preserved now and for future generations through restoration efforts, land use regulations, and proactive and intentional countywide policies. This includes the high country, clean air and water, county and local open spaces, and public lands surrounding our region. In collaboration with partners, the County will identify ways to address and mitigate impacts of climate change and instability, reduce the risk of natural disasters, and provide planned responses to emergencies."

Summary of Comment Feedback

Feedback on this board included increasing support for preserving the natural environment and wildlife. Many comments are in support of the overall statement. Other comments mention the importance of the local workforce relating to transportation accessibility and affordable housing.

AM Comments:

- Like that climate change is included.
- We must be very careful with the gift that is Telluride. Preserve our wildlife. Keep density near town.

PM Comments:

- We are overwhelming the environment with the increased density of town site and housing. We have to block vehicles from coming into town and driving around town.
- Ski resorts are not very environmental!
- Restorative and rewilding efforts where appropriate to recover natural/native conditions.
- Slow or even stop growth – think water.
- We need expanded bike paths for commuting, all the way from Placerville.
- If we get rid of the local workforce we will not have community. Not everyone can own here but they should be able to live here.
- Affordable housing should be within walking distance of town!

Diverse and Resilient Economic Opportunity

"San Miguel County maintains a stable workforce by upholding inclusive housing policies, connecting people to their jobs through transit options, and supporting efforts for employment, job training, education and economic diversification. The County will engage its citizens to understand and adapt to climate change as it affects the regional economy, recreation, natural resources, and quality of life."

Summary of Comment Feedback

Participant comments included the need to understand employer and employee needs as well as those who are not in the workforce (young people, retirees, etc). Some participants identified the importance of including overall community in the statement, rather than focusing primarily on workforce-related items.

AM Comments:

- We need to understand the needs of businesses for employees.
- With the rise of ADR, we need to be proactive in finding the priorities of our economy. Continue to increase or control accessibility/affordability.

PM Comments:

- You guys are forgetting about community.
- How does this account for non-working community members? Youth, retirees, second homeowners/non-contributors
- Need to ensure people who work in Telluride/Mountain Village can live here to minimize commuting.

- I love that the statement connects community thriving with environmental goals so well.

Varied and Abundant Recreational Options

"Parks and trails in Eastern San Miguel County will be maintained and enhanced, balancing recreation access with the long-term viability of ecological and cultural conditions. To support healthy lifestyles, San Miguel County and public and private partners will work to provide year-round recreational opportunities, diversify programing and resources for all, and support sustainable recreation practices."

Summary of Comment Feedback

The Varied and Abundant Recreational Options goal statement was ranked third most accurate by participants. Comments included support for emphasizing sustainability and maintaining natural recreation opportunities such as trails, open space, and wilderness areas. There were conflicting comments between county residents stating that there should be both an expansion and limitation of future recreational opportunities, indicating that a balance in recreational opportunities is needed.

AM Comments:

- Celebrate our wilderness. Support history. 1971- 1981: San Miguel citizens alliance 1981: sheep mountain alliance
- More than ballparks! Mountain parks, improve trails, wildlife area, respect wilderness, sustainable - survival, we need more designated trails.

PM Comments:

- No expansion of trails into pristine-ish areas or wildlife. More than human habitats.
- More trails! Expand valley floor trails.
- Greater local and visitor populations will negatively impact recreational access, degradation and affordability.
- We have abundant recreational opportunities.
- Maintain but do not expand and some areas need to be closed off to humans or decrease numbers to lessen impacts.
- Providing/building more specific-use trails is an excellent return on investment for permanent residents and visitors. Biking, hiking high-use, high country. More trails to help provide access to natural spaces.
- Community space for adults so we can meet not in bars or church. A pool like in Moab would be great.
- We need to keep what few parks we have in town. Where are kids supposed to play when everything is so dense and there are no parks? Answer in the streets close to cars.
- What about our youth? The youth rec center that will be built hopefully is only 800 sq ft. How is that adequate for all of our youth?
- Skate ski/valley floor parking! No place to access in winter makes no sense. Not abundant options if you can't access.

Connected, Cooperative, and Welcoming Community

"Individual towns within Eastern San Miguel County maintain their unique qualities, sense of place, and small-town atmosphere. Community members have access to quality schools and education, healthcare, public facilities, services for aging populations, and bilingual resources. The County and Towns within the eastern region work together to develop, coordinate, and sustain a framework of cooperative services, infrastructure, resources, and regulatory practices."

Summary of Comment Feedback

Feedback on this statement included the identification of many specific locations of historic interest, such as historic mining areas, towns and geographical areas. Participants identified concerns related to the impact of new residents/crowding and how this impacts the character, sustainability, and quality of life of the region. There

is a sense that the COVID-19 pandemic has created shifts in the community which should be reflected in the plan.

AM Comments:

- LL Nunn mining claims. Matterhorn. Trout Lake Land Company. Lizard Head Land Company. Hidden Lake.
- Vanadium. Fall Creek. Sawpit. Ruffe Corner. Church camps. Placerville.
- Not everyone should be welcome! This used to be a community where people made conscious decisions versus the ultra rich luxury playground of houses as commodities!
- Airport. Breckenridge cabin is historic. Deep Creek school. Collins Place mine.
- Individual towns. Pandora, Legacy. Town of Telluride. West Telluride. Lawson Hill. Telluride is a town. Ames is a ghost town or power plant.

PM Comments:

- The more people are stuffed into town and we lose our quality of life
- Not a connected community. Our lovely pandemic rules broke the community and a part of it never rebounded.
- Healthcare for aging populations/elderly doesn't work at this elevation. Montrose….
- Maintain community and sustainability keep noise and crowds down.
- Need more trails- Most hiking and biking trails are quite crowded- So much nature and very few ways to access it. Very few musicians when I moved here there was live music on every corner of main street- now quiet and not a connected community.

Expanded Transportation Options

"Eastern San Miguel County's multi-modal transportation network will expand to include transit service with more frequency and places served, multi-use paths for walking and biking, and electric vehicle infrastructure. San Miguel County will work with regional partners to create an interconnected road network."

Summary of Comment Feedback

Participant comments included a desire to reduce private vehicle travel and expand bikeability, public transit, and walkability. In terms of walkability, comments included a desire to increase housing near town and to increase affordable rentals in an effort to reduce overall transportation impacts and not lose the workforce community. Other comments suggested more clarity is needed regarding what an "interconnected road network" means, and a desire to ensure all roads are respectful of the natural environment.

AM Comments:

- Expand rail, visual rail. Reduce car traffic.
- The road network is driven by the topography.
- Interconnected Road network? The statement doesn't make any sense.

PM Comments:

- Interconnected road network? This statement doesn't make any sense.
- The road network is drawn by the topography.
- Yea paths
- Electric (from wind and solar), and hydrogen (from solar and wind) buses, (??trains??)
- If housing focused within walking distance to town, expanded transit will be less of an issue.
- Please be sure "an interconnected road network" does not mean more roads! And definitely no roads/tunnels through wild mountains!
- The massive number of buses in the half of Telluride (south of Pacific, is destroying livability for the visitors and removing long-term housing from half of the town. We need restrictions on warehouse districts.

Housing Access

"Eastern San Miguel County is a place where people of all socioeconomic status and backgrounds are able to live. San Miguel County and public and private partners support the creation of affordable and workforce housing within

the region. The County will make an effort to ensure housing is located near transit lines and supports equitable access to jobs, educational opportunities, healthcare, and other essential services."

Summary of Comment Feedback

Comments were primarily related to the placement of housing, the link between housing and access to transportation and job centers, and the variety of type and cost of housing. Also mentioned were changes needed to the zoning or building codes to support more flexibility in development options. Some participants linked housing and commuting with housing availability and location. Some participants questioned if the word "all" should be used to describe who is able to live in the region, as that might not be realistic when considering the amount of growth possible / desired in the East End.

AM Comments:

- Last sentence should go beyond "near transit lines" to say "housing located next to existing infrastructure and walking/biking distance to urban/town core."
- Concern about all socioeconomic and all backgrounds is included. This does not seem realistic.
- Town of Telluride two bedroom is $850,000.
- What about senior housing?
- Bandit (illegal) apartments in houses in town adjusts demand, zoning code needs to include standards for upkeep of rental units.
- Housing located adjacent or as close as possible to platted town (Telluride and Mountain Village.)
- Keep density near town TRAFFIC will ruin our lives. KEEP Telluride WILD that is our appeal.

PM Comments:

- We need to ensure that people who work in Telluride can live in Telluride. The massive commuting needs to stop so our climate (i.e. snow) does not implode!
- How about not upzoning and rezoning. Instead buy up free market properties and convert them to deed restricted local's housing?
- Not everyone that works here should live here.
- Subsidized/affordable housing should be walkable distance to jobs. Town of Mountain Village and gondola
- Almost 50% of our year-round residents currently reside in some form of subsidized housing. How much more can we really afford, both in terms of money and growth?
- Ignoring existing holdings suitable for development.
- Keep affordable housing within walking distance of the Town of Telluride.
- Build another Lawson
- Re-purpose the Idarado Mill building for affordable housing.
    - Great idea!
- How will climate change affect our great planning? Drought, water, transportation.
- High density housing development with deed restriction to first home buyers and or long-term rental restriction is a thoughtful solution to reducing the carbon footprint of housing and transportation while providing access to more affordable housing
- Maintain and develop all new affordable housing within walking distance to town

Vibrant Arts and Culture

"Arts and culture in Eastern San Miguel County is known worldwide. The community supports an appreciation of the arts and fosters representation of its local identity through a vibrant festival and music scene, arts, and accessible creative outlets. Protection of the natural environment inspires current and future creators."

Summary of Comment Feedback

Feedback on this board included increasing support for local artists and limiting major events that draws tourism to the area if it effects locals' quality of life.

AM Comments:

- Festivals: only locally owned festivals! Bluegrass should be taken over by the town and run for local profit only. Out of town/state operators should not be profiting from our park and community.

PM Comments:

- Event size, frequency and growth are subordinate to the quality of life impacts.
- Need to include health care as a high priority.
- Support artists from all walks of life and ethnicities.
- 12,000 people for festivals is way too many. Jazz fest is a great size. During Covid non-festival summer, sales tax revenue was steady.

Balanced Natural and Built Environments

"Growth and development in Eastern San Miguel County is managed through progressive zoning designations and housing initiatives, while also ensuring environmental resources are protected. Eastern San Miguel County recognizes its environmental assets while ensuring there is adequate housing for a thriving and sustainable local community. This is balanced through careful management of infrastructure resources and transparent application of land use regulations."

Summary of Comment Feedback

Many of the comments mentioned the implications of growth and the impact it has on natural resources, wildlife, quality of life, and the need to introduce the concept of carrying capacity. There were comments critiquing the use of the term "progressive zoning."

AM Comments:

- We don't need to continue to grow.
- What economy: mining, MFG, ranching, history
- Government should NOT ignore application of land use regulations *NO MORE BACK DOOR DEALS
- PRESERVE OUR WILDLIFE CORRIDORS
- Prioritize ownership and capital
- Recognition that we have a maximum carrying capacity
- Not sure about "through progressive zoning designations." Private ownership and capital interests Drive decisions.

PM Comments:

- Progressive zoning is too nebulous of a term and sets up potential abuses and conflicts to the intent of the goal statement.
- Progressive zoning should not include condemnation of private covenants, PUD's or conservation easements.
- No growth is a valid comment. Concern about the carrying capacity. We need to understand this
- High density housing development and sustainable design building codes (electrification, limit exterior snowmelt, limit building square footage) will promote a more climate conscious building culture.
- Water and the environment and wildlife! No Diamond Ridge!
- Spot zoning is still not legal.
- Slow and even stop growth. Think water!
- Real estate and construction are the largest funders of affordable housing.
- Progressive zoning equals more growth. No more.
- Housing need to be adjacent to existing development in town. Illium.

.

Vision Statement

Participants were asked to provide comments on a draft Plan Vision Statement by placing a dot on a scalebar to signify how accurately the draft statement reflected their vision for San Miguel County's East End. The responses are on a scale of 0 Not Accurate to 10 Very Accurate. By placing dots on a scale bar between 0 and 10, participants were able to reflect how closely the Vision Statement reflects their vision for the future. **The weighted average for how**

well the Vision Statement reflects community desires was 5.88, scoring lower than all themes and goal statements. The following draft Vision Statement was presented at the open house:

"Eastern San Miguel County is a forward thinking, connected, and caring community. We embrace big ideas and new concepts, and endeavor to lead by example in the region. From protecting the natural environment to supporting long-time and new residents, our local history, traditions, and values create a culturally rich and supportive community. We are an outdoor recreation hub and are committed to maintaining recreational assets. We are proud of our home and rural lifestyle and are committed to being a welcoming place now and into the future."

Summary of Comment Feedback

This draft statement performed the lowest of all draft statements and received the most feedback. Feedback included many call outs noting that it did not feel specific enough to the East End, and that certain aspects needed removed or added. Ideas of what should be added to the statement included topics of industry such as mining, agriculture, and green energy promotion, etc., commitment to recreation spaces and open spaces, adaptivity and resiliency, remote should be replaced by the word rural, creation of a specific parking and housing plan, specific climate change impacts, and including acknowledging indigenous history and local history. Some participants suggested that the statement needed to better incorporate ideas related to limiting and managing growth. Specific comments from participants are included in Appendix B.

AM Comments:

- Remote not rural. Bikeability is not really a rural lifestyle.
- Feels like the statement could be about anywhere- it's specific to our community.
- I would like it to go beyond "committed to maintaining recreational assets" to also say "and committed to protecting open spaces." Make a statement against sprawl.
- Additional ideas: mining, railroad, RGS, ranching, agriculture, electric power AC. Social festival and think tanks.
- We embrace money.
- Maintaining recreational assets and significant pristine open space.
- Social festival and think tanks. We need to be adaptive to stay resilient

PM Comments:

- This is so vague and dishonest. We don't want any more people. Telluride is being trashed by greedy developers, Airbnb owners, and realtors.
- There is no need to be so explicit about "supporting" new residents in such a broad intended vision statement.
- Our surrounding environment, trails and neighborhood, are at best when town is not overrun by traffic and festivals.
- If we are so forward thinking why don't we have parking? Housing a plan?
- Deep Creek area should be kept low density to preserve its natural beauty and stay in alignment with current zoning.
- Add recreation center.
- Climate change matters. Let's take it into consideration for any possible growth in this area.
- We are best at "welcoming" people when there aren't too many of them.
- If we're using words like "local history and traditions, we need to acknowledge indigenous history.
- Not sure who "we" is. Permanent residents? As far as "forward thinking" we still have a long way to go to lower our carbon footprint, minimize mass of homes, recycling etc.
- Need to add something about reducing our negative impacts on climate chaos and protecting or conserving water.
- Lawson 2.0
- To the extent it emphasizes preservation of real character and legacy

- Vision not true. I have ski town envy everywhere I go- whole deed restricted zones single-family homes (not apartments and duplexes). Rec centers. Many more bike trails. Much better recycling. Get rid of plastic water bottles. Build greenhouses. Put affordable housing on the property lot behind the gas station where people can easily walk to town. On and on.
- I like that our setting has an active role in this.
- Can't put 10 pound potatoes in a 5 pound bag.
- Maintain environment, low noise, crowds, traffic. No growth.
- No development without a guarantee of adequate and practical water source. Specifically, Diamond Ridge. Leave the environment and wildlife in peace! Other affordable housing locations will be much better for the environment. Not Diamond Ranch.

Other Comments

Additional written comments were provided by community members on exhibit boards depicting the plan boundary, community demographics, and the community survey feedback, as reported below.

Master Plan Boundary Exhibit

Comments:

AM Comments:

- N/A

PM Comments:

- Can you use colors other than yellow?
- Aldasoro PUD 1991. Mountain Village 1985 then Inc. 1995
- Air quality needs to be monitored. We have too many vehicles driving in town.
- Water quality and amount should inform what growth, if any, is needed to keep our economy and environment thriving
- Very incorrect data!
- Any of our water use needs to be addressed
- Ignoring legal realities
- High country needs to include sheep mountain, hope lake, etc.
- Infrastructure? Where is it?
- Need to address urban versus rural versus suburban. Reasonable expectations, needs, landowners
- Master plan should start with data of existing conditions, water, carrying capacity, restrictions, private and public constraints, easements and PUDS

Summary of Comment Feedback

Community members added feedback addressing specific topic concerns, as well as what they believe should be added to the map and edited with mapping display.

Demographics Summary Exhibit

AM Comments:

- Please do not use census data for demographics. It is incredibly skewed and a low count of Latino families in our community because of challenges of census outreach due to Covid in 2020 and following Trump admin impact on our town. School district numbers and medical center numbers will be more reflective of demographics of East End. The more we show census data (12% Hispanic/Latino) to our community members on public platforms the more we skew our own understanding of our community and silence voices of Latino families. Even though the census/government forms use the term “Hispanic“ should we use that term for our community and for our own planning documents? The word Hispanic was coined by the Nixon admin to quell the Chicano Movement in the southwest to force people to identify with their colonizers. Is that how people in our community want to identify now?

PM Comments:

- Growth data seems out of whack. 1% per year on 5574 is 55 not in the 1000s.
- Please note tourism!

Summary of Comment Feedback

How data is labeled and gathered was critiqued.

2023 Open Community Survey Summary Exhibit

AM Comments:

- N/A

PM Comments:

- Why increase the workforce? Just to subsidize individuals and corporations who value profits over preservation.
- Add rec center.

KEY ISSUES & OBSERVATIONS

1% by 2027

The area population is projected to grow slightly in the next 5 years

Household income reflects need for affordable housing options

The area has a healthy proportion of multi-family units

The higher median age of residents means services for an aging population need to be considered

Commuting patterns in Telluride and TOMV, have implications for the regional transportation system and air quality

Service jobs continue to dominate in the region

EDUCATION & EMPLOYMENT

50.5% of residents have a Bachelor's or Graduate /Professional degree, compared to 30.4% for the state

Master Plan area unemployment rate of 3.9%; TOMV has the highest unemployment rate at **8.2%**

The largest employment sector is the **Service sector at 35.2%**

622 businesses in Master Plan Area – **more than ½ in Telluride; ~100 in Unincorporated San Miguel County**

APPENDIX D
DEMOGRAPHIC PROFILE

DESIGNWORKSHOP

Landscape Architecture
Planning
Urban Design
Strategic Services

120 East Main Street
Aspen, Colorado 81611
970.925.8354
designworkshop.com

To:	San Miguel County: Kaye Simonson
From:	Design Workshop: Jessica Garrow, Callie New, Eric Krohngold, Sarah Horn, Jennifer Pintar
Date:	January 3, 2023
Project Name:	Telluride Regional Area Master Plan Update
Project #:	6959
Subject:	Demographic Profile
Copy To:	File

San Miguel County
East End | Master Plan

Introduction

This memorandum provides baseline assessments of demographic, economic, and housing conditions for the Telluride Regional Area Master Plan Update. It includes assessments for the following selected geographies: Ophir, Mountain Village, Telluride, the identified Master Plan Area, San Miguel County, and the State of Colorado. Several sources were used for the assessments, including ESRI Business Analyst, the US Census, the US Department of Housing & Urban Development, and the Colorado State Demographer's office.

This memo is associated with Task 2.2 of the Existing Conditions portion of the project work. The planning team will prepare a subsequent memo for the Growth Analysis (Task 2.3) that builds upon the data collected and analyzed in the following memo. The Growth Analysis will layer in information related to the environmental context and real estate and market data, including information regarding the impact of second homes, to tell a more comprehensive story about existing conditions and growth pressures, opportunities, and challenges.

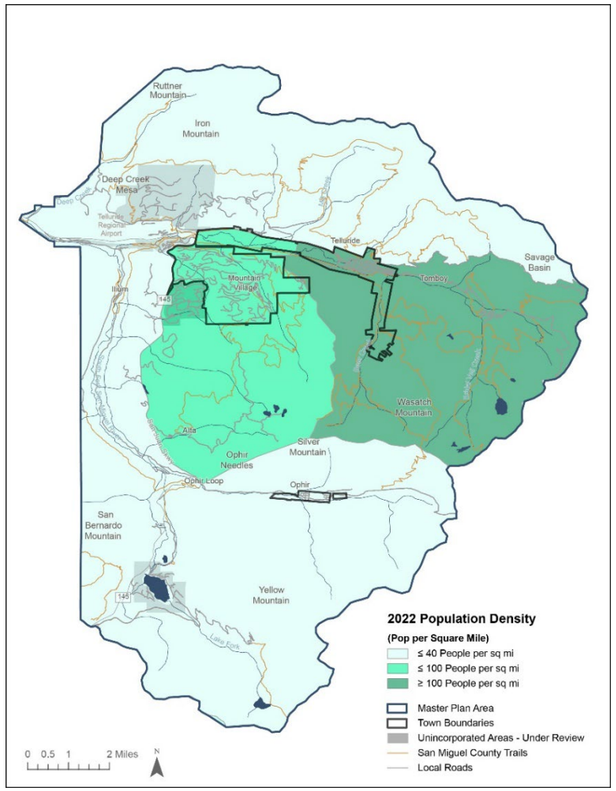
Demographics

Population & Growth Projections

According to ESRI data, the 2022 Master Plan Area population is 5,574 (68% of the County population), which is an increase of 576 residents since 2010[1]. The annual growth rate of 0.9% is on par with San Miguel County, and just a bit lower than the growth rates of Ophir (1.8%), Telluride (1.5%), and the state (1.4%). The only geography in the group analyzed that has lost population is the Town of Mountain Village (-0.3%). The annual growth rate over the next five years for the Master Plan Area is expected to be 0.5%, slightly lower than the 2010-2022 rate. While the annual growth rate will slow, the full-time population is expected to increase slightly from 5,574 people in 2022 to 5,589 by 2027.

