



SAN MIGUEL COUNTY PLANNING COMMISSION

PLANNING COMMISSION MEETING AGENDA THURSDAY, SEPTEMBER 12, 2024 – 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)

We kindly request that people attending meetings in person wear a mask.

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

2. APPROVAL OF MINUTES, PLANNING COMMISSION AND STAFF COMMENTS

- a. July 11 Minutes
[PC Minutes 7.11.docx](#)

3. LAND USE CODE AMENDMENT RECOMMENDATION

- a. Consideration of an amendment to the Land Use Code regarding the definition of "Family" / MOTION
[CPC packet LUCA Family Definition 091224.pdf](#)
- b. Consideration of an amendment to the Land Use Code regarding Parking requirements / MOTION
[CPC Packet Materials Parking LUCA 091224.pdf](#)

4. ELECTION OF A PLANNING COMMISSION SECRETARY

5. 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:

July 11 Minutes

Presented by:

Time needed:

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[PC Minutes 7.11.docx](#)

Description:

SAN MIGUEL COUNTY PLANNING COMMISSION

MINUTES – REGULAR MEETING

July 11, 2024

Sherrif's Annex Norwood and Online

Present: Lee Taylor, Chair
Josselin Lifton-Zoline, Vice-Chair
Ian Bald, Member
Galena Gleason, Member

Absent: Mathew Bayma, Member

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

County Staff Present: Amy Markwell, County Attorney

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

APPROVAL OF MINUTES

MOTION by Ian Bald to approve the June 13, 2024 minutes

SECONDED by Josselin Lifton-Zoline motion **PASSED 5-0**

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

PLANNING COMMISSION AND STAFF COMMENTS

Kaye Simonson, Planning Director, updated the commission, there are currently no applications for August so there may not be a Planning Commission meeting. The Board of County Commissioners tabled the deed restriction Land Use Code Update. Kaye is still working with Design Workshop to finalize the Master Plan.

Jarrold Biggs, Assistant County Manager, gave an update regarding the affordable housing needs survey.

9:15 A.M. PUBLIC HEARING: AMENDMENT TO THE LAND USE CODE FOR SOLAR ENERGY SYSTEMS WITH RELATED AMENDMENTS

Kaye Simonson, Planning Director, presented a PowerPoint, regarding the amendment to the Land Use Code, creating a new section for Solar Energy Systems. Kaye also introduced David Baumgarten of Sullivan Green Seavy Jarvis.

Lee Taylor asked what the difference is between a micro grid and a medium facility.

Kaye Simonson responded that a microgrid is dedicated entirely to its subscriber base whereas a medium facility may be connected to SMPA.

Galena Gleason asked if the ability to modify setbacks was too vague.

Kaye Simonson responded that setbacks that work for some properties may not work for others, occasionally the property next door may not be developable and the need for larger setbacks would not be necessary.

Galena Gleason responded that she felt part of the reason 40 acres was decided on as the upper threshold for medium scale was due to the large setbacks which meant the entire 40 acres would not be solar.

Lee Taylor asked about the difference between security fences and wildlife friendly fences.

Kaye Simonson responded that we have worked extensively with CPW to write standards for fencing that keeps larger animals out but allows for the passage of smaller animals.

Josselin Lifton-Zoline suggested adding something in the large-scale section regarding the county's needs and solar developments in neighboring counties.

Lee Taylor suggested that proposals create a narrative regarding how they are contributing to the county's energy goals.

10:30 a.m. Public Comment opened.

Those who addressed the commission:

Zach Snyder

Adrienne Dorsey

Allison Jackson

James John

Mike Malley

Peggy Smelt Day

Craig Greager

Michael Grubal

Ashley Woodward

Mckay Belk

Tami Saint Germain

David Haight

Charmaine Toume

Alexandra Thompson

Sepp Seitz

Kim Wheels

Terri Lamers

Ryan Howe

Mary Ann Gaston

Emily Masson

Public Comment closed 11:53 p.m.

Kaye Simson stated that there may be individuals who may want to use their land for solar and we don't want to prevent them from that opportunity.

Galena Gleason stated that she supports the inclusion of the word economic, under our values.

Josselin Lifton-Zoline stated that the market forces will protect agricultural land if it is more valuable as agricultural land than solar panels. Maybe we should put a limit on the number of large-scale applications we review in the first few years similarly to the way we did with new marijuana grow operations.

David Baumgarten noted that we can only limit the number of permits on private land and cannot pre-empt feral laws for public lands.

Galena Gleason suggested we discuss the 40 acres cap for medium scale.

Lee Taylor commented that the industry leaders have told us that 50 acres are economically viable for commercial scale.

Galena Gleason asked what the commission thought about capping medium solar at 30 acres.

Kaye Simonson responded that this would preclude the upper end of solar gardens from receiving government funding.

Lee Taylor suggested that we set a maximum of 50 percent prime farmland to be utilized if agrivoltaics are involved and 30 percent max if agrivoltaics are not involved and setting medium scale at 20 acres.

The commissioners deliberated further.

MOTION by Galena Gleason to **RECOMMEND** to the Board of County Commissioners to amend the San Miguel County Land Use Code and adopt the regulations for Solar Energy Systems adding Article 6, Natural Resources, and make necessary amendments related to Solar Energy Systems throughout the Land Use Code, based on the finding that the proposed amendment complies with the standards of Land Use Code Section 5-1802, Land Use Code Amendments, and are consistent with Land Use Code Section 1-4, Purposes of the Land Use Code, and Section 2-30, Energy Conservation. Further, it is consistent with the goals set forth in BOCC Resolution No. 2023-04, and with the San Miguel County Climate Action Plan. I further move that:

1. The amendments shall include all changes as shown in the updated redlined version provided by the consultant in response to referral agency comments.
2. Change the upper limit of medium scale to 30 acres, with a corresponding change to large-scale.
3. Revise the requirements for location on NRCS mapped land to occupy up to 30% of prime if irrigated agricultural land or occupy up to 50% if they are using agrivoltaics.
4. Allow no more than 3 large scale permits on private lands shall be issued within a 5 year period, beginning with the issuance of the first permit. This limitation shall not apply to systems on public lands due to state and federal laws.
5. Under Section 6-201 A. Purpose add “grazing” in addition to farm land and add “economics” under the listed values.

SECONDED by Josselin-Lifton Zoline. **VOTE PASSES 5-0**

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

1:00 p.m. Recessed

1:30 p.m. Reconvened

1:30 P.M. LAND USE APPLICATION

Applicant: Nicole Galloway Warland, Thor Energy PLC

Proposal: Mining Special Use Permit for Mineral Exploration for the Wedding Bell/Radium Hill Project to establish fourteen drill pads and associated activities on BLM public lands

Location: "Groundhog Area" and "Section 23 Area" near Montrose County Line

Size: 1.09 acres

Zone: West End (WE)

John Huebner, Senior Planner, presented the application.

