SAN MIGUEL COUNTY PLANNING COMMISSION

PLANNING COMMISSION MEETING AGENDA
THURSDAY, JUNE 13, 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)

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

2. APPROVAL OF MINUTES, PLANNING COMMISSION AND STAFF COMMENTS

a. May 9 Minutes
May 9 Minutes A.docx

3. PROCLAMATION
Recognizing Mary Jo Schillaci for nine years of service to the Planning Commmission

4. 9:15 A.M.: LAND USE APPLICATION

a. Applicant: Helen Thomas, Fermi Uranium Corp
Project Name: Pitchfork Project
Parcel Pin #: 455103200002
Parcel Size: 621 acres
Location: HWY 141 and CR 23, Big Gypsum Valley
Zone District: West End (WE)
Proposal: Pitchfork drilling project Mineral Exploration, Mining Special Use Permit / MOTION
CPC Packet Materials -Fermi Pitchfork Project Mineral Exploration 061324.pdf

5. 10:30 A.M. LAND USE CODE AMENDMENT RECOMMENDATION

a. Amending Land Use Code Section 5-1305 to update affordable housing provisions governing initial qualifications / MOTION (continued from May 9, 2024) / MOTION
CPC Packet LUCA Affordable Housing Qualifications 061324.pdf

6. 10:30 A.M.: LAND USE APPLICATION / CANCELLED

a. Applicant: Sherri Rueland
Project Name: Silver Pick Ranch
Parcel Pin #: 478301100025
Parcel Size: 35 acres
Location: 1050 Posey Road
Zone District: Forestry Agriculture and Open (F)

Proposal: Wedding Venue, Social and Scenic Uses Special Use Permit / ITEM CANCELLED - TO BE RESCHEDULED
CPC Project Report - Reuland Social-Scenic Uses SUP 061324 Cancelled.pdf

7. 12:30 P.M. BREAK FOR LUNCH

8. 1:00 P.M. PUBLIC HEARING

a. Consideration of Adoption of the East End Master Plan / MOTION and RESOLUTION
CPC Packet EEMP 061324.pdf
CPC Public Packet EEMP 061324 Update.pdf

9. 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:
May 9 Minutes

Presented by:
Time needed:

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
May 9 Minutes A.docx

Description:

SAN MIGUEL COUNTY PLANNING COMMISSION

MINUTES – REGULAR MEETING

May 9, 2024

333 West Colorado Avenue Online Meeting

Present:	Lee Taylor, Chair Josselin Lifton-Zoline, Vice-Chair M.J. Schillaci, Secretary Matthew Bayma, Member Galena Gleason, Alternate
Absent:	Ian Bald, Member
Planning Staff Present:	Kaye Simonson, Planning Director Nicola Kerr, Associate Planner
County Staff Present:	Amy Markwell, County Attorney Rachel Allen, Assistant County Attorney

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

APPROVAL OF MINUTES

MOTION by Galena Gleason to approve the April 4, 2024 minutes

SECONDED by M.J. Schillaci. Motion **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**
Galena Gleason	**Aye**	**Nay**	**Abstain**	**Absent**

LAND USE CODE AMENDMENT RECOMMENDATION

Amending Land Use Code Sections 5-1304, 5-1305 and 5-1306, to update affordable housing provisions governing initial qualification and on-going compliance, implementation of fines.

Lee Taylor recused himself from the Land Use Code Update.

Mathew Bayma discussed whether he should also recuse himself due to his residence in deed restricted housing. County Attorney Amy Markwell stated that she did not perceive a conflict of interest and the rest of the commission agreed.

Lois Major, of the San Miguel County Regional Housing Authority, presented the Land Use Code Amendment.

Mathew Bayma mentioned a discrepancy between on page four of the covenant procedures which should consistently state within the R1 School District.

Galena asked how this would affect retirees.

Lois responded that if you live in deed restricted housing and you worked for 5 of the last 8 years and you are over 60 years old you can change your status to retired. Once you are retired many other standards become relaxed.

10:15 Public Comment opened

Lee Roufa commented that decorum goes both ways between the housing authority and the citizens.

Shellie Duplan commented that any changes to the LUC or deed restriction should wait until we have a new employee generation study.

Lionel Starr asked about how the deed restriction affects retirees, i.e. someone wanting to retire at 50 before the retirement age and collect pension. He asked whether the sale of a non deed restricted house is considered qualifying income.

Lois responded that there can be room for exception with retirees to apply for an exemption. Assets are not factored in to your income. Rental income is non qualifying income.

Hilary Taylor commented that she had not heard about this prior to April 19 and she is concerned that homeowners are not aware that this meeting is happening. She was able to sell her MV home to purchase her deed restricted home. She believes that these changes are hinting at a future price cap which sets a dangerous precedent.

Jake McTigue, resident of Aldasoro Ranch, and thinks that no action should be taken today, if there are still questions this should be tabled to a work session so that no wrong decisions are made.

Ben Gardner stated that, as we look toward the future and restricting the qualifications more we can do a better job of incentivizing transparency. We need a work session with all deed restriction home owners.

Geneva Shaunette commented that more time to discuss would be a good thing, what are the ultimate goals of the current program and are we achieving those goals or not. It is frustrating that people are selling their free market homes to purchase deed restricted houses.

Kaye Simonson commented that before it goes before the BOCC we will send it to all the HOA's and encourage them to send it to their homeowners

MOTION by Josselin Lifton Zoline to **APPROVE** the proposed amendment to Land Use Code Sections 5-1304, 5-1305, and 5-1306.

SECONDED by Mary Jo Schillaci. **VOTE FAILS 2-2**

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**
Galena Gleason	**Aye**	**Nay**	**Abstain**	**Absent**

MOTION by Mathew Bayma to **CONTINUE** the application to June 13, 2024

SECONDED by Galena Gleason. **VOTE PASSED 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**
Galena Gleason	**Aye**	**Nay**	**Abstain**	**Absent**

11:11 am adjourned.

Respectfully Submitted,

_____

Nicola Kerr, Associate Planner

Approved on _____, 2024.

SAN MIGUEL COUNTY PLANNING COMMISSION

_____

M.J. Schillaci, Secretary

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AGENDA ITEM 4.a

TITLE:
Applicant: Helen Thomas, Fermi Uranium Corp
Project Name: Pitchfork Project
Parcel Pin #: 455103200002
Parcel Size: 621 acres
Location: HWY 141 and CR 23, Big Gypsum Valley
Zone District: West End (WE)
Proposal: Pitchfork drilling project Mineral Exploration, Mining Special Use Permit / MOTION

Presented by:
Time needed:

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
CPC Packet Materials -Fermi Pitchfork Project Mineral Exploration 061324.pdf

Description:

PUBLIC MEETING RECORD
County Planning Commission
Application: Fermi Uranium Corp.
Mining Special Use Permit for the Pitchfork drilling project, West End (WE) zone district
Date: June 13, 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 June 13, 2024.

4. Application submitted by Helen Thomas, on behalf of Fermi Uranium Corp. dated April 9, 2024.

5. Applicant's Certification of Compliance with the public noticing requirements of the San Miguel County Land Use Code Section 3-9 dated June 4, 2024.

6. Public Meeting Notice published in the Norwood Post and Telluride Daily Planet on May 17, 2024.

AGENCY COMMENTS

7. Memo from John Huebner, Senior Planner to Review Agencies dated April 19, 2024.

8. Letter from Greg Pollio, San Miguel County Parks and Open Space, to John Huebner, Senior Planner dated May 15, 2024.

9. Letter from Ryan Righetti, San Miguel County Road and Bridge, to John Huebner, Senior Planner, dated May 13, 2024.

10. Letter from Tony Bonacquista, Colorado Parks and Wildlife Manager, to John Huebner, Senior Planner, dated May 10, 2024.

11. Letter from Lucas J. West, Colorado Division of Reclamation, Mining Safety, to Applicant dated June 4, 2024

PUBLIC COMMENTS

12. Letter from John Reams, Western Small Miners Association, to Planning Department dated May 28, 2024.

M E M O R A N D U M

TO: San Miguel County Planning Commission
FROM: John Huebner, Senior Planner
RE: Fermi Uranium Corp. – Pitchfork Project, West End (WE) Zone District, Mining Special Use Permit - exploratory drilling for mineral exploration
DATE: June 13, 2024

Proposal
Helen Thomas, on behalf of Fermi Uranium Corp., (Applicant), has submitted an application that seeks a Mining Special Use Permit for mineral exploration from drill pads on private lands in the Big Gypsum Valley in the West End of San Miguel County. The surface land is owned by the Barrett Brothers and the federal mineral claims are leased from the Bureau of Land Management by the mineral claim holder, Robert A. Larson. The Pitchfork Project drill sites will be accessed off Highway 141 and County Road 23S. There are four (4) potential exploratory drill hole locations identified at the project location. The purpose is to prospect for uranium. The drilling program includes developing up to four (4) drill pads, each measuring about 20 feet by 20 feet. The project area comprises private lands which requires a state mining permit application. Accessing the drilling pads will require the improvement of road infrastructure that will remain in place and be used as permanent agricultural/ranch roads and county road.

Project Design
Approximately 5,558 linear feet in road improvements, 20 feet wide, are planned to access the drill pad locations. The proposed drill pads are small sites, approximately 400 square feet each. This site planning reduces dirt work required to prepare drill pads, simplifies project reclamation, and minimizes the overall footprint and impacts from this project (Impact calculations below).

Infrastructure Component	Number/Linear Feet	Acres	Comments
Private Land			
Drill pads	4	.04	20x20ft (1600sf)
Access roads	5558	2.55	20ft in width
Project Total		2.59	

Access
Access to the project is planned from Highway 141 and County Road 23S. Improvements are proposed to the County road and private roads to improve access for the project. A Road and Bridge permit is required for any proposed improvements to county roads.

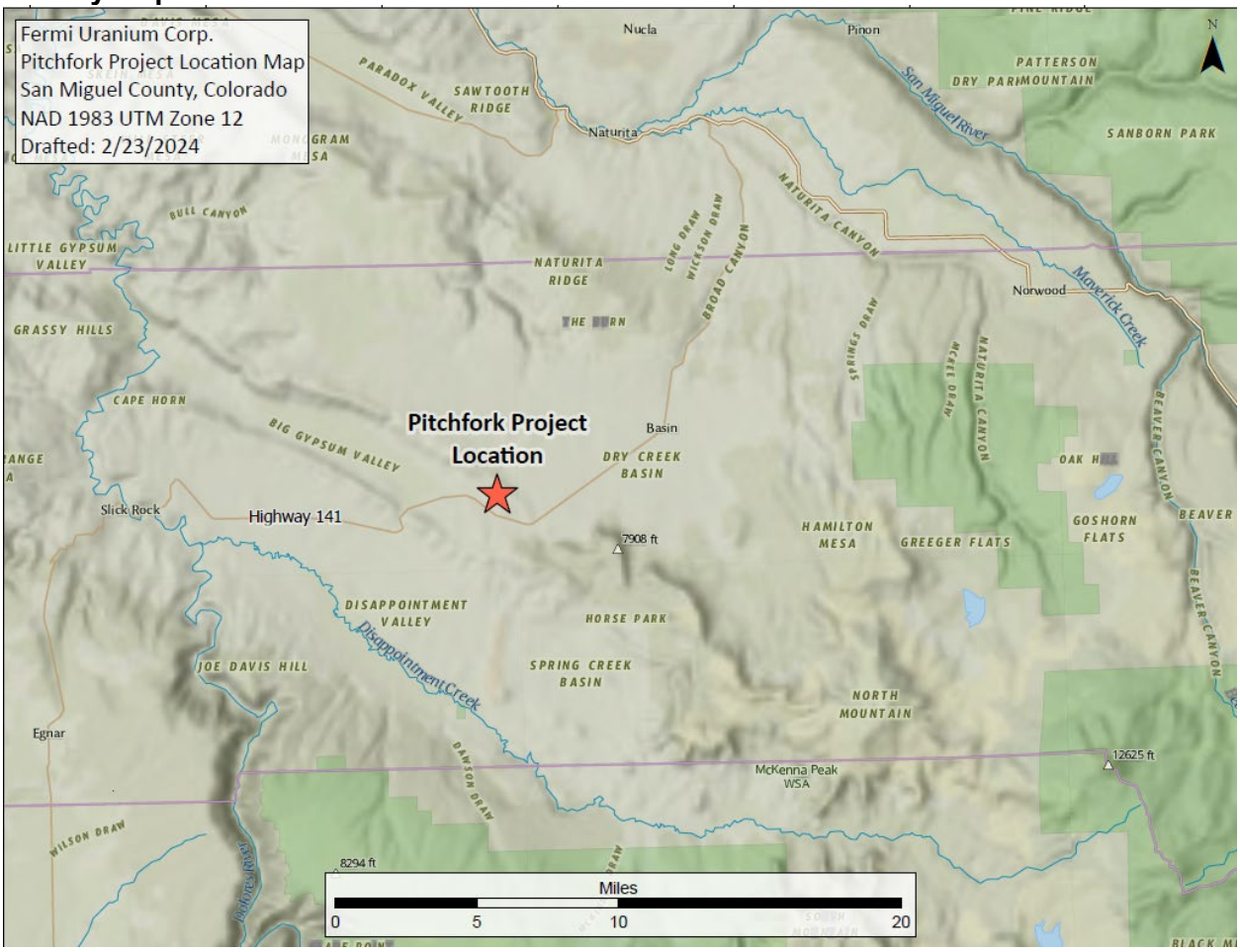
The project plans to develop approximately (1.1) miles of access roads 20 feet wide on private land to access the drilling sites. The routes will be passable for all manner of drilling rig(s), water truck(s) and construction vehicles.

The surface land owner is requesting the proposed drill road improvements on the Pitchfork properties be permanent, and that reclamation and bonding not be required by the Department of Reclamation, Mining and Safety or San Miguel County. Additionally, the surface land owner requests that the county consider the improved private roads as “agricultural” for their benefit.

Drilling Pads and Staging
Minimal drill pad preparation (brush clearing, and stockpiling top soil) plus digging of sump pits is planned. Drill pads will have a maximum dimension of 20x20 feet to park equipment.

Each drill pad will have a sump pit, approximately 10 feet by 10 feet and 3.5 feet deep, located on site to retain drill cuttings and drilling mud from drilling operations, and to allow for infiltration of water into the ground.

Vicinity Map



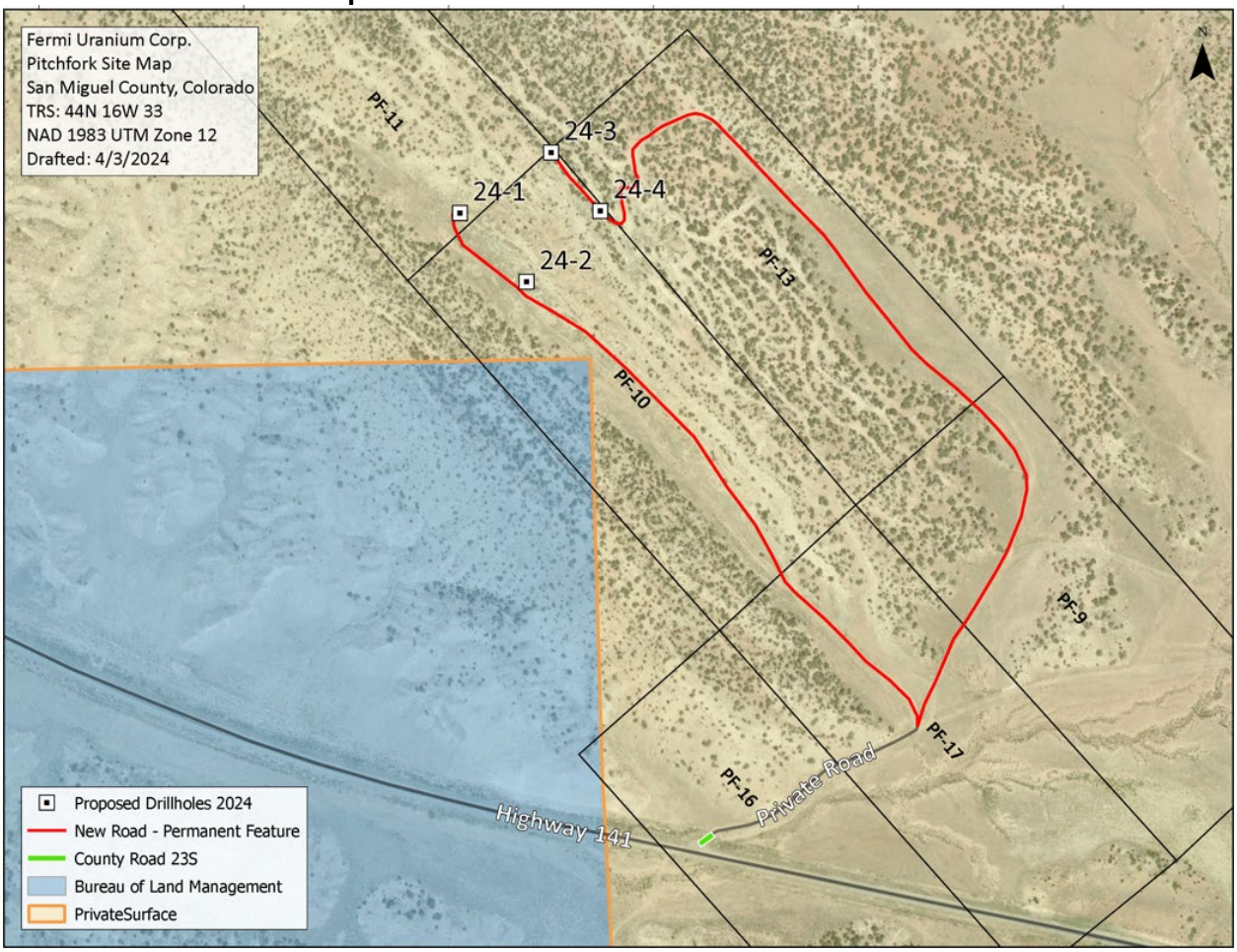
Project Operations
The following equipment will be used to conduct the exploratory drilling:

- One (1) truck mounted drilling rig, equipped for coring HQ size core
- Drill rod racks with drill pipe and casing pipe
- Two to three (2-3) 4x4 half-ton or ¾ ton pickup trucks
- One (1) ATV (Polaris ranger or similar)
- One (1) water truck. 2,500 gallons.
- One to two (1-2) water storage tanks (up to 5,000 gallons per tank)
- Water line/hose, mud pump and mixing tanks for grouting/cementing of drill holes
- One (1) excavator (CAT 320 or smaller)
- One (1) skid-steer or back hoe
- Two (2) portable generators (Duramax 10K watt or similar)

Hours of operation are expected to be 5-6 days per week, 12 hours per day during daylight hours. Personnel will use pickup trucks to access the drill pads. Water trucks will be used to haul water as needed for drilling (once per 12-hour shift). The permitted water source is a pond located on the Barrett Brothers' private property.

The drilling program consists of 4 potential drill hole locations shown on in the attached Access and Drill Hole Map. Each bore hole will be drilled to various depths up to a maximum of 500 feet depending on the drill site requirements. The reverse circulation chip samples will be collected and removed from the site. Each cylindrical hole (3") in the ground drilled for the extraction of rock material (crushed "chips") does not pose a hazard or risk to water or surface resources. Once the hole is completed it will be plugged per Colorado State regulation.

Access and Drill Hole Map



Work activities for the project will be limited to a May 1– November 30 operation window. This matches the limits set by Colorado Parks and Wildlife to alleviate concerns regarding winter range for elk, deer and bighorn sheep. Fermi intends to conduct the program during the summer of 2024 with an expected project duration of two weeks of on-site activity.

If groundwater is encountered during drilling, the drill hole will be plugged according to Colorado state regulations. Drilling fluids are used at the discretion of the driller and may include water-

based mud, bentonite/gel, greases and lubricants. The applicable MSDS product information page is included in the packet. Up to 200 gallons of diesel fuel may be stored on site with plastic laid underneath to collect minor spills. All trash and waste generated on the site will be removed.

Reclamation
The total ground disturbance to be reclaimed for this project is estimated to be .04 acres. Reclamation of drill pads and holes will occur following the close of drilling activities. Drill pads will be regraded, the stockpiled top soil redistributed, and revegetated with a San Miguel County Vegetation Control and Management-approved native seed mixture. All improved roads will remain in place as requested by the landowner. All reclamation will conform to the specific guidance, protocols, and BLM, Colorado DRMS and County permit requirements.

The demarcation and avoidance of areas with noxious weeds, or removal of weeds or use of herbicides will be utilized in the project area. Equipment will be washed before leaving and entering the site per the applicant.

The low yearly precipitation rate in addition to soil characteristics contributes to overall slow recovery of range health. Reclamation bonds will be held by DRMS, which will include a three-to-five-year warranty period.

Required Permits
CDRMS has approved their respective NOI and the posting of financial warranties for this project. The applicant must comply with the Colorado Mined Land Reclamation Act and all applicable CDRMS rules and regulations.

The following permits are required to be obtained by Fermi Uranium Corp prior to commencing the proposed exploratory boring program:

1. San Miguel County Mining Special Use Permit
2. San Miguel County Road and Bridge Aboveground Work in the Right-of-Way Permit
3. Colorado Department of Reclamation, Mining and Safety (CDRMS) Notice of Intent(NOI)

Since the total project disturbance of 2.59 acres is greater than one (1) acre, the project will require construction stormwater permits from the Colorado Department of Public Health and Environment (CDPHE) Water Quality Control Division (WQCD).

COUNTY REVIEW STANDARDS AND POLICIES

Applicant comments underlined *(Staff comments in italics)*

The application shall be reviewed pursuant to applicable policies in LUC Sections 2-1 to 2-35 Land Use Policies, and to applicable standards in LUC Section 5-4, Areas and Activities of Local and State interest/"1041" Environmental Hazard Review, LUC Section 5-10, Special Uses; LUC Section 5-11, Conditional Uses on Federal Lands; LUC Section 5-16, Mining; and LUC Section 5-320 West End (WE). Areas of key concern include development of drill pads, erosion control, mitigation of impacts to wildlife and natural resources during drilling; and site reclamation.

SECTION 2-8: NATURAL AND MAN-MADE HAZARD AND RESOURCE AREAS

It is the policy of San Miguel County to prevent any use and development of land that may:

2-801 Unreasonably subject any person, or use, to natural or man-made hazards;
2-802 Unreasonably create or contribute to the danger of natural or man-made hazards that might affect lands or the use and development thereof;
2-803 Unreasonably subject other persons including the County to the risks and expenses necessary to mitigate hazardous conditions, respond to emergencies created by such conditions, or to rehabilitate any lands or improvements thereof;
2-804 Be unduly destructive to the natural resources of the County; or
2-805 Constitute a public or private nuisance.

The work will be consistent with the County Land Use Policies in Article 2 as detailed within this report. The potential environmental, noise, traffic and other impacts are mitigated.

SECTION 2-11: EROSION

It is the policy of the County to prevent the acceleration of the erosion of soil and rock and whenever possible maintain vegetative cover to minimize soil disturbance.

Best management practices (BMPs) will be used for the duration of the project. Temporary plastic fencing will be used around each drill location. Straw wattles or best practices should be used to control stormwater and runoff. At the end of the project all disturbed areas will be reseeded per the revegetation plan.

SECTION 2-28: COMPATIBILITY WITH HISTORICAL AND ARCHAEOLOGICAL RESOURCES

It is the policy of the County to protect any sites, structures and surrounding areas determined to have historical or archaeological significance to the community, the region, or the State of Colorado from any destruction or alteration of the site, structure or surrounding area that would detract from its historical and archaeological significance.

SECTION 2-34: REVEGETATION WITH NATIVE SPECIES

It is the policy of the County to prevent weed infestation and to ensure that all surface disturbances, especially of topsoil, are revegetated with native species.

A plan and specification for weed management – clean equipment, etc. – is designed to meet CDRMS guidelines. The plan uses native species from a seed mix published by San Miguel County. Prior to commencement of drilling, Fermi will be available to meet with the County

Vegetation Control Manager for education and orientation regarding identification of noxious weeds and methods to prevent their spread.

SECTION 2-35: MINING AND MINERAL PROCESSING OPERATIONS

It is the policy of the County to permit commencement or expansion of Mining and Mineral Processing operations only in appropriate areas identified pursuant to the County Comprehensive Development Plan, with review, as appropriate, under Land Use Code Section 5-4 and CRS 24-65.1-101 et. seq., "Areas and Activities of State Interest," subject to adequate mitigation of environmental, noise, traffic, and other impacts of such activities.

The proposed project location is located within the West End Zone District of San Miguel County. The purpose of the proposed project is for mineral exploration, which is consistent with the West End zone district's purpose to preserve large, relatively remote areas of western San Miguel County for resource, agricultural, open space and recreational purposes, while protecting private property rights.

5-407 Wildlife Habitat Areas

This section establishes land use standards for wildlife habitat areas in addition to the general standards in Section 5-402. The standards apply to areas mapped by the Colorado Parks and Wildlife (CPW) on the County's adopted Wildlife Resource Information System (C.R.S.1041 Wildlife maps) and to areas known to be wildlife habitat areas by the Colorado Parks and Wildlife, and areas mapped by the Colorado Natural Heritage Program. Agricultural and Ranching activities are exempt from this Section.

5-407 A. General Standards. The standards in this section apply to all wildlife habitat areas.

I. Residential development shall be clustered to avoid impacting wildlife and their habitat.
II. Removal of vegetation shall be minimized. Vegetation removed shall be promptly replaced with beneficial native browse species.

III. Wildlife food, cover and water shall be preserved and development effects that would destroy these shall be mitigated. Special consideration shall be given to trees and shrubs with high wildlife food value, especially heavy seed, berry and fruit producing species.

IV The planting of wildlife food species and woody cover along fences shall be encouraged as one way of improving wildlife habitat.

V. Waterholes, springs, seepage, marshes, pond and watering areas shall be preserved.

VI. Known endangered species habitats shall be preserved and all disturbances to those habitats shall be minimized.

VII. Every golden eagle nest site, bald eagle roost site, and all other raptor nest sites shall be protected from the adverse impacts of development within a ½ mile buffer.

VIII. Mesh or woven fences shall be prohibited and are encouraged to be removed.

IX. Fences located within CPW designated mapped wildlife habitat areas are discouraged. Fences in such wildlife habitat areas shall be limited to "wildlife friendly fences" that are

in compliance with applicable CPW fencing standards. Wildlife friendly fences are very visible and allow wildlife to jump over or slip under the wires or rails.

Removal of vegetation shall be minimized. Vegetation removed shall be promptly replaced with beneficial native browse species.

5-407 B. Deer, Elk and Bighorn Sheep Winter Concentration Area/Severe Winter Range

Land uses in deer, elk or bighorn sheep winter concentration areas/severe winter range shall comply with the standards in Section 5-407 A. and the standards in this Section.

I. Overgrazing of ranges by livestock shall be prohibited.
II. Development shall be restricted to areas in which wildlife impacts can be minimized.
III. Access for the Colorado Parks and Wildlife for managing wildlife shall be maintained.

5-407 C. Deer, Elk and Bighorn Sheep Winter Range.

Land uses located in deer, elk or bighorn sheep winter range shall comply with Sections 5-407 A. and 5-407 B.I.-III. and the standard in this section.

Commercial activity and recreational uses requiring County review shall be prohibited from December 1 through April 15, unless an applicant can demonstrate written approval from the Colorado Parks and Wildlife of a site- specific wildlife protection plan. Such plan shall include CPW monitoring provisions and set forth on-site protection, including but not limited to habitat enhancement and habitat protection, including but not limited to control of fencing, noise, lighting and siting of structures, and establishment of routes and means of transportation and hours/days of operation. Permits must be renewed annually. The dates in this section may be modified and permits may be suspended at any time upon CPW recommendation on a case-by-case basis as necessary to protect the health of the herd.

The proposed project location is not within a Sheep Winter Range Area. The Elk Winter Range covers 100% of our project area. However, Fermi will limit operations to the summer months and will not be working during the December 1 to April 15 time period, except for reseeding and other reclamation that can be achieved with a single field truck (1/2-ton-4x4).

The project area lies within CPW mapped severe winter range for both mule deer and elk.

SECTION 5-10: SPECIAL USES

5-1001 General

This section of the Code establishes the application submittal requirements and review standards applied to review Special Use permit applications for land uses designated as an allowed use in a zoning district. An allowed use may be established if approved subject to Special Use permit review to assure the use is located, designed and operated in harmony with neighboring properties and the surrounding area and does not adversely affect the public health, safety and welfare. Special Uses may or may not be appropriate in certain locations depending on degree of conformance with adopted, relevant standards and policies. For certain Special Uses these standards may supplement special standards for specific uses. Refer to

Section 3-5 for one-step review procedures, Section 3-6 for two-step review procedures and Section 4-7 for submission contents.

5-1002 Review Procedures

X. All applications for Special Uses and other uses that require special review are subject to either a One-step Planning Commission or Board of County Commission review or Two-step Planning Commission and Board of County Commission review, as designated in the zoning district standards.

XI. All Special Uses requiring One-step and Two-step Review, except Oil and Gas Exploration and Development (pursuant to Section 5-26), shall comply with the standards in this section.

III. All uses that may be established in a zoning district can be permitted by Special Use permit review but only if the proposed use meets the following criteria as applicable and upon approval of the reviewing board(s), subject to any additional conditions and mitigation measures.

5-1002 A. Application Requirements

All applications for Special Uses shall include at a minimum, the information and materials specified in Land Use Code Section 4-2.

I. The following must also be addressed as part of any application:

a. Site plan, photos and/or drawings accurately representing existing conditions and proposed conditions, specifying the location and dimensions of buildings, accessory structures, setbacks from property lines, identification of recorded and apparent easements, specifying areas for all proposed types of land uses, identification of specific land uses, streets and rights-of-way, driveways and access points of ingress and egress, parking, fences, signs, topography, existing and proposed landscaping, and lighting, as well as all adjacent land uses;

b. Elevation drawings showing the heights of buildings, or before and after simulations/drawings specifying the height and location of buildings and support structures, and any accessory uses, fences and signs, and proposed materials and colors;

c. Written Narrative explaining why the proposed site has been chosen, regarding the function and characteristics of any Building or Use proposed, including: days and hours of operation, number of employees, number of students, number of rooms for rent, etc., communication plan, as applicable, and

describe how the proposal meets all applicable Standards and Review Criterion;

d. Detailed plans, reports and specifications.

1) Traffic and parking plan;
2) Grading, drainage and stormwater management plan;
3) Water/sewer plan: must meet state standards, may include verification of a commercial well permit, and water savings plan;
4) Lighting plan: All exterior lighting shall comply with the standards of Section 5-710;
5) Signage: see Section 5-704 standards;
6) Dust control plan;
7) A noxious weed control plan;
8) Wildlife Plan: see Section 5-407 A.XII.;
9) Additional permits as necessary from other agencies.
10) Detailed engineered plans and specifications by a registered Colorado Professional Engineer as requested by staff or Referral Agents;

5-1002 B. Review Criteria

A Special Use will be permitted only if the reviewing body finds the proposed use meets all relevant requirements. Applicants shall demonstrate through competent evidence that the proposed use meets the following criteria as applicable:

I. All Applicable Standards. The proposed use shall comply with the minimum requirements of the zone district in which the use is to be established, and will also comply with all applicable requirements of the Code.

II. Consistency with Master Plan, Land Use Policies, and Zone District.

The proposed Special Use shall be:

a. In accordance with the County Master Plan;

b. Consistent with County Land Use Policies in Article 2;

c. Consistent with the purpose of the Zone District in which it is proposed to be located;

The proposed project location is within the West End Zone District of San Miguel County. The purpose of the proposed project is for mineral exploration, which is consistent with the West End Zone District's purpose to preserve large, relatively remote areas of western San Miguel County for resource, agricultural, open space, and recreational purposes, while protecting private property rights. The work will be consistent with the County Land Use Policies in

Article 2 as detailed within this report. The potential environmental, noise, traffic, and other impacts are mitigated.

III. Consistent and compatible with Neighborhood Character. The proposed Special Use shall be consistent, compatible, and not in conflict with the character of the neighborhood and surrounding land uses. It may be an enhancement of the mixture of complementary uses and activities in the Neighborhood of the Parcel proposed for Development;

IV. Essential for public convenience at the proposed location; and

V. Designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

VI. Impacts on Surrounding Area

Consistency and compatibility with the Character of Parcels adjacent to the Parcel shall be expressed in terms of appearance, scale and features, Site design, landscaping, weed control, as well as, the control and minimization of adverse impacts including noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, impacts on pedestrian and traffic congestion, parking, trash, service delivery, or other undesirable or hazardous conditions.

VII. Cumulative Impacts.

If multiple Special Use Permits have been issued for the same property, the uses permitted under the existing permits shall be considered in reviewing the new permit application. If there are other Special Use Permits in the geographic area, the cumulative impacts shall be evaluated. The application may be denied or appropriate conditions may be required on the proposed uses to address or mitigate any incompatibility or cumulative impacts.

a. The proposed uses must be compatible with the existing uses.

b. Cumulative impacts of all Special Use Permits on the property and in the geographic area must be considered.

This project is a mineral prospecting operation within a historical mining district located on a historically mined property. The proposed Special Use is consistent, compatible, and aligned with both the character of the neighborhood and the land use policies of the West End Section of the San Miguel County Comprehensive Development Plan.

This project includes the drilling, sampling, plugging, and abandoning of test holes; as well as the reclamation of those 4 small drill sites, in a remote and sparsely populated portion of the County.

The sites are accessible from existing road infrastructure. Traffic impacts will be minimal, with only a few crew vehicles traveling to and from site, and up to one load with a DOT-legal water truck per day. Work will be limited to daylight hours only.

5-1002 C. Public Facilities

Adequate public facilities and services shall exist or shall be provided to serve any reviewable Use including, but not limited to, roads, potable water, sewer, solid waste, parks, police, fire protection, emergency medical, hospital and medical, drainage system and schools.

In the application, several attachments reference the access as a "private road". Road and Bridge has clarified that the access road identified is an accepted road and is in the County Road system. This road is identified as County Road 23S with a length of 1.31 miles. The impact of this project to the County Road will be minimal. Road and Bridge will require a permit for the improvements that are proposed, or are needed to be made along any portion of the County Road, or if a temporary or new access is developed or improved. Drainage from disturbed areas is the primary concern and has the greatest potential impact to the county road.

5-1002 D. Bond Requirement

A bond may be required, as a condition of any reviewable Use permit as deemed necessary by the Board of Commissioners or the Planning Commission, sufficient to cover the cost of Site remediation and/or satisfaction of the other conditions and requirements.

A reclamation bond will be required as designated by the CDRMS to cover the cost of reclamation conditions and weed control.

SECTION 5-16: MINING

The standards in this Section are intended to mitigate the impacts of mining and mineral processing, including protecting the health, safety and welfare of persons residing in the vicinity and of persons traveling on roads, streets and highways in San Miguel County utilized for hauling of mined material. This Section also contains provisions to ensure that the environmental impacts of mining and mineral processing are adequately mitigated. Mining and mineral processing operations are also subject to the special use permit provisions of Section 5-10.

5-1601 Applicability

The standards and requirements in this Section 5-16 shall apply to all mining and mineral processing operations required to obtain special use permit approval from the County, including any expansion of existing mining and/or mineral processing operations. Mining and mineral processing operations also are subject to applicable review requirements for Activities of Local and State Interest, as set forth in Section 5-4, and for Wetland Areas, as set forth in Section 5-22.

Fermi has committed to best practices that uphold all applicable sections of the San Miguel County Land Use Code. We acknowledge that the exploration drilling proposal at the Pitchfork Project must be subject to these standards.

5-1602 Mitigation of Impacts

All on-site and off-site impacts shall be adequately mitigated to protect the health, safety and welfare of persons in San Miguel County and to protect the integrity and appearance of the natural environment. Consideration shall be given to site-specific environmental assessments and mitigation plans approved by the appropriate Federal agencies and/or the Colorado Division of Minerals and Geology and/or the Colorado Department of Health. However, compliance with such plans, as well as additional mitigation, may be required by the County as part of the special use permit review process. Such mitigation may include, but is not limited to, revegetation, dust control, noise control, visual screening, limitations on hours of operations, truck haul routes and traffic volumes.

The proposed drilling project layout and design has been developed to minimize new surface impact within the project area. Where possible, the use of existing drill roads and cattle routes will be utilized with minor earth moving improvements to stabilize roadways. Permanent road construction is only proposed on private lands with the consent of the property owners, for use solely as agricultural features.

5-1603 Enforcement of State and Federal Regulations

In the event that the County discovers that applicable state and/or federal regulations pertaining to a specific mining activity in San Miguel County have not been adequately enforced by the appropriate agency or organization, the Board of County Commissioners may require the mining activity to comply with any and all terms of such regulations. If such regulations are not complied with, the Board of County Commissioners may order such mining activity to cease and desist.

The project will conform to all Colorado Division of Mining, Reclamation, and Safety (DRMS) standards and to all BLM Requirements.

5-1604 Traffic Impacts and Highway Access

Mining (including sand and gravel operations) and mineral processing shall be limited to the greatest extent possible to areas where the surrounding road, street and/or highway network can accommodate heavy truck traffic. In no event shall a proposed operation be permitted where the carrying capacity of the surrounding road, street and/or highway network is exceeded by existing traffic volumes, or would be exceeded by projected or proposed traffic volumes.

Project vehicles are sized to minimize impacts, including the use of a small drill rig and small earth moving equipment. No foreseen road damage is expected. Upon completion of work, Fermi will repair and damage and return the roads to the conditions specified by the County or DRMS in their respective permits. No permanent structures that require maintenance will be installed.

5-1605 Additional Notice Requirements

In addition to the notice requirements set forth in Section 3-9, applicants for approval of mining and mineral processing operations shall also be required to provide written notice of a pending application by mailing such notice first class, postage prepaid, no less than 20 days prior to the scheduled meeting date to all owners of property within 1,500 feet of the subject property, and to all municipalities within 3 miles of the subject property.

SECTION 5-320 West End (WE) Zone District

5-320 A. Purpose

The West End (WE) Zone District is intended to preserve large, relatively remote areas of western San Miguel County for resource, agricultural, open space, and recreational purposes, while protecting private property rights. These areas currently have minimum public facilities and services and are considered premature for substantial development. Development activities in these areas shall be encouraged to preserve historical, archeological and natural resources and landmarks, while allowing individuals the right to farm and ranch, using the necessary resources desired and needed with as little intrusion as possible on property rights.

Development Permits are not required in the WE Zone District except for Oil and Gas Exploration and Development.

5-320 K. Review Standards for all WE Zone District Special Uses

All special uses shall:

I. Be consistent with the County Master Plan, the County Land Use Policies in Article 2 and the purpose of the WE Zone District;
II. Be consistent with and compatible with the character of the immediate vicinity of the parcel proposed for development and surrounding land uses, and/or shall enhance the mixture of complimentary uses and activities in the immediate vicinity of the parcel proposed for development;
III. Be designed, located and operated so that the public health, safety and welfare will be protected;
IV. Be located, designed and operated to minimize adverse effects, including impacts on scenic quality, pedestrian and vehicular circulation, parking, trash, service delivery, noise, vibration and odor on surrounding properties;
V. Provide adequate public facilities and services to serve the special use, including but not limited to roads, adequate water supply in terms of both quality and quantity, sewer, solid waste and fire protection;
VI. Not substantially adversely affect agriculture or ranching operations and residences;
VII. Only include roads, utilities and associated structures that bear logical relationships to existing topography and minimize cuts and fills; and
VIII. Be consistent with the historic rural and agricultural character of the West End. Input from neighbors shall be considered by the County in determining consistency.

The proposed project location is within the West End Zone District and the land use is consistent with the purpose of the Zone District. No activities proposed for this exploratory boring program are anticipated to affect the access, functionality, safety or condition for any public land users.

Public Noticing
A Notice of Public Meeting was published in the Telluride Daily Planet and in the Norwood Post on Friday, May 17, 2024 for the Planning Commission public meeting to be held on-line and in person on Thursday, June 13, 2024. A Public Notice sign was posted at the intersection of SH 141 and CR 23S by the Applicant prior to May 24, 2024 for the Planning Commission public meeting; there were no accessible posting locations closer to the site that would have provided effective notice. Pursuant to LUC Section 3-903 C, the applicant mailed written notice to all owners of record located within 1500 feet of the subject property on or about May 24, 2024.

Referral Agents
The application was referred to the County Manager, County Attorney, **County Road and Bridge**, County Natural Resources, **County Open Space and Parks**, County Sheriff, Colorado Department of Public Health & Environment, Colorado Division of Reclamation, Mining and Safety, US Bureau of Land Management (BLM), and **Colorado State Parks & Wildlife** for review and comment. The application was also sent to the Great Old Broads for Wilderness, Information Network for Responsible Mining and Sheep Mountain Alliance.

Referral Agency Comments

San Miguel County Parks and Open Space Operations Manager, Greg Pollio stated that heavy equipment should be cleaned before entering the project area and after operations are concluded, by either washing the underside of the vehicle or by vacuuming or using a blower to eliminate any vegetation. Also, if a laydown or staging area is utilized the area must be mitigated for noxious weeds and revegetated. Unidentified Open Space Commission members also provided individual comments regarding the project in the letter.

No laydown or staging area is proposed for the project area.

San Miguel County Road and Bridge Director, Ryan Righetti stated that several attachments reference the access as a “private road”. Road and Bridge clarified that the access road identified is an accepted road and is in the County Road system. This road is identified as County Road 23S with a length of 1.31 miles. The impact of this project to the County Road will be minimal. Road and Bridge will require a permit for the improvements that are proposed, or are needed to be made along any portion of the County Road, or if a temporary or new access is developed or improved. Drainage from disturbed areas is the primary concern and has the greatest potential impact to the county road.

Colorado Parks and Wildlife Nucla District Manager, Tony Bonacquista states that the Pitchfork area provides habitat for numerous species and is mapped severe winter range for both mule deer and elk. The low yearly precipitation rate in addition to surface disturbance contributes to overall slow recovery of range health. It recommends that new routes be minimized to the extent possible and reclaimed. CPW recommends that historic roads be utilized to the greatest extent possible and that applicant reclaim all surface disturbances. CPW consistently recommends that no permitted activities occur from December 1 to April 30 in order to minimize impacts to wintering mule deer and elk.

Public Comments
Western Small Miners Assn, John Reams stated the organization’s support for Fermi Uranium Corp’s mineral exploration proposal as submitted.

Sample Motion:

I move to recommend to the San Miguel County Board of Commissioners to approve a Mining Special Use Permit (SUP) for Fermi Uranium Corp. or its contractor, for mineral exploration from drill pads on mining claims on private lands located in the Big Gypsum Valley in west 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, Fermi Uranium Corp., and does not run with the Land.
2. No future mining activity at the project site by Fermi Uranium Corp., 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 Fermi Uranium Corp. and the drilling project contractor.
5. This Special Use Permit conditional approval is subject to the terms and conditions of the Notice of Intent approved by the Colorado Division of Reclamation and Mining Safety (CDRMS) concerning this drilling program.
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 CDRMS approval action.
7. 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.
8. Exploration activities shall be limited to summer 2024, and shall begin no sooner than April 30 and end no later than November 30.
9. 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.
10. The revegetation plan shall include best practices to maximize available water.

LAND USE APPLICATION – SPECIAL USE PERMIT FOR EXPLORATION DRILLING IN THE WEST END

PROJECT NARRATIVE AND SUPPLEMENTAL MATERIALS

PITCHFORK PROJECT, BIG GYPSUM VALLEY

SAN MIGUEL COUNTY, COLORADO

April 9, 2024

Submitted by: Fermi Uranium Corp.
250 Pehle Ave. Suite 200.
Saddle Brook, NJ 07663

Submitted to: San Miguel County Planning Commission
3rd Floor
333 W Colorado Avenue
Telluride, CO 81435

Attachments:

A. Project Narrative
B. Maps and Diagrams
C. MSDS for Applicable Materials
D. Photographic Log from March 6 Site Visit with BLM, CDRMS, and San Miguel County
E. San Miguel County Vegetation Control and Management Approved Seed Mix for the Norwood Area
F. Barrett Brothers Letter for Permission to Prospect on their Land
G. Barrett Brothers Letter Requesting Roads as Permanent Agricultural Features

ATTACHMENT A. PROJECT NARRATIVE

I. PROPOSAL

Fermi Uranium Corp. (Fermi) proposes mineral exploration just north of Big Gypsum Valley on private land off Highway 141 and County Road 23, in the West End of San Miguel County, Colorado. The surface land is owned by the Barrett Brothers and leased by Robert A. Larson, claimholder. Four diamond core drill holes to a maximum depth of 500 feet bgs. Each drill hole will be located on a 20x20' drill pad that also contains a small sump. Only one of the proposed holes requires dirt work (24-3). For this hole, the displacement of approximately 800 cubic feet of material by 20 feet in distance is proposed. The location of drill pads favors areas that are level or were previously disturbed and cleared. Fermi proposes shallow holes to minimize the overall impacts of this project. Approximately 5558 feet of new road, 20 feet wide, will be leveled and used as permanent agricultural/ranch roads by the property owners. These proposed activities are depicted on the maps and diagrams in Attachment B.

II. PROJECT LOCATION

The Pitchfork Project is located in the West End district of San Miguel County, CO. This proposal involves claims that are located on private land with minerals rights held by the Bureau of Land Management (BLM). The Barrett Brothers (property owners) have submitted a letter of consent to explore for minerals on their land, which has satisfied the BLM requirements for this proposal. A list of the claims that will be disturbed, their serial numbers, and locations are provided on the table below and the Site Map in Attachment B.

Name	Serial Number	Section(s)	Range	Township
PF-10	CO101866048	SE ¼ S33	R16W	T44N
PF-11	CO101866049	SW/NW ¼ S33	R16W	T44N
PF-12	CO101866050	SW/NW ¼ S33	R16W	T44N
PF-13	CO101866051	SE ¼ S33	R16W	T44N
PF-14	CO101866052	SW ¼ S33	R16W	T44N
PF-16	CO101866054	SE ¼ S33, NE ¼ S4	R16W	T44N
PF-17	CO101866055	SE ¼ S33, NE ¼ S4	R16W	T44N
PF-39	CO101866056	SE ¼ S33, NE ¼ S4	R16W	T44N

Table 1. Claim information for proposed disturbances.

III. PROJECT OPERATIONS

Drill pad size, mud pit location, and mud pit size will vary depending on location (see detailed drill pad diagrams in Attachment B). The volume of core proposed to be removed totals approximately 62.5 cubic feet. The total area of disturbance proposed is 2.552 acres associated with new road building, and 0.036 acres associated with drilling. Drill pad preparation (brush clearing) digging a 3-5-foot-deep sump is planned. Each sump will be fenced with temporary fencing until reclamation is completed. Upon completion of the drilling, the plastic fencing

around the sump will be removed and the sump will be filled and the site smoothed out with a blade.

Each drillhole will be plugged in accordance with closure standards specified in the Colorado Mined Land Reclamation Act. Reclamation of drill pads and holes will occur concurrently following the completion of drilling at individual pads. If groundwater is encountered, the hole will be plugged according to Colorado state regulations (Rule 3.1). In addition, the drill hole will be plugged prior to the drill rig moving away from the drill site. If required for each hole, cement grout will be pumped from the bottom to the top of the hole.

Hole # (number as staked in ground)	Easting	Northing	Depth	Core size	Pad Size	Mud Pit Size
24-1 (75-2)	707011	4211482	300	3”	20x20	10x10x3-5
24-2 (78-20)	707076	4211415	500	3”	20x20	10x10x3-5
24-3 (372)	707100	4211541	100	3”	15x25	8x12x3-5
24-4 (352)	707148	4211484	100	3”	20x20	10x10x3-5

Table 2. Proposed drill hole locations and depths, drill pad and mud pit dimensions, and other notes. Coordinates are in UTM WGS 84. Dimensions and depths are in feet.

Equipment to be used during project operations includes:

- One (1) truck-mounted diamond drill rig, equipped for coring HQ size core
- Drill rod racks with drill pipe and casing pipe
- Two to three (2-3) 4x4 half-ton or ¾ ton pickup trucks
- One (1) ATV (Polaris ranger or similar)
- One (1) water truck, 2,500-gallon
- One to two (1-2) water storage tanks (up to 5,000 gallons per tank)
- Water line/hose, mud pump and mixing tanks for grouting/cementing of drill holes
- One (1) excavator (CAT 320 or smaller)
- One (1) skid-steer or backhoe
- Two (2) portable generators (Duramax 10k watt or similar)

Water will be sourced from a pond located on Barrett Brothers’ private property. A maximum of 2,500 gallons of water will be used per day. The duration of drilling is expected to be approximately 2 weeks with work shifts of no more than 12 hours/day. Nighttime drilling will not be required.

Chemicals and fuels stored onsite, their quantities, and storage methods are described below. Drilling fluids are used at the discretion of the driller and may include aqueous water-based mud, bentonite/gel, greases and lubricants, Quik-Gel, Quik-Foam and EZ-Mud. The first page of each applicable MSDS is attached (Attachment C). Water-based drilling fluids will be stored onsite according to instructions on each MSDS and according to Colorado state regulations.

Only the drill rig will be fueled on site and plastic will be laid down under the drill rig to collect any minor fuel spills or oil leaks. No more than 100 gallons of fuel will be utilized each day, with a maximum of 200 gallons of diesel fuel being stored onsite at any given point.

Groundwater is not expected to be encountered during this proposed activity. Groundwater levels in the area have been well-documented by the extensive drilling that has occurred in the area. The USGS report TEM 631 (1954), which describes drilling at the same sites that are proposed in this NOI, reports drilling to greater than 500 feet bgs and never encountering groundwater at depth. If groundwater is encountered, the hole will be plugged according to Colorado state regulations (Rule 3.1).

IV. RECLAMATION AND REVEGETATION

The native vegetation of the area to be disturbed includes the species on the attached San Miguel County Vegetation Control and Management – Approved Seed Mix for the Norwood Area. (Attachment E). If weed species have been identified at the project site, Fermi will assess the appropriate method to mitigate and eliminate species spread. The two most likely strategies will be demarcation and avoidance of areas with noxious weeds, or removal of weeds from the project area. If these options are impracticable, the use of herbicides may be used in limited instances. To prevent accidental spreading of noxious weeds, equipment to be used at the project site will be washed down prior to mobilization to the site. The disturbed drill site areas will be revegetated utilizing a seed bed mixture consistent with the local environment and approved by the BLM and San Miguel County as soon as practical as part of reclamation activities. A weed control plan has been submitted in conjunction with this application (SmartGov website).

The estimated topsoil depth ranges from approximately 3-6 inches. Topsoil will be stockpiled within the boundaries of the drill pad. Topsoil will be redistributed to the same depth it was recovered from. Drill cuttings will be used to backfill holes and will not be spread on the ground surface. Topsoil will be handled according to Rule 3.1.9 of the DRMS Minerals, Rules and Regulations of the Colorado Mined Land Reclamation Board for Hard Rock, Metal, and Designated Mining Operations.

Drill hole abandonment will be conducted according to Colorado Revised Statues Title 34-32-113, as well as Rule 5.4.2 of the DRMS Minerals, Rules and Regulations of the Colorado Mined Land Reclamation Board for Hard Rock, Metal, and Designated Mining Operations. Any drill hole encountering artesian flow will be plugged with cement grout or other material that prevents water flow, and will be permanently abandoned. Any drill hole encountering a groundwater aquifer will be sealed with sodium bentonite. Drill hole abandonment reports will be submitted to CDRMS pursuant to Rule 5.7.

Other disturbances will be reclaimed according to Rules 3 and 5 of the above-referenced document. All trash will be removed from the site. Vegetation cleared from the site will be disposed of properly. Drill cuttings will be used to backfill holes and will not be spread on the

ground surface. Sumps will be backfilled and graded to blend with the surrounding land surface. To achieve successful revegetation, drill pad areas will be scarified and a County-approved seed mix will be planted during the first period favorable for planting after drilling is completed. An annual report will be submitted by the anniversary date of the approved NOI with information required in Rule 5.6.

Fermi has obtained permission from the Barrett Brothers to prospect on their land (Attachment F). Roads will be left as permanent features on private land. A letter from the landowners has been attached expressing their wish to keep the roads a permanent road features for agricultural purposes (Attachment G).

Seeds from the attached approved list will be used in the re-establishment of vegetation. A final seed mix, approved by CDMS and San Miguel County, will be developed from this list (Attachment E). Best management practices will be used for erosion controls throughout the duration of drilling and road building, and until reclamation is complete. These may include silt fencing, straw waddles, roadside berms, and other methods typically used for erosion controls at a new disturbance.

V. REVIEW STANDARDS AND POLICIES

Fermi has committed to best practices that uphold all applicable sections of the San Miguel County Land Use Code. Where requirements have not been specifically mentioned in the above Project Narrative, they will be addressed with *italicized* responses to the individual lines in the Code below. We acknowledge that the exploration drilling proposal at the Pitchfork Project must be subject to these standards.

SECTION 5-16: MINING

5-1602 Mitigation of Impacts

All on-site and off-site impacts shall be adequately mitigated to protect the health, safety and welfare of persons in San Miguel County and to protect the integrity and appearance of the natural environment. Consideration shall be given to site-specific environmental assessments and mitigation plans approved by the appropriate Federal agencies and/or the Colorado Division of Minerals and Geology and/or the Colorado Department of Health. However, compliance with such plans, as well as additional mitigation, may be required by the County as part of the special use permit review process. Such mitigation may include, but is not limited to, revegetation, dust control, noise control, visual screening, limitations on hours of operations, truck haul routes and traffic volumes.

The proposed drilling project layout and design has been developed to minimize new surface impact within the project area. Where possible, the use of existing drill roads and cattle routes

will be utilized with minor earth-moving improvements to stabilize roadways. Permanent road construction is only proposed on private lands with the consent of the property owners, for use solely as agricultural features.

5-1603 Enforcement of State and Federal Regulations

In the event that the County discovers that applicable state and/or federal regulations pertaining to a specific mining activity in San Miguel County have not been adequately enforced by the appropriate agency or organization, the Board of County Commissioners may require the mining activity to comply with any and all terms of such regulations. If such regulations are not complied with, the Board of County Commissioners may order such mining activity to cease and desist.

The project will conform to all Colorado Division of Mining, Reclamation, and Safety (DRMS) standards and to all BLM requirements.

5-1604 Traffic Impacts and Highway Access

Mining (including sand and gravel operations) and mineral processing shall be limited to the greatest extent possible to areas where the surrounding road, street and/or highway network can accommodate heavy truck traffic. In no event shall a proposed operation be permitted where the carrying capacity of the surrounding road, street and/or highway network is exceeded by existing traffic volumes, or would be exceeded by projected or proposed traffic volumes.

Project vehicles are sized to minimize impacts, including the use of a small drill rig and small-sized earth-moving equipment. No foreseen road damage is expected. Upon completion of work, Fermi will repair any damage and return the roads to the conditions specified by the County or DRMS in their respective permits. No new permanent structures that require maintenance will be installed.

5-407 Wildlife Habitat Areas

This section establishes land use standards for wildlife habitat areas in addition to the general standards in Section 5-402. The standards apply to areas mapped by the Colorado Parks and Wildlife (CPW) on the County's adopted Wildlife Resource Information System (C.R.S.1041 Wildlife maps) and to areas known to be wildlife habitat areas by the Colorado Parks and Wildlife, and areas mapped by the Colorado Natural Heritage Program. Agricultural and Ranching activities are exempt from this Section.