As seen in Figure 1, the eastern portion of the project area in dark green, which contains the Town of Telluride, is more densely populated than the western portion in bright green, which includes the Town of Mountain Village. There are over 100 people per square mile in the portion that includes Telluride, while the portion that includes the Town of Mountain Village has between 40-100 people per square mile. The surrounding areas to the north and south, in light green on the map, host fewer than 40 people per square mile. Large portions of these areas are federally managed lands and protected from commercial or residential development.

Figure 1: Population Density, 2022. Source: ESRI



Note: At the time of this analysis, the Gray Head area was not yet included in the planning area. While this addition might slightly change the demographics, most of the homes here are second homes and the area does not include a significant number of permanent residents. Maps in future documentation will include the Gray Head area.

[1] Esri data is updated in July of each year.

Population projections from the Colorado State Demographer's office predict that San Miguel County will increase by 2,755 persons, or 34%, by 2040. While not all projected growth will be concentrated within the study area, based on current population distributions it can be assumed that a portion of this increase will occur within the study area. The Plan area population represents 68% of the total County population. It is expected that population distribution will remain fairly steady. Table 1 highlights population information for each of the selected geographies.

Total Population	2010	2022	2010-2022 Annual Growth Rate	Projection 2027	2022-2027 Annual Growth Rate	Projection 2030	Projection 2040
Ophir	163	202	1.8%	202	0.00%	*N/A*	*N/A*
Town of Mountain Village	1,297	1,246	-0.3%	1,248	0.03%	*N/A*	*N/A*
Town of Telluride	2,234	2,671	1.5%	2,681	0.07%	*N/A*	*N/A*
Master Plan Area	4,998	5,574	0.9%	5,589	0.05%	*N/A*	*N/A*
San Miguel County	7,359	8,160	0.9%	8,179	0.05%	9,549	10,915
State of Colorado	5,029,196	5,937,082	1.4%	6,138,077	0.67%	6,499,600	7,156,825

Table 1: Population Trends, 2010-2040. Source: ESRI

People Who Live or Stay in More than One Place

People living away most of the time while working, such as people who live at a residence close to where they work and return regularly to another residence, are counted at the residence where they live and sleep most of the time. If they cannot determine a place where they live most of the time, they are counted where they are staying on Census Day. People who live or stay at two or more residences (during the week, month, or year), such as people who travel seasonally between residences (for example, snowbirds) are counted at the residence where they live and sleep most of the time. If they cannot determine a place where they live most of the time, they are counted where they are staying on Census Day.

www2.census.gov/programs-surveys/decennial/2020/program-management/memo-series/2020-memo-2018_04-appendix.pdf

Part-time Residents

Many mountain communities, especially those with distinct seasons and popularity with tourists, see spikes in population at certain times of year, whether it be visitors or part-time residents. Often, total population counts for these communities seem lower than what people experience, especially in summer and winter seasons. It is important to understand that Census and ESRI definitions of total population include only those who live and sleep in a specific location most of the time. To get a more nuanced picture of the population relative to seasonal fluctuations, the total number of part-time residents can be estimated by taking the number of vacant housing units and multiplying it by average household size. As Table 2 illustrates, the Town of Mountain Village, Town of Telluride and the Master Plan Area include significant part-time resident populations.

2022 Housing	Ophir	Town of Mountain Village	Town of Telluride	Master Plan Area
Total Housing Units	81	1,703	2,259	4,994
Vacant Housing Units	4	1,047	1,044	2,472
Avg Household Size	2.61	1.90	2.20	2.21
Total (Full-time) Population	202	1,246	2,671	5,574
*Part-time Population Estimate (100%)**	10	1,990	2,296	5,463
*Part-time Population Estimate (60%)**	6	1,194	1,378	3,278
Estimated Full & Part-Time Population	212	3,236	4,967	11,037

Table 2: Part-time Population. Source: ESRI.
*** Part-time population at 100% assumes part-time residents are present throughout the year. Part-time population at 60% assumes part-time residents are present at different times of the year. These are approximate counts.**

Households & Growth Projections

Between 2010 and 2022, the number of households in the Master Plan Area increased by .4%, growing from 2,406 to 2,523 households. Like population growth, this is on the lower end when compared to all other selected geographies, except the Town of Mountain Village, which has lost both population and households. The only geography with a forecasted positive annual growth rate in the next five years is the state of Colorado. Household growth in all the other selected geographies, including the Master Plan Area, looks to be slightly shrinking (-0.08 to -0.09), except for Ophir, where total households is projected to remain constant. The average household size in the Master Plan Area grew the most between 2010 and 2022, from 2.07 to 2.21 (or an annual growth rate of 0.55%).

Tables 3 and 4 highlight household information for each of the selected geographies.

Households

A household is an occupied housing unit. Household type is identified by the presence of relatives and the number of persons living in the household. Family households, with or without children, include married couples and other families—a male or female householder with no spouse present. Nonfamily households may be a group of unrelated persons or a single person living alone.

https://doc.arcgis.com/en/esri-demographics/latest/reference/essentialvocabulary.htm#ESRI_SECTION1_2F1B25DEEB054684835B14DC32D1666E.

Total Households	2010	2022	2010-2022 Annual Growth Rate	2027	2022-2027 Annual Growth Rate
Ophir	69	77	0.92%	77	0.00%
Town of Mountain Village	736	656	-0.95%	653	-0.09%
Town of Telluride	1,053	1,215	1.20%	1,210	-0.08%
Master Plan Area	2,406	2,523	0.40%	2,512	-0.09%
San Miguel County	3,454	3,620	0.39%	3,603	-0.09%
State of Colorado	1,972,868	2,321,615	1.37%	2,398,855	0.66%

Table 3: Total Households Trends, 2010-2022. Source: ESRI

Average Household Size	2010	2022	2010-2022 Annual Growth Rate
Ophir	2.35	2.61	0.00%
Town of Mountain Village	1.76	1.90	0.64%
Town of Telluride	2.12	2.20	0.31%
Master Plan Area	2.07	2.21	0.55%
San Miguel County	2.13	2.25	0.46%
State of Colorado	2.49	2.50	0.03%

Table 4: Household Size, 2010-2022. Source: ESRI

Age

The median age in the Master Plan Area for 2022 is 40.5. Of the selected geographies, only Ophir (45.8) and San Miguel County (42.4) include an older median age. The geography with the youngest median age is the Town of Mountain Village, at 37.1 (see Figure 2 and Table 4; note ACS data used for map and Esri data used for table relay similar findings). In 2027, the only geographies anticipated to shift are Telluride and the Master Plan Area overall. Currently, the median age in the Master Plan Area is slightly higher, but by 2027 that flips, with Telluride's median age at 41.0 and the Master Plan Area's at 40.9.

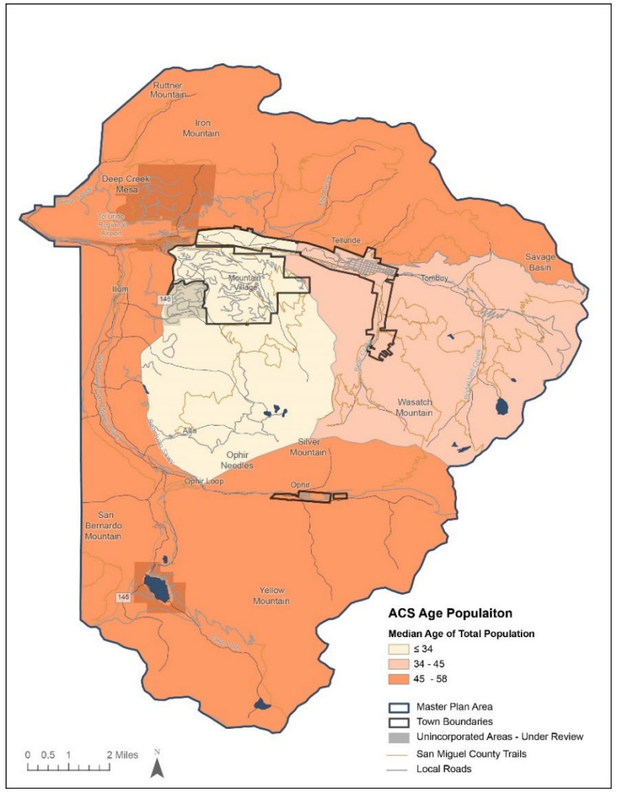


Figure 2: Population Age, 2020. Source: American Community Survey

The largest age group in the Master Plan Area in 2022 is those aged 39-59. These community members account for 46.3%, or nearly half of the population. By contrast, the Master Plan Area has a relatively low concentration of young residents, with only 19% of the population under age 19. This is significantly lower than both the State and County, in which residents under the age of 19 make up 20% and 25% of the population, respectively. This can be interpreted to mean that there are fewer households with children in the study area.

Table 5 highlights the median age for each selected geography for 2022 and projections for 2027, while Tables 6 and 7 illustrate age distributions for each geography for the same time periods.

Median Age	2022 Median Age	2027 Median Age
Ophir	45.8	46.8
Town of Mountain Village	37.1	37.3
Town of Telluride	40.2	41.0
Master Plan Area	40.5	40.9
San Miguel County	42.4	43.1
State of Colorado	37.9	38.3

Table 5: Median Age, 2022 & 2027. Source: ESRI

2022 Age Distribution	*0-9*	*10-19*	*20-29*	*0-39*	*40-49*	*50-59*	*60-69*	*70-79*	*80+*
Ophir	11.4%	13.4%	7.4%	8.9%	14.4%	16.8%	15.8%	8.4%	2.0%
Town of Mountain Village	9.6%	7.9%	18.9%	18.9%	12.6%	15.5%	13.4%	2.9%	0.3%
Town of Telluride	7.8%	8.9%	15.5%	17.5%	15.3%	15.6%	11.4%	6.6%	1.3%
Master Plan Area	9.2%	9.7%	14.6%	15.9%	14.4%	16.0%	13.1%	6.1%	1.0%
San Miguel County	9.9%	10.4%	12.2%	14.1%	14.2%	15.9%	14.6%	7.4%	1.4%
State of Colorado	12.4%	12.7%	13.8%	14.1%	12.6%	12.5%	11.7%	6.9%	3.3%

Table 6: Age Distribution, 2022. Source: ESRI

2027 Age Distribution	*0-9*	*10-19*	*20-29*	*30-39*	*40-49*	*50-59*	*60-69*	*70-79*	*80+*
Ophir	6.0%	6.0%	5.3%	4.0%	6.3%	8.3%	7.3%	6.3%	1.3%
Town of Mountain Village	4.9%	4.0%	8.9%	9.9%	6.6%	7.2%	6.7%	1.7%	0.2%
Town of Telluride	3.9%	3.3%	10.4%	6.8%	7.7%	7.3%	5.8%	4.1%	1.2%
Master Plan Area	4.7%	4.1%	8.8%	7.0%	7.1%	7.5%	6.5%	3.9%	1.0%
San Miguel County	5.0%	4.8%	7.2%	6.2%	6.9%	7.4%	7.0%	4.7%	1.3%
State of Colorado	6.3%	6.3%	6.8%	7.3%	6.6%	5.8%	5.8%	4.1%	2.0%

Table 7: Age Distribution, 2027. Source: ESRI

Race & Ethnicity

The Master Plan Area population is predominantly white – with 84.4% of residents identifying as this race, according to ESRI data. Other races and ethnicities make up a small portion of the population. The next largest group after white is Hispanic at 12.4%., while 7.9% report as two or more races. The Town of Mountain Village and surrounding area is slightly more diverse than the Town of Telluride (see Figure 3).

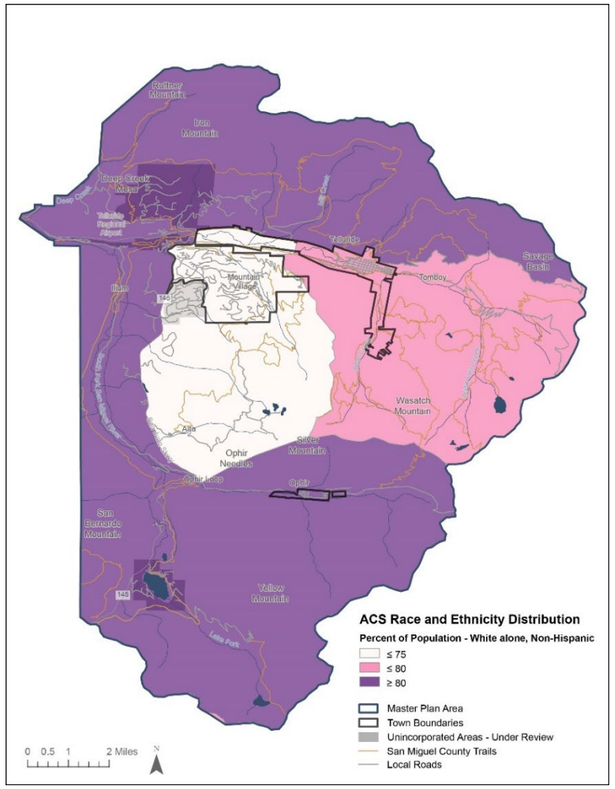


Figure 3: Race and Ethnicity Distribution, 2020. Source: American Community Survey

The Esri Diversity Index is a measure of diversity that includes race and ethnicity – from 0 (no diversity) to 100 (complete diversity). When the index is closer to 100, an area's population is more evenly divided across all race and ethnic groups. The Master Plan Area rates a 43.5 on the Diversity Index scale. The state has the highest rating at 66.0, followed by the Town of Mountain Village at 51.4. Ophir has the lowest rating at 33.6.

Table 8 describes the percentages for race and ethnicity in each of the selected geographies for 2022. Table 9 illustrates where each geography falls on the ESRI Diversity.

2022 Race & Ethnicity	White	Hispanic	Non-Hispanic	American Indian/ Alaska Native	Asian	Black/ African American	Pacific Islander	Two or More Races	Other Race
Ophir	87.6%	7.9%	92.1%	0.0%	0.5%	0.00%	0.00%	9.4%	2.5%
Town of Mountain Village	81.3%	16.9%	83.1%	0.2%	1.4%	0.24%	0.00%	9.7%	7.1%
Town of Telluride	84.0%	13.2%	86.8%	1.4%	1.1%	0.15%	0.00%	6.5%	6.9%
Master Plan Area	84.4%	12.4%	87.6%	0.8%	1.0%	0.23%	0.02%	7.9%	5.7%
San Miguel County	85.3%	11.2%	88.8%	1.2%	0.7%	0.26%	0.02%	7.6%	5.0%
State of Colorado	70.2%	22.0%	78.0%	1.3%	3.5%	4.08%	0.18%	12.6%	8.1%

Table 8: Race & Ethnicity, 2022. Source: ESRI

2022 Diversity Index	
Ophir	33.6
Town of Mountain Village	51.4
Town of Telluride	44.9
Master Plan Area	43.5
San Miguel County	41.1
State of Colorado	66.0

Table 9: Diversity Index, 2022. Source: ESRI

Education

The percentage of residents in the Master Plan Area with a Bachelor's or Graduate/Professional degree is 50.5%. This is higher than Ophir, the Town of Mountain Village, and San Miguel County, and quite a bit higher than the state (30.4%). The only geography that comes in higher than the Master Plan Area is the Town of Telluride, with 55.6% of its population over the age of 25 holding a college degree.

Table 10 illustrates the comparative percentages of level of education in each selected geography for those residents 25 years of age or older for 2022.

2022 Education	Age 25+ High School Diploma	Age 25+ Bachelor's Degree	Age 25+ Graduate/Professional Degree
Ophir	10.9%	31.2%	11.9%
Town of Mountain Village	9.1%	33.9%	13.6%
Town of Telluride	5.4%	40.5%	15.1%
Master Plan Area	7.8%	36.5%	14.0%
San Miguel County	10.0%	32.6%	12.7%
State of Colorado	11.7%	18.9%	11.5%

Table 10: Education Attainment, 2022. Source: ESRI

Economics

Household Income

The Master Plan Area's median household income is currently $84,823, which is slightly higher than the state median ($84,521) and slightly lower than San Miguel County as a whole ($86,501). It is significantly higher than the Town of Mountain Village ($75,236). All geographies come in lower than Ophir, which has a median household income of $94,307. This is $7,806 more than the next highest median income geography. Fifty-eight percent of residents in the Master Plan Area make less than $100,000. Those in the Town of Mountain Village and Telluride have the highest percentages of residents who make $200,000 or more per year, while Ophir has the highest percentage of residents who make between $100,000-$149,999, at 28.6% – in fact this is the highest percentage for any income range in any of the selected geographies. The small population of Ophir may be part of the reason for this. The median household income for the Master Plan Area for 2027 is projected to be $95,831.

Tables 11 and 12 illustrate Median Household Income and Household Income Distribution for the selected geographies for 2022.

2022 Median HH Income	
Ophir	$94,307
Town of Mountain Village	$75,236
Town of Telluride	$85,723
Master Plan Area	$84,823
San Miguel County	$86,501
State of Colorado	$84,521

Table 11: Median HH Income, 2022. Source: ESRI

2022 HH Income Distribution	Ophir	Town of Mountain Village	Telluride	Master Plan Area	San Miguel County	State of Colorado
Less than $15,000	5.2%	8.1%	4%	5.4%	5.4%	6.5%
$15,000 - $24,999	5.2%	9.3%	7.7%	7.7%	7.3%	5.4%
$25,000 - $34,999	7.8%	10.5%	6.4%	7.9%	7.7%	5.8%
$35,000 - $49,999	11.7%	7.0%	5.6%	7.2%	7.7%	9.4%
$50,000 - $74,999	6.5%	14.8%	17.7%	14.5%	14.0%	16.6%
$75,000 - $99,999	18.2%	12.2%	17%	15.6%	15.0%	13.8%
$100,000 - $149,999	28.6%	15.9%	11.2%	16.1%	18.5%	19.5%
$150,000 - $199,999	9.1%	7.0%	15.5%	11.4%	10.5%	10.5%
$200,000 or greater	10.4%	14.9%	15.0%	14.2%	14.0%	12.4%

Table 12: Household Income Distribution, 2022. Source: ESRI

Employment

The Town of Mountain Village includes the highest percentage of daytime population workers (75.9%), while Ophir has the highest percentage of daytime population residents (69.7%), which, coupled with Ophir having the highest median age and income of the four geographies, indicates that many people living in the community are likely retirees or able to work from home. The daytime population for the Master Plan Area includes 68.0% workers and 32.0% residents. Telluride has the highest percentage of its civilian population in the labor force, at 70.2%. The Master Plan Area comes in second at 63.3%. In terms of unemployment rates, the Town of Mountain Village has the highest rate at 8.2%, while the Master Plan Area has the fourth highest rate at 3.9%. This is lower than the state rate of 4.4%, and within 'generally accepted' ranges for unemployment.

Table 13 highlights the daytime population in terms of workers versus residents and Table 14 details the number of people 16 and older in the labor force and provides unemployment rate percentages for 2022.

Daytime Population Workers

Daytime population "workers" includes the civilian employed at work (commuters and non-commuters) and armed forces personnel (living on and off base). Daytime population "residents" includes persons under 16 years of age, the unemployed working-age population, persons employed but temporarily absent from work (i.e., illness or vacation), and persons not participating in the labor force (i.e., retirees, homemakers, college students).

www.arcgis.com/home/item.html?id=e0094426f3af4826830ae0943b2e259f

2022 Population /Employment	*Total Daytime Population*	*Daytime Population Workers*	*Daytime Population Workers (%)*	*Daytime Population Residents*	*Daytime Population Residents (%)*
Ophir	132	40	30.3%	92	69.7%
Town of Mountain Village	2,426	1,842	75.9%	584	24.1%
Town of Telluride	3,044	2,189	71.9%	855	28.1%
Master Plan Area	6,928	4,709	68.0%	2,219	32.0%
San Miguel County	8,933	5,406	60.5%	3,527	39.5%
State of Colorado	5,898,336	3,153,603	53.5%	2,744,733	46.5%

Table 13: Daytime Population Workers & Residents, 2022. Source: ESRI

2022 Employment	*Civilian Population Age 16+ in Labor Force*	*Civilian Population Age 16+ in Labor Force (%)*	*Unemployment Rate*
Ophir	111	55.0%	2.7%
Town of Mountain Village	732	58.7%	8.2%
Town of Telluride	1,875	70.2%	2.4%
Master Plan Area	3,531	63.3%	3.9%
San Miguel County	4,866	59.6%	4.0%
State of Colorado	3,320,559	55.9%	4.4%

Table 14: Employment – Labor Force & Unemployment Rate, 2022. Source: ESRI

Businesses

The largest sector of employment for the Master Plan Area is the Service sector (35.2%). Both Telluride and the Town of Mountain Village are known as tourist meccas around the world. The highest concentration of businesses in the Town of Mountain Village, Telluride, San Miguel County, and the state are also in the Service industry. Finance/Insurance and Real Estate, along with Retail Trades are also concentrated in these geographies, although the percentages are in the low twenties and teens.