Nicola Galloway Worland, Thor Energy, presented a supplemental PowerPoint.

Josselin-Lifton Zoline asked if Thor has any mineral exploration projects in Montrose County.

Tony Adkins responded that they do have one project area in Montrose County.

1:40 pm Public Comment opened.

Those who addressed the commission:

Amy Tooker

Ryan Howe

Kendra Ballard

Makayla Gordon

MOTION by Galena Gleason to **RECOMMEND** to the San Miguel County Board of Commissioners to approve a Mining Special Use Permit (SUP) for Standard Minerals Inc. or its contractor, for mineral exploration from drill pads on its federal unpatented lode mining claims under Bureau of Land Management (BLM) public lands located in the Groundhog and Section 23 areas in northwest San Miguel County, based on the finding that the proposed use is consistent with the County Master Plan, and with the Land Use Policies in LUC Section 2-8, Natural and Man-Made Hazard and Resource Area; LUC Section 2-11, Erosion; LUC Section 2-34, Revegetation with Native Species; LUC Section 2-35, Mining and Mineral Processing Operations, and complies with the Land Use Code review standards in Section 5-407 Wildlife Habitat Areas; Section 5-10, Special Uses; Section 5-11, Conditional Uses on Federal Lands; and Section 5-16, Mining; and Section 5-320 K, Review Standards for WE Zone District Special Uses, subject to the following specific terms and conditions:

1. The Special Use Permit is issued to the Applicant, Standard Minerals Inc., and does not run with the Land.
2. No future mining activity at the project site by Standard Minerals Inc., its lessees, or the property owners or its lessees is authorized by this approval.
3. Contact the Planning Department, Road and Bridge Department and County Sheriff's Office prior to mobilization of and the start of drilling activities.
4. Provide a list of onsite contacts for Standard Minerals Inc. and the drilling project contractor, prior to commencement of drilling activities.
5. This Special Use Permit conditional approval is subject to the Bureau of Land Management (BLM) and Colorado Division of Reclamation and Mining and Safety (CDRMS) approving this drilling program and issuing the requisite permits. Provide copies of these permits to County Planning.
6. The project drilling program and reclamation plan shall be consistent with and comply with the applicable provisions as approved by the County, unless specifically modified in the BLM and CDRMS approval action.
7. Provide monthly progress reports to County Planning.
8. All written representations of the applicant, in the original submittal and all supplements, are deemed to be conditions of approval except to the extent modified by this approval.
9. Exploration activities shall be limited to August 1 to October 30 in 2024 and 2025.
10. The clearing of pinion-juniper and sagebrush shall be minimized to the greatest extent practical.
11. The County shall be informed of any cultural resources discovered in the course of work. Pads and road disturbance should avoid any areas with cultural resources. All appropriate mitigation measures shall be taken to protect cultural resources.
12. The revegetation plan shall include soil restoration and best practices to maximize available water.
13. Provide documentation regarding the water source(s) for the project.
14. Identify any hazardous materials that will be used in the process, and describe how those materials will be stored and transported.
15. Applicant shall obtain a Road and Bridge Access Permit prior to commencing operations.
16. Applicant will adhere to the applicable BLM Noise Abatement regulations for this project.

SECONDED by Lee Taylor. **VOTE PASSED 5-0**

Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Galena Gleason	<u>Aye</u>	Nay	Abstain	Absent

2:15 PM INFORMATIONAL PRESENTATION

Heather Widlund, County GIS Director, presented information regarding an update to Land Use Code Appendix B - Street Naming and Addressing Standards.

Respectfully Submitted,

Nicola Kerr, Associate Planner

Approved on _____, 2024.

SAN MIGUEL COUNTY PLANNING COMMISSION

Secretary

:\PC Planning Commission\PC Minutes\2023\pc.5.23.minutes.docx]



AGENDA ITEM 3.a

TITLE:

Consideration of an amendment to the Land Use Code regarding the definition of "Family" / MOTION

Presented by:

Time needed:

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[CPC packet LUCA Family Definition 091224.pdf](#)

Description:

PUBLIC HEARING RECORD

County Planning Commission

Application: Amendment to San Miguel County Land Use Code Article 6 – Definitions related to “Family”

Date: September 12, 2024

1. San Miguel County Land Use Code (Adopted 11/30/90) with all amendments to date (By Reference Only)
2. San Miguel County Comprehensive Development Plan (Adopted 8/3/78) with all amendments to date (By Reference Only)
3. Memorandum to the San Miguel County Planning Commission from Kaye Simonson, Planning Director, dated September 12, 2024
4. HB24-1007 – Prohibit Residential Occupancy Limits
5. Draft Land Use Code Amendment, Article 6 – Definitions related to “Family”

AGENCY COMMENTS

6. Memo from Kaye Simonson to Referral Agencies dated August 12, 2024
7. Email from Mike Bordogna, County Manager dated August 12, 2024

PUBLIC COMMENT

8. None

OTHER

None

MEMORANDUM

TO: San Miguel County Planning Commission
FROM: Kaye Simonson, AICP, Planning Director
RE: Amendment to San Miguel County Land Use Code Article 6 – Definitions related to “Family”
DATE: September 12, 2024

BACKGROUND

Within the 2024 session of the Legislature, HB24-1007, “Prohibit Residential Occupancy Limits,” was adopted. The act prohibits counties, cities and counties, and municipalities from limiting the number of people who may live together in a single dwelling based on familial relationship, while allowing local governments to implement residential occupancy limits based only on:

- Demonstrated health and safety standards, such as international building code standards, fire code regulations, or Colorado department of public health and environment wastewater and water quality standards; or
- Local, state, federal, or political subdivision affordable housing program guidelines.

PROPOSED AMENDMENT

The proposed Code amendment redefines “Family” as a single household and eliminates the limitation on the number of unrelated persons who may live together. A definition of “Household” is proposed to be added. Corresponding changes would be made to the definition of “Dwelling Unit.” The proposed definitions align with typical household formation within the county. This amendment is consistent with terminology related to employee housing definitions in Section 5-1305 B, and the administration of employee housing programs.

(The Land Use Code text is shown in Times New Roman font. Proposed additions are shown in red underline. Proposed deletions are shown in ~~strike through~~.)

Dwelling Unit

A separately enterable, self-sufficient room or combination of rooms containing kitchen and bath facilities and designed for or used as a residence by an individual, single family, household, or guests, independent of other families, households, or guests.