Removal of vegetation shall be minimized. Vegetation removed shall be promptly replaced with beneficial native browse species.

5-407 B. Deer, Elk and Bighorn Sheep Winter Concentration Area/Severe Winter Range

Land uses in deer, elk or bighorn sheep winter concentration areas/severe winter range shall comply with the standards in Section 5-407 A. and the standards in this Section.

5-407 C. Deer, Elk and Bighorn Sheep Winter Range

Land uses located in deer, elk or bighorn sheep winter range shall comply with Sections 5-407 A. and 5-407 B.I.-III. and the standard in this section.

Commercial activity and recreational uses requiring County review shall be prohibited from December 1 through April 15, unless an applicant can demonstrate written approval from the Colorado Parks and Wildlife of a site-specific wildlife protection plan. Such plan shall include CPW monitoring provisions and set forth on-site protection, including but not limited to habitat enhancement and habitat protection, including but not limited to control of fencing, noise, lighting and siting of structures, and establishment of routes and means of transportation and hours/days of operation. Permits must be renewed annually. The dates in this section may be modified and permits may be suspended at any time upon CPW recommendation on a case-by-case basis as necessary to protect the health of the herd.

The proposed project location is not within a Sheep Winter Range Area. The Elk Winter Range Area covers 100% of our project area. However, Fermi will limit operations to the summer months and will not be working during the December 1 to April 15 time period, except for reseeding and other reclamation that can be achieved with a single field truck (1/2-ton 4x4).

SECTION 2-11: EROSION

It is the policy of the County to prevent the acceleration of the erosion of soil and rock and whenever possible maintain vegetative cover to minimize soil disturbance.

Best management practices (BMPs) will be used for the duration of the project. Temporary plastic fencing will be used around each drill location. Straw wattles or other best practices should be used to control stormwater and runoff. At the end of the project all disturbed areas will be reseeded per the revegetation plan.

SECTION 2-34: REVEGETATION WITH NATIVE SPECIES

It is the policy of the County to prevent weed infestation and to ensure that all surface disturbances, especially of topsoil, are revegetated with native species.

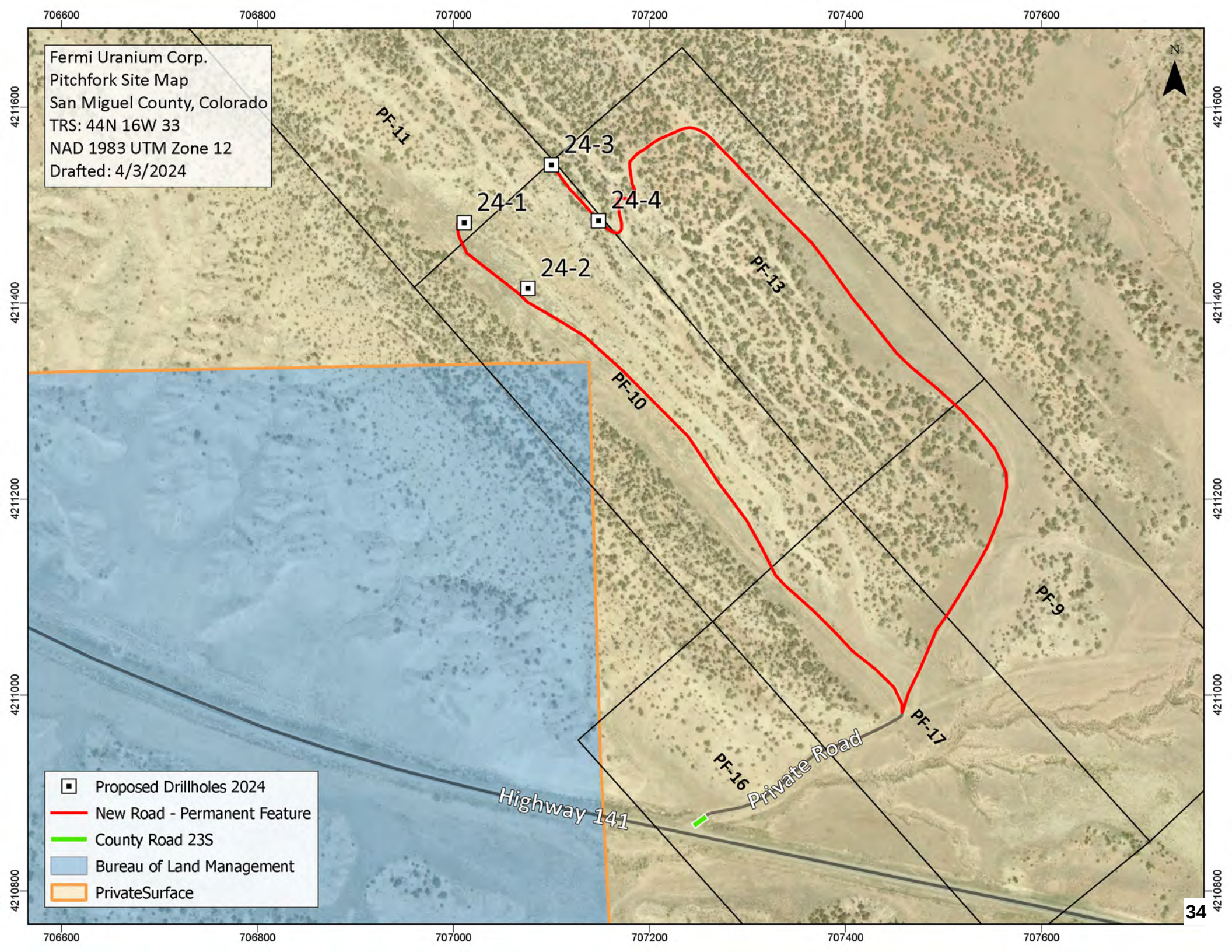
A plan and specification for weed management – clean equipment, etc. - is designed to meet CDRMS guidelines. The plan uses native species from a seed mix published by San Miguel County. Prior to commencement of drilling, Fermi will be available to meet with the County Vegetation Control Manager for education and orientation regarding identification of noxious weeds and methods to prevent their spread.

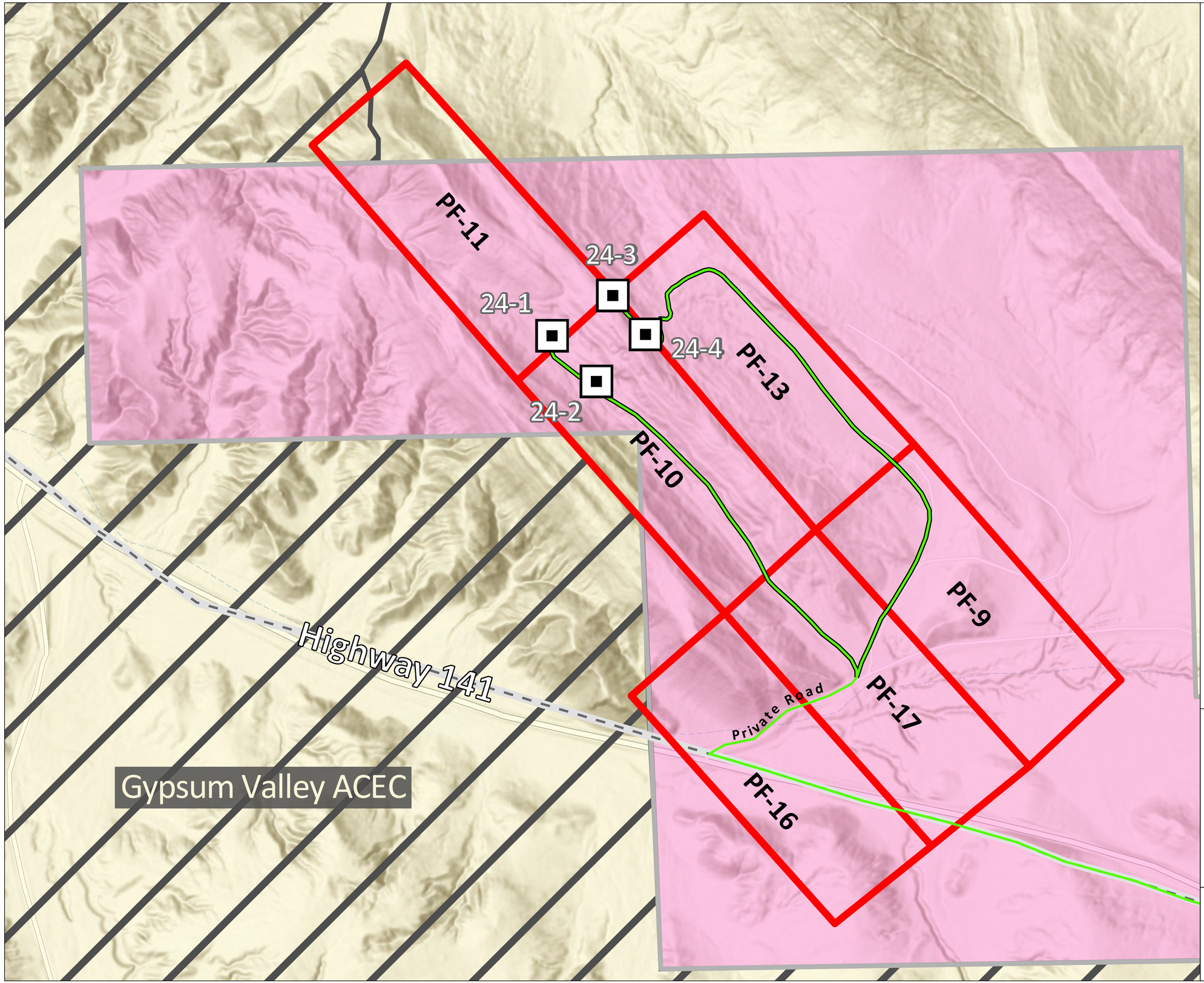
SECTION 2-35: MINING AND MINERAL PROCESSING OPERATIONS

It is the policy of the County to permit commencement or expansion of Mining and Mineral Processing operations only in appropriate areas identified pursuant to the County Comprehensive Development Plan, with review, as appropriate, under Land Use Code Section 5-4 and CRS 24-65.1-101 et. seq., "Areas and Activities of State Interest," subject to adequate mitigation of environmental, noise, traffic, and other impacts of such activities.

The proposed project location is within the West End Zone District of San Miguel County. The purpose of the proposed project is for mineral exploration, which is consistent with the West End Zone District's purpose to preserve large, relatively remote areas of western San Miguel County for resource, agricultural, open space, and recreational purposes, while protecting private property rights. The work will be consistent with the County Land Use Policies in Article 2 as detailed within this report. The potential environmental, noise, traffic, and other impacts are mitigated.

ATTACHMENT B. MAPS AND DIAGRAMS


Fermi Uranium Corp.
Pitchfork Site Map
San Miguel County, Colorado
TRS: 44N 16W 33
NAD 1983 UTM Zone 12
Drafted: 4/3/2024
706600
706800
707000
707200
707400
707600
4211600
4211400
4211200
4211000
4210800
N
24-1
24-2
24-3
24-4
PF-11
PF-13
PF-10
PF-9
PF-17
PF-16
Private Road
Highway 141
Proposed Drillholes 2024
New Road - Permanent Feature
County Road 23S
Bureau of Land Management
PrivateSurface



Legend

- Site Access Route
- New Road on Private
- Proposed Drillhole Location
- Private
- Gypsum Valley ACEC
- BLM

Notes:

1. Elk Winter Range areas also cover 100% of the area shown.

Fermi Uranium Corp.
Pitchfork Project

San Miguel County, Colorado
TRS: 44N 16W 33
NAD 1983 UTM Zone 12
Drafted: 4/4/2024

0 500 1,000
Feet

N

Fermi Uranium Corp.
Pitchfork Project
Drill Pad Diagrams

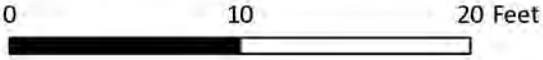
Drill Pad Summary			
Hole #	Depth	Pad Size	Mud Pit Size
24-1	300'	20' x 20'	10' x 10' x 3'
24-2	500'	20' x 20'	10' x 10' x 3'
24-3	100'	15' x 25'	8' x 12' x 3'
24-4	100'	20' x 20'	10' x 10' x 3'

Drill Hole Dimensions



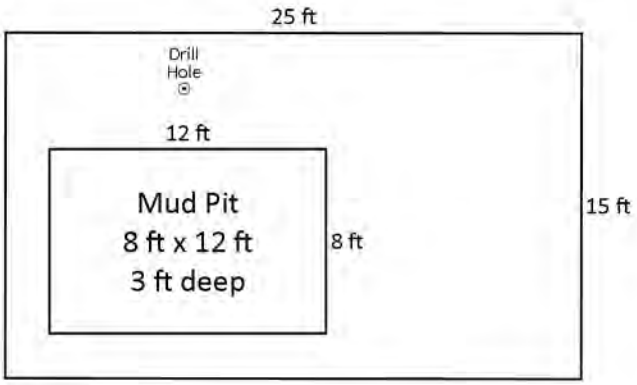
6 in. Casing

3 in. Core

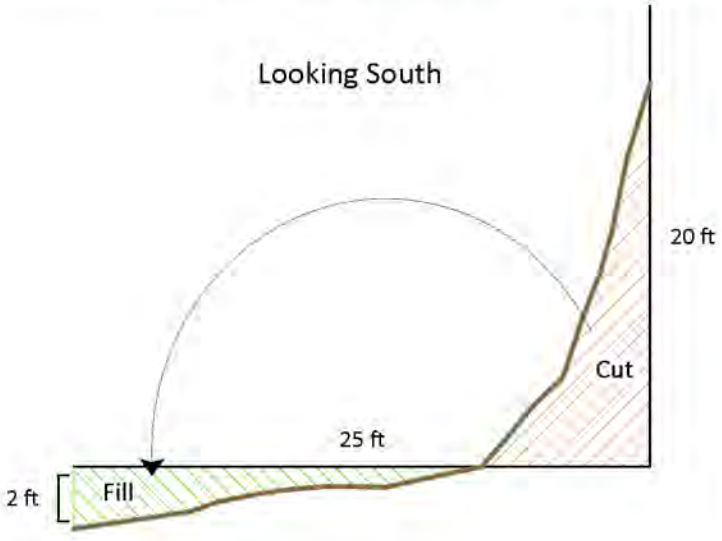


Hole 24-3 - Drill Pad

Hole Depth: 100 ft

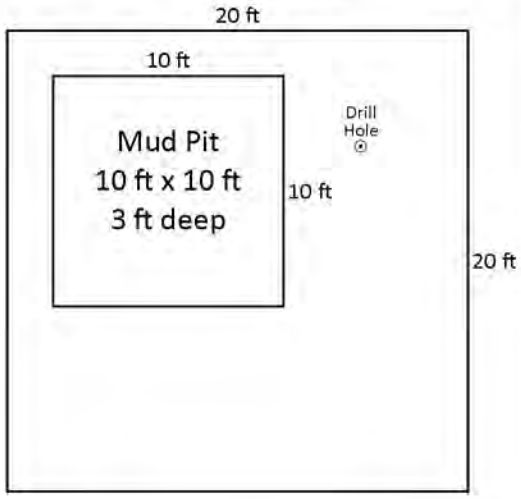


Hole 24-3 - Road Cut Diagram



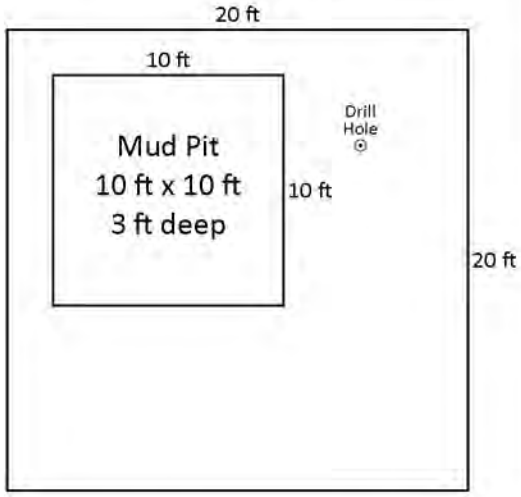
Hole 24-1 - Drill Pad

Hole Depth: 300 ft



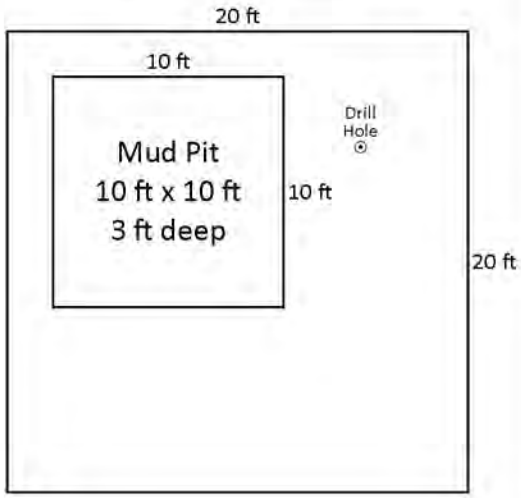
Hole 24-2 - Drill Pad

Hole Depth: 500 ft



Hole 24-4 - Drill Pad

Hole Depth: 100 ft



ATTACHMENT C. MSDS FOR APPLICABLE MATERIALS

HALLIBURTON

MATERIAL SAFETY DATA SHEET

Product Trade Name: **CASING SEAL®**

Revision Date: 03-Jan-2008

1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Trade Name: CASING SEAL®
Synonyms: None
Chemical Family: Mineral
Application: Weight Additive

Manufacturer/Supplier
Baroid Fluid Services
Product Service Line of Halliburton
P.O. Box 1675
Houston, TX 77251
Telephone: (281) 871-4000
Emergency Telephone: (281) 575-5000

Prepared By
Chemical Compliance
Telephone: 1-580-251-4335
e-mail: fdunexchem@halliburton.com

2. COMPOSITION/INFORMATION ON INGREDIENTS

SUBSTANCE	CAS Number	PERCENT	ACGIH TLV-TWA	OSHA PEL-TWA
Crystalline silica, cristobalite	14464-46-1	0 - 1%	0.025 mg/m^3	1/2 x $\frac{10\ mg/m^3}{\%SiO2 + 2}$
Crystalline silica, tridymite	15468-32-3	0 - 1%	0.05 mg/m^3	1/2 x $\frac{10\ mg/m^3}{\%SiO2 + 2}$
Crystalline silica, quartz	14808-60-7	1 - 5%	0.025 mg/m^3	$\frac{10\ mg/m^3}{\%SiO2 + 2}$
Bentonite	1302-78-9	60 - 100%	Not applicable	Not applicable

More restrictive exposure limits may be enforced by some states, agencies, or other authorities.

HALLIBURTON

MATERIAL SAFETY DATA SHEET

Product Trade Name: **EZ-MUD®**

Revision Date: 02-Dec-2013

1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Trade Name: EZ-MUD®
Synonyms: None
Chemical Family: Blend
Application: Shale Inhibitor

Manufacturer/Supplier
Baroid Fluid Services
Product Service Line of Halliburton
P.O. Box 1675
Houston, TX 77251
Telephone: (281) 871-4000
Emergency Telephone: (281) 575-5000

Prepared By
Chemical Compliance
Telephone: 1-580-251-4335
e-mail: fdunexchem@halliburton.com

2. COMPOSITION/INFORMATION ON INGREDIENTS

Substances	CAS Number	PERCENT (w/w)	ACGIH TLV-TWA	OSHA PEL-TWA
Hydrotreated light petroleum distillate	64742-47-8	10 - 30%	Not applicable	Not applicable

3. HAZARDS IDENTIFICATION

Hazard Overview
May cause eye, skin, and respiratory irritation. May cause headache, dizziness, and other central nervous system effects. May be harmful if swallowed.

4. FIRST AID MEASURES

Inhalation
If inhaled, remove to fresh air. If not breathing give artificial respiration, preferably mouth-to-mouth. If breathing is difficult give oxygen. Get medical attention.

Skin
Wash with soap and water. Get medical attention if irritation persists. Remove contaminated shoes and discard.

Eyes
In case of contact, immediately flush eyes with plenty of water for at least 15 minutes and get medical attention if irritation persists.

Ingestion
Get medical attention! If vomiting occurs, keep head lower than hips to prevent aspiration.

Notes to Physician
Not Applicable

HALLIBURTON

MATERIAL SAFETY DATA SHEET

Product Trade Name: **CASING SEAL®**

Revision Date: 03-Jan-2008

1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Trade Name: CASING SEAL®
Synonyms: None
Chemical Family: Mineral
Application: Weight Additive

Manufacturer/Supplier
Baroid Fluid Services
Product Service Line of Halliburton
P.O. Box 1675
Houston, TX 77251
Telephone: (281) 871-4000
Emergency Telephone: (281) 575-5000

Prepared By
Chemical Compliance
Telephone: 1-580-251-4335
e-mail: fdunexchem@halliburton.com

2. COMPOSITION/INFORMATION ON INGREDIENTS

SUBSTANCE	CAS Number	PERCENT	ACGIH TLV-TWA	OSHA PEL-TWA
Crystalline silica, cristobalite	14464-46-1	0 - 1%	0.025 mg/m^3	1/2 x $\frac{10\ mg/m^3}{\%SiO2 + 2}$
Crystalline silica, tridymite	15468-32-3	0 - 1%	0.05 mg/m^3	1/2 x $\frac{10\ mg/m^3}{\%SiO2 + 2}$
Crystalline silica, quartz	14808-60-7	1 - 5%	0.025 mg/m^3	$\frac{10\ mg/m^3}{\%SiO2 + 2}$
Bentonite	1302-78-9	60 - 100%	Not applicable	Not applicable

More restrictive exposure limits may be enforced by some states, agencies, or other authorities.

HALLIBURTON

MATERIAL SAFETY DATA SHEET

Product Trade Name: **SODA ASH**

Revision Date: 24-Mar-2014

1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Trade Name: SODA ASH
Synonyms: None
Chemical Family: Carbonate
Application: Buffer

Manufacturer/Supplier
Halliburton Energy Services
P.O. Box 1431
Duncan, Oklahoma 73536-0431
Emergency Telephone: (281) 575-5000

Prepared By
Chemical Compliance
Telephone: 1-580-251-4335
e-mail: fdunexchem@halliburton.com

2. COMPOSITION/INFORMATION ON INGREDIENTS

Substances	CAS Number	PERCENT (w/w)	ACGIH TLV-TWA	OSHA PEL-TWA
Sodium carbonate	497-19-8	60 - 100%	Not applicable	Not applicable

3. HAZARDS IDENTIFICATION

Hazard Overview May cause eye, skin, and respiratory irritation.

4. FIRST AID MEASURES

Inhalation If inhaled, remove from area to fresh air. Get medical attention if respiratory irritation develops or if breathing becomes difficult.

Skin Wash with soap and water. Get medical attention if irritation persists.

Eyes In case of contact, immediately flush eyes with plenty of water for at least 15 minutes and get medical attention if irritation persists.

Ingestion Do not induce vomiting. Slowly dilute with 1-2 glasses of water or milk and seek medical attention. Never give anything by mouth to an unconscious person.

Notes to Physician Not Applicable

MATERIAL SAFETY DATA SHEET

Product Trade Name: **QUIK-FOAM®**

Revision Date: 06-Jan-2005

1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Trade Name: QUIK-FOAM®
Synonyms: None
Chemical Family: Blend
Application: Foaming Agent

Manufacturer/Supplier
Baroid Drilling Fluids
a Product Service Line of Halliburton Energy Services, Inc.
P.O. Box 1675
Houston, TX 77251
Telephone: (281) 871-4000
Emergency Telephone: (281) 575-5000

Prepared By
Chemical Compliance
Telephone: 1-580-251-4335

2. COMPOSITION/INFORMATION ON INGREDIENTS

SUBSTANCE	CAS Number	PERCENT	ACGIH TLV-TWA	OSHA PEL-TWA
Isopropanol	67-63-0	5 - 10%	200 ppm	400 ppm
Ethanol	64-17-5	5 - 10%	1000 ppm	1000 ppm

3. HAZARDS IDENTIFICATION

Hazard Overview
May cause eye, skin, and respiratory irritation. May cause headache, dizziness, and other central nervous system effects. May be absorbed through the skin. May be harmful if swallowed. Repeated overexposure may cause liver and kidney effects. Flammable.

4. FIRST AID MEASURES

Inhalation
If inhaled, remove to fresh air. If not breathing give artificial respiration, preferably mouth-to-mouth. If breathing is difficult give oxygen. Get medical attention.

Skin
In case of contact, immediately flush skin with plenty of soap and water for at least 15 minutes. Get medical attention. Remove contaminated clothing and launder before reuse.

Eyes
In case of contact, or suspected contact, immediately flush eyes with plenty of water for at least 15 minutes and get medical attention immediately after flushing.

Ingestion
Do not induce vomiting. Slowly dilute with 1-2 glasses of water or milk and seek medical attention. Never give anything by mouth to an unconscious person.

Notes to Physician
Not Applicable

HALLIBURTON

MATERIAL SAFETY DATA SHEET

Product Trade Name: **QUIK-GEL®**

Revision Date: 19-Dec-2011

1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Trade Name: QUIK-GEL®
Synonyms: None
Chemical Family: Mineral
Application: Viscosifier

Manufacturer/Supplier
Baroid Fluid Services
Product Service Line of Halliburton
P.O. Box 1675
Houston, TX 77251
Telephone: (281) 871-4000
Emergency Telephone: (281) 575-5000

Prepared By
Chemical Compliance
Telephone: 1-580-251-4335
e-mail: fdunexchem@halliburton.com

2. COMPOSITION/INFORMATION ON INGREDIENTS

Substances	CAS Number	PERCENT	ACGIH TLV-TWA	OSHA PEL-TWA
Bentonite	1302-78-9	60 - 100%	Not applicable	Not applicable
Crystalline silica, cristobalite	14464-46-1	0 - 1%	0.025 mg/m^3	1/2 x $\frac{10\ mg/m^3}{\%SiO2 + 2}$
Crystalline silica, tridymite	15468-32-3	0 - 1%	0.05 mg/m^3	1/2 x $\frac{10\ mg/m^3}{\%SiO2 + 2}$
Crystalline silica, quartz	14808-60-7	1 - 5%	0.025 mg/m^3	$\frac{10\ mg/m^3}{\%SiO2 + 2}$

More restrictive exposure limits may be enforced by some states, agencies, or other authorities.

HALLIBURTON

MATERIAL SAFETY DATA SHEET

Product Trade Name: **SODA ASH**

Revision Date: 24-Mar-2014

1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Trade Name: SODA ASH
Synonyms: None
Chemical Family: Carbonate
Application: Buffer

Manufacturer/Supplier
Halliburton Energy Services
P.O. Box 1431
Duncan, Oklahoma 73536-0431
Emergency Telephone: (281) 575-5000

Prepared By
Chemical Compliance
Telephone: 1-580-251-4335
e-mail: fdunexchem@halliburton.com

2. COMPOSITION/INFORMATION ON INGREDIENTS

Substances	CAS Number	PERCENT (w/w)	ACGIH TLV-TWA	OSHA PEL-TWA
Sodium carbonate	497-19-8	60 - 100%	Not applicable	Not applicable

3. HAZARDS IDENTIFICATION

Hazard Overview May cause eye, skin, and respiratory irritation.

4. FIRST AID MEASURES

Inhalation If inhaled, remove from area to fresh air. Get medical attention if respiratory irritation develops or if breathing becomes difficult.

Skin Wash with soap and water. Get medical attention if irritation persists.

Eyes In case of contact, immediately flush eyes with plenty of water for at least 15 minutes and get medical attention if irritation persists.

Ingestion Do not induce vomiting. Slowly dilute with 1-2 glasses of water or milk and seek medical attention. Never give anything by mouth to an unconscious person.

Notes to Physician Not Applicable

ATTACHMENT D. PHOTOGRAPHIC LOG FROM SITE VISIT



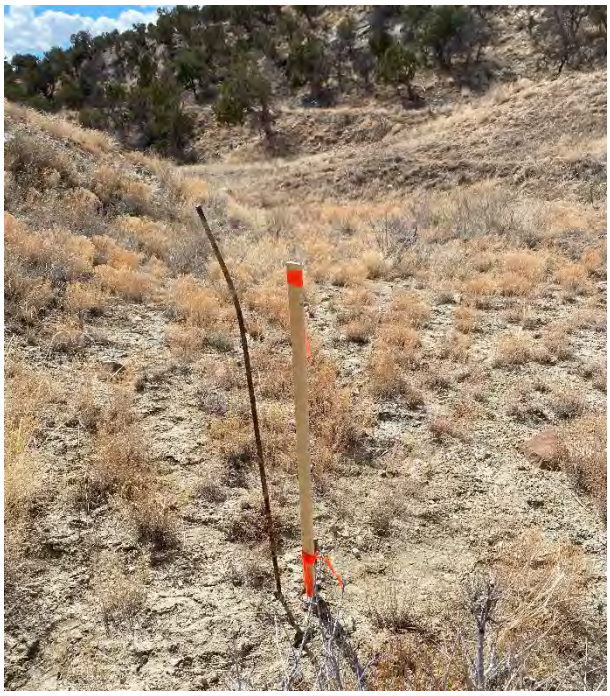
Entrance to Barrett Brothers property, looking SE. Access road used is CR 23S.



Proposed permanent agricultural road, looking SE.



Planned drillhole 24-2 (DH-78-20) looking NW.



Planned drillhole 24-2 (DH-78-20) looking SE.



Planned drillhole 24-1 (DH-75-2) looking NW.



Planned drillhole 24-1 (DH-75-2) looking SE.



Proposed permanent agricultural road leading to drillhole 24-4 (DH-352), looking N.



Proposed permanent agricultural road, leading to drillhole 24-4 (DH-352), looking S.



Planned drillhole 24-4 (DH-352) looking N.



Planned drillhole 24-4 (DH-352) looking S.



Proposed permanent agricultural road from drillhole 24-4 to 24-3, looking N.



Proposed permanent agricultural road from drillhole 24-4 to 24-3, looking S.



Planned drillhole 24-3 (DH-372) looking N.



Planned drillhole 24-3 (DH-372) looking S. View of proposed cut-and-fill of existing agricultural road.



Exiting the site. Private road becomes CR 23S after fence. Looking NW.



Culvert at CR 23S. BMPs will be employed to make sure culvert is not affected by erosion from road building. Looking NE.

ATTACHMENT E. SAN MIGUEL COUNTY VEGETATION CONTROL AND MANAGEMENT APPROVED SEED MIX FOR THE NORWOOD AREA.

San Miguel County Vegetation Control and Management

Approved Seed Mix for the Norwood Area

Soil Preparation

- Tilling or discing the soil (especially compacted soils) is necessary. The addition of plant-based compost will add organic matter that will aid in the germination and establishment of the planted material. I would not recommend ripping except in certain situations.
- All straw used has to be certified weed free with a tackifier or biodegradable mats used. Preferred time to seed is when the soil temperature is above 50 F in the spring and below 50 F in the fall.
- 5 plants per square foot is considered a success as per NRCS guidelines
- Successful revegetation should be done in stages. Grass seed should be planted before establishing groundcovers, perennials, shrubs or trees to allow for weed treatments.
- Depending on the size of the project a bond may be applied, and the San Miguel County Weed Manager will release the bond when inspected and approved

Irrigation

- Irrigate frequently until seed comes up. Irrigation should penetrate soil surface to 1 inch. After grass breaks surface water less frequently but deeper. Most species germinate within 3 weeks.

Approved Seed Mix for Revegetation: this list includes species preferred for revegetation; seed mixes need not include every species on this list.

- Be aware seed mixes may contain Oxeye Daisy, Dames Rocket or Yellow Toadflax aka “Butter and Eggs” which are noxious weeds

Grasses

- Galleta grass (*Pleuraphis jamesii*) at 1 pound per acre
- Indian ricegrass (*Achnatherum hymenoides*), Nezpar or Rimrock variety at 1 pound per acre
- Sandberg bluegrass (*Poa secunda sandbergii*) at 1.5 pounds per acre
- Western wheatgrass (*Pascopyrum smithii*), Arriba variety at 1.2 pounds per acre
- Blue grama (*Bouteloua gracilis*) at 1.2 pounds per acre
- Arizona Fescue (*Festuca arizonica*) at 1.2 pounds per acre
- Total pure live seed per acre for drilled dormant seeding is 5.41 pounds
- Total pure live seed per acre for broadcast seeding with weed free mulch is 22 pounds

In addition to the approved grasses listed above, the following species are also approved. These species should be planted after herbicide weed treatments are finished and after establishment of grasses.

Groundcovers

- Sulphur-flower buckwheat (*Eriogonum umbellatum*) at .05 pounds per acre
- Pussytoes (*Antennaria spp*.) at .05 pounds per acre

Perennials

- Common yarrow (*Achillea millefolium lantana*) at .05 pounds per acre
- Blanketflower (*Gaillardia aristata*) at 0.1 pounds per acre
- Blue flax (*Linum perenne*) at 0.1 pounds per acre
- Richardson's Germanium (*Geranium richardsonii*) at 0.1 pounds per acre
- Showy Goldeneye (*Heliomeris Viguera multiflora*)
- Scarlet Gilia (*Ipomopsis aggregata*)
- Silvery lupine (*Lupinus argenteus*) at 0.2 pounds per acre
- Rocky Mountain Penstemon (*Penstemon strictus*) at 0.1 pounds per acre
- Black-eyed Susan (*Rudbeckia hirta*)
- Golden banner (*Thermopsis divaricarpa*) at 0.2 pounds per acre
- Scarlet globemallow (*Sphaeralcea coccinea*) at 0.2 pounds per acre

Shrubs

- Western Serviceberry (*Amelanchier alnifolia*) at 0.1 pounds per acre
- 4 Wing saltbrush (*Atriplex canescens*)
- Chokecherry (*Prunus virginiana*) at 0.5 pounds per acre
- Gamble Oak (*Quercus gambelii*)
- Mountain mahogany (*Cercocarpus intricatus*)
- Western wild rose (*Rosa woodsia*) at 0.5 pounds per acre

Trees

- Pinyon Pine (*Pinus edulis*)
- Utah Juniper (*Juniperus osteosperma*)
- Colorado Blue Spruce (*Picea pungens*)
- Quaking Aspen (*Populus tremuloides*)

Approved by Julie Kolb, San Miguel County Vegetation Manager

Native grass seed mixtures are available from the San Miguel County Vegetation Department at (970)327-0399

ATTACHMENT F. BARRETT BROTHERS LETTER FOR PERMISSION TO PROSPECT ON THEIR LAND

Claude L. Barrett
P.O. Box 496
Nucla, CO 81427

March 2, 2024

Robert A. Larson
P.O. Box 85
Ouray, CO

Dear Sir:

This letter is to provide "consent" to proposed exploration drilling on the Pitchfork Mine properties where Mr. Larson has maintained a Surface Lease Agreement with the Barrett Brothers since 2013. It is being proposed to drill 4 core holes in the area where Ranchers Exploration and Development drilled numerous exploration holes in the 1970s. These are on unpatented mining claims that Mr. Larson has held for many years together with the surface owned in fee by the Barrett Brothers.

This letter is being requested by the BLM to comply with their permitting requirements and to be assured that all of the provisions of the Surface Lease are complied with as specified.

Thank you for keeping us informed of the activities on this property.

Sincerely,

Claude L. Barrett

Claude L Barrett

ATTACHMENT G. BARRETT BROTHERS LETTER REQUESTING ROADS AS PERMANENT AGRICULTURAL FEATURES.

Claude L. Barrett
P.O. Box 496
Nucla, CO 81424

March 19, 2024

Robert A. Larson
P.O. Box 85
Ouray, CO 81427

Dear Sir:

This letter states that Barrett Brothers agree that the proposed drill road improvements on the Pitchfork properties will be considered "permanent" not requiring reclamation and bonding for the permitting that is required by the Department of Reclamation Mining and Safety.

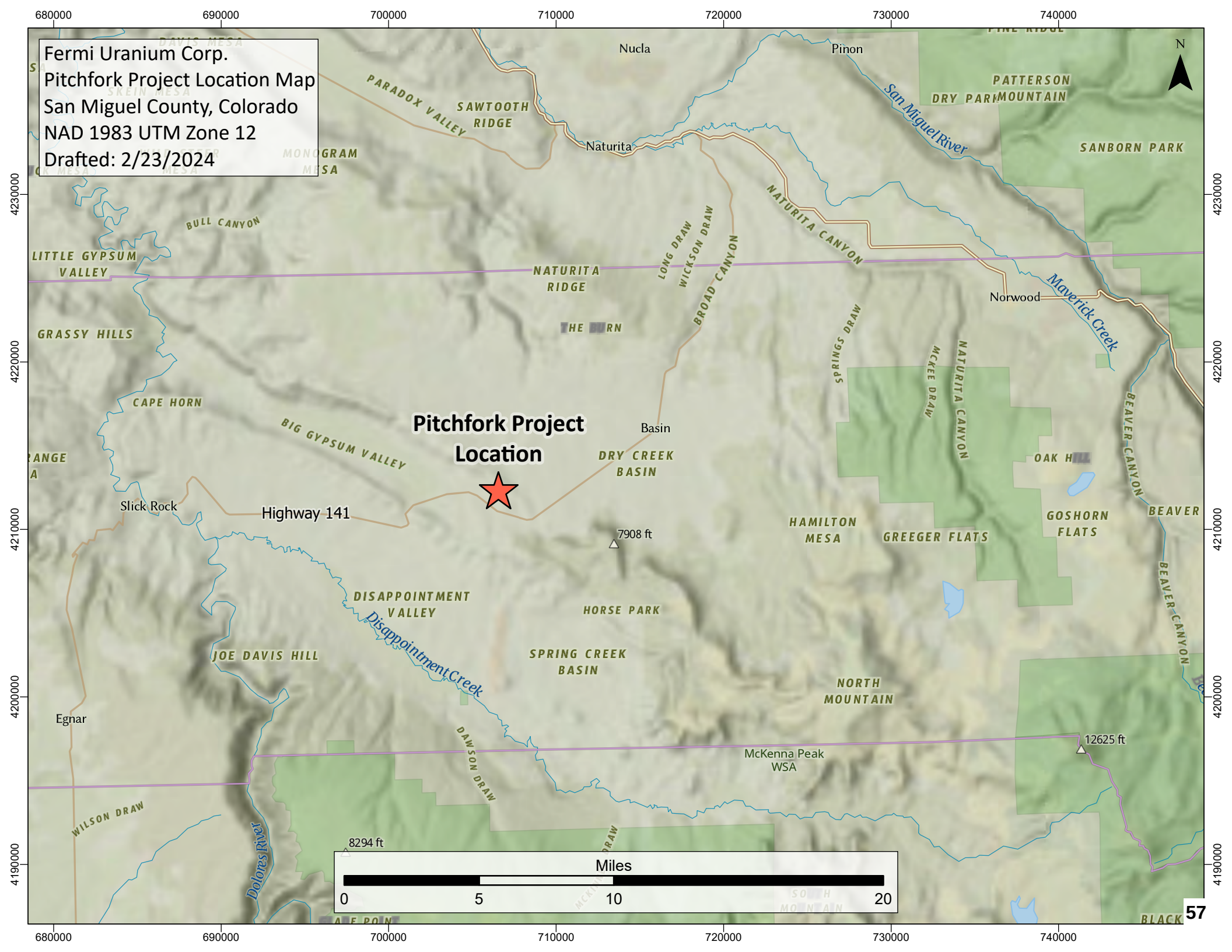
San Miguel County, also with our approval, will consider the improved roads as "agricultural" benefitting our use of the roads during and following the proposed drilling activities.

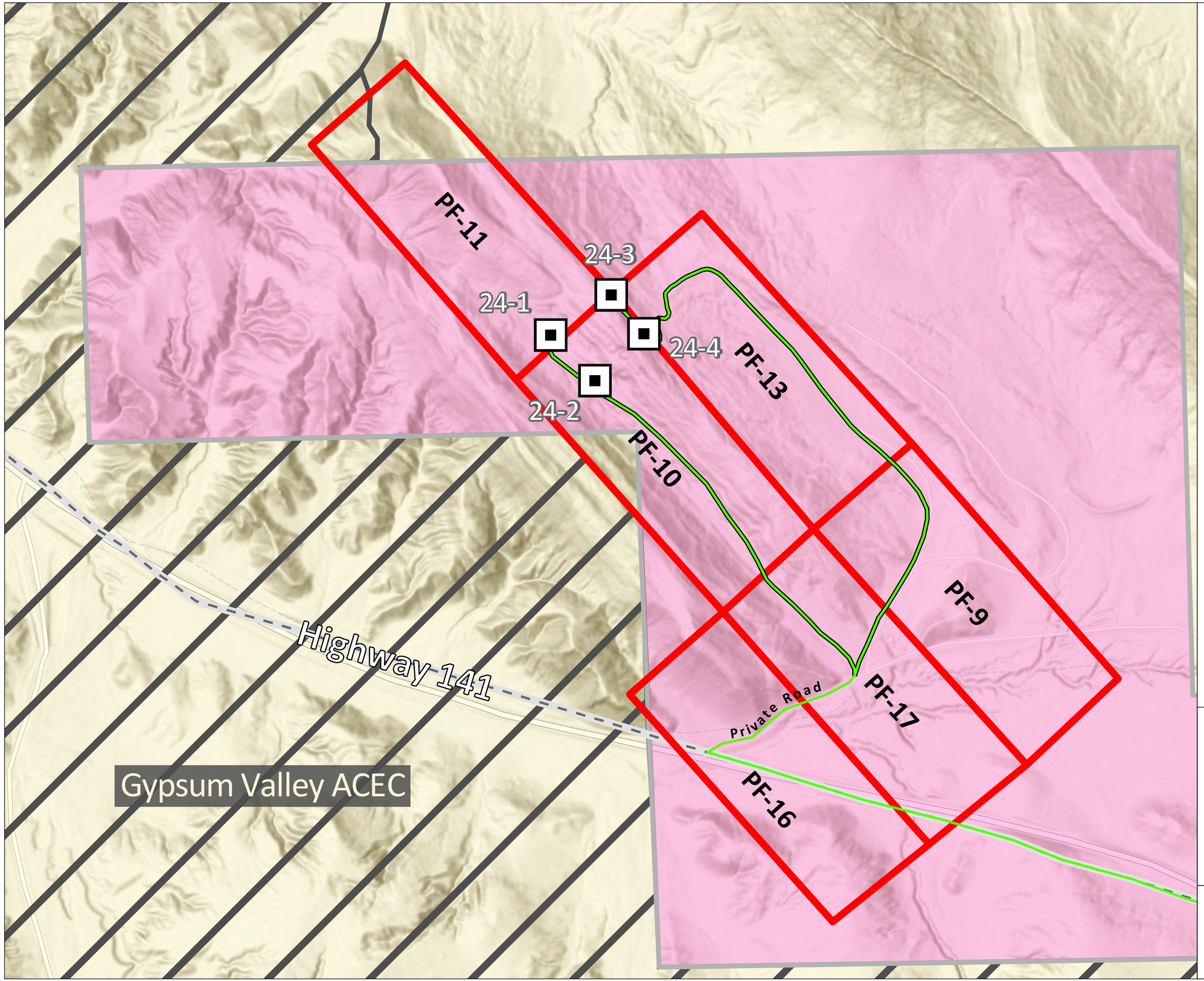
Please accept this letter for our agreeing to these requested considerations of the permitting agencies.

Sincerely,

Claude L. Barrett

Claude L Barrett


Fermi Uranium Corp.
Pitchfork Project Location Map
San Miguel County, Colorado
NAD 1983 UTM Zone 12
Drafted: 2/23/2024
Pitchfork Project Location
Nucla
Pinon
Naturita
Norwood
Basin
Slick Rock
Egnar
Highway 141
7908 ft
12625 ft
8294 ft
McKenna Peak WSA
PARADOX VALLEY
SAWTOOTH RIDGE
PATTERSON MOUNTAIN
SANBORN PARK
San Miguel River
BULL CANYON
LITTLE GYPSUM VALLEY
NATURITA RIDGE
LONG DRAW
WICKSON DRAW
BROAD CANYON
NATURITA CANYON
Maverick Creek
GRASSY HILLS
THE BURN
SPRINGS DRAW
MCKEE DRAW
CAPE HORN
BIG GYPSUM VALLEY
DRY CREEK BASIN
OAK HILL
BEAVER CANYON
HAMILTON MESA
GREEGER FLATS
GOSHORN FLATS
DISAPPOINTMENT VALLEY
Disappointment Creek
HORSE PARK
JOE DAVIS HILL
SPRING CREEK BASIN
NORTH MOUNTAIN
DAWSON DRAW
WILSON DRAW
Dolores River
Miles
0
5
10
20
N
680000
690000
700000
710000
720000
730000
740000
4230000
4220000
4210000
4200000
4190000



Legend

- Site Access Route
- New Road on Private
- Proposed Drillhole Location
- Private
- Gypsum Valley ACEC
- BLM

Notes:

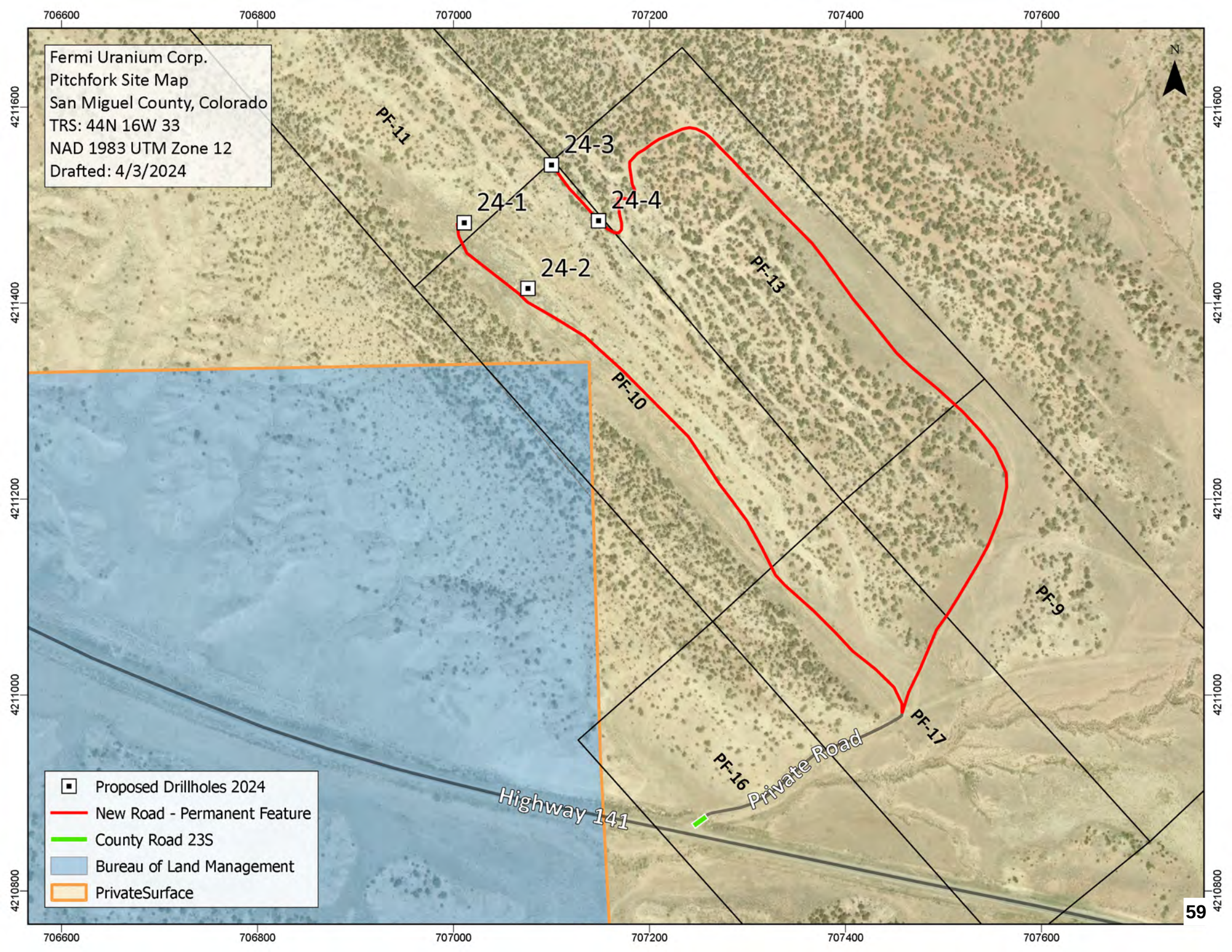
1. Elk Winter Range areas also cover 100% of the area shown.

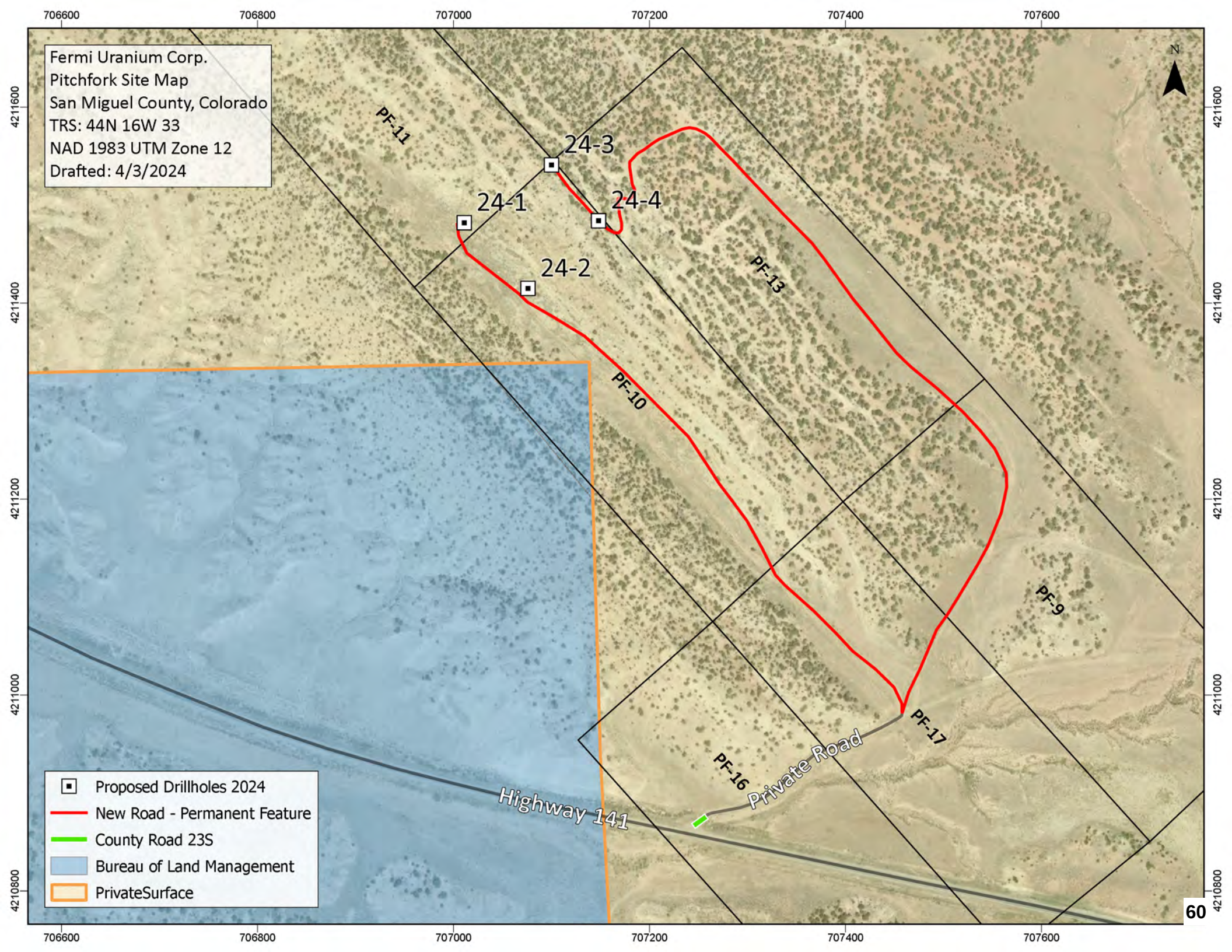
Fermi Uranium Corp.
Pitchfork Project

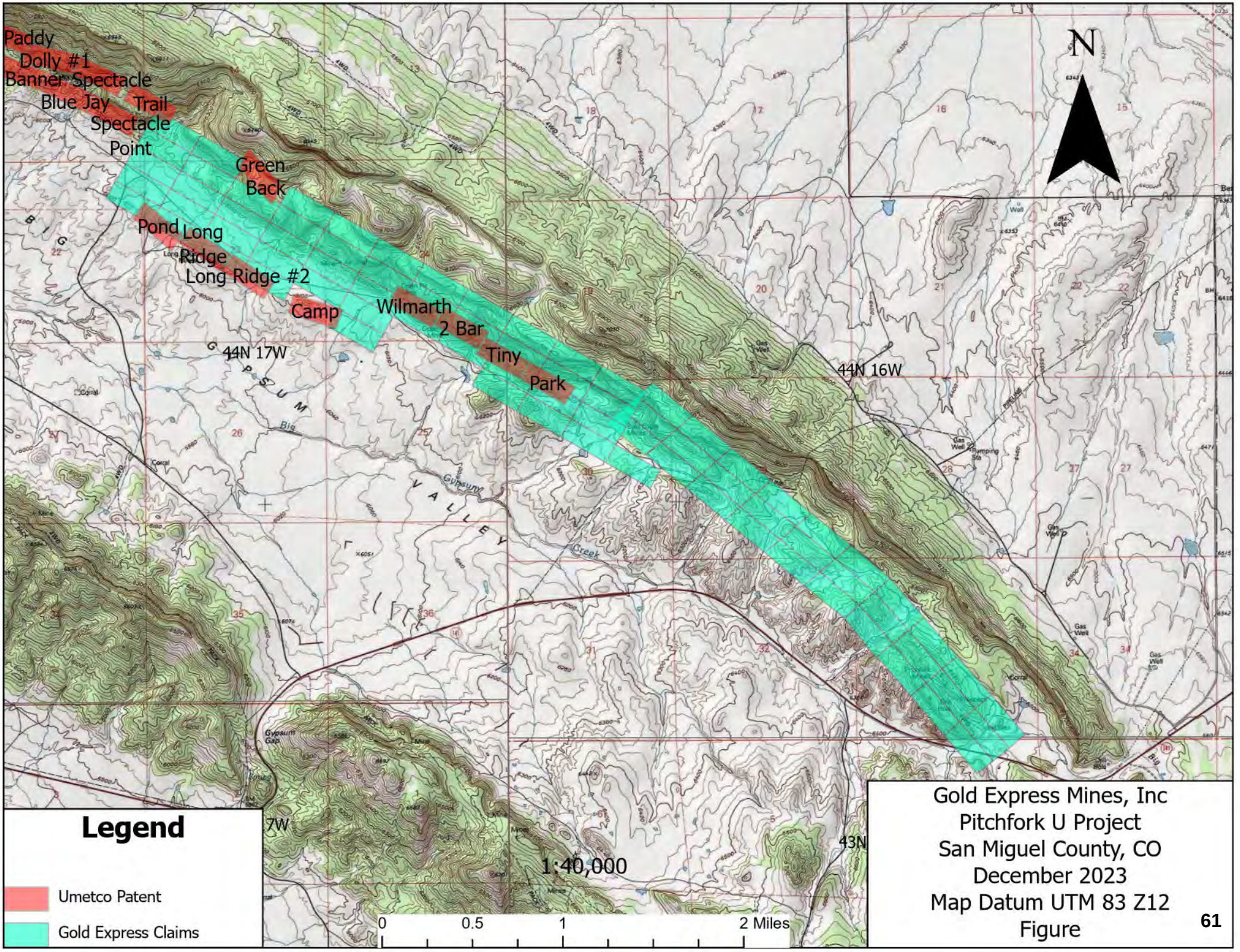
San Miguel County, Colorado
TRS: 44N 16W 33
NAD 1983 UTM Zone 12
Drafted: 4/4/2024

0 500 1,000
Feet

N


Fermi Uranium Corp.
Pitchfork Site Map
San Miguel County, Colorado
TRS: 44N 16W 33
NAD 1983 UTM Zone 12
Drafted: 4/3/2024
706600
706800
707000
707200
707400
707600
4211600
4211400
4211200
4211000
4210800
N
24-1
24-2
24-3
24-4
PF-11
PF-13
PF-10
PF-9
PF-17
PF-16
Private Road
Highway 141
Proposed Drillholes 2024
New Road - Permanent Feature
County Road 23S
Bureau of Land Management
PrivateSurface


Fermi Uranium Corp.
Pitchfork Site Map
San Miguel County, Colorado
TRS: 44N 16W 33
NAD 1983 UTM Zone 12
Drafted: 4/3/2024
706600
706800
707000
707200
707400
707600
4211600
4211400
4211200
4211000
4210800
N
24-1
24-2
24-3
24-4
PF-11
PF-13
PF-10
PF-9
PF-17
PF-16
Private Road
Highway 141
Proposed Drillholes 2024
New Road - Permanent Feature
County Road 23S
Bureau of Land Management
PrivateSurface


Paddy
Dolly #1
Banner Spectacle
Blue Jay
Trail
Spectacle
Point
Green
Back
Pond
Long
Ridge
Long Ridge #2
Camp
Wilmarth
2 Bar
Tiny
Park
44N 17W
44N 16W
43N
7W
N
1:40,000
0
0.5
1
2 Miles
Legend
Umetco Patent
Gold Express Claims
Gold Express Mines, Inc
Pitchfork U Project
San Miguel County, CO
December 2023
Map Datum UTM 83 Z12
Figure

LAND USE APPLICATION – SPECIAL USE PERMIT FOR EXPLORATION DRILLING IN THE WEST END

WEED CONTROL PLAN

PITCHFORK PROJECT, BIG GYPSUM VALLEY

SAN MIGUEL COUNTY, COLORADO

April 9, 2024

Submitted by: Fermi Uranium Corp.
250 Pehle Ave. Suite 200.
Saddle Brook, NJ 07663

Submitted to: San Miguel County Planning Commission
3rd Floor
333 W Colorado Avenue
Telluride, CO 81435

Attachments:

A. San Miguel County Vegetation Control and Management Approved Seed Mix for the Norwood Area

I. PROPOSAL

The Pitchfork Project is a mineral exploration project proposed by Fermi Uranium Corp. (Fermi) in San Miguel County, Colorado. The project location is in the West End of San Miguel County, approximately 25 miles southwest of Naturita, Colorado. Existing disturbance in the area is extensive, with numerous historical drill roads, mines, prospects, and adits resulting from decades of mineral exploration by numerous parties.