Of the 622 businesses in the Master Plan Area, the Town of Telluride contains more than half and the Town of Mountain Village less than a quarter, indicating that more than 100 businesses are located within the county outside municipal boundaries. Table 15 shows the percentage of businesses in each geography defined by their respective SIC Code for 2022.

2022 Business Profile (SIC)	Ophir	Town of Mountain Village	Town of Telluride	Master Plan Area	San Miguel County	State of Colorado
2022 Total (SIC01-99) Businesses	**4**	**139**	**362**	**622**	**769**	**235,201**
Agriculture/Mining (SIC01-14) (%)	0.0%	2.9%	1.4%	2.7%	3.1%	2.8%
Construction (SIC15-17) (%)	0.0%	4.3%	4.1%	6.4%	7.0%	7.0%
Manufacturing (SIC20-39) (%)	25.0%	0.7%	0.6%	1.1%	1.3%	2.8%
Transportation (SIC40-47) (%)	25.0%	5.8%	1.9%	3.5%	3.8%	2.3%
Communication (SIC48) (%)	0.0%	0.0%	0.3%	0.2%	0.1%	0.8%
Utility (SIC49) (%)	0.0%	0.0%	0.0%	0.2%	0.3%	0.5%
Wholesale Trade (SIC50-51) (%)	0.0%	1.4%	1.9%	1.9%	2.0%	3.2%
Retail Trade (SIC52-59) (%)	0.0%	21.6%	21.3%	20.9%	19.6%	19.3%
Home Improvement (SIC52) (%)	0.0%	0.0%	0.3%	0.6%	0.9%	1.3%
General Merchandise (SIC53) (%)	0.0%	0.0%	0.3%	0.2%	0.1%	0.6%
Food Stores (SIC54) (%)	0.0%	1.4%	0.8%	1.3%	1.4%	1.8%
Auto Dealer/Gas Station (SIC55) (%)	0.0%	0.7%	0.0%	0.5%	0.9%	1.9%
Apparel/Accessory (SIC56) (%)	0.0%	0.7%	2.2%	1.6%	1.3%	1.0%
Furniture/Home Furnishings (SIC57) (%)	0.0%	2.2%	1.7%	2.1%	2.0%	1.4%
Eating & Drinking (SIC58) (%)	0.0%	10.1%	8.3%	7.7%	6.5%	6.0%
Miscellaneous Retail (SIC59) (%)	0.0%	6.5%	7.7%	7.1%	6.5%	5.5%
Finance/Insur/Real Estate (SIC60-67) (%)	0.0%	14.4%	16.3%	14.0%	12.1%	10.3%
Banks (SIC60-61) (%)	0.0%	2.2%	2.5%	1.9%	1.7%	1.9%
Securities Broker (SIC62) (%)	0.0%	0.0%	1.4%	1.0%	0.8%	1.4%
Insurance (SIC63-64) (%)	0.0%	0.0%	1.1%	0.6%	0.5%	1.8%
Real Estate/Holding (SIC65-67) (%)	0.0%	12.2%	11.3%	10.5%	9.1%	5.1%
Service (SIC70-89) (%)	0.0%	34.5%	37.0%	35.2%	35.1%	41.4%
Hotel/Lodging (SIC70) (%)	0.0%	12.2%	3.3%	4.8%	4.4%	1.2%
Auto Services (SIC75) (%)	0.0%	0.0%	0.3%	0.5%	1.2%	2.6%
Movie/Amusement (SIC78-79) (%)	0.0%	3.6%	3.0%	3.5%	3.3%	2.9%
Health Services (SIC80) (%)	0.0%	1.4%	4.1%	2.7%	3.5%	7.6%
Legal Services (SIC81) (%)	0.0%	1.4%	2.2%	2.3%	1.8%	2.1%
Education/Library (SIC82) (%)	0.0%	0.0%	4.1%	2.6%	2.5%	2.2%
Other Service (SIC72-89SEL) (%)	0.0%	15.8%	19.9%	19.0%	18.5%	22.9%
Government (SIC91-97) (%)	50.0%	7.2%	9.1%	8.2%	9.8%	3.0%
Unclassified Establishments (SIC99) (%)	0.0%	7.2%	6.1%	5.8%	5.9%	6.8%

Table 15: SIC Business Profile, 2022. Source: ESRI

Tourism

When looking at tourism data from 2021 through 2023* for the high seasons of summer and winter, Telluride Tourism Board key performance indicators suggest that the average daily rate for both seasons increased during this period, while paid occupancy decreased.

For the 2021 and 2022 summer seasons, the Average Daily Rate increased by 15%, while paid occupancy decreased by 15% from 2021 to 2022, as shown in Table 16.

Town of Telluride Lodging Data	*Summer 2021 (Jun 1 – Oct 31)*	*Summer 2022 (Jun 1 – Oct 31)*	*Difference*
Average Daily Rate	$475	$546	15%
Paid Occupancy %	40.4%	34.3%	-15%

Table 16: Town of Telluride Lodging Data Sumer 2021 & 2022. Source: Telluride Tourism Board

As shown in Table 17, for the 2021-2022 and 2022-2023 winter seasons, the same pattern continued in terms of an increase in the average daily rate (at 27%) and a decrease in paid occupancy (down 18%).

Town of Telluride Lodging Data	*Winter 2021-2022 (Dec 1 – Mar 31)*	*Winter 2022-2023 (Dec 1 – Mar 31)*	*Difference*
Average Daily Rate	$834	$1,061	27%
Paid Occupancy %	26.9%	22.1%	-18%

Table 17: Town of Telluride Lodging Data Winter 2021-22 & 2022-23. Source: Telluride Tourism Board

** The data excludes 2020 due to the COVID-19 pandemic shutdowns.*

Average Daily Rate

The average daily rate for hotel rooms is a metric that indicates the average revenue earned for an occupied room on a given day. It is calculated by taking room revenue and dividing it by occupied rooms.

Paid Occupancy

Paid occupancy is the ratio of rented or used space to the total amount of available space.

www.investopedia.com/terms/a/average-daily-rate.asp

www.investopedia.com/terms/o/occupancy-rate.asp

Area Median Income

The State of Colorado considers moderate income households to be those making less than 80% of the area median income (AMI). AMI is the midpoint of a region's income distribution – half of the households earning more and half earning less. This is important because the US Department of Housing & Urban Development (HUD) uses this measure to determine whether families are eligible for certain affordable housing programs. HUD considers those making less than 80% of AMI as moderate-income households, those making less than 50% as very low-income households, and those making less than 30% of AMI as extremely low-income households. The AMI for San Miguel County $104,800 and it is $105,800 for the state.

Table 18 illustrates AMI for San Miguel County and the state of Colorado – the only geographies in this profile for which data is available.

2022 AMI	FY 2022 Estimate Median Family Income	100% AMI	80% AMI	50% AMI	30% AMI
Ophir		N/A	N/A	N/A	N/A
Town of Mountain Village		N/A	N/A	N/A	N/A
Town of Telluride		N/A	N/A	N/A	N/A
Master Plan Area		N/A	N/A	N/A	N/A
San Miguel County	**$104,800**				
1 persons		$67,000	$53,550	$33,500	$20,100
2 persons		$76,500	$61,200	$38,250	$23,000
3 persons		$86,100	$68,850	$43,050	$25,850
4 persons		**$95,600**	**$76,500**	**$47,800**	**$28,700**
5 persons		$103,300	$82,650	$51,650	$32,470
6 persons		$110,900	$88,750	$55,450	$37,190
7 persons		$118,600	$94,900	$59,300	$41,910
8 persons		$126,200	$101,000	$63,100	$46,630
State of Colorado	**$105,800**				
1 persons		$72,800	$58,250	$36,400	$21,850
2 persons		$83,200	$66,600	$41,600	$24,950
3 persons		$93,700	$74,900	$46,850	$28,100
4 persons		**$104,100**	**$83,250**	**$52,050**	**$31,200**
5 persons		$112,400	$89,900	$56,200	$33,700
6 persons		$120,700	$96,550	$60,350	$36,200
7 persons		$129,000	$103,250	$64,500	$38,700
8 persons		$137,400	$109,900	$68,700	$41,200

Table 18: AMI, 2022 Estimate. Source: US Department of Housing & Urban Development

Table 19 shows the approximate distribution of households in the County by AMI threshold. Because AMI thresholds established by HUD do not exactly match the distribution of households by income bracket as recorded by the U.S. Census Bureau, the estimated number of households within each income level are matched as closely as possible with their corresponding income bracket. However, because it is not an exact match by census income bracket the number of households within each AMI threshold should be considered an approximation.

Income Level	Income Classification	AMI Threshold for a Family of Four (San Miguel County)	Estimated Households	Percentage
<30% AMI	Extremely Low Income	$28,700	460	13%
>30% to 50% AMI	Moderate Low Income	$47,800	556	15%
>50% to 80% AMI	Moderate Income	$76,500	505	14%
>80% to 100% AMI	N/A	$95,600	542	15%
>100% to 120% AMI	N/A	$125,760	670	19%
>120% AMI	N/A	> $125,760	887	25%

Table 19. Distribution of Households by AMI. Source: ACS, HUD.

Approximately 42% of households within San Miguel County fall within one of HUD's definitions of extremely low income, moderate low income, or moderate-income households (13%, 15%, and 14%, respectively). Approximately 44% of households live above the 100% AMI threshold. This has implications for housing within the county and can be interpreted to mean that there are equivalent needs for housing price points that match the earnings of those at the top of the income spectrum as for those at the bottom.

Housing

Total Housing Units & Housing Tenure

Based on 2022 ESRI data, the study area has a total of 4,994 housing units. Of these housing units, 4,043 are within the Towns of Ophir, Mountain Village, and Telluride, with the remaining 951 units being in the portions of the study area that fall within unincorporated San Miguel County. Of the 4,994 units in the study area, only 2,523 units are occupied, meaning that "the persons living in the unit must consider it their usual place of residence or have no usual place of residence elsewhere."[2,3] The remaining 2,471 units are classified as vacant, meaning that the unit is "entirely occupied by persons who have a usual residence elsewhere" or that no one was living in the unit at the time of the interview.[4] This excludes occupants that are temporarily absent.[5] This is consequential to this analysis as it indicates that nearly half of the study area's homes are likely owned by second homeowners, with the majority of these homes remaining vacant for more than half of the year[6]. As seen in Table 20 and Figure 4, the Town of Mountain Village has the highest proportion of vacant housing stock.

Of the occupied homes in the Master Plan Area, 48.3% are renter occupied while the remaining 51.7% are owner occupied. In Mountain Village, less than 40% of the housing stock is owner-occupied. This has implications to long-term housing within the study area, as residents are more likely to remain a part of the community if they are able purchase a home and no longer be impacted by variable rental rates or other market forces. This type of housing dynamic is common amongst mountain communities and can impact a town or region's ability to attract and retain workforce.

2022 Housing	Total Housing Units	Owner Occupied Housing Units (%)	Renter Occupied Housing Units (%)	Vacant Housing Units (%)
Ophir	81	87.0%	13.0%	4.9%
Town of Mountain Village	1,703	39.5%	60.5%	61.5%
Town of Telluride	2,259	44.9%	55.1%	46.2%
Master Plan Area	4,994	51.7%	48.3%	49.5%
San Miguel County	6,534	59.4%	40.6%	44.6%
State of Colorado	2,568,817	66.2%	33.8%	9.6%

Table 20: Total Housing Units, Owner & Renter Occupied, 2022. Source: ESRI

[2] U.S. Census Bureau, Subject Definitions.
[3] U.S. Census, 2021 ACS 5-year Estimates
[4] U.S. Census Bureau, Subject Definitions.
[5] Ibid.
[6] Note that Owner Occupied Housing Units and Renter Occupied Housing Units presented in Table 20 are referring to non-vacant units. Of the 4,994 housing units in the study area, only half are occupied, meaning that approximately one-quarter of total housing stock is renter-occupied and approximately one-quarter is owner-occupied.

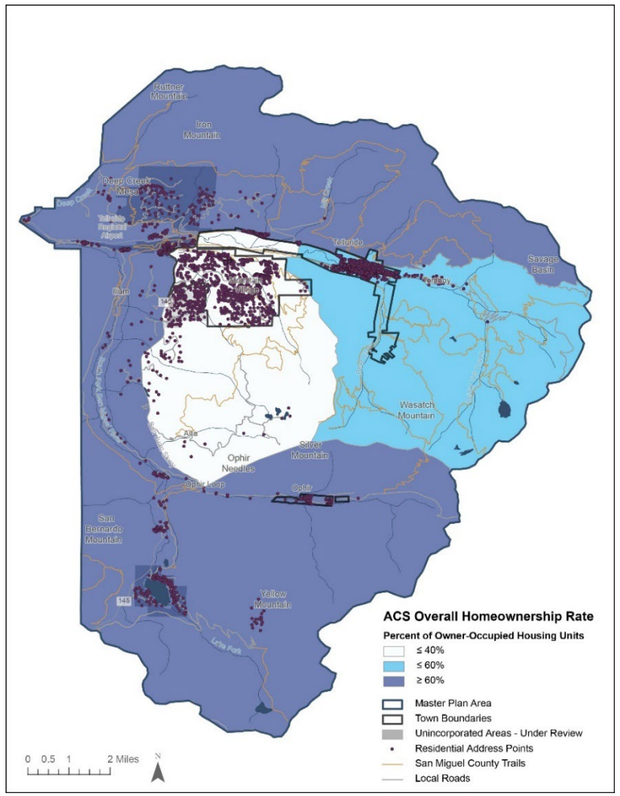


Figure 4: Homeownership Rates, 2020. Source: American Community Survey

Single vs. Multi-family Housing

Based on the most recent available data on housing type from all geographies (2020 ESRI data), the study area has a total of 5,059 housing units[7]. Table 21 breaks down these units into three categories: single-family units (detached and attached units) multi-family units and mobile homes. Nearly half, or 48%, of the study area's housing stock is classified as single-family homes, 51% is classified as multi-family housing, and less than 1% is classified as mobile homes.

The U.S. Census Bureau defines single family homes as "fully detached, semi-detached, semi-attached, side-by-side, row houses, and townhouses." For this analysis, townhomes are considered a type of single-family home. At 48%, or approximately 2,461 units, nearly half of the study area's housing stock is comprised of single-family homes. This is significantly lower than the county and state, in which single-family homes comprise 57% and 70% of all housing, respectively.

Multi-family homes are defined by the U.S. census bureau as "residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.)." Fifty-one percent or 2,579 units in the study area are multifamily, which is significantly more units as a proportion of total housing than both the county and state.

[7] Note the total number of units in Table 20 varies from that in Table 21 due to differences in data availability from Esri. While total numbers differ between 2020 (housing type and age) and 2022 (tenure), trends should remain fairly consistent within the two-year time frame.

2020 Housing Type	Ophir	Town of Mountain Village	Town of Telluride	Master Plan Area	San Miguel County	State of Colorado
Total Housing Units	**74**	**1,938**	**2,103**	**5,059.00**	**6,756.00**	**2,361,372**
1 Detached Unit	97%	34%	37%	46%	55%	63%
1 Attached Unit	3%	3%	1%	2%	2%	7%
Multi-Family 2 Units	0%	2%	5%	4%	3%	2%
Multi-Family 3 or 4 Units	0%	3%	10%	5%	4%	3%
Multi-Family 5 to 9 Units	0%	6%	10%	7%	6%	4%
Multi-Family 10 to 49 Units	0%	31%	31%	25%	19%	11%
Multi-Family 50 or More Units	0%	21%	5%	10%	8%	6%
Mobile Homes	0%	0%	1%	0%	3%	4%
Boat/RV/Van/etc.	0%	0%	0%	0%	0%	0.1%

Table 21: Housing Type, 2020. Source: ESRI

Deed Restricted Housing

According to San Miguel County staff, between 2018 and 2022, there were 67 deed restricted units built in San Miguel County. Of these, the majority were built in the Town of Telluride.

San Miguel County

- Lawson Hill: 3 units

Town of Telluride

- Longwill – 16 units
- Silverjack – 10 units
- Sunnyside – 30 units
- Warehouse - 3 units

Town of Mountain Village

- Detached condominium in the Meadows: 1 Boulders unit
- Two Timberview detached condominiums in the Meadows with ADUs: 4 units

In development:

- Ilium TSG Q lots (Ilium) - 9 units about to break ground; 30 units at completion
- Lawson Lot L - 29 units in 2023
- Telluride Voodoo Lounge (TOT) – 27 units, breaking ground 2023
- Mountain Village: 29 Townhomes in the Meadows (TMV) – breaking ground in 2023, CO in 2024
- 35 units (90) bedrooms at VCA Phase IV – apartments – breaking ground in 2023, CO in 2024

The data below for deed-restricted housing was pulled from the 2018 San Miguel County Housing Needs Assessment Report. While not an apple for apples comparison in terms of years, it helps paint the picture of the trends that the County has seen over the last decade. For each five-year period between 1990 and 2017, deed-restricted housing has ranged from 14% to almost 50% of total development. Between 1990 and 2010, this housing represented 28% of the total number of housing units added yearly. Between 2010 and 2017, that percentage decreased to 23%. Between 2011 and 2017, the Town of Mountain Village and Telluride added the highest number of deed-restricted units, 22 and 74 units respectively. In unincorporated areas, only 5 units were added. Considering all jurisdictions in San Miguel County, 101 units were added between 2011 and 2017 (see Figures 5, 6 and 7 below from the 2018 San Miguel County Housing Needs Assessment report).

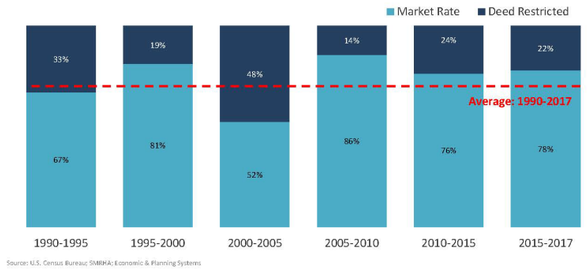


Figure 5: Proportion of Deed Restricted Homes to Total Development, 1990-2017. Source: San Miguel County Housing Needs Assessment Report

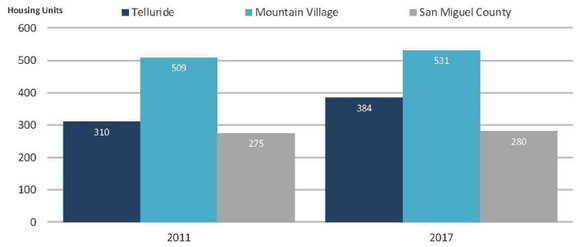


Figure 6: Telluride, Mountain Village, San Miguel County Deed Restricted Homes, 2011 & 2017. Source: San Miguel County Housing Needs Assessment Report

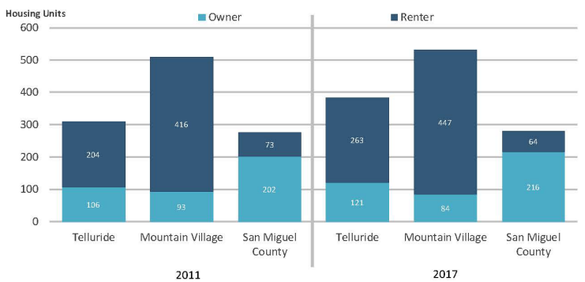


Figure7: Deed Restricted Development by Tenure 2011 & 2017. Source: San Miguel County Housing Needs Assessment Report

Housing Age

Of the four geographies, the Town of Ophir, followed by the Town of Telluride has the highest proportion of older housing stock that was built before 1939. These communities were established with early mineral development exploration, and Telluride is designated a National Historic Landmark District due in part to the historic character of these buildings. The Town of Telluride built approximately 65 percent of its housing stock between 1970 and 1999; approximately half of the Town of Mountain Village's housing stock was built between 1990 and 1999. This residential growth corresponds with the construction of the region's gondola and airport expansion, the establishment of several PUDs and the incorporation of the Town of Mountain Village, as well as supporting policies and directives set forth by the county's guiding growth document, the 1989 Telluride Regional Area Master Plan. See Table 22 on the next page for more detail.