Family

An individual or two or more persons living as a single household and sharing common living, sleeping, cooking and eating facilities. ~~Two or more persons related by blood or marriage, or between whom there is a legally recognized relationship, or not more than 5 unrelated persons~~

~~occupying the same dwelling unit.~~

Family does not include larger institutional group living situations such as dormitories or residential care facilities, nor does it include such commercial group living arrangements such as boardinghouses, lodging houses, and the like.

Household

A person or group of people who share a dwelling unit, regardless of their relationship to one another. A household includes the related family members and all the unrelated people, if any, such as roommates, lodgers, foster children, wards, or employees who share the housing unit.

PUBLIC NOTICE

The meeting agenda was published on the County website and in the Telluride Daily Planet and Norwood Post on August 23, 2024.

REFERRAL AGENCIES

The proposed Land Use Code text amendment was sent to the County Manager, County Attorney, County Assistant Manager, San Miguel County Communications, San Miguel County Building Official, San Miguel County Environmental Health, SMRHA, Town of Mountain Village, Town of Norwood, Town of Ophir, Town of Sawpit, and Town of Telluride. (Underlined agencies responded.)

The only response was from the County Manager, who had no concerns.

PUBLIC COMMENT

As of the writing of this report, no public comment has been received.

REVIEW STANDARDS

Review Standards for Land Use Code Amendments are contained in LUC Section 5-1802 and state, "Land Use Code Amendments may be initiated by the County or by persons who are residents of, or own property in, San Miguel County subject to compliance with the following standard." This amendment was requested by the BOCC and CPC. The only review standard, LUC Section 5-1802 A., states "Land Use Code Amendments shall be drafted in a form consistent with the organizational format and style of the code." The proposed amendment has been drafted in the format and style of the code.

In addition, Section 1-4, Purposes of the Land Use Code, should be considered.

1-402 Implement Policies

To implement the policies of San Miguel County regarding land use and development, housing, growth and related issues, as adopted and amended from time to time.

1-403 Create Common System of Administration and Regulation

To combine the regulation of all aspects of land use and development and the use of land and natural resources into a common system of administration and regulation.

1-404 Simplify the Land Use Regulatory Process

To simplify the application and review process for such regulatory system.

1-405 Protect Health, Safety and Welfare

To protect the health, safety and public welfare of San Miguel County.

6. Payment in-lieu (employee housing Impact Fees), to apply to development that has not otherwise fully mitigated its employee housing impacts.

SAMPLE MOTION:

I move to recommend the Board of County Commissioners approve the amendments to Land Use Code Article 6, Definitions, related to "Family," as presented, based on the finding that the proposed amendment complies with the standards of Land Use Code Section 5-1802, Land Use Code Amendments, and is consistent with Land Use Code Section 1-4, Purposes of the Land Use Code.

Colorado General Assembly ([/](#))

 [Share](#)

HB24-1007

Prohibit Residential Occupancy Limits

Concerning residential occupancy limits.

SESSION: 2024 Regular Session

SUBJECTS: Housing, Local Government

BILL SUMMARY

The act prohibits counties, cities and counties, and municipalities from limiting the number of people who may live together in a single dwelling based on familial relationship, while allowing local governments to implement residential occupancy limits based only on:

- Demonstrated health and safety standards, such as international building code standards, fire code regulations, or Colorado department of public health and environment wastewater and water quality standards; or
- Local, state, federal, or political subdivision affordable housing program guidelines.

APPROVED by Governor April 15, 2024

EFFECTIVE July 1, 2024

(Note: This summary applies to this bill as enacted.)

[View Recent Bill Text](#) 

[View Recent Fiscal Note](#) 

PRIME SPONSORS



Representative
[Manny Rutinel \(/legislators/manny-rutinel\)](/legislators/manny-rutinel)



Representative
[Javier Mabrey \(/legislators/javier-mabrey\)](/legislators/javier-mabrey)



Senator
[Tony Exum \(/legislators/tony-exum\)](/legislators/tony-exum).



Senator
[Julie Gonzales \(/legislators/julie-gonzales\)](/legislators/julie-gonzales).

COMMITTEES

House
[Transportation, Housing & Local Government \(/committees/transportation-housing-local-government/2024-regular-session\)](/committees/transportation-housing-local-government/2024-regular-session).

Senate
[Local Government & Housing \(/committees/local-government-housing/2024-regular-session\)](/committees/local-government-housing/2024-regular-session).

Status

Introduced
Passed
Became Law

Menu

Bill Text

Bill Text

All Versions (7).

⬆

DATE	BILL TYPE	DOCUMENTS
04/15/2024	Signed Act	PDF (https://leg.colorado.gov/sites/default/files/2024a_1007_signed.pdf)
04/09/2024	Final Act	PDF (https://leg.colorado.gov/sites/default/files/documents/2024A/bills/2024a_1007_enr.pdf)

DATE	BILL TYPE	DOCUMENTS
03/19/2024	Rerevised	PDF (https://leg.colorado.gov/sites/default/files/documents/2024A/bills/2024a_1007_rer.pdf)
03/18/2024	Revised	PDF (https://leg.colorado.gov/sites/default/files/documents/2024A/bills/2024a_1007_rev.pdf)
02/09/2024	Reengrossed	PDF (https://leg.colorado.gov/sites/default/files/documents/2024A/bills/2024a_1007_ren.pdf)
02/02/2024	Engrossed	PDF (https://leg.colorado.gov/sites/default/files/documents/2024A/bills/2024a_1007_en2.pdf)
01/10/2024	Introduced	PDF (https://leg.colorado.gov/sites/default/files/documents/2024A/bills/2024a_1007_01.pdf)

[Preamended Versions \(2\)](#)



RELATED BILLS

SB16-057

[Mobile Home Owners Leasing Space Mobile Home Parks \(/bills/sb16-057\)](#)

SB18-248

[Additional Revenues Urban Renewal Projects \(/bills/sb18-248\)](#)

HB16-1303

[Regional Transportation Authority Annexed Vacant Land Sales Tax \(/bills/hb16-1303\)](#)

RELATED PUBLICATIONS

Summary of Major Legislation

[Summary of 2021 Housing Legislation \(/publications/summary-2021-housing-legislation\)](#)

Tax Expenditure Evaluation

[Long-Term Lodging Exemption \(/publications/long-term-lodging-exemption-o\)](#)

Staff Publications

[Legislative History of County Courthouse Funding \(/publications/legislative-history-county-courthouse-funding-o\)](#)

Draft Land Use Code Amendment – Article 6

Family Definition August 2024

Additions are shown as underline text and deletions are shown as ~~strike-through text~~.