The proposed exploration involves four diamond core drill holes to a maximum depth of 500 feet bgs. Each drill hole will be located on a 20x20' drill pad that also contains a small sump. Only one of the proposed holes requires dirt work (24-3). For this hole, the displacement of approximately 800 cubic feet of material by 20 feet in distance is proposed. Approximately 5558 feet of new road, 20 feet wide, will be leveled and used as permanent agricultural/ranch roads by the property owners. These proposed activities are depicted on the maps and diagrams in Attachment B of the Project Narrative, which was submitted separately on SmartGov.

II. PROJECT DETAILS

This proposal involves claims that are located on private land with minerals rights held by the Bureau of Land Management (BLM). The Barrett Brothers (property owners) have submitted a letter of consent to explore for minerals on their land, which has satisfied the BLM requirements for this proposal.

Project Preparation

Fermi will minimize drill pad preparation where possible by brush clearing and digging a shallow sump approximately 10x10' in size, not to exceed 5' of depth. New proposed roads will be designed to follow existing cattle pathways and historical drill roads. All efforts will be made to minimize surface degradation of drill site access roads and drill pad areas.

Seeds from the attached approved list will be used in the re-establishment of vegetation. A final seed mix, approved by CDMS and San Miguel County, will be developed from this list (Attachment A). Best management practices will be used for erosion controls throughout the duration of drilling and road building, and until reclamation is complete. These may include silt fencing, straw waddles, roadside berms, and other methods typically used for erosion controls at a new disturbance.

Equipment to be used during project operations includes:

- One (1) truck-mounted diamond drill rig, equipped for coring HQ size core
- Drill rod racks with drill pipe and casing pipe
- Two to three (2-3) 4x4 half-ton or ¾ ton pickup trucks
- One (1) ATV (Polaris ranger or similar)
- One (1) water truck, 2,500-gallon

- One to two (1-2) water storage tanks (up to 5,000 gallons per tank)
- Water line/hose, mud pump and mixing tanks for grouting/cementing of drill holes
- One (1) excavator (CAT 320 or smaller)
- One (1) skid-steer or backhoe
- Two (2) portable generators (Duramax 10k watt or similar)

Project duration is not expected to exceed one month of operations, including drilling and earthwork. No nighttime drilling will be required.

Measures to be Taken

The native vegetation of the area to be disturbed includes the species on the attached San Miguel County Vegetation Control and Management – Approved Seed Mix for the Norwood Area. (Attachment E). If weed species have been identified at the project site, Fermi will assess the appropriate method to mitigate and eliminate species spread. The two most likely strategies will be demarcation and avoidance of areas with noxious weeds, or removal of weeds from the project area. If these options are impracticable, the use of herbicides may be used in limited instances. To prevent accidental spreading of noxious weeds, equipment to be used at the project site will be washed down prior to mobilization to the site. Fermi has a form available to document vehicle inspection and washing prior to site entry. The disturbed drill site areas will be revegetated utilizing a seed bed mixture consistent with the local environment and approved by the County as soon as practical as part of reclamation activities.

To prevent accidental spreading of noxious weeds, equipment to be used at the project site will be washed down prior to mobilization to the site. The disturbed drill site areas will be revegetated utilizing a seed bed mixture consistent with the local environment and approved by the BLM and San Miguel County as soon as practical as part of reclamation activities. A weed control plan has been submitted in conjunction with this application (SmartGov website). To achieve successful revegetation, drill pad areas will be scarified and a County-approved seed mix will be planted during the first period favorable for planting after drilling is completed.

Fermi proposes a meeting with the San Miguel County Vegetation Control Manager before project initiation for consultation regarding appropriate seeding mixes and methods. Photographic reports can be provided every 6 months to document the progression of revegetation in the project area.

III. FERMI WEED MANAGEMENT POLICY

There has been a tremendous expansion of invasive alien plant species across the US, including Colorado. New problem weed species arrive in Colorado every year. Weeds create large economic losses for agriculture in both cropland and rangeland situations. Noxious weeds often provide poorer habitats for wildlife than native vegetation. Proliferation of alien plant species

alters ecosystem processes and threatens certain native species with eradication. Unchecked weeds threaten our economic livelihood and our biological heritage.

Fermi believes that weed control is part of property management, and generally follows a four-step management approach. First, weed species are identified through inventory of the property. Second, if weed species are identified, land management goals and weed management objectives are established for the property, such as weed removal or avoidance of weedy areas. Third, preventive measures are taken, which includes washing of all equipment to mitigate the potential for inadvertently spreading weed species. And fourth, revegetating the disturbed drill site area using a seed bed mixture consistent with the local environment and approved by the appropriate regulatory agency.

San Miguel County Vegetation Control and Management

Approved Seed Mix for the Norwood Area

Soil Preparation

- Tilling or discing the soil (especially compacted soils) is necessary. The addition of plant-based compost will add organic matter that will aid in the germination and establishment of the planted material. I would not recommend ripping except in certain situations.
- All straw used has to be certified weed free with a tackifier or biodegradable mats used. Preferred time to seed is when the soil temperature is above 50 F in the spring and below 50 F in the fall.
- 5 plants per square foot is considered a success as per NRCS guidelines
- Successful revegetation should be done in stages. Grass seed should be planted before establishing groundcovers, perennials, shrubs or trees to allow for weed treatments.
- Depending on the size of the project a bond may be applied, and the San Miguel County Weed Manager will release the bond when inspected and approved

Irrigation

- Irrigate frequently until seed comes up. Irrigation should penetrate soil surface to 1 inch. After grass breaks surface water less frequently but deeper. Most species germinate within 3 weeks.

Approved Seed Mix for Revegetation: this list includes species preferred for revegetation; seed mixes need not include every species on this list.

- Be aware seed mixes may contain Oxeye Daisy, Dames Rocket or Yellow Toadflax aka “Butter and Eggs” which are noxious weeds

Grasses

- Galleta grass (*Pleuraphis jamesii*) at 1 pound per acre
- Indian ricegrass (*Achnatherum hymenoides*), Nezpar or Rimrock variety at 1 pound per acre
- Sandberg bluegrass (*Poa secunda sandbergii*) at 1.5 pounds per acre
- Western wheatgrass (*Pascopyrum smithii*), Arriba variety at 1.2 pounds per acre
- Blue grama (*Bouteloua gracilis*) at 1.2 pounds per acre
- Arizona Fescue (*Festuca arizonica*) at 1.2 pounds per acre
- Total pure live seed per acre for drilled dormant seeding is 5.41 pounds
- Total pure live seed per acre for broadcast seeding with weed free mulch is 22 pounds

In addition to the approved grasses listed above, the following species are also approved. These species should be planted after herbicide weed treatments are finished and after establishment of grasses.

Groundcovers

- Sulphur-flower buckwheat (*Eriogonum umbellatum*) at .05 pounds per acre
- Pussytoes (*Antennaria spp*.) at .05 pounds per acre

Perennials

- Common yarrow (*Achillea millefolium lantana*) at .05 pounds per acre
- Blanketflower (*Gaillardia aristata*) at 0.1 pounds per acre
- Blue flax (*Linum perenne*) at 0.1 pounds per acre
- Richardson's Germanium (*Geranium richardsonii*) at 0.1 pounds per acre
- Showy Goldeneye (*Heliomeris Viguera multiflora*)
- Scarlet Gilia (*Ipomopsis aggregata*)
- Silvery lupine (*Lupinus argenteus*) at 0.2 pounds per acre
- Rocky Mountain Penstemon (*Penstemon strictus*) at 0.1 pounds per acre
- Black-eyed Susan (*Rudbeckia hirta*)
- Golden banner (*Thermopsis divaricarpa*) at 0.2 pounds per acre
- Scarlet globemallow (*Sphaeralcea coccinea*) at 0.2 pounds per acre

Shrubs

- Western Serviceberry (*Amelanchier alnifolia*) at 0.1 pounds per acre
- 4 Wing saltbrush (*Atriplex canescens*)
- Chokecherry (*Prunus virginiana*) at 0.5 pounds per acre
- Gamble Oak (*Quercus gambelii*)
- Mountain mahogany (*Cercocarpus intricatus*)
- Western wild rose (*Rosa woodsia*) at 0.5 pounds per acre

Trees

- Pinyon Pine (*Pinus edulis*)
- Utah Juniper (*Juniperus osteosperma*)
- Colorado Blue Spruce (*Picea pungens*)
- Quaking Aspen (*Populus tremuloides*)

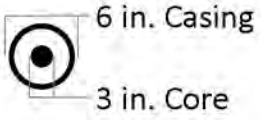
Approved by Julie Kolb, San Miguel County Vegetation Manager

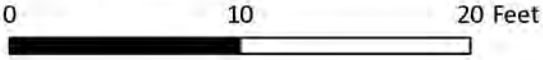
Native grass seed mixtures are available from the San Miguel County Vegetation Department at (970)327-0399

Fermi Uranium Corp.
Pitchfork Project
Drill Pad Diagrams

Drill Pad Summary			
Hole #	Depth	Pad Size	Mud Pit Size
24-1	300'	20' x 20'	10' x 10' x 3'
24-2	500'	20' x 20'	10' x 10' x 3'
24-3	100'	15' x 25'	8' x 12' x 3'
24-4	100'	20' x 20'	10' x 10' x 3'

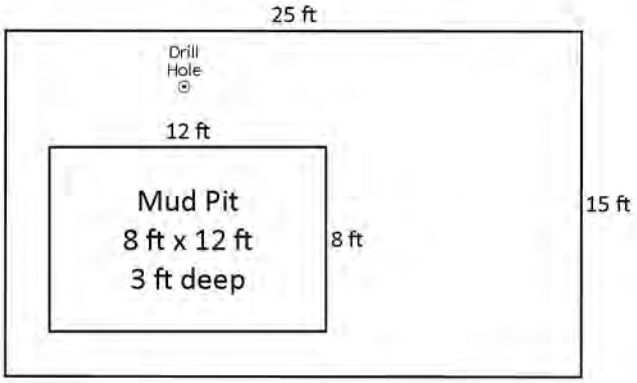
Drill Hole Dimensions



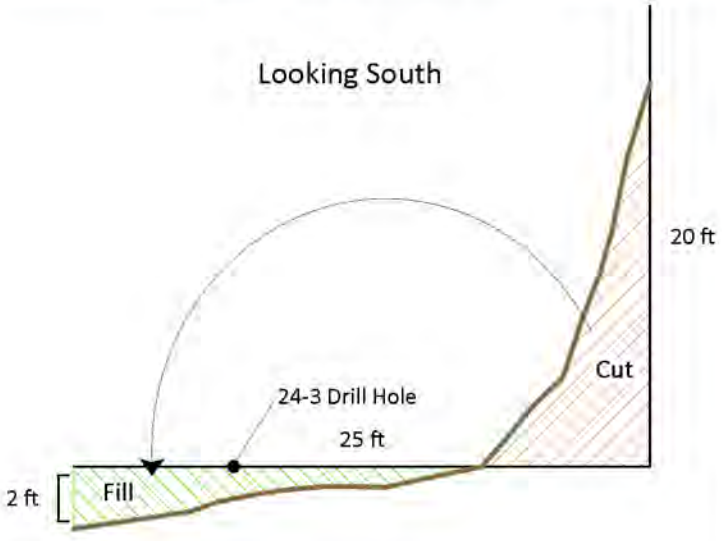


Hole 24-3 - Drill Pad

Hole Depth: 100 ft

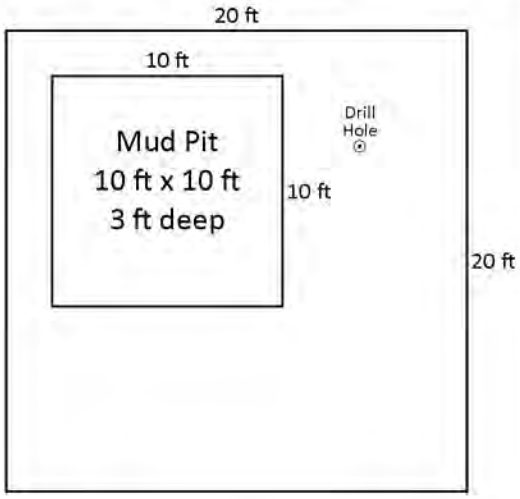


Hole 24-3 - Road Cut Diagram



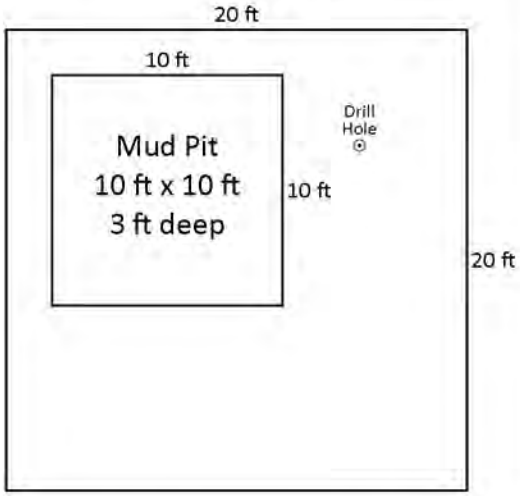
Hole 24-1 - Drill Pad

Hole Depth: 300 ft



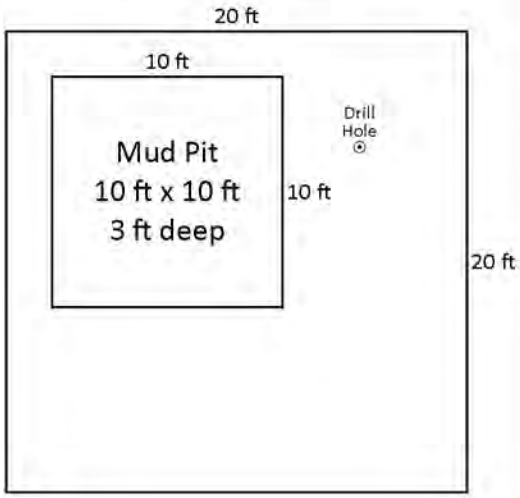
Hole 24-2 - Drill Pad

Hole Depth: 500 ft



Hole 24-4 - Drill Pad

Hole Depth: 100 ft



Claude L. Barrett
P.O. Box 496
Nucla, CO 81427

March 2, 2024

Robert A. Larson
P.O. Box 85
Ouray, CO

Dear Sir:

This letter is to provide "consent" to proposed exploration drilling on the Pitchfork Mine properties where Mr. Larson has maintained a Surface Lease Agreement with the Barrett Brothers since 2013. It is being proposed to drill 4 core holes in the area where Ranchers Exploration and Development drilled numerous exploration holes in the 1970s. These are on unpatented mining claims that Mr. Larson has held for many years together with the surface owned in fee by the Barrett Brothers.

This letter is being requested by the BLM to comply with their permitting requirements and to be assured that all of the provisions of the Surface Lease are complied with as specified.

Thank you for keeping us informed of the activities on this property.

Sincerely,

Claude L. Barrett

Claude L Barrett

Claude L. Barrett
P.O. Box 496
Nucla, CO 81424

March 19, 2024

Robert A. Larson
P.O. Box 85
Ouray, CO 81427

Dear Sir:

This letter states that Barrett Brothers agree that the proposed drill road improvements on the Pitchfork properties will be considered "permanent" not requiring reclamation and bonding for the permitting that is required by the Department of Reclamation Mining and Safety.

San Miguel County, also with our approval, will consider the improved roads as "agricultural" benefitting our use of the roads during and following the proposed drilling activities.

Please accept this letter for our agreeing to these requested considerations of the permitting agencies.

Sincerely,

Claude L. Barrett

Claude L Barrett

Monadnock Mineral Services, L.L.C.
Mining - Geology - Land Surveying
342 7th Avenue / PO Box 85, Ouray, CO 81427 mmsouray.com 970.325.4600

November 3, 2023

Claude L. Barrett
P.O. Box 496
Nucla, CO 81424

Dear Sir,

This letter is to confirm my desire to renew and extend the term of the Surface Use and Lease Agreement, dated December 2, 2013, by and between Barrett Brothers, Inc. and Robert A. Larson.

Paragraph 8, **Extension/Renewal**, provides a provision to extend said lease for an additional 10 years by providing written notice of intent to do so no later than ten days before the expiration of the current lease which is set to expire December 2, 2023.

Acknowledgement of receiving this request is by U.S. Post Office signed "Return Receipt" that accompanies this mailing.

Thank you for your continued support of our work and efforts on these properties.

Best regards,

Robert A. Larson

Robert A. Larson

Pay Maintenance Fees

Select Claims | Payment | Confirmation

Complete case filing information below

Request Assessment Year
2024

Select all claim(s) to add to this claim action

Serial Number	ClaimName	ClaimStatus
CO101866048	PF-10	Active
CO101866056	PF-39	Active
CO101866055	PF-17	Active
CO101866054	PF-16	Active
CO101866053	PF-15	Active
CO101866052	PF-14	Active
CO101866051	PF-13	Active
CO101866050	PF-12	Active
CO101866049	PF-11	Active
CO105264052	PF-35	Filed
CO105264055	PF-38	Filed
CO105264054	PF-37	Filed
CO105264053	PF-36	Filed
CO105264035	PF-18	Filed
CO105264051	PF-34	Filed
CO105264050	PF-33	Filed
CO105264049	PF-32	Filed
CO105264048	PF-31	Filed
CO105264047	PF-30	Filed
CO105264046	PF-29	Filed
CO105264045	PF-28	Filed
CO105264044	PF-27	Filed
CO105264043	PF-26	Filed
CO105264042	PF-25	Filed
CO105264041	PF-24	Filed
CO105264040	PF-23	Filed
CO105264039	PF-22	Filed
CO105264038	PF-21	Filed
CO105264037	PF-20	Filed
CO105264036	PF-19	Filed

Paid On-Line to BLM w/ Credit Card.

30 claims @ $165 per claim

$4950.00

PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

February 21, 2024

Helen Thomas Via email: helenrthomas@gmail.com
Fermi Uranium Corp

Re: Pre-application Conference Summary – Fermi Uranium Corps Drilling Program, West End (WE) Zone District, Mining Special Use Permit

Helen,

I am writing this letter as a follow up to our meeting regarding a proposal to conduct mineral prospecting. The purpose of this correspondence is to serve as a Pre-application Conference Summary, in accordance with San Miguel County Land Use Code Section 4-207, for the proposed Mining Exploration activities on private lands parcel #455103200002, located off County Roads 23S off of State Highway 141, in unincorporated San Miguel County, Colorado. Based on our pre-application meeting, you are proposing 4 drill pads, each measuring 50 feet by 50 feet, for the purpose of exploring for uranium.

LUC Section 4-2 contains the minimum submission requirements for all sections. Section 4-212 Employee Housing Mitigation Plan is not applicable.

Per Land Use Code (LUC) Section 5-320 F. XVI "Expansion of or new commercial mineral resource development and extraction operations and facilities" requires a Two-Step Special Use Permit through Planning Commission and Board of County Commissioners.

The application shall be reviewed pursuant to applicable policies in LUC Sections 2-1 to 2-35 Land Use Policies, and to applicable standards in LUC Section 5-4, Areas and Activities of Local and State interest/"1041" Environmental Hazard Review, LUC Section 5-10, Special Uses; and LUC Section 5-16, Mining. Areas of key concern include use of and impacts on County roads; development of access roads, mitigation of impacts to wildlife and natural resources during drilling; and site reclamation.

Submission Requirements

See Attached ***Submission Requirements***

Review Standards

See Attached ***Review Standards***

Scheduling of Application Consideration

Please submit a complete set of electronic files to SmartGov, https://co-sanmiguel-co.smartgovcommunity.com/Public/Home, that conforms to all applicable Land Use Code requirements. We may request additional paper copies if it is determined to be the best method to transmit the application to the Planning Commission. The Planning Department can then schedule the application for consideration by the Planning Commission. The Planning Commission meets the second Thursday of each month. A complete application must be submitted at least one month prior to the requested meeting date.

Payment of $1135 for the Special Use Permit to San Miguel County must accompany the application for it to be considered complete (in accordance with Board of County Commissioners Resolution 2023-02). The applicant is responsible for reimbursement of all copy fees and County Designated Engineer review fees, which includes the initial review and any revisions.

The Planning Department will refer the application to the County Manager, County Attorney, County Road and Bridge, County Natural Resources and Special Projects, County Open Space and Parks, County Sheriff, INFORM, Sheep Mountain Alliance, Great Old Broads for Wilderness, Colorado Department of Public Health & Environment, Colorado Division of Reclamation, Mining and Safety, Colorado State Parks & Wildlife, US Bureau of Land Management. Other referrals will be determined upon receipt of the application.

Prior to 20 days before any meeting for which consideration of any land use application is scheduled, the applicant shall **notify by First Class mail** every property owner and condominium unit owner within 500 feet of the perimeter of the subject property as listed in the records of the San Miguel County Assessor. In addition, prior to 20 days before any meeting for which consideration of any land use application is scheduled, the applicant shall **post notice** (*letter and sign to be obtained from the Planning Department*) of the scheduled consideration of the application. Mailing and posting of notice by an applicant prior to a meeting that is not a public hearing shall be carried out pursuant to Section 3-903 A., B. and C. In addition to the notice requirements set forth in Section 3-9, applicants for approval of mining and mineral processing operations shall also be required to provide written notice of a pending application by mailing such notice first class, postage prepaid, no less than 20 days prior to the scheduled meeting date to all owners of property within 1,500 feet of the subject property, and to all municipalities within 3 miles of the subject property. An applicant's failure/refusal to submit the required certification of notice required by C.R.S. §§24-65.5-103(4) and 104(2), will result in the public meeting or hearing being rescheduled to a later date.

Please contact the Planning Department if you have questions. Thank you.

Sincerely,

Nicola Kerr



Associate Planner

Attachments: Submission Requirements

Review Standards

cc: Ryan Righetti, Road and Bridge Director; Starr Jamison, Natural Resources Director

SUBMISSION REQUIREMENTS

Land Use Code Section 4-2 establishes the minimum submission requirements for all development applications:

4-201 General

All applications for land use approvals shall include, at a minimum, the information and materials specified in this section of the Code. During the pre-application conference the Planning Office staff may authorize modifications to the required submission contents.

4-202 Required Background Information

A letter signed by the property owner containing the property owner's name, the applicant's name, address and telephone number, and if applicable, the name, address and telephone number of the representative authorized to act on behalf of the property owner.

4-203 Parcel Description

The street address and current legal description of the parcel on which the development is proposed to occur and an 8-1/2" x 11" vicinity map locating the subject property within San Miguel County.

4-204 Disclosure and Proof of Ownership

A disclosure of ownership of the parcel on which the development is proposed to occur, consisting of a current certificate from a title insurance company or attorney licensed to practice law in the State of Colorado, listing the names of all owners of the property and all holders of subsurface mineral interests of record listed in the real estate records of the San Miguel County Clerk and Recorder, mortgages, judgments, liens, easements, contracts and agreements affecting use and development of the parcel and proof of the owner's right to use the land for the purposes identified in the development application. This shall normally require proof of complete ownership or written consent from all owners. The staff may also request the applicant to supply information regarding the subject property and contiguous property sufficient to indicate that the subject lot was legally created.

4-205 Legal Access

Sufficient information to demonstrate that the applicant has adequate legal access to the parcel for the development proposal.

4-206 Standards Report

A written report demonstrating that the proposed development complies with the applicable substantive review standards.

4-207 Pre-Application Conference Summary Sheet

A copy of the pre-application conference summary sheet provided to the applicant at the pre-application conference.

4-208 Site Plan

A site utilization map shall be submitted. Where applicable, a preliminary or final plat shall also be submitted. During the pre-application conference, the Planning Office may authorize an applicant to consolidate or delete specific maps that may not be applicable to a particular development proposal. The 24" x 36" site utilization maps must be folded to fit within a legal-size folder with the name of the application visible. Site maps shall include identification of Areas of Local and State Interest as set forth in Section 5-4 and Wetland Areas as set forth in Section 5-22, for all areas where development activity is proposed.

4-209 Copies of Application

During the pre-application conference the staff shall specify the number of copies of the application to be submitted, including the number of copies of 24” by 36” maps or plats, if applicable. The Planning Office may authorize the submission of application materials, including maps and plats, in electronic format in lieu of paper copies.

4-210 Revegetation Plan

A plan for revegetation of all surfaces disturbed in conjunction with Development that employs predominantly native species, includes replacement of topsoil and specifies a maintenance schedule and techniques.

4-211 Weed Control Plan

A plan for control of noxious weeds, as listed in the San Miguel County Weed Identification List, for all surfaces disturbed in conjunction with Development. Disturbed surfaces over one (1) cumulative acre in size will require bonding for revegetation and weed control.

4-212 Employee Housing Mitigation Plan

A plan that complies with Section 5-13 of this Code to provide appropriate employee housing mitigation for the proposed development in the R-1 School District, if applicable.

Review Standards

SECTION 5-10: SPECIAL USES

5-1001 General

This section of the Code establishes the application submittal requirements and review standards applied to review Special Use permit applications for land uses designated as an allowed use in a zoning district. An allowed use may be established if approved subject to Special Use permit review to assure the use is located, designed and operated in harmony with neighboring properties and the surrounding area and does not adversely affect the public health, safety and welfare. Special Uses may or may not be appropriate in certain locations depending on degree of conformance with adopted, relevant standards and policies. For certain Special Uses these standards may supplement special standards for specific uses. Refer to Section 3-5 for one-step review procedures, Section 3-6 for two-step review procedures and Section 4-7 for submission contents.

5-1002 Review Procedures

I All applications for Special Uses and other uses that require special review are subject to either a One-step Planning Commission or Board of County Commission review or Two-step Planning Commission and Board of County Commission review, as designated in the zoning district standards.

II All Special Uses requiring One-step and Two-step Review, except Oil and Gas Exploration and Development (pursuant to Section 5-26), shall comply with the standards in this section.

III. All uses that may be established in a zoning district can be permitted by Special Use permit review but only if the proposed use meets the following criteria as applicable and upon approval of the reviewing board(s), subject to any additional conditions and mitigation measures.

5-1002 A. Application Requirements

All applications for Special Uses shall include at a minimum, the information and materials specified in Land Use Code Section 4-2.

I. The following must also be addressed as part of any application:

a. Site plan, photos and/or drawings accurately representing existing conditions and proposed conditions, specifying the location and dimensions of buildings, accessory structures, setbacks from property lines, identification of recorded and apparent easements, specifying areas for all proposed types of land uses, identification

of specific land uses, streets and rights-of-way, driveways and access points of ingress and egress, parking, fences, signs, topography, existing and proposed landscaping, and lighting, as well as all adjacent land uses;

b. Elevation drawings showing the heights of buildings, or before and after simulations/drawings specifying the height and location of

buildings and support structures, and any accessory uses, fences and signs, and proposed materials and colors;

c. Written Narrative explaining why the proposed site has been chosen, regarding the function and characteristics of any Building or Use proposed, including: days and hours of operation, number of employees, number of students, number of rooms for rent, etc., communication plan, as applicable, and describe how the proposal meets all applicable Standards and Review Criterion;

d. Detailed plans, reports and specifications.

1) Traffic and parking plan;
2) Grading, drainage and stormwater management plan;
3) Water/sewer plan: must meet state standards, may include verification of a commercial well permit, and water savings plan;
4) Lighting plan: All exterior lighting shall comply with the standards of Section 5-710;
5) Signage: see Section 5-704 standards;
6) Dust control plan;
7) A noxious weed control plan;
8) Wildlife Plan: see Section 5-407 A.XII.;
9) Additional permits as necessary from other agencies.
10) Detailed engineered plans and specifications by a registered Colorado Professional Engineer as requested by staff or Referral Agents;

5-1002 B. Review Criteria

A Special Use will be permitted only if the reviewing body finds the proposed use meets all relevant requirements. Applicants shall demonstrate through competent evidence that the proposed use meets the following criteria as applicable:

I. All Applicable Standards. The proposed use shall comply with the minimum requirements of the zone district in which the use is to be established, and will also comply with all applicable requirements of the Code.

II. Consistency with Master Plan, Land Use Policies, and Zone District.

The proposed Special Use shall be:

a. In accordance with the County Master Plan;

b. Consistent with County Land Use Policies in Article 2;

c. Consistent with the purpose of the Zone District in which it is proposed to be located;

III. Consistent and compatible with Neighborhood Character. The proposed Special Use shall be consistent, compatible, and not in conflict with the character of the neighborhood and surrounding land uses. It may be an enhancement of the mixture of complementary uses and activities in the Neighborhood of the Parcel proposed for Development;

IV. Essential for public convenience at the proposed location; and

V. Designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

VI. Impacts on Surrounding Area

Consistency and compatibility with the Character of Parcels adjacent to the Parcel shall be expressed in terms of appearance, scale and features, Site design, landscaping, weed control, as well as, the control and minimization of adverse impacts including noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, impacts on pedestrian and traffic congestion, parking, trash, service delivery, or other undesirable or hazardous conditions.

VII. Cumulative Impacts.

If multiple Special Use Permits have been issued for the same property, the uses permitted under the existing permits shall be considered in reviewing the new permit application. If there are other Special Use Permits in the geographic area, the cumulative impacts shall be evaluated. The application may be denied or appropriate conditions may be required on the proposed uses to address or mitigate any incompatibility or cumulative impacts.

a. The proposed uses must be compatible with the existing uses.

b. Cumulative impacts of all Special Use Permits on the property and in the geographic area must be considered.

5-1002 C. Public Facilities

Adequate public facilities and services shall exist or shall be provided to serve any reviewable Use including, but not limited to, roads, potable water, sewer, solid waste, parks, police, fire protection, emergency medical, hospital and medical, drainage system and schools.

5-1002 D. Bond Requirement

A bond may be required, as a condition of any reviewable Use permit as deemed necessary by the Board of Commissioners or the Planning Commission, sufficient to cover the cost of Site remediation and/or satisfaction of the other conditions and requirements.

5-1003 Commencement of Approved Special Uses

I. All approved Special Uses subject to either one-step Planning Commission or Board of County Commissioner review or two-step Special Permit Review shall commence within three (3) years of the date of approval.

a. If the permittee has not obtained a Development Permit for the approved Special Use and/or commenced the use or activity, in accordance with the terms and conditions of the approval, within

this three (3) year time period, the Special Use shall be subject to review at a duly noticed Public Hearing by the entity that approved the Special Use.

b. The purpose of this review is to determine if there has been a change in circumstances since the Special Use Permit was granted and to determine if the Special Use meets or complies with the review standards for Special Uses set forth in Land Use Code Section 5-1002 A. Standards for all Special Uses and Section 5-1002 B. Impacts on Surrounding Area.

c. Upon or prior to the expiration of the three (3) year period, the owner/applicant may provide a written statement withdrawing the Special Use application and requesting the Special Use approval be terminated.

d. If upon expiration of the three (3) year period the owner/applicant does not provide a written statement withdrawing the application, the matter shall be noticed and scheduled for Public Hearing by the County. The applicant is encouraged to provide a written statement, prior to the Public Hearing, indicating why the approved Special Use has not been granted a development permit and/or commenced, and identifying any changes that may have occurred in the surrounding land uses and explaining how the proposed Special Use meets the review standards in Land Use Code Sections 5-1002 A. and 5-1002 B.

5-1004 Review of Approved Special Uses

5-1004 A. Annual Review.

I. An annual review by the designated review body shall be held one (1) year after the date of approval or amendment of a Special Use Permit.

II. Prior to the annual review, notice will be provided to the neighbors and individuals who have commented on the Special Use Permit application.

III. The review body may make a determination in its discretion if there is a need for additional on-going annual reviews, or periodic reviews of the terms and conditions of the Special Use permit in the future.

5-1004 B. Extension of Approvals.

Prior to the expiration of the Special Use Permit, a request for extension of the approval may be submitted. Review of a request for an extension of an approved Special Use shall be conducted in accordance with the applicable provisions of Article 3 Procedures for one-step reviews and shall include posting and sending written notice of the Public Hearing for review of the Special Use to adjacent property owners.

The Planning Commission and/or Board of County Commissioners in reviewing the Special Use Permit, at a duly noticed Public Hearing, may extend the Special Use Permit approval, extend the approval subject to modifications or additional conditions, or they may rescind and terminate the approval if a finding is made that the Special Use no longer meets the review standards for Special Uses pursuant to Section 5-10 Special Uses.

5-1004 C. Discontinued or Abandoned Use.

If any approved Special Use is discontinued or abandoned for twelve (12) consecutive months, then such Special Use shall be considered to be no longer in effect. If a Special Use is discontinued or abandoned for twelve (12) consecutive months, and the Special Use is re-established or resumed by the owner, the use shall be subject to review prior to resumption in accordance with the provisions of this section and subject to review by either the Planning Commission and/or Board of County Commissioners, at a duly noticed Public Hearing, where the permitting entity may rescind or terminate, recognize and extend the original approval, or extend subject to additional conditions or modifications. The procedures and standards for review of discontinued or abandoned Special Uses are the same as those for Review of Approved Special Uses set forth in 5-1003 I.

5-1005 Minor Amendments to Special Use Permits

The Planning Director may approve, approve with conditions or disapprove minor amendments to approved Special Uses and Special Use permits subject to consideration of the standards in this Section. Refer to Section 3-4 for procedures and Section 4-7 for submission contents.

5-1005 A. Standards

As requirements for approval, the proposed activity shall not:

I. Change the basic character of the use of land on which the activity occurs, including basic visual appearance and method of operation;

II. Violate any Land Use Code standard;

III. Substantially increase the need for on-site parking or utilities, or affect affordable housing generation; and

IV. Increase the floor area of the use by more than two (2) percent or decrease the open space on the site by more than three (3) percent.

5-1006 Violations

Violation or noncompliance with any Special Use Permit or applicable Land Use Code requirement may result in suspension and/or revocation of the Permit by the Board of County Commissioners (BOCC) following a duly noticed public hearing, held with no less than fifteen (15) days prior written notice to the permittee, upon the BOCC determination that there is competent evidence of such alleged violation or noncompliance.

SECTION 5-16: MINING

The standards in this Section are intended to mitigate the impacts of mining and mineral processing, including protecting the health, safety and welfare of persons residing in the vicinity and of persons traveling on roads, streets and highways in San Miguel County utilized for hauling of mined material. This Section also contains provisions to ensure that the environmental impacts of mining and mineral processing are adequately mitigated. Mining and mineral processing operations are also subject to the special use permit provisions of Section 5-10.

5-1601 Applicability

The standards and requirements in this Section 5-16 shall apply to all mining and mineral processing operations required to obtain special use permit approval from the County, including any expansion of existing mining and/or mineral processing operations. Mining and mineral processing operations also are subject to applicable review requirements for Activities of Local and State Interest, as set forth in Section 5-4, and for Wetland Areas, as set forth in Section 5-22.

5-1602 Mitigation of Impacts

All on-site and off-site impacts shall be adequately mitigated to protect the health, safety and welfare of persons in San Miguel County and to protect the integrity and appearance of the natural environment. Consideration shall be given to site-specific environmental assessments and mitigation plans approved by the appropriate Federal agencies and/or the Colorado Division of Minerals and Geology and/or the Colorado Department of Health. However, compliance with such plans, as well as additional mitigation, may be required by the County as part of the special use permit review process. Such mitigation may include, but is not limited to, revegetation, dust control, noise control, visual screening, limitations on hours of operations, truck haul routes and traffic volumes.

5-1603 Enforcement of State and Federal Regulations

In the event that the County discovers that applicable state and/or federal regulations pertaining to a specific mining activity in San Miguel County have not been adequately enforced by the appropriate agency or organization, the Board of County Commissioners may require the mining activity to comply with any and all terms of such regulations. If such regulations are not complied with, the Board of County Commissioners may order such mining activity to cease and desist.

5-1604 Traffic Impacts and Highway Access

Mining (including sand and gravel operations) and mineral processing shall be limited to the greatest extent possible to areas where the surrounding road, street and/or highway network can accommodate heavy truck traffic. In no event shall a proposed operation be permitted where the carrying capacity of the surrounding road, street and/or highway network is exceeded by existing traffic volumes, or would be exceeded by projected or proposed traffic volumes.

5-1605 Additional Notice Requirements

In addition to the notice requirements set forth in Section 3-9, applicants for approval of mining and mineral processing operations shall also be required to provide written notice of a pending application by mailing such notice first class, postage prepaid, no less than 20 days prior to the scheduled meeting date to all owners of property within 1,500 feet of the subject property, and to all municipalities within 3 miles of the subject property.

SECTION 5-4: AREAS OF STATE AND LOCAL INTEREST

5-405 Historic and Archaeological Resource Areas

5-405 A. Applicability

The development standards in this section apply to the following activities within Historic and Archaeological Resource Areas:

I. Development;

II. Changes in the amount or character of open space;

III. Exterior alteration or remodeling of any existing structure within the site, or any addition thereto;

IV. Demolition or destruction of structures or buildings within the site.

5-405 B. Persons responsible for activities listed in Section 5-405 A. shall:

I. Minimize damage to historic structures; and

II. Demonstrate that a proposal will enhance the meaning of a historic or archaeological site as representative of a period, style, occasion or unique activity.

5-407 Wildlife Habitat Areas

This section establishes land use standards for wildlife habitat areas in addition to the general standards in Section 5-402. The standards apply to areas mapped by the Colorado Parks and Wildlife (CPW) on the County's adopted Wildlife Resource Information System (C.R.S.1041 Wildlife maps) and to areas known to be wildlife habitat areas by the Colorado Parks and Wildlife, and areas mapped by the Colorado Natural Heritage Program. Agricultural and Ranching activities are exempt from this Section.

5-407 A. General Standards

The standards in this section apply to all wildlife habitat areas.

I. Residential development shall be clustered to avoid impacting wildlife and their habitat.

II. Removal of vegetation shall be minimized. Vegetation removed shall be promptly replaced with beneficial native browse species.

III. Wildlife food, cover and water shall be preserved and development effects that would destroy these shall be mitigated. Special consideration shall be given to trees and shrubs with high wildlife food value, especially heavy seed, berry and fruit producing species.

IV. The planting of wildlife food species and woody cover along fences shall be encouraged as one way of improving wildlife habitat.

V. Waterholes, springs, seepage, marshes, pond and watering areas shall be preserved.

VI. Known endangered species habitats shall be preserved and all disturbances to those habitats shall be minimized.

VII. Every golden eagle nest site, bald eagle roost site, and all other raptor nest sites shall be protected from the adverse impacts of development within a ½ mile buffer.

VIII. Mesh or woven fences shall be prohibited and are encouraged to be removed.

IX. Fences located within CPW designated mapped wildlife habitat areas are discouraged. Fences in such wildlife habitat areas shall be limited to “wildlife friendly fences” that are in compliance with applicable CPW fencing standards. Wildlife friendly fences are very visible and allow wild animals to easily jump over or slip under the wires or rails. The following regulations shall apply to fencing:

a. Smooth wire or rounded rail for the top, smooth wire on the bottom;
b. Fence is limited to 42: in height;
c. At least 12” between the top two wires or rails;
d. At least 16” between the bottom wire or rail and the ground;
e. Posts at minimum 16’ intervals;
f. Gates, drop-downs, removable fence sections or other passages where animals concentrate and cross;
g. Using a rail, high-visibility wire, flagging or other visual markers for the top.
h. A zigzagged worm fence (rails stacked alternately on top of one another, with rails interlocked like laced fingers where the ends meet) should create openings for wildlife to cross by intermittently dropping rails to the ground every 400’; and in swales and at stream crossing for easy wildlife passage.
i. Perimeter fencing of an entire parcel is discouraged.
j. As an exception to “wildlife friendly fencing” dogs shall be kept in an enclosed kennel or small fenced yard adjacent to the residence. The standards or allowance for a small fenced yard or area shall be specified in the county’s revised dog or animal control regulations.

If staff has a question regarding the appropriateness of proposed fencing to be located within a CPW mapped wildlife habitat area the application may be referred to the CPW for comment and recommendation. Any new fencing shall follow the CPW “Fencing with Wildlife in Mind” guidelines available at the CPW website, www.wildlife.state.co.us

X. Residential development shall maintain bear proof storage for garbage disposal for all parcels located in all zone districts.

XI. Development activities, such as Subdivisions, PUDs and Special Use Permits uses may require a Wildlife Impact Assessment prepared by a qualified wildlife biologist or scientist for all mapped wildlife habitat areas or known habitat areas to be submitted with the land use application. The Impact Assessment should include changes, trends and proposed mitigation to be reviewed by the Colorado Parks and Wildlife or other County review staff.

XII. Barking dogs, dogs at large, and stray dogs are not permitted in any unincorporated portion of San Miguel County pursuant to Board of County Commissioner Resolution1982-27 or as may be set forth in the most current Board of County Commissioner Resolution regarding dog or animal control rules and regulations.

XIII. It is illegal for dogs to chase and/or harass wildlife, on public or private property. A Colorado wildlife officer or other peace officer may capture or kill any dog he or she determines to be harassing wildlife, pursuant to C.R.S. §33-6-128.

5-407 B. Deer, Elk and Bighorn Sheep Winter Concentration Area/Severe Winter Range

Land uses in deer, elk or bighorn sheep winter concentration areas/severe winter range shall comply with the standards in Section 5-407 A. and the standards in this Section.

I. Overgrazing of ranges by livestock shall be prohibited.

II. Development shall be restricted to areas in which wildlife impacts can be minimized.

III. Access for the Colorado Parks and Wildlife for managing wildlife shall be maintained.

IV. Commercial activity and recreational uses requiring County review shall be prohibited from December through April 15.

5-407 C. Deer, Elk and Bighorn Sheep Winter Range

Land uses located in deer, elk or bighorn sheep winter range shall comply with Sections 5-407 A. and 5-407 B.I.-III. and the standard in this section.

Commercial activity and recreational uses requiring County review shall be prohibited from December 1 through April 15, unless an applicant can demonstrate written approval from the Colorado Parks and Wildlife of a site-specific wildlife protection plan. Such plan shall include CPW monitoring provisions and set forth on-site protection, including but not limited to habitat enhancement and habitat protection, including but not limited to control of fencing, noise, lighting and siting of structures, and establishment of routes and means of transportation and hours/days of operation. Permits must be renewed annually. The dates in this section may be modified and permits may be suspended at any time upon CPW recommendation on a case-by-case basis as necessary to protect the health of the herd.

5-407 D. Deer and Elk Migration Corridors

Land uses located in deer and elk Migration Corridors shall comply with Section 5-407 A. and the standards in this section.

I. Development blocking a corridor and preventing migration between summer and winter ranges shall be prohibited.

II. Fences restricting deer or elk migration shall be prohibited.

5-407 E. Deer and Elk Production Areas

Land uses located in deer and elk production areas shall comply with Section 5-407 A. and the standards in this Section.

I. Where no appropriate development site exists in a production area, development shall be prohibited.

II. Access shall be maintained for the Colorado Parks and Wildlife for trapping, tagging and studying wildlife.

III. Manipulation of vegetation shall be prohibited, except within a designated building envelope.

IV. Commercial and construction activity, recreational uses and off-road motorized activity shall be prohibited from May 1 through June 30. These dates may be modified upon Colorado Parks and Wildlife recommendation on a case-by-case basis as necessary to protect the health of the herd.

5-407 F. Riparian Areas and Shorelands

Land uses located in riparian or shoreland areas shall comply with the standards in 5-407

A. and the standards in this section.

I. Development and the removal of vegetation and disturbance of ground cover within the riparian area shall be prohibited.

II. Culverts shall be designed to prevent plugging and washouts.

III. Culverts that may become barriers to fish passage shall be prohibited.

IV. Riparian and shoreland habitat areas that have been denuded or disturbed by development shall be revegetated in the first available growing season.

ARTICLE 2 LAND USE POLICIES

SECTION 2-8: NATURAL AND MAN-MADE HAZARD AND RESOURCE AREAS

It is the policy of San Miguel County to prevent any use and development of land that may:

2-801
Unreasonably subject any person, or use, to natural or man-made hazards;

2-802
Unreasonably create or contribute to the danger of natural or man-made hazards that might affect lands or the use and development thereof;

2-803
Unreasonably subject other persons including the County to the risks and expenses necessary to mitigate hazardous conditions, respond to emergencies created by such conditions, or to rehabilitate any lands or improvements thereof;

2-804
Be unduly destructive to the natural resources of the County; or

2-805
Constitute a public or private nuisance.

SECTION 2-11: EROSION

It is the policy of the County to prevent the acceleration of the erosion of soil and rock and whenever possible maintain vegetative cover to minimize soil disturbance.

SECTION 2-28: COMPATIBILITY WITH HISTORICAL AND ARCHAEOLOGICAL RESOURCES

It is the policy of the County to protect any sites, structures and surrounding areas determined to have historical or archaeological significance to the community, the region, or the State of Colorado from any destruction or alteration of the site, structure or surrounding area that would detract from its historical and archaeological significance.

SECTION 2-34: REVEGETATION WITH NATIVE SPECIES

It is the policy of the County to prevent weed infestation and to ensure that all surface disturbances, especially of topsoil, are revegetated with native species.

SECTION 2-35: MINING AND MINERAL PROCESSING OPERATIONS

It is the policy of the County to permit commencement or expansion of Mining and Mineral Processing operations only in appropriate areas identified pursuant to the County Comprehensive Development Plan, with review, as appropriate, under Land Use Code Section 5-4 and CRS 24-65.1-101 et. seq., "Areas and Activities of State Interest," subject to adequate mitigation of environmental, noise, traffic, and other impacts of such activities.

481850
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SAN MIGUEL COUNTY, CO
STEPHANNIE VAN DAMME, CLERK-RECORDER
08-09-2023 10:53 AM Recording Fee $15.50

San Miguel County
Telluride
Colorado 81435

Filed for record this _____ day of _____, 19____, A.D., at _____ o'clock ____M.
Reception No. _____ Recorder _____

NOTICE OF INTENT TO HOLD

Before me, the subscriber personally appeared Robert A. Larson, who, being duly sworn, saith:

that I am the agent or the owner in whole or in part of the following described mining claim(s) situate in the Lower San Miguel mining district, county of San Miguel, state of Colorado;

Claim Name	CMC (Serial Number)	Claim Name	CMC (Serial Number)
PF-18	1052640 35	PF-35	1052640 52
PF-19	1052640 36	PF-36	1052640 53
PF-20	1052640 37	PF-37	1052640 54
PF-21	1052640 38	PF-38	1052640 55
PF-22	1052640 39	PF-10	1018660 48
PF-23	1052640 40	PF-11	1018660 49
PF-24	1052640 41	PF-12	1018660 50
PF-25	1052640 42	PF-13	1018660 51
PF-26	1052640 43	PF-14	1018660 52
PF-27	1052640 44	PF-15	1018660 53
PF-28	1052640 45	PF-16	1018660 54
PF-29	1052640 46	PF-17	1018660 55
PF-30	1052640 47	PF-39	1018660 56
PF-31	1052640 48		
PF-32	1052640 49		
PF-33	1052640 50		
PF-34	1052640 51		

(Additional claims may be noted on the reverse side of this form)

that this Notice of Intent to Hold is being recorded and filed for the purpose of holding said mining claim(s) for the assessment work year commencing 1 day of September, 2023, A.D., and ending 31 day August, 2024, A.D.; and

that I understand the recordation and filing of this Notice of Intent to Hold does not relieve me of the obligation to perform annual assessment work otherwise required by law.

480587
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SAN MIGUEL COUNTY, CO
STEPHANNIE VAN DAMME, CLERK-RECORDEF
04-06-2023 08:46 AM Recording Fee $35.50

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE ("Memorandum") is made and entered into as of the 1st day of February, 2023, by and between Robert Larson, an individual residing in Ouray, Colorado, the "Lessor", and Fermi Metals, LLC a Wyoming corporation, based in Walla Walla, Washington, the "Lessee"

Lessor holds title to certain unpatented federal mining claims and a surface lease located in San Miguel County, Colorado, as more particularly described in Exhibit A.1. Also, additional unpatented claims are proposed to be staked on strike of the existing claim groups which will become part of this lease and which are depicted in Exhibit A.2, including the future acquisition of mining claims as defined in the "Area of Influence" described in Exhibit A.2

The Lessor has the desire to bring these mining properties into production stage through exploration and development process, and Lessee desires to acquire active mineral exploration projects.

This Memorandum is being executed for the purpose of providing record notice of the **"Lease"** and certain provisions thereof.

TERMS

A. Term of Lease. The initial term of this lease shall be five (5) years to commence on February 1, 2023. After this five (5) year period the Lessee has the option to purchase the claims as described in Article 7 of the "Lease". If Purchase Option is executed Lessor will continue to receive Royalties as prescribed in said Article 7.

B. Possession and Control of Property. Lessee shall have, and is hereby given and granted, the right to enter and take over, at the beginning of the Lease term, control of the surface and underground of the Leased Premises including any mine dumps or waste piles. Lessee shall have the right to investigate, measure, sample, examine, test, drill, develop, work, mine, operate, use, manage, and control the same and have access to the water and water rights on the property, and to mine, extract, and remove from the property the ores and minerals found thereon and to treat, mill, ship, sell or otherwise dispose of the same and receive the full proceeds from sales less royalties; and to erect, construct, maintain, use and operate buildings, structures, machinery and equipment, including milling, processing and tailings facilities, complying with the provisions as set forth in the Surface Agreement and the Permitting Requirements of the State of Colorado and San Miguel County.

C. Manner of Work. Lessee agrees to cause all work, development and mining to be done in a careful and miner=like manner, and to conform in all respects to the mining laws and regulations of the United States and the State of Colorado.

D. Environmental Compliance. Lessee shall comply with all applicable federal, state,

regional, and local laws, regulations and ordinances protecting the environment and agrees to indemnify and hold harmless Lessor for any and all costs to remediate hazardous materials introduced to the Leased Premises by Lessee.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum, intending that it be valid and effective from and after the day and year first written above.

LESSOR:

Robert Larson

Robert Larson

LEAH WESSELING
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234001604
MY COMMISSION EXPIRES JAN 12, 2027

STATE OF COLORADO)
)ss
COUNTY OF OURAY)

This instrument was acknowledged before me on April 4th, 2023, by Robert Larson.

Witness my hand and seal.

My Commission expires: January 12, 2027

Notary Public

LESSEE:

Fermi Metals, LLC,
a Wyoming Corporation

John P. Ryan, Manager

STATE OF NEW JERSEY)
)ss
COUNTY OF PASSAIC)

This instrument was acknowledged before me on 3/22, 2023, by John P. Ryan.

Witness my hand and seal.

My Commission expires: Feb 06 2028

Notary Public

ABDUL ROBBANI
Commission # 50206464
Notary Public, State of New Jersey
My Commission Expires
February 06, 2028

Exhibit A.1

Pitchfork Unpatented Claims

Claim Name	CMC Number
PF-10	101866048
PF-11	101866049
PF-12	101866050
PF-13	101866051
PF-14	101866052
PF-15	101866053
PF-16	101866054
PF-17	101866055
PF-18	105264035
PF-19	105264036
PF-20	105264037
PF-21	105264038
PF-22	105264039
PF-23	105264040
PF-24	105264041
PF-25	105264042
PF-26	105264043
PF-27	105264044
PF-28	105264045
PF-29	105264046
PF-30	105264047
PF-31	105264048
PF-32	105264049
PF-33	105264050
PF-34	105264051
PF-35	105264052
PF-36	105264053
PF-37	105264054
PF-38	105264055
PF-39	101866056

The surface lease associated with the above unpatented claims has been provided to the Lessee for review, and is recorded at Reception No. 431156 in the records of San Miguel County.

Exhibit A.2

Pitchfork Unpatented Claims (Staked February 2023)

Approximately 25 claims staked to the northwest of the existing claim block.

The area of influence with respect to the terms and conditions of this mineral lease is an area five miles in length by ½ mile wide along the existing northwesterly mineral trend.

431156
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SAN MIGUEL COUNTY, CO
M. KATHLEEN ERIE, CLERK-RECORDER
12-30-2013 10:38 AM Recording Fee $58.50

SURFACE USE AGREEMENT AND LEASE

This agreement is made and entered into effective as of the 2nd day of December, 2013, by and between Barrett Brothers, Inc., a Colorado corporation, P. O. Box 56, Redvale, CO 81432, Grantor (whether one or more), and Robert A. Larson, P. O. Box 85, Ouray, CO 81427, or assigns, as Grantee.