2020 Housing Age	Ophir	Town of Mountain Village	Town of Telluride	Master Plan Area	San Miguel County	State of Colorado
Total Housing Units	**74**	**1,938**	**2,103**	**5,059**	**6,756**	**2,361,372**
Median Year Built	**1992**	**1998**	**1985**	**1994**	**1993**	**1984**
Built in 2014 or Later	0.0%	1.8%	1.2%	1.0%	1.3%	5.1%
Built in 2010-2013	0.0%	3.9%	3.7%	3.9%	3.2%	3.1%
Built in 2000-2009	32.4%	33.1%	11.7%	23.4%	24.3%	17.1%
Built in 1990-1999	21.6%	51.1%	23.7%	34.5%	31.3%	16.8%
Built in 1980-1989	12.2%	7.6%	20.7%	14.4%	14.9%	14.2%
Built in 1970-1979	4.1%	1.7%	21.4%	13.5%	14.2%	17.8%
Built in 1960-1969	1.4%	0.5%	6.7%	3.3%	3.1%	8.3%
Built in 1950-1959	6.8%	0.0%	0.0%	0.1%	1.4%	7.4%
Built in 1940-1949	1.4%	0.0%	0.0%	0.3%	0.5%	2.5%
Built in 1939 or Earlier	20.3%	0.4%	10.9%	5.5%	5.8%	7.6%

Table 222: Housing Age, 2020. Source: ESRI

The number of available bedrooms within an area's housing stock is important to accommodate living situations such as multi-generational households or larger families. Table 23 shows the breakdown of housing by number of bedrooms. The majority of housing stock in both the Town of Telluride and the county, the only geographies for which this data is available, is two- and three-bedroom homes. The Town of Telluride has a fairly sizable number of one-bedroom homes (20%) and fewer four-bedroom homes (13.4%). With fewer larger units available, households with children and multi-generational households may be required to look elsewhere to find size-appropriate housing options.

2020 Housing Breakdown # of Bedrooms	Bedrooms: None	Bedrooms: 1	Bedrooms: 2 or 3	Bedrooms: 4 or More
Ophir	N/A	N/A	N/A	N/A
Town of Mountain Village	N/A	N/A	N/A	N/A
Town of Telluride	5.9%	20.1%	60.6%	13.4%
Master Plan Area	N/A	N/A	N/A	N/A
San Miguel County	8.40%	14.70%	61.70%	15.20%
State of Colorado	2.4%	10.7%	56.3%	30.5%

Table 23: Housing Breakdown by Number of Bedrooms, 2020. Source: US Census

While the data below regarding deed-restricted units is from 2017 and earlier, it starts to paint a picture of the differences that may still exist when looking at trends for market rate versus deed-restricted housing today. Deed-restricted rental housing in San Miguel County is comprised of mostly Studio, 1- and 2-bedroom units. In the Town of Mountain Village, 56% of these units are Studios, 22% are 1-bedroom and 20% are 2-bedroom. In Telluride, there are more 1-bedroom units – at 51%, with only 3% Studios and 33% 2- or 3-bedroom (see Table 24 below from the 2018 San Miguel County Housing Needs Assessment report).

Description	Studio	1 BR	2 BR	3 BR	4 BR	Total Units
Telluride						
Creekside	0	20	6	0	0	26
Shandoka	0	43	57	27	7	134
Virginia Placer	6	12	0	0	0	18
Boarding House[1]	0	32	0	0	0	32
Subtotal	**6**	**107**	**63**	**27**	**7**	**210**
% of Total	3%	51%	30%	13%	3%	100%
Mountain Village						
Big Billies	147	0	0	0	0	147
Hotel Madeline	1	6	3	0	0	10
Mountain View Apts	0	5	25	0	0	30
Village Court Apts	78	78	52	12	0	220
Subtotal	**226**	**89**	**80**	**12**	**0**	**407**
% of Total	56%	22%	20%	3%	0%	100%
Total	**232**	**196**	**143**	**39**	**7**	**617**
% of Total	38%	32%	23%	6%	1%	100%

Table 24: Deed Restricted Rental Inventory by Number of Bedrooms, 2018. Source: 2018 San Miguel County Housing Needs Assessment Report

Observations & Recommendations

Growth within the project area is projected to continue and will require a thoughtful and strategic approach to provide suitable housing and amenities to support a growing population while balancing environmental conservation. The following section summarizes observations from this existing conditions analysis and provides recommendations for how the County may respond to demographic shifts and housing needs.

- The Master Plan Area's full-time population is projected to continue growing slightly, increasing by 0.5 percent by 2027 to reach a population of about 5,600.
- The area's median age is higher than the state and is over 40 (except for the Town of Mountain Village), which can be interpreted to mean that the region is currently home to an older demographic that will require services as it continues to age.
- Approximately 42% of households within San Miguel County fall within one of HUD's definitions of extremely low income, moderate low income, or moderate-income households (13%, 15%, and 14%, respectively). Approximately 44% of households live above the 100% AMI threshold. A range of housing options should be available at various price points. There is significant need for price-appropriate housing for households making 50% or 30% of AMI. In total, approximately 1,000 units in total (existing plus new) are needed to satisfy demand from households within these AMI categories. The Growth Analysis memo will analyze market data to understand how and if these options are available to residents.
- Both the Town of Telluride and the Town of Mountain Village are employment centers and attract daytime commuters. During working days, the population of the Town of Telluride grows from 2,671 to 3,044 and the Town of Mountain Village grows from 1,297 to 2,426. These commuting patterns have implications for the regional transportation system; providing housing options nearer to employment centers should be considered to alleviate transportation demand.
- The housing stock has a healthy proportion of multi-family options. The high instance of multifamily units is increasingly common for mountain resort communities with a large proportion of second homeowners. However, having a housing stock that is disproportionately made up of multifamily units may have implications for longtime residents or families that may desire larger housing units not available in multifamily construction. On the other hand, concentrating growth through multi-family construction has many positive benefits, such as increasing the population and tax base while preserving open space and reducing land and infrastructure costs. Also, if designed with street connectivity and near destinations, it can create opportunities for successful transit investments and walkable neighborhoods.

References

American Community Survey, 2020. https://www.census.gov/programs-surveys/acs

ESRI 2020, 2022. https://www.esri.com/en-us/arcgis/products/arcgis-business-analyst/data-infographics

Housing and Urban Development, 2022. https://www.huduser.gov/portal/pdrdatas_landing.html

San Miguel County Housing Needs Assessment Report, 2018. https://www.sanmiguelcountyco.gov/DocumentCenter/View/6349/San-Miguel-County-Housing-Needs-Assessment-2018

State of Colorado Demographer, 2022. https://demography.dola.colorado.gov/assets/html/state.html

US Census, 2020. https://data.census.gov/

Page Intentionally Blank

APPENDIX E
WATER MEMO

DESIGNWORKSHOP
Landscape Architecture
Planning
Urban Design
Strategic Services

120 East Main Street
Aspen, Colorado 81611
970.925.8354
designworkshop.com

MEMORANDUM

To: San Miguel County

From: Design Workshop

Date: April 28, 2023

Project Name: San Miguel County East End Master Plan

Project #: 6829

Subject: Water Sources & Demands

Introduction

Water availability and use is one of the greatest concerns for San Miguel County (SMC). The ability to secure and provide water for new residential or commercial construction is a critical step in the development process. Drought and other factors stemming from climate change will continue to stress water provider's existing systems, making planning for future development all the more important. The purpose of this memo is to identify the network of water providers and managers within the San Miguel County East End Master Plan area and provide projections of future demand.

Project Area Water Sources & Managers

Because the study area of the Master Plan includes both incorporated and non-incorporated areas, jurisdiction over water management and service is distributed amongst different entities. The following section details the water management entities and service providers that operate within the Master Plan area.

Southwestern Water Conservancy District

The Southwestern Water Conservancy District (SWCD) is one of four water conservancy districts in the state of Colorado and covers Archuleta, Dolores, La Plata, Montezuma, San Juan, San Miguel, and parts of Hinsdale, Mineral, and Montrose Counties. The district's authority is to "protect, conserve, use and develop the water resources of the Southwestern basin for the welfare of the district, and safeguard for Colorado all waters of the basin to which the state is entitled."[1]

The SWCD is funded through property taxes and tasked with multiple functions including stream flow data collection, water quality sampling and reporting, water supply augmentation, endangered fish species recovery, education, water policy and management, grant management, and federal and state fund distribution. The district holds conditional water rights across the nine river basins in southwestern Colorado to "assist in the protection, use and development of water within the state."[2] While the SWCD does not manage all aspects of water use within its district, they play an important role in setting policy and regulations that can affect end users' ability to secure water for new development.

Shavano Conservation District

The Shavano Conservation District (SCD) covers Delta, Gunnison, Montrose, San Miguel, and Ouray Counties. The SCD exists to provide "expertise, funding, and education to protect and conserve natural resources in the present and in the future."[3] The district is primarily focused on the preservation and management of agricultural lands, and serves an important role in education, allocation of grants and state and federal funds, and setting goals around natural resource use. While the district does not focus exclusively on water for residential or commercial development, it does play a role in advising on water used for agriculture and livestock, which represents the largest consumer of water in the study area.

Towns of Telluride, Mountain Village, and Ophir

The Town of Telluride operates and maintains two water collection treatment facilities. Located at Mill Creek and Stillwell Tunnel, the facilities provide potable water to residential and commercial developments in the Town of Telluride and neighboring communities, including Lawson Hill. The Town of Telluride does not purchase their water from a wholesaler, but rather extracts water directly from four sources: the Blue Lake Intake (surface water-intake) the Stillwell Portal Infiltration Gallery (groundwater well), Mill Creek (surface water-intake) and the Falls Crest Diversion (surface water-intake).[4] Water rights within the Bridal Veil Basin are currently being developed to provide additional water resources to residents and businesses.

The Town of Ophir owns and operates a filtration facility with reserve tanks and a pumping station. The town currently has a water right for a surface diversion in Waterfall Canyon and water rights for Warner Springs.[5] Currently, the town sources its water from Waterfall Canyon, where it treats surface water at a treatment facility in town limits constructed in 2010. This functions as Ophir's primary system, with Warner Springs acting as a backup source.[6] Currently the town provides potable water for all of its residents.

The Town of Mountain Village supplies water to residents living in Mountain Village, as well as the Ski Ranches and Skyfield Subdivisions. Water is sourced from the San Miguel alluvial aquifer as well as 11 140-foot wells located throughout the town. It is treated using a town owned and operated water treatment facility.[7]

The available capacity within the Town of Telluride, Ophir, and Mountain Village's water supply system was not available at the time of the time of this memo's writing. However, as a next step in the planning process it is recommended that the County coordinate with each municipal water provider to understand the limitations of their water supply and treatment facilities.

Groundwater Resources

Extracting groundwater through a private surface well is the primary source of water for residents living in areas not served by a town operated water system. Private wells are managed and permitted by the Division of Water Resources and State Engineer. The State Engineer issues and maintains permits that limit the use of each well pursuant to the Colorado Revised Statutes.

Other Water Resources and Providers

Telluride Ski & Golf Co. (TSG) holds water rights used for snowmaking and irrigation. Idarado Mining Company holds significant senior water rights in the upper basins. They maintain a significant water infrastructure system that includes water quality control and source water protection measures.

[1] Southwestern Water Conservation District
[2] Ibid.
[3] Shavano Conservation District
[4] Telluride Town of 2022 Drinking Water Quality Report
[5] Ophir 2021 Master Plan
[6] Ibid.
[7] Mountain Village Town of 2022 Drinking Water Quality Report

The Aldasoro Ranch Homeowners Company and the Ilium Property Owners Association hold water rights, maintain treatment and storage facilities, and deliver potable water to users within their systems.

Residential Projected Water Demand

The Colorado Water Conservation Board publishes a Basin Implementation Plan (BIP) for each of the state's water basins. The BIPs provide a consistent statewide framework for examining future water supply and demand under different scenarios. The Master Plan study area falls within the Southwest Basin Implementation Plan. The Southwest BIP projects variable levels of water usage based on future operating conditions. The report uses five alternative planning scenarios to gauge water demand and availability. The five scenarios are illustrated in Figure 1.

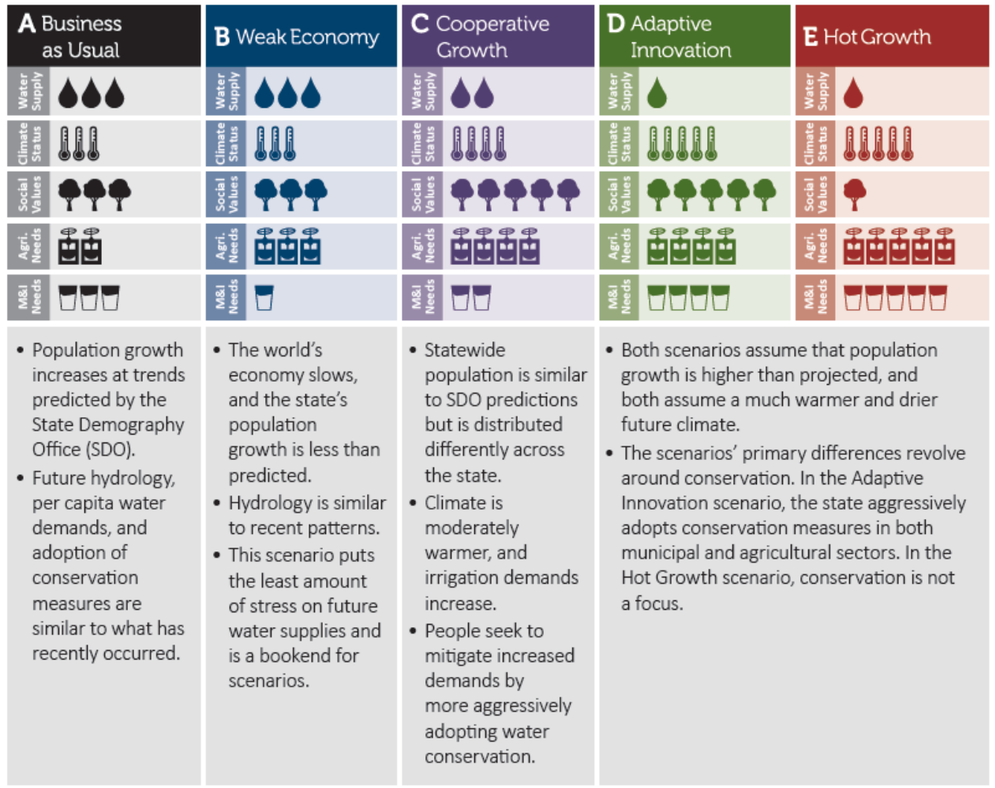


Figure 1. BIP Planning Scenarios. Source: 2021 Southwest BIP.

Water Demand for Incorporated and Unincorporated Areas

Using demand projections from the Southwest BIP's five scenarios and population projections for both incorporated and unincorporated portions of the Master Plan study area, the Design Workshop Team was able to calculate potential future water demand projections for the incorporated and unincorporated portions of the master plan study area. The following section details the methodology and results of the analysis.

Calculations used to Determine Incorporated and Unincorporated 2040 Populations

- Design Workshop (DW) first determined the master plan area's (MPA) 2022 population share. The master plan area accounts for 68% of the population of San Miguel County (SMC).
- Next, DW looked at the state demographer's projections for San Miguel County in 2040. Assuming the distribution of population remands constant between San Miguel County and the master plan area, DW assumed that the 2040 population of the master plan area to be 7,456 (2040 County Pop projection x assumption on pop. share of master plan area = 2040 master plan area population).
- DW then looked at the master plan area 2022 population, backing out the individual populations of each incorporated area to arrive at the population of the unincorporated master plan area.
- DW then applied the 2022 percentage breakdown of incorporated vs. unincorporated within the master plan area to the 2040 master plan area population projections. Assuming each incorporated area's share of the overall population remained constant, DW was able to arrive at a population projection for the 2040 unincorporated and incorporated area of the master plan area.

Calculations used to Determine GCPD Demand by Water Demand Scenario

- To calculate Gallons per Capita per Day (*GCPD) Demand by Water Demand Scenario, DW multiplied the GCPD for each scenario by the 2022 and 2040 incorporated and unincorporated populations of the study area.*
- *The 2022 GCPD demand was then subtracted from the 2040 GCPD demand. The delta between the two numbers is the additional water needed to meet additional demand by scenario.*

Results of Water Demand Scenario Analysis

- Depending on the use scenario, between 312,397 and 374,500 additional gallons per day will be required to support the study area's future population. A full summary of demand by scenario is shown in Table 1.
- While the sources for this water demand may vary, both providers and water management entities must work collaboratively to ensure that sufficient supply is available to support future growth with the Master Plan study area.

Year	2022	2040
Incorporated Study Area Population	4,119	5,510
Unincorporated Study Area Population	1,455	1,946

Source: Design Workshop

Water Demand Scenario	Gallons Per Capita Per Day (GCPD) Demand	2022 GCPD Demand		2040 GCPD Demand		Additional GCPD Demand		Total Additional GCPD Demand
		Incorporated	Unincorporated	Incorporated	Unincorporated	Incorporated	Unincorporated	
Business As Usual	181	745,539	263,355	997,250	352,270	251,711	88,915	340,625
Weak Economy	186	766,134	270,630	1,024,798	362,001	258,664	91,371	350,035
Cooperative Growth	173	712,587	251,715	953,172	336,700	240,585	84,985	325,570
Adaptive Innovation	166	683,754	241,530	914,605	323,076	230,851	81,546	312,397
Hot Growth	199	819,681	289,545	1,096,424	387,302	276,743	97,757	374,500

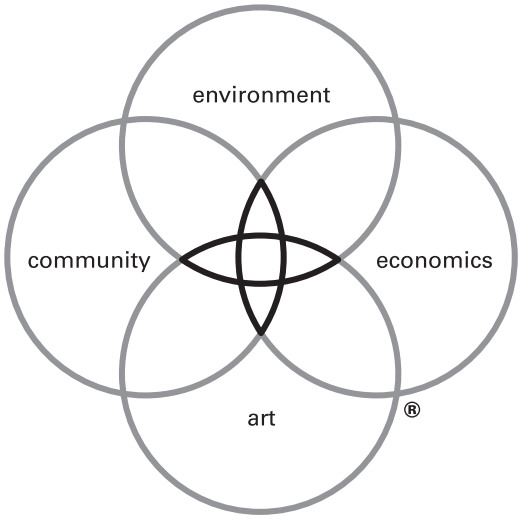
Table 1. Water Demand by BIP Scenario Source: 2021 Southwest BIP.

Recommended Next Steps

It is recommended that the San Miguel County East End Master Plan continue course. However, it could be necessary for future development, beyond what is already entitled, to identify potential water sources that will add to what is currently available through existing providers. Based on available documentation, the actual capacity of each provider to supply water is unknown. All providers have stated that they have capacity to serve their anticipated population and uses. It is recommended that the county collaborate with

regional water supply and management entities to ensure growth within the Master Plan area is supportable by available water resources. Given a drying climate, prior drought conditions, and fluctuations to the water table/supply, it will be pertinent for the region to identify the capacity to serve existing developments into the future, too, and to develop policies that limit/preserve the use of water.

Page Intentionally Blank



DW LEGACY DESIGN®

Legacy Design is the defining element of our practice. It is our commitment to an elevated level of design inquiry to arrive at the optimal solutions for clients. The process ensures that our projects reflect the critical issues facing the built environment and that they deliver measurable benefit to clients and communities. It is the foundation of the firm's workshop culture and guides all projects.

AGENDA ITEM 3.b

TITLE:
Public Comment

Presented by:
Time needed:

PREPARED BY:
Nicola Kerr, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
SMC Planning Commission Public Comments 11.9.23 w comments.pdf
Public Comments Compiled post 11.5.pdf

Description:

SMC Planning Commission

Public Comments

East End Master Plan

November 9, 2023

1. Email received from Nancy L Kerr, Telluride resident, to Planning Commission dated October 24, 2023.

2. Email received from Jolynn Shults, San Bernardo resident, to Planning Commission dated October 25, 2023.

3. Letter received from George Greenbank, Telluride resident, to Planning Commission dated October 26, 2023.

4. Letter received from Cindy Smith, Telluride Ski Ranches resident, to Planning Commission dated October 27, 2023.

5. Email received from Andrea Lynn Cranford, Telluride Ski Ranches resident, to Planning Commission dated October 27, 2023.