Dwelling Unit

A separately enterable, self-sufficient room or combination of rooms containing kitchen and bath facilities and designed for or used as a residence by an individual, single family, household, or guests, independent of other families, households, or guests.

Family

An individual or two or more persons living as a single household and sharing common living, sleeping, cooking and eating facilities. ~~Two or more persons related by blood or marriage, or between whom there is a legally recognized relationship, or not more than 5 unrelated persons occupying the same dwelling unit.~~

Family does not include larger institutional group living situations such as dormitories or residential care facilities, nor does it include such commercial group living arrangements such as boardinghouses, lodging houses, and the like.

Household

A person or group of people who share a dwelling unit, regardless of their relationship to one another. A household includes the related family members and all the unrelated people, if any, such as roommates, lodgers, foster children, wards, or employees who share the housing unit.



PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

MEMORANDUM

TO:

San Miguel County Attorney
San Miguel County Communications
San Miguel County Manager
San Miguel County Assistant Manager
San Miguel County Building Official
San Miguel County Environmental Health

San Miguel Regional Housing Authority
Town of Mountain Village
Town of Norwood
Town of Ophir
Town of Sawpit
Town of Telluride

FROM: Kaye Simonson, Planning Director

RE: Land Use Code Amendment – Definition of Family

DATE: August 12, 2024

The San Miguel County Planning Commission will be considering draft amendments to the Land Use Code on Thursday, September 12, 2024 regarding the definition of “Family” in order to comply with Colorado HB24-1007, which prohibits limitations on the number of people who may live together in a single dwelling unit based on their familial relationship. The Board of County Commissioners will hear the proposed amendments at a date to be determined.

The draft Land Use Code amendment is available for review online at <https://www.sanmiguelcountyco.gov/490/Other-Resources>.

Your review comments are very important to us and will help the Planning Commission and Board of County Commissioners make informed decisions. All comments received in response to this request for review will be forwarded to the Planning Commission and Board of County Commissioners, and will be included in their meeting packets. If you wish to discuss the project with staff prior to submitting final comments, please indicate in your email(s) that your comments and questions are preliminary.

Please provide your review comments by September 3, 2024 to the Planning Department at planning@sanmiguelcountyco.gov. Pass this on to others in your organization who may have an interest in the proposed draft amendment. If you have several people within your

organization reviewing the proposed draft amendment, we ask that you consolidate all of your comments into a single response. If you are not the correct contact person, let us know so we can update our list.

We appreciate your participation in this important project. Contact the Planning Department if you have any questions. Thank you.

This referral and request for comments is provided to relevant local, state, and federal agencies, districts, and organizations pursuant to C.R.S. § 30-28-136.



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Re: SMC LUC Amendment - Family Definition

1 message

Mike Bordogna <mikeb@sanmiguelcountyco.gov>

Mon, Aug 12, 2024 at 2:24 PM

To: Kaye Simonson <kayes@sanmiguelcountyco.gov>, SMC Planning <planning@sanmiguelcountyco.gov>

No comments from me on this amendment. thanks, Mike

On Mon, Aug 12, 2024 at 10:38 AM Kaye Simonson <kayes@sanmiguelcountyco.gov> wrote:

The San Miguel County Planning Commission will be considering draft amendments to the Land Use Code on Thursday, September 12, 2024 regarding the definition of "Family" in order to comply with Colorado HB24-1007, which prohibits limitations on the number of people who may live together in a single dwelling unit based on their familial relationship. The Board of County Commissioners will hear the proposed amendments at a date to be determined.

The draft Land Use Code amendment is attached and available for review online at <https://www.sanmiguelcountyco.gov/490/Other-Resources>.

Please provide your review comments by September 3, 2024 to the Planning Department at planning@sanmiguelcountyco.gov. Thank you.

--

Kaye Simonson, AICP

Planning Director

San Miguel County Planning Department

OUR MAIN OFFICE PHONE NUMBER HAS CHANGED: (970)369-5423

Direct Line: (970)369-5436

Cell: (970)729-9929

www.sanmiguelcountyco.govSan Miguel County
East End | Master Plan

For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan

Click [HERE](#) to go to the **SmartGov** public portal to apply for permits, check permit status, or view permit history.

[San Miguel County is hiring! Take a look at our open positions](#)

--

Mike Bordogna

San Miguel County Manager

www.sanmiguelcountyco.gov

970/708-8648 (cell)

(He/His/Him)

San Miguel County is hiring! Take a look at our open positions.



AGENDA ITEM 3.b

TITLE:

Consideration of an amendment to the Land Use Code regarding Parking requirements / MOTION

Presented by:

Time needed:

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[CPC Packet Materials Parking LUCA 091224.pdf](#)

Description:

Public Meeting Record

San Miguel County Planning Commission

Application: San Miguel County

Amendment to the San Miguel County Land Use Code Section 5-702, Parking

Date: September 12, 2024

1. San Miguel County Land Use Code (Adopted 11/30/90) with all amendments to date (By Reference Only).
2. San Miguel County Comprehensive Development Plan (Adopted 8/3/78) with all amendments to date (By Reference Only).
3. Memorandum to the San Miguel County Planning Commission from John Huebner, Senior Planner dated September 12, 2024.
4. Public Meeting Notice published in the Norwood Post and Telluride Daily Planet on Friday, August 23, 2024.
5. Draft Land Use Code Amendment, Section 5-702 Parking.

AGENCY COMMENTS

6. Email from John Huebner, Senior Planner, to Referral Agencies dated August 12, 2024.
7. Email from Mike Bordogna, County Manager to John Huebner dated August 12, 2024.
8. Email from Kim Wheels, Eco Action Partners to John Huebner dated August 15, 2024.
9. Email from Amy Ward, Mountain Village Community Development Director to John Huebner dated August 28, 2024.

PUBLIC COMMENT

None

OTHER

None

MEMORANDUM

TO: San Miguel County Planning Commission
FROM: John Huebner, Senior Planner
RE: Amendment to the San Miguel County Land Use Code Section 5-702, Parking
DATE: September 12, 2024

Background

Pursuant to LUC Section 5-1802, Amendments to the Land Use Code may be initiated by the County (staff, CPC or BOCC), or by persons who are residents of or own property in San Miguel County. Planning staff has provided minor amendments to the Land Use Section 5-702 Parking, and added requirements to include reduced parking for small units and ADUs, a parking calculation study for mixed use projects, and Electric Vehicle Charging for parking lots twenty-five spaces or larger. This LUC Section has not been revised since the original adoption of the LUC Code.