WITNESSETH:

WHEREAS, Grantee has filed with the Bureau of Land Management, U. S. Department of the Interior, Notice of Intent to Locate lode or placer mining claims which are identified as the PF 10 – 39 (inclusive) lode mining claims on Stock Raising Homestead Act Lands pursuant to Public Law 103-23 etc. etc., henceforth referred to as the "Property", and has otherwise taken steps to locate and claim lode mining claims in compliance with Colorado law; and

WHEREAS, Grantor owns the surface rights to the area comprising the Property, described as follows: Township 44 N, Range 16 W, Section 33, SE/4, N/2 SW/4 and Township 43 N, Range 16 W, Section 4, Lots I and II, San Miguel County, Colorado consisting of 320 acres more or less;

NOW THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) plus other good and sufficient consideration as recited herein, the receipt of which by Grantor is hereby acknowledged, and of the covenants and agreement hereinafter expressed, the parties hereto agree as follows:

1. RIGHTS GRANTED TO GRANTEE

1.1 Grantor hereby leases and grants to the Grantee and to his successors and assigns the exclusive right and privilege for a term of ten years, and for so long thereafter as Grantee or its successors and assigns comply with the terms and conditions of this Surface Use Agreement and Lease, including payment of annual rents, to explore for, extract, process, treat, store, transport, and dispose of mined materials occurring in association therewith in, upon or under the Property as described above, including both valuable and waste products, together with the right to construct, use, maintain, repair, replace and relocate all such works, pads, drill sites, water sumps and storage areas, excavations, stock and waste piles or facilities, buildings, shops, plants, structures, machinery, appliances, roads, shafts, tunnels, drifts, open pits, pipelines, utility services and other improvements as may be necessary or convenient for the exploration, extraction, mining, preparation, processing, treating and marketing of ore and minerals extracted from or in connection with the Property and the right to use so much of the surface of the Property as reasonably may be advantageous for the exercise of the rights and privileges herein granted, including, without limitation, access for ingress and egress to the Property.

1.2 Grantee shall have the right to negotiate by separate agreement for the use of any water or water rights belonging to Grantor which are located on the Property or on adjoining property owned by the Grantor as long as the same does not interfere with the use being made of the same by Grantor. Grantor shall have the right to negotiate by separate agreement for the use

of water or water rights developed by Grantees as long as the same does not interfere with the use being made of the same by Grantee. All water rights discovered and/or developed by Grantee's operations shall be plotted on maps and furnished to Grantor in a timely manner. Grantee agrees that, without the consent of Grantor, Grantee shall not drill any exploratory drill holes within a radius of one hundred feet (100') of any presently existing water wells of Grantor. The parties shall cooperate in obtaining any required permitting for any new water rights or sources developed by Grantee and the party which will use such water shall pay any costs associated with such permitting.

2. PROPER OPERATION REQUIRED

2.1 Grantee shall conduct all operations on the Property in accordance with any legal requirements and consistent with good mining and engineering practices. Any parts of the Property which are excavated as a result of surface exploratory drilling shall, upon completion of such drilling, be restored by Grantee to its approximate original contours as may be practicable. Nothing herein shall act as a warranty from Grantee that the Property shall be suitable for any particular purpose after completion of operations nor shall Grantee have any obligation to replace waste rock or otherwise restore the surface following mining, except as may be required by applicable law.

2.2 Except as provided herein, Grantee shall erect and maintain fences and cattle guards around workings and structures which Grantee utilizes for mining and along roads constructed or utilized by Grantee in the conducting of its mining operations wherever reasonably required to protect Grantor's livestock against injury or destruction. Fences shall be standard 4-strand barbed-wire with posts on 16 ft centers. Grantee shall not be required to fence roads or drill site locations which are utilized temporarily for exploratory drilling activities. Grantee, utilizing any gates in fences maintained by Grantor on or about the Property, shall promptly close such gates. Grantee shall promptly repair any damage which may be caused by Grantee's operation to any enclosures or improvements of Grantor and shall use reasonable precautions to avoid interference with Grantor's cattle and farming operations on the Property. Grantee agrees to maintain insurance coverage to compensate Grantor if livestock is injured or killed by equipment operating on said Property or by equipment hauling ore from said Property.

2.3 Grantee agrees not to permit any Hunting on Property by employees, friends or associates since Grantor has previously granted exclusive rights to others for such purposes. Grantor agrees to limit such hunting to those areas outside of active exploration and/or mining for the protection of employees and operators.

3. ANNUAL RENT

3.1 On the signing of this Agreement by all parties hereto, and continuing thereafter on the annual anniversary of this agreement for so long as this Agreement remains in force, Grantee shall pay to Grantor an annual rent payment for the use of the Property. The annual rent payment shall be Ten Dollars ($10) for each acre of land contained within the Property. Once development, mining and/or production has commenced and a defined area for mining has been designated and properly fenced, the annual rent payment for that portion of the property will be

Twenty Five Dollars ($25) for each acre designated and the remaining acreage will continue to be paid at Ten Dollars ($10) for each of the remaining acres.

3.2 Grantee has the right to surrender and relinquish any lands not needed by it and any such surrendered lands shall be deleted from the description of the Property. No annual rent shall be due or payable for any surrendered lands from and after the date of surrender.

4. SURFACE DAMAGE

4.1 For and in consideration of any and all damage which may be done to Grantor's interest in and to the surface of the Property, including any water rights, during exploration hereunder, whether by drilling or other means, Grantee shall pay Grantor the sum of One Hundred Dollars ($100.00) for each exploration or development hole.

4.2 If any of the Property is rendered entirely unusable as result of Grantee's activities, then and in that sole event, Grantee shall pay Grantor the fair market value of such land, fair market value to be determined by a licensed Colorado appraiser, agreed to by both parties, with said appraisal being based on similar land being similarly used prior to its use by Grantee and located within five miles of the Property.

5. STATE AND FEDERAL LAW; INDEMNIFICATION OF GRANTOR

5.1 Grantee, in the operation and development of the Property, shall be subject to all applicable federal law regarding mining operations.

5.2 Grantee shall pay and satisfy all claims incurred by it for materials, supplies and labor in connection with its working of said mine and shall keep mining property free of liens or encumbrances of any and every kind, except such as might result from state and county tax assessments not required to laws of the State of Colorado, and all federal or state rules and regulations regarding Employers' Liability, Workmen's Compensation, Social Security and Unemployment Insurance. Grantee covenants and agrees to indemnify and hold harmless the Grantor from and against the payment of any and all damages, claims, costs and expenses arising from Grantee's activities hereunder due to the existence of such enactments, and of any and all claims, costs and expenses in connection therewith under any claim or subrogation provided for by aid enactments to otherwise. Grantee indemnifies and holds harmless Grantor from and against any and all damages, claims, costs and expenses caused by Grantee arising out of damage to property or any injuries to or death of the employees of Grantee, or any other person whomsoever, other than Grantor and those acting under it, where such injury, death or damage occurs because of, or in connection with, the use, operation or development of the Property whether such claims are based upon a right conferred by the common law or by statute.

5.3 If Grantor shall fail to pay any amounts due under, or to duly satisfy and discharge, any mortgage or lien on the Grantor's interest in the Property or Leased Deposits, except outstanding royalties, or shall permit any lien or encumbrance to be imposed upon the Property, then, at its option, Grantee may, but shall not be obligated to, pay and discharge any such mortgage or lien so unpaid and due and payable, and Grantee may reimburse itself for any such

payment to satisfy and discharge any such mortgage, and/or for all payments and costs of paying, satisfying and discharging any such lien or encumbrance, by withholding and retaining any amounts so paid from any and all amounts which thereafter become due and payable to Grantor during the term of this Lease. In the event of Grantee's payment, discharge or satisfaction of a mortgage or of a lien or encumbrance, as authorized in this Section, Grantee shall have all of the rights and remedies against Grantor which the mortgagor or the lien-holder of such lien or the holder of such encumbrance had against the Grantor immediately prior to the time of such payment, satisfaction or discharge.

6. FORCE MAJEURE

If and so long as governmental restrictions, inability to obtain permits, licenses and governmental approvals, war or the results thereof, strikes, acts of God or the elements, or any cause, whether or not like those enumerated, beyond the control of Grantee, shall substantially interfere with or prevent Grantee's exploration, development or mining of the Property or the sale of ores therefrom, or while litigation contesting the rights and titles of Grantor shall be pending and undetermined Grantee, without impairment of its rights hereunder, shall be excused from performance hereunder except for the payment of taxes and the payment of production royalties on ores theretofore removed and sold, and with those exceptions, Grantee's obligations hereunder shall be suspended and tolled and the time for performance thereof and the term of this Lease shall be extended for a period of time equal to each such period during which performance by Grantee is so excused. Both Parties shall use reasonable diligence to attempt to remove any preventing cause constituting a force majeure and promptly upon the removal thereof, shall resume performance of the obligations tolled and excused by said preventing cause. The prevention or settlement of any strike or labor dispute shall not, within the meaning of this Section, be considered a matter within the control of the Grantee.

7. TERMINATION

7.1 Except as excused by force majeure as set forth above, in the event of the failure of Grantee to make any payment or to perform any substantial obligation required of it under this Lease, Grantor shall have the privilege of serving a written notice on Grantee specifying in detail such default in performance. If Grantee should fail to make such payment or perform any other substantial obligation within thirty (30) days after service of said notice, or if such obligation cannot be performed within said 30-day period, shall fail to promptly commence and thereafter diligently complete performance of such obligation, then at the election of Grantor, by written notice to Grantee, all of Grantee's rights and interests under this Lease shall become terminated and forfeited to Grantor, except as hereinafter provided.

7.2 If Grantee should dispute that a default has occurred, it shall so advise Grantor and such question shall be determined by a court of competent jurisdiction. Within the thirty-day period set forth above, in the event of a dispute as to whether or not a default has occurred, Grantee shall institute a suit in a court of competent jurisdiction to have such question determined. If the decision of the court shall be that Grantee was in default, then it shall have fifteen (15) days after such decision, or the time provided in such decision, whichever is longer, within which to cure the default or defaults before Grantor may terminate this Lease by fifteen

(15) days notice to that effect, but if such default or defaults be cured, there shall be no breach hereunder with respect to the same.

8. EXTENSION/RENEWAL

Provided that Grantee is not in default hereunder, Grantee shall have the right at the end of the original ten year term of this agreement, and at the end of each ten year extension thereafter, to renew and extend the term of this Agreement for an additional ten year period. In the event Grantee wishes to extend and renew the term of this Agreement, it shall give Grantor written notice of its intent to do so no later than ten days before the expiration of the then current term.

9. GRANTEE'S RIGHT OF SURRENDER

9.1 Anything to the contrary notwithstanding, and in Grantee's sole discretion, Grantee may, at any time, terminate application of this Agreement to any portion of the Property, with or without cause, by executing and giving to Grantor a notice in substantially the following form, signed and attested in the manner provided for transfers of an interest in land under Colorado law:

NOTICE

Pursuant to the provisions of the Surface Use Agreement and Lease, dated _____ (date of Lease) between Barrett Brothers, Inc., Grantor, and Robert A Larson, Grantee, a memorandum of which was recorded in Book _____ at Pages _____ in the records of San Miguel County, State of Colorado, which Agreement was assigned by Robert A. Larson to _____, Assignee, by Assignment dated _____ recorded in Book _____ at Pages _____ in the records of San Miguel County, State of Colorado, Assignee has elected to and does terminate the said Surface Use Agreement and Lease with respect to, and only with respect to, the following described lands:

(herein to be inserted with particularity the legal description of the portion of the Property as to which the Mining Lease is terminated)

By this instrument, Assignee, relinquishes and surrenders any claim or interest it may have had or acquired under and by virtue of said Surface Use Agreement and Lease with respect to, and only with respect to, the lands described in this Notice. Said Surface Use Agreement and Lease remains in full force and effect as to any of the Property described therein not heretofore relinquished or surrendered or which are not specifically described in this Notice.

Assignee (_____)
Signed By: Dated:

_____ _____

9.2 Any of the Property relinquished and surrendered pursuant to this Section shall be free and clear of any claim, lien, or encumbrance arising out of Grantee's operations of the Property. Upon delivery of any such notice this Surface Use Agreement and Lease shall

terminate and cease as to, and only as to, the part of the Property described in any such notice and Grantee (except as herein otherwise provided with respect to annual rentals payable) shall then be relieved of any and all obligations, liability or responsibility of every kind and character whatsoever which subsequently accrue or become due with respect to the particular portion of the Property described in such notice. If Grantee relinquishes and surrenders the entire Property pursuant to the foregoing provisions, this Agreement and all future obligations relating thereto shall terminate.

10. REMOVAL OF EQUIPMENT

Grantor shall have a period of ninety (90) days after valid cancellation or other termination of this Surface Use Agreement and Lease to remove from the Property all warehouse stocks, merchandise, materials, tools, equipment, supplies and all machinery and personal property erected or placed in or upon the Property by Grantee, provided, however, that Grantee shall not remove any timbering or other underground structures required for support of any underground drifts, tunnels or other workings. Grantee shall have the right to remove any track, rails, water or air pipelines, ore bins, electrical cable, transformers and ventilation fans from the Property. If inclement weather prevents or hinders complete removal of the personal property within such 90-day period, Grantee shall have an additional amount of time beyond said 90-day period in which to remove such personal property so that Grantee shall have had an aggregate of at least a full 90 days of time in which its removal operations were not interfered with by inclement weather.

11. NO OBLIGATION TO DEVELOP

Nothing contained herein shall be deemed to require Grantee to explore, develop or mine the Property and the amount, the nature, extent and scheduling of any work which Grantee may perform on or in connection with the Property shall be at Grantee's sole and absolute discretion. Grantee makes no express or implied covenant, agreement or condition relating to its exploration of the minerals or operations on or under the Property. Whether or not any such exploration, development or operations (including mining) shall at any time be conducted by Grantee, the nature, manner and extent thereof shall be matters to be determined by Grantee.

12. GRANTOR'S WARRANTY

Grantor represents and warrants that it is the owner of the Property and has the right to lease the same and to enter into this Surface Use Agreement and Lease and that the person or persons signing this instrument on behalf of Grantor have been duly authorized to do so. Grantor further warrants and agrees to cooperate with and assist Grantee in obtaining any necessary state or federal permits to enable Grantees operations. Nothing contained in this Section shall be construed as limiting or restricting Grantee's right to withhold all payments under this Lease in the event of adverse claim, dispute or question as to the ownership or title to the Property.

13. TAXES

While this Agreement is in force, Grantee shall pay any real estate or other taxes assessed, levied or imposed upon the Property or on any improvements thereon or minerals extracted therefrom, in connection with Grantee's operations. Grantee shall have the right but not any obligation, to pay any real estate or other taxes assessed against Grantor's interest in the Property which Grantor fails to pay.

14. GENERAL PROVISIONS

14.1 Neither of the parties hereto is restricted from selling or otherwise transferring their individual interests in the Property. Either party to this Agreement shall have the right to assign, transfer, delegate, or otherwise convey its right and/or duties hereunder or any right, title or interest it may own in or to the Property without the approval of the other party. Any assignment or transfer of rights hereunder shall be in writing. The provisions hereof shall inure to the benefit of, and shall be binding upon, the successors in interest, legal representatives and assigns of the respective parties hereto, but no party hereto shall be chargeable with notice of any assignment or conveyance until such party shall have been furnished with written notice thereof and with a copy of the instrument of assignment or conveyance. In the event of an assignment or transfer, the assigning or transferring party shall cause any assignee or transferee to execute a written acknowledgment of its agreement to be bound by and subject to the terms of this Agreement. This Agreement and all obligations hereunder shall run with, and be binding upon, the Property so long as this Agreement remains in force.

14.2 The terms of this Agreement are not subject to change without the written consent of both parties.

14.3 This Agreement or a memorandum describing it, and any amendment, modification or assignment of this Agreement shall be recorded in the land records of San Miguel County, Colorado.

14.4 Any disputes or disagreements relating to this Agreement shall be determined in accordance with the laws of the State of Colorado. This Agreement is made and entered into, and venue and jurisdiction shall lie exclusively, in the District Court for San Miguel County, Colorado, the parties hereto irrevocably submitting to such jurisdiction and venue by virtue of their signature hereon. The prevailing party in any dispute shall be entitled to recover its costs and attorney's fees.

14.5 Any notice contemplated herein shall be in writing. Notices may be given by personal delivery to either party or to its duly authorized agent, or may be given by email or facsimile or other electronic transmission or may be given by delivery to any courier service or mailed by regular United States mail. Service of notice shall be deemed effective and complete upon date of delivery, posting, transmission or mailing in accordance herewith. In the event of any notification, defect, problem or related issue, the party notified shall respond in writing within ten (10) business days after the date of receipt, which response (the "response") shall explain that party's position as to any matter raised in the notification.

14.6 No delay or admission in the exercise of any right or remedy by either party shall impair such a right or remedy or be construed as a waiver.

14.7 This Surface Use Agreement and Lease may be executed in any number of counterparts and all parties need not sign the same identical copy thereof which counterparts, taken together, shall be deemed to constitute the parties' agreement.

Dated and effective as of the day upon which both parties have become signatories to this Agreement.

Grantor: Barrett Brothers, Inc.

By: Floyd Lee Barrett
NAME, POSITION
Floyd Lee Barrett
President

Attest:

By: William H Barrett
NAME, Secretary

Grantee: Robert A. Larson

Robert A Larson

STATE OF COLORADO:

COUNTY OF Montrose :

On the 17th day of December, 2013, personally appeared before me Heidi Lee Barrett, President of Barrett Brothers, Inc., a Colorado corporation, Grantor, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same. My Commission Expires: 11-4-15

NOTARY PUBLIC TAMMY GILLASPY STATE OF COLORADO

Tammy Gillaspy
Notary Public

STATE OF COLORADO:

COUNTY OFOURAY:

DEBRA L OVERTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124029248
COMMISSION EXPIRES MAY 10, 2016

On the 12 day of DECEMBER, 2013, personally appeared before me Robert A. Larson, Grantee, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same. My Commission Expires: May 10, 2016

Debra L. Overton
Notary Public

San Miguel County Planning & Building Departments
333 W. Colorado Ave, 3rd Floor
Telluride, CO 81435
970-728-3923

Authorization of Agency

I/We, Robert A. Larson (print your name[s]), the undersigned owners of real property in San Miguel County, Colorado hereby authorize(s)

(Name of authorized agent) Gold Express Mines, Inc.

to act on my/our behalf in:

- applying for and obtaining any and all permits and approvals issued by San Miguel County;
- requesting inspections to be performed by San Miguel County staff;
- providing access to my property;
- handling of official documents pertaining to my property such as Certificates of Occupancy;

for the property described below pertaining to zoning, building, encroachment, excavation, and /or utilities.

For the following property:
(Legal Property escription) T44N, R16W, S28-33; T43N, R16W, S4. Claim numbers: CO105264035-055; CO101866048-056
(Physical Address) San Miguel County, Colorado

IF THE PROPERTY IS OWNED BY AN ORGAZATION SUCH AS AN LLC, COPRORATION, OR OTHER GROUP, THE PRINCIPAL OWNERS OF SUCH ORGANIZATION SHALL PROVIDE RECORD TO THE COUNTY THAT NAMES THE AFOREMENTIONED INDIVIDUALS AS OWNERS OF THE ORGANIZATION.

By providing my signature below, I am also acknowledging that, per the International Building Code as adopted by San Miguel County, Section 104.6, where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or on a premises a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

Owner's signatures:	Date:
X Robert A. Larson	02-05-2024
X	
X	
X	

APPLICANT'S CERTIFICATION OF COMPLIANCE WITH THE PUBLIC NOTICING REQUIREMENTS OF THE SAN MIGUEL COUNTY LAND USE CODE SECTION 3-9

Fermi Uranium Corp, Applicant, or the duly designated agent(s) of Applicant, has applied to San Miguel County for approval of a land use application. Applicant recognizes that the provisions of the San Miguel County Land Use Code (LUC) Section 3-9 require public notice by First Class mail and posting of the property not less than twenty (20) days before the date scheduled for a public meeting or hearing.

Applicant or Applicant's agent(s) have examined the current tax records of San Miguel County as they appeared either in the records of the San Miguel County Assessor or under the San Miguel County Geographic Information Systems* (GIS) mapping program no more than sixty (60) days prior to the date of the public meeting or hearing. Applicant or Applicant's agent(s) hereby certifies that: (Applicant must check all.)

☑ Following an examination of the records in the San Miguel County Assessor or under the San Miguel County GIS* mapping program, the Applicant has provided public notice, in compliance with LUC § 3-903C not less than twenty (20) days before the date scheduled for a public meeting or hearing, by First Class mail to every property owner and condominium unit owner within 500 feet of the perimeter of the subject property. **I hereby certify that I have attached a copy of this public notice letter and mailing list to this certification.**

AND

☑ Not less than twenty (20) days before the date scheduled for a public meeting or hearing, I hereby certify that, in compliance with LUC § 3-903B, public notice has also been provided by posting a sign in a conspicuous place on the property that is the subject of the land use application.

I understand that San Miguel County requires completion and delivery of this Certification of Compliance to the San Miguel County Planning Department at least ten (10) days prior to the initial public meeting or hearing on a land use application. I further understand that failure to submit the required Certification of Compliance to the County Planning Department at least ten (10) days prior to the initial public meeting on a land use application will result in the public meeting or hearing being rescheduled to a later date.

Helen R Thomas
Name

Fermi Uranium Corp
(Insert Applicant's name if executed by agent)

Sec 3&4 T43N R16W and Sec 4 T44N R16W
Physical location of Property and/or legal description

6601 E 18th Ave, Denver, CO 80220
Mailing Address (if different from above)

Date: June 4, 2024

Signature: Helen R Thomas

[text/luc/certification.property.owner]

* GIS data may not accurately or completely reflect owners in multi-unit, multi-floor buildings in San Miguel County. In such instance, the applicant must examine the Assessor's information in addition to the GIS data in order to provide the required public notice.

Please publish the following Legal Ad in the:

NORWOOD POST AND TELLURIDE DAILY PLANET on FRIDAY MAY 17, 2024

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

PUBLIC HEARING NOTICE

The San Miguel County (SMC) Planning Commission has been asked to consider an application submitted by Helen Thomas on behalf of Fermi Uranium Corp. (Applicant). The applicant proposes Mineral Exploration on private lands, PIN #455103200002 Sec 3 and 4 T43N R16W and Sec 4 T44N R16W, for its Pitchfork project drilling program accessed from SMC County Road 23S and located in West End (WE) zone district, in San Miguel County. The proposed limited exploratory drill program will involve the creation of 4 drill pads, each measuring about 20 feet by 20 feet for the purpose of exploring for Uranium and Vanadium, and the maintenance and use of existing private two track roads. An application for Mining Special Use Permit in the WE zone district requires Two-step review by the County Planning Commission and Board of County Commissioners pursuant to Land Use Code Section 5-319 G VII.

A public meeting on the above application will be held by the San Miguel County Planning Commission at 9:15 a.m. or later Thursday, June 13, 2024. This public meeting is the first step of a two-step review process by the Planning Commission and Board of County Commissioners. This meeting will be held online and in person in Telluride, 333 W Colorado Ave, 2nd Flr. To provide comment or ask questions regarding the proposal, please join the meeting: https://zoom.us/join, Meeting ID: 965 1288 5206, Password: 534277; Audio only: Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Written comments of more than one page may not receive complete consideration if not received by May 31, 2024. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to planning@sanmiguelcountyco.gov Please call the Planning Department at 970-728-3083 for more information on the application. A copy of this pending land use application may be viewed at https://www.sanmiguelcountyco.gov/490/Other-Resources

The official designated posting place for all meeting notices is online at https:www.sanmiguelcountyco.gov/liveagenda.

Norwood Business

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• Tires
• Welding Supplies
• Interstate Batteries
• Oil Changes
• Brake Service
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Kenny's Tires
KT Storage
Household & Commercial Self Storage
29492 Highway 97 Nucla,CO
970-864-2287

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Norwood Classifieds

Notices

Public Notices

San Miguel Water Conservancy District appointing 1 member to Norwood Water Commission & seeks letters of interest.

Priority to those who live outside of Town of Norwood and own water tap, but anyone living in NWC district encouraged to apply.

See norwoodtown.com or sanmiguelwcd.colorado.gov for full notice.

PUBLIC NOTICE

Colorado law requires the county assessor to hear objections to real property classifications and valuations beginning May 2, 2024. Objections to the valuation or classification of real property must be postmarked, delivered, or presented in person to the county assessor's office no later than June 10, 2024.

Colorado law requires the county assessor to begin hearing objections to personal property valuations no later than June 17, 2024. Objections to personal property valuations must be postmarked, delivered, or presented in person to the county assessor's office no later than July 1, 2024.
For additional information, contact the county assessor's office at (970) 728-3174.

Jobs

Help Wanted

Blue Grouse Bread- hiring a delivery driver. Wednesday and Friday 9-5, $20/hr starting. Email resume to bluegrousebread@gmail.com

San Miguel County is Hiring!
Part-Time & Seasonal Positions

Noxious Weed Technician
Parks & Open Space

Parks and Trails Aide
Parks & Open Space

Plant Select Gardener

To view the complete job descriptions, compensation, benefits and to officially apply for any of the County's open career opportunities, please visit: www.sanmiguelcountyco.gov/jobs

San Miguel County is an Equal Opportunity Employer (EOE).

UMC
UNCOMPAHGRE MEDICAL CENTER
Uncompahgre Medical Center is seeking a Medical Receptionist.

30 to 40 hours a week
Pay Range – Hourly $17.00-$20.00 DOE

Benefits:
Health & Vision Insurance, Life Insurance, Accident Insurance
Employee Assistance Program,
Retirement Plan
PTO
Sick Leave
Wellness Benefit

Send resume and cover letter to Ann ONeal at aoneal@umclinic.org

Help Wanted

TELLURIDE REGIONAL AIRPORT

TELLURIDE REGIONAL AIRPORT (KTEX) IS HIRING A CSR!

How would you like to work in aviation providing high quality customer service for aircraft operators? TEX Fixed Based Operator (FBO) is ranked the Top FBO in the Rocky Mountain Region because we have great people.

We are seeking a FULL-TIME/YEAR-ROUND CUSTOMER SERVICE REPRESENTATIVE (CSR) to join our small dedicated team.

Telluride Airport Pay & Benefits Include:
-Starting Pay: $20/hour
-Holiday & Overtime Pay - Time 1 ½ per hour
-Health/Dental/Vision insurance available after 60 days. No employee match (paid 100% by Authority)
-Annual Profit Sharing
-Retirement plan with 5% match after 1 year of employment
-Paid vacation time
-Work shift schedule alternates 3-4 days per week.
-Airport Authority transportation options available.

We are looking for a team-player with a great work ethic, strong multitasking, customer service and communication skills. Success in this position includes the ability to work holidays; work one (1) weekend day per week (alternating 3–4-day work week); pass security/background checks; and drug free.

Details and To Apply: https://tellurideairport.com/employment-opportunities/

SAN MIGUEL COUNTY COLORADO

San Miguel County is Hiring!

The following positions are full-time, year-round and include a comprehensive benefits package!

Case Manager I

Deputy Clerk

Lead Mechanic

Light Equipment Operator

Heavy Equipment Operator

Deputy Sheriff - Operations

Correctional Officer/Emergency Dispatcher

To view the complete job descriptions, compensation, benefits and to officially apply for any of the County's open career opportunities, please visit: www.sanmiguelcountyco.gov/jobs

San Miguel County is an Equal Opportunity Employer (EOE).

School Bus Drivers Needed
Norwood School District is willing to pay for CDL training and certification. Must pass a Class B CDL with S&P endorsement, CDL Drug Test & Physical.

The full job description is located on our website, please follow the link/URL **norwoodk12.org/domain/181** and click on "Click here for job listings and to apply online".

Legal Notices

PUBLIC HEARING NOTICE

The San Miguel County Board of Commissioners has been asked to consider an application submitted by Fischer Hazen, and FC Terratories LLC owners of Parcel #456113102031 and Parcel #456113102028, respectively. The applicant seeks a Subdivision Exemption for a Lot Line Adjustment and Vacation to adjust the lot lines between Lot 23, 8-B and 8-C of the Fall Creek subdivision, for the purpose of residential construction on the newly created lot 8-BR and for the retention of a well right on the newly created lot 8-CR. Lot Line Adjustment application requires one-step review by the Board of County Commissioners pursuant to Land Use Code Section 3-501 B, 5-1203, and 5-1214.

A Public Hearing on the above proposal will be held by the San Miguel County Board of Commissioners on June 5, 2024 at 10:00 AM or thereafter on the second floor of 333 West Colorado Avenue, Telluride, CO, 81435. This meeting will be held in person and online. To provide comment or ask questions regarding the proposed amendment, please join the meeting in person or at https://zoom.us/join, Meeting Id # 534.180.495, Password 014764, audio 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Written comments of more than one page may not receive complete consideration if not received by May 27, 2024. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to planning@sanmiguelcountyco.gov

PUBLIC HEARING NOTICE

The San Miguel County (SMC) Planning Commission has been asked to consider an application submitted by Helen Thomas on behalf of Fermi Uranium Corp. (Applicant). The applicant proposes Mineral Exploration on private lands, PIN #455103200002 Sec 3 and 4 T43N R16W and Sec 4 T44N R16W, for its Pitchfork project drilling program accessed from SMC County Road 23S and located in West End (WE) zone district, in San Miguel County. The proposed limited exploratory drill program will involve the creation of 4 drill pads, each measuring about 20 feet by 20 feet for the purpose of exploring for Uranium and Vanadium, and the maintenance and use of existing private two track roads. An application for Mining Special Use Permit in the WE zone district requires Two-step review by the County Planning Commission and Board of County Commissioners pursuant to Land Use Code Section 5-319 G VII.

A public meeting on the above application will be held by the San Miguel County Planning Commission at 9:15 a.m. or later Thursday, June 13, 2024. This public meeting is the first step of a two-step review process by the Planning Commission and Board of County Commissioners. This meeting will be held online and in person in Telluride, 333 W Colorado Ave, 2nd Flr. To provide comment or ask questions regarding the proposal, please join the meeting: https://zoom.us/join, Meeting ID: 965 1288 5206, Password: 534277; Audio only: Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Written comments of more than one page may not receive complete consideration if not received by May 31, 2024. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to planning@sanmiguelcountyco.gov Please call the Planning Department at 970-728-3083 for more information on the application. A copy of this pending land use application may be viewed at https://www.sanmiguelcountyco.gov/490/Other-Resources

PUBLIC HEARING NOTICE

The San Miguel County Board of County Commissioners has been asked to consider an application submitted by Morgan Rummel, (Applicant) on behalf of MJRummel Investments LLC, (Property Owner), for a Preliminary Plan Subdivision and Rezoning of the "La Sal Vista Subdivision", a 14.64-acre parcel, aka 41923 State Highway 145, located west of the Town of Norwood across from the San Miguel County Fairgrounds, in the Wrights Mesa (WM) zone district. Preliminary Plan Subdivisions and Rezonings are subject to Two-step Review, i.e. review and recommendation at a public meeting by the Planning Commission (CPC) and review and action at a Public Hearing by Board of County Commissioners (BOCC).

This Public Hearing is the second step of a Two-step Planning Commission and Board of County Commissioner Review pursuant to Land Use Code Sections 3-601 E. and 3-702 B.

A Public Hearing on the above application will be held by the San Miguel County Board of Commissioners at 10:00 a.m. or later Wednesday, June 5, 2024. This meeting will be held online and in person in Telluride, 333 W Colorado Ave, 2nd FL. To provide comment or ask questions regarding the proposal, please join the meeting: https://zoom.us/join, Meeting ID: 534.180.495, Password 014764; Audio only: Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Written comments of more than one page may not receive complete consideration if not received by May 27, 2024. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to planning@sanmiguelcountyco.gov

Please call the Planning Department at 970-728-3083 for more information on the application. A copy of this pending land use application may be viewed at https://www.sanmiguelcountyco.gov/490/Other-Resources

PUBLIC HEARING NOTICE

The San Miguel County Planning Commission has been asked to consider an application submitted by Sherri Reuland, President, KSCR Colorado LLC (Applicant) owner of Silverpick Ranch, Wilson Mesa proposing a Special Use Permit for Scenic and Social Uses, to allow for weddings and other events with attendance of two hundred (200) or fewer guests, on the 70-acre property, Parcels Nos. 478301100023, 478301100025 located at 1050 Posey Road, off County Road 56L, in the Forestry, Agricultural and Open (F) zone district. Special Use Permits for Social and Scenic Uses with attendance of two-hundred (200) or fewer guests require One-step review by the Planning Commission pursuant to Land Use Code Section 5-307 D. XI.

A public hearing on the above application will be held by the San Miguel County Planning Commission at 10:30 a.m. (or thereafter) Thursday, June 6, 2024 in Telluride and on-line. To provide comment or ask questions regarding the proposal, please join the meeting: https://zoom.us/join, Meeting ID: 965 1288 5206, Password: 534277; Audio only: Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Written comments of more than one page may not receive complete consideration if not received by May 29, 2024. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to planning@sanmiguelcountyco.gov

Please call the Planning Department at 970-728-3083 for more information on the application. A copy of this pending master plan amendment application may be viewed at https://www.sanmiguelcountyco.gov/490/Other-Resources

Legal Notices

Public Hearing Notice
Notice Is Hereby Given That The Telluride Town Council, At A Regular Meeting On June 4, 2024 At Approximately 1:00pm, Via A Hybrid Meeting at 113 W Columbia Ave, Telluride, Colorado, Will Consider Second Reading And Approval An Ordinance Of The Town Council Of The Town Of Telluride, Colorado Amending The Telluride Municipal Code At Chapter 2, Article 4, "Ethics Code". Tiffany Kavanaugh, Town Clerk

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Public Hearing Notice
Notice Is Hereby Given That The Telluride Town Council, At A Regular Meeting On June 4, 2024 At Approximately 1:00pm, Via A Hybrid Meeting at 113 W Columbia Ave, Telluride, Colorado, Will Consider Second Reading And Approval An Ordinance Of The Town Council Of The Town Of Telluride, Colorado Amending Telluride Municipal Code Chapter 2, Article 1 Elections, 2-1-90 Nonpartisan Issue Petitions And Nominating Petitions. Tiffany Kavanaugh, Town Clerk

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Public Hearing Notice
Notice Is Hereby Given That The Telluride Town Council, At A Regular Meeting On June 4, 2024 At Approximately 1:00pm, Via A Hybrid Meeting at 113 W Columbia Ave, Telluride, Colorado, Will Consider Second Reading And Approval An Ordinance Of The Town Council Of The Town Of Telluride, Colorado To Approve A License Agreement Between The Town And The National Film Preserve, Ltd. For Micropile Shoring In The West Colorado Avenue And North Fir Street Rights Of Way To Support Renovation And Preservation Of The Nugget Building At Lot 39r, Block 3, Town Of Telluride. Tiffany Kavanaugh, Town Clerk

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NOTICE - Request for Proposals - San Miguel County requests proposals for a contractor to fabricate and install pre-engineered plans for a staircase and viewing platform at Bridal Veil Falls. 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, May 17th, 2024 either via email or dropped off at the Parks & Open Space dept in Telluride.

PUBLIC HEARING NOTICE

The San Miguel County Planning Commission has been asked to consider an application submitted by Sherri Reuland, President, KSCR Colorado LLC (Applicant) owner of Silverpick Ranch, Wilson Mesa proposing a Special Use Permit for Scenic and Social Uses, to allow for weddings and other events with attendance of two hundred (200) or fewer guests, on the 70-acre property, Parcels Nos. 478301100023, 478301100025 located at 1050 Posey Road, off County Road 56L, in the Forestry, Agricultural and Open (F) zone district. Special Use Permits for Social and Scenic Uses with attendance of two-hundred (200) or fewer guests require One-step review by the Planning Commission pursuant to Land Use Code Section 5-307 D. XI.

A public hearing on the above application will be held by the San Miguel County Planning Commission at 10:30 a.m. (or thereafter) Thursday, June 6, 2024 in Telluride and on-line. To provide comment or ask questions regarding the proposal, please join the meeting: https://zoom.us/join, Meeting ID: 965 1288 5206, Password: 534277; Audio only: Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Written comments of more than one page may not receive complete consideration if not received by May 29, 2024. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to planning@sanmiguelcountyco.gov

Please call the Planning Department at 970-728-3083 for more information on the application. A copy of this pending master plan amendment application may be viewed at https://www.sanmiguelcountyco.gov/490/Other-Resources

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PUBLIC HEARING NOTICE

The San Miguel County Board of County Commissioners has been asked to consider an application submitted by Morgan Rummel, (Applicant) on behalf of MJRummel Investments LLC, (Property Owner), for a Preliminary Plan Subdivision and Rezoning of the "La Sal Vista Subdivision", a 14.64-acre parcel, aka 41923 State Highway 145, located west of the Town of Norwood across from the San Miguel County Fairgrounds, in the Wrights Mesa (WM) zone district. Preliminary Plan Subdivisions and Rezonings are subject to Two-step Review, i.e. review and recommendation at a public meeting by the Planning Commission (CPC) and review and action at a Public Hearing by Board of County Commissioners (BOCC).

This Public Hearing is the second step of a Two-step Planning Commission and Board of County Commissioner Review pursuant to Land Use Code Sections 3-601 E. and 3-702 B.

A Public Hearing on the above application will be held by the San Miguel County Board of Commissioners at 10:00 a.m. or later Wednesday, June 5, 2024. This meeting will be held online and in person in Telluride, 333 W Colorado Ave, 2nd FL. To provide comment or ask questions regarding the proposal, please join the meeting: https://zoom.us/join, Meeting ID: 534.180.495, Password 014764; Audio only: Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Written comments of more than one page may not receive complete consideration if not received by May 27, 2024. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to planning@sanmiguelcountyco.gov

Please call the Planning Department at 970-728-3083 for more information on the application. A copy of this pending land use application may be viewed at https://www.sanmiguelcountyco.gov/490/Other-Resources

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PUBLIC HEARING NOTICE

The San Miguel County (SMC) Planning Commission has been asked to consider an application submitted by Helen Thomas on behalf of Fermi Uranium Corp. (Applicant). The applicant proposes Mineral Exploration on private lands, PIN #455103200002 Sec 3 and 4 T43N R16W and Sec 4 T44N R16W, for its Pitchfork project drilling program accessed from SMC County Road 23S and located in West End (WE) zone district, in San Miguel County. The proposed limited exploratory drill program will involve the creation of 4 drill pads, each measuring about 20 feet by 20 feet for the purpose of exploring for Uranium and Vanadium, and the maintenance and use of existing private two track roads. An application for Mining Special Use Permit in the WE zone district requires Two-step review by the County Planning Commission and Board of County Commissioners pursuant to Land Use Code Section 5-319 G VII.

A public meeting on the above application will be held by the San Miguel County Planning Commission at 9:15 a.m. or later Thursday, June 13, 2024. This public meeting is the first step of a two-step review process by the Planning Commission and Board of County Commissioners. This meeting will be held online and in person in Telluride, 333 W Colorado Ave, 2nd Flr. To provide comment or ask questions regarding the proposal, please join the meeting: https://zoom.us/join, Meeting ID: 965 1288 5206, Password: 534277; Audio only: Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Written comments of more than one page may not receive complete consideration if not received by May 31, 2024. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to planning@sanmiguelcountyco.gov Please call the Planning Department at 970-728-3083 for more information on the application. A copy of this pending land use application may be viewed at https://www.sanmiguelcountyco.gov/490/Other-Resources

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COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2024-02

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

On February 13, 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)	Timothy A. Barber
Original Beneficiary(ies)	NBH Bank
Current Holder of Evidence of Debt	NBH Bank
Date of Deed of Trust	March 01, 2022
County of Recording	San Miguel
Recording Date of Deed of Trust	March 07, 2022
Recording Information (Reception No. and/or Book/Page No.)	475526
Original Principal Amount	$530,000.00
Outstanding Principal Balance	$516,924.09

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 pay installments of principal and interest, together with other payments provided for in the evidence of debt secured by the Deed of Trust and other vilations of the terms thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 10, SHADOHOOCHI HILL SUBDIVISION, ACCORDING TO THE PLAT RECORDED OCTOBER 10, 1966 IN PLAT FILE #20, AT RECEPTION NO. 161455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

Purported common address: 130 Trunk Rd., Placerville, CO 81430.

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, 06/13/2024, 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 4/19/2024
Last Publication 5/17/2024
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: 02/13/2024
/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:
Douglas W. Brown #10429
Brown Dunning Walker PC 2000 South Colorado Blvd, Tower Two, Suite 700, Denver, CO 80222 (303) 329-3363
Attorney File # 3606-126
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.
©Public Trustees' Association of Colorado Revised 1/2015

HOROSCOPE

By SALLY BROMPTON
www.sallybrompton.com

BIRTHDAY FRIDAY:
People in positions of power will urge you to do more and do better this year and that is just the sort of challenge you need to bring out the best in yourself. Why settle for the silver or bronze medal when the gold is there for the taking?

BIRTHDAY SATURDAY:
The Sun, Venus and Jupiter are all well placed on your birthday, which will give you an edge over your rivals and make it easy for you to win important people over to your side. Better still, get everyone on your side. Charm your way to success.

ARIES (March 21 - April 20):
The urge to explain yourself will be overwhelming today but don't go too far and start telling people things they don't need to know. Unless you are being pressured to talk about what you've been up to it might be wiser to just keep quiet.

TAURUS (April 21 - May 21):
Life is good and getting better by the minute, the hour, the day, so quit worrying about the past and focus on making the future extra special. With a song in your heart and a smile on your face there is literally nothing you cannot accomplish.

GEMINI (May 22 - June 21):
Your ruler Mercury squares up to power planet Pluto today, so you will need to watch what you say in all situations but especially when dealing with people in positions of authority. They could take what you meant as a joke very seriously indeed.

CANCER (June 22 - July 23):
Your insights into what is going on in the world may be clearer than most other people's but how can you use that fact to change the lives of those people for the better? You can start by committing yourself to spreading the word. Don't stay silent.

LEO (July 24 - Aug. 23):
Keep your eyes and ears open today because what a friend or work colleague says or does could point you in a new direction, one you were previously unaware of. There is always something new to understand, about yourself and about other people.

VIRGO (Aug. 24 - Sept. 23):
Mercury, your ruling planet, is well placed in your chart today but it is also at loggerheads with power planet Pluto. What that means is you must think very carefully before you speak over the next 24 hours. Remember, words can hurt as well as heal.

LIBRA (Sept. 24 - Oct. 23):
The message of the stars is that if you say nothing for the sake of a peaceful existence there could be a huge amount of chaos in your life later on. If you believe that what those around you are doing is wrong you MUST speak up about it.

SCORPIO (Oct. 24 - Nov. 22):
Try not to get upset if someone is critical of your efforts today. They may or may not have a point but either way there is no reason why you need to get worked up about it. Act as if their opinions don't bother you in the slightest.

SAGITTARIUS (Nov. 23 - Dec. 21):
You may be inspired to try harder and fly higher but the planets indicate this is one of those days when you will accomplish more if you aim to do less. Sit back, relax and let friends and family members do things for you – because they will.

CAPRICORN (Dec. 22 - Jan. 20):
Your powers of persuasion may be good but you will have a hard time winning a doubtful colleague round to your way of thinking. So why bother trying? If they want to believe in fanciful nonsense then leave them to it. How does that hurt you?

AQUARIUS (Jan. 21 - Feb. 19):
Today's Mercury-Pluto link suggests there may be a failure of communication on the home front, so be careful what you say and, if you realize you have gone too far, unsay it as quickly as you can. Words, as well as actions, have consequences.

PISCES (Feb. 20 - Mar. 20):
Your head seems to be way up in the clouds at the moment, and that's fine, but don't lose touch with reality completely – because at some point today you are going to have to take care of a practical problem for a friend or loved one.

Missed any of our papers this week?



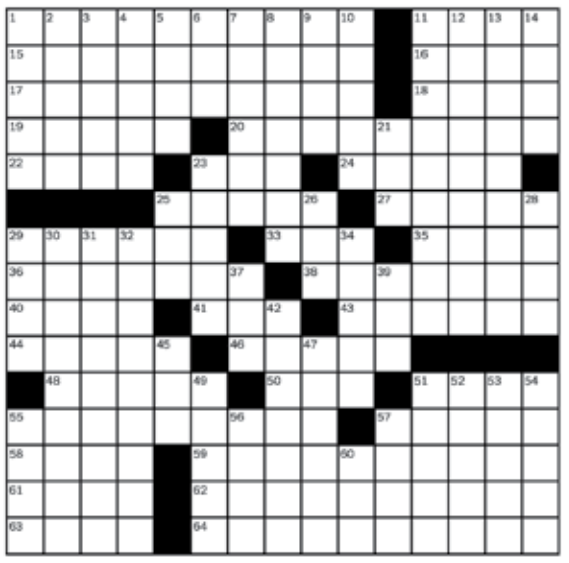
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NEW YORK TIMES CROSSWORD

ACROSS
1 "No surprise there"
11 No angels
15 Promise of a future return?
16 Lose steam
17 Partner who's deep undercover?
18 Huff
19 All-star group
20 Take a dim view of?
22 Makeup of some sleeves, informally
23 Bit of detritus from a Thanksgiving meal
24 Expire
25 Irene and Frederic Joliot-___, co-winners of the 1935 Nobel Prize in Chemistry
27 Clearing
29 Room for creativity
33 Letters in an empty slot
35 Field you can feel, maybe
36 Wyoming city, river or mountain range
38 N.F.L. team that has sold out every home game since 1970
40 European automaker
41 Buff relative
43 Considering retirement?
44 Block with a horn
46 Locale of the "angle point" on Nevada's western border
48 Sturdy fabric
50 Prince, e.g.
51 Denigrate
55 Hand-held device discontinued in 2011
57 Amass
58 Paul who wrote "Puppy Love"
59 "Just keep doing what you're doing"
61 "___: Hawaii" (2021 spinoff)
62 Vidalia, for one
63 Goes down
64 Buttery side dish that's often grilled

DOWN
1 The so-called "roof of the world"
2 Give a greeting, in slang
3 Look for
4 Rentals for some weddings
5 Squirt
6 Seafood delicacy
7 Pen
8 Save on rent, say
9 Feeling of tightness
10 Jason of TV's "Shrinking"
11 Misidentification in the DC Universe
12 Accompaniment for roast lamb
13 Reason for a fare alert
14 First name in late-night
21 Jokester
23 Biblical unit
25 Device that converts rotary motion into linear motion
26 Go down
28 "Whoa!"



PUZZLE BY EVAN KALISH

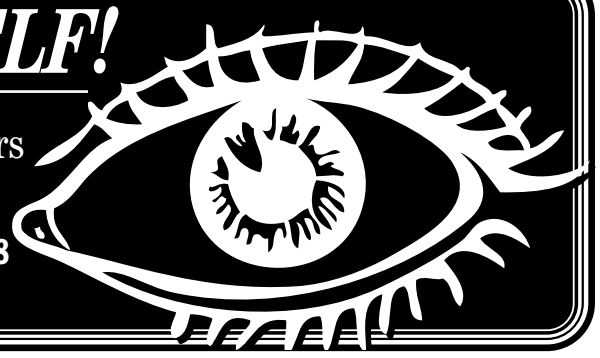
29 40-Across alternative, informally
30 Ritual performed to break a spell
31 Toiletry holder in a carry-on
32 Traditional service
34 Hot topic in criminology?
37 Take in
39 ___ Kirk Christiansen, founder of the Lego company
42 Brand name for the steroid mometasone
45 Piercing site
47 Chinese restaurant freebie
49 Center
51 "It's unclear"
52 Country whose name is part of the NATO phonetic alphabet
53 Athletes who wear mawashi
54 Done for the day, say
55 Takes a dim view of
56 Rob of "The West Wing"
57 Lavish display, as of color
60 The islands of Hawaii, effectively: Abbr.

ANSWER TO PREVIOUS PUZZLE

Y	O	U	T	O	O	■	P	A	D	S	■	H	E	X
M	A	N	I	A	C	■	A	W	A	Y	■	E	A	R
C	H	I	C	K	E	N	P	A	R	M	■	A	S	A
A	U	X	■	■	A	P	P	L	E	B	E	T	T	Y
■	■	■	H	E	N	R	Y	K	N	O	X	■	■	■
I	M	T	O	A	S	T	■	■	O	L	E	A	T	E
N	O	O	B	S	■	O	A	S	T	■	■	P	O	M
C	U	R	S	E	■	T	O	T	■	C	H	A	R	M
A	T	M	■	■	K	E	K	E	■	A	O	R	T	A
S	H	E	R	R	I	■	■	A	D	R	A	T	E	S
■	■	■	P	E	N	C	I	L	B	O	X	■	■	■
H	O	T	M	A	G	E	N	T	A	■	■	A	I	R
E	R	R	■	C	R	A	S	H	C	O	U	R	S	E
L	E	E	■	T	A	S	E	■	K	I	S	M	E	T
P	O	X	■	S	T	E	T	■	S	L	A	Y	E	D

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PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

M E M O R A N D U M

TO: Mike Bordogna, County Manager
Amy Markwell, County Attorney
Ryan Righetti, County Road and Bridge Director
Starr Jamison, County Natural Resources and Special Projects
Janet Kask, County Parks and Open Space
Bill Masters, County Sheriff
Lucas West, Colorado Division of Reclamation, Mining and Safety
Mike Cosby, Colorado Department of Public Health & Environment
Mark Caddy, Colorado Parks and Wildlife
Ryan Joyner, US BLM-Tres Rios Field Office
Mason Osgood, Sheep Mountain Alliance
Jennifer Thurston, INFORM
Sally Sharp, Great Old Broads for Wilderness

FROM: John Huebner, Senior Planner

RE: Mining Special Use Permit- Pitchfork Exploratory Drill Program

APPLICANT: Helen Thomas, Fermi Uranium Corp.

DATE: April 19, 2024

Please find the attached application submitted by the Helen Thomas for your review and comment. The County Planning Commission meeting date is Thursday, June 13, 2024. Please provide your review comments by May 16, 2024 to John Huebner, Senior Planner, johnh@sanmiguelcountyco.gov in the County Planning Department. Please contact the Planning Department if you have any questions.

PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

April 19, 2024

Helen Thomas
Fermi Uranium Corp.

Via Email: helenrthomas@gmail.com

Re: Certification of Application Completeness – Fermi Uranium Corp Pitchfork Drilling Program, West End (WE) Zone District, Mining Special Use Permit

Dear Ms. Thomas:

The purpose of this correspondence is to serve as notification (in accordance with Section 3-202 E. of the San Miguel County Land Use Code) that the application submitted for the proposed Mining Exploration activities on private lands located off County Road 23S from State Highway 141, Big Gypsum Valley, Colorado meets the minimum submittal requirements of the Land Use Code standards and is certified complete. The drill program proposed will involve the location of 4 drill pads, each measuring about 20 feet by 20 feet, and the use of existing an County Road, and private roads. It should be noted that a determination of application completeness shall not necessarily constitute a determination of compliance with the substantive requirements of the County Land Use Code. Additional information may be required after further review by the referral agencies and County staff. The County Planning Commission (CPC) and Board of County Commissioners (BOCC) may also require more materials or information to be supplied by you as the applicant during the public review process.

The application, contingent upon the receipt of the necessary responses from referral agencies, has been scheduled for a public meeting by the County Planning Commission at its June 13, 2024 regular meeting to be held in Telluride and on-line.

Your application, which has been certified complete, will now be sent to the County Manager, County Attorney, County Road and Bridge, County Natural Resources, County Open Space and Parks, County Sheriff, Colorado Department of Public Health & Environment, Colorado Division of Reclamation, Mining and Safety, US Bureau of Land Management, Colorado State Parks & Wildlife, Sheep Mountain Alliance, INFORM, and Great Old Broads for Wilderness for review and comment. The applicant will be responsible for reimbursing the Planning Department for payment of any professional review fees, both the initial submittal and any subsequent reviews.

Based on the map supplied by the applicant, there are 5 private property owners within 1500 feet of the project area, and no municipalities within 3 miles. **Prior to 20 days before any meeting** for which consideration of any land use application is scheduled, the applicant shall **notify by First Class mail** every property owner and condominium unit owner within 1500 feet of the perimeter of the subject property as listed in the records of the San Miguel County Assessor. In addition, prior to 20 days before any meeting for which consideration of any land

use application is scheduled, the applicant shall **post notice** (*sign to be obtained from the Planning Department*) of the scheduled consideration of the application at the intersection of County Road 23S and State Highway 141. Mailing and posting of notice by an applicant prior to a meeting that is not a public hearing shall be carried out pursuant to Section 3-903 A., B. and C. In addition to the notice requirements set forth in Section 3-9, applicants for approval of mining and mineral processing operations shall also be required to provide written notice of a pending application by mailing such notice first class, postage prepaid, no less than 20 days prior to the scheduled meeting date to all owners of property within 1,500 feet of the subject property, and to all municipalities within 3 miles of the subject property.

Please contact the Planning Department if you have questions.

Sincerely,

John Huebner, AICP
Senior Planner

PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

February 21, 2024

Helen Thomas Via email: helenrthomas@gmail.com
Fermi Uranium Corp

Re: Pre-application Conference Summary – Fermi Uranium Corps Drilling Program, West End (WE) Zone District, Mining Special Use Permit

Helen,

I am writing this letter as a follow up to our meeting regarding a proposal to conduct mineral prospecting. The purpose of this correspondence is to serve as a Pre-application Conference Summary, in accordance with San Miguel County Land Use Code Section 4-207, for the proposed Mining Exploration activities on private lands parcel #455103200002, located off County Roads 23S off of State Highway 141, in unincorporated San Miguel County, Colorado. Based on our pre-application meeting, you are proposing 4 drill pads, each measuring 50 feet by 50 feet, for the purpose of exploring for uranium.

LUC Section 4-2 contains the minimum submission requirements for all sections. Section 4-212 Employee Housing Mitigation Plan is not applicable.

Per Land Use Code (LUC) Section 5-320 F. XVI "Expansion of or new commercial mineral resource development and extraction operations and facilities" requires a Two-Step Special Use Permit through Planning Commission and Board of County Commissioners.

The application shall be reviewed pursuant to applicable policies in LUC Sections 2-1 to 2-35 Land Use Policies, and to applicable standards in LUC Section 5-4, Areas and Activities of Local and State interest/"1041" Environmental Hazard Review, LUC Section 5-10, Special Uses; and LUC Section 5-16, Mining. Areas of key concern include use of and impacts on County roads; development of access roads, mitigation of impacts to wildlife and natural resources during drilling; and site reclamation.

Submission Requirements

See Attached ***Submission Requirements***

Review Standards

See Attached ***Review Standards***

Scheduling of Application Consideration

Please submit a complete set of electronic files to SmartGov, https://co-sanmiguel-co.smartgovcommunity.com/Public/Home, that conforms to all applicable Land Use Code requirements. We may request additional paper copies if it is determined to be the best method to transmit the application to the Planning Commission. The Planning Department can then schedule the application for consideration by the Planning Commission. The Planning Commission meets the second Thursday of each month. A complete application must be submitted at least one month prior to the requested meeting date.

Payment of $1135 for the Special Use Permit to San Miguel County must accompany the application for it to be considered complete (in accordance with Board of County Commissioners Resolution 2023-02). The applicant is responsible for reimbursement of all copy fees and County Designated Engineer review fees, which includes the initial review and any revisions.

The Planning Department will refer the application to the County Manager, County Attorney, County Road and Bridge, County Natural Resources and Special Projects, County Open Space and Parks, County Sheriff, INFORM, Sheep Mountain Alliance, Great Old Broads for Wilderness, Colorado Department of Public Health & Environment, Colorado Division of Reclamation, Mining and Safety, Colorado State Parks & Wildlife, US Bureau of Land Management. Other referrals will be determined upon receipt of the application.