6. Email received from Tam Murray, Telluride Ski Ranches resident, to Planning Commission dated October 27, 2023.

7. Email received from Emily Nevin, Telluride Ski Ranches resident, to Planning Commission dated October 27, 2023.

8. Email received from Kit Jackson, Telluride Ski Ranches resident, to Planning Commission dated October 31, 2023.

9. Email received from Carolyn Jackson, Telluride Ski Ranches resident, to Planning Commission dated October 31, 2023.

10. Email received from Emily Hickey, Telluride Ski Ranches resident, to Planning Commission dated October 31, 2023.

11. Email received from James Caruso, Telluride Ski Ranches resident, to Planning Commission dated November 2, 2023.

12. Email received from Jim Gallagher, Elk Run resident, to Planning Commission dated November 3, 2023.

Kaye Simonson <kayes@sanmiguelcountyco.gov>

Comments on East End Master plan

1 message

Nancy Kerr <nancylkerr@gmail.com> Tue, Oct 24, 2023 at 6:32 PM
To: masterplan@sanmiguelcountyco.gov

1. Why is there no plan for pursuing a community recreation center, as so many people have expressed interest in, such as Delta, Montrose, Moab, and Durango already have? There is a large contingent of people who have requested this and need it. Who is blocking this?
This is critical to our sense of community. See notes by Michael Saftler on Tellurides Sweet Rants and Bitching.
2. The goals which push to diminish controls on new building (for housing) are very unwise. We already have a huge parking problem. We have town sponsored affordable buildings that broke many of town's building rules. Occupants of "affordable housing" usually have more than one car per unit, which they park on the street unless out of town. There is already inadequate parking. Can you consider seriously blocking all entry of cars into town except for business delivery vehicles e.g. food and UPS etc (and I do not include construction workers) and residents? Vail does this quite well.
I suggest we study Vail's successful use of parking garages and public transportation.
3. The rampant pursuit of density in town for affordable housing is killing the goose that laid the golden egg. Town is swamped. The town's promotion of tourism when we already have an excess does not acknowledge the deleterious impacts of tourism on our town and community, our medical center, infrastructure such as EMS and fire protection, water and sewer, and surrounding outdoors environment. It is primarily the realtors who are pushing for unlimited short term rentals and bigger estival size to increase their income, and then taxing of town citizens to pay for it.
Nancy L Kerr
Telluride resident

Kaye Simonson <kayes@sanmiguelcountyco.gov>

EEMP

1 message

Jolynn Shults <jolynnshults@gmail.com> Wed, Oct 25, 2023 at 8:19 AM
To: masterplan@sanmiguelcountyco.gov

Dear San Miguel County Planning Commission, Board of County Commissioners, and Staff,

Thank you for the hard work and dedication you have put forth looking for solutions to the need for housing; however, I feel we should slow down. The push for such all-encompassing development needs to be thought about long and hard, and the community needs to be well informed before we take actions that are irreversible and adopt a plan that has the potential to change our community forever. Let's pause and make sure we do this right! Please reconsider adopting this EEMP.

Respectfully yours,

Jolynn Shults

San Miguel County
East End Master Plan - Planning Commission
Oct 25, 2023

From George Greenbank
52 year area Citizen
970-708-2135

Background: I submitted "Recommendation" on March 21, 2023 which are in meeting files.

Input for Today's public hearing:

The Town of Telluride has been recognized and accepted the responsibi as a National Historic Landmark District since the early 1970's.

San Miguel Miguel County has an established Historic commission which administers a list of significant Historic structures and sites. The Commission also comments to U.S. govern- ment (BLM, Forest Service) on preservation issu

Snc county has participated in preservation efforts involving the RGS railroad (structures and roadbed) Plofb

assisted with preservation of RGS Trout lake water tank and USFS effort to preserve Trout lake Trestel.

The SMC also owns RGS road bed near the Illium Station in the South fork Canyon.

SMC is also the owner of the Matterhorn Mill and gravel mine near San Bernadino.

The SMC has also attempted to assure the preservation of the Pandora Mill building and encouraged trail building and parking in the Mill Bridveil Area. Work under SMC guidance has also been done at the Lewis Mill which also involves private ownership property.

Reccomentations:

The high country along the East County line contains significant remnants of our mining history that need recognition and protection. The contribution of the Libertybell, Marshal basin, Savage basin, Elephant Butte, Tombey Mill/Mine, the Mendota, Sheridan, Smuggler

and Union Mine, the Elephant Butte Mountain the Argentine Shaft, Japan Mine, Imogene Pass and Fort Peabody.

Rudy Davidson's, Rudy's View tells the stories and locates the significate historic sites in the high basin of East End of San Miguel.

The fact that much of this property has been private holding for over 100 years. Claimed as mining claims, mill sites, tram lines and access under the 1872 Mining act.

San Miguel County needs to continue to step-up and guide and support the telling of the stories of mining and mineral production in our home.

HOW? Negotiate Trail access and preservation covenants for historic mine site and remaining evidence, cooperate in review and approval of land restoration plans by Idarado and others as reclamation effort are started and continue for decades.

Assure that reclamation will not distort the true history of mining. Allow access to mining sites and rediscovering historic paths used in the period of significance 1874-1978

Possible new trails.

Bill 'Senior' Mahoneys trail. I heard Bill discuss this concept for a trail up Marshall creek from the Mill at Pandora.

Open our minds to trails related to historic activities, connecting trail to Ouray Silverton, the Dolores area.

Better plans for trail - regular maintenance (work in Bear Creek and base of Bridal Veil Falls), trail from Ames rail to Matterhorn Mill. Continue work on Galloping Goose trail (especially from Ophir loop to Matterhorn with rebuilt trestle or cable bridges, Work with "M.D." at ophir loop and Ames Station community for trail ideas. Work with Trout lake, San Bernadino Hidden lakes, Ophir loop and West Ophir (Harley) for trail including flume trail along upper San Miguel to beginning of flume

Conclusion:

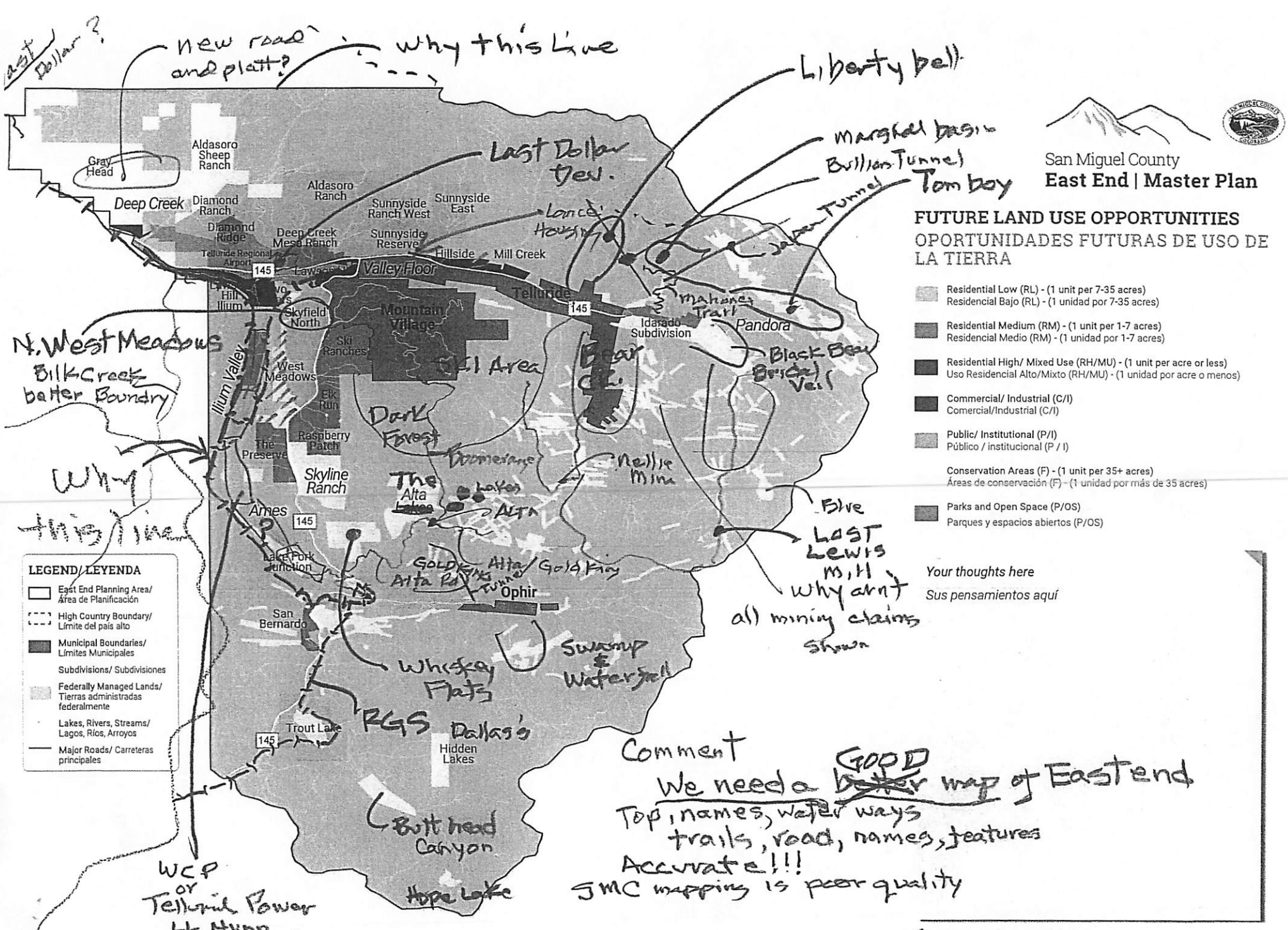
SMC need to recognize the existance of the National HISTORIC LANDMARK DISTRICT

That include Telluride and the San Miguel county including the U.S. Forest Service LANDS, BLM Lands, homesteads Mining claim and all lands that contribute to HISTORY of the United States of America.

see map attached Thank you

Geo-

P5 of 6



east Dollar ?

new road and platt?

Why this Line

Liberty bell

Last Dollar Ten.

Marshall Basin

Bullion Tunnel

Tom boy

Lance's House

Sultan Tunnel

N. West Meadows

Bilk Creek better Boundry

Why this line

Bear Cr.

Black Bear Bridal Veil

Elk Area

Five Lost Lewis mill

Why aren't all mining claims shown

Comment

We need a GOOD ~~better~~ map of East end

Top, names, water ways

trails, road, names, features

Accurate!!!

SMC mapping is poor quality

WCP or Telluride Power

LL Hunn - placer claims

Greensbank Input

SMC - East End m.p.

Dear San Miguel Planning Committee,

My name is Cindy Smith. I am a long time resident of the Telluride Ski Ranches. I attended the county planning meeting on October 25. I am late to get involved but I am now jumping in. I appreciate the great amount of work done so far. I am also keenly aware of the need for housing for employees. I also think we need to be very careful with the plan that we adopt next. These are my concerns with the amendment to the Master Plan so far:

We need to look at our constraints.
How much water do we have? If we really do not know we need to find out.
Our waste treatment plant cannot take care of our existing residents. I had my septic pumped at the end of September this year and Eagle septic could not use our waste water treatment plant. They had to transport my waste to Montrose. The price was double of what I usually pay and four times what it cost 20 years ago.
Our services are stretched already as far as medical, fire, and school infrastructure. Our taxes are being asked to increase every year. Water may be the biggest constraint. The other services can be expanded but will cost us financially.

The community housing density map is too vague. The idea of certain areas " could" be built on with greater density but probably will not be should be taken off the map. We need law advice on this one. If a developer came in and bought a property with this density in place it might be within their right to build a high density structure. We do not know who the players in the county will be in the future who could possibly " police" this. This whole idea of community housing designation is very dangerous. It may only work in high density areas. Can you imagine a developer coming in ten years (or next year) picking up all of these pieces and building high density? What laws would protect us from this scenario if this Community housing density takes place?
Finally I think the team you have helping with this plan is too unrealistic. Really if we have more people we will have less wildlife and recreation. It will all be a compromise. Some of the descriptions they use can be judged in different ways. Each resident has a different description of "quality of life". I agree we need a more specific glossary of terms.

Please take your time with this and involve as much community input as you can. It seems like it has been too secretive up to this point.

Thank you for your attention.

Cindy Smith
(907) 729-1362

Sent from my iPad

Kaye Simonson <kayes@sanmiguelcountyco.gov>

Response to 10/25 eemp meeting

1 message

'Lynn Cranford' via Master Plan <masterplan@sanmiguelcountyco.gov> Fri, Oct 27, 2023 at 5:26 PM
Reply-To: Lynn Cranford <lcran2709@yahoo.com>
To: masterplan@sanmiguelcountyco.gov

I have not arrived late to the party; although many of my friends did as I will explain further.

I participated in the EEMP survey. I thought the communication and outreach by the county encouraging residents to complete the survey was outstanding. I received several emails with direct links. I believe the survey did a good job of generating top level goals for the community.

I participated in the community meetings where I dutifully placed stickers. This seemed to be more of a check the box, we engaged the community, exercise than a targeted effort to reach residents of the unincorporated areas of San Miguel county. I would recommend a 2.5 step if you sincerely want to engage the residents. Engage directly with HOA's and business owners who live in the county (not Telluride or MV).

Then I read the EEMP online. And became very concerned after 500 pages when I saw the CH designation being applied to medium and low residential land use. This uncoordinated development is frightening and could destroy the very reason we all chose to live in or near Telluride. I then found that most of my neighbors had never heard of the EEMP beyond completing a survey. It would have been nice if registered voters or homeowners in the unincorporated areas were more directly engaged in the process.

I spent many years in Houston, Texas where zoning was virtually non-existent; churches next to bars, next to apartments in what were once single family neighborhoods. Please, we do not want large scale housing projects that remind us of the suburbs of Texas or Vail.

We need to be thoughtful of our limited infrastructure, traffic, emergency response and the noise levels that guided where we purchased homes.

Yes, we need workforce housing for critical employees in our valley. Medical, emergency personnel, teachers, restaurant workers and those who support local businesses. From what I read we have a need of housing for over 700 workers. And we have allocated land for over 1200 units near town infrastructure. Lets focus on building for those workers already in the community. Let us not tax our infrastructure or build beyond the capability of our resources to develop housing for those who might like to live here. If we build it they will come.

I respectfully ask that you remove the CH designation from medium and low residential land use. I further would request that any developments directly adjoining those communities adhere to the guidelines of those communities. I disagree with the statement that high density is not necessarily incompatible with neighborhood characteristics.

My final request is to lower the CH density of 20 units per acre which is incredibly high to something more compatible with our land use in the county. I would like to know the definition of Community Housing.. is this for people who work full time or 40 hours per week in the area? Or just affordable housing so more people can move in.

I would much prefer smaller housing projects on land already identified for that use.

Thank you for your consideration.

Andrea Lynn Cranford
Ski Ranches Resident since 2014

Kaye Simonson <kayes@sanmiguelcountyco.gov>

Draft East End Master Plan

1 message

Tam Murray <tam.murray@sharedsites.com> Fri, Oct 27, 2023 at 7:54 PM
To: "masterplan@sanmiguelcountyco.gov" <masterplan@sanmiguelcountyco.gov>

Dear Planning Commissioners,

I am writing in opposition to the proposed East End Master Plan, and specifically the creation of the Community Housing land use designation.

Land use decisions have long term consequences, for better or for worse.

Two examples of brilliant local land use decisions are close at hand. First, in 1961, Telluride was made a National Historic Landmark District. Drive down Colorado Avenue today and it's easy to imagine the town in the peak mining boom of 1878 to 1913. Tens of thousands have posed at the planters on Colorado Avenue to capture their image in this amazing historic setting. A second example of enlightened planning is the 1996 completion of the gondola. Our region has an historic town on the valley floor, and a modern ski resort up the hill at the Mountain Village. What makes this work is the gondola linking these two very different environments. Preserving the historic mining town and linking it to a modern ski resort via a free gondola, was very forward-thinking. Salute to brilliant planning!

If adopted, will the Community Housing designation go down as a brilliant land use decision? I don't think so. The Community Housing designation opens the possibility of dense, 20-unit per acre developments in random locations near town, society turn and the Mountain Village vicinity. Should the plan go forward, those surveying our area in the future – say the year 2043 – will shake their heads and ask "how did this happen?".

The deficit of housing units is 441, and the future deficit is 325 units. We are short 766 units. How about we dig deeper into the use of the large parcels adjacent to town? Let's work together for a solution that will be applauded in the future.

Please take more time. We can find a better alternative to the Community Housing designation.

Sincerely,

Tam Murray

Ski Ranches

Kaye Simonson <kayes@sanmiguelcountyco.gov>

Master Plan Comments

1 message

Emily Nevin <mleglobetrotter@gmail.com> Fri, Oct 27, 2023 at 8:47 PM
To: masterplan@sanmiguelcountyco.gov
Cc: James Caruso <jcaruso505@gmail.com>

To Representatives of San Miguel County,

My name is Emily Nevin, I am not currently a full time resident at our Ski Ranches home but I was for 12 years and plan on moving back to the place we all cherish so much. I think a majority of people feel blindsided, almost as if this "East End master plan" was being kept a secret to the county halls. Every single paying San Miguel County taxpayer should have been notified. I zoomed into the entire meeting on Wednesday and pray you can take into consideration the concerns and fears of the community members in regard to the master plan. I agree the master plan needs updating to reflect current challenges in modern times, climate change, water shortage, increased demand in medical care, fire risk, etc. I also am an advocate for more deed restricted units, but I have MAJOR concerns with the "undefined quantity" of high density CH being proposed and loosely and recklessly rezoning the ENTIRE county. The proposed plan is vague, the community needs more transparency and concrete answers. It would be an aggressive and careless act to compromise the integrity of the greater Telluride area that we all love so much. It's imperative the master plan is more carefully thought out, put the brakes on and think about the consequences of what's being proposed. Don't do something you can't undo, it's catastrophic to the future of San Miguel County and Telluride.

Existing and future infrastructure are a MAJOR concern. The infrastructure is not in place and natural resources are limited. Let's see an infrastructure master plan before rezoning the entire county, it should cover school capacity, parking, day care shortages, utilities, water supply, the Spur, electrical supply, solar, and bridges. The current wastewater treatment plan is already outdated and obsolete and it can't even handle the county's existing solid waste disposals. Let me speak from experience, it took me 4 months to empty out the septic because the wastewater treatment plant could not accept any solids this summer. Supposedly, they were accepting trucks one day a week, but they claim that the ventilation is old and the building has to be evacuated after every dump. So the regions solid waste has been trucked to Cortez and Montrose because they can’t be emptied at the Telluride. What's the current plan for updating the existing wastewater treatment plant?

There are smarter ways to obtain appropriate "location specific" affordable housing without allowing high density housing in every rural neighborhood in the greater vicinity. Had these things been taken into consideration 10 years ago, we'd likely already be 200 units closer to the region's goals. Incentivize ADUs, offer county approved architectural plans for free, fast track and discount applications, offer tax breaks on the ADU levied taxes, offer in-house low interest loans on the construction of ADU's. Require all future houses over 5000 sqft to have a lock off that is regulated by the county. All commercial developments, hotel remodels must have a certain percentage of deed restrictions attached. Boulder requires new developments to have 25% of designated affordable housing units. Don't ever allow STR licences on ADU's or carriage houses. Only allow overflow STR licenses if the property has a long-term rental on site. Become more flexible on county regulations for basement apartments with additional kitchens.

I have been navigating the arduous process of building an ADU for a long term renter at our home in the Ski Ranches for two years. And let me tell you, it has not been easy. I'm surprised I haven't just given up , I am at the tipping point. I'm not doing it because I have an extra 500K in my pocket, I'm doing it because I care about the current housing situation in our community. It's been costly, time consuming, and frustrating. It shouldn't be this hard, and after 2 yrs of figuring out access, meeting parking requirements on a hillside, expensive architectural plans, costly soil samples the county's septic rules might kill the project. We have steep topography and the septic is difficult. I have to build a septic system for a 2-bedroom, even though it's only a one bedroom. This is twice as invasive to the landscape, twice as big as it should have to be, not to mention twice as expensive. Why isn't there a one bedroom ADU septic categorization? There's one for 1 bedroom tiny homes, 1 bedroom ADU's should fall under this category. Please prioritize ADU permit review. Figure out ways to promote locals to build these units. Until we know more about the Master Plan, I'm contemplating not doing the ADU project anymore, because the rezoning could greatly affect my property in the Ski Ranches as I look at the most obvious place a high density development could be placed.

There are no easy answers, but please put the brakes on and reconsider the long-term, irreversible consequences of these actions. Housing and land use has ignited a fierce debate, zoning is complicated and bureaucratic , and it DEFINES where we live and has established the very landscape of the Telluride community. The current administration is promoting rezoning reforms to spark denser development across Colorado, but these ideas are focused on cities and smaller

suburbs, NOT Telluride. We take pride in Telluride's authentic mountain character, untouched wilderness, and unique existence. Let's stay committed to preserve the open space, and Telluride's small town lifestyle. Please listen to the local voices. Please slow down and rethink the master plan.

Sincerely,

Emily Nevin
--
Emily Nevin
PO Box 1454
Aspen, CO 81612
1.719.221.4485 (cell)
1.970.925.9354 (home)

Kaye Simonson <kayes@sanmiguelcountyco.gov>

corrected: EEMP Draft

1 message

Kit Jackson <akitjackson@gmail.com> Tue, Oct 31, 2023 at 1:02 PM
To: kayes@sanmiguelcountyco.gov

Dear Ms. Simonson & the Planning Commission-

Thank you for your service.

I object to the high density CH Zone District (allowing 20 units per acre as a matter of right) being deemed appropriate by the EEMP in the “Residential Low” and “Residential Medium” Land Use Categories, and such language needs to be removed from the EEMP.

Please enter my objection in the record of proceedings.

Thank you-

Kit Jackson

31 Promontory Lane

Telluride, CO 81435

--

A. Kit Jackson
PO Box 2187
Telluride, Colorado 81435 USA
Direct: +1 970 728 0420
Cell: +1 970 729 1540
Fax: +1 970 728 0123
akitjackson@gmail.com

Kaye Simonson <kayes@sanmiguelcountyco.gov>

EEMP Draft concerns

1 message

Carolyn Jackson <cbj831@gmail.com> Tue, Oct 31, 2023 at 10:24 AM
To: kayes@sanmiguelcountyco.gov

Dear Kaye and Planning Commission,

The purpose of this letter is to express my dismay at the proposed East End Master Plan, specifically the designation of the High Density Community Housing Zone District. Please include this letter in the record.