Reducing parking requirements for smaller units aligns with how we calculated parking for the Society Turn Parcel project and related statewide and nationally to keeping housing affordable. Staff chose the one (1) Electric Vehicle charging station per twenty-five (25) parking spaces required from a range of ten (10) to one hundred (100) parking spaces.

Proposed Amendment

The following are proposed Land Use Code amendments to Section 5-10: Special Uses. Proposed new text is underlined. Deletions are shown with ~~strike-through~~.

5-702 Parking

5-702 A. Parking Space Description

Each off-street parking space shall be no less than 9 feet wide, 18 feet long, and 7 feet high and shall have vehicular access to a County road, street, or alley.

5-702 B. Screening

Parking lots shall be screened and concealed from arterial highways, major roads or collector streets by earth berms or landscaping.

5-702 C. Surface and Drainage

Parking spaces shall be properly drained and surfaced.

5-702 D. Location of Parking

Required parking spaces shall be located on the same lot as the principal use, unless

otherwise stipulated in a Development Plan approved pursuant to these regulations. In all cases, parking shall be provided within convenient walking distance of the principal use for which parking is required, unless adequate ground transportation is provided.

5-702 E. Off-street Parking Standards

Required off-street parking shall be provided for each use as listed in this section in all zoning districts. For all uses requiring parking space in ratio to floor area, at least one space shall be required for any use not meeting the minimum floor area standard. If the total number of required spaces ends in one-half (.50) or more, that number shall be rounded up.

I. Dwellings

Two (2) spaces per dwelling unit, **except:**

a. One (1) space per studio or one-bedroom dwelling unit.

b. One (1) space per Accessory dwelling unit.

II. Home Occupations

The standard shall be determined by the Planning Commission using surveys of similar situations and its own judgment.

III. Hotels and Motels

One space per unit plus one space per every three (3) employees.

IV. Rooming and Boarding Houses

Two (2) spaces per every three units plus one space per every three (3) employees.

V. Condominiums or Lodges with Kitchen Facilities in Units

One and one-half spaces per unit plus one space per every three (3) employees. ~~If the total number of spaces ends in one-half, that number shall be rounded up.~~

VI. Retail Stores, Offices, Personal Services

One (1) space per four hundred (400) square feet of floor area.

VII. Assembly Areas: churches, auditoriums, theatres, etc.

One (1) space per three hundred (300) square feet of assembly floor area, or one space per four (4) spaces of seating capacity whichever is greater.

VIII. Eating and Drinking Establishments

One (1) space per 4 spaces of seating capacity plus one (1) space per every three (3) employees.

IX. Gasoline Stations and Auto Repair Shops

One (1) space per gas pump; two (2) spaces per grease rack; one (1) space per 200 square feet of general repair area.

X. Hospitals and Schools

Spaces shall be provided on-site to satisfy the occupancy characteristics, including at last one (1) space per every three (3) employees. The standard may be altered by the Planning Commission using surveys of similar situations and its own judgment.

XI. Industrial and Manufacturing Establishments Including Mining Operations

One (1) space per every three (3) employees on two combined shifts. The standard may be altered by the Planning Commission using surveys of similar situations and its own judgment.

XII. Commercial Recreation Areas (Ski areas, golf course, tennis and swimming clubs, etc.):

Once (1) space per three (3) potential users of the facility at maximum capacity plus one (1) space per every three (3) employees. Capacity shall be related to occupancy characteristics and duration of a normal visit to the facility. The standard shall be determined by the Planning Commission using surveys of similar situations and its own judgment.

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When a combination of uses exists on a single parcel (such as a planned unit development), the required parking shall be determined by the Planning Commission. The applicant shall provide a parking calculation study, prepared by a qualified transportation engineer, and supported by accepted standards or studies (e.g. the most current ITE Parking Generation Manual).

XIV. Uses Not Identified

Parking space standards for uses not identified in this section shall be

determined by the Planning Commission using surveys of similar situations and its own judgment.

5-702 F. Loading Space

For each use listed in Sections 5-702 E.VI., 5-702 E.VIII., and 5-702 E.XII. loading space at least 12 ft. by 30 ft. shall be provided for each 2500 sq. ft. of floor area. Loading space may be required for certain additional uses at the discretion of the Planning Commission.

5-702 G. Electric Vehicle Charging

For developments requiring twenty-five (25) parking spaces or more, one (1) electrical vehicle charging station shall be provided for every twenty-five (25) required parking spaces.

5-702 H. Deviation from Guidelines

If for any reason any person feels that the requirements of these parking regulations are excessive or inadequate, he/she may seek to increase or decrease the parking standards pursuant to PUD procedure, based upon the criteria set forth in Section 5-1404 C.

Public Noticing

The meeting agenda was published on the County website and in the Telluride Daily Planet and Norwood Post on August 23, 2024.

Referral Agencies

The proposed Land Use Code text amendment was sent to the County Manager, County Attorney, County Assistant Manager, San Miguel County Communications, San Miguel County Building Official, San Miguel County Resources Director, SMART, Town of Mountain Village, Town of Norwood, Town of Ophir, Town of Sawpit, Town of Telluride and Eco Action Partners. (Underlined agencies responded.)

Mike Bordogna, County Manager, wrote in support of the amendment.

Amy Ward, Town of Mountain Village Community Development Director, suggested that a definition of employee be added to the section.

County staff has not added an employee definition to the section. That is elsewhere in the Code.

Kim Wheels, Eco Action Partners, suggests that the electric vehicle charging technical requirements be added to the Land Use Code to align with State of Colorado's Electric and Solar Ready Code.

County staff reviewed how other jurisdictions adopted these State codes. Most had adopted it in their International and Residential Building Codes rather than Land Use Code. At this time San Miguel County is not adopting requirements within the Land Use Code that residences be constructed as electrical vehicle charging or solar ready.

Public Comments

As of the writing of this report, no public comment has been received.

Review Standards

Review Standards for Land Use Code Amendments are contained in LUC Section 5-1802 and state, "Land Use Code Amendments may be initiated by the County or by persons who are residents of, or own property in, San Miguel County subject to compliance with the following standard." This amendment was initiated by the County Planning Director.

The only review standard, LUC Section 5-1802 A., states "Land Use Code Amendments shall be drafted in a form consistent with the organizational format and style of the code." The proposed amendment has been drafted in the format and style of the code.

In addition, Section 1-4, Purposes of the Land Use Code, should be considered.

1-402 Implement Policies

To implement the policies of San Miguel County regarding land use and

development, housing, growth and related issues, as adopted and amended from time to time.

1-403 Create Common System of Administration and Regulation

To combine the regulation of all aspects of land use and development and the use of land and natural resources into a common system of administration and regulation.