Prior to 20 days before any meeting for which consideration of any land use application is scheduled, the applicant shall **notify by First Class mail** every property owner and condominium unit owner within 500 feet of the perimeter of the subject property as listed in the records of the San Miguel County Assessor. In addition, prior to 20 days before any meeting for which consideration of any land use application is scheduled, the applicant shall **post notice** (*letter and sign to be obtained from the Planning Department*) of the scheduled consideration of the application. Mailing and posting of notice by an applicant prior to a meeting that is not a public hearing shall be carried out pursuant to Section 3-903 A., B. and C. In addition to the notice requirements set forth in Section 3-9, applicants for approval of mining and mineral processing operations shall also be required to provide written notice of a pending application by mailing such notice first class, postage prepaid, no less than 20 days prior to the scheduled meeting date to all owners of property within 1,500 feet of the subject property, and to all municipalities within 3 miles of the subject property. An applicant's failure/refusal to submit the required certification of notice required by C.R.S. §§24-65.5-103(4) and 104(2), will result in the public meeting or hearing being rescheduled to a later date.

Please contact the Planning Department if you have questions. Thank you.

Sincerely,

Nicola Kerr



Associate Planner

Attachments: Submission Requirements

Review Standards

cc: Ryan Righetti, Road and Bridge Director; Starr Jamison, Natural Resources Director

SUBMISSION REQUIREMENTS

Land Use Code Section 4-2 establishes the minimum submission requirements for all development applications:

4-201 General

All applications for land use approvals shall include, at a minimum, the information and materials specified in this section of the Code. During the pre-application conference the Planning Office staff may authorize modifications to the required submission contents.

4-202 Required Background Information

A letter signed by the property owner containing the property owner's name, the applicant's name, address and telephone number, and if applicable, the name, address and telephone number of the representative authorized to act on behalf of the property owner.

4-203 Parcel Description

The street address and current legal description of the parcel on which the development is proposed to occur and an 8-1/2" x 11" vicinity map locating the subject property within San Miguel County.

4-204 Disclosure and Proof of Ownership

A disclosure of ownership of the parcel on which the development is proposed to occur, consisting of a current certificate from a title insurance company or attorney licensed to practice law in the State of Colorado, listing the names of all owners of the property and all holders of subsurface mineral interests of record listed in the real estate records of the San Miguel County Clerk and Recorder, mortgages, judgments, liens, easements, contracts and agreements affecting use and development of the parcel and proof of the owner's right to use the land for the purposes identified in the development application. This shall normally require proof of complete ownership or written consent from all owners. The staff may also request the applicant to supply information regarding the subject property and contiguous property sufficient to indicate that the subject lot was legally created.

4-205 Legal Access

Sufficient information to demonstrate that the applicant has adequate legal access to the parcel for the development proposal.

4-206 Standards Report

A written report demonstrating that the proposed development complies with the applicable substantive review standards.

4-207 Pre-Application Conference Summary Sheet

A copy of the pre-application conference summary sheet provided to the applicant at the pre-application conference.

4-208 Site Plan

A site utilization map shall be submitted. Where applicable, a preliminary or final plat shall also be submitted. During the pre-application conference, the Planning Office may authorize an applicant to consolidate or delete specific maps that may not be applicable to a particular development proposal. The 24" x 36" site utilization maps must be folded to fit within a legal-size folder with the name of the application visible. Site maps shall include identification of Areas of Local and State Interest as set forth in Section 5-4 and Wetland Areas as set forth in Section 5-22, for all areas where development activity is proposed.

4-209 Copies of Application

During the pre-application conference the staff shall specify the number of copies of the application to be submitted, including the number of copies of 24” by 36” maps or plats, if applicable. The Planning Office may authorize the submission of application materials, including maps and plats, in electronic format in lieu of paper copies.

4-210 Revegetation Plan

A plan for revegetation of all surfaces disturbed in conjunction with Development that employs predominantly native species, includes replacement of topsoil and specifies a maintenance schedule and techniques.

4-211 Weed Control Plan

A plan for control of noxious weeds, as listed in the San Miguel County Weed Identification List, for all surfaces disturbed in conjunction with Development. Disturbed surfaces over one (1) cumulative acre in size will require bonding for revegetation and weed control.

4-212 Employee Housing Mitigation Plan

A plan that complies with Section 5-13 of this Code to provide appropriate employee housing mitigation for the proposed development in the R-1 School District, if applicable.

Review Standards

SECTION 5-10: SPECIAL USES

5-1001 General

This section of the Code establishes the application submittal requirements and review standards applied to review Special Use permit applications for land uses designated as an allowed use in a zoning district. An allowed use may be established if approved subject to Special Use permit review to assure the use is located, designed and operated in harmony with neighboring properties and the surrounding area and does not adversely affect the public health, safety and welfare. Special Uses may or may not be appropriate in certain locations depending on degree of conformance with adopted, relevant standards and policies. For certain Special Uses these standards may supplement special standards for specific uses. Refer to Section 3-5 for one-step review procedures, Section 3-6 for two-step review procedures and Section 4-7 for submission contents.

5-1002 Review Procedures

I All applications for Special Uses and other uses that require special review are subject to either a One-step Planning Commission or Board of County Commission review or Two-step Planning Commission and Board of County Commission review, as designated in the zoning district standards.

II All Special Uses requiring One-step and Two-step Review, except Oil and Gas Exploration and Development (pursuant to Section 5-26), shall comply with the standards in this section.

III. All uses that may be established in a zoning district can be permitted by Special Use permit review but only if the proposed use meets the following criteria as applicable and upon approval of the reviewing board(s), subject to any additional conditions and mitigation measures.

5-1002 A. Application Requirements

All applications for Special Uses shall include at a minimum, the information and materials specified in Land Use Code Section 4-2.

I. The following must also be addressed as part of any application:

a. Site plan, photos and/or drawings accurately representing existing conditions and proposed conditions, specifying the location and dimensions of buildings, accessory structures, setbacks from property lines, identification of recorded and apparent easements, specifying areas for all proposed types of land uses, identification

of specific land uses, streets and rights-of-way, driveways and access points of ingress and egress, parking, fences, signs, topography, existing and proposed landscaping, and lighting, as well as all adjacent land uses;

b. Elevation drawings showing the heights of buildings, or before and after simulations/drawings specifying the height and location of

buildings and support structures, and any accessory uses, fences and signs, and proposed materials and colors;

c. Written Narrative explaining why the proposed site has been chosen, regarding the function and characteristics of any Building or Use proposed, including: days and hours of operation, number of employees, number of students, number of rooms for rent, etc., communication plan, as applicable, and describe how the proposal meets all applicable Standards and Review Criterion;

d. Detailed plans, reports and specifications.

1) Traffic and parking plan;
2) Grading, drainage and stormwater management plan;
3) Water/sewer plan: must meet state standards, may include verification of a commercial well permit, and water savings plan;
4) Lighting plan: All exterior lighting shall comply with the standards of Section 5-710;
5) Signage: see Section 5-704 standards;
6) Dust control plan;
7) A noxious weed control plan;
8) Wildlife Plan: see Section 5-407 A.XII.;
9) Additional permits as necessary from other agencies.
10) Detailed engineered plans and specifications by a registered Colorado Professional Engineer as requested by staff or Referral Agents;

5-1002 B. Review Criteria

A Special Use will be permitted only if the reviewing body finds the proposed use meets all relevant requirements. Applicants shall demonstrate through competent evidence that the proposed use meets the following criteria as applicable:

I. All Applicable Standards. The proposed use shall comply with the minimum requirements of the zone district in which the use is to be established, and will also comply with all applicable requirements of the Code.

II. Consistency with Master Plan, Land Use Policies, and Zone District.

The proposed Special Use shall be:

a. In accordance with the County Master Plan;

b. Consistent with County Land Use Policies in Article 2;

c. Consistent with the purpose of the Zone District in which it is proposed to be located;

III. Consistent and compatible with Neighborhood Character. The proposed Special Use shall be consistent, compatible, and not in conflict with the character of the neighborhood and surrounding land uses. It may be an enhancement of the mixture of complementary uses and activities in the Neighborhood of the Parcel proposed for Development;

IV. Essential for public convenience at the proposed location; and

V. Designed, located and proposed to be operated so that the public health, safety and welfare will be protected.

VI. Impacts on Surrounding Area

Consistency and compatibility with the Character of Parcels adjacent to the Parcel shall be expressed in terms of appearance, scale and features, Site design, landscaping, weed control, as well as, the control and minimization of adverse impacts including noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, impacts on pedestrian and traffic congestion, parking, trash, service delivery, or other undesirable or hazardous conditions.

VII. Cumulative Impacts.

If multiple Special Use Permits have been issued for the same property, the uses permitted under the existing permits shall be considered in reviewing the new permit application. If there are other Special Use Permits in the geographic area, the cumulative impacts shall be evaluated. The application may be denied or appropriate conditions may be required on the proposed uses to address or mitigate any incompatibility or cumulative impacts.

a. The proposed uses must be compatible with the existing uses.

b. Cumulative impacts of all Special Use Permits on the property and in the geographic area must be considered.

5-1002 C. Public Facilities

Adequate public facilities and services shall exist or shall be provided to serve any reviewable Use including, but not limited to, roads, potable water, sewer, solid waste, parks, police, fire protection, emergency medical, hospital and medical, drainage system and schools.

5-1002 D. Bond Requirement

A bond may be required, as a condition of any reviewable Use permit as deemed necessary by the Board of Commissioners or the Planning Commission, sufficient to cover the cost of Site remediation and/or satisfaction of the other conditions and requirements.

5-1003 Commencement of Approved Special Uses

I. All approved Special Uses subject to either one-step Planning Commission or Board of County Commissioner review or two-step Special Permit Review shall commence within three (3) years of the date of approval.

a. If the permittee has not obtained a Development Permit for the approved Special Use and/or commenced the use or activity, in accordance with the terms and conditions of the approval, within

this three (3) year time period, the Special Use shall be subject to review at a duly noticed Public Hearing by the entity that approved the Special Use.

b. The purpose of this review is to determine if there has been a change in circumstances since the Special Use Permit was granted and to determine if the Special Use meets or complies with the review standards for Special Uses set forth in Land Use Code Section 5-1002 A. Standards for all Special Uses and Section 5-1002 B. Impacts on Surrounding Area.

c. Upon or prior to the expiration of the three (3) year period, the owner/applicant may provide a written statement withdrawing the Special Use application and requesting the Special Use approval be terminated.

d. If upon expiration of the three (3) year period the owner/applicant does not provide a written statement withdrawing the application, the matter shall be noticed and scheduled for Public Hearing by the County. The applicant is encouraged to provide a written statement, prior to the Public Hearing, indicating why the approved Special Use has not been granted a development permit and/or commenced, and identifying any changes that may have occurred in the surrounding land uses and explaining how the proposed Special Use meets the review standards in Land Use Code Sections 5-1002 A. and 5-1002 B.

5-1004 Review of Approved Special Uses

5-1004 A. Annual Review.

I. An annual review by the designated review body shall be held one (1) year after the date of approval or amendment of a Special Use Permit.

II. Prior to the annual review, notice will be provided to the neighbors and individuals who have commented on the Special Use Permit application.

III. The review body may make a determination in its discretion if there is a need for additional on-going annual reviews, or periodic reviews of the terms and conditions of the Special Use permit in the future.

5-1004 B. Extension of Approvals.

Prior to the expiration of the Special Use Permit, a request for extension of the approval may be submitted. Review of a request for an extension of an approved Special Use shall be conducted in accordance with the applicable provisions of Article 3 Procedures for one-step reviews and shall include posting and sending written notice of the Public Hearing for review of the Special Use to adjacent property owners.

The Planning Commission and/or Board of County Commissioners in reviewing the Special Use Permit, at a duly noticed Public Hearing, may extend the Special Use Permit approval, extend the approval subject to modifications or additional conditions, or they may rescind and terminate the approval if a finding is made that the Special Use no longer meets the review standards for Special Uses pursuant to Section 5-10 Special Uses.

5-1004 C. Discontinued or Abandoned Use.

If any approved Special Use is discontinued or abandoned for twelve (12) consecutive months, then such Special Use shall be considered to be no longer in effect. If a Special Use is discontinued or abandoned for twelve (12) consecutive months, and the Special Use is re-established or resumed by the owner, the use shall be subject to review prior to resumption in accordance with the provisions of this section and subject to review by either the Planning Commission and/or Board of County Commissioners, at a duly noticed Public Hearing, where the permitting entity may rescind or terminate, recognize and extend the original approval, or extend subject to additional conditions or modifications. The procedures and standards for review of discontinued or abandoned Special Uses are the same as those for Review of Approved Special Uses set forth in 5-1003 I.

5-1005 Minor Amendments to Special Use Permits

The Planning Director may approve, approve with conditions or disapprove minor amendments to approved Special Uses and Special Use permits subject to consideration of the standards in this Section. Refer to Section 3-4 for procedures and Section 4-7 for submission contents.

5-1005 A. Standards

As requirements for approval, the proposed activity shall not:

I. Change the basic character of the use of land on which the activity occurs, including basic visual appearance and method of operation;

II. Violate any Land Use Code standard;

III. Substantially increase the need for on-site parking or utilities, or affect affordable housing generation; and

IV. Increase the floor area of the use by more than two (2) percent or decrease the open space on the site by more than three (3) percent.

5-1006 Violations

Violation or noncompliance with any Special Use Permit or applicable Land Use Code requirement may result in suspension and/or revocation of the Permit by the Board of County Commissioners (BOCC) following a duly noticed public hearing, held with no less than fifteen (15) days prior written notice to the permittee, upon the BOCC determination that there is competent evidence of such alleged violation or noncompliance.

SECTION 5-16: MINING

The standards in this Section are intended to mitigate the impacts of mining and mineral processing, including protecting the health, safety and welfare of persons residing in the vicinity and of persons traveling on roads, streets and highways in San Miguel County utilized for hauling of mined material. This Section also contains provisions to ensure that the environmental impacts of mining and mineral processing are adequately mitigated. Mining and mineral processing operations are also subject to the special use permit provisions of Section 5-10.

5-1601 Applicability

The standards and requirements in this Section 5-16 shall apply to all mining and mineral processing operations required to obtain special use permit approval from the County, including any expansion of existing mining and/or mineral processing operations. Mining and mineral processing operations also are subject to applicable review requirements for Activities of Local and State Interest, as set forth in Section 5-4, and for Wetland Areas, as set forth in Section 5-22.

5-1602 Mitigation of Impacts

All on-site and off-site impacts shall be adequately mitigated to protect the health, safety and welfare of persons in San Miguel County and to protect the integrity and appearance of the natural environment. Consideration shall be given to site-specific environmental assessments and mitigation plans approved by the appropriate Federal agencies and/or the Colorado Division of Minerals and Geology and/or the Colorado Department of Health. However, compliance with such plans, as well as additional mitigation, may be required by the County as part of the special use permit review process. Such mitigation may include, but is not limited to, revegetation, dust control, noise control, visual screening, limitations on hours of operations, truck haul routes and traffic volumes.

5-1603 Enforcement of State and Federal Regulations

In the event that the County discovers that applicable state and/or federal regulations pertaining to a specific mining activity in San Miguel County have not been adequately enforced by the appropriate agency or organization, the Board of County Commissioners may require the mining activity to comply with any and all terms of such regulations. If such regulations are not complied with, the Board of County Commissioners may order such mining activity to cease and desist.

5-1604 Traffic Impacts and Highway Access

Mining (including sand and gravel operations) and mineral processing shall be limited to the greatest extent possible to areas where the surrounding road, street and/or highway network can accommodate heavy truck traffic. In no event shall a proposed operation be permitted where the carrying capacity of the surrounding road, street and/or highway network is exceeded by existing traffic volumes, or would be exceeded by projected or proposed traffic volumes.

5-1605 Additional Notice Requirements

In addition to the notice requirements set forth in Section 3-9, applicants for approval of mining and mineral processing operations shall also be required to provide written notice of a pending application by mailing such notice first class, postage prepaid, no less than 20 days prior to the scheduled meeting date to all owners of property within 1,500 feet of the subject property, and to all municipalities within 3 miles of the subject property.

SECTION 5-4: AREAS OF STATE AND LOCAL INTEREST

5-405 Historic and Archaeological Resource Areas

5-405 A. Applicability

The development standards in this section apply to the following activities within Historic and Archaeological Resource Areas:

I. Development;

II. Changes in the amount or character of open space;

III. Exterior alteration or remodeling of any existing structure within the site, or any addition thereto;

IV. Demolition or destruction of structures or buildings within the site.

5-405 B. Persons responsible for activities listed in Section 5-405 A. shall:

I. Minimize damage to historic structures; and

II. Demonstrate that a proposal will enhance the meaning of a historic or archaeological site as representative of a period, style, occasion or unique activity.

5-407 Wildlife Habitat Areas

This section establishes land use standards for wildlife habitat areas in addition to the general standards in Section 5-402. The standards apply to areas mapped by the Colorado Parks and Wildlife (CPW) on the County's adopted Wildlife Resource Information System (C.R.S.1041 Wildlife maps) and to areas known to be wildlife habitat areas by the Colorado Parks and Wildlife, and areas mapped by the Colorado Natural Heritage Program. Agricultural and Ranching activities are exempt from this Section.

5-407 A. General Standards

The standards in this section apply to all wildlife habitat areas.

I. Residential development shall be clustered to avoid impacting wildlife and their habitat.

II. Removal of vegetation shall be minimized. Vegetation removed shall be promptly replaced with beneficial native browse species.

III. Wildlife food, cover and water shall be preserved and development effects that would destroy these shall be mitigated. Special consideration shall be given to trees and shrubs with high wildlife food value, especially heavy seed, berry and fruit producing species.

IV. The planting of wildlife food species and woody cover along fences shall be encouraged as one way of improving wildlife habitat.

V. Waterholes, springs, seepage, marshes, pond and watering areas shall be preserved.

VI. Known endangered species habitats shall be preserved and all disturbances to those habitats shall be minimized.

VII. Every golden eagle nest site, bald eagle roost site, and all other raptor nest sites shall be protected from the adverse impacts of development within a ½ mile buffer.

VIII. Mesh or woven fences shall be prohibited and are encouraged to be removed.

IX. Fences located within CPW designated mapped wildlife habitat areas are discouraged. Fences in such wildlife habitat areas shall be limited to “wildlife friendly fences” that are in compliance with applicable CPW fencing standards. Wildlife friendly fences are very visible and allow wild animals to easily jump over or slip under the wires or rails. The following regulations shall apply to fencing:

a. Smooth wire or rounded rail for the top, smooth wire on the bottom;
b. Fence is limited to 42: in height;
c. At least 12” between the top two wires or rails;
d. At least 16” between the bottom wire or rail and the ground;
e. Posts at minimum 16’ intervals;
f. Gates, drop-downs, removable fence sections or other passages where animals concentrate and cross;
g. Using a rail, high-visibility wire, flagging or other visual markers for the top.
h. A zigzagged worm fence (rails stacked alternately on top of one another, with rails interlocked like laced fingers where the ends meet) should create openings for wildlife to cross by intermittently dropping rails to the ground every 400’; and in swales and at stream crossing for easy wildlife passage.
i. Perimeter fencing of an entire parcel is discouraged.
j. As an exception to “wildlife friendly fencing” dogs shall be kept in an enclosed kennel or small fenced yard adjacent to the residence. The standards or allowance for a small fenced yard or area shall be specified in the county’s revised dog or animal control regulations.

If staff has a question regarding the appropriateness of proposed fencing to be located within a CPW mapped wildlife habitat area the application may be referred to the CPW for comment and recommendation. Any new fencing shall follow the CPW “Fencing with Wildlife in Mind” guidelines available at the CPW website, www.wildlife.state.co.us

X. Residential development shall maintain bear proof storage for garbage disposal for all parcels located in all zone districts.

XI. Development activities, such as Subdivisions, PUDs and Special Use Permits uses may require a Wildlife Impact Assessment prepared by a qualified wildlife biologist or scientist for all mapped wildlife habitat areas or known habitat areas to be submitted with the land use application. The Impact Assessment should include changes, trends and proposed mitigation to be reviewed by the Colorado Parks and Wildlife or other County review staff.

XII. Barking dogs, dogs at large, and stray dogs are not permitted in any unincorporated portion of San Miguel County pursuant to Board of County Commissioner Resolution1982-27 or as may be set forth in the most current Board of County Commissioner Resolution regarding dog or animal control rules and regulations.

XIII. It is illegal for dogs to chase and/or harass wildlife, on public or private property. A Colorado wildlife officer or other peace officer may capture or kill any dog he or she determines to be harassing wildlife, pursuant to C.R.S. §33-6-128.

5-407 B. Deer, Elk and Bighorn Sheep Winter Concentration Area/Severe Winter Range

Land uses in deer, elk or bighorn sheep winter concentration areas/severe winter range shall comply with the standards in Section 5-407 A. and the standards in this Section.

I. Overgrazing of ranges by livestock shall be prohibited.

II. Development shall be restricted to areas in which wildlife impacts can be minimized.

III. Access for the Colorado Parks and Wildlife for managing wildlife shall be maintained.

IV. Commercial activity and recreational uses requiring County review shall be prohibited from December through April 15.

5-407 C. Deer, Elk and Bighorn Sheep Winter Range

Land uses located in deer, elk or bighorn sheep winter range shall comply with Sections 5-407 A. and 5-407 B.I.-III. and the standard in this section.

Commercial activity and recreational uses requiring County review shall be prohibited from December 1 through April 15, unless an applicant can demonstrate written approval from the Colorado Parks and Wildlife of a site-specific wildlife protection plan. Such plan shall include CPW monitoring provisions and set forth on-site protection, including but not limited to habitat enhancement and habitat protection, including but not limited to control of fencing, noise, lighting and siting of structures, and establishment of routes and means of transportation and hours/days of operation. Permits must be renewed annually. The dates in this section may be modified and permits may be suspended at any time upon CPW recommendation on a case-by-case basis as necessary to protect the health of the herd.

5-407 D. Deer and Elk Migration Corridors

Land uses located in deer and elk Migration Corridors shall comply with Section 5-407 A. and the standards in this section.

I. Development blocking a corridor and preventing migration between summer and winter ranges shall be prohibited.

II. Fences restricting deer or elk migration shall be prohibited.

5-407 E. Deer and Elk Production Areas

Land uses located in deer and elk production areas shall comply with Section 5-407 A. and the standards in this Section.

I. Where no appropriate development site exists in a production area, development shall be prohibited.

II. Access shall be maintained for the Colorado Parks and Wildlife for trapping, tagging and studying wildlife.

III. Manipulation of vegetation shall be prohibited, except within a designated building envelope.

IV. Commercial and construction activity, recreational uses and off-road motorized activity shall be prohibited from May 1 through June 30. These dates may be modified upon Colorado Parks and Wildlife recommendation on a case-by-case basis as necessary to protect the health of the herd.

5-407 F. Riparian Areas and Shorelands

Land uses located in riparian or shoreland areas shall comply with the standards in 5-407

A. and the standards in this section.

I. Development and the removal of vegetation and disturbance of ground cover within the riparian area shall be prohibited.

II. Culverts shall be designed to prevent plugging and washouts.

III. Culverts that may become barriers to fish passage shall be prohibited.

IV. Riparian and shoreland habitat areas that have been denuded or disturbed by development shall be revegetated in the first available growing season.

ARTICLE 2 LAND USE POLICIES

SECTION 2-8: NATURAL AND MAN-MADE HAZARD AND RESOURCE AREAS

It is the policy of San Miguel County to prevent any use and development of land that may:

2-801
Unreasonably subject any person, or use, to natural or man-made hazards;

2-802
Unreasonably create or contribute to the danger of natural or man-made hazards that might affect lands or the use and development thereof;

2-803
Unreasonably subject other persons including the County to the risks and expenses necessary to mitigate hazardous conditions, respond to emergencies created by such conditions, or to rehabilitate any lands or improvements thereof;

2-804
Be unduly destructive to the natural resources of the County; or

2-805
Constitute a public or private nuisance.

SECTION 2-11: EROSION

It is the policy of the County to prevent the acceleration of the erosion of soil and rock and whenever possible maintain vegetative cover to minimize soil disturbance.

SECTION 2-28: COMPATIBILITY WITH HISTORICAL AND ARCHAEOLOGICAL RESOURCES

It is the policy of the County to protect any sites, structures and surrounding areas determined to have historical or archaeological significance to the community, the region, or the State of Colorado from any destruction or alteration of the site, structure or surrounding area that would detract from its historical and archaeological significance.

SECTION 2-34: REVEGETATION WITH NATIVE SPECIES

It is the policy of the County to prevent weed infestation and to ensure that all surface disturbances, especially of topsoil, are revegetated with native species.

SECTION 2-35: MINING AND MINERAL PROCESSING OPERATIONS

It is the policy of the County to permit commencement or expansion of Mining and Mineral Processing operations only in appropriate areas identified pursuant to the County Comprehensive Development Plan, with review, as appropriate, under Land Use Code Section 5-4 and CRS 24-65.1-101 et. seq., "Areas and Activities of State Interest," subject to adequate mitigation of environmental, noise, traffic, and other impacts of such activities.

481850
Page 1 of 1
SAN MIGUEL COUNTY, CO
STEPHANNIE VAN DAMME, CLERK-RECORDER
08-09-2023 10:53 AM Recording Fee $15.50

San Miguel County
Telluride
Colorado 81435

Filed for record this _____ day of _____, 19____, A.D., at _____ o'clock ____M.
Reception No. _____ Recorder _____

NOTICE OF INTENT TO HOLD

Before me, the subscriber personally appeared Robert A. Larson, who, being duly sworn, saith:

that I am the agent or the owner in whole or in part of the following described mining claim(s) situate in the Lower San Miguel mining district, county of San Miguel, state of Colorado;

Claim Name	CMC (Serial Number)	Claim Name	CMC (Serial Number)
PF-18	1052640 35	PF-35	1052640 52
PF-19	1052640 36	PF-36	1052640 53
PF-20	1052640 37	PF-37	1052640 54
PF-21	1052640 38	PF-38	1052640 55
PF-22	1052640 39	PF-10	1018660 48
PF-23	1052640 40	PF-11	1018660 49
PF-24	1052640 41	PF-12	1018660 50
PF-25	1052640 42	PF-13	1018660 51
PF-26	1052640 43	PF-14	1018660 52
PF-27	1052640 44	PF-15	1018660 53
PF-28	1052640 45	PF-16	1018660 54
PF-29	1052640 46	PF-17	1018660 55
PF-30	1052640 47	PF-39	1018660 56
PF-31	1052640 48		
PF-32	1052640 49		
PF-33	1052640 50		
PF-34	1052640 51		

(Additional claims may be noted on the reverse side of this form)

that this Notice of Intent to Hold is being recorded and filed for the purpose of holding said mining claim(s) for the assessment work year commencing 1 day of September, 2023, A.D., and ending 31 day August, 2024, A.D.; and

that I understand the recordation and filing of this Notice of Intent to Hold does not relieve me of the obligation to perform annual assessment work otherwise required by law.

480587
Page 1 of 4
SAN MIGUEL COUNTY, CO
STEPHANNIE VAN DAMME, CLERK-RECORDEF
04-06-2023 08:46 AM Recording Fee $35.50

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE ("Memorandum") is made and entered into as of the 1st day of February, 2023, by and between Robert Larson, an individual residing in Ouray, Colorado, the "Lessor", and Fermi Metals, LLC a Wyoming corporation, based in Walla Walla, Washington, the "Lessee"

Lessor holds title to certain unpatented federal mining claims and a surface lease located in San Miguel County, Colorado, as more particularly described in Exhibit A.1. Also, additional unpatented claims are proposed to be staked on strike of the existing claim groups which will become part of this lease and which are depicted in Exhibit A.2, including the future acquisition of mining claims as defined in the "Area of Influence" described in Exhibit A.2

The Lessor has the desire to bring these mining properties into production stage through exploration and development process, and Lessee desires to acquire active mineral exploration projects.

This Memorandum is being executed for the purpose of providing record notice of the **"Lease"** and certain provisions thereof.

TERMS

A. Term of Lease. The initial term of this lease shall be five (5) years to commence on February 1, 2023. After this five (5) year period the Lessee has the option to purchase the claims as described in Article 7 of the "Lease". If Purchase Option is executed Lessor will continue to receive Royalties as prescribed in said Article 7.

B. Possession and Control of Property. Lessee shall have, and is hereby given and granted, the right to enter and take over, at the beginning of the Lease term, control of the surface and underground of the Leased Premises including any mine dumps or waste piles. Lessee shall have the right to investigate, measure, sample, examine, test, drill, develop, work, mine, operate, use, manage, and control the same and have access to the water and water rights on the property, and to mine, extract, and remove from the property the ores and minerals found thereon and to treat, mill, ship, sell or otherwise dispose of the same and receive the full proceeds from sales less royalties; and to erect, construct, maintain, use and operate buildings, structures, machinery and equipment, including milling, processing and tailings facilities, complying with the provisions as set forth in the Surface Agreement and the Permitting Requirements of the State of Colorado and San Miguel County.

C. Manner of Work. Lessee agrees to cause all work, development and mining to be done in a careful and miner=like manner, and to conform in all respects to the mining laws and regulations of the United States and the State of Colorado.

D. Environmental Compliance. Lessee shall comply with all applicable federal, state,

regional, and local laws, regulations and ordinances protecting the environment and agrees to indemnify and hold harmless Lessor for any and all costs to remediate hazardous materials introduced to the Leased Premises by Lessee.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum, intending that it be valid and effective from and after the day and year first written above.

LESSOR:

Robert Larson

Robert Larson

LEAH WESSELING
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234001604
MY COMMISSION EXPIRES JAN 12, 2027

STATE OF COLORADO)
)ss
COUNTY OF OURAY)

This instrument was acknowledged before me on April 4th, 2023, by Robert Larson.

Witness my hand and seal.

My Commission expires: January 12, 2027

Notary Public

LESSEE:

Fermi Metals, LLC,
a Wyoming Corporation

John P. Ryan, Manager

STATE OF NEW JERSEY)
)ss
COUNTY OF PASSAIC)

This instrument was acknowledged before me on 3/22, 2023, by John P. Ryan.

Witness my hand and seal.

My Commission expires: Feb 06 2028

Notary Public

ABDUL ROBBANI
Commission # 50206464
Notary Public, State of New Jersey
My Commission Expires
February 06, 2028

Exhibit A.1

Pitchfork Unpatented Claims

Claim Name	CMC Number
PF-10	101866048
PF-11	101866049
PF-12	101866050
PF-13	101866051
PF-14	101866052
PF-15	101866053
PF-16	101866054
PF-17	101866055
PF-18	105264035
PF-19	105264036
PF-20	105264037
PF-21	105264038
PF-22	105264039
PF-23	105264040
PF-24	105264041
PF-25	105264042
PF-26	105264043
PF-27	105264044
PF-28	105264045
PF-29	105264046
PF-30	105264047
PF-31	105264048
PF-32	105264049
PF-33	105264050
PF-34	105264051
PF-35	105264052
PF-36	105264053
PF-37	105264054
PF-38	105264055
PF-39	101866056

The surface lease associated with the above unpatented claims has been provided to the Lessee for review, and is recorded at Reception No. 431156 in the records of San Miguel County.

Exhibit A.2

Pitchfork Unpatented Claims (Staked February 2023)

Approximately 25 claims staked to the northwest of the existing claim block.

The area of influence with respect to the terms and conditions of this mineral lease is an area five miles in length by ½ mile wide along the existing northwesterly mineral trend.

431156
Page 1 of 9
SAN MIGUEL COUNTY, CO
M. KATHLEEN ERIE, CLERK-RECORDER
12-30-2013 10:38 AM Recording Fee $58.50

SURFACE USE AGREEMENT AND LEASE

This agreement is made and entered into effective as of the 2nd day of December, 2013, by and between Barrett Brothers, Inc., a Colorado corporation, P. O. Box 56, Redvale, CO 81432, Grantor (whether one or more), and Robert A. Larson, P. O. Box 85, Ouray, CO 81427, or assigns, as Grantee.

WITNESSETH:

WHEREAS, Grantee has filed with the Bureau of Land Management, U. S. Department of the Interior, Notice of Intent to Locate lode or placer mining claims which are identified as the PF 10 – 39 (inclusive) lode mining claims on Stock Raising Homestead Act Lands pursuant to Public Law 103-23 etc. etc., henceforth referred to as the "Property", and has otherwise taken steps to locate and claim lode mining claims in compliance with Colorado law; and

WHEREAS, Grantor owns the surface rights to the area comprising the Property, described as follows: Township 44 N, Range 16 W, Section 33, SE/4, N/2 SW/4 and Township 43 N, Range 16 W, Section 4, Lots I and II, San Miguel County, Colorado consisting of 320 acres more or less;

NOW THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) plus other good and sufficient consideration as recited herein, the receipt of which by Grantor is hereby acknowledged, and of the covenants and agreement hereinafter expressed, the parties hereto agree as follows:

1. RIGHTS GRANTED TO GRANTEE

1.1 Grantor hereby leases and grants to the Grantee and to his successors and assigns the exclusive right and privilege for a term of ten years, and for so long thereafter as Grantee or its successors and assigns comply with the terms and conditions of this Surface Use Agreement and Lease, including payment of annual rents, to explore for, extract, process, treat, store, transport, and dispose of mined materials occurring in association therewith in, upon or under the Property as described above, including both valuable and waste products, together with the right to construct, use, maintain, repair, replace and relocate all such works, pads, drill sites, water sumps and storage areas, excavations, stock and waste piles or facilities, buildings, shops, plants, structures, machinery, appliances, roads, shafts, tunnels, drifts, open pits, pipelines, utility services and other improvements as may be necessary or convenient for the exploration, extraction, mining, preparation, processing, treating and marketing of ore and minerals extracted from or in connection with the Property and the right to use so much of the surface of the Property as reasonably may be advantageous for the exercise of the rights and privileges herein granted, including, without limitation, access for ingress and egress to the Property.

1.2 Grantee shall have the right to negotiate by separate agreement for the use of any water or water rights belonging to Grantor which are located on the Property or on adjoining property owned by the Grantor as long as the same does not interfere with the use being made of the same by Grantor. Grantor shall have the right to negotiate by separate agreement for the use

of water or water rights developed by Grantees as long as the same does not interfere with the use being made of the same by Grantee. All water rights discovered and/or developed by Grantee's operations shall be plotted on maps and furnished to Grantor in a timely manner. Grantee agrees that, without the consent of Grantor, Grantee shall not drill any exploratory drill holes within a radius of one hundred feet (100') of any presently existing water wells of Grantor. The parties shall cooperate in obtaining any required permitting for any new water rights or sources developed by Grantee and the party which will use such water shall pay any costs associated with such permitting.

2. PROPER OPERATION REQUIRED

2.1 Grantee shall conduct all operations on the Property in accordance with any legal requirements and consistent with good mining and engineering practices. Any parts of the Property which are excavated as a result of surface exploratory drilling shall, upon completion of such drilling, be restored by Grantee to its approximate original contours as may be practicable. Nothing herein shall act as a warranty from Grantee that the Property shall be suitable for any particular purpose after completion of operations nor shall Grantee have any obligation to replace waste rock or otherwise restore the surface following mining, except as may be required by applicable law.

2.2 Except as provided herein, Grantee shall erect and maintain fences and cattle guards around workings and structures which Grantee utilizes for mining and along roads constructed or utilized by Grantee in the conducting of its mining operations wherever reasonably required to protect Grantor's livestock against injury or destruction. Fences shall be standard 4-strand barbed-wire with posts on 16 ft centers. Grantee shall not be required to fence roads or drill site locations which are utilized temporarily for exploratory drilling activities. Grantee, utilizing any gates in fences maintained by Grantor on or about the Property, shall promptly close such gates. Grantee shall promptly repair any damage which may be caused by Grantee's operation to any enclosures or improvements of Grantor and shall use reasonable precautions to avoid interference with Grantor's cattle and farming operations on the Property. Grantee agrees to maintain insurance coverage to compensate Grantor if livestock is injured or killed by equipment operating on said Property or by equipment hauling ore from said Property.

2.3 Grantee agrees not to permit any Hunting on Property by employees, friends or associates since Grantor has previously granted exclusive rights to others for such purposes. Grantor agrees to limit such hunting to those areas outside of active exploration and/or mining for the protection of employees and operators.

3. ANNUAL RENT

3.1 On the signing of this Agreement by all parties hereto, and continuing thereafter on the annual anniversary of this agreement for so long as this Agreement remains in force, Grantee shall pay to Grantor an annual rent payment for the use of the Property. The annual rent payment shall be Ten Dollars ($10) for each acre of land contained within the Property. Once development, mining and/or production has commenced and a defined area for mining has been designated and properly fenced, the annual rent payment for that portion of the property will be

Twenty Five Dollars ($25) for each acre designated and the remaining acreage will continue to be paid at Ten Dollars ($10) for each of the remaining acres.

3.2 Grantee has the right to surrender and relinquish any lands not needed by it and any such surrendered lands shall be deleted from the description of the Property. No annual rent shall be due or payable for any surrendered lands from and after the date of surrender.

4. SURFACE DAMAGE

4.1 For and in consideration of any and all damage which may be done to Grantor's interest in and to the surface of the Property, including any water rights, during exploration hereunder, whether by drilling or other means, Grantee shall pay Grantor the sum of One Hundred Dollars ($100.00) for each exploration or development hole.

4.2 If any of the Property is rendered entirely unusable as result of Grantee's activities, then and in that sole event, Grantee shall pay Grantor the fair market value of such land, fair market value to be determined by a licensed Colorado appraiser, agreed to by both parties, with said appraisal being based on similar land being similarly used prior to its use by Grantee and located within five miles of the Property.

5. STATE AND FEDERAL LAW; INDEMNIFICATION OF GRANTOR

5.1 Grantee, in the operation and development of the Property, shall be subject to all applicable federal law regarding mining operations.

5.2 Grantee shall pay and satisfy all claims incurred by it for materials, supplies and labor in connection with its working of said mine and shall keep mining property free of liens or encumbrances of any and every kind, except such as might result from state and county tax assessments not required to laws of the State of Colorado, and all federal or state rules and regulations regarding Employers' Liability, Workmen's Compensation, Social Security and Unemployment Insurance. Grantee covenants and agrees to indemnify and hold harmless the Grantor from and against the payment of any and all damages, claims, costs and expenses arising from Grantee's activities hereunder due to the existence of such enactments, and of any and all claims, costs and expenses in connection therewith under any claim or subrogation provided for by aid enactments to otherwise. Grantee indemnifies and holds harmless Grantor from and against any and all damages, claims, costs and expenses caused by Grantee arising out of damage to property or any injuries to or death of the employees of Grantee, or any other person whomsoever, other than Grantor and those acting under it, where such injury, death or damage occurs because of, or in connection with, the use, operation or development of the Property whether such claims are based upon a right conferred by the common law or by statute.

5.3 If Grantor shall fail to pay any amounts due under, or to duly satisfy and discharge, any mortgage or lien on the Grantor's interest in the Property or Leased Deposits, except outstanding royalties, or shall permit any lien or encumbrance to be imposed upon the Property, then, at its option, Grantee may, but shall not be obligated to, pay and discharge any such mortgage or lien so unpaid and due and payable, and Grantee may reimburse itself for any such

payment to satisfy and discharge any such mortgage, and/or for all payments and costs of paying, satisfying and discharging any such lien or encumbrance, by withholding and retaining any amounts so paid from any and all amounts which thereafter become due and payable to Grantor during the term of this Lease. In the event of Grantee's payment, discharge or satisfaction of a mortgage or of a lien or encumbrance, as authorized in this Section, Grantee shall have all of the rights and remedies against Grantor which the mortgagor or the lien-holder of such lien or the holder of such encumbrance had against the Grantor immediately prior to the time of such payment, satisfaction or discharge.

6. FORCE MAJEURE

If and so long as governmental restrictions, inability to obtain permits, licenses and governmental approvals, war or the results thereof, strikes, acts of God or the elements, or any cause, whether or not like those enumerated, beyond the control of Grantee, shall substantially interfere with or prevent Grantee's exploration, development or mining of the Property or the sale of ores therefrom, or while litigation contesting the rights and titles of Grantor shall be pending and undetermined Grantee, without impairment of its rights hereunder, shall be excused from performance hereunder except for the payment of taxes and the payment of production royalties on ores theretofore removed and sold, and with those exceptions, Grantee's obligations hereunder shall be suspended and tolled and the time for performance thereof and the term of this Lease shall be extended for a period of time equal to each such period during which performance by Grantee is so excused. Both Parties shall use reasonable diligence to attempt to remove any preventing cause constituting a force majeure and promptly upon the removal thereof, shall resume performance of the obligations tolled and excused by said preventing cause. The prevention or settlement of any strike or labor dispute shall not, within the meaning of this Section, be considered a matter within the control of the Grantee.

7. TERMINATION

7.1 Except as excused by force majeure as set forth above, in the event of the failure of Grantee to make any payment or to perform any substantial obligation required of it under this Lease, Grantor shall have the privilege of serving a written notice on Grantee specifying in detail such default in performance. If Grantee should fail to make such payment or perform any other substantial obligation within thirty (30) days after service of said notice, or if such obligation cannot be performed within said 30-day period, shall fail to promptly commence and thereafter diligently complete performance of such obligation, then at the election of Grantor, by written notice to Grantee, all of Grantee's rights and interests under this Lease shall become terminated and forfeited to Grantor, except as hereinafter provided.

7.2 If Grantee should dispute that a default has occurred, it shall so advise Grantor and such question shall be determined by a court of competent jurisdiction. Within the thirty-day period set forth above, in the event of a dispute as to whether or not a default has occurred, Grantee shall institute a suit in a court of competent jurisdiction to have such question determined. If the decision of the court shall be that Grantee was in default, then it shall have fifteen (15) days after such decision, or the time provided in such decision, whichever is longer, within which to cure the default or defaults before Grantor may terminate this Lease by fifteen

(15) days notice to that effect, but if such default or defaults be cured, there shall be no breach hereunder with respect to the same.

8. EXTENSION/RENEWAL

Provided that Grantee is not in default hereunder, Grantee shall have the right at the end of the original ten year term of this agreement, and at the end of each ten year extension thereafter, to renew and extend the term of this Agreement for an additional ten year period. In the event Grantee wishes to extend and renew the term of this Agreement, it shall give Grantor written notice of its intent to do so no later than ten days before the expiration of the then current term.

9. GRANTEE'S RIGHT OF SURRENDER

9.1 Anything to the contrary notwithstanding, and in Grantee's sole discretion, Grantee may, at any time, terminate application of this Agreement to any portion of the Property, with or without cause, by executing and giving to Grantor a notice in substantially the following form, signed and attested in the manner provided for transfers of an interest in land under Colorado law:

NOTICE

Pursuant to the provisions of the Surface Use Agreement and Lease, dated _____ (date of Lease) between Barrett Brothers, Inc., Grantor, and Robert A Larson, Grantee, a memorandum of which was recorded in Book _____ at Pages _____ in the records of San Miguel County, State of Colorado, which Agreement was assigned by Robert A. Larson to _____, Assignee, by Assignment dated _____ recorded in Book _____ at Pages _____ in the records of San Miguel County, State of Colorado, Assignee has elected to and does terminate the said Surface Use Agreement and Lease with respect to, and only with respect to, the following described lands:

(herein to be inserted with particularity the legal description of the portion of the Property as to which the Mining Lease is terminated)

By this instrument, Assignee, relinquishes and surrenders any claim or interest it may have had or acquired under and by virtue of said Surface Use Agreement and Lease with respect to, and only with respect to, the lands described in this Notice. Said Surface Use Agreement and Lease remains in full force and effect as to any of the Property described therein not heretofore relinquished or surrendered or which are not specifically described in this Notice.

Assignee (_____)

Signed By: Dated:

_____ _____

9.2 Any of the Property relinquished and surrendered pursuant to this Section shall be free and clear of any claim, lien, or encumbrance arising out of Grantee's operations of the Property. Upon delivery of any such notice this Surface Use Agreement and Lease shall

terminate and cease as to, and only as to, the part of the Property described in any such notice and Grantee (except as herein otherwise provided with respect to annual rentals payable) shall then be relieved of any and all obligations, liability or responsibility of every kind and character whatsoever which subsequently accrue or become due with respect to the particular portion of the Property described in such notice. If Grantee relinquishes and surrenders the entire Property pursuant to the foregoing provisions, this Agreement and all future obligations relating thereto shall terminate.

10. REMOVAL OF EQUIPMENT

Grantor shall have a period of ninety (90) days after valid cancellation or other termination of this Surface Use Agreement and Lease to remove from the Property all warehouse stocks, merchandise, materials, tools, equipment, supplies and all machinery and personal property erected or placed in or upon the Property by Grantee, provided, however, that Grantee shall not remove any timbering or other underground structures required for support of any underground drifts, tunnels or other workings. Grantee shall have the right to remove any track, rails, water or air pipelines, ore bins, electrical cable, transformers and ventilation fans from the Property. If inclement weather prevents or hinders complete removal of the personal property within such 90-day period, Grantee shall have an additional amount of time beyond said 90-day period in which to remove such personal property so that Grantee shall have had an aggregate of at least a full 90 days of time in which its removal operations were not interfered with by inclement weather.

11. NO OBLIGATION TO DEVELOP

Nothing contained herein shall be deemed to require Grantee to explore, develop or mine the Property and the amount, the nature, extent and scheduling of any work which Grantee may perform on or in connection with the Property shall be at Grantee's sole and absolute discretion. Grantee makes no express or implied covenant, agreement or condition relating to its exploration of the minerals or operations on or under the Property. Whether or not any such exploration, development or operations (including mining) shall at any time be conducted by Grantee, the nature, manner and extent thereof shall be matters to be determined by Grantee.

12. GRANTOR'S WARRANTY

Grantor represents and warrants that it is the owner of the Property and has the right to lease the same and to enter into this Surface Use Agreement and Lease and that the person or persons signing this instrument on behalf of Grantor have been duly authorized to do so. Grantor further warrants and agrees to cooperate with and assist Grantee in obtaining any necessary state or federal permits to enable Grantees operations. Nothing contained in this Section shall be construed as limiting or restricting Grantee's right to withhold all payments under this Lease in the event of adverse claim, dispute or question as to the ownership or title to the Property.

13. TAXES

While this Agreement is in force, Grantee shall pay any real estate or other taxes assessed, levied or imposed upon the Property or on any improvements thereon or minerals extracted therefrom, in connection with Grantee's operations. Grantee shall have the right but not any obligation, to pay any real estate or other taxes assessed against Grantor's interest in the Property which Grantor fails to pay.

14. GENERAL PROVISIONS

14.1 Neither of the parties hereto is restricted from selling or otherwise transferring their individual interests in the Property. Either party to this Agreement shall have the right to assign, transfer, delegate, or otherwise convey its right and/or duties hereunder or any right, title or interest it may own in or to the Property without the approval of the other party. Any assignment or transfer of rights hereunder shall be in writing. The provisions hereof shall inure to the benefit of, and shall be binding upon, the successors in interest, legal representatives and assigns of the respective parties hereto, but no party hereto shall be chargeable with notice of any assignment or conveyance until such party shall have been furnished with written notice thereof and with a copy of the instrument of assignment or conveyance. In the event of an assignment or transfer, the assigning or transferring party shall cause any assignee or transferee to execute a written acknowledgment of its agreement to be bound by and subject to the terms of this Agreement. This Agreement and all obligations hereunder shall run with, and be binding upon, the Property so long as this Agreement remains in force.

14.2 The terms of this Agreement are not subject to change without the written consent of both parties.

14.3 This Agreement or a memorandum describing it, and any amendment, modification or assignment of this Agreement shall be recorded in the land records of San Miguel County, Colorado.

14.4 Any disputes or disagreements relating to this Agreement shall be determined in accordance with the laws of the State of Colorado. This Agreement is made and entered into, and venue and jurisdiction shall lie exclusively, in the District Court for San Miguel County, Colorado, the parties hereto irrevocably submitting to such jurisdiction and venue by virtue of their signature hereon. The prevailing party in any dispute shall be entitled to recover its costs and attorney's fees.

14.5 Any notice contemplated herein shall be in writing. Notices may be given by personal delivery to either party or to its duly authorized agent, or may be given by email or facsimile or other electronic transmission or may be given by delivery to any courier service or mailed by regular United States mail. Service of notice shall be deemed effective and complete upon date of delivery, posting, transmission or mailing in accordance herewith. In the event of any notification, defect, problem or related issue, the party notified shall respond in writing within ten (10) business days after the date of receipt, which response (the "response") shall explain that party's position as to any matter raised in the notification.

14.6 No delay or admission in the exercise of any right or remedy by either party shall impair such a right or remedy or be construed as a waiver.

14.7 This Surface Use Agreement and Lease may be executed in any number of counterparts and all parties need not sign the same identical copy thereof which counterparts, taken together, shall be deemed to constitute the parties' agreement.

Dated and effective as of the day upon which both parties have become signatories to this Agreement.

Grantor: Barrett Brothers, Inc.

By: Floyd Lee Barrett
NAME, POSITION
Floyd Lee Barrett
President

Attest:

By: William H Barrett
NAME, Secretary

Grantee: Robert A. Larson

Robert A Larson

STATE OF COLORADO:

COUNTY OF Montrose :

On the 17th day of December, 2013, personally appeared before me Heidi Lee Barrett, President of Barrett Brothers, Inc., a Colorado corporation, Grantor, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same. My Commission Expires: 11-7-15

NOTARY PUBLIC TAMMY GILLASPY STATE OF COLORADO

Tammy Gillaspy
Notary Public

STATE OF COLORADO:

COUNTY OFOURAY:

DEBRA L OVERTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124029248
COMMISSION EXPIRES MAY 10, 2016

On the 12 day of DECEMBER, 2013, personally appeared before me Robert A. Larson, Grantee, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same. My Commission Expires: May 10, 2016

Debra L. Overton
Notary Public

San Miguel County Planning & Building Departments
333 W. Colorado Ave, 3rd Floor
Telluride, CO 81435
970-728-3923

Authorization of Agency

I/We, Robert A. Larson (print your name[s]), the undersigned owners of real property in San Miguel County, Colorado hereby authorize(s)

(Name of authorized agent) Gold Express Mines, Inc.

to act on my/our behalf in:

- applying for and obtaining any and all permits and approvals issued by San Miguel County;
- requesting inspections to be performed by San Miguel County staff;
- providing access to my property;
- handling of official documents pertaining to my property such as Certificates of Occupancy;

for the property described below pertaining to zoning, building, encroachment, excavation, and /or utilities.

For the following property:
(Legal Property escription) T44N, R16W, S28-33; T43N, R16W, S4. Claim numbers: CO105264035-055; CO101866048-056
(Physical Address) San Miguel County, Colorado

IF THE PROPERTY IS OWNED BY AN ORGAZATION SUCH AS AN LLC, COPRORATION, OR OTHER GROUP, THE PRINCIPAL OWNERS OF SUCH ORGANIZATION SHALL PROVIDE RECORD TO THE COUNTY THAT NAMES THE AFOREMENTIONED INDIVIDUALS AS OWNERS OF THE ORGANIZATION.

By providing my signature below, I am also acknowledging that, per the International Building Code as adopted by San Miguel County, Section 104.6, where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or on a premises a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

Owner's signatures:	Date:
X Robert A. Larson	02-05-2024
X	
X	
X	

PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

M E M O R A N D U M

TO: Mike Bordogna, County Manager
Amy Markwell, County Attorney
Ryan Righetti, County Road and Bridge Director
Starr Jamison, County Natural Resources and Special Projects
Janet Kask, County Parks and Open Space
Bill Masters, County Sheriff
Lucas West, Colorado Division of Reclamation, Mining and Safety
Mike Cosby, Colorado Department of Public Health & Environment
Mark Caddy, Colorado Parks and Wildlife
Ryan Joyner, US BLM-Tres Rios Field Office
Mason Osgood, Sheep Mountain Alliance
Jennifer Thurston, INFORM
Sally Sharp, Great Old Broads for Wilderness

FROM: John Huebner, Senior Planner

RE: Mining Special Use Permit- Pitchfork Exploratory Drill Program

APPLICANT: Helen Thomas, Fermi Uranium Corp.

DATE: April 19, 2024

Please find the attached application submitted by the Helen Thomas for your review and comment. The County Planning Commission meeting date is Thursday, June 13, 2024. Please provide your review comments by May 16, 2024 to John Huebner, Senior Planner, johnh@sanmiguelcountyco.gov in the County Planning Department. Please contact the Planning Department if you have any questions.

PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

April 19, 2024

Helen Thomas
Fermi Uranium Corp.

Via Email: helenrthomas@gmail.com

Re: Certification of Application Completeness – Fermi Uranium Corp Pitchfork Drilling Program, West End (WE) Zone District, Mining Special Use Permit

Dear Ms. Thomas:

The purpose of this correspondence is to serve as notification (in accordance with Section 3-202 E. of the San Miguel County Land Use Code) that the application submitted for the proposed Mining Exploration activities on private lands located off County Road 23S from State Highway 141, Big Gypsum Valley, Colorado meets the minimum submittal requirements of the Land Use Code standards and is certified complete. The drill program proposed will involve the location of 4 drill pads, each measuring about 20 feet by 20 feet, and the use of existing an County Road, and private roads. It should be noted that a determination of application completeness shall not necessarily constitute a determination of compliance with the substantive requirements of the County Land Use Code. Additional information may be required after further review by the referral agencies and County staff. The County Planning Commission (CPC) and Board of County Commissioners (BOCC) may also require more materials or information to be supplied by you as the applicant during the public review process.

The application, contingent upon the receipt of the necessary responses from referral agencies, has been scheduled for a public meeting by the County Planning Commission at its June 13, 2024 regular meeting to be held in Telluride and on-line.

Your application, which has been certified complete, will now be sent to the County Manager, County Attorney, County Road and Bridge, County Natural Resources, County Open Space and Parks, County Sheriff, Colorado Department of Public Health & Environment, Colorado Division of Reclamation, Mining and Safety, US Bureau of Land Management, Colorado State Parks & Wildlife, Sheep Mountain Alliance, INFORM, and Great Old Broads for Wilderness for review and comment. The applicant will be responsible for reimbursing the Planning Department for payment of any professional review fees, both the initial submittal and any subsequent reviews.

Based on the map supplied by the applicant, there are 5 private property owners within 1500 feet of the project area, and no municipalities within 3 miles. **Prior to 20 days before any meeting** for which consideration of any land use application is scheduled, the applicant shall **notify by First Class mail** every property owner and condominium unit owner within 1500 feet of the perimeter of the subject property as listed in the records of the San Miguel County Assessor. In addition, prior to 20 days before any meeting for which consideration of any land

use application is scheduled, the applicant shall **post notice** (*sign to be obtained from the Planning Department*) of the scheduled consideration of the application at the intersection of County Road 23S and State Highway 141. Mailing and posting of notice by an applicant prior to a meeting that is not a public hearing shall be carried out pursuant to Section 3-903 A., B. and C. In addition to the notice requirements set forth in Section 3-9, applicants for approval of mining and mineral processing operations shall also be required to provide written notice of a pending application by mailing such notice first class, postage prepaid, no less than 20 days prior to the scheduled meeting date to all owners of property within 1,500 feet of the subject property, and to all municipalities within 3 miles of the subject property.

Please contact the Planning Department if you have questions.

Sincerely,

John Huebner, AICP
Senior Planner

Date: May 15, 2024
To: Kaye Simonson, Planning Director
John Huebner, Senior Planner
From: Greg Pollio, Manager of Operations, Parks & Open Space
Re: Mining Special Use Permit - Pitchfork Exploratory Drill Program

Reference is made to the Mining Special Use Permit application for the Pitchfork Exploratory Drill Program. Comments on behalf of the County's Parks & Open Space department were obtained from Julie Kolb, Manager, San Miguel County Vegetation Control & Management; and the County's Open Space Commission.