I respectfully request that the high density CH Zone District (allowing 20 units per acre as a matter of right) being deemed appropriate by the EEMP in the “Residential Low” and “Residential Medium” Land Use Categories language be removed from the EEMP. Otherwise, the door is clearly open for potential high density development in completely inappropriate areas that will forever change the East End, and certainly not for the better.

Of course, workforce housing is critically needed in the Telluride region. It appears there are enough housing units identified near or adjacent to town. According the the most recent San Miguel County Housing Needs Assessment (August 2018), we need a total of 766 housing units (catch up and projected growth to 2026). Why not prioritize these units as they are located near established infrastructure?

As stated in the EEMP Draft, “The East End is dedicated to environmental protection, green energy opportunities, and climate change mitigation and adaptation. By utilizing technology, implementing effective policies, and collaborating regionally, Eastern San Miguel County can make a positive impact on its environment and serve as a model for others.” If the commission is honest and committed to environmental protection, then workforce housing needs to be developed where infrastructure is already established. Does anyone really want to have more vehicles on Highway 145, Airport Road, and the spur? Is development in “Residential Low” and "Residential Medium” a commitment to and a positive impact on environmental protection and climate change mitigation?

The draft recognizes that the East End is special and unique. The CH designation opens the door to build high density units anywhere in the East End if a developer can prove adequate public services are available. If the planning commission is truly committed to “managing development while maintaining the natural and community character that makes our region so special”, then all future workforce housing should be developed near established multi-modal transportation networks, schools, our medical center, shopping, and other essential services. Will vehicle pollution make the East End special and unique in the future?

In order to maintain our unique character now and for future generations, it is imperative that workforce housing is located in already identified units near or adjacent to Telluride. Please consider the ramifications and unintended consequences of the CH land use designations. As a community, what do we truly value? As a community, we can do better. Let's work together to find solutions to our CH designations.

Sincerely,

Carolyn Jackson

Kaye Simonson <kayes@sanmiguelcountyco.gov>

Strong Opposition to EEMP

1 message

Emily Hickey <emilykhickey@hotmail.com> Tue, Oct 31, 2023 at 4:45 PM
To: "masterplan@sanmiguelcountyco.gov" <masterplan@sanmiguelcountyco.gov>, "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>, "nicolak@sanmiguelcountyco.gov" <nicolak@sanmiguelcountyco.gov>, "johnh@sanmiguelcountyco.gov" <johnh@sanmiguelcountyco.gov>
Cc: "lee@tellword.com" <lee@tellword.com>, "tobinbrown5@gmail.com" <tobinbrown5@gmail.com>, "mbayma08@gmail.com" <mbayma08@gmail.com>, "maryjo.schillaci@gmail.com" <maryjo.schillaci@gmail.com>, "josselin.lz@gmail.com" <josselin.lz@gmail.com>, "ibald841@gmail.com" <ibald841@gmail.com>, "galenagleason@gmail.com" <galenagleason@gmail.com>, "bocc@sanmiguelcountyco.gov" <bocc@sanmiguelcountyco.gov>, "anneb@sanmiguelcountyco.gov" <anneb@sanmiguelcountyco.gov>, "lancew@sanmiguelcountyco.gov" <lancew@sanmiguelcountyco.gov>, "krish@sanmiguelcountyco.gov" <krish@sanmiguelcountyco.gov>, sean mahoney-gmail <sean.mahoney56@gmail.com>

Hi Guys,

To the EEMP planning staff, Planning Commissioners, and Board of County Commissioners - thank you for all of your efforts to address the housing needs in and around Telluride, and for hearing all perspectives including this email.

My name is Emily Hickey, my husband Sean Mahoney and I own a house in the Ski Ranches (72 Deer Park Lane) and wanted together to express our concern with and opposition to the CH Zone planning within the EEMP, that would allow for development of 20 units per acres in various spaces.

I know that there are complicated dynamics at play but the rights and needs of current homeowners I hope are being strongly considered among these dynamics. Building that density of housing into some of our adjacent open spaces would cause so much traffic/congestion and noise among other issues, that it would be ruinous to our central experience and concept of 'home.' It's not that we need wide open spaces in every direction etc but just the basic expectations of a neighborhood to be zoned, planned and built in a balanced way and in proper proportion to physical space and roadways of course needs to be respected. What is being proposed seems incredibly destructive and extreme.

Sean and I are both strongly in opposition to the East End Master Plan. Thank you for taking our perspective into account.

All the Best,
Emily

Kaye Simonson <kayes@sanmiguelcountyco.gov>

Feedback on East End Master Plan - objection and recommendations.

1 message

James Caruso <jcaruso505@gmail.com> Thu, Nov 2, 2023 at 5:42 PM
To: masterplan@sanmiguelcountyco.gov, Kaye Simonson <kayes@sanmiguelcountyco.gov>, nicolak@sanmiguelcountyco.gov, John Huebner <johnh@sanmiguelcountyco.gov>
Cc: lee@tellword.com, tobinbrown5@gmail.com, mbayma08@gmail.com, maryjo.schillaci@gmail.com, josselin.lz@gmail.com, ibald841@gmail.com, galenagleason@gmail.com, bocc@sanmiguelcountyco.gov, anneb@sanmiguelcountyco.gov, lancew@sanmiguelcountyco.gov, krish@sanmiguelcountyco.gov

November 2, 2023

San Miguel County Planning Commission
San Miguel County Commissioners
San Miguel County Planning Dept.

Dear All:

I am writing this letter in strong opposition to your East End Master Plan proposal.

While I am sure you are getting a lot of feedback to this plan, I would like to clearly outline why I object to this plan and recommend some thoughtful suggestions and alternatives moving forward.

My main objection to this plan is that it “enables” high-density (20 units per acre) residential housing (CH Zone) in areas that are of significant lower density today. As you know, in the current version of the plan, this CH Zone can easily be applied for and not easily denied which would result in unbridled high-density, environmentally unsound development. For an area like Telluride, our natural surrounding and beauty is our largest asset which sets us uniquely apart from other mountain towns. Enabling reckless high-density development will significantly irreversibly destroy our largest and most valuable asset forever.

My second objection to the plan is that this plan has not been properly socialized in the community, especially with the county stakeholders. I understand there have been meetings, pop-up meetings, etc. but the reality is that me and many members of the community until recently have been unaware of this plan and its long-term, irreversible negative ramifications. It seems to me that the players involved related to this plan may have been working to shield the public from these facts around these negative ramifications - there are many referenceable occurrences of this…. I can understand the pressure some of you may be feeling to pass “a plan” but passing “a plan” should not be the objective, the objective should be to pass “a good plan.” I can also understand that after the incident with Diamond Ridge, again, perhaps you are feeling pressure to pass a plan to amend this past occurrence but that should not be the motivation to pass a bad plan.

As for my thoughts on how to move forward:

- Most of your Master Plan is very sound. The big issue that I and most of the public have is the CH Zone as it is written as being 20 units per acre. If the County were to rewrite this such that the CH Zone was something like 5-10 de-attached residential units per acre (similar in look and feel of Two Rivers) I am confident you would get overwhelming support from the public. The majority of the public understands the need for more housing and housing diversification but not at the massively high environmental cost of enabling 20 units per acre.

- The County can consider access to interest-free construction loans for those in the community with an existing home they can add on to or renovate to include a rentable long-term, not short-term space.
- Similarly, the County can consider deferred permitting fees or tax abatements for those willing to modify and add to their existing home to provide rental residential (long term, not short term) space.
- Also, an aggressively managed public-private partnership where the public sector (i.e. the County) made a concerted effort to identify homes in our region where additions or renovations could be made by a private homeowner and reach out to those homeowners. I am confident there is a decent percentage of homeowners who would be amenable to this idea given the proper incentive from the County (as stated above defer permit fees, zero interest construction loans, tax abatement, etc.) as an alternative to high-density development.

Personally, I would be happy to volunteer my time to help the County solve these issues, i.e. organize or participate in a public/private partnership, think tank, public outreach, etc.

Please consider my thoughts very seriously. This Master Plan as written is playing with fire and the future of the Telluride region and the negative ramifications of this plan will outlast all of us – we do not want destroying what is unique about Telluride to be our legacy. I am confident a good master plan is out there somewhere; we just need to think it through in more detail to find it.

Thank you, best regards and feel free to reach out anytime.
Jim

James Caruso, PhD
149 Deer Park Lane
Telluride, CO 81435
970-708-0159
jcaruso505@gmail.com

Letter to SM County.EEMP.231102.pdf
44K

John Huebner <johnh@sanmiguelcountyco.gov>

San Miguel County EEMP
1 message

jgall375@yahoo.com <jgall375@yahoo.com> Fri, Nov 3, 2023 at 3:14 PM
Reply-To: "jgall375@yahoo.com" <jgall375@yahoo.com>
To: "masterplan@sanmiguelcountyco.gov" <masterplan@sanmiguelcountyco.gov>, "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>, "nicolak@sanmiguelcountyco.gov" <nicolak@sanmiguelcountyco.gov>, "johnh@sanmiguelcountyco.gov" <johnh@sanmiguelcountyco.gov>
Cc: "tobinbrown5@gmail.com" <tobinbrown5@gmail.com>, "mbayma08@gmail.com" <mbayma08@gmail.com>, "maryjo.schillaci@gmail.com" <maryjo.schillaci@gmail.com>, "josselin.lz@gmail.com" <josselin.lz@gmail.com>, "ibald841@gmail.com" <ibald841@gmail.com>, "galenagleason@gmail.com" <galenagleason@gmail.com>, "bocc@sanmiguelcountyco.gov" <bocc@sanmiguelcountyco.gov>, "anneb@sanmiguelcountyco.gov" <anneb@sanmiguelcountyco.gov>, "lancew@sanmiguelcountyco.gov" <lancew@sanmiguelcountyco.gov>, "krish@sanmiguelcountyco.gov" <krish@sanmiguelcountyco.gov>, "lee@tellword.com" <lee@tellword.com>

To All listed;

My name is Jim Gallagher and I am a Board Member of the Elk Run HOA. I am writing on behalf of all the residents of Elk Run Subdivision.

Today we held a Board meeting to discuss the EEMP issues.

Although we are supportive of establishing low income housing in San Miguel county (as we answered on the survey), we are not supportive of a broad brush change of a new CH Zoning plan without more specifics.

To date, there seems to have been no answers to some simple questions.

1. What is the end goal? (How many people is this plan anticipated to house.) In our view, there needs to be a housing needs study done in conjunction with Mountain Village and the town of Telluride as to the needs. This has not yet been done. To push through a master plan without knowing the end goal is folly.

2. One of the largest concerns in the county is water. Until question #1 is answered, it is impossible to ask where the water for the additional heads added to the county will come from. The fear is that it will come out of existing allocations in the established communities. If true, then these communities need to be aware of the impact PRIOR to any approval. Further, the County has gone on record in the Water Providers Meeting analysis memo saying "Water will be one of the primary concerns affecting future growth in the region" and the need to "gain a comprehensive picture of water provision and capacity for existing and future populations within the study area", yet the County is telling the public as recent as last week that " will worry about that later". By definition, this demonstrates poor planning.

There is significant concern throughout the community that this process has not been done transparently. Yes, there have been hearings, but with limited questions and poor answers. And NO follow up to the poor answers. Any public entity that bulls forward without community support is opening itself up to significant future scrutiny and legal action. It would seem prudent for San Miguel county to realize that this is a big deal, and that community support is required for such a plan to be successful.

We are asking that the EEMP be put on hold until our simple questions are answered and that there is a specific plan to react to.

Regards,

Jim Gallagher

SMC Planning Commission

Public Comments received after November 5, 2023

East End Master Plan

November 9, 2023

1. Comment received from Alexandra Hilton, November 6, 2023

2. Email received from Bill Jackson, November 7, 2023

3. Comment received from Caroline Farkouh, November 7, 2023

4. Comment received from Caroline Lucarelli, November 6, 2023

5. Comment received from Eric Beerman, November 6, 2023

6. Email received from Nick Farkouh, with list of petitioners and petition letters attached, November 6, 2023

7. Email received from Lukas Scheibler, November 8, 2023

8. Email received from Mary Kenez, November 8, 2023

9. Email received from Stuart Brown, November 5, 2023

10. Comment received from Lars Carlson, November 8, 2023

11. Comment received from Jim Farrar, November 8, 2023

12. Comment received from Kevin Holbrook, November 8, 2023

John Huebner <johnh@sanmiguelcountyco.gov>

Online Form Submission #4420 for Comment on a Planning Commission Application

1 message

noreply@civicplus.com <noreply@civicplus.com> Mon, Nov 6, 2023 at 4:15 PM
Reply-To: Alexandra.Grace.hilton@gmail.com
To: johnh@sanmiguelcountyco.gov, shannonb@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	East End Master Plan
First Name	Alexandra
Last Name	Hilton
Email address	Alexandra.Grace.hilton@gmail.com
Please enter your comments	I oppose the use of the CH Zoning anywhere in the East End Master Plan in the Low and Medium Density Residential areas. This county has been so haphazard with decisions like this and I refuse to support a half thought through plan.

Email not displaying correctly? View it in your browser.

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

San Miguel East End Develop

Bill Jackson <bill.jackson@chicago-associates.com> Tue, Nov 7, 2023 at 1:55 PM
To: "nicolak@sanmiguelcountyco.gov" <nicolak@sanmiguelcountyco.gov>
Cc: Kathy Jackson <kathyjackson319@gmail.com>

To whom it may concern,

I object to the East End Development plan.

This plan will enable high density 20 unit per acre development virtually everywhere near Telluride, not just near downtown and it is penned as a “legal right” where the county cannot say no to anyone requesting to rezone their property to the high density CH zone (no chance for neighbor objections or feedback). This is not needed.

We do need affordable house but this is excessive. For sure some creative solutions need to be brought to bear on housing but this is not the right plan. The application of the CH Zone within this plan is the major problem.

Furthermore, there is no infrastructure to support this level of development.

The plan has not be full and properly socialized. I and others did not know anything about it, until a couple days ago.

Sincerely,

Bill and Kathy Jackson

510 Depot Avenue

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Online Form Submission #4428 for Comment on a Planning Commission Application

noreply@civicplus.com <noreply@civicplus.com> Tue, Nov 7, 2023 at 8:21 PM
Reply-To: carolinefarkouh@me.com
To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	EEMP
First Name	Caroline
Last Name	Farkouh
Email address	carolinefarkouh@me.com
Please enter your comments	I am vehemently opposed to the way that the EEMP has been drafted where the CH zone district is listed as an acceptable potential zone district for both the residential medium and residential low land use categories. This is not planning. Rather, it is simply caving into pressures of housing at any cost, while not protecting the character of our county.

Email not displaying correctly? View it in your browser.

John Huebner <johnh@sanmiguelcountyco.gov>

Online Form Submission #4418 for Comment on a Planning Commission Application
1 message

noreply@civicplus.com <noreply@civicplus.com> Mon, Nov 6, 2023 at 3:32 PM
To: johnh@sanmiguelcountyco.gov, shannonb@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	Aplication for CH Zone
First Name	Caroline
Last Name	Lucarelli
Email address	*Field not completed.*
Please enter your comments	I oppose the use of the CH Zone essentially anywhere in the East End Master Plan by allowing for it in the Low and Medium Density Residential areas.

Email not displaying correctly? View it in your browser.

John Huebner <johnh@sanmiguelcountyco.gov>

Online Form Submission #4416 for Comment on a Planning Commission Application

1 message

noreply@civicplus.com <noreply@civicplus.com> Mon, Nov 6, 2023 at 11:34 AM
Reply-To: ebeermann@campchannel.com
To: johnh@sanmiguelcountyco.gov, shannonb@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	East End Master Plan Public Worksession
First Name	Eric
Last Name	Beermann
Email address	ebeermann@campchannel.com
Please enter your comments	I strongly encourage the planning commission to take a step back and hit the "pause button" regarding the inclusion of Community Housing (CH) within all proposed potential residential zone districts. Even what might appear as sufficient safeguards from unsustainable development that place undue burdens upon existing infrastructure and nearby municipalities or HOA's can be subverted, or perhaps even worse, overrun in an incremental fashion over time as each stepping stone serves as a precedent for the next. I question why a complete and global zone overlay of community housing is necessary when there already exists a PUD process to accomplish objectives that reside outside the scope of land use zoning? What is the point of land use zones if residents and property owners will forever remain uncertain as to the possibility of complete upheaval of what we all agree upon as far as fair use for any given property or area? I can see how there might be "break the glass in case of emergency" exceptions, but in my opinion, such exceptions would need to be incontrovertible in so far as their extreme and dire need. Moreover, this is a very nebulous question that can't be answered very easily without a robust community discussion that actually involves a meaningful "back and forth dialogue". Unfortunately, what I witnessed at the previous (10/25/23 ?) Planning Commission work session on this topic (after public comments) was not even close to what is necessary. On the contrary, from my observations, it appeared as if the Planning Director attempted to shut down such a discussion; or, at least minimize the necessity of having a more robust dialogue. What I witnessed was deeply disturbing. There is a lot more I have to say on the CH inclusion in general, and I based upon what appeared to be >= 90% of the public comments at the 10/25 meeting, it appears other do as well. Likewise, I believe many folks who were in attendance were caught completely unaware of global CH inclusion. Even if the commission has dotted all the i's and crossed all the t's, I would still believe it's far to significant an issue that can have repercussions upon the sustainability and character of the county for decades to come to not fully vet this proposal. Thank you for your time and consideration. Eric Beermann Ophir, CO

Email not displaying correctly? View it in your browser.

John Huebner <johnh@sanmiguelcountyco.gov>

Petition Letter: Submission Before 11/25 PC Meeting

1 message

Nick Farkouh <nick@basebuilding.com> Mon, Nov 6, 2023 at 1:46 PM
To: Kaye Simonson <kayes@sanmiguelcountyco.gov>, Nicola Kerr <nicolak@sanmiguelcountyco.gov>, John Huebner <johnh@sanmiguelcountyco.gov>
Cc: "Morgan Smith (morgancsmith99@gmail.com)" <morgancsmith99@gmail.com>

Kaye and Planning Staff,

Please find attached a new submission of petition letters in advance of the 11/9 Planning Commission work session. We have a total of 351 signatures since end of day yesterday, 11/5. The attached file contains the generic/blank petition letter as a cover sheet, an updated summary spreadsheet of signers, a scatter plot graphic that demonstrates the fact that signers are from all areas of the County, and signed petition letters 305 through 351 to supplement the 304 signed letter we have provided previously.

Along with all other petition letters previously filed, please enter into the official record of comments on the East End Master Plan (and specifically for the Agenda packet for the 11/9/23 Planning Commission work-session), and please forward this e-mail to the Planning Commissioners, the EEMP Advisory Committee and the BOCC.

Thank you,

Nick Farkouh and Morgan Smith

On behalf of The Last Dollar Collective

Nick Farkouh

post office box 2527 . 235 old toll road

telluride . colorado . 81435

cell: 970.418.0033

nick@basebuilding.com

LDC Petition Letters - As of 2023-11-05 (Letters 305-351).pdf
14295K

351 LETTERS SIGNED AS OF 11/5/23

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language needs to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

SEE ATTACHED PETITIONER LIST AND INDIVIDUAL SIGNED LETTERS 305-351

_____
Name

_____
Physical Address

SIGNATORIES OF 9/5/23 Petition Letter
(Re: EEMP / CH Zone District Applicability)

Count As of 11/5/23 **351**

Name		Physical Address	General Area
Kristyn	Abell	700 Hawn Lane	Deep Creek Mesa
Sam	Abell	700 Hawn Lane	Deep Creek Mesa
Matthew	Allen	10 Beeslack Lane	San Bernardo
Victor	Almeida	706 Wilson Way	Deep Creek Mesa
John	Amend	182 Quakey Lane	Ski Ranches
Tracie	Amend	182 Quakey Lane	Ski Ranches
Scott	Andrews	714 Trunk Road	Placerville
Erik	Aura	2887 Last Dollar Road	Deep Creek Mesa
Frannie	Aura	2887 Last Dollar Road	Deep Creek Mesa
Suchitra	Baker	370 Beaver Pond Lane	Ski Ranches
Jennifer	Barker	32315 Last Dollar Road	Deep Creek Mesa
Bryan	Barksdale	543 Saddle Horn Lane	Ski Ranches
Hoyt	Barnett	565 Mountain Village Blvd	Mountain Village
Matt	Basham	310 Carbonate Ave	Ophir
Wendy	Basham	310 Carbonate Ave	Ophir
Bonnie	Beamer	12 Elkstone Place	Mountain Village
Catherine	Bennett	316 Basque Blvd	Deep Creek Mesa
George	Bennett	316 Basque Blvd	Deep Creek Mesa
Pam	Bennett	567 Twin Pines Road	Deep Creek Mesa
Scott	Bennett	567 Twin Pines Road	Deep Creek Mesa
Jennifer	Bensch	135 W. Galena	Town of Telluride
Fran	Berg	49 Spruce Way	Ski Ranches
Brian	Berryman	250 Raspberry Patch Road	Raspberry Patch
Georgina	Bishop	632 Saddle Horn Lane	Ski Ranches
Adam	Black	282 Trunk Road	Placerville
Priscilla	Boone	175 Rasberry Patch Road	Raspberry Patch
Ralph	Booth	6131 Last Dollar Road	Deep Creek Mesa
Ana	Bowling	314 N. Fir Street	Town of Telluride
Tracy	Boyce		
Ashley	Bradley	126 Highlands Way	Mountain Village
Catherine	Branch	25 Ski Ranches	Ski Ranches
Stephen	Branch	25 Ski Ranches	Ski Ranches
Jon-Marc	Brannon	197 Quakey Lane	Ski Ranches
Banks	Brown	161 Alexander Overlook	Lawson Hill
Keith	Brown	117 Lost Creek Lane	Mountain Village
Melanie	Brown	100 Old Toll Road	Deep Creek Mesa
Adam	Bruck	1001 E. Colorado Ave, Unit G	Town of Telluride
Dean	Bubolo	102 Red Tail Road	Lawson Hill
Dennis	Buccola	140 W. Serapio Drive	Deep Creek Mesa
Eileen	Burns	64 Meadow Drive	Ski Ranches
Salvatore	Cangialosi	204 Josefa Lane	Deep Creek Mesa

Name		Physical Address	General Area
Amy	Cannon	634 CR 59H	Placerville
Lars	Carlson	802 Butcher Creek Drive	Town of Telluride
John	Carroll	89 Beaver Pond Land	Ski Ranches
Donna	Caruso	149 Deer Park Lane	Ski Ranches
James	Caruso	149 Deer Park Lane	Ski Ranches
Steve	Catsman	585 Wilson Way	Deep Creek Mesa
Terry	Catsman	685 Wilson Way	Deep Creek Mesa
Rachel	Chowdry	333 Adams Ranch Road, #401	Mountain Village
Kendall	Cieciuch	317 E. Columbia Ave	Town of Telluride
Stephen	Cieciuch	317 E. Columbia Ave	Town of Telluride
Anita	Cody	627 W. Colorado Ave	Town of Telluride
Ray	Cody	627 W. Colorado Ave	Town of Telluride
Alex	Cohen	111 Saddle Horn Lane	Ski Ranches
Jeremy	Cohen	111 Saddle Horn Lane	Ski Ranches
Kimberly	Collins	513 Society Drive	Lawson Hill
Charles	Colwell	106 W. Serapio	Deep Creek Mesa
Susanne	Connolly	23 Trails Edge Lane	Mountain Village
Richard	Cornelius	54 Timberwood Drive	West Meadows
Sally	Courtney	229 N. Pine Street	Town of Telluride
Lynn	Cranford	79 Diamond Point Lane	Ski Ranches
Todd	Creel	218 N. Spruce Street	Town of Telluride
Sally	Cruikshank		
Rogena	Day	200 Vance Creek Road	Ski Ranches
Bill	DeAlva	177 Nimbus Drive	Last Dollar PUD
Mia	DeJong	761 Smuggler Ave	Town of Telluride
Ray	DeJong	761 Smuggler Ave	Town of Telluride
Robert	DeJong	115 Fransisco Way	Deep Creek Mesa
Damon	Demas	211 E. Serapio	Deep Creek Mesa
Lorrie	Denesik		
Dirk	DePagter	334 Old Toll Road	Deep Creek Mesa
Patrice	DePagter	334 Old Toll Road	Deep Creek Mesa
Rhea	DePagter	35 Pilot Knob Lane	Town of Telluride
Brigitte	DePagter Kusuno	404 East Pandora Ave	Town of Telluride
Thomas	DeStefano	34 Ridge Road	Ski Ranches
Jesse	Difiore	619 W. Columbia Ave	Town of Telluride
Wendy	Dinkins	680 Hawn Lane	Deep Creek Mesa
Chipper	Dippel	7039 Last Dollar Road	Deep Creek Mesa
Carolyn	Dipple	7039 Last Dollar Road	Deep Creek Mesa
Daniel	Dockray	03 Old Placerville Estate	Placerville
Claire	Dodge	896 Two Rivers Drive	Illium
Laura	Dorlando	739 Wapiti Road	Ski Ranches
Carol	Dorsey	107 Miguel Road	Deep Creek Mesa
Will	Downing	237 S. Oak	Town of Telluride
Pauline	Drake	858 Wapiti Road	Ski Ranches
Patrick	Drew	596 CR 56V	Mesa
Ford	Drummond	872 Saddle Horn Lane	Ski Ranches

Name		Physical Address	General Area
Vanessa	Drummond	872 Saddle Horn Lane	Ski Ranches
Shellie	Duplan		
Vicki	Eidsmo	41 Trunk Road	Placerville
David	Eisenberg	406 Depot Ave	Town of Telluride
Paula	Eisenberg	406 Depot Ave	Town of Telluride
Jim	Elliott	236 E. Serapio Drive	Deep Creek Mesa
Tom	Elrod	106 Prudencio Lane	Deep Creek Mesa
Grace	Engbring	326 N. Fir Street	Town of Telluride
Robert	Enkema	20 Sunrise Circle	Ski Ranches
Caroline	Farkouh	235 Old Toll Road	Deep Creek Mesa
Nick	Farkouh	235 Old Toll Road	Deep Creek Mesa
Angie	Farrar	2805 Last Dollar Road	Deep Creek Mesa
Jim	Farrar	2805 Last Dollar Road	Deep Creek Mesa
Andrea	Faust	316 N. Willow Street	Town of Telluride
Natalie	Fijalkowski	920 Granite Ave	Ophir
Hugo	Fischer	45 Sunshine Circle	Ski Ranches
Lisa	Foxwell	2012 County Rd 43 Z N	Norwood
Nancy	Frank	162 Park Lane	Ski Ranches
Jean	Frankenstein	163 Alexander Overlook	Lawson Hill
Kristin	Froberg	613 E. Columbia Ave	Town of Telluride
Carl	Fromen	205 Basque Blvd	Deep Creek Mesa
Bob	Galatas	Lot #4, Gray Head	Deep Creek Mesa
Tom	Galleger	744 Wapiti Road	Ski Ranches
Eliza	Gavin	174 Wapiti Road	Ski Ranches
Michael	Gearon	100 Miguel Road	Deep Creek Mesa
Dave	Gerber	221 Ridge Road	Ski Ranches
Kameron	Gerber	221 Ridge Road	Ski Ranches
Catherine	Gilhool	950 E. Columbia Ave	Town of Telluride
Amanda	Ginsbert	1 Raspberry Patch Road	Raspberry Patch
Wyck (Gordon)	Godfrey	114 Aguirre Rd	Deep Creek Mesa
Jessica	Goldberg	35 Skunk Creek Road	Ski Ranches
Mark	Goldberg	35 Skunk Creek Road	Ski Ranches
Candice	Good	305 Society Drive	Lawson Hill
A.P.	Gorai	241 Ridge Road	Ski Ranches
Virginia	Gordon	495 W. Dakota Ave	Town of Telluride
William	Gordon	495 W. Dakota Ave	Town of Telluride
Ellen	Greubel	528 Benchmark Drive	Mountain Village
Richard	Greubel	528 Benchmark Drive	Mountain Village
Angela	Hale	4445 Last Dollar Road	Deep Creek Mesa
Keith	Hampton	55 Diamond Point Lane	Ski Ranches
Mark	Hannah	100 Fox Farm Road	Ski Ranches
James	Harley	229 N. Pine Street	Town of Telluride
John	Harrison		
Deborah	Harvey	195 Old Toll Road	Deep Creek Mesa
George	Harvey	228 S. Mahoney Drive	Town of Telluride
Jordan	Harvey	368 Skunk Creek Road	Ski Ranches

Name		Physical Address	General Area
Michael	Harvey	195 Old Toll Road	Deep Creek Mesa
Sherri	Harvey		
Hill	Hastings	205 Park Lane	Ski Ranches
Edmund	Healy	130 Arizone Street	Mountain Village
Mark	Heffernan	Lot 15 C, Gray Head	Deep Creek Mesa
Dan	Henschel	389 Fox Farm Road	Ski Ranches
Erika	Henschel	389 Fox Farm Road	Ski Ranches
Lisa	Henson	3620 Last Dollar Road	Deep Creek Mesa
Emily	Hickey	72 Deer Park Lane	Ski Ranches
Alexandra	Hilton	1761 46X	Norwood
M.R.	Hintermeister	700 W. Colorado Ave	Town of Telluride
Diane	Holman	764 Fox Farm Road	Ski Ranches
Greg	Homan	18 Saddle Horn Lane	Ski Ranches
Ruth	Homan	18 Saddle Horn Lane	Ski Ranches
Navid	Hoomanrad	30 Diamond Point Lane	Ski Ranches
Jeff	Hope	111 E. Galena Ave	Town of Telluride
Robin	Hope	111 E. Galena Ave	Town of Telluride
Carlotta	Horn	261 Country Club Drive	Mountain Village
Sheryl	Houseal	116 Aguirre Road	Deep Creek Mesa
Judith	Ingalls	183 Nimbus Drive	Last Dollar PUD
Carolyn	Jackson	31 Promontory Lane	Ski Ranches
Kit	Jackson	31 Promontory Lane	Ski Ranches
Kevin	Jacobsen	107 Cristinas Way	Deep Creek Mesa
Stephanie	Jacobsen	815 Saddle Horn Lane	Ski Ranches
Bill	Janke	#2 Lake Fork Junction Road	Ophir
Jane	Janke	#2 Lake Fork Junction Road	Ophir
Oliver-Li	Jeffries	40 Mount Wilson Way	Ski Ranches
Sarah	Jensen	60 Sunrise Circle	Ski Ranches
Tye	Jensen	60 Sunrise Circle	Ski Ranches
Angie	Johnson		
Kelly	Johnson	31 Diamond Point Lane	Ski Ranches
Lynda	Johnson	55 Old Toll Road	Deep Creek Mesa
Michael	Johnson	764 Fox Farm Road	Ski Ranches
Stephen	Johnson	1700 S. Market Street	Norwood
Kevin	Jones	135 Hillside Lane	Town of Telluride
Anthony	Kalyk	31 Deer Park Lane	Ski Ranches
Brian	Kanaga	23 Trails Edge Lane	Mountain Village
Mary	Kenez	147 Tomboy Street	Town of Telluride
Nick	Kennedy	207 Serapio Drive	Deep Creek Mesa
Jackie	Kennefick	170 Alexander Overlook	Lawson Hill
Gregory	Keshishian	Lot #31, Aldasoro	Deep Creek Mesa
Kevin	Kiernan	66 Canyon View Circle	Ski Ranches
Patricia	Kiernan	66 Canyon View Circle	Ski Ranches
Jon	Kim	419 W. Depot Ave	Town of Telluride
Sueanne	Kim	419 W. Depot Ave	Town of Telluride
Bud	King	335 Old Toll Road	Deep Creek Mesa

Name		Physical Address	General Area
John	Knowles	218324 Hwy 145	Placerville
Bob	Korn	97 Deer Park Lane	Ski Ranches
Carol	Korn	97 Deer Park Lane	Ski Ranches
Melanie	Kuhr	61 Skunk Creek Road	Ski Ranches
Chad	Kusuno	404 East Pandora Ave	Town of Telluride
Dave	Lange	187 Aldasoro Road	Sunnyside
David	Lavender	3115 Last Dollar Road	Deep Creek Mesa
Karen	Lavender	3115 Last Dollar Road	Deep Creek Mesa
Lars	Lavender		ARIZONA
Jennifer	Lesan	300 S. Mahoney Drive	Town of Telluride
Rick	Lesan	300 S. Mahoney Drive	Town of Telluride
Leonor	Liebler	245 Quakey Lane	Ski Ranches
Randy	Liebler	245 Quakey Lane	Ski Ranches
Stephen	Lipnik	150 Rasberry Patch Road	Rasberry Patch
Persio	Lisboa	202 Josefa Lane	Deep Creek Mesa
Jim	Lucarelli	2965 Last Dollar Road	Deep Creek Mesa
Virginia	Lucarelli	2965 Last Dollar Road	Deep Creek Mesa
Sarah	Mabie	371 Saddle Horn Lane	Ski Ranches
Raymond	Magorien	113 Joaquin Road	Deep Creek Mesa
Lorrie	Mahoney	122 Red Rock Trail	Placerville
Sean	Mahoney	72 Deer Park Lane	Ski Ranches
Aric	Maloy	970 Primrose Lane	Town of Telluride
Laura	Marchal	62 High Noon Lane	Ski Ranches
Ryan	Maroun	3620 Last Dollar Road	Deep Creek Mesa
Emily	Masson	220 E. Columbia	Town of Telluride
Stephen	Mawer	851 Wilson Way	Deep Creek Mesa
Alan	McClain	136 San Joaquin	Deep Creek Mesa
Jennifer	McGill	300 Elk Park Road	Ski Ranches
Paralee	McKinney	Aspen Park Circle (Lot 44)	Ski Ranches
Thomas	McKinney	Aspen Park Circle (Lot 44)	Ski Ranches
Bob	McMahon	110 Basque Blvd	Deep Creek Mesa
Chris	McMurry	113 Lawson Point	Lawson Hill
Jake	McTigue	209 E. Serapio Drive	Deep Creek Mesa
Matthew	Michelsen	296 Gray Head Lane	Deep Creek Mesa
James	Miller	35 Pilot Knob Lane	Town of Telluride
Joann	Miller	100 Old Toll Road	Deep Creek Mesa
Cristine	Mitchell	4230 Last Dollar Road	Deep Creek Mesa
Matt	Mitchell	4230 Last Dollar Road	Deep Creek Mesa
Molly	Mitchell	4230 Last Dollar Road	Deep Creek Mesa
Lisa	Moller	19 Promontory Lane	Ski Ranches
Kimberly	Montgomery	215 E. Serapio Drive	Deep Creek Mesa
Russell	Montgomery	215 E. Serapio Drive	Deep Creek Mesa
Allison	Moore	122 South Townsent	Town of Telluride
Jeffrey	Mortier	855 Wapiti Road	Ski Ranches
Lisa	Mortier	855 Wapiti Road	Ski Ranches
Christine	Murphy	225 Raspberry Patch Road	Raspberry Patch

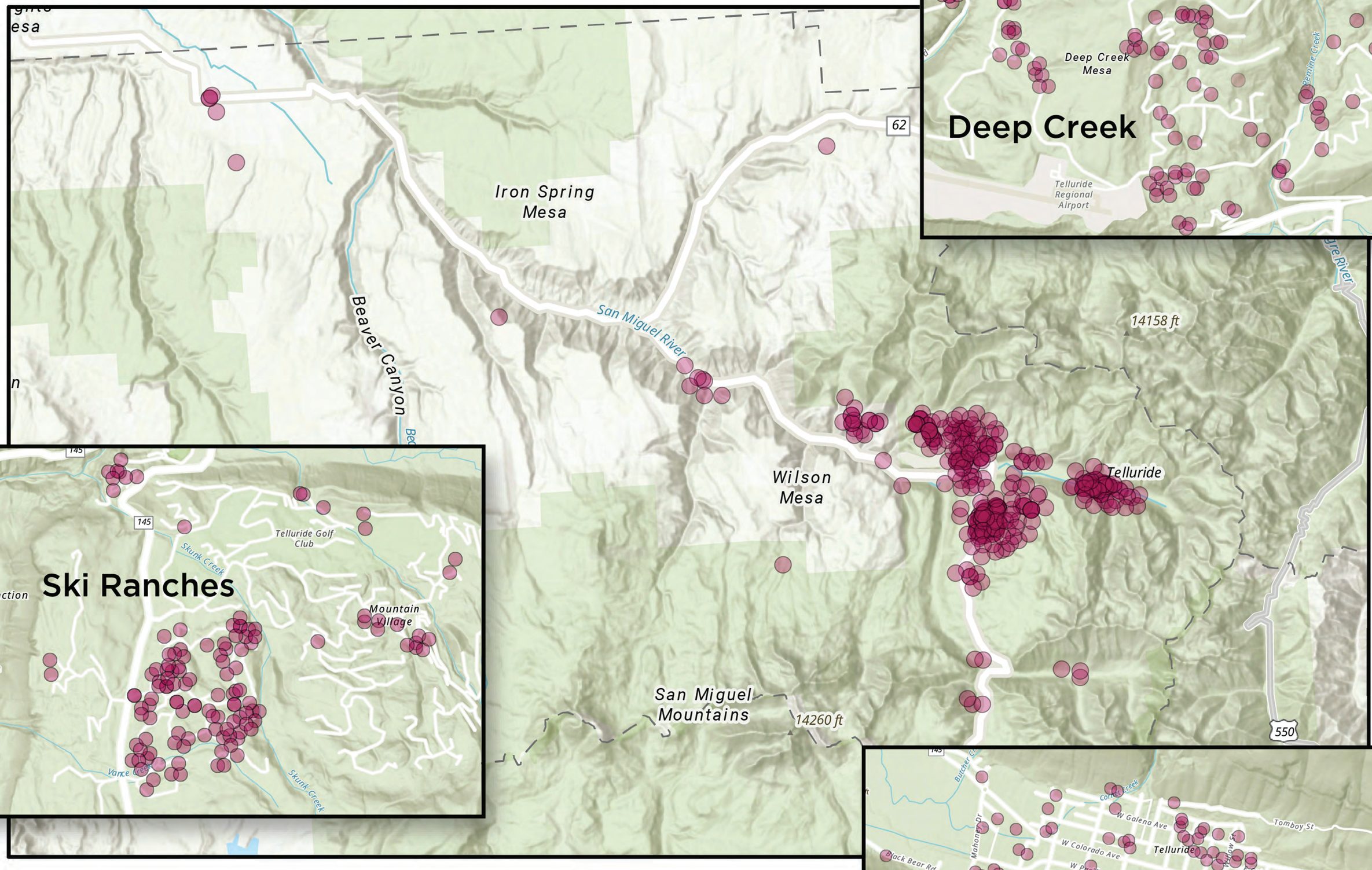
Name		Physical Address	General Area
Kenton	Murphy	1286 Elk Run Road	Elk Run
Fulton	Murray	382 Wilson Way	Deep Creek Mesa
Lauren	Murray	42 Promontory Lane	Ski Ranches
Thomas	Murray	42 Promontory Lane	Ski Ranches
Cara	Nakata	99 Francisco Way	Deep Creek Mesa
Emily	Nevin	145 Sunset Circle	Ski Ranches
Sean	Nevin	145 Sunset Circle	Ski Ranches
Virginia	Neyens	66 Ridge Road	Ski Ranches
Jesse	Niethammer	4445 Last Dollar Road	Deep Creek Mesa
Dave	O'Leske	200 Ridge Road	Ski Ranches
Brian	O'Neill	719 E. Columbia Ave	Town of Telluride
Tiffany	Osborne	348 South Davis Street	Town of Telluride
Claire	O'Sullivan	301 Quakey Land	Ski Ranches
Edward	O'Sullivan	301 Quakey Land	Ski Ranches
Virginia	Otis	3620 Last Dollar Road	Deep Creek Mesa
Richard	Oursler	99 Francisco Way	Deep Creek Mesa
Robyn	Pale	1200 Black Bear Road	Town of Telluride
Alison	Palmer	900 Granite Ave	Ophir
Steve	Patterson	238 N. Pine Street	Town of Telluride
Tess	Peters	580 W. Pacific Ave	Town of Telluride
Shanna Mae	Petersen	4445 Last Dollar Road	Deep Creek Mesa
Catherine	Peterson	547 42 ZS Road	Norwood
Alicia	Pfaff	350 S. Mahoney Drive #7	Town of Telluride
Ryan	Pfaff	350 S. Mahoney Drive #7	Town of Telluride
Michael	Phelan	153 Whipple Way	Deep Creek Mesa
Rob	Pinkert	106 Basque Blvd	Deep Creek Mesa
Robert	Pohl	110 Saddle Horn Lane	Ski Ranches
Patricia	Porter	210 S. Sunset Ridge Drive	Town of Telluride
Stacy	Prescott	3225 Last Dollar Road	Deep Creek Mesa
Dave	Pressler	3620 Last Dollar Road	Deep Creek Mesa
Charles	Price	100 Bilk Creek Road	Wilson Mesa
Peggy	Raible	282 Hillside Lane	Town of Telluride
Gregory	Raith	287 Ridge Road	Ski Ranches
Allison	Ramsay	832 Fox Farm Road	Ski Ranches
Scott	Ransom	369 Beaver Pond Lane	Ski Ranches
Allan	Ranta	103 Aguirre Road	Deep Creek Mesa
Rebecca	Ranta	103 Aguirre Road	Deep Creek Mesa
Web	Raulston	271 S. Townsend, Unit A-1	Town of Telluride
Nat	Reeder	302 Quakey Lane	Ski Ranches
Maureen	Reese	900 Wapiti Road	Ski Ranches
Susanna	Remec	148 Hayduke Way	Placerville
Anne	Richardson	313 Basque Blvd	Deep Creek Mesa
Rod	Rinholm	522 Wapiti Road	Ski Ranches
Ken	Roberts	210 Basque Blvd	Deep Creek Mesa
Albert	Roer	62 Eider Creek Lane	Town of Telluride
Harvey	Roisman	112 Aguirre Road	Deep Creek Mesa