1-404 Simplify the Land Use Regulatory Process

To simplify the application and review process for such regulatory system.

1-405 Protect Health, Safety and Welfare

To protect the health, safety and public welfare of San Miguel County.

Sample Motion:

I move to recommend to the Board of County Commissioners to adopt the amendments to San Miguel County Land Use Code Section 5-702, Parking related to required mixed use development parking study and to electric vehicle charging requirement, as presented, based on the finding that the proposed amendment complies with the standards of Land Use Code Section 5-1802, Land Use Code Amendments, and is consistent with Land Use Code Section 1-4, Purposes of the Land Use Code.

Please publish the following Legal Ad in the:

NORWOOD POST AND TELLURIDE DAILY PLANET on FRIDAY AUGUST 23, 2024

Please bill: San Miguel County Planning Department
P.O. Box 548
Telluride, CO 81435



COUNTY PLANNING COMMISSION

**PLANNING COMMISSION MEETING AGENDA
THURSDAY, SEPTEMBER 12, 2024 – 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)

We kindly request that people attending meetings in person wear a mask.

- 1. 9:00 A.M. CALL TO ORDER**
- 2. APPROVAL OF MINUTES, PLANNING COMMISSION AND STAFF COMMENTS**
- 3. LAND USE CODE AMENDMENT RECOMMENDATION**
 5. Consideration of an amendment to the Land Use Code regarding the definition of "Family" / MOTION
 - b. Consideration of an amendment to the Land Use Code regarding Parking requirements / MOTION

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.

Legal Notices

NOTICE - Request for Proposals - San Miguel County requests proposals for a contractor to refinish and seal the historic wood floor at the Placerville Schoolhouse. RFP info available at www.sanmiguel-countyco.gov/bids.aspx, or the Parks & Open Space dept, 333 W Colorado Ave, 3rd flr, Telluride.

Contact Greg Pollio (970) 369-5424 or gregp@sanmiguelcountyco.gov.
Deadline for proposals: 5:00 PM Friday, September 6th either via email or dropped off at the Parks & Open Space dept in Telluride.

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Letters

Your ‘yes’ vote is needed

DEAR EDITOR,

The State of Colorado recognizes fire protection and the sheriff’s office as being “essential services” to local communities. What this does *not* address is that 83% of the calls to our local Norwood Fire and Protection District (NFPD) are EMS calls. EMS calls between the hours of 10 p.m. and 6 a.m. have significantly increased in recent history.

Along with this increasing demand from our local NFPD, the minimum requirements for volunteer responders have increased due to state and national standards and mandatory requirements. Even though EMS calls have increased dramatically, the necessity for ambulance transports has decreased as many situations have been resolved by the response and professional care of our local EMTs.

On Aug. 16, 2024, there were 3 back-to-back ambulance calls (which require an ambulance driver and medic to assist the patient) with a call for a fire incident on top of that. At the time, only fire chief John Bockrath and one other EMT volunteer were available. The NFPD was still able to fulfill the necessary responses despite being

short staffed.

Not only do the NFPD staff respond to EMS emergencies and fire emergencies, but they also train our school teachers, students, and our local clinic staff, recertifying them in CPR and First Aid. They also provide technical rescue services, hazmat operations, vehicle extrication, hazmat awareness, fire inspections, fire investigations, fire instruction, and incident commands. Today, the NFPD covers 847 square miles in San Miguel and Montrose Counties. They are an invaluable resource to our community.

Since John Bockrath has been our local fire chief, he has written one million dollars’ worth of grants to help support our NFPD. In the state of Colorado, 80% of the monies for these services go to the front range and only 20% go to rural communities such as NFPD. They are not asking for new property or a new firehouse, but repairs and upgrades to existing equipment. The recent cost of the August fires and damage to machinery and vehicles cost the department around \$25,000 that they do not have in their budget.

Of course, no one likes to see an increase in taxes, especially the business district of our little

town of Norwood, which bears a larger portion when there is a tax increase. When approached, the businesses in Telluride that hire many of the residents that actually live in Norwood were not willing to make any donations to the NFPD. There is a real need for these essential services, and it is up to us to spread the word and vote this November in support of the NFPD mill levy.

I personally recently had an accident that required an ambulance transport. The accident happened late at night, and knowing how our local NFPD is stretched, I waited until the morning to call 911. They were timely and prevented further complications to my injury. Since then, I have made a personal donation through the Lone Cone Legacy Trust via the Telluride Foundation so that the NFPD will get the unencumbered donation directly with no strings attached.

I hope it does not take an emergency for you to consider voting “YES” this November for the mill levy for the Norwood Fire Protection District, because they are there for all of us and we need to be there for them this time!

LISA FOXWELL
NORWOOD

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31

Legal Notices

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NOTICE - Request for Proposals - San Miguel County requests proposals for a contractor to repair and install new roofing at the historic Trout Lake Water Tank. RFP info available at www.sanmiguel-countycgo.gov/bids.aspx , or the Parks & Open Space dept, 333 W Colorado Ave, 3rd fir, Telluride. Contact Greg Pollio (970) 369-5424 or gregp@sanmiguelcountycgo.gov. Deadline for proposals: 5:00 PM Friday, September 6th either via email or dropped off at the Parks & Open Space dept in Telluride.

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COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2024-03

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On June 19, 2024, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of San Miguel records.

Original Grantor(s) Original Beneficiary(ies)	Justin Denman and Amie McGee Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Geneva Financial, LLC., Its Successors and Assigns CMG Mortgage, Inc. September 30, 2022 San Miguel October 03, 2022 478640 \$417,302.00 \$412,415.57
Current Holder of Evidence of Debt Date of Deed of Trust County of Recording Recording Date of Deed of Trust Recording Information (Reception No. and/or Book/Page No.) Original Principal Amount Outstanding Principal Balance	

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments required under said Deed of Trust and the Evidence of Debt secured thereby.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS 7, 8, AND 9, BLOCK 3, SKALLA SUBDIVISION #1, ACCORDING TO THE PLAT RECORDED JANUARY 14, 1957 IN FILE #20 UNDER RECEPTION NO. 138296 AND THE PLAT RECORDED OCTOBER 24, 1986 IN FILE NO. 20 AT RECEPTION NO. 245781, COUNTY OF SAN MIGUEL, STATE OF COLORADO. AND THE WESTERLY 5 FEET OF LOT 7, BLOCK 3, SKALLA SUBDIVISION, AS SHOWN ON THE LOT LINE ADJUSTMENT SURVEY FILED OCTOBER 28, 2004 IN SURVEYORS PLAT BOOK S1 AT PAGE 526 (WHICH WAS ORIGINALLY PLATTED AS THE EASTERLY 5 FEET OF LOT 6, BLOCK 3, SKALLA SUBDIVISION, ACCORDING TO THE PLAT RECORDED JANUARY 14, 1957 IN FILE #20 UNDER RECEPTION NO. 138296 AND THE PLAT RECORDED OCTOBER 24, 1986 IN FILE NO. 20 AT RECEPTION NO. 245781), COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Purported common address: 1740 San Miguel St, Norwood, CO 81423.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/17/2024, at 305 W. Colorado Avenue, East entry, Telluride, CO, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication	8/23/2024
Last Publication	9/20/2024
Name of Publication	The Norwood Post & Telluride Daily Planet

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 06/19/2024
/S/: Brandi R. Hatfield, Public Trustee in and for the County of San Miguel, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Holly Shilliday #24423 Ilene Dell'Acqua #31755 Steven Bellanti #48306

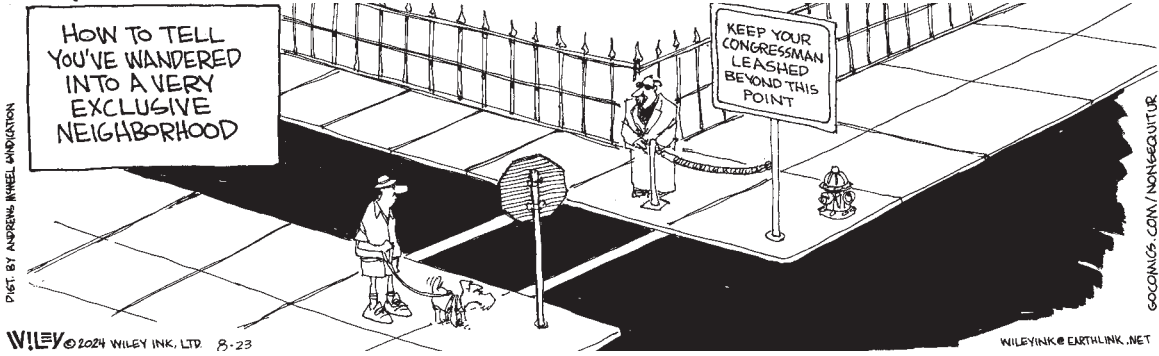
McCarthy & Holthus LLP 7700 E. Arapahoe Road Suite 230, Centennial, CO 80112 (877) 369-6122
Attorney File # CO-24-991494-LI
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
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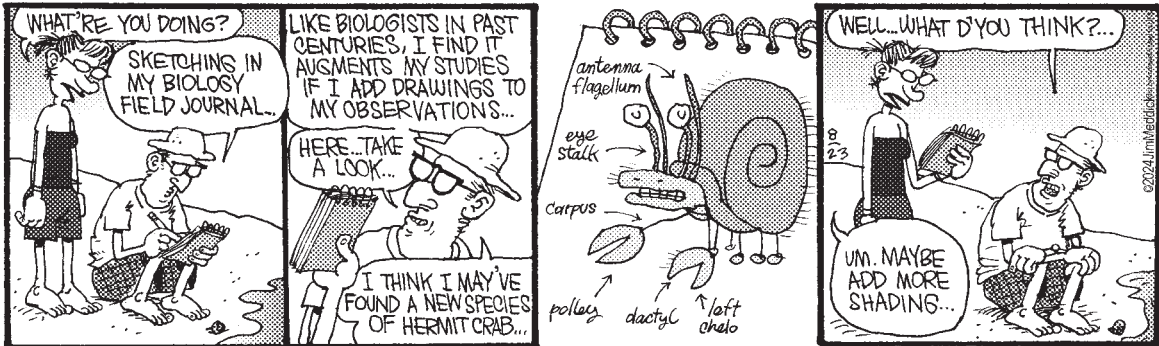
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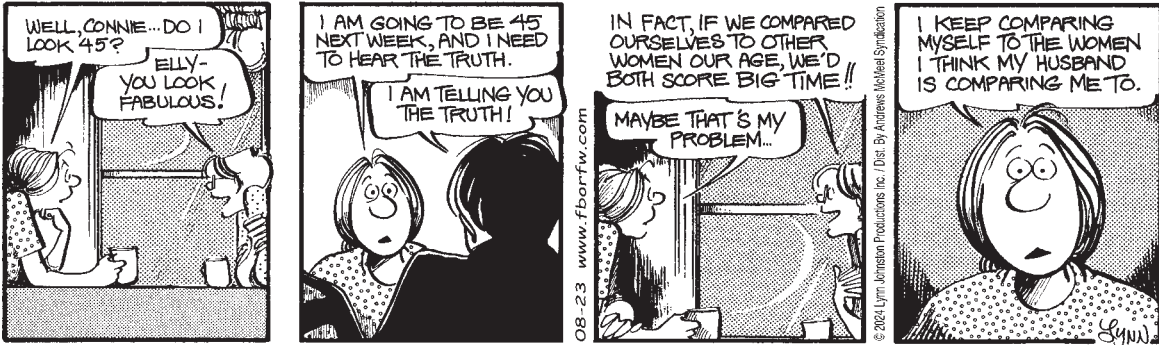
MOTHER GOOSE & GRIMM: MIKE PETERS



MONTY: JIM MEDDICK



FOR BETTER OR FOR WORSE: LYNN JOHNSTON



BIZARRO: DAN PIRARO



CLOSE TO HOME: JOHN MCPHERSON



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	7			4		5	6	
3					8		4	
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UNIVERSAL SUDOKU

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.

Difficulty rating: 5

Previous puzzle solution:

9	3	4	2	8	6	1	7	5
1	7	2	4	5	3	6	9	8
5	6	8	9	1	7	4	2	3
8	5	3	1	9	4	7	6	2
7	1	6	3	2	8	5	4	9
2	4	9	6	7	5	8	3	1
6	2	7	8	3	1	9	5	4
3	8	5	7	4	9	2	1	6
4	9	1	5	6	2	3	8	7

Draft Land Use Code Amendment

August 2024

Additions are in red underline. Deletions are in ~~strikethrough~~.

5-702 Parking

5-702 A. Parking Space Description

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PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

MEMORANDUM

TO:

San Miguel County Attorney
San Miguel County Communications
San Miguel County Manager
San Miguel County Assistant Manager
San Miguel County Natural Resources Director
San Miguel Authority Regional Transportation

Town of Mountain Village
Town of Norwood
Town of Ophir
Town of Sawpit
Town of Telluride
Eco Action Partners

FROM:

John Huebner, Senior Planner

RE:

Land Use Code Amendment – Parking

DATE:

August 12, 2024

The San Miguel County Planning Commission will be considering draft amendments to the Land Use Code on Thursday, September 12, 2024 regarding parking requirements. The Board of County Commissioners will hear the proposed amendments at a date to be determined.

The draft Land Use Code amendment is available for review online at <https://www.sanmiguelcountyco.gov/490/Other-Resources>.

Your review comments are very important to us and will help the Planning Commission and Board of County Commissioners make informed decisions. All comments received in response to this request for review will be forwarded to the Planning Commission and Board of County Commissioners, and will be included in their meeting packets. If you wish to discuss the project with staff prior to submitting final comments, please indicate in your email(s) that your comments and questions are preliminary.

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P.O. Box 548 • 333 W Colorado Ave, 3rd Flr • Telluride, Colorado 81435 • (970) 369-5423
email: kayes@sanmiguelcountyco.gov website: www.sanmiguelcountyco.gov

We appreciate your participation in this important project. Contact the Planning Department if you have any questions. Thank you.

This referral and request for comments is provided to relevant local, state, and federal agencies, districts, and organizations pursuant to C.R.S. § 30-28-136.



John Huebner <johnh@sanmiguelcountyco.gov>

Re: San Miguel County Land Use Code Amendment Referral - Parking

1 message

Mike Bordogna <mikeb@sanmiguelcountyco.gov>

Mon, Aug 12, 2024 at 2:23 PM

To: John Huebner <johnh@sanmiguelcountyco.gov>, SMC Planning <planning@sanmiguelcountyco.gov>

Hi John,

I have no comments, only support for the proposed amendment. Thanks, Mike

On Mon, Aug 12, 2024 at 10:36 AM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

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John Huebner, AICP

Senior Planner

San Miguel County Planning Department

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Click [HERE](#) to go to the **SmartGov** public portal to apply for permits, check permit status, or view permit history.

--
Mike Bordogna
San Miguel County Manager
www.sanmiguelcountyco.gov
970/708-8648 (cell)
(He/His/Him)

San Miguel County is hiring! Take a look at our open positions.



John Huebner <johnh@sanmiguelcountyco.gov>

San Miguel County Land Use Code Amendment Referral - Parking: EV-Ready requirements

1 message

Kim Wheels <kim@ecoactionpartners.org>

Thu, Aug 15, 2024 at 2:32 PM

To: John Huebner <johnh@sanmiguelcountyco.gov>, planning@sanmiguelcountyco.gov

Cc: Amy Markwell <amym@sanmiguelcountyco.gov>, Suzanne Cheavens <suzannec@sanmiguelcountyco.gov>, Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Jarrod Biggs <jarrodb@sanmiguelcountyco.gov>, Starr Jamison <starrj@sanmiguelcountyco.gov>, David Averill <david.averill@smartelluride.com>, Michelle Haynes <mhaynes@mtnvillage.org>, Amy Ward <award@mtnvillage.org>, Town of Sawpit <townofsawpit@gmail.com>, Deana Sheriff <townmanager@norwoodtown.com>, Ron Quarles <rquarles@telluride-co.gov>, Zoe Dohnal <zdothnal@telluride-co.gov>, John Wontrobski <manager@ophir.us>

Hi John,

Thank you for the opportunity to provide comments on these draft LUC parking requirements.

I recommend that Section 5-702 G. Electric Vehicle Charging be in alignment with the State of Colorado's Electric and Solar Ready Code (attached for reference), as applicable for the SMC LUC. Commercial Electric Vehicle Ready requirements begin on page 23. They include quantity and description requirements for different types of commercial buildings, including R-2 occupancies. I've also attached "Explanatory Notes" and "Report" associated with this code, in case they are helpful.

I've copied others on your email list in order to help inform them of these new state building code requirements, as they may apply to other efforts occurring in the county.

Please encourage staff to reach out with any questions regarding incorporation of these EV-Ready requirements.

Thank you for your consideration of this request.

Kim



Kim Wheels
Energy Specialist
EcoAction Partners

Office: 970.728.1340 • Cell: 970.708.9674

Ecoactionpartners.org



On Mon, Aug 12, 2024 at 10:36 AM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

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John Huebner, AICP

Senior Planner

San Miguel County Planning Department

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3 attachments

Model Colorado Electric and Solar Ready Code.pdf
291K

Explanatory Notes for Colorado Model Electric and Solar Ready Code.pdf
359K

Report Colorado Model Solar and Electric Ready Code.pdf
260K



John Huebner <johnh@sanmiguelcountyco.gov>

RE: San Miguel County Land Use Code Amendment Referral - Parking

1 message

Amy Ward <award@mtnvillage.org>

Wed, Aug 28, 2024 at 4:08 PM

To: John Huebner <johnh@sanmiguelcountyco.gov>

John,

After reviewing the proposed amendment to the Land Use Code regarding parking I just have two comments:

- 5-702.E.V has a strike through in the text that states that parking calculations that end in .5 should be rounded up, I believe this should be kept as how does an applicant meet the requirement of less than one space?
- The requirement for 1 parking space per 3 employees is included in a number of sections. How does an applicant demonstrate their required number of employees and what defines employee? Is it only full time employees, are part time employees included? How about contract employees such as landscaping crew, cleaners, etc? I suggest adding a definition.

Regards,



Amy Ward
Community Development Director, Town of Mountain Village

Office | 970-369-8248 | Mobile | 970-729-2985

award@mtnvillage.org

455 Mountain Village Blvd., Ste. A, Mountain Village, CO 81435



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From: John Huebner <johnh@sanmiguelcountyco.gov>

Sent: Monday, August 12, 2024 10:36 AM

To: Amy Markwell <amym@sanmiguelcountyco.gov>; Suzanne Cheavens <suzannec@sanmiguelcountyco.gov>; Mike Bordogna <mikeb@sanmiguelcountyco.gov>; Jarrod Biggs <jarrodb@sanmiguelcountyco.gov>; Starr Jamison <starrj@sanmiguelcountyco.gov>; David Averill <david.averill@smarttelluride.com>; Kim Wheels <kim@ecoactionpartners.org>; Michelle Haynes <MHaynes@mtnvillage.org>; Amy Ward <award@mtnvillage.org>; Town of Sawpit <townofsawpit@gmail.com>; townmanager@norwoodtown.com;

Ron Quarles <rquarles@telluride-co.gov>; zdohnal@telluride-co.gov; John Wontrobski <manager@ophir.us>

Subject: San Miguel County Land Use Code Amendment Referral - Parking

Caution: External Message - Please be cautious when opening links or attachments in email.

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Senior Planner

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