County Vegetation Control & Management Department -

1. Any portion of the County right-of-way used as a staging or lay-down area must be mitigated for noxious weeds, the applicant is responsible for eliminating any noxious weeds in the laydown/staging areas and the area must be revegetated with San Miguel County approved seed mixes upon completion of the project.

2. Heavy equipment moving through the area shall be cleaned before and after operations before being on the County road, by either washing the underside of the vehicle or by vacuuming or using a blower to eliminate any vegetation on the underside of machinery.

County Open Space Commission -

OSC Member- For reasons concerning the environment, water, air, soil, stressed and threatened species of both plants and animals, and possible harm to the health and wellbeing of residents of the West End I am personally opposed to all permitting of any uranium mining in our region.

OSC Member- The County needs to step up and set some regulations for extractive mining like uranium, the vanadium and rare earth metals, etc. like they have done for the solar energy rules proposing to pass. Not sure what those would entail, but I'd recommend air quality monitoring, Dust control, assessment of visual impacts to communities, trails and scenic roads, along with mitigation of those impacts, minimizing site disturbance, approval of road access, and minimization of cut and fill for road construction, and associated other impacts with this kind of mining.

OSC Member- It makes no sense to consider Uranium discovery or mining on the west end while the prevailing winds are from west to east. I'm interested in protecting the east and a box canyon from potential Uranium mining.

OSC Member- What are the implications of using the various drilling solutions listed in the application?

Drilling fluids are used at the discretion of the driller and may include aqueous water-based mud,bentonite/gel, greases and lubricants, Quik-Gel, Quik-Foam and EZ-Mud.

What will happen to the material/liquid that accumulates in the Sump? Is this to be buried when the sump is filled in? What are the implications of this presumably contaminated material buried in a shallow hole? On wildlife, plants, storm runoff etc.?

I'm proposing that we ask about the actual substance in the sump and its potential effect on plants and wildlife afterward... particularly when it is eroded back to the surface.

I suspect that the products mentioned by brand name in the document are all approved for use. I was just thinking it might be good to add to the record the actual chemical make-up of those products. In case there is a need to challenge the safety of the drilling solutions used.

OSC Member- I support all that has been said. Does San Miguel County, as an entity, pledge to be committed to conservation and or environmental stewardship? (not sure if this is stated or declared anywhere). If this is even inferred as a government that hopes to prioritize open space and environmental sustainability then taking a stand against future mining projects would inevitably be a priority. I agree that now may be the time to put pressure on updating dated land use codes.

ROAD & BRIDGE DEPARTMENT

RYAN RIGHETTI, ROAD SUPERINTENDENT

05/13/2024

To: John Huebner, Senior Planner
From: Ryan Righetti RR
CC: SMC Planning Dept; Mike Bordogna; Starr Jameson
Re: Comments regarding Mining Special Use Permit- Pitchfork Exploratory Drill Program and CR 23S

After reviewing the application submitted by Helen Thomas with Fermi Uranium Corp. Road and Bridge has the following comments.

In the application, several attachments reference the access as a "private road". Road and Bridge seeks to clarify that the access road identified is an accepted road and is in the County Road system. This road is identified as CR 23S with a length of 1.31 miles. The surface type is dirt or consists primarily of native material.

The impact of this project to the County Road will be minimal. Road and Bridge will require a permit if improvements are made, or are needed to be made along any portion of the County Road, or if a temporary or new access is developed or improved. Drainage of stormwater from disturbed areas is the primary concern and has the greatest potential for impact to the County Road.

If no improvements or work requiring a permit is performed or required, then Road and Bridge requests that the applicant does not perform any work or haul any equipment on the road surface when road conditions are soft or wet, or during any time when damage to the road surface may occur.

P.O. BOX 426 • Norwood, Colorado 81423 • (970) 327-4835 •
ryanr@sanmiguelcountyco.gov

COLORADO
Parks and Wildlife
Department of Natural Resources

Montrose Service Center
2300 South Townsend Avenue
Montrose, Colorado 81401
P 970.252.6000 | F 970.252.6053

May 10, 2024

San Miguel County Planning Department
John Huebner - Senior Planner
333 W Colorado Ave, 3rd Floor
P.O. Box 548
Telluride, CO 81435

RE: Mining Special Use Permit- Pitchfork Exploratory Drill Program

Dear Mr. Huebner,

Colorado Parks and Wildlife has reviewed the Mining Special Use Permit application for the Pitchfork Exploratory Drill Program proposal submitted on behalf of Fermi Uranium Corporation. Colorado Parks and Wildlife (CPW) has a statutory responsibility to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources.

The proposed project lies with in Big Gypsum Valley, in sections 4 and 33 of T44N:R16 in Western San Miguel County. The applicant seeks a permit to drill four exploratory mining core samples on private property owned by Barrett Brothers, and claimholder Robert Larson. Drill pad construction activities and drilling exploration, as described by the applicant, are largely core samples with a total of approximately .036 acres of above ground disturbance. Approximately 5558 feet of new road will be constructed, for a total of approximately 2.552 acres of total above ground disturbance for the project. Drill pads would be no larger than 20' x 20', for a maximum size of 400'sq per pad. CPW would like to offer the following recommendations to avoid and minimize impacts that would result from this proposal.

Wildlife

The project lies within CPW mapped severe winter range for both mule deer and elk. These mapped areas are identified by CPW as High Priority Habitats (HPH). The area also provides habitat for numerous species that include but not limited to mountain lions, bobcats, coyotes, cotton-tailed rabbits, jack rabbits and numerous non-game species. Mule deer and elk use in the area is primarily during the winter months and until the end of April when migration to summer range begins.

Jeff Davis, Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: Dallas May, Chair • Richard Reading, Vice-Chair • Karen Bailey, Secretary • Jessica Beaulieu
Marie Haskett • Jack Murphy • Gabriel Otero • Duke Phillips, IV • James Jay Tutchton • Eden Vardy

During the winter, ungulates are more vulnerable to disturbance due to reduced body condition and fitness. Disturbance during this time frame can impact individual animals and herd health. CPW appreciates that the application avoids exploration activities during the time frame of December 1-April 15. CPW recommends that this timing restriction be extended to April 30 to align with HPH recommendations for mule deer and elk severe winter ranges. Given the high animal use during this time frame, impacts to wildlife would be reduced if the drilling activities occur outside of this time frame. This timing limitation would also reduce the potential for motor vehicle/wildlife collisions for workers commuting to the work site. CPW's recommendation listed above for avoiding, minimizing, and mitigating potential impacts to these High Priority Habitats can be found here.

Surface Disturbance and Invasive Weeds

Due to historic mineral exploration and extraction as well as privately maintained roads, there are numerous roads and trails that have resulted in a high level of habitat fragmentation in this area. The low yearly precipitation rate in addition to soil characteristics contributes to overall slow recovery of range health. CPW recommends that the historic and county roads be utilized to the greatest extent possible. CPW also recommends that the applicant reclaim all surface disturbance, specifically the four drill pad sites proposed and associated access roads. One of the most visible and immediate threats to ecosystem health in the area is non-native/invasive weeds. Invasive weeds typically flourish following surface disturbance, and active weed management should be incorporated during and after the lifespan of the proposed project. In regards to post-mining reclamation, native drought tolerant revegetation is recommended.

CPW would like to thank San Miguel County for the opportunity to comment on such land use actions that have direct impact on our natural resources. If you have any questions, please feel free to contact District Wildlife Manager Tony Bonacquista at 970-209-2374.

Sincerely,

Tony Bonacquista
Nucla District Wildlife Manager
Colorado Parks and Wildlife
Tony.bonacquista@state.co.us

CC:Area 18 File; SW Region File

Jeff Davis, Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: Dallas May, Chair • Richard Reading, Vice-Chair • Karen Bailey, Secretary • Jessica Beaulieu
Marie Haskett • Jack Murphy • Gabriel Otero • Duke Phillips, IV • James Jay Tutchton • Eden Vardy

COLORADO
Division of Reclamation, Mining and Safety
Department of Natural Resources

June 4, 2024

John Ryan
Fermi Uranium Corp.
250 Pehle Ave. Suite 200
Saddle Brook, NJ 07663

Re: Pitchfork Project - File No. P-2024-005
Fermi Uranium Corp.
Notice of Intent to Conduct Mineral Prospecting

Dear John Ryan:

The Division of Reclamation, Mining and Safety (Division) has completed its review and has accepted your Notice of Intent to Conduct Mineral Prospecting Operations (NOI) submitted for Pitchfork Project, File No. P-2024-005.

The Division has also reviewed and approved the financial warranty submitted for the NOI in the amount of $6,769.00.

Pursuant to Rule 5.1.3(d)(iv), the Division's determination will not take effect until the expiration of the five business days allowed for an appeal, or in the case of an appeal, until the Mined Land Reclamation Board issues its decision. If there are no appeals within the five day appeal period, you may commence prospecting operations.

In accordance with Rule 5.8, an Annual Report and associated fee of $86.00 must be submitted on your notice approval anniversary date (June 11) for each year following the filing of an NOI until reclamation responsibility release is granted. In addition, Rule 5.3.4 requires the prospector to notify the Division of completion of prospecting operations and Rule 5.7 requires the submittal of a final report for drill holes within 60 days of completion of the abandonment for artesian flow holes and within one year of completion of the abandonment for any other drill holes.

Please note, the acceptance of this NOI shall not be construed to abrogate the duty of the prospector to comply with other applicable laws or regulations, including but not limited to all federal, state, or local permits, licenses, and approvals, as well as any access agreements, as applicable to the specific operation.

P-2024-005: Approved Surety and Acreage	
Reclamation Liability (Required Surety):	$6,769.00
Approved Permit Acreage:	0.04
Approved Affected Acreage:	0.04

If you have any questions, please contact me by telephone at (303) 866-3567 x 8187, or by email at Lucas.west@state.co.us.

Sincerely,



Lucas J. West
Environmental Protection Specialist

cc: Helen Thomas

P-AP-04

Western Small Miners
Association
P. O. Box 644
Naturita, CO 81422

May 28, 2024

San Miguel County Planning Department

P.O. Box 548

Telluride, CO 81435

Dear Planning Department,

The following is to provide Western Small Miners Association (WSMA) support for the Exploration Drilling proposal that FERMI Uranium Corp. has submitted.

We fully understand and agree that resources that have been defined and reported by exploration in the past need to be verified and confirmed by current exploration and sampling. The core holes that are being proposed are meant to confirm known uranium and vanadium mineralization that exists on the Pitchfork properties.

We understand that very little surface disturbance will be added to previously disturbed areas. These are areas that the surface owners graze cattle on annually, with little or no impact to their agricultural use of their property, presently or historically.

Thank you for your considerations of providing the necessary county approvals for this project to proceed as requested.

Respectfully submitted,

John Reams

John Reams

WSMA President

AGENDA ITEM 5.a

TITLE:
Amending Land Use Code Section 5-1305 to update affordable housing provisions governing initial qualifications / MOTION (continued from May 9, 2024) / MOTION

Presented by:
Time needed:

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
CPC Packet LUCA Affordable Housing Qualifications 061324.pdf

Description:

PUBLIC HEARING RECORD

County Planning Commission
Application: Amendments to the San Miguel County Land Use Code ("LUC") regarding affordable housing in LUC §§ 5-1304, 5-1305 and 5-1306, to update provisions governing initial qualification and on-going compliance, implementation of fines,

Date: June 13, 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 Lois Major, special counsel to the San Miguel County Housing Authority dated May 9, 2024

4. Draft Land Use Code Amendment, Section 5-1305 B, Definitions

AGENCY COMMENTS

5. Agency Referral email dated April 1, 2024

6. Agency Referral email dated May 15, 2024

7. Email from Mike Bordogna, County Manager to John Huebner, Senior Planner, dated April 2, 2024

8. Email from Shellie Duplan, Aldasoro Ranch, dated June 5, 2024

PUBLIC COMMENT

9. Email from Anne-Britt Ostlund dated May 9, 2024

10. Email from Jake McTigue dated June 6, 2024

OTHER

11. None

M E M O R A N D U M

TO: San Miguel County Planning Commission
FROM: Lois Major, Special Counsel to the San Miguel County Housing Authority and Kaye Simonson, San Miguel County Planning Director.
RE: Consideration of Amendments to the San Miguel County Land Use Code ("LUC") regarding affordable housing in LUC §§ 5-1304, 5-1305 and 5-1306, to update definition of Employee and addition of definitions for Qualifying Income and Non-qualifying Income.
DATE: May 16, 2024
Attachments: **A**: San Miguel County Land Use Code §§5-1305 with suggested Draft Amendments

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I. Purpose: The purpose of this memo is to present proposed changes to the LUC that impact the affordable housing program and get direction from the San Miguel County Planning Commission ("CPC"). Proposed changes include: Changes to qualification and the definition of Employee and addition of definitions for Qualifying Income and Non-qualifying Income.

II. San Miguel County Affordable Housing Program: The purpose and intent of the County Affordable Housing Program ("Program") s to provide affordable housing for people who earn a living by working in the Telluride R-1 School District.

DEED RESTRICTIONS IN THE COUNTY:
1. Land Use Code: LUC §§ 5-1304, 5-1305 and 5-1306
2. The Amended and Restated Deed Restriction and Covenant ("New Covenant")
3. The Rio Vista Covenant and Guidelines ("RVII")
3. The Rural Homes: For Sale, For Locals Deed Restriction and Covenant Pinion Park and Guidelines ("Pinion Park Covenant")

For purposes of this memo, the deed restrictions will be referred to individually as the LUC, the New Covenant, RVII, and Pinion Park Covenant, respectively, or together as the Deed Restrictions.

III. Background

A. SMCHA Authority

As a separate political subdivision and a public corporation of the state, the San Miguel County Housing Authority ("SMCHA") has the duties, privileges, immunities, rights, liabilities, and disabilities of a public body politic and corporate (C.R.S. 29-1.204.5, Part 4).

SMCHA has the power "to do or perform any acts and things authorized by this section under, through or by means of an agent…" (C.R.S. 29-1- 204.5(3)(IV)(m)). SMCHA's powers include the adoption of regulations respecting the exercise of its powers and the carrying out of its purposes (Section 204.5 (3)(k)) and to exercise any other powers essential to the provision of its functions (C.R.S. 29-1.204.5(l)). This includes enforcement that can be delegated to an agent.

In June of 2022, the SMCHA and the Town of Telluride entered an Intergovernmental Agreement (IGA) to form a multi-jurisdictional housing authority named the "San Miguel Regional Housing Authority. The IGA authorizes San Miguel Regional Housing Authority ("SMRHA") to manage the operation of existing housing projects affordable to seasonal and long-term residents, pursuant to a multijurisdictional plan to provide affordable residential facilities and dwelling accommodations for families and individuals

(a) residing in or needing to reside in Telluride, or the County, who are permanent residents of, or persons employed in, Telluride or the County; (enforce all aspects of the [County's] affordable housing program, and all applicable statutory and regulatory requirements. The 2022 IGA, in Section 2.2, empowers SMRHA to:

Management and Enforcement:

(a) To maintain records of existing Affordable Housing (rental and resale) for deed restricted housing occupants designated in this IGA or identified by the Authority, and to assure that such housing is used and occupied in accordance with existing Telluride or County development approvals, deed restrictions, contracts, or financing requirements;

(b) To seek to assure that the owners and/or occupants of all deed restricted housing units comply with applicable regulations or resolutions concerning rental or resale of deed restricted housing, and to institute uniform administration of all deed-restricted housing units within Telluride and the County (which does not require that all deed restrictions have the same terms);

(c) To adopt by resolution procedures for investigating apparent violations of the Authority's regulations and resolutions, as well as specific penalties the Authority may impose for such violations, and to establish and implement an enforcement program therefore, including housing projects in existence prior to the date of this IGA regarding which the County and/or Telluride have contracted with the Authority for enforcement. Variances and exception requests pertaining to deed restricted properties will be decided upon by the appropriate body of the governing jurisdiction consistent with the guidelines established by Telluride and the County after being briefed by Authority staff;

(d) Omitted

(e) To establish uniform fees and charges for services provided by the Authority, which fees may only be waived by the affirmative vote of a majority of the directors of the Authority.

The County's general deed restriction was moved from Appendix B of the LUC into LUC Sections 5-1304 and 5-1305 in 1991 by resolution 1991-27. Several adjustments and updates were made over the course of the next decade. In January 2002, the BOCC began the process that culminated in the New Covenant. Basically, the New Covenant was crafted to ensure that the Guidelines and Rules and Regulations that apply to deed-restricted property could not be changed without the owner's written consent and to clarify and address specific issues and matters that were not covered or not clearly addressed in either the "Original Deed Restriction" or LUC Section 5-1305, the Guidelines, Rules, and Regulations Governing Affordable Housing.

The New Covenant also intended to memorialize all the exceptions that were routinely granted by the BOCC/SMCHA in order to conform the rules with the needs of the deed-restricted community. The BOCC did not adopt separate Guidelines but did create Procedures pursuant to New Covenant §12.3 to help guide qualification and compliance with the various terms of the deed restriction. It is unclear if or when the Procedures were originally adopted but in July 2022, the BOCC formally adopted Procedures in Resolution 2022-40. The Land Use Code Guidelines are in Section 5-1305.

At all times, the option to sign the New Covenant was/is up to the affected property owner. However, once the New Covenant was executed by an owner, that piece of property continued to be covered by the New Covenant and could not revert to the LUC deed restriction, see New Covenant, Section 12: General Provisions; Section 12.2 Covenant Running with the Land-Binding Effect and Section 12.8 Severability.

B. General Discussion: The Program developed by way of the LUC was adequate for the period and demand for housing in 1991. Although many changes have been made, the LUC has not kept up with the times, the surge in housing demand, or the free-market prices in the Telluride region. The goal of the Program remains to provide housing for people who live here and who work here for a living. The price disparity between free-market properties and deed-restricted properties (although unbelievably high) makes the jump from deed-restricted to free-market that much more difficult. It puts pressure on the Owners, Occupants and the Program Administer to maintain the integrity of the Program. There are approximately 105 Housing Units or Building Lots for Housing Units that have not yet converted to the New Covenant. Rather than require those owners to execute a New Covenant, it is time to update the LUC to ensure the deed-restricted properties are owned, occupied, and transferred as intended and, to the extent possible, keep the LUC in line with the New Covenant.

Still, the goal is to keep most of the benefits in the New Covenant and to include all restrictions and limits on ownership in the LUC to promote conversion to the New Covenant.

IV. Proposed Changes:

1. Amendment to Qualification Standards and the definition of Employee.

a. Current Requirements: The Owner or Occupant is subject to the standard initial qualification and on-going qualification standards.

i. Income: The Owner or Occupant must earn more than 50% of their income from working in the Telluride R-1 School District and there is no income earning limit.
ii. Residence: The Owner or Occupant must occupy the Unit as their sole and primary residence.
iii. Work Requirement: Average of 30 hours per week over 8 months (or 1,032 hours).
iv. Other Property Ownership: The Owner or Occupant may not own other residential property in the four-county area of San Miguel County, Montrose County Ouray County and Dolores County ("4-County Region").
v. There are no asset limits.

b. Problems with the LUC

i. Phrases like **"**income from working in the Telluride R-1 School District" and "average of 30 hours per week over 8 months" are vague and problematic. Over what period can the 30 hours be averaged?
ii. The LUC lacks clear and concise language that the Administrator can use to counsel applicants and Owners and to verify and compel compliance.
iii. Note: the New Covenant Template has already adopted the proposed language.

c. Conform to New Covenant:

i. In July 2023, the BOCC updated the New Covenant to clarify the initial and on-going qualifications to come in line with the Pinion Park Covenant and closer to the Town of Telluride parameters.
ii. The New Covenant Template and the Pinion Park Covenant require Employees to work at least 1200 hours at the rate of no less than 40 hours per month for the 8 months of required residency on a rolling 12-month basis. 1200 hours over a 50-

week year is 24 hours per week. Over 8 months, 1200 hours averages out to 34 hours/week. No matter how you calculate it, it is a very low threshold.

Area Work Requirements				
Entity	Employment: Minimum Hours required	Minimum per month	Rolling term before	Rolling term continuing
Town Ownership	1400	40/hrs/month	12 of 16 months	8 of 12 months
Town Rental	1400	40/hrs/month	12 of 16 months	12 months
LUC Ownership	1032	120 (30/hrs/week) x 8 months	8 months	8 months/year
LUC Rental	1032	120 (30/hrs/week) x 8 months	8 months	8 months/year
County Covenant Ownership	1200	40/hrs/month	8 of 12 months	8 of 12 months
County Covenant Rental	1200	40/hrs/month	None. Need intent to work.	8 of 12 months
Pinion Park Covenant	1200	40/hrs/month	8 of 12 months	8 of 12 months
Proposed for the LUC	1200	40/hrs/month	8 of 12 months	8 of 12 months

d. Proposed Requirements: The proposed requirements would make it easier to advise prospective Owners and Occupants as well as make it easier for the Administrator to verify compliance.

Proposed new language:

i. Increase the hours-worked requirement that Occupants must work to 1200 (or show a verifiable intent to work) a minimum of 1200 hours per year with a minimum of 40 hours in each of the 8 months counted, and must occupy the Unit as their primary residence for 8 of 12 months on a rolling 12-month basis.

- This means that the Employee is living here and working here for a minimum of 8 months per year. In each of the 8 months, the Employee must earn Qualifying Income for a minimum of 40 hours. Obviously, the Employee must work more than the minimum to meet to work/hours requirement. The 40 hours/month is to create a baseline and prevent Employees from fulfilling the 1200 hours in four or five months of 60-75 hours/week and then leaving and subletting their housing units.

ii. Add definitions of Qualifying Income and Non-qualifying Income.

- The Occupant must earn over 50% of their income from work for which their presence is required within the boundaries of the Telluride R-1 School District (Qualifying Income).

2. Proposed Amendment: The draft amendments to the San Miguel County Land Use Code are attached as:

A: San Miguel County Land Use Code §§5-1305 with suggested Draft Amendments

3. Public Noticing: The agenda for the Planning Commission meeting was published in the Norwood Post and the Telluride Daily Planet on May 24, 2024.

4. Referral Agencies: The proposed Land Use Code text amendment was sent to the County Attorney; County Building Department; County Planning Department; San Miguel Regional Housing Authority and the Towns of Telluride, Mountain Village, Ophir, Sawpit and Norwood. Additionally, e-mails were sent as a courtesy to Homeowner Associations who are not referral agents but could be affected, including Lawson Hill Property Owners Company, Aldasoro Ranch Homeowners Company, Two Rivers HOA, San Bernardo HOA, Telluride Ski and Golf Corporation, and the Telluride School District.

5. Public Comments: Public comment was received from Mike Bordogna, County Manager prior to the meeting on May 9, 2024 and further public comment was heard at the meeting on May 9, 2024. As of the writing of this report, no other public comments have been received.

6. 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." Initiation of this amendment was considered at the BOCC meeting on January 13, 2021. 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. The normal process to amend the LUC is through a public hearing before the County Planning Commission who may recommend an action to the BOCC. All hearings are subject to statutory notices for hearings with opportunities for the general public and affected property owners to speak. Any change to the LUC must be by resolution.

V. Recommendation:

The purpose and intent of the County Affordable Housing Program is to provide affordable housing for people who earn a living by working in the Telluride R-1 School District. Ensuring consistency, clarity, and ease of understanding the initial qualification and ongoing compliance with the LUC furthers the County Affordable Housing Program goals. The SMRHA's efforts to educate applicants, Owners, and Occupants to keep the deed-restricted housing occupied by the target population is at the core of their administration.

The LUC changes would be prospective and implemented once the resolution is passed. Owners currently under the LUC would be impacted by any changes. Owners under other covenants would not.

Sample Motion:

I move to recommend the Board of County Commissioners adopt the amendment to San Miguel County Land Use Code Sections 5-1305 as noted in the packet and based on the finding that the proposed actions comply with the standards of Land Use Code Section 5-1802, Land Use Code Amendments, are consistent with Land Use Code Section 1-4, Purposes of the Land Use Code, and meets the intent of the Guidelines, Rules and Regulations Governing Affordable Housing in the Telluride R-1 School District and furthers the County Affordable Housing Program goals.

- With the following additions: _____

- With the following deletions: _____

5-1305 B. Definitions

VII. "Employee" shall mean a person who meets the Current Local Employee Standard at the time of application and continues to meet the Continuing Employment Standard OR who meets the Retired Local Employee Standard and has been certified by the Housing Authority as such. ~~who has earned his living primarily within the Telluride R-1 School District by having worked there an average of 30 hours per week for at least eight months of the past year and maintains primary and sole Residence in San Miguel County, Montrose County, Ouray County or Dolores County. The Housing Authority shall determine whether a person qualifies as an Employee based on criteria including, but not limited to, percent of income earned within the Telluride R-1 School District, place of voter registration, place of automobile registration, drivers license address, income tax records and public service involvement within the Telluride R-1 School District community. A person not otherwise meeting the definition of Employee may be qualified as an Employee by the Housing Authority or its designee if that person is more than 60 years of age and has been employed in the Telluride R-1 School District for at least five out of the previous eight years.~~ Determination of Employee eligibility by the Housing Authority's designee may be appealed to the Housing Authority pursuant to the Procedures adopted July 20, 2022, as amended.

a. **Current Local Employee Standard**. The Ownership Applicant: (a) has maintained his or her Primary Residence within the Four County Region for at least eight of the twelve months immediately preceding the date that the Administrator receives the Ownership Applicant's Purchase Application (Application Date); (b) has earned Qualifying Income for at least 1200 hours with a minimum of 40 hours in each of the eight months counted immediately preceding the Application Date and is currently earning Qualifying Income; and (c) for the particular eight of twelve months that establish the Ownership Applicant's residency, the Ownership Applicant's Household Non-Qualifying Income calculated during that period does not exceed the Ownership Applicant's Household Qualifying Income.

b. **Continuing Employment Standard.** The Subject Property Owner supplies documentation that the Administrator acknowledges is sufficient to verify the following:

i. The Subject Property Owner has been employed for and earning Qualifying Income on at least 1200 hours per year with a minimum of 40 hours in each of 8 months on a rolling 12-month cycle immediately preceding the Compliance Date and is currently earning Qualifying Income, and

ii. The Subject Property Owner's Household Qualifying Income exceeds the Households Non-Qualifying Income.

c. Retired Local Employee Standard. The Ownership Applicant is Retired and for at least five (5) of the eight (8) years immediately preceding the date that the Administrator receives their Purchase Application, the Ownership Applicant:

i. is sixty (60) years of age or greater;

ii. has maintained his or her Primary Residence within the Four County Region for at least eight (8) months of each applicable year;

iii. was earning Qualifying Income for at least one thousand two hundred (1200) hours of each applicable year; and

iv. for each applicable year, the Ownership Applicant's Household Non-Qualifying Income did not exceed the Ownership Applicant's Household Qualifying Income.

X. Income.

1. **Non-Qualifying Income**: All income that is not Qualifying Income. With respect to any person or entity, Non-Qualifying Income includes, but is not limited to, any money, and the cash value of any goods or services in lieu of money, received from any source whatsoever, including but not limited to remuneration for labor, products or services; money received from governmental assistance programs; tax refunds; prize winnings; gifts; pensions; investments; and money, or goods or services in lieu of money, received from any other source. Except, however, Non-Qualifying Income shall not include any of the following: (a) income taxed by the federal government but not distributed to such person or entity, or funds distributed to cover the anticipated tax liability of the non-distributed income, but only to the extent that such funds do not exceed the tax liability of the non-distributed income; or (b) equity from the proceeds of a sale of the Ownership Applicant's previous Primary Residence that was sold within the twelve months immediately preceding the date that the Administrator receives the Ownership Applicant's Purchase Application or (c) a gift or any other funds up to 30% of the Contract Price of the Subject Property.

2. **Qualifying Income.** Income earned from employment that either requires one's physical presence in the Telluride R-1 School District or that necessitates one's physical presence in the Telluride R-1 School District in order to provide goods or services to residents or visitors in the Telluride R-1 School District.

[Note: All subsequent definitions (X. "Live-work Housing" through XVII "Residence" shall be renumbered accordingly.]

John Huebner <johnh@sanmiguelcountyco.gov>

Agency Referral: Amendments to LUC Sections 5-1304 & 5-1305 & 5-1306 Changes to Qualifications Definition of Employee / Changes to Fines Schedule / Covenant Procedures

1 message

John Huebner <johnh@sanmiguelcountyco.gov> Mon, Apr 1, 2024 at 1:48 PM
To: Amy Markwell <amym@sanmiguelcountyco.gov>, Rachel Allen <rachela@sanmiguelcountyco.gov>, Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Paul Wisor <pwisor@mtnvillage.org>, srobson@telluride-co.gov, Mike Kimball <michaelnjoyce@msn.com>, dsheriff@norwoodtown.com, Courtney McEleney <courtney@smrha.org>
Cc: Kaye Simonson <kayes@sanmiguelcountyco.gov>, Nicola Kerr <nicolak@sanmiguelcountyco.gov>, admin@lawsonhill.org, Shellie Duplan <director@aldasororanch.com>, tworiverstelluride@gmail.com, "Solomon, Stefanie" <ssolomon@tellurideskiresort.com>, John Pandolfo <jpandolfo@telluride.k12.co.us>, debitdinkins@gmail.com, David Allen <dgallen2@gmail.com>, Scott Stewart <scott@goeasytours.com>, Josh Blakeman <blake802@gmail.com>

All,
Please find attached the following Two-step Code Amendments to the San Miguel County Land Use Code. Thank you for reviewing these draft amendments and providing your feedback.

A: Schedule of Violations and Fines
B: Draft Amendments to the San Miguel County Land Use Code 5-1305
C: Covenant Procedures adopted and with draft changes

The Planning Department requests that you please provide your review comments by June 1, 2021 to Kaye Simonson,Planning Director, kayesimonson@sanmiguelcountyco.gov.

The Amendments to the San Miguel County Land Use Code ("LUC") regarding affordable housing in LUC §§ 5-1304, 5-1305 and 5-1306, to update provisions governing initial qualification and on-going compliance, implementation of fines are scheduled for review by the Planning Commissionon on May 9, 2024. Best regards,

John Huebner, AICP
Senior Planner
San Miguel County Planning Department
Office: (970)728-3083
www.sanmiguelcountyco.gov

San Miguel County
East End | Master Plan

AICP CERTIFIED

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.

3 attachments

- **LUC Definition Employee_Hard.Redline_May.2024.docx** 18K
- **Covenant Procedures_2022_Final + updates 2024 Hardline.docx** 36K
- **Schedule of Violations and Fines SMC-CPC_2024-ExA.docx** 21K

Kaye Simonson <kayes@sanmiguelcountyco.gov>

Agency Referral: Amendments to LUC Section 5-1305 - Guidelines, Rules and Regulations Governing Affordable Housing in the Telluride R-1 School District

1 message

Kaye Simonson <kayes@sanmiguelcountyco.gov> Wed, May 15, 2024 at 4:22 PM
To: Amy Markwell <amym@sanmiguelcountyco.gov>, Rachel Allen <rachela@sanmiguelcountyco.gov>, Nancy Willis <nancyw@sanmiguelcountyco.gov>, Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Jarrod Biggs <jarrodb@sanmiguelcountyco.gov>, Paul Wisor <pwisor@mtnvillage.org>, Scott Robson <srobson@telluride-co.gov>, Mike Kimball <michaelnjoyce@msn.com>, dsheriff@norwoodtown.com, Courtney McEleney <courtney@smrha.org>, Marleina Taix <mtaix@mtnvillage.org>, dtapson@telluride-co.gov
Cc: Shellie Duplan <director@aldasororanch.com>, "TwoRiversTelluride@gmail.com" <TwoRiversTelluride@gmail.com>, "Solomon, Stefanie" <ssolomon@tellurideskiresort.com>, John Pandolfo <jpandolfo@telluride.k12.co.us>, debitdinkins@gmail.com, David Allen <dgallen2@gmail.com>, Scott Stewart <scott@goeasytours.com>, Josh Blakeman <blake802@yahoo.com>, Lawson Hill POC <lawsonhill@gmail.com>, san.bernardo.board@gmail.com, Lois Major <loismajor5@gmail.com>

All,

The revised draft amendment to LUC Section 5-1305 - Guidelines, Rules and Regulations Governing Affordable Housing in the Telluride R-1 School District, is attached, along with a memorandum discussing the proposed amendment. This was continued from the May 9th Planning Commission meeting and will be heard again on June 13, with a subsequent BOCC hearing yet to be scheduled.

The Planning Department requests that you please provide your review comments by June 5, 2024 to planning@sanmiguelcountyco.gov.

Thank you.

--
Kaye Simonson, AICP
Planning Director
San Miguel County Planning Department
Office: (970)369-5436
Cell: (970)729-9929
www.sanmiguelcountyco.gov

San 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

2 attachments

LUC Definition Employee_Hardline_6.13.2024_final.pdf
145K

CPC Memo_Amendment 2024 Updates for June 13 2024.pdf
216K

John Huebner <johnh@sanmiguelcountyco.gov>

Re: Agency Referral: Amendments to LUC Sections 5-1304 & 5-1305 & 5-1306 Changes to Qualifications Definition of Employee / Changes to Fines Schedule / Covenant Procedures

1 message

Mike Bordogna <mikeb@sanmiguelcountyco.gov> Tue, Apr 2, 2024 at 9:17 AM
To: John Huebner <johnh@sanmiguelcountyco.gov>, Amy Markwell <amym@sanmiguelcountyco.gov>, Rachel Allen <rachela@sanmiguelcountyco.gov>

Hi John, in the second memo, there is a misspelling:including hostile or abusive conduct form the general public- it should say frm instead of form. Also, it says that the written interactions shall be turned over to a third party, but does not specify who- it should be to the Grievance officers- if we are aligning this with the new SMRHA grievance policy, which it appears to be doing. I wonder if it'd be better to refer to that SMRHA policy, Amy, thoughts? Otherwise, I think it all looks good. Thanks, mike

On Mon, Apr 1, 2024 at 1:49 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

> All,
> Please find attached the following Two-step Code Amendments to the San Miguel County Land Use Code. Thank you for reviewing these draft amendments and providing your feedback.
>
> **A**: Schedule of Violations and Fines
> **B**: Draft Amendments to the San Miguel County Land Use Code 5-1305
> **C**: Covenant Procedures adopted and with draft changes
>
> The Planning Department requests that you please provide your review comments by June 1, 2021 to Kaye Simonson,Planning Director, kayesimonson@sanmiguelcountyco.gov.
>
> The Amendments to the San Miguel County Land Use Code ("LUC") regarding affordable housing in LUC §§ 5-1304, 5-1305 and 5-1306, to update provisions governing initial qualification and on-going compliance, implementation of fines are scheduled for review by the Planning Commissionon on May 9, 2024. Best regards,
>
> John Huebner, AICP
> Senior Planner
> San Miguel County Planning Department
> Office: (970)728-3083
> www.sanmiguelcountyco.gov
>
> San Miguel County
> **East End | Master Plan**
>
> AICP CERTIFIED
>
> 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.

--
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.

ALDASORO RANCH
HOMEOWNERS COMPANY

June 5, 2024

To: County Planning Commission - Comments For 6/13/24 Meeting
Re: Proposed LUC Changes to Section 5-1305 – Affordable Housing

The Deed Restriction (DR) community in Aldasoro Ranch is concerned about the San Miguel County Regional Housing Authority's (SMRHA), ambiguous rules, regulations, and policy. Proposing additional changes to the Land Use Code (LUC) without fully understanding the financial impact to the workforce community is premature and should be delayed until SMRHA can reach out to the DR community and hold work sessions and/or informational meetings that allows for better communication and educational outreach.

There is a large number of DR property owners that are very confused by the number of different Covenant versions that exist as well as the applicability of the Land Use Code. The 5/16/24 County Memo by Lois Major & Kaye Simonson to the County Planning Commission (CPC) provides some minimal background and explanation of the various forms of DR Covenants.

The memo goes on to explain the need to bring the LUC into conformance with the "New Covenant" and further states "***at all times, the option to sign the New Covenant was/is up to the affected property owner***". However, the "option to sign" during a property conveyance is not offered as an option to a buyer of a DR property. Quite the opposite. The SMRHA requires DR buyers to sign a New Covenant that is much more restrictive during the qualification process and the SMRHA does not disclose that an existing Covenant runs with the land nor does it offer the choice to stay governed by the LUC.

Under the existing Covenant Section 12.2, Covenant Running With The Land – Binding Effect, the provision states the Covenant "***is binding on the subject property owner [...] and any other person or entity who becomes the subject property owner of the subject property***. If the County uses its power to qualify buyers to compel a buyer to enter into a new Covenant, that is not considered a "voluntary" Covenant. How can the SMRHA unilaterally and legally ignore the previous binding Covenant without proper notice to either the seller or buyer?

Further, Section 1.6, Limitation on Amendments to Covenant, states "***Any proposed modification to this Covenant shall be first referred to all applicable Association's governing the Subject Property and the Association(s) shall be given a reasonable opportunity to review and comment on the proposed amendment prior to its execution***". The SMHRA has never reached out to any HOA or given reasonable opportunity to review any changes made to the Covenant since it was drafted back in 2010.

Many in the DR community do not believe the SMRHA is consistent nor transparent in the enforcement of standards. The Colorado Regulation Impairment of Property Rights Act provides that "***[n]o local government shall impose any discretionary condition upon a land use approval unless the condition is based upon duly adopted standards that are sufficiently specific to ensure that the condition is imposed in a rational and consistent manner.***"

ALDASORO RANCH
HOMEOWNERS COMPANY

If the CPC decides to continue to consider changes to a dysfunctional process, we highly recommend adoption of the following suggested changes.

Definition of Employee

The proposed changes to the definition of employee is NOT a one-size-fits all approach. The workforce is diverse in our region. The majority of employees that support the resort industry are hourly wage earners, and the rest are the non-employee professionals or essential workers that support the foundation of our community.

Under Section 5-1305B., VII.a. Current Local Employee Standard; Include definition standards to distinguish between an hourly wage W-2 employee (service industry) and non-hourly wage professional and/or essential workers. The non-hourly wage workforce needs to have a separate set of standards with higher Area Median Income (AMI), modified work hours, household qualifying income, reporting compliance etc.

Non-Qualifying Income

Under Section X.1.(c), Income - proposing changes to the Land Use Code to limit qualifying and non-qualifying income limits the workforce from using any other funds to purchase deed-restricted housing based to no more than 30% of the contract price of the subject property. This proposed encumbrance will de-value the property by reducing the number of qualified buyers. The skyrocketing price of real estate is affecting the DR market at all income levels. Allowing flexibility to use a gift or inheritance to utilize as a down-payment on a DR home will make the difference whether or not a qualified member of our workforce will be able to purchase a home.

As an alternative approach to the 30% cap, please consider a sliding scale cap based on the value of the deed-restricted property. For example:

Property Value	Cap
$0-$400,000	30%
$400k - $700k	40%
Over $700k	50%

We encourage the County Planning Commission to once again table these proposed changes until some of the questions and concerns raised above can be answered. Thank you.

Sincerely,

Shellie Duplan
Director of Operations

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

[Please vote to table] Land Use Code changes

Anne-Britt Ostlund <annebritt.schenk@gmail.com> Thu, May 9, 2024 at 9:16 AM
To: planning@sanmiguelcountyco.gov

Dear Commissioners,

I'm concerned that the LOC changes may inadvertently affect our area's ability to house the middle/professional class (our area business owners, doctors, lawyers, ski area management, non-profit directors, shop owners, restauranteurs, builders, electricians, landscapers, etc - you get the gist, many of whom provide jobs for our community).

There seems to be no distinction in the proposed changes between workforce housing and adorable housing. Area professionals can no longer feasibly 'graduate to free market' housing, that ship has sailed.

Thank you for your consideration,

Anne-Britt Ostlund
203 E Serapio Dr, Telluride, CO 81435

"The happiest people don't have the best of everything, they just make the best of everything. Live simply. Love generously. Care deeply. Speak kindly. Leave the rest alone."
~ author unknown

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

letter

Jake Mc Tigue <jake@jakemctigue.com> Wed, Jun 5, 2024 at 4:32 PM
To: planning@sanmiguelcountyco.gov

To the County Planning Commission,

I am writing regarding the proposed LUC changes to section 5-1304-05-06.

I spoke in person at the last meeting, expressing the importance of tabling this item until all information is properly gathered, analyzed, and presented to all deed-restricted communities. This is proper planning. This process will take some time, but it is needed so that all deed-restricted communities can properly understand how these changes affect their ownership. Interested and impacted public members have insufficient time to prepare constructive feedback for the June 13, 2024 meeting.

Specifically to Aldasoro: Deed-restricted homeowners in Aldasoro only recently became aware that the Land Use Code, as well as the Deed Restriction and Covenant concerning our properties, have been evolving over time, thus becoming more restrictive. We are concerned that our rights as property owners have altered without us knowing that it will directly affect our ownership, use, and value. I know that each individual in Aldasoro is requesting additional time to review the current and historical changes to the LUC and if these changes affect our Convenat. In reading documentation, there are several places where language is contradictory and confusing.

Additionally, I am concerned that other deed-restricted subdivisions are in a similar position. They should also be given more time to review.

Once we have properly educated ourselves, we can have a work session with the Planning Department and SMRHA. Then, we can take this discussion before the Planning Commission for proper review. I understand that this process may take time, but rushing to a hasty conclusion does not make pragmatic sense, which is a pillar of any proper planning.

Best,
Jake McTigue

Jake McTigue | Broker Associate
LIV Sotheby's International Realty
137 West Colorado Ave, mailing-PO Box 3058
Telluride, Colorado 81435
c.970-708-1451
searchtelluridesothebysrealty.com

-Aldasoro Ranch Design Review Board - Chairman, 2017-present
-Telluride Association of Realtors - Board of Directors, 2011-2020, 2023-present
-Telluride Planning and Zoning Commission - Chairman, 2009-2014

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AGENDA ITEM 6.a

TITLE:
Applicant: Sherri Rueland
Project Name: Silver Pick Ranch
Parcel Pin #: 478301100025
Parcel Size: 35 acres
Location: 1050 Posey Road
Zone District: Forestry Agriculture and Open (F)
Proposal: Wedding Venue, Social and Scenic Uses Special Use Permit / ITEM CANCELLED - TO BE RESCHEDULED

Presented by:
Time needed:

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
CPC Project Report - Reuland Social-Scenic Uses SUP 061324 Cancelled.pdf

Description:

M E M O R A N D U M

TO: San Miguel County Planning Commission
FROM: John Huebner, Senior Planner
RE: Sherri Reuland, KSCR Colorado LLC: Social and Scenic Uses Special Use Permit to allow special events at Silver Pick Ranch, Wilson Mesa
DATE: June 13, 2024

The public notice for this application was not completed and it will need to be re-scheduled to a future Planning Commission meeting agenda. The applicant will need to provide a new public notice to their neighbors and post the new sign. A new newspaper legal advertisement for this application is required.

No Planning Commission action is required.

AGENDA ITEM 8.a

TITLE:
Consideration of Adoption of the East End Master Plan / MOTION and RESOLUTION

Presented by:
Time needed:

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
CPC Packet EEMP 061324.pdf
CPC Public Packet EEMP 061324 Update.pdf

Description:

PUBLIC HEARING RECORD
County Planning Commission
Application: Adoption of the East End Master Plan
Date: June 13, 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 Board of Commissioners from Kaye Simonson, Planning Director, dated June 13, 2024

4. Draft San Miguel County Planning Commission Resolution #2024-05

    a. Exhibit C: Draft East End Master Plan

    b. Exhibit D: Draft amendments to the San Miguel County Comprehensive Development Plan

5. Public Hearing Notice published in the Norwood Post and Telluride Daily Planet on May 26, 2024 and May 29, 2024, respectively

AGENCY COMMENTS

6. Memo from Kaye Simonson, Planning Director, to Review Agencies dated May 15, 2024

7. Email from Greg Stob, Lizardhead Land Company, dated May 26, 2024

8. Email from Nick Farkouh, Meadows at Deep Creek Mesa and MDCM homeowners company, dated June 6, 2024

9. Email from Fran Berg, Ski Ranches HOA, dated June 3, 2024

10. Email from Grace Franklin, Director of Public Health, dated May 24, 2024

11. Email from Greg Polio, Manager of Operations of Parks and Open Space, dated June 6, 2024

12. Email from Sarah Landeryou, Wilkinson Public Library Director, dated June 4, 2024

13. Letter from Kari Distefano, SMART, dated June 3, 2024

14. Email from Tracy Rogers, Western Area Power Administration Lands Realty Technician dated May 16, 2024

PUBLIC COMMENTS

15. Email from Rebecca and Allan Ranta, dated May 6, 2024

16. Email from Bettie Hastings, dated June 5, 2024
17. Email from Cindy Smith, dated May 12, 2024
18. Email from Dave and Natty O'Leske, dated May 6, 2024
19. Email from Pete Johnson, Ski Ranches HOA, to Anne Brown, County Commissioner dated May 19, 2024
20. Email from Dave Pedersen dated May 31, 2024
21. Email from Jim Farrar dated June 4, 2024
22. Email from Kari Distefano dated June 3, 2024
23. Email from Katie Hall dated May 30, 2024
24. Email from Kelly and Marija Kramer dated June 4, 2024
25. Email from Lauren Murray dated May 31, 2024
26. Email from Pam Bennett dated June 5, 2024
27. Email from Peter Marshall dated May 4, 2024
28. Email and attachment from Scott Bennet dated June 5, 2024
29. Email from Scott Ransom dated May 5, 2024
30. Email from Sueanne Kim dated June 5, 2024
31. Email from Thad Faeth dated June 4, 2024
32. Email from Tony Kalyk dated June 7, 2024
33. Email from James Caruso dated June 6, 2024

M E M O R A N D U M

TO: San Miguel County Planning Commission
FROM: Kaye Simonson, AICP, Planning Director
RE: Adoption of the East End Master Plan as an Amendment to the San Miguel County Comprehensive Plan and Replacing the Telluride Regional Area Master Plan
DATE: June 13, 2024

Background

Pursuant to Colorado Revised Statutes (C.R.S.) § 30-28-106(1), it is the duty of a county planning commission (CPC) to make and adopt a master plan for the physical development of the unincorporated territory of the county. Upon adoption, the Plan is then "certified" to the Board of County Commissioners (BOCC). This occurs by stating that in the adopting resolution, and forwarding the resolution to the BOCC. The BOCC does not adopt the Master Plan.

Sound planning practice calls for community plans to be reviewed and updated every 7 to 10 years. The 1989 Telluride Regional Area Master Plan (TRAMP), at 35 years old, has become obsolete. Most actions have been implemented, or conditions have changed. Further, it does not address a number of topics that are now important to the community. Its limited boundaries hinder the ability to look at the entire region and take a holistic approach to planning.

Process and Community Outreach

The East End Master Plan update was begun in 2019, with the preparation of a draft Plan boundary and general outline of topics to be included. The map and outline were reviewed by the CPC in a work session, and were then used to prepare a grant application to the Department of Local Affairs, which was awarded.

Work on the Plan was to begin in 2020, but Covid delayed it, as it is nearly impossible to prepare a plan of any substance and have meaningful public participation without in-person community outreach and participation.

In summer of 2022, a Request for Proposals was issued, seeking a planning consultant to prepare the Plan and guide community outreach. Design Workshop was selected, and their first task was to prepare a Public Engagement Plan. That plan was submitted to the CPC for their review and input. It was also provided to the BOCC.

Work on the plan began in earnest in the fall of 2022. A citizen Advisory Group was formed, with members representing the entirety of the Plan geography and having expertise in a broad range of areas of concern, including land use, housing, transportation, environment, and equity. Over the next 9 months, 8 advisory group meetings were held, all of which were open to the public, and for which recordings are available on-line. When time allowed, public comment was taken.

Public engagement activities began with five topic-specific Focus Group meetings plus an additional catch-all meeting, addressing Tourism, Recreation & Visitors, Housing Considerations, Environmental Stewardship & Priorities, Mobility & Transportation, and Equity, Inclusion & Livability, held in November, 2022. These were also open to the public, and recordings are posted on-line. In December, the public was invited to attend four pop-up events held in the Towns of Telluride and Mountain Village as well as Lawson Hill. From mid-February to early March, 2023, a Community Survey was conducted. Two community open houses were held in March, at midday and in the evening, to allow people to participate at times most convenient to them. After the draft Plan was released, two more community open houses were held in early October.

Since summer of 2022, almost all CPC meetings have included time for discussion of the Master Plan; at many meetings, the public was provided with opportunities to speak. Advisory Group and CPC meeting recordings can be found at https://www.sanmiguelcountyco.gov/661/Agendas-and-Minutes. Additionally, many individuals have submitted emails and letters over the past year and a half, all of which have been shared with the Advisory Group during the course of their meetings, and with the CPC. The BOCC has also been kept apprised of the Plan progress, and Commissioners have been in attendance at community events, as they also wish to be aware of community input.

For all engagement activities, the County has put forth a robust media campaign to get the word out. This has included press releases that resulted in print and radio coverage, newspaper ads, email blasts, social media posts, and flyers. Throughout the entire planning process, community engagement materials and summaries have been posted online at https://www.sanmiguelcountyco.gov/731/East-End-Master-Plan. In total, there have been over 40 opportunities for participation and engagement.

How is the Master Plan used?

A Master Plan is a forward-thinking vision document, a big umbrella covering a number of topics that are important to the community. It provides a vision statement, as well as thematic goals, describing what we wish the community to be in the future. It identifies actions that will be taken to achieve the vision and goals, whether through further plans and studies, in partnership with stakeholders, or through County decisions.

The eight Guiding Themes within the Plan were developed following community input regarding topics considered most important. Those themes are:

- Housing Access
- Climate Change and Resiliency
- Balanced and Sustained Natural and Built Environments
- Diverse and Resilient Economic Opportunity
- Expanded Transportation Options
- Sustainable and Inclusive Recreational Options
- Vibrant Arts, Culture, and Historic Preservation
- Connected and Equitable Community

A Master Plan does not rezone or change how a property is used. It is not a regulatory document. Rather, the Plan is used as a guide that is implemented over time, by undertaking specific projects listed in the plan, or through Land Use actions such as rezoning, subdivisions, and development plans.

Chapter 1: Introduction

The Introduction sets the stage for the East End Master Plan, describing the community in broad terms and providing basic demographic information. It discusses the need for a new plan, what a Master Plan is, and the plan purpose. It also describes related plans and documents that are informative. It discusses the visioning process, and how the Plan is organized.

The Vision Statement, as stated on p. 5, is:

> *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 stewardship, green energy opportunities, and climate change mitigation and adaptation. Through innovation, implementing effective policies, and collaborating regionally, Eastern San Miguel County can chart a path toward building the resilient community that citizens envision. 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.*

There is a placeholder for a letter from the Planning Commission chair on page iv of the Plan. The letter is being drafted and will be transmitted to the Planning Commission prior to the hearing.

Chapter 2: San Miguel County East End Yesterday and Today

Chapter 2 provides a brief history of the area, from Native American habitation to its becoming a recreation destination. Information is included regarding geography, demographics, economics, transportation, infrastructure, environment, and wildlife. This section is supplemented by Appendix D, Demographic Profile, and Appendix E, Water Memo.

Chapter 3: East End Vision and Community Process

The process of creating a plan is as important as the contents of the plan. It is important to ensure all voices are being heard, and that the process is equitable and inclusive. Chapter 3 describes the measures that were taken to engage people and to

gather information. Each engagement window is summarized. The complete Community Engagement Summaries are contained in Appendix C. (It should be noted that in the engagement exercises such as the one asking people where uses should be located, responses were not limited. Therefore, the summaries indicate uses and activities that might not be compatible with the specific area. That was taken into account while preparing the plan.)

Chapter 4: Looking Toward the Future

Chapter 4 discusses some of the most significant issues in the Plan – expected population growth, housing, and where future growth should occur. It includes maps showing areas that are not available for development, including federally managed lands (73% of the Plan area), areas with conservation easement and protected zoning, and those with environmental constraints such as steep slopes, mining sites, and high-country properties. The constraints composite map (page 60) indicates in general terms where development exists, and where future development may occur in the future.

Future Land Use Opportunities (pages 61-62) identifies how lands within the County may be used in the future, and also recognizes how properties have been developed and are currently used. The Future Land Use (FLU) map is connected to the Future Land Use Classification table (pages 63-66), which identifies types and intensities of uses (e.g. residential, commercial, public), adjacencies, and zone districts that could be considered if a property were to be rezoned. For example, if a property is shown with a land use classification of Commercial/Industrial, the owner could request rezoning to Heavy Commercial or Industrial; one of the residential zone districts would not be compatible with the Future Land Use. The requested zone district would be the owner's choice, and based on their proposed use and design intent, within the parameters of the FLU map and table. Any rezoning would be subject to consideration of the criteria contained in Land Use Code Section 5-18, including plan consistency; compatibility and character; public facilities and capacity; natural environment; public interest; Land Use Policies of Article 2; surrounding conditions; and traffic generation.

For areas that are within the 1989 Telluride Regional Area Master Plan (TRAMP) Study Area, most areas have the same Land Use Classification. This is in recognition of existing development and entitlements. Exceptions include areas where conditions have changed. The classifications for a few areas that remain undeveloped have been changed because the properties have been identified as having potential for different types of development than were envisioned in the TRAMP. Properties outside the 1989 TRAMP study area currently have no assigned land use classifications. Again, the proposed classifications align most closely with how those properties are currently used or, where vacant, are expected to be used. For areas where changes are proposed, the proposed FLU classifications as shown on the map have been made in consultation with property owners or their agents.

The Future Land Use Map and classifications are used when a property owner proposes to rezone and develop their property. The County does not initiate rezoning of property unless it is sought by the property owner(s). For that reason, it is not expected

that any areas that are already developed would be rezoned and redeveloped. The proposed FLU map and classifications align with the existing zoning for those areas.

In the work sessions, the Planning Commission gave specific direction regarding the future land use for specific properties, including changing the Matterhorn area to Residential Medium to align with the existing use of San Bernardo and the expected use of the Pathfinder property; changing The Preserve and the Raspberry Patch subdivision to Residential Low, consistent with the density of those neighborhoods; and changing Diamond Ridge to Residential Low, matching the surrounding area and the current classification in the TRAMP. Additionally, the Residential Low classification was amended to remove the Community Housing zone district from the list of potential zone districts within that land use area. The Affordable Housing PUD zone remains a potential district within Residential Low.

One area of continued conflict is the 14.54-acre property referred to as the "Zoline Remainder," a strip located between the west side of the Ski Ranches and Highway 145. It is included on the constraints maps due to a plat note stating it does not have development rights. It is shown as Residential Medium on the Future Land Use Opportunities Map, the same as the adjacent Ski Ranches, and consistent with its designation on the land use maps in the TRAMP. The key change is that within the TRAMP, the medium-density land use category does not include the Community Housing zone district as potential zone. While the Planning Commission did discuss this property at a prior work session, there was no direction to change it on the maps. The process to establish development rights would be quite onerous, with the burden being on the owner to demonstrate why it should be allowed to be developed. The property to the west of Highway 145 is classified as Residential Low. The Planning Commission should discuss this property and provide direction regarding its land use classification.

Chapter 5: Themes and Strategies

Based on community input, the Vision, Themes and Goals have been created. A Theme is a topical focus, which contains a Goal, providing a forward-looking visions statement. Each Theme includes a number of Actions, which are proposed policies and programs, classified as Plan/Study; Policy; Facilitate/Coordinate; and Consider/Explore. Within the Actions, expected levels of investment (time and/or money) and timing (near, medium or long-term, or ongoing) are identified.