Name		Physical Address	General Area
Jill	Roisman	112 Aguirre Road	Deep Creek Mesa
Steve	Rosenblatt	233 Benchmark Drive	Mountain Village
Barbara	Ross	123 Albert J Road	Deep Creek Mesa
Bruce	Ross	123 Albert J Road	Deep Creek Mesa
Gerald	Ross	114 Aldasoro Road	Deep Creek Mesa
Edward	Roufa	22235 Hwy 145	Placerville
Michael	Saftler	324 Redcliff Street	Town of Telluride
Bruce	Sanders	739 Wapiti Road	Ski Ranches
Ian	Sanders	7419 Last Dollar Road	Deep Creek Mesa
Bruce	Sandler	304 Basque Blvd	Deep Creek Mesa
Molly	Sante	123 E. Columbia Ave	Town of Telluride
Peter	Sante	123 E. Columbia Ave	Town of Telluride
Alyssa	Saunders	105 Wapiti Road	Ski Ranches
Eric	Saunders	105 Wapiti Road	Ski Ranches
Jana	Scheibler	469 Saddle Horn Lane	Ski Ranches
Lukas	Scheibler	469 Saddle Horn Lane	Ski Ranches
Jamey	Schuler	164 Old Toll Road	Deep Creek Mesa
Shelley	Schuler	164 Old Toll Road	Deep Creek Mesa
Jessica	Schwarzkopf	47 Ridge Road	Ski Ranches
Geoffrey	Scott	229 E. Columbia Ave	Town of Telluride
Peter	Scoville	200 Deer Park Lane	Ski Ranches
Gesine	Seifert	49 Canyon View Circle	Ski Ranches
Thomas	Seifert	49 Canyon View Circle	Ski Ranches
Brent	Sergot	133 W. Serapio Road	Deep Creek Mesa
Nancie	Serpico-White	93 Fox Farm Road	Ski Ranches
Dave	Shaver	816 Elk Ridge Road	Sunnyside
Ann	Sheils	217 E. Serapio Drive	Deep Creek Mesa
Ed	Sheridan	33 Timberwood Drive	West Meadows
Ron	Shinn	1693 Ophir Road	Ophir
Jolynn	Shults	16 W. San Bernardo Driv	San Bernardo
Joseph	Shults	900 Granite Ave	Ophir
Ashley	Shupp	4445 Last Dollar Road	Deep Creek Mesa
Marilyn	Siegel	103 E. Columbia Ave	Town of Telluride
Cinda	Simons	925 E. Colorado Ave	Town of Telluride
Richard	Simonson	3535 Peninsula Drive	Placerville
Olivier	Simottel	126 E. Colororado Ave	Town of Telluride
Mark	Simpson	583 W. Anderson Road	Wilson Mesa
Collier	Smith	3130 Last Dollar Road	Deep Creek Mesa
Cynthia	Smith	150 Fox Farm Road	Ski Ranches
Kyle	Smith	3130 Last Dollar Road	Deep Creek Mesa
Mindy	Smith	301 West San Juan Ave, Apt A	Town of Telluride
Morgan	Smith	3130 Last Dollar Road	Deep Creek Mesa
Richard	Smith	394 Saddle Horn Lane	Ski Ranches
Sarah	Smith	3130 Last Dollar Road	Deep Creek Mesa
TD	Smith	451 W. Galena Street	Town of Telluride
Robert	Snip	418 W. Columbia Ave	Town of Telluride

Name		Physical Address	General Area
Virginia	Snip	418 W. Columbia Ave	Town of Telluride
Chris	Sommers	742 Prospect Ave	Town of Telluride
Nathalie	St. Pierre O'Leske	200 Ridge Road	Ski Ranches
Anthony	Stearns	Lot 4, Quakey Lane	Ski Ranches
Ashley	Story-Von Spreecken	747 W. Pacific Ave #309	Town of Telluride
John	Stow	210 S. Pine Street #104	Town of Telluride
Nancy	Swanson	8071 Preserve Drive	The Preserve
Riley	Sweat	131 W. Serapio Drive	Deep Creek Mesa
Hilary	Taylor	111 Aldasoro Blvd	Deep Creek Mesa
Talon	Thompson	1761 46X	Norwood
Stacy	Ticsay	149 S Tomboy Street, #2	Town of Telluride
Douglas	Tooley	415 Mountain Village Blvd	Mountain Village
Denise	Traylor	10 Valley View Drive	Last Dollar PUD
Narcis	Tudor	129 N. Aspen Street	Town of Telluride
Jenny	Vaglienti	940 E. Columbia Ave	Town of Telluride
Asa	Van Gelder	45 Deer Park Lane	Ski Ranches
Robyn	Van Gelder	45 Deer Park Lane	Ski Ranches
Jolana	Vanek	19 Boulders Way	Mountain Village
Seth	Weatherfield	19 W. San Bernardo Drive	San Bernardo
John	Weisel	830 East Pandora Ave	Town of Telluride
John	Whetsell	10 Valley View Drive	Last Dollar PUD
John	White	93 Fox Farm Road	Ski Ranches
Loy	White	79 Diamond Point Lane	Ski Ranches
Margi	White	7 Boulders Way	Mountain Village
Christopher	Wilkum	Lot 19, BL 3, Filing 2, Ski Ranches	Ski Ranches
Anna	Wilson	104 Short Court	
Catherine	Winchester	150 Rasberry Patch Road	Rasberry Patch
Stephen	Wise	101 Cristinas Way	Deep Creek Mesa
Tucker	Woodbury	858 Wapiti Road	Ski Ranches
Erin	Worley	236 E Serapio	Deep Creek Mesa
Joann	Young	111 San Joaquin Road	Deep Creek Mesa
Richard	Young	12 Elkstone Place, #201	Mountain Village
Lee	Zeller	51 River Trail	Placerville
Michael	Zerangue	3315 Last Dollar Road	Deep Creek Mesa

TOTAL: 351

Count As of 11/5/23



ADDRESS LOCATION OF ALL SIGNERS TO PETITION LETTER

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Margi L White
Margi L White (Oct 24, 2023 21:40 MDT)

Name

7 Boulders Way, Mountain Village CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Gesine Seifert

Gesine Seifert (Oct 24, 2023 17:13 CDT)

Name

49 Canyon View Circle, Telluride 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Robert McMahon

Robert McMahon (Oct 24, 2023 16:20 MDT)

Name

110 Basque Blvd Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Bryan Barksdale
Bryan Barksdale (Oct 24, 2023 16:07 CDT)

Name

543 Saddle Horn Lane, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Matthew Allen
Matthew Allen (Oct 25, 2023 09:45 MDT)

Name

10 Beeslack Lane

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Bill de Alva

Bill de Alva (Oct 25, 2023 12:01 MDT)

Name

177 Nimbus Drive, Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Adam Black (Oct 25, 2023 16:12 MDT)

Name

282 Trunk Rd. Placerville, CO 81430

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

CATHERINE WINCHESTER
CATHERINE WINCHESTER (Oct 29, 2023 13:10 MDT)

Name

150 RASPBERRY PATCH ROAD TELLURIDE CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

BRIAN BERRYMAN
BRIAN BERRYMAN (Oct 30, 2023 09:20 CDT)

Name

250 RASPBERRY PATCH, TELLURIDE CO (LOT 13)

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Priscilla Boone
Priscilla Boone (Oct 29, 2023 08:01 MDT)

Name

175 Raspberry Patch Road Telluride, Co

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Amanda Ginsberg (Oct 30, 2023 08:37 PDT)

Name

1 Raspberry Patch, Telluride, CO 81320

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Stephen Lipnik
Stephen Lipnik (Oct 29, 2023 13:13 MDT)

Name

150 Raspberry Patch Road Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Christine Murphy
Christine Murphy (Oct 30, 2023 11:21 EDT)

Name

225 Raspberry Patch Road, Telluride, Colorado

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Ron Shinn

Ron Shinn (Oct 29, 2023 22:13 CDT)

Name

1693 Ophir road

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Kit Jackson
Kit Jackson (Oct 31, 2023 10:59 MDT)

Name

31 Promontory Lane Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Mark Hannah

Mark Hannah (Oct 31, 2023 13:23 PDT)

Name

100 Fox Farm Road, Telluride, CO

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Nancy Swanson
Nancy Swanson (Nov 1, 2023 11:10 MDT)

Name

8071 Preserve Drive, Telluride

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

James Randolph and Leonor Maria Liebler
James Randolph and Leonor Maria Liebler (Nov 2, 2023 17:54 EDT)

Name

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Sean Mahoney
Sean Mahoney (Nov 2, 2023 16:18 MDT)

Name

72 Deer Park Lane, Telluride

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

James Randolph and Leonor Maria Liebler
James Randolph and Leonor Maria Liebler (Nov 2, 2023 17:54 EDT)

Name

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Jeffrey and Lisa Mortier

Jeffrey and Lisa Mortier (Nov 2, 2023 17:42 EDT)

Name

855 Wapiti Telluride, Co

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Emily Nevin (Nov 2, 2023 15:45 MDT)

Name

Emily Nevin

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Sean Nevin (Nov 4, 2023 10:58 MDT)

Name

145 sunset circle

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Denise M. Traylor
Denise M. Traylor (Nov 3, 2023 12:04 MDT)

Name

10 Valley View Dr., Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Asa Van Gelder
Asa Van Gelder (Nov 3, 2023 21:29 MDT)

Name

45 Deer Park Lane, Telluride

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

John Weisel (Nov 4, 2023 16:50 PDT)

Name

830 East Pandora Ave., Box 3595, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

John whetsell
John whetsell (Nov 3, 2023 15:58 MDT)

Name

10 valley view dr

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Stephen R. Wise (Nov 4, 2023 13:50 MDT)

Name

101 Cristinas Way, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Diane Holman
Diane Holman (Nov 4, 2023 21:03 PDT)

Name

764 Fox Farm Rd., Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Emily Hickey

Emily Hickey (Nov 2, 2023 16:11 MDT)

Name

72 Deer Park Lane, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Ruth Homan
Ruth Homan (Nov 4, 2023 13:33 MDT)

Name

18 Saddle Horn Lane, Telluride

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Robyn L Van Gelder
Robyn L Van Gelder (Nov 3, 2023 21:13 MDT)

Name

45 Deer Park Lane, Telluride, CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Mia DeLong

Mia DeLong (Nov 6, 2023 07:37 EST)

Name

761 smuggler ave telluride co 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Ray DeLong
Ray DeLong (Nov 6, 2023 07:28 EST)

Name

761 smuggler ave telluride co 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Ellen Greubel

Ellen Greubel (Nov 5, 2023 20:28 MST)

Name

528 Benchmark Dr. Mountain Village CO. 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Richard Greubel
Richard Greubel (Nov 5, 2023 20:04 MST)

Name

528 Benchmark Dr. , Mountain Village CO. 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Hill Hastings II
Hill Hastings II (Nov 5, 2023 08:15 MST)

Name

205 Park Lane, Telluride, CO

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

alison palmer

alison palmer (Nov 5, 2023 20:43 MST)

Name

900 Granite Ave , Ophir, CO 81426

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Tess Peters (Nov 5, 2023 19:59 CST)

Name

580 W. Pacific Ave. Telluride. 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Joseph Shults

Joseph Shults (Nov 5, 2023 16:20 MST)

Name

900 Granite Ave, Ophir, CO 81426

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language needs to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Name

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

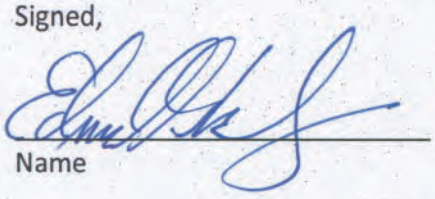
Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language needs to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,



EDMUND G. HEALY
Name

130 ARIZONA ST, MOUNTAIN VILLAGE, CO 81435
Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language needs to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed, Tiffany Osborne

Tiffany Osborne

Name

348 San Juan Ave 103 Telluride CO 81435

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language needs to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed, Cinda Simons

Cinda Simons
Name

925 E. Colorado Ave.
Physical Address

Dela letter from Lance

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language needs to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Name Douglas Tooley

416 1/2 Village Blvd #1124

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

Mindy J. Smith (Nov 6, 2023 10:21 MST)

Name

301 West San Juan Ave Apt A

Physical Address

September 5, 2023

To: Kaye Simonson, San Miguel County Planning Director

Cc: San Miguel County Board of County Commissioners, San Miguel County Planning Commissioners, East End Master Plan Advisory Group

There have been a variety of facets to the East End Master Plan ("EEEMP") process that have elicited comments and letters from many member of the community. However, one very poorly conceived issue stands out above all, and in spite of requests for a public forum to discuss and reasonably resolve, the County has demonstrated no willingness to consider comments and proposed solutions.

Allowing the high density CH Zone District (20 units per acre as a matter of right) to be applied in all three residential Land Use Categories – "Residential Low", Residential Medium" and "Residential High / Mixed Use" – is simply a very bad idea, and such language need to be removed from the EEMP.

Adopting a master plan which allows the unprecedentedly high-density CH Zone to be applied "everywhere" is an abdication of appropriate planning by the County. Whether the developer of a property is a private party, a local municipality, or the County itself, essentially all a developer need do is show that water and services are feasible for the land, and rezoning must be provided to the developer.

This is not master planning. This is simply giving up all control when it comes to workforce housing. It also sets a stage for upzoning and development (potentially of significant size and scale) in, or adjacent to, areas that will be harmed by developments of magnitude. Neither are in the best interest of the region.

We, the undersigned, ask that provisions allowing the CH Zone to be applied in the Residential Low and Residential Medium Land Use Categories be removed from the EEMP, at least until such time as the problems with the CH Zone in the Land Use Code are addressed and remedied.

Signed,

NATALIE FIJALKOWSKI
NATALIE FIJALKOWSKI (Nov 6, 2023 11:08 MST)

Name

920 GRANITE AVE OPHIR CO 81426

Physical Address

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

East End Master Plan

Lukas Scheibler <lukas.scheibler@gmail.com> Wed, Nov 8, 2023 at 5:47 AM
To: masterplan@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov, nicolak@sanmiguelcountyco.gov, johnh@sanmiguelcountyco.gov
Cc: lee@tellword.com, tobinbrown5@gmail.com, mbayma08@gmail.com, maryjo.schillaci@gmail.com, josselin.lz@gmail.com, ibald841@gmail.com, galenagleason@gmail.com

Dear All

I live with my wife in the Ski Ranches and I am writing to voice my concerns about the east end master plan, especially in combination with the high density zoning laws passed recently. I am very worried that the proposed plan in combination with this law will allow for high density construction of up to 20 units per acre without consideration of landscape and existing building, water, sewer and other utilities.

I am in favor of affordable housing solutions, even within the borders of the Ski Ranches - but this proposal with up to 20 units goes too far.

Thanks
Lukas Scheibler
469 Saddle Horn Ln

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Wildlife at Diamond Ridge

'Mary Kenez' via Master Plan <masterplan@sanmiguelcountyco.gov> Wed, Nov 8, 2023 at 10:59 AM
Reply-To: Mary Kenez <kamruzkamruz@yahoo.com>
To: "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>, "masterplan@sanmiguelcountyco.gov" <masterplan@sanmiguelcountyco.gov>, "lee@tellword.com" <lee@tellword.com>, "tobinbrown5@gmail.com" <tobinbrown5@gmail.com>, "mbayma08@gmail.com" <mbayma08@gmail.com>, "maryjo.schillaci@gmail.com" <maryjo.schillaci@gmail.com>, "josselin.lz@gmail.com" <josselin.lz@gmail.com>, "ibald841@gmail.com" <ibald841@gmail.com>, "galenagleason@gmail.com" <galenagleason@gmail.com>, "bocc@sanmiguelcountyco.gov" <bocc@sanmiguelcountyco.gov>, "anneb@sanmiguelcountyco.gov" <anneb@sanmiguelcountyco.gov>, "lancew@sanmiguelcountyco.gov" <lancew@sanmiguelcountyco.gov>, "krish@sanmiguelcountyco.gov" <krish@sanmiguelcountyco.gov>

I'm writing with my concerns about the proposed revised master plan as it pertains to Diamond Ridge and to other potential locations for high density building (specifically table 8 page 33).

I'm very much for continued affordable housing for Telluride, however the newly added CH zone would allow what seems like a welcome mat for urban sprawl in outlying areas of Telluride. It seems to be literal road map for it.

The special place we all know Telluride is, seems to be going the way of Aspen and Vail as far as endless building, sometimes with disregard for the wildlife, the visual lay of the land.

My understanding is that Diamond Ridge development has not included extensive surveying of the wildlife impacted there. The elk in particular use that area, this is where I've photographed them often throughout the years, of course they frequent the entire Deep Creek Aldasoro area. Where is there any study regarding squeezing them out of their home? I'm not sure which other animals live in the area or how crucial the space is for them but a study should be mandatory.

So many concerns.

I appreciate your time.

Thank you,
Mary Kenez

WOOF! Telluride Gallery
134 E. Colorado Ave.
Telluride, CO 81435
970.708.0135

http://www.telluridephotographer.com

Kaye Simonson <kayes@sanmiguelcountyco.gov>

EEMP

1 message

Stuart Brown <stuart@stuartbrown.biz> Sun, Nov 5, 2023 at 5:53 AM
To: masterplan@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov, nicolak@sanmiguelcountyco.gov, johnh@sanmiguelcountyco.gov
Cc: lee@tellword.com, Toby Brown <tobinbrown5@gmail.com>, mbayma08@gmail.com, maryjo.schillaci@gmail.com, josselin.lz@gmail.com, ibald841@gmail.com, galenagleason@gmail.com, bocc@sanmiguelcountyco.gov, Anne Brown <anneb@sanmiguelcountyco.gov>, lancew@sanmiguelcountyco.gov, krish@sanmiguelcountyco.gov

Hello All;

My name is Stuart Brown, a resident of San Miguel County and Board Member of the Elk Run HOA. I am writing on behalf of all the residents of Elk Run Subdivision.

Today we held a Board meeting to discuss the EEMP issues.

Although we are supportive of establishing low income housing in San Miguel county (as we answered on the survey), we are not supportive of a broad brush change of a new CH Zoning plan without more specifics.

To date, there seems to have been no answers to some simple questions.

1. What is the end goal? (How many people is this plan anticipated to house.) In our view, there needs to be a housing needs study done in conjunction with Mountain Village and the town of Telluride as to the needs. This has not yet been done. To push through a master plan without knowing the end goal is folly.

2. One of the largest concerns in the county is water. Until question #1 is answered, it is impossible to ask where the water for the additional heads added to the county will come from. The fear is that it will come out of existing allocations in the established communities. If true, then these communities need to be aware of the impact PRIOR to any approval. Further, the County has gone on record in the Water Providers Meeting analysis memo saying "Water will be one of the primary concerns affecting future growth in the region" and the need to "gain a comprehensive picture of water provision and capacity for existing and future populations within the study area", yet the County is telling the public as recent as last week that " will worry about that later". By definition, this demonstrates poor planning.

There is significant concern throughout the community that this process has not been done transparently. Yes, there have been hearings, but with limited questions and poor answers. And NO follow up to the poor answers. Any public entity that bulls forward without community support is opening itself up to significant future scrutiny and legal action. It would seem prudent for San Miguel county to realize that this is a big deal, and that community support is required for such a plan to be successful.

We are asking that the EEMP be put on hold until our simple questions are answered and that there is a specific plan to react to.

Regards,

Stuart

STUART BROWN
970.708.2262 (cell)

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Online Form Submission #4434 for Comment on a Planning Commission Application

noreply@civicplus.com <noreply@civicplus.com> Wed, Nov 8, 2023 at 12:13 PM
Reply-To: larscarlson1@mac.com
To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	East End Master Plan
First Name	Lars
Last Name	Carlson
Email address	larscarlson1@mac.com
Please enter your comments	I am against the East End Master Plan as it is currently drafted.

Email not displaying correctly? View it in your browser.

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Online Form Submission #4436 for Comment on a Planning Commission Application

noreply@civicplus.com <noreply@civicplus.com> Wed, Nov 8, 2023 at 1:25 PM
Reply-To: jimfarrar2001@yahoo.com
To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	EEMP
First Name	Jim
Last Name	Farrar
Email address	jimfarrar2001@yahoo.com
Please enter your comments	No CH zone in medium density or low density zoning districts. Make Town of Telluride build their workforce housing on the 40 acres they own in/adjacent to town.

Email not displaying correctly? View it in your browser.

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Online Form Submission #4435 for Comment on a Planning Commission Application

noreply@civicplus.com <noreply@civicplus.com> Wed, Nov 8, 2023 at 12:58 PM
Reply-To: kevin.holbrook@yahoo.com
To: johnh@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Comment on a Planning Commission Application

Application name or item description	East End
First Name	Kevin
Last Name	holbrook
Email address	kevin.holbrook@yahoo.com
Please enter your comments	I am an Aldo resident, and I am in favor of employee housing wherever we possibly can get it. I would rather not have so much employee housing, right in the middle of town. I would rather it be in the outskirts.

Email not displaying correctly? View it in your browser.