

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

August 11, 2022

Online Meeting

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

Absent: Lee Taylor, Chair

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

County Staff Present: Matt Gonzales, Building Official
Amy Markwell, County Attorney
Nancy Hrupcin, Legal Assistant, County Attorney's Office

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

APPROVAL OF MINUTES

MOTION by Matt Bayma to approve the July 14, 2022 minutes as presented.

SECONDED by Tobin Brown. **VOTE PASSED 4-0.**

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

9:03 AM Ian Bald joined the meeting

9:15 A.M. LAND USE APPLICATION ANNUAL REVIEW

Annual Review - Foreign Cars SUP to update the existing SUP approval for the auto repair shop and add Warehousing and Affordable Housing for persons employed on-site as additional uses, as approved by CPC Resolution #2021-05.

Josselin Lifton-Zoline stated she shares an easement with Theron Pace for access to her own property, but there is no relationship beyond that, and feels it does not weigh in her decisions.

Those who addressed the Commission:

Tina Dellis, neighbor & George Parker's wife

Chris Myers, speaking for George Parker, neighbor

On August 19, 2021, the County Planning Commission (CPC) approved an amendment to the Foreign Cars Special Use Permit and adopted CPC Resolution #2021-05, retaining the auto repair business, retaining the contractor's yard and shop, adding warehousing as a new use, and adding a residential use that shall be affordable housing for persons employed on the site. The resolution included 15 conditions, including the requirement that there be an annual review one year after the SUP was approved.

On May 19, 2022, Kaye Simonson, Planning Director, and Matt Gonzales, Building Official, visited the site with Theron Pace for a project status update. A letter regarding the status of each condition was prepared and sent to the applicants. As stated in the letter, there were notable conditions that still needed to be addressed.

Condition #2, Erect an opaque fence to screen the property. A fabric mesh screening has been partially installed along the east property line adjacent to the pasture. There are also wood fence panels stockpiled on the site that will be used on the south side facing the neighbor's buildings. Completion of the fence is in progress. The applicant has built a berm with trees along the south property line. The Planning Commission will need to consider if the screening, fence, and berm proposal meets the intent of their condition.

Condition #8, obtain all the necessary inspections for the apartment. The Building Department issued the Certificate of Occupancy earlier in the week.

Condition #14, the mobile home shall be removed. The demolition of the mobile home and cleanup was complete.

Condition #10 stated documentation was needed from an engineer regarding the size, location, and condition of the Onsite Wastewater Treatment System(s) (OWTS). As required, an engineer inspected the OWTS. Although the exact size and locations of all components are not known, and cannot be known without full excavation of the systems, the engineer found the systems to be functional. Therefore, no modifications to the systems are required.

Theron Pace spoke to add clarity to the review. He stated that the mobile home demolition had some obstacles, including an asbestos inspection and windy conditions that delayed the removal. There was also a lawsuit with the neighbor which delayed the mobile home and fence. Mr. Pace has planted trees along a berm he created for a natural screen and will maintain them so they will survive.

9:16 p.m. Open to Public Comment

Tina Dellis, wife of George Parker and neighbor expressed concerns with trash and vicious dogs coming onto their property from the subject property.

Chris Myers read a letter from George Parker, speaking on his behalf due to health reasons

9:36 p.m. Closed Public Comment

The commission discussed adding three years of inspection for the landscaping survival.

Theron stated that he has water and will maintain the tree berm screen.

The commission also discussed that there have been no more reports of vicious dogs and that the sheriff was included as a referral agency. It was also asked who is occupying the apartment space and what their role in the business is. Planning will follow up on this.

MOTION by Matt Bayma to approve the annual review of the Foreign Cars Special Use Permit as set forth in Resolution No. 2021-05, with the direction that the applicant complete all work by September 30, 2022, as follows:

1. The fence on the south property line and the screening on the east property line shall be completed.
2. There shall be annual inspections for a period of (3) three years to ensure the viability of the landscaping on the south berm.
3. If all work is not completed by September 30, 2022, the SUP may be referred to the Board of County Commissioners for review pursuant to LUC Section 5-1005 Violations.

SECONDED By Tobin Brown. **VOTE PASSED 5-0**

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

9:52 AM Recess

9:58 AM Reconvene

WORKSESSION

A. Discussion regarding Telluride Region Master Plan Update

Kaye Simonson shared that there were three finalists, and Design Workshop has been selected. Jessica Garrow, AICP, Principle in Charge at Design Workshop introduced her team and gave a presentation on the Master Plan including community engagement, outreach, timeline, and communication regarding the project management. Kaye stated that the DOLA Grant requires that there be a final draft by next May and to be completed by July 2023.

10:28 AM Open to Public Comment

Pam Bennett – asked where to find the RFP

Doug Tooley – comments about GIS and ADA compliance considerations.

10:34 AM Closed Public Comment

B. Discussion regarding Land Use Code amendments

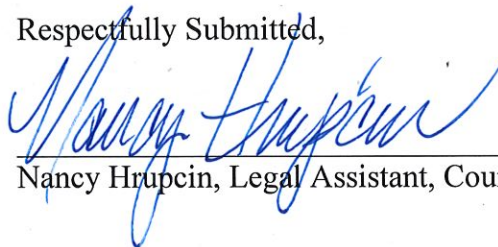
Kaye Simonson updated the Commission on the previous day's work session with the Board of County Commissioners and potential future LUC amendments. That included discussion on how much of a demolition would be allowed on a property before it constitutes new construction. In the Town of Telluride, removing more than 50% of the exterior walls is considered new construction. Affordable housing mitigation rates for commercial uses were also discussed. Staff also mentioned the upcoming LUC amendments regarding Special Use Permit standards, and an amendment to allow Data Centers in the West End zone district.

PLANNING COMMISSION AND STAFF COMMENTS

In July the BOCC approved a four-month extension for the Genesee Sketch Plan as they are still working on the consultant reports.

10:47 AM Adjourned.

Respectfully Submitted,



Nancy Hrupcin, Legal Assistant, County Attorney

Approved on September 8, 2022.

SAN MIGUEL COUNTY PLANNING COMMISSION



M.J. Schillaci, Secretary

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