There are eight themes:

- Housing Access
- Climate Change and Resiliency
- Balanced and Sustainable Natural and Built Environments
- Diverse and Resilient Economic Opportunity
- Expanded Transportation Options
- Sustainable and Inclusive Recreational Opportunities
- Vibrant Arts, Culture, and Historic Preservation
- Connected and Equitable Community

Actions may be used when reviewing development proposals or when planning community projects. Applicants for developments should refer to the Themes, Goals and Actions to determine if they are helping to implement the Plan. Grant applications often ask whether proposed projects are consistent with adopted plans; the County, other jurisdictions and organizations can refer to this plan when crafting proposals.

Key actions have been identified that will require regional cooperation, include updating the regional housing needs assessment, preparation of a housing strategic plan, preparation of a regional plan addressing growth, carrying capacity, infrastructure, transportation, and other significant issues that have been identified through this planning process (Housing Access Actions 1-3). Because these studies will require the participation of the municipalities and other agencies and organizations, the Plan recognizes the informational gaps and decisions that must be made regionally.

The Actions are also listed in Appendix A, Action Matrix, with responsible entities and possible partners being identified. The future involvement of local partners will be critical in implementing the Plan. Appendix A is intended to be used to track Plan implementation progress.

Appendices
A. Action Matrix
B. TRAMP excerpts
C. Community Engagement Summaries
D. Demographic Profile
E. Water Memo

The Appendices, as discussed above, provide supplemental information or document the Plan process. Selected portions of the TRAMP have been included that are related to and describe the intent and purpose of specific developments. These will provide continuity and serve as reference documents when considering amendments to PUDS and future development on those parcels.

Changes and Corrections
Several typographical errors have been noted and will be corrected prior to publication of the final document. Staff has also noticed that the page numbers in the table of contents need to be updated, and a non-existent appendix was listed. It is not necessary for the Commission to enumerate non-substantive errors. Rather, via the motion, staff can be directed to correct all typographical and scrivener's errors prior to publication.

Should the Commission wish to make substantive changes to the Plan, those changes should be specifically described in the motion.

Within the San Miguel County Comprehensive Development Plan, references to the TRAMP will need to be changed to the East End Master Plan. Those edits are shown in Exhibit D to the draft resolution.

Prior to publication of the Plan, it will be reviewed and mitigated for accessibility, as required by State law. This could take several weeks; until it is ready, the plan will remain on the County website as a draft.

Public Notice
Notice of the Public Hearing was published in the Telluride Daily Planet on May 29, 2024 and in the Norwood Post on May 24, 2024.

Review Agencies
The Review Agency list is extensive and can be seen on the memo to review agencies in the packet. Responses were received from the following:

Review Agencies and Organizations:
- County Public Health, Grace Franklin – wrote in support of the plan; noted several typos
- County Parks and Open Space, Greg Pollio – noted the need for sustainable transportation options to Bridal Veil trail
- WAPA, Tracy Rogers – has no issues
- SMART – supports the transportation goals and the majority of actions; notes actions that at this time are not considered viable or the best use of resources
- Wilkinson Public Library, Sarah Landeryou – notes the Library's role as a collaborator, and prioritizing transportation and housing

HOAs:
- Meadows at Deep Creek Mesa, Nick Farkouh – requests the Meadows at Deep Creek Mesa and Deep creek Mesa Ranch be categorized as Residential Low; asks that all references to the Community Housing zone district be deleted from the Plan and removed as a potential zone district in the Residential Medium future land use category
- Lizardhead Land Company, Greg Stob – had questions regarding how future land use relates to the Trout Lake area; noted the important role of Trout Lake with respect to recreation and open space
- Ski Ranches HOW, Fran Berg – asks that the Community Housing zone district be deleted from the Plan and asks that the future land use classification for the Zoline remainder be changed to Conservation

Public Comment
Significant public comment has been received throughout the entire Master Plan process. Comment letters and emails have been provided to the Planning Commission for all of the prior meetings. Comments received since the March work session are attached.

Land Use Code and Colorado Statute
Pursuant to LUC Section 1-1303 Powers:
"The Planning Commission shall have authority provided by the Board of County Commissioners, the Code, and State law. Authority under State law includes, but is not limited to, the following sections of C.R.S. 1973, as it may be amended from time to time: Chapter 28 of Title 30, Chapter 65.1 of Title 24, Chapter 67 of Title 24, Chapter 20 of Title 29, and Chapter 11 of Title 30." (emphasis added)

LUC Section 3-501 A.V identifies amendments to the Comprehensive Development Plan as being subject to One-Step review, with such amendments requiring a public hearing.

The public hearing has been scheduled and duly noticed.

Colorado Revised Statutes § 30-28-106, Adoption of master plan—content, states in part:

> (1) It is the duty of a county planning commission to make and adopt a master plan for the physical development of the unincorporated territory of the county. When a county planning commission decides to adopt a master plan, the commission shall conduct public hearings, after notice of such public hearings has been published in a newspaper of general circulation in the county in a manner sufficient to notify the public of the time, place, and nature of the public hearing, prior to final adoption of a master plan in order to encourage public participation in and awareness of the development of such plan and shall accept and consider oral and written public comments throughout the process of developing the plan.

All notices have been published as required. Oral and written public comments have been accepted throughout the planning process.

> (3)(a) The master plan of a county or region, with the accompanying maps, plats, charts, and descriptive and explanatory matter, must show the county or regional planning commission's recommendations for the development of the territory covered by the plan. The master plan of a county or region is an advisory document to guide land development decisions; however, the plan or any part thereof may be made binding by inclusion in the county's or region's adopted subdivision, zoning, platting, planned unit development, or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate.

Recommendations for development within the Plan area are contained in Chapter 4 of the Plan, and specifically within the Future Land Use Opportunities Map on page 61-62, and as described in the Future Land Use Categories on pages 63-66. Adoption of the Plan does not change the zoning or permitted use of any property; that occurs only

upon application of the property owner, and after consideration and approval pursuant to the processes and standards contained in the Land Use Code.

> (5) A master plan adopted in accordance with the requirements of subsection (4) of this section shall contain a recreational and tourism uses element pursuant to which the county shall indicate how it intends to provide for the recreational and tourism needs of residents of the county and visitors to the county through delineated areas dedicated to, without limitation, hiking, mountain biking, rock climbing, skiing, cross country skiing, rafting, fishing, boating, hunting, shooting, or any other form of sports or other recreational activity, as applicable, and commercial facilities supporting such uses.

The recreational element is contained in the Sustainable and Inclusive Recreational Opportunities theme (pages 111-116). Tourism is addressed in the Diverse and Resilient Economic Opportunity theme (pages 95-102). There are actions regarding recreation and tourism throughout the other themes.

§ 30-28-108. Adoption of plan by resolution states:

> A county or regional planning commission may adopt the county or regional master plan as a whole by a single resolution or, as the work of making the whole master plan progresses, may adopt parts thereof, any such part to correspond generally with one or more of the functional subdivisions of the subject matter which may be included in the plan. The commission may amend, extend, or add to the plan or carry any part of it into greater detail from time to time. The adoption of the plan or any part, amendment, extension, or addition shall be by resolution carried by the affirmative votes of not less than a majority of the entire membership of the commission. The resolution shall refer expressly to the maps and descriptive matter intended by the commission to form the whole or part of the plan. The action taken shall be recorded on the map and descriptive matter by the identifying signature of the secretary of the commission.

The East End Master Plan is a part of the San Miguel County Comprehensive Development Plan (1978, as amended). With its adoption, the 1989 Telluride Regional Area Master Plan will be replaced in its entirety. Adoption will be by resolution, pursuant to the requirements of this section. As noted in the discussion above, it is expected that there will be additional plans and studies prepared with regional partners in the future.

§ 30-28-109. Certification of plan, states:

> The county planning commission shall certify a copy of its master plan, or any adopted part or amendment thereof or addition thereto, to the board of county commissioners of the county. The regional planning commission shall certify such copies to the boards of county commissioners of the counties lying wholly or partly within the region. The county or regional planning commission shall certify such copies to the planning commission of all municipalities within the county or

> region. Any municipal planning commission which receives any such certification may adopt so much of the plan, part, amendment, or addition as falls within the territory of the municipality as a part or amendment of or addition to the master plan of the municipality, and, when so adopted, it shall have the same force and effect as though made and prepared, as well as adopted, by such municipal planning commission.

As required by statute, the Plan will be certified to the BOCC and to the towns by so stating that within the resolution, and forwarding the resolution upon adoption to the Commissioners and the five towns.

Sample Motion

I move to approve and adopt the East End Master Plan as an element of the San Miguel County Comprehensive Development, and to adopt Resolution 2024-05, pursuant to Colorado Revised Statute Section 38-28-106(1), and to certify the adoption of the Plan to the Board of County Commissioners and to the Towns of Telluride, Mountain Village, Ophir, Sawpit and Norwood, pursuant to Colorado Revised Statute Section 38-28-109.

Adoption of the Plan is based on the following findings of fact:

1. The East End Master Plan is consistent with Land Use Code Section 1-4, Purposes of the Land Code.

2. The East End Master Plan implements the Land Use Policies of Article 2 of the Land Use Code, and more specifically, Section 2-2, Comprehensive Planning.

3. The East End Master Plan complies with the statutory powers of the County Planning Commission to make and adopt Land Use Plans within all or any part of the unincorporated territory of San Miguel County pursuant to C.R.S § 30-28-106 *et seq*., and meets all statutory requirements regarding public process and required content.

Further, it is moved that the Telluride Regional Area Master Plan, a part of the San Miguel County Comprehensive Development Plan, is replaced in its entirety by the East End Master Plan. All references to the Telluride Regional Area Master Plan contained in the San Miguel County Comprehensive Development Plan shall be changed to East End Master Plan.

Further, staff is directed to make corrections to all typographical and scrivener's errors prior to publishing the East End Master Plan.

Further, (add any additional changes here).

**RESOLUTION OF THE COUNTY PLANNING COMMISSION,
SAN MIGUEL COUNTY, COLORADO,
REPLACING THE TELLURIDE REGIONAL AREA MASTER PLAN AND ADOPTING THE EAST END MASTER PLAN AS AN AMENDMENT TO THE SAN MIGUEL COUNTY COMPREHENSIVE DEVELOPMENT PLAN**

Resolution No. 2024-05

WHEREAS, pursuant to Colorado Revised Statutes (C.R.S.) § 30-28-106(1), it is the duty of the County Planning Commission to make and adopt a master plan for the physical development of the unincorporated territory of the county; and

WHEREAS, the San Miguel County Comprehensive Development Plan (1978, as amended) states:

> "In order to serve its purpose as a frame of reference for decision-making, the Comprehensive Plan must be based on a series of well-defined goals, which establish a positive plan of action forfuture development. Thus, the Plan establishes a perspective that relates today's decisions to their possible future implications. The Plan should also set forth a pattern of development or physical plan that reflects the desired goals of the community. Lastly, the Plan should serve as a technical tool and guide for the various county and town boards, commissions and departments as well as private organizations and citizens involved with the physical development of the area."

and

WHEREAS, the San Miguel County Comprehensive Development Plan is divided into community or regional areas (i.e. planning study area) that have common values and problems based on economy, topography, land ownership, and community identity; and

WHEREAS, the Telluride Regional Area Master Plan (TRAMP) was adopted in 1989 as a planning study area within the San Miguel County Comprehensive Development Plan. Certain sections of the TRAMP have been amended through 2021 with respect to housing and specific development areas; and

WHEREAS, the TRAMP has now been largely implemented and conditions have changed in the region over the last thirty five years. Additionally, there are topics of importance to the community that are not included in that document, and the limited boundaries of that plan area hinder the ability to look at the entire region and recognize the interconnectedness of the natural and built environments; and

WHEREAS, the San Miguel County Planning Commission (Planning Commission) determined it was necessary to prepare and adopt a new regional plan for the entire east end of the county that reflects current conditions, establishes a vision for the future, and provides guidance through policies and actions that will meet the community's needs and goals; and

WHEREAS, Design Workshop was hired in 2022 by the Board of County Commissioners to facilitate the planning process and to prepare the East End Master Plan (EEMP); and

WHEREAS, a community engagement plan was prepared to encourage and facilitate public participation in and awareness of the development of the plan, and to provide opportunities for oral and written comment; and

WHEREAS, the Planning Commission established an Advisory Group to provide them guidance in the development of the EEMP, with members representing the entirety of the EEMP geography and having expertise in a broad range of areas of concern, including land use, housing, transportation, environment, and equity. Eight (8) advisory group meetings were held, all of which were duly noticed and open to the public for participation and consideration of oral and written comments; and

WHEREAS, no less than fifteen (15) community engagement opportunities were provided. In November, 2022, topic-specific Focus Group meetings addressing Tourism, Recreation & Visitors, Housing Considerations, Environmental Stewardship & Priorities, Mobility & Transportation, and Equity, Inclusion & Livability, were held. In December 2022, the public was invited to attend four pop-up events held in the Towns of Telluride and Mountain Village as well as Lawson Hill. From mid-February to early March, 2023, a Community Survey was conducted. Two community open houses were held in March, 2023, and two more open houses were held in October, 2023. The community outreach activities are described in Chapter 3 of the EEMP and summaries of public input are contained in Appendix C of the EEMP. Summaries of all community input, draft documents, and Planning Commission meeting packets were maintained on the County website to facilitate the dissemination of information; and

WHEREAS, the Planning Commission conducted no less than twenty (20) duly noticed work sessions regarding the East End Master Plan from 2022 through 2024 and provided opportunities to the public to provide both written and oral testimony throughout the planning process; and

WHEREAS, as required by C.R.S. § 30-28-106 (3)(a), the East End Master Plan contains maps, charts, and descriptive and explanatory matter showing the County Planning Commission's recommendations for the development of the East End Master Plan area; and

WHEREAS, as required by C.R.S. § 30-28-106 (5), the East End Master Plan contains recreation and tourism elements that indicate how it intends to provide for the recreational and tourism needs of residents and visitors; and

WHEREAS, a list of the items included in the Public Hearing Record is attached to this resolution as Exhibit A; and

WHEREAS, the East End Master Plan was referred to all Review Agencies listed in Exhibit B; and

WHEREAS, as required by C.R.S. § 30-28-106(1), a Notice of Public Hearing was published in the Telluride Daily Planet on Wednesday, May 29, 2024 and in the Norwood Post on Friday, May 24, 2024; and

WHEREAS, C.R.S. § 30-28-108 requires adoption of the plan by resolution, with such resolution being adopted by an affirmative vote of not less than a majority of the entire membership of the Planning Commission; and

WHEREAS, the Planning Commission considered the adoption of the East End Master Plan, along with relevant evidence and testimony, at a public hearing in Telluride on Thursday, June 13, 2024.

NOW, THEREFORE, BE IT RESOLVED that the County Planning Commission of San Miguel County, Colorado, approves and adopts the East End Master Plan, as set forth in Exhibit C.

BE IT FURTHER RESOLVED that the East End Master Plan is adopted based on the finding that it is consistent with Land Use Code Section 1-4, Purposes of the Land Code as follows:

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.

BE IT FURTHER RESOLVED that the East End Master Plan is adopted based on the finding that it implements the Land Use Policies of Article 2 of the Land Use Code, and more specifically, Section 2-2, Comprehensive Planning.

BE IT FURTHER RESOLVED that the East End Master Plan is adopted based on the finding that it complies with the statutory powers of the County Planning Commission to make and adopt Land Use Plans within all or any part of the unincorporated territory of San Miguel County pursuant to C.R.S § 30-28-106 *et seq*., and that it meets all statutory requirements regarding public process and required content.

BE IT FURTHER RESOLVED that the Telluride Regional Area Master Plan, a part of the San Miguel County Comprehensive Development Plan, be replaced in its entirety by the East

End Master Plan. All references to the Telluride Regional Area Master Plan contained in the San Miguel County Comprehensive Development Plan shall be changed to the East End Master Plan, as set forth in Exhibit D.

BE IT FURTHER RESOLVED, pursuant to C.R.S. § 30-28-109, the Planning Commission certifies the adoption of the East End Master Plan to the Board of County Commissioners, and to the Towns of Telluride, Mountain Village, Ophir, Sawpit and Norwood.

DONE AND APPROVED by the County Planning Commission of San Miguel County, Colorado, on June 13, 2024.

SAN MIGUEL COUNTY, COLORADO
PLANNING COMMISSION

By:_____
Lee Taylor, Chair

Vote:	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
	Galena Gleason	Aye	Nay	Abstain	Absent

ATTEST:

By: _____
M.J. Schillaci, Secretary

EXHIBIT “A” Public Hearing Record
EXHIBIT “B” Referral Agency List
EXHIBIT “C” East End Master Plan
EXHIBIT “D” San Miguel County Comprehensive Development Plan amendments

EXHIBIT A
PUBLIC HEARING RECORD

PUBLIC HEARING RECORD
County Planning Commission
Application: Adoption of the East End Master Plan
Date: June 13, 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 Board of Commissioners from Kaye Simonson, Planning Director, dated June 13, 2024

4. Draft San Miguel County Planning Commission Resolution #2024-05

5. Draft East End Master Plan

6. Draft amendments to the San Miguel County Comprehensive Development Plan

7. Public Hearing Notice published in the Norwood Post and Telluride Daily Planet on May 26, 2024 and May 29, 2024, respectively

AGENCY COMMENTS

8. Memo from Kaye Simonson, Planning Director, to Review Agencies dated May 15, 2024

9. Email from Greg Stob, Lizardhead Land Company, dated May 26, 2024

10. Email from Nick Farkouh, Meadows at Deep Creek Mesa and MDCM homeowners company, dated June 6, 2024

11. Email from Fran Berg, Ski Ranches HOA, dated June 3, 2024

12. Email from Grace Franklin, Director of Public Health, dated May 24, 2024

13. Email from Greg Polio, Manager of Operations of Parks and Open Space, dated June 6, 2024

14. Email from Sarah Landeryou, Wilkinson Public Library Director, dated June 4, 2024

15. Letter from Kari Distefano, SMART, dated June 3, 2024

16. Email from Tracy Rogers, Western Area Power Administration Lands Realty Technician dated May 16, 2024

PUBLIC COMMENTS

17. Email from Rebecca and Allan Ranta, dated May 6, 2024
18. Email from Bettie Hastings, dated June 5, 2024
19. Email from Cindy Smith, dated May 12, 2024
20. Email from Dave and Natty O'Leske, dated May 6, 2024
21. Email from Pete Johnson, Ski Ranches HOA, to Anne Brown, County Commissioner dated May 19, 2024
22. Email from Dave Pedersen dated May 31, 2024
23. Email from Jim Farrar dated June 4, 2024
24. Email from Kari Distefano dated June 3, 2024
25. Email from Katie Hall dated May 30, 2024
26. Email from Kelly and Marija Kramer dated June 4, 2024
27. Email from Lauren Murray dated May 31, 2024
28. Email from Pam Bennett dated June 5, 2024
29. Email from Peter Marshall dated May 4, 2024
30. Email and attachment from Scott Bennet dated June 5, 2024
31. Email from Scott Ransom dated May 5, 2024
32. Email from Sueanne Kim dated June 5, 2024
33. Email from Thad Faeth dated June 4, 2024
34. Email from Tony Kalyk dated June 7, 2024
35. Email from James Caruso dated June 6, 2024

EXHIBIT B
REVIEW AGENCIES LIST

Review Agencies & Organizations:
San Miguel County Manager
San Miguel County Attorney
San Miguel County Public Health
San Miguel County Natural Resources
San Miguel County Sheriff
San Miguel County Treasurer
San Miguel County Parks and Open Space
San Miguel County Vegetation Management
San Miguel County Environmental Health
San Miguel County Building Official
San Miguel County Clerk and Recorder
San Miguel County Road and Bridge
San Miguel County Emergency Management
San Miguel County Surveyor
San Miguel County Assessor
San Miguel County Extension
San Miguel County Human Services
Town of Mountain Village
Town of Norwood
Town of Ophir
Town of Rico
Town of Sawpit
Town of Telluride
CDOT
CDPHE
Colorado DRMS
Colorado Forest Service
Colorado Geologic Survey
Colorado Historical Society
CPW
CWCB
DWR
Bureau of Land Management
EPA
FAA
US Forest Service
SMART
SMRHA
Telluride Fire Protection District
Telluride Hospital District
Telluride Mountain School
Telluride R-1 School District
Telluride Regional Airport
Telluride Housing Authority
Wilkinson Public Library
Black Hills Energy
CenturyLink
SMPA
Spectrum
Tri-State
WAPA
Ah Haa School for the Arts
Angel Baskets
Bright Futures
CAFI
Colorado Flights Alliance
EcoAction Partners
Habitat for Humanity of the San Juans
Latino Advocacy Committee
Pinhead Institute
Rainbow School and Daycare
Region 10
San Miguel Conservation Foundation
San Miguel Resource Center
San Miguel Watershed Coalition
Sheep Mountain Alliance
Sheridan Arts Foundation
Telluride Academy
Telluride Arts
Telluride Association of Realtors
Telluride Early Childhood Center
Telluride Foundation
Telluride Historical Museum
Telluride Institute
Telluride Mountain Club
Telluride Nordic Association
Tri-County Health Network
True North
Visit Telluride
Watershed Coalition
West Region Wildfire Council
KOTO
Telluride Daily Planet

HOAs and Owners:
Aldasoro Ranch Homeowners Company
Aldasoro Sheep Ranch
Brown Homestead HOA
Deep Creek Ranches
Eider Creek Condominium Association
Elk Run HOA
Falls Subdivision
Golden Ledge
Gray Head Property Owners Association
Hidden Lake Estes Owner Association
Hillside of Telluride
Idarado Legacy
Idarado Mining Company
Ilium Property Owners Association
Lake Fork Junction
Last Dollar Condominium Association
Last Dollar PUD Association
Lawson Hill Property Owners Association
Lizard Head Land Company
Meadows at Deep Creek Mesa
The Preserve
Raspberry Patch
Rio Vista Homeowners Association
San Bernardo HOA
Sunnyside Ranch at Telluride East
Sunnyside Ranch at Telluride West
Sunshine Valley Condominiums Association
Telecam Partners
Telluride Ski Ranches
TMVOA
Trout Lake Owners Association
TSG

EXHIBIT C
EAST END MASTER PLAN



SAN MIGUEL COUNTY EAST END MASTER PLAN

Summer 2024

Prepared by
DESIGNWORKSHOP

Prepared for San Miguel County

San Miguel County
East End | Master Plan

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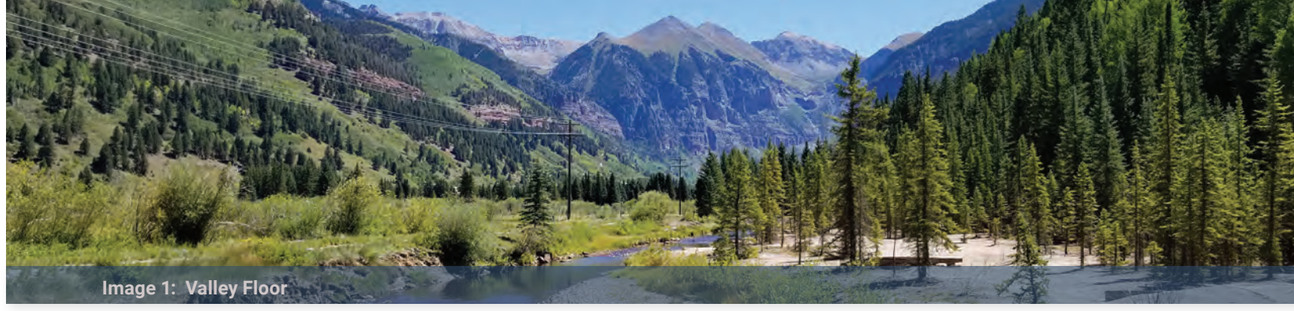


Image 1: Valley Floor

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Appendix A: Action Matrix
Appendix B: TRAMP Excerpts
Appendix C: Community Engagement Summaries
Appendix D: Demographic Profile
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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.

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, Associate Planner

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, and 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; that 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 stewardship, green energy opportunities, and climate change mitigation and adaptation. Through innovation, implementing effective policies, and collaborating regionally, Eastern San Miguel County can chart a path toward building the resilient community that citizens envision.

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, development and land use.
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 2024. 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.

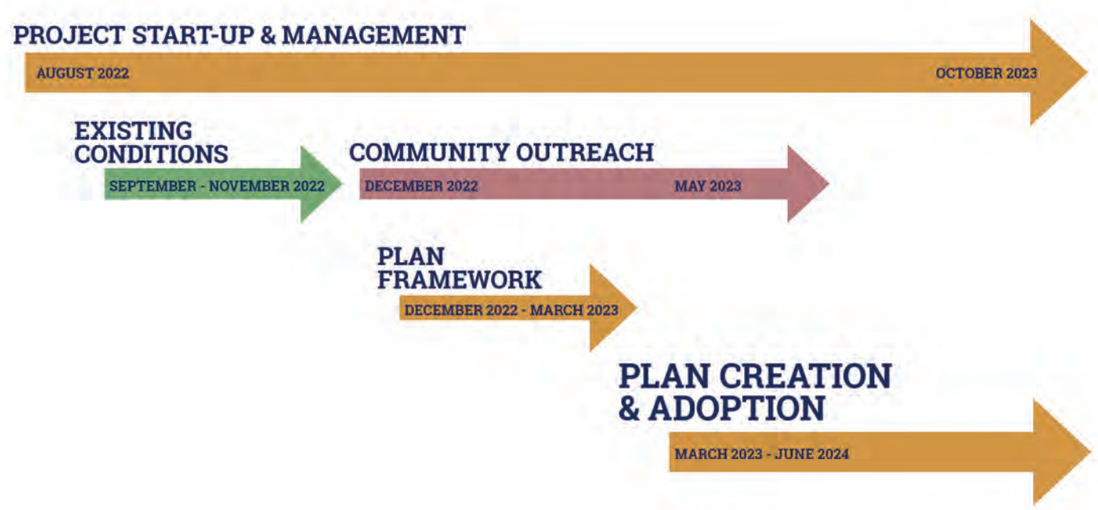


Figure 1: Project Timeline

GUIDING THEMES

- HOUSING ACCESS
- CLIMATE CHANGE AND RESILIENCY
- BALANCED AND SUSTAINABLE NATURAL AND BUILT ENVIRONMENTS
- DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY
- EXPANDED TRANSPORTATION OPTIONS
- SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES
- VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION
- CONNECTED 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

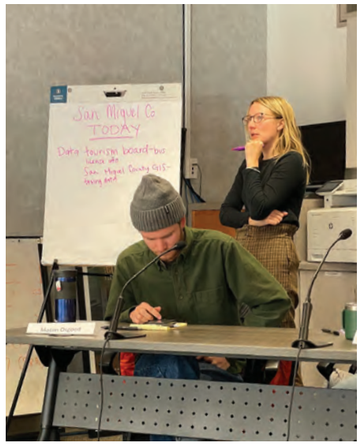
Methods:

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

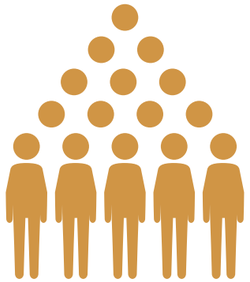
Methods:

PLANNING COMMISSION & COMMUNITY PRESENTATIONS AND NOTIFICATIONS

2 ADVISORY GROUP MEETINGS

COMMUNITY WORKSHOPS 100+ PARTICIPANTS

POPULATION



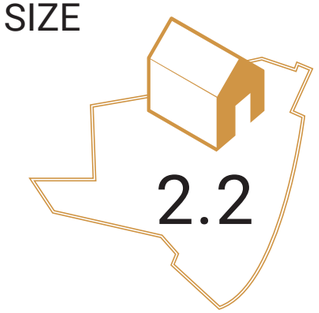
5,574

PROJECTED POPULATION ANNUAL GROWTH RATE 2022-2027



0.9%

HOUSEHOLD SIZE



MEDIAN AGE

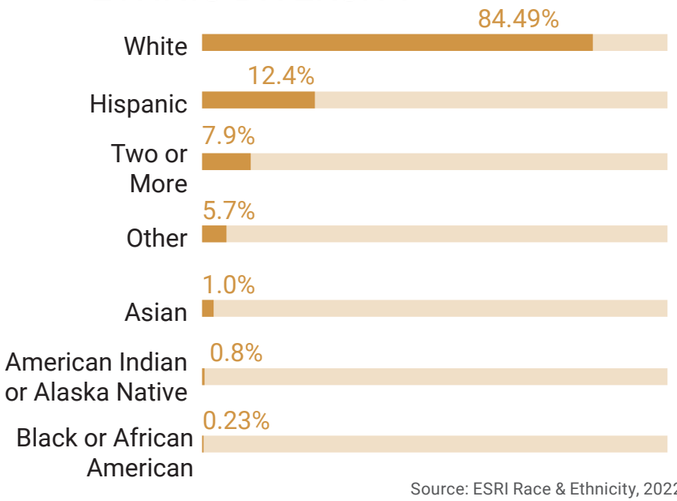
40.5

$99,700

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.

ETHNIC DIVERSITY



Source: ESRI Race & Ethnicity, 2022.

AGE DISTRIBUTION

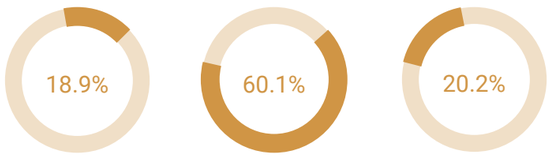


Figure 2: Demographic Highlights

PLANNING AREA

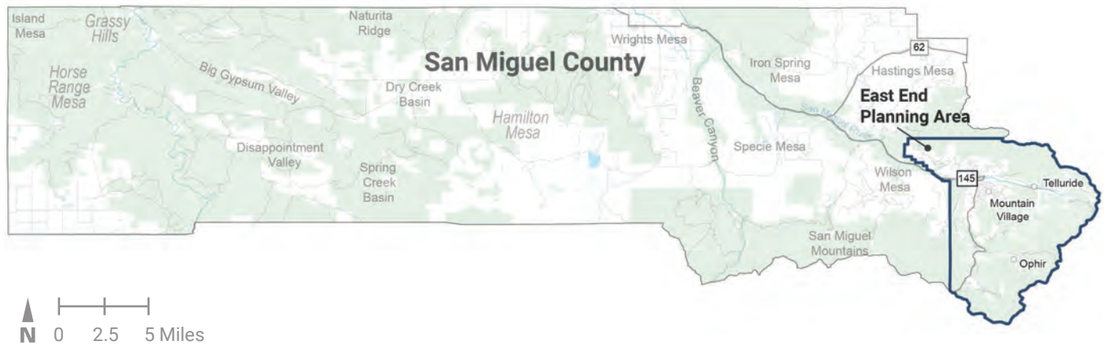
REGIONAL CONTEXT

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

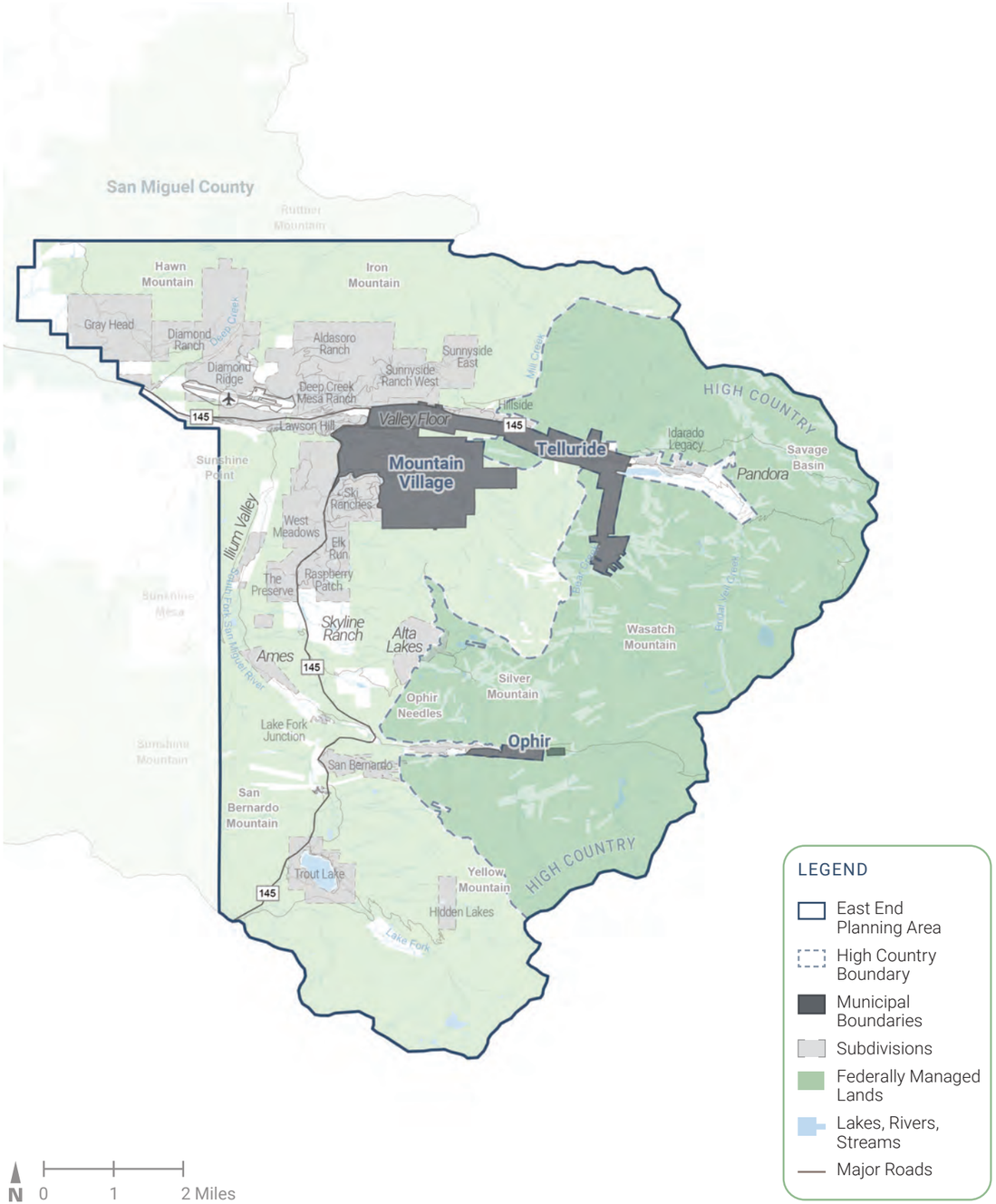
- Deep Creek Mesa Ranch
- Diamond Ranch
- Diamond Ridge
- Gray Head
- Hidden Lakes
- Hillside
- Elk Run
- Idarado Legacy
- Lake Fork Junction
- Last Dollar
- Lawson Hill
- Lawson Hill Ilium
- Meadows at Deep Creek
- Mill Creek
- The Preserve
- Raspberry Patch
- San Bernardo
- Ski Ranches
- South Fork 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, 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. There is no single or simple way to quantify carrying capacity; it is a highly subjective decision, and is based on many factors, not the least of which is community will. 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 East End Master Plan is a component of the San Miguel County Comprehensive Development Plan and applies to the unincorporated portion of county. The majority of the regional population lives in the three towns, and the municipalities are the primary infrastructure providers. This plan identifies the need for regional planning; only by working together can we fully understand and define our capacity. 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, sustainability, equity, affordability, natural resource management, and development.

IMPORTANCE OF GUIDING GROWTH

The plan is a shared vision for future decision making, providing guidance on needed multi-modal transportation investments, strategies for housing community

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.

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 development should or should not be encouraged in the East End. There are constraints on existing facilities, infrastructure and services, such as medical care, water and wastewater treatment. 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. It will take regional partnerships to address these challenges and limitations.

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.

THE EAST END MASTER PLAN IS ONLY THE BEGINNING...

The East End Master Plan is only the beginning. Actions in this plan call for working with partners to prepare and/or implement of a number of additional plans and studies, including:

- Regional Planning with the municipalities
- Housing Needs Assessment
- Housing Strategic Plan
- Water and Wastewater Plans
- Drought Mitigation Plan
- Climate Action Plan
- Wildlife Corridor Plan
- Green Infrastructure Plan
- Community Wildfire Protection Plan
- All Hazards Mitigation Plan
- Sustainable Tourism Plan
- Highway 145 Corridor Study
- Regional Transportation Plan
- Master Plan for Aging
- Dark Sky initiative

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. As plans are updated or adopted that have relevance to planning efforts in the East End, users of this plan should also look to those documents for insight.



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.

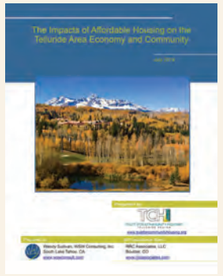


San Miguel & Ouray County Regional Climate Action Plan (2021; adopted 2023)1 : Sets the groundwork for regional collaboration related to climate action. The plan seeks to advance programming and projects that pursue environmental, economic and socially beneficial solutions, specifically around climate 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.



The Mountain Migration Report (2021)[2]: Identifies trends 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)

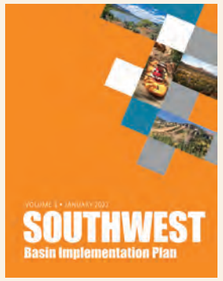
1 https://www.sanmiguelcountyco.gov/701/Building-Climate-Resilience
2 https://www.nwccog.org/wp-content/uploads/2021/06/Mtn-Migration-Report-FINAL.pdf



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 ; now Telluride Foundation)



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.

Other Related Plans and Studies:

- San Miguel County Comprehensive Development Plan
- San Miguel County Housing Needs Assessment
- San Miguel County All Hazard Mitigation Plan
- San Miguel County Community Wildfire Protection Plan
- Mountain Village Comprehensive Plan
- Telluride Master Plan
- Ophir Master Plan
- Telluride Community Vision Plan
- Mind the Gap – Evaluating Workforce Housing in Colorado's Region 10
- Region 10 Health Assessment and Public Health Improvement Plan

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*



Image 4: San Miguel mountain scenery

2



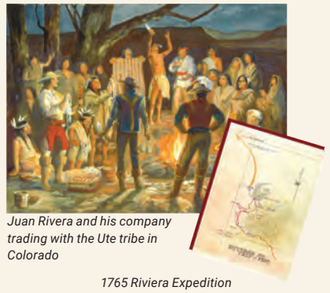
Image 5: Aerial View of Bridal Veil

SAN MIGUEL COUNTY EAST END YESTERDAY AND TODAY



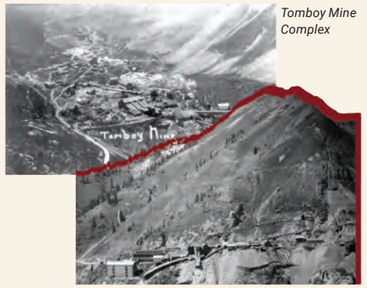
Ute Camp at Los Pinos

Ute Tribe, Chief Sevaro and family



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

1765 Riviera Expedition through Western Colorado

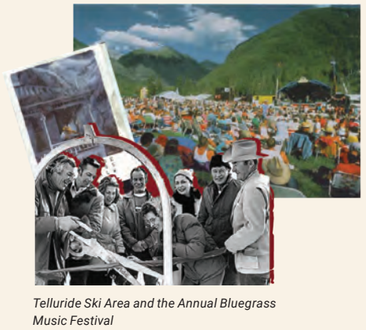


Tomboy Mine Complex

Smuggler Mine and Camp



The Hogg Ranch



Telluride Ski Area and the Annual Bluegrass Music Festival



Telluride Station Area and Gondola, connecting Telluride and Mountain Village

1500
NATIVE AMERICAN HABITATION

1765
SPANISH EXPEDITION

Mid-to-Late 1870s - 1970s
MINING ERA

Mid-to-Late 1870s - 1970s
RANCHING AND AGRICULTURE

1970S
CULTURAL DESTINATION

1989
PRESENT

Figure 3: East End Timeline

ABOUT SAN MIGUEL COUNTY 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, as well as the continuing importance of our area to native peoples. Through thoughtful preservation, interpretation, and educational efforts and recognition of the Ute, we can ensure that future generations can learn from and connect with the stories and people 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 southwestern Colorado, areas that became known as the Uintah-Ouray Reservation and the Ute Mountain 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 delivering 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 I 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. Today, Telluride is recognized as a National Historic Landmark District due to its "outstanding significance in commemorating and illustrating the history of the United States."

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

MINING HISTORY IN OPHIR AND TELLURIDE

As communities that were established with early mineral exploration and development, 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 to the historic character of these buildings and its significant contribution to the history of the US.

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 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 became 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. Telluride Arts was formed in 1971 to promote and expand arts in the community.

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

Almost all land use areas in the 1989 plan have been planned and developed. The majority of new construction is occurring in the subdivisions and PUDs established from the 1970s through the 2010s. Lawson Hill is approaching full buildout. The number of vacant properties without entitlements or constraints in the East End is limited.

Today the gondola carries approximately 3 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.



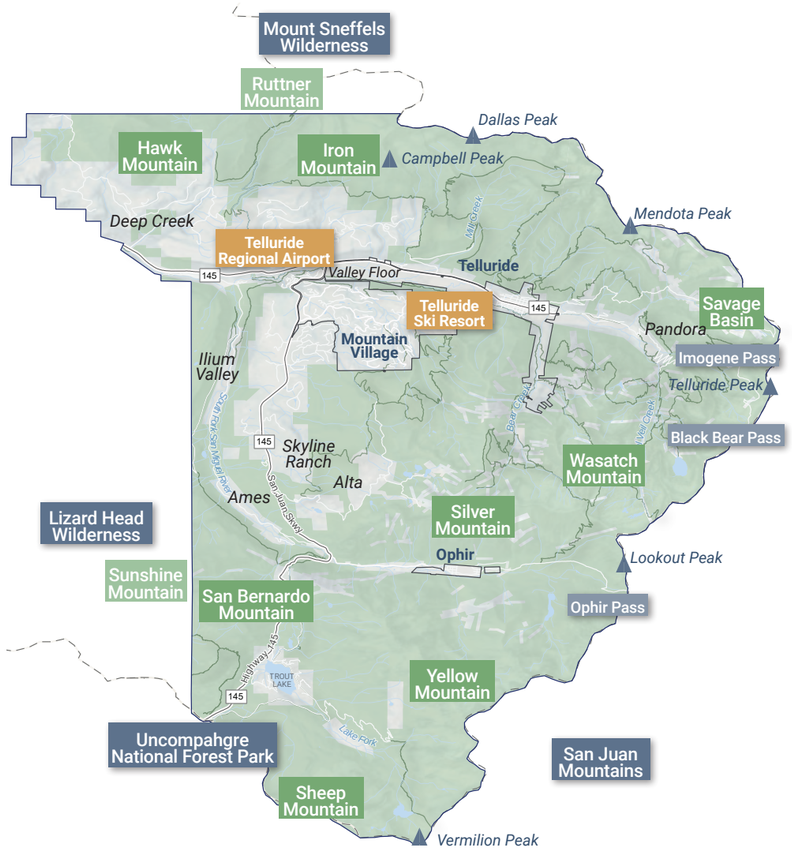
Image 6: Mural art in Ophir



Image 7: 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 Lizardhead 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. The counties to the east are accessible via 4x4 mountain passes in summer and fall – Imogene Pass, Black Bear Pass and Ophir Pass – and the area boasts access to a handful of Colorado's famous "14ers"



Map 3: Geographic Highlights Map

within the adjacent wilderness areas. Federally-managed lands comprise approximately 73 percent of the East End area. Developed areas include three incorporated towns (the Town of Telluride, the Town of Mountain Village, and Ophir), several unincorporated community areas, and numerous subdivisions.

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. Four years later, the effects of the pandemic are still felt within the community. It remains to be seen if the demographic, workforce and housing shifts will continue.

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

The Colorado State Demography Office shows a negative net migration rate for people over age 60, indicating more retirees leave the area than stay. The highest net in-migration rates are for people in the 30s.

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 and 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 2023 AMI for San Miguel County is $99,700. 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. On the other hand, 44 percent of households live above the 100 percent AMI threshold (Table 4), with the remainder falling between 80 and 100 percent AMI.

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); 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.

San Miguel County Area Median Income

$99,700

State of Colorado Area Median Income

$114,500

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	$29,910	508	14%
>30% to 50% AMI	Moderate Low Income	$49,850	591	16%
>50% to 80% AMI	Moderate Income	$79,760	583	16%
>80% to 100% AMI	N/A	$99,700	454	13%
>100% to 120% AMI	N/A	$119,640	464	10%
>120% AMI	N/A	> $119,640	1,024	31%

About one-third of the region's workforce is estimated to be Hispanic (Latino). Since many people commute in from other communities or counties, it is important to acknowledge 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 understood that census data is potentially not reflective of the presence of people who identify as Hispanic (Latino) 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), and 15.34 percent are English language learners (Colorado Department of Education data 2020 – 2021). This indicates a probable undercount in the 2020 Census of Hispanic (Latino) community members.

ECONOMICS

LOCAL AND REGIONAL ECONOMY

The Telluride region is known known for its awe-inspiring beauty, recreation opportunities, and thriving arts scene. The towns of Telluride and Mountain Village complement each other and offer their own unique experience for visitors and locals alike. The Town of Telluride is known for its historic charm, authentic character and signature festivals. The Town of Mountain Village offers a European-style experience with modern architecture, pedestrian-friendly plazas, and ski-in/ski-out access. The two towns are connected by a free gondola, the only transportation system of its kind in North America. Notable tourism events contribute to the area's sense of identity as a place for creativity and outdoor adventure, and include theTelluride 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 annually in the local economy. "Arts, entertainment, recreation, accommodations, and food services" is the largest economic sector, accounting for 29.4 percent of the county GDP. The report notes that approximately 65 percent (3,903) of basic jobs in San Miguel County can be attributed to tourism. Tourism in this study was defined as visitor trips and second home construction and upkeep. 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 identified 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). It remains to be seen if shifts related to the pandemic continue, but it appears many changes have become permanent.

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 THE REGION

Tourism fuels 70-80% of San Miguel's economy. Per the Telluride Tourism Board's Annual Report (2022), the Town of Telluride hosted approximately 178,000 unique visitors, while the 2022 Mountain Village Annual Report reported 165,000 unique visitors there. (Many visitors may have gone to both towns)

Estimated lodging revenue for the region was over $100 million. Local and state taxes collected from visitors was $33.7 million. 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.

TRAVEL & RESIDENCY CHANGES RELATED TO COVID

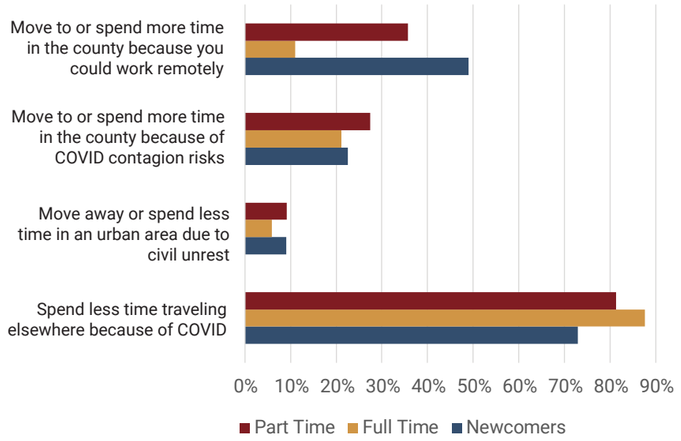


Figure 4: COVID Related Changes to Travel and Residency
Source: 2021 Mountain Migration Survey

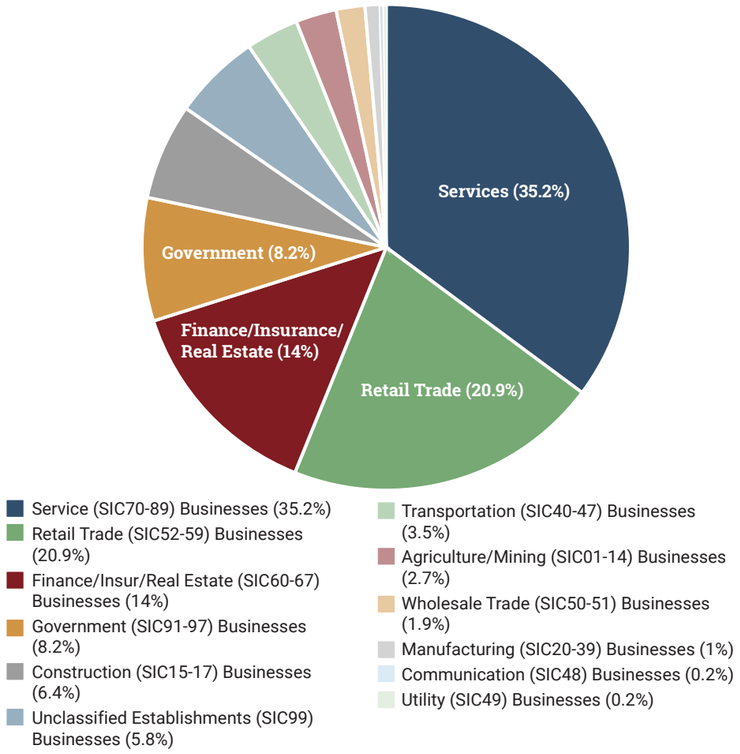


Figure 5: Employment Sector Distribution. Source: ESRI

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 San Miguel County include the Telluride Regional Medical Center (TRMC), the Uncompahgre Medical Center (UMC), the County Health Department, and several healthcare providers and non-profit organizations providing general health, mental health, domestic violence and sexual assault, substance use, and other social services. The County Health Department was instrumental in carrying out the region's response to the Covid pandemic. 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. In addition to the state highway, the circulation system in the East End includes County, Town of Telluride, Town of Mountain Village, Town of Ophir, Forest Service and subdivision roads. Local officials participate in regional transportation planning with CDOT. Our mountainous terrain causes a number of challenges and constraints in developing and maintaining our road system, which is a factor in considering future growth, livability and sustainability.

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.

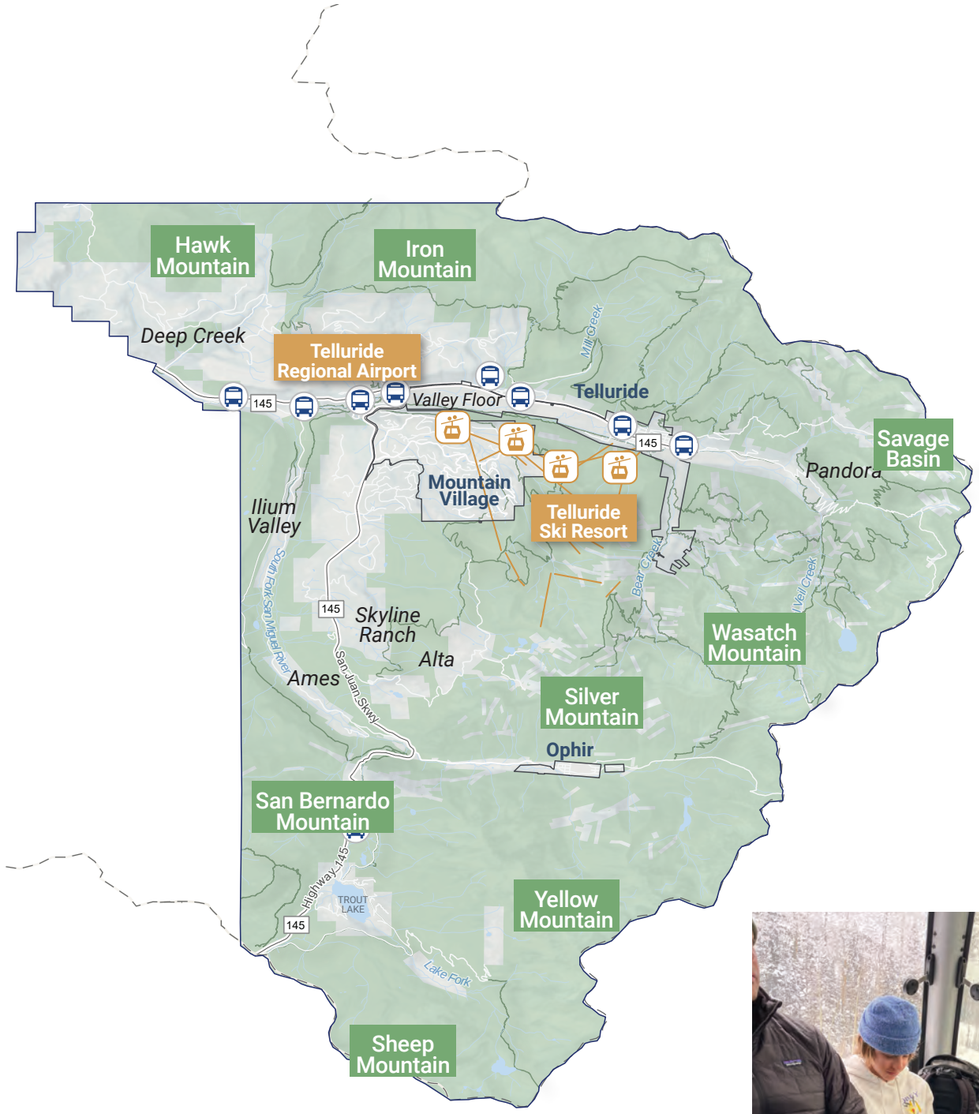
The area is also served by the San Miguel Authority for Regional Transportation (SMART) (Map 4), with services to Telluride, Mountain Village, Placerville, Lawson Hill, Two Rivers, Sawpit, and Ilium and outside the planning area (Rico, Norwood, Redvale, Ridgway, Montrose, Naturita, and Nucla). SMART is a 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. SMART actively participates in regional planning.

The Telluride Regional Airport Authority is responsible for the operation and maintenance of the Telluride Airport, which provides commercial air service with connections to regional hubs, and is also a Fixed Base Operator. The Telluride Regional Airport Master Plan describes short-, medium- and long-term development plans to meet current and future aviation demand.

WATER AND WASTEWATER

San Miguel County is not a service provider. Water service is provided by the three towns, both within their municipal boundaries and to surrounding areas under extra-territorial service agreements. Some subdivisions have also developed their own water systems. The remainder of the properties are served by individual wells, which are permitted through the Colorado Division of Water resources. Future development of water resources and infrastructure will be needed to serve new areas.

Wastewater treatment for the Town of Telluride and Town of Mountain Village is provided by the regional wastewater treatment plant. The system also provides service to some subdivisions in the unincorporated area. A few subdivisions have their own wastewater treatment systems, or package plants, while the remainder of the plan area is served by Onsite Wastewater Treatment Systems (OWTS). Biosolids from OWTS and package plants must still be disposed of at a wastewater treatment plant. The Town of Telluride is working on plans for upgrades and expansion of the existing treatment plant, in order to meet current demand, meet ever-changing federal and state standards for treatment, and provide capacity for future development.



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



Image 8: Homework on the Gondola

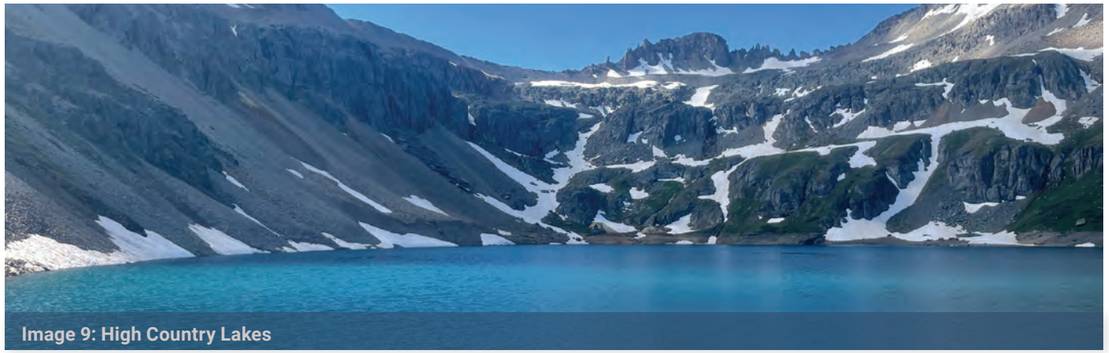


Image 9: High Country Lakes

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 Savage Basin, Blue Lake Basin, and Marshall Basin, as well as a number of key mountains and mountain ranges. Additionally, approximately 52,836 acres, or 83 square miles, 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 63L through Ilium to the San Miguel River.

Approximately

52,836

acres, or 83 square miles, are federally managed lands, equating to

73%

of the East End.



Image 10: Waterfall in Pandora

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. The West Region Wildfire Council works with subdivisions and individual property owners to conduct wildfire risk assessments and mitigation plans.

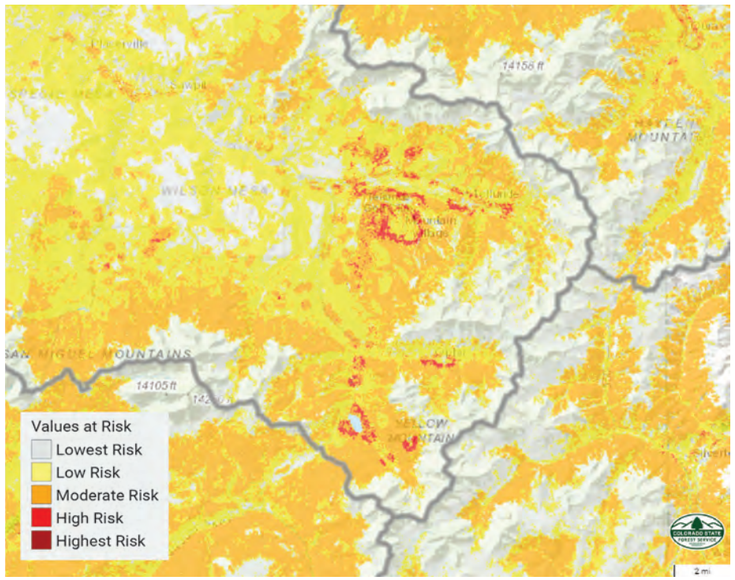


Figure 6: East End Wildfire Values at Risk Rating. Source: Colorado Forest Atlas, 8/29/2023

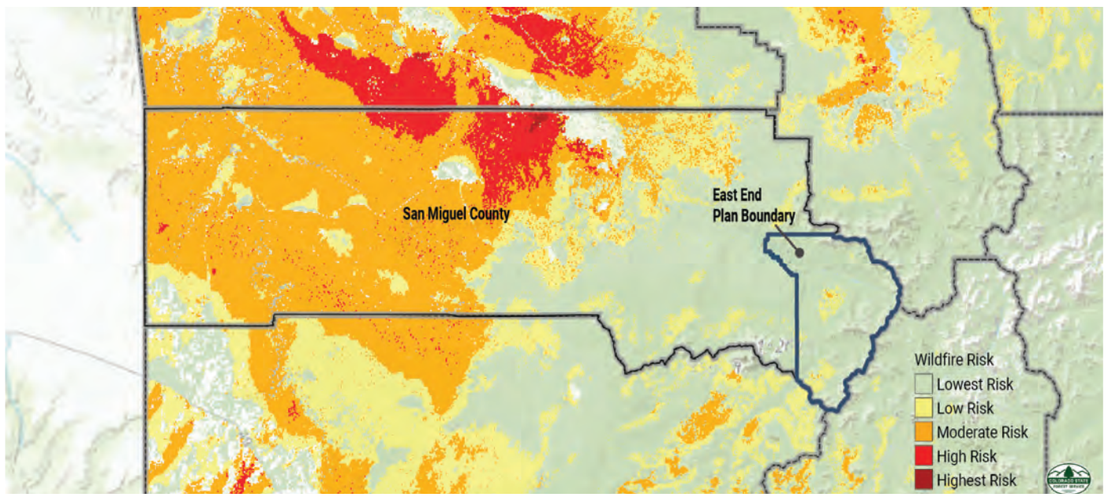


Figure 7: San Miguel County Wildfire Risk Rating. Source: Colorado Forest Atlas, 6/28/2023

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


Bald Eagle


Mountain Lion


Band-tailed Pigeon


Myotis Bat

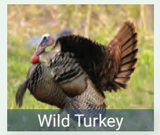

Black Bear


Elk


Mule Deer


Osprey


River Otter


Wild Turkey

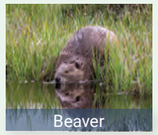

Beaver

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 37 and Map 6 on page 38) show wildlife species activity and distributions provided by the Colorado Parks and Wildlife. These maps are an overview of wildlife in the East End. The County's online maps include CPW's layers for species and habitats.

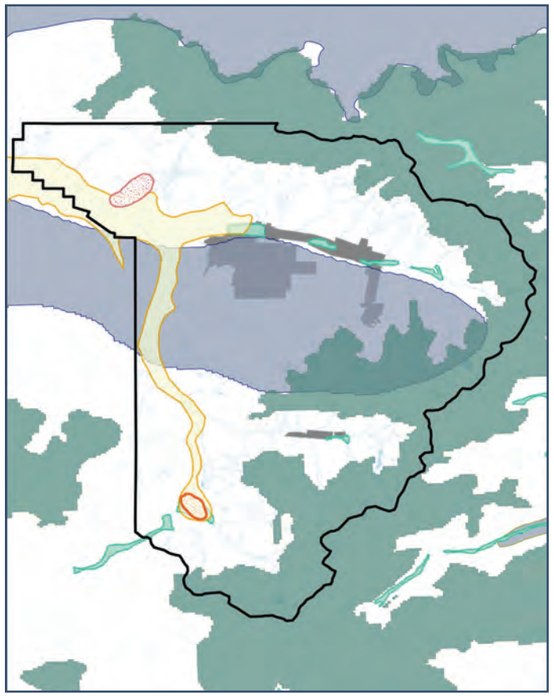
6 Colorado Parks & Wildlife species data (arcgis.com)

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.

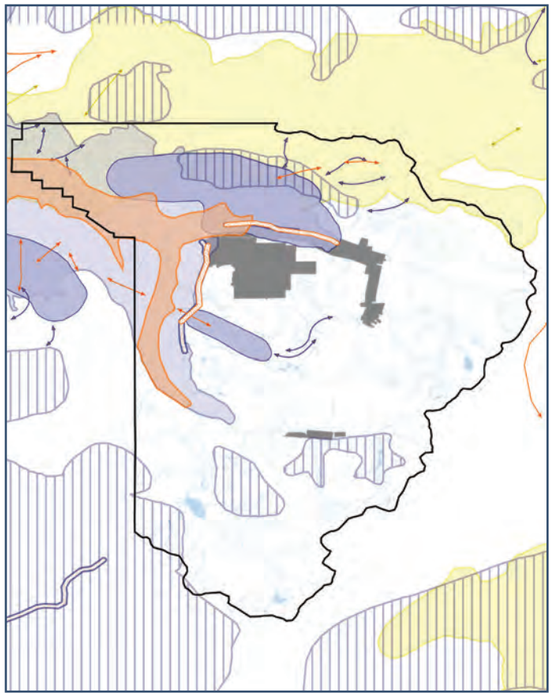
It is important to note that there are other wildlife species in this region, and the mapping is dependent on the availability of the data. Please refer to the CPW All Species Activity Mapping Data or the County's online maps for more detailed information.

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



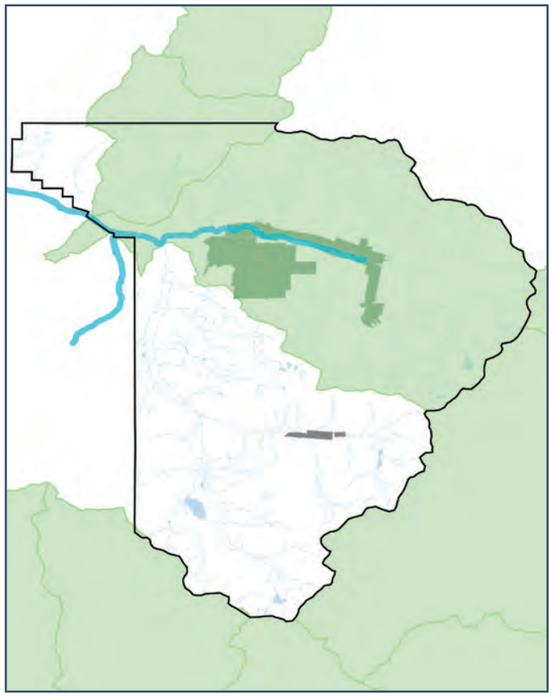
Image 12: Elk in the Valley Floor

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. Any planning process must be inclusive and equitable, and open to hearing all voices.

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 activity built on input from prior events.

Each engagement window included specific efforts to hear from the Latino 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 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 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

20+ PLANNING COMMISSION AND STAKEHOLDER MEETINGS



ONLINE SURVEY

advertised in Spanish and English with 1,095 recorded responses



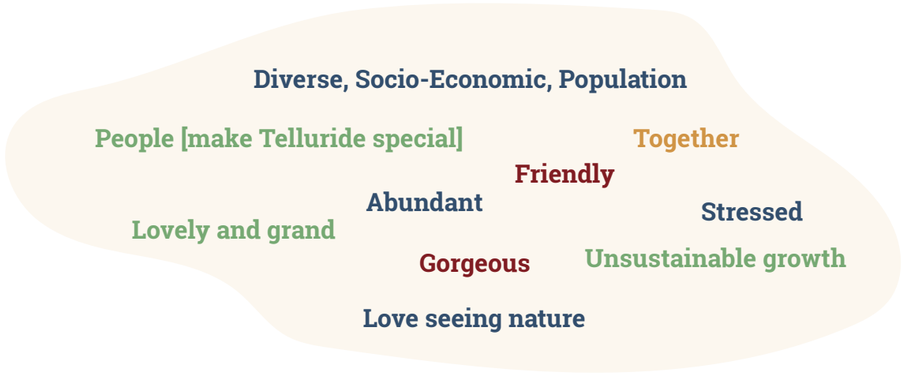
4 IN-PERSON PUBLIC OPEN HOUSES

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."

Sustainable and Inclusive Recreational Opportunities

"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 Sustainable 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 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."



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

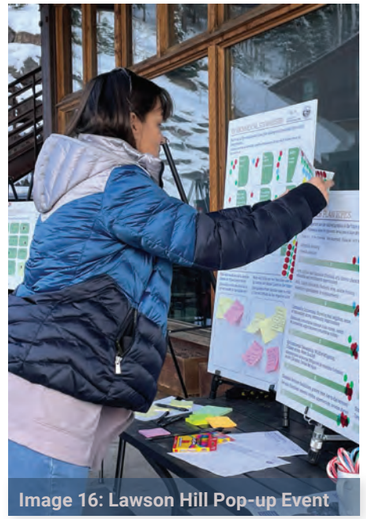


Image 16: Lawson Hill Pop-up Event

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 and Equitable 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.

Sustainable and Inclusive 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.



Image 19: Community Open House

ENGAGEMENT WINDOW 3

October 2023

ENGAGEMENT SUMMARY

The third engagement window included an open house event and a Planning Commission meeting. The objective of these events was to share the 90% draft of the San Miguel East End Masterplan and gather community feedback. The 90% draft of the masterplan was available in hard copy and online for participants to reference during the open house.

Open House: The event was held at the Wilkinson Public Library in Telluride on October 3, 2023. It was organized into two sessions, 49 people attended session 1 (between 11 am and 2:30 pm) and 26 people attended session 2 (between 4 pm and 6:45 pm) for a total of 75 participants. During the sessions, participants were encouraged to review engagement boards which provided an overview of the plan content and to engage with questions related to the vision statement, goal statements, and future land use categories. The engagement material was provided in both English and Spanish. County and Design Workshop representatives were present to provide any clarification on the Masterplan or help participants navigate the engagement material.

WHAT WE LEARNED

Community member feedback on the vision statement demonstrated an appreciation for all that the San Miguel East End has to offer, with. participants emphasizing the importance of maintaining quality of life without placing additional strain on local resources, institutions, and infrastructural systems. Based on the guiding themes and associated goal statements review activity, community members identified Housing Access, Balanced and Sustainable Natural and Built Environment, and Expanded Transportation Options as the top priority for the County over the coming years.

The Future Land Use mapping results presented during the open house received mixed feed-back. Some participants expressed concern about residential land use categories and the po-tential limitation to development related to water availability. Other participants supported the map's direction to provide more housing opportunities in the area. Similar comments were shared as part of the Planning Commission Meeting.

Following this engagement, the Planning Commission and staff held a series of work sessions to review the document and Future Land Use Map. The comments received during the open house and the subsequent Planning Commission meetings are addressed in this final draft of the plan to ensure that the policies and recommendations speak to the needs and desires of the San Miguel East End community.



Image 20: Community Open House

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 Demography Office predict that San Miguel County as a whole will increase by 1,940 persons, or 24 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 the Colorado State Demography Office, population growth within the County is estimated to total 435 people between 2022 and 2027. If the current population share of 68 percent in the East End continues, that would suggest an increase of just under 300 people. 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?

- The 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. The lack of home mail delivery is a further challenge.
- There is a very high number of vacant dwellings (second homes, lodging units).

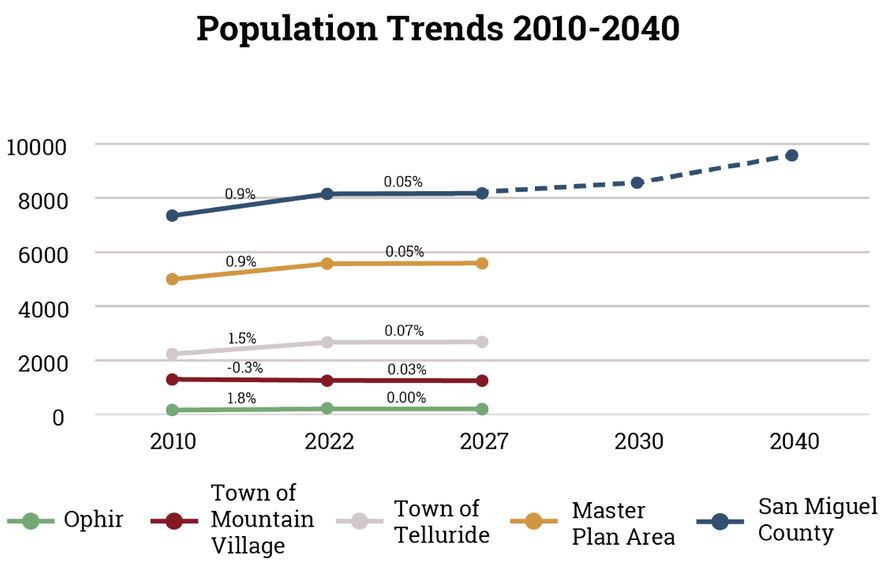


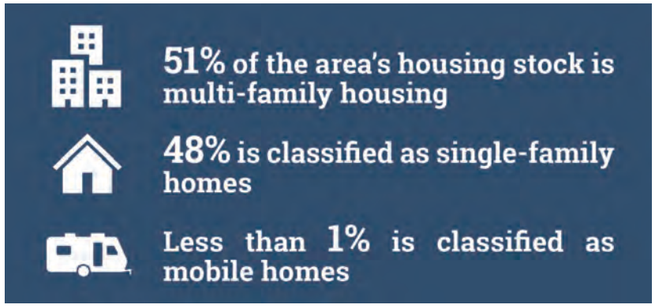
Figure 8: Population Trends, 2010-2040. Source: ESRI

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). 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 deed-restricted units were being built or securing entitlements in the Town of Telluride, Town of Mountain Village, and the county.



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 significant number of multifamily units which is increasingly common for mountain resort communities, and including a large proportion of condos owned by second homeowners. Also, the majority of the area's deed-restricted units are multi-family buildings. 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. Residential land uses make 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.

FUTURE GROWTH

WHERE SHOULD GROWTH OCCUR?

The San Miguel County 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 haveenvironmental 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 from property owners that increase housing for local residents and employees , such as infill units. Alternate development proposals may be considered for PUDs and subdivisions that are not yet developed. 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.

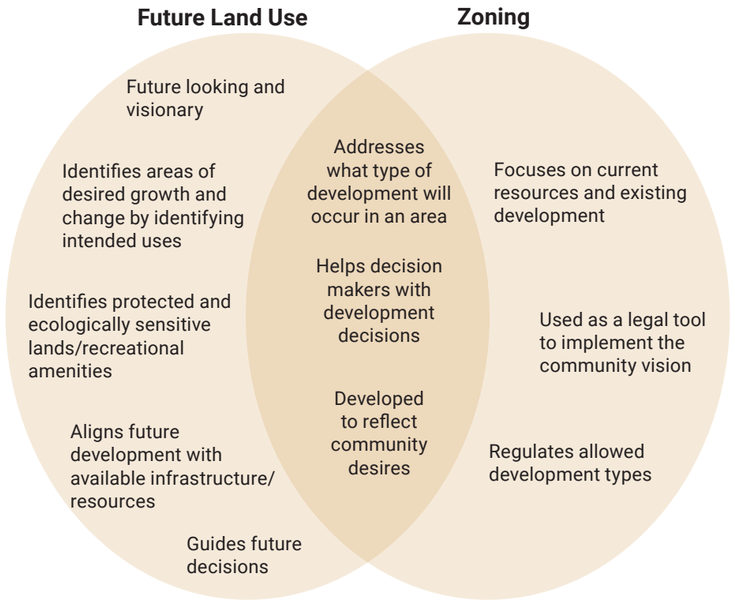


Figure 9: Land Use Vs. Zoning. Source: Design Workshop

LAND USE CHALLENGES

To better understand the East End land use challenges, an assessment was done to identify areas with environmental constraints and protected lands. The areas shown in Map 7 on page 59 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 60) overlays the data outlined in Map 7.

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.

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))

The Master Plan does not change the zoning of any property, nor does it approve specific development plans. Rezoning only occurs upon application by the property owner, review by the Planning Commission, and approval by the Board of County Commissioners within a public process. Likewise, development approval of a specific property occurs through the land use review procedures contained within the Land Use Code for the respective zone district. The Land Use Code contains standards for the review of rezoning requests and development applications. Subdivisions and PUDs may have covenants that also apply.

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 60 in full size.

It is important to note that the outcome of this mapping analysis is dependent on the quality of the data input and provides results and understanding at a high level. If a property is proposed to be developed, specific site constraints are evaluated as part of the land use process.

Federally Managed Lands make up approximately 73 percent of the East End

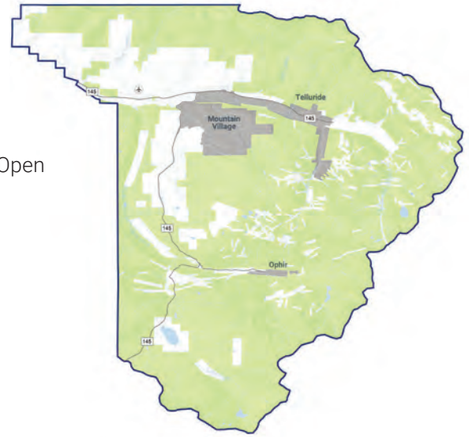
Conservation + Protected Zoning mainly consist of linear conservation easements around Highway 145 and areas surrounding Ophir.

ENVIRONMENTAL CONSTRAINTS are primarily located on the eastern and northern sides of the East End where slopes are 30% or greater, areas support mining claims, and/or are in the High Country.

FEDERALLY MANAGED LANDS

- Federal U.S. Forest Services Land

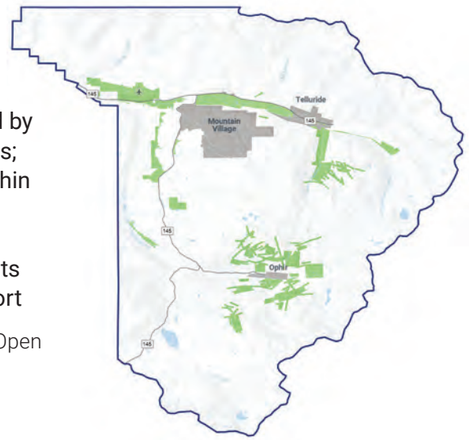
Source: San Miguel County Open GIS Data, Client Data



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

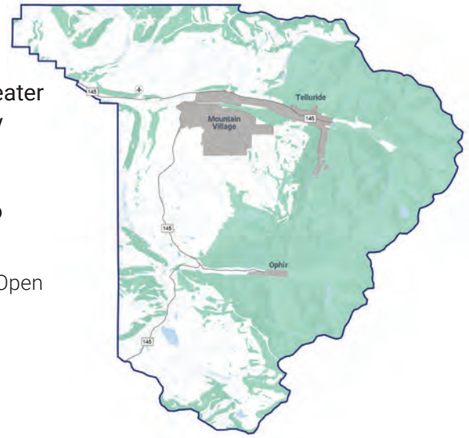
Source: San Miguel County Open GIS Data, Client Data



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



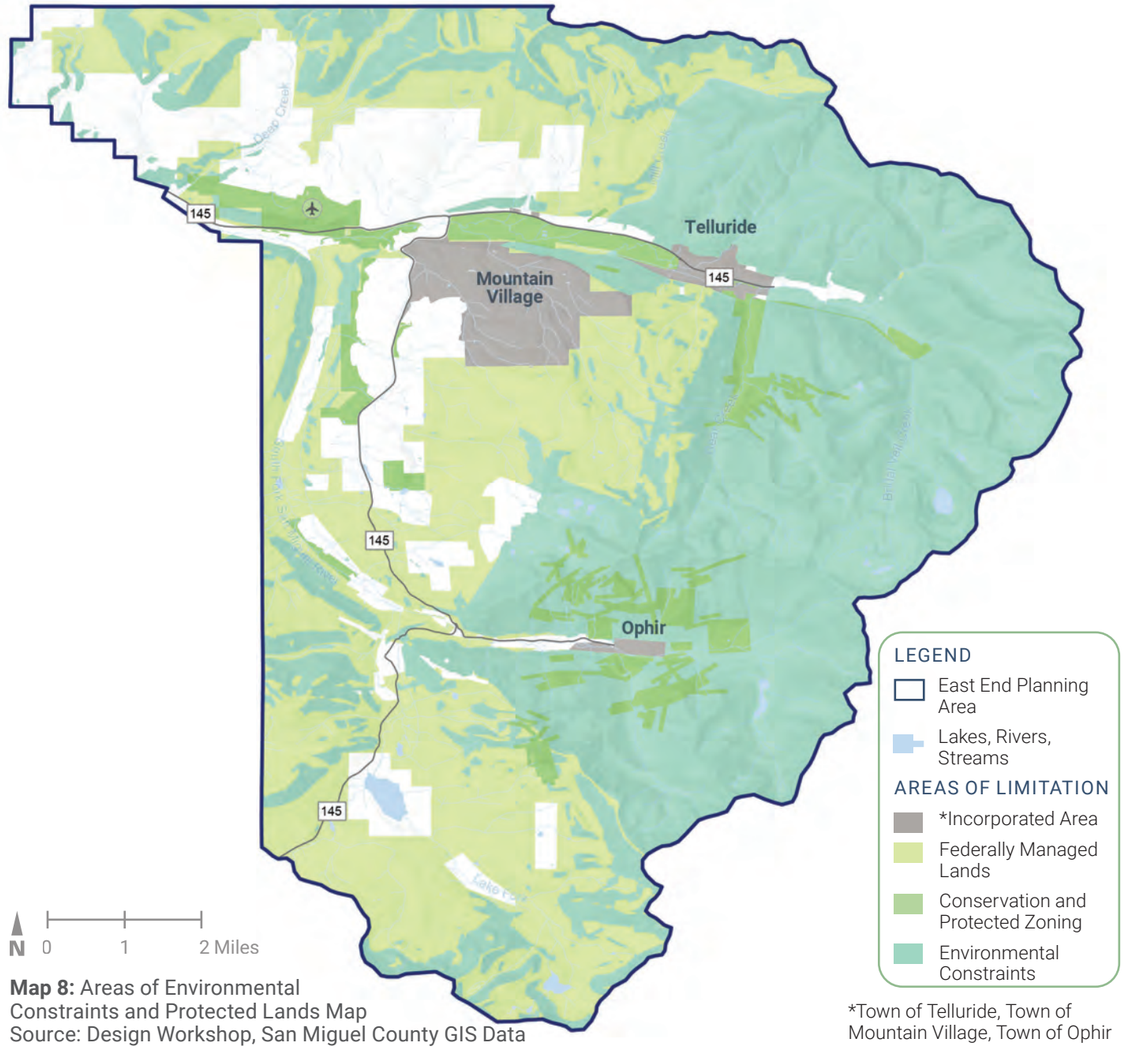
Map 7: Composite Layer Maps
Source: Design Workshop, San Miguel County GIS Data

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 59).

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

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



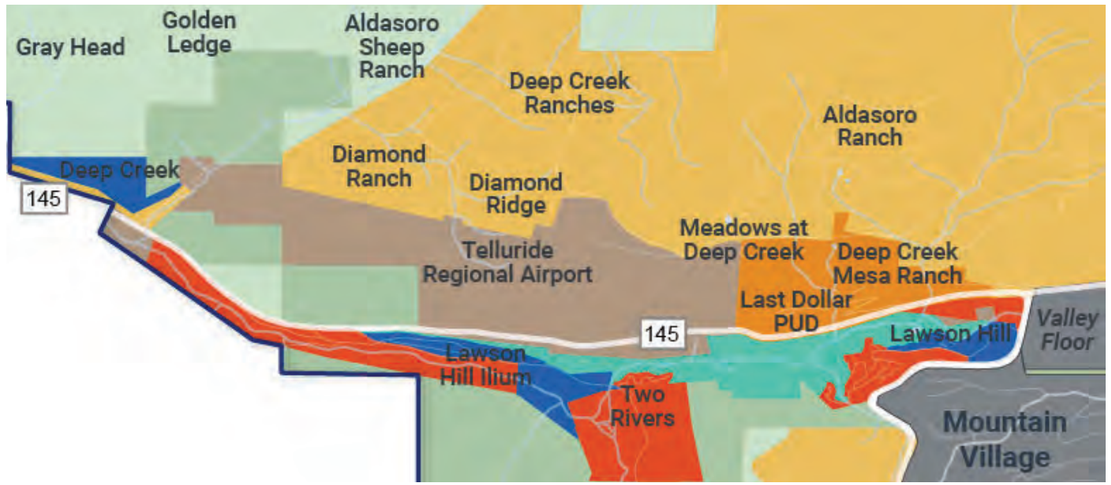
Map 8: Areas of Environmental Constraints and Protected Lands Map
Source: Design Workshop, San Miguel County GIS Data

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

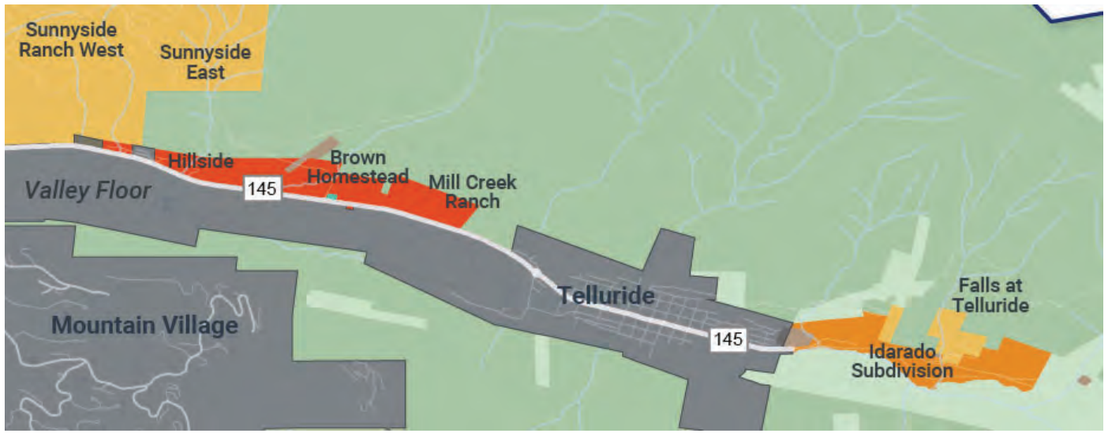
FUTURE LAND USE OPPORTUNITIES

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 are appropriate in different areas into the future. It also identifies the current intensity of uses for developed areas.

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.



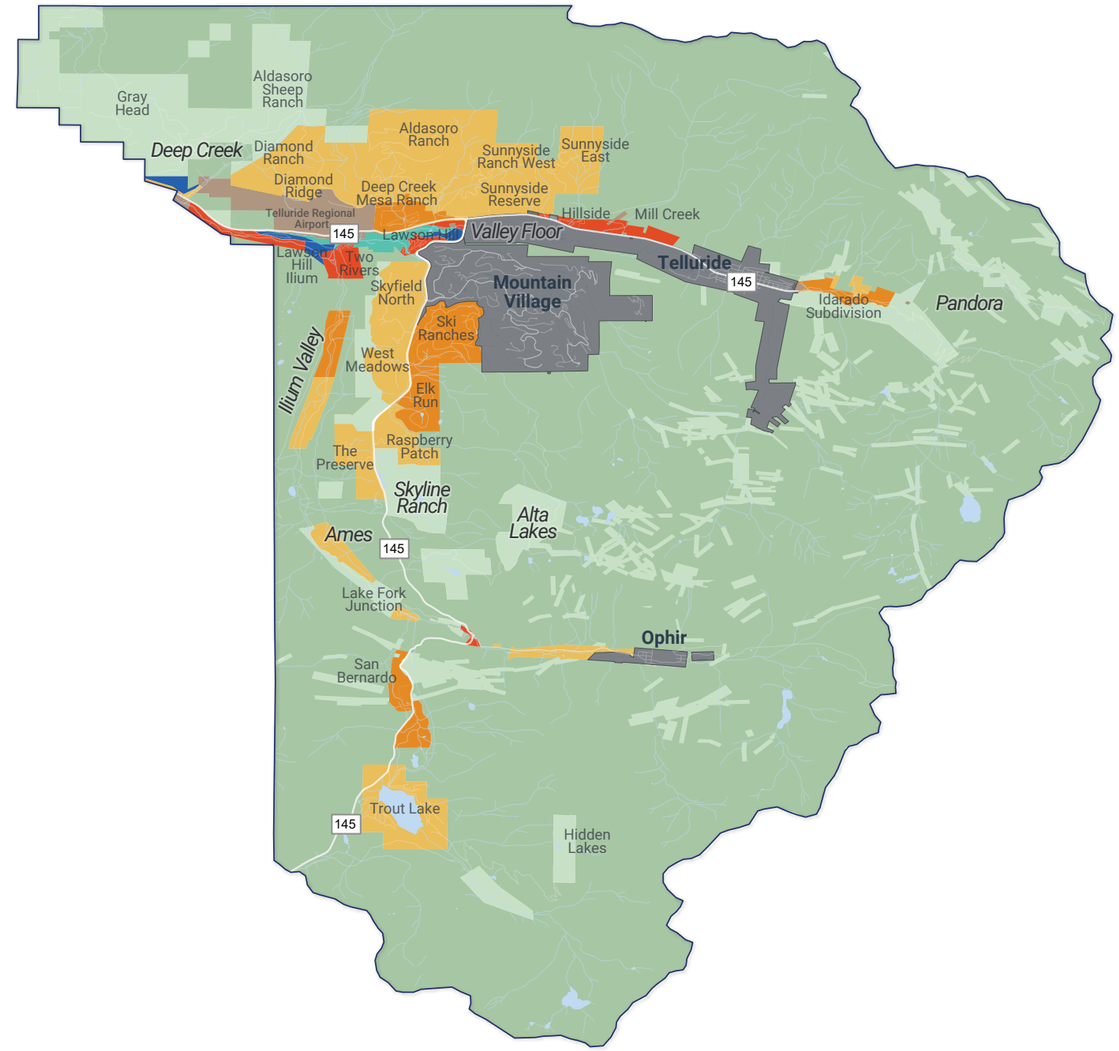
Map 9: San Miguel County East End Future Land Use Map, Lawson Hill and Surrounding Areas. Source: Design Workshop, San Miguel County GIS Data



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) *(greater than 1 unit per acre)*
- Commercial/Industrial (C/I)
- Public/Institutional (RM)
- Conservation or Large Lots (F/L) *(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 current and potential 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 and Large Lots
- Parks and Open Spaces

Potential zone districts are those that may be allowed in a future land use area, subject to consideration through the rezone process. The Master Plan does not change the zoning of any property. Rezoning is initiated by the property owner. When considering applications for rezoning, the Planning Commission and Board of County Commissioners consider whether the proposal meets the review standards of the Land Use Code, which includes consistency with the Master Plan, compatibility with surrounding areas and uses, demands on public facilities and infrastructure, impacts on the natural environment, and whether it is in the public interest.

Table 8: Land Use Categories

Residential Low (1 unit per 7-35 acres) 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. While less likely to provide a significant amount of housing for people who live and work in the local communities, potential may exist for infill where adequate public services are available.	**Standards** 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 Potential Zone Districts: Low Density (LD), Low Density Residential (LDR), Affordable Housing Planned Unit Development (AH) (PUD), Forestry, Agriculture and Open (F) 

Residential Medium (1 unit per 1-7 acres) 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.	**Standards** Land Use Adjacencies: Generally appropriate to be adjacent to: • Low Density Residential • High Density Residential • Commercial • Public/Institutional • Conservation Area • Parks and Open Space Potential Zone Districts: Medium Density (MD), Low Density Residential (LDR), Affordable Housing Planned Unit Development (AH) (PUD), Community Housing (CH) 
Residential High / Mixed Use (greater than 1 unit per acre) 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 community-serving.	**Standards** Land Use Adjacencies: Generally appropriate to be adjacent to: • Residential Low • Residential Medium • Commercial/Industrial • Public/Institutional • Parks and Open Space • Conservation Area 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

Land Use Adjacencies	• Residential Low • Residential Medium • Residential High/Mixed Use • Public/Institutional • Parks and Open Space
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

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



Conservation and Large Lots (1 unit per 35+ acres)

The purpose of the Conservation and Large Lots area is two folds: to preserve large, environmentally sensitive and/or ecologically valuable lands for resource, agricultural, open space, and recreational purposes, and for residential uses on large tracts. Areas of historic mining and industry are also supported in this category. Residential uses are limited to single-family homes; caretaker units are encouraged. Limited commercial uses and activities may be permitted.

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 and Large Lots area includes mining claims, agricultural lands, and 35-acre land divisions. It also overlays public lands, primarily US Forest Service.

Standards

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



Parks and Open Space

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.

Standards

Land Use Adjacencies	Parks and open spaces are appropriate adjacent to all development types.
Potential Zone Districts	Park (P)



5



Image 22: 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 stewardship, green energy opportunities, and climate change mitigation and adaptation. Through innovation, implementing effective policies, and collaborating regionally, Eastern San Miguel County can chart a path toward building the resilient community our citizens envision .

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. There is interconnection between the themes, and identified actions may support other themes and goals.

> 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 SUSTAINABLE NATURAL AND BUILT ENVIRONMENTS

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

EXPANDED TRANSPORTATION OPTIONS

SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

CONNECTED AND EQUITABLE COMMUNITY



Image 23: Deed restricted housing in Telluride Source: San Miguel Regional Housing Authority

HOUSING ACCESS

GOAL

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, public, philanthropic, and private partners, and special districts 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 residents value 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 Telluride, $3.8 million in Mountain Village, and $4.6 million on the surrounding mesas (LIV Sotheby's Telluride Micro Market Report, 2023 Q1), 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. If workers are unable to live and participate in the community, the community as a whole is diminished. Addressing affordable housing strengthens community resiliency and is critical to maintaining the livability of the area and its economic prosperity. Housing solutions are dependent on the provision of water and sewer infrastructure that can serve new growth. It is acknowledged that this is a significant challenge that will require collaboration and planning between the county, towns, and service providers.

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. Overall, every community in San Miguel County saw a strong rise in demand and prices 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.



Image 24: Housing in Ophir



Image 25: Residential neighborhood

HOUSING ACCESS

Recommended Actions: Investment Low Medium High Timing Near term Medium 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. In partnership with the municipalities and SMRHA, prepare a housing strategic plan that identifies measures to increase the regional housing supply, including identification of available land, conceptual designs, funding sources and mechanisms, identification of regulatory barriers and solutions, and incentives.

3. In partnership with the municipalities, prepare a regional plan that addresses growth, carrying capacity, infrastructure, transportation, and other issues of mutual concern.

4. Identify the full suite of potential projects and partnerships that might be feasible, including private, nonprofit, and government-led initiatives.

5. Add to the local land bank by identifying and acquiring properties suitable for the development of housing.

6. Develop a strategic plan for creating special limited public-private partnerships that include private developers, local housing authority(ies), economic development agencies, municipalities, businesses, nonprofits, and others to build local development expertise and share risk and return for affordable and community housing projects.

7. 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.

8. 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

9. Partner with local water and wastewater providers regarding water and wastewater access and availability for future development, with a focus on service to affordable and workforce housing units.

10. 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.

11. Continue to implement zoning and regulations that are primarily intended to provide housing for people who work within the Telluride R-1 School District.

12. Assess current permit and land use review processes to help expedite development approval for affordable or workforce housing projects and to identify and reduce regulatory barriers.

13. 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

14. Expand opportunities to create live-work dwelling units as an accessory use in commercial development.

15. Review and amend zone districts to remove barriers to the creation of affordable, employee and community housing, including allowing duplexes, reducing, modifying or eliminating minimum dwelling unit sizes, minimum setbacks, minimum lot width, lot area, parking requirements, and other development standards.

16. 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.

17. Continue requiring affordable or workforce units to be incorporated into any new subdivision, commercial or industrial development, and multi-family projects.

18. Evaluate and update employee housing mitigation requirements for new development.

19. Implement Land Use and Building Code updates to allow alternative dwellings such as tiny homes (See HB 1242) and cohousing developments.

20. Ensure that employee housing mitigation fees 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.

21. 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.

POLICY, CONTINUED

22. Implement density bonuses or allow flexible development standards in residential land use categories to offer incentives and subsidies to developments that provide affordable housing.

23. 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.

24. 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, acquisitions and leases, transfer of development rights, and other methods.

FACILITATE/ COORDINATE

25. Coordinate long term lease agreements with rental units that house institutional and non-profit organizations and workers to support price stability.

26. Address seasonal housing needs versus long term needs by partnering with ski-based tourism companies, the U.S. Forest Service, summer festivals and programs, and others.

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

28. Prioritize affordable housing opportunities for the local workforce within the education system, healthcare, and other essential services to ensure workers for 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.

29. 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).

30. 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.

CONSIDER / EXPLORE

31. 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.

32. Support revolving loan funds that fund first time home buyer programs and provide down-payment assistance.

33. Consider establishing assistance programs, including grants and loans for developers and owners, to assist with fees and costs related to the construction of deed-restricted housing.

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

35. Develop regulatory and financial incentives to encourage ADUs and caretaker units to be built and deed-restricted for rent to a local working residents (with or without an AMI requirement).

36. Consider the needs of senior citizens when developing housing projects, to allow long-term residents to remain in the community and continue to contribute.

37. Consider a succession plan for occupancy of deed-restricted units when employees retire.

38. Evaluate deed restrictions and covenants to ensure long-time residents remain qualified occupants when downsizing or retiring.

39. Encourage employers to build employer-owned housing units in order to attract and retain workers.

40. Seek out additional housing tools and innovations that have been successful elsewhere and can be applied locally.

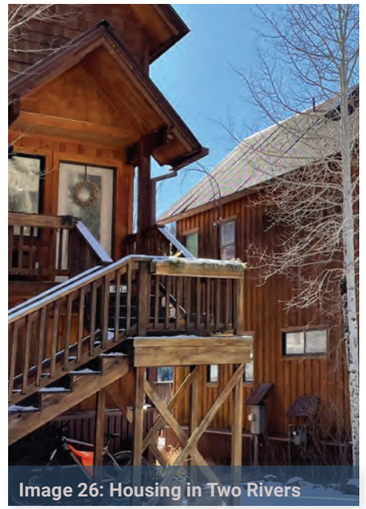


Image 26: Housing in Two Rivers



Image 27: Ariel Views from the High Country

CLIMATE CHANGE AND RESILIENCY

GOAL

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 and enforcing policies to protect our water and air, tracking and reducing energy use and emissions, protecting wildlife habitats, supporting county and local open spaces, and protecting public lands throughout our region. San Miguel County is blessed to have long-established community organizations committed to conservation, and to finding solutions to climate change and resiliency. In collaboration with partners, the County will continue to identify ways to mitigate impacts from climate change, reduce the risk of natural disasters, including wildfires, 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, a changing and unstable climate, increased number of wildfires, wildlife habitat loss, and diminishing forest and freshwater resources. A changing climate will have serious implications for the community, including the potential to see less snow, more intense weather events, and therefore greater impacts on the regional economy and way of life. As a tourist destination that sees significant sales tax and other revenue from tourism, the potential economic impacts of climate change must be considered. The region is also expected to become a "climate refuge," as people who live in hotter places seek a better climate.

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 and reducing consumption of valuable natural resources in the region. The plan establishes a goal of reducing greenhouse gas emissions to 50 percent of 2005 emissions by the year 2030 and reducing emissions even further – 90 percent of 2005 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 use of energy in existing buildings accounts for 45 percent of overall emissions in San Miguel County (Regional Climate Action Plan, 2021), pointing to land use and building regulations as impactful solutions.

The San Miguel County East End Master Plan has used the Regional Climate Action plan as a foundation for this plan; the goal statement and action items are intended to be a means to support these initiatives.



Image 28: Wetland



Image 29: Elk Valley Floor

CLIMATE CHANGE AND RESILIENCY

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

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

PLAN/STUDY

1. 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).
2. Update the Wildfire Mitigation and Resiliency Plan to encourage awareness of wildfire risk in future planning.
3. Identify strategies and action steps to implement the Hazard Mitigation Plan within the East End boundary.
4. Develop, adopt, implement, and enforce a San Miguel County Drought Mitigation Plan that outlines strategies for water conservation at the individual and system levels.
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 new projects to be designed as net zero where appropriate. Develop regulatory and financial incentives for renewable energy.
8. Develop waste reduction and zero-waste programs for construction , including new construction, renovations and demolition.
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 property owners in developing small-scale renewable energy production systems (see SB19-236: Sunset Public Utilities Commission).

POLICY, CONTINUED

15. Continue to provide a streamlined review for small-scale net-metered solar on individual properties (roof and ground mounted). Publicize this program to broaden its impact.
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 (IECC) when updating any building code.
19. Support the 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. Develop and expand compostable material strategies for restaurants, businesses, homes and festivals and events to decrease waste.
21. Implement a community-wide composting program for residents and businesses.
22. Explore public-private partnerships for advancing renewable energy projects.

FACILITATE / COORDINATE

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

24. 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.

25. Coordinate with Colorado Water Plan Grants (CWCB) regarding "Colorado Growing Water Smart (CGWS)" for land use and water planning.

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

27. 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.

28. Work with utilities to harden infrastructure against hazards, including fire, avalanche, and geohazards. Require undergrounding of utilities where feasible.

29. Develop an EV readiness plan.

CONSIDER / EXPLORE

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

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

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

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

34. 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.



Image 30: Solar Farm by the Telluride Regional Airport



Image 31: Two Rivers

BALANCED AND SUSTAINABLE NATURAL AND BUILT ENVIRONMENTS

GOAL

Eastern San Miguel County supports a thriving and sustainable local community and economy through responsible and sensitive development, while also ensuring protection of the environment. Eastern San Miguel County recognizes its responsibility as stewards of the environment and is committed to protecting wildlife, the watershed, forests, and the natural environment. It is understood that protection of the natural environment reflects the values of residents and visitors. We support preservation of wild places and not allowing our outdoor spaces to be degraded by over-development. 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 SUSTAINABLE NATURAL AND BUILT ENVIRONMENTS



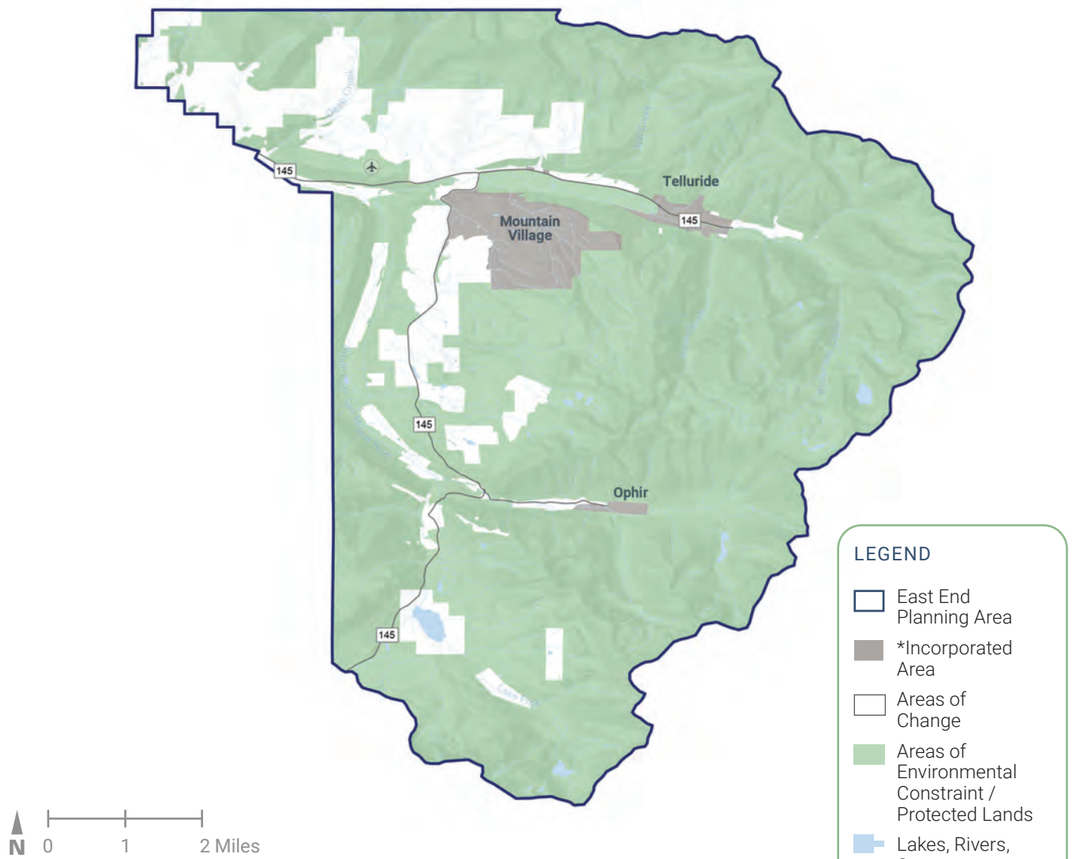
Image 32: Protected natural resources

The people of San Miguel County appreciate the stunning views, the recreational access, and the small-town feel of the east end. The east end of San Miguel County has wild environments – forests and wilderness – as well as large privately owned tracts, including agricultural lands and conserved areas. These areas each have different considerations and conservation values, but all contribute to the natural environment. As the headwaters of the San Miguel River, there is also a responsibility to be cognizant of downstream impacts.

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, the adequacy of available services and infrastructure, the desire to preserve the natural environment, and potential growth-inducing effects.

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 the identification of opportunities for new growth, including infrastructure and housing. It is essential for the continued vibrancy of the community that space and opportunities exist for new locals to take hold and make this their home. Much of this has to do with identifying the type of growth our community needs 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. Residential uses, and more specifically affordable housing, were identified during public input as desirable in all areas of the East End. There was support for housing 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).

The Future Land Use Map in Chapter 5 identifies the land uses that are most appropriate in the East End. As the few remaining undeveloped parcels are planned, it is critical that we consider the types of uses that are needed to support a thriving local community but always with an eye to the protection of the natural environment. The land use code and development review processes can be used to support the uses we want to see more of and to preserve sensitive



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

natural areas, while considering the cumulative impacts of development. The goal and action items seek to strike this balance and manage both conservation and development into the future.

As noted on the Constraints Map, areas of federal land, the High Country Area, areas with significant environmental constraints such as wetlands and water bodies, areas of 30 percent slopes, and areas that have potential hazards are unsuited for development. Water and sanitation services are prerequisites for any new development in areas of potential growth. Another key consideration is access to public transit, as traffic corridors are extremely constricted.

BALANCED AND SUSTAINABLE NATURAL AND BUILT ENVIRONMENTS

Recommended Actions: Investment Low Medium High Timing Near term Medium 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, resources, and environmental sensitivities, including rivers and bodies of water, to promote nature-based solutions, conservation and open space planning.

3. 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. Consider the effect of cumulative impacts on habitat.

POLICY

4. 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.

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 regulations to ensure new developments are served by water and wastewater 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. Through development review and standards, continue to protect the river, its tributaries, watersheds, critical habitat and wetlands.

9. 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.

10. Require tree and vegetation planting and landscaping that is appropriate for specific ecological zones on public and private lands.

11. Implement waterwise and other water reduction policies in land development code.

12. Implement recommendations and policies in the Regional Climate Action Plan, Community Wildfire Protection Plan, and All-Hazard Mitigation Plan. Support regular updates of the plans.

13. Continue to include view protection and scenic corridor policies and standards in Land Use review.

14. Continue the Payment for Ecosystems Services (PES) program to incentivize the preservation of the ecological value of lands.

15. Cooperate with water providers to establish and implement source water protection measures.

16. Support Dark Sky initiatives.

17. Work with local agencies and organizations who can provide technical expertise in the development review process.

18. Support mining remediation efforts, including water quality treatment projects.

FACILITATE / COORDINATE

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

20. 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.

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

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

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. Work with state regulators to allow the use of alternative water systems, i.e., rainwater, graywater, etc.

26. Work with forest and watershed managers to protect the health of systems within the headwaters and downstream.



Image 33: Housing development in Two Rivers



Image 34: Vibrant shops and restaurants on Main Street

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

GOAL

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, and by linking resources for job training and education. The County also works to support intergenerational programs and events, uphold inclusive housing policies, connect people to jobs and services through transit options, allow aging in place, provide early childcare, and supports efforts for economic diversification and equity. The County recognizes the that local arts and nonprofit organizations provide valuable resources in the community and contribute to the local economy. The County engages its community to proactively ensure people and businesses have the resources needed to adapt to changing conditions that affect the regional economy and quality of life.

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

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 can 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 by harnessing the momentum of the high season while thinking about offseason challenges. By working with Telluride Tourism and the towns and developing strategic and targeted marketing, a model can be created that is based on the capacity of the community and the natural setting, one that is suited to the region and is more resilient.

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

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 communities and businesses of the West End should be part of any plan. Notably, agricultural producers in the region can provide food security. The County can also work with industry providers, such as the energy sector and SMPA, to support growth in 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. Programs for entrepreneurs and development of mentorships and apprenticeships can also increase opportunities, as can support of nonprofits and the arts. These can be planned around specific needs of the local workforce and community, creating opportunity for personal growth and local talent and skills retention.

When asked to identify the most important economic development topics that the county should 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.

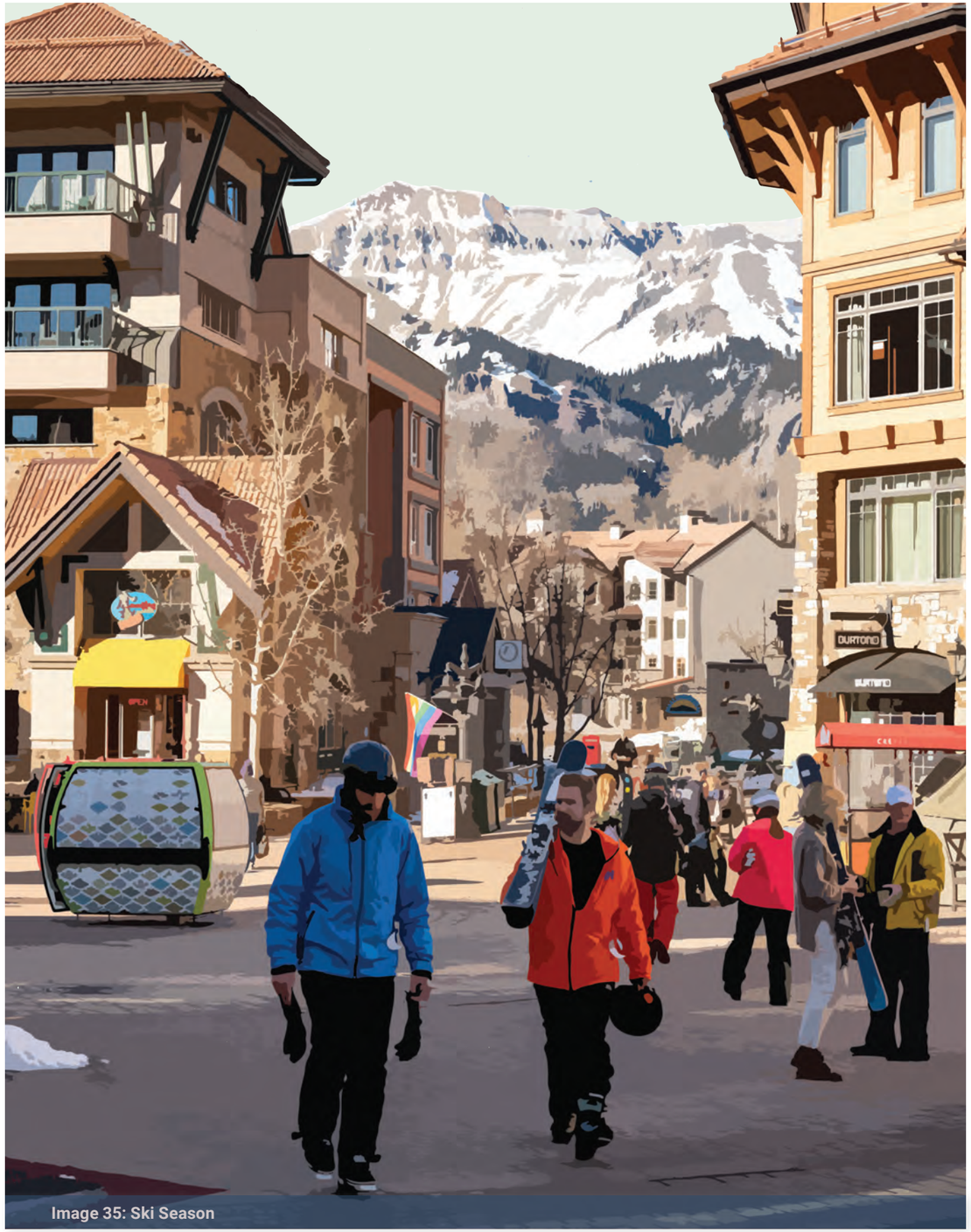


Image 35: Ski Season

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

Recommended Actions: Investment Low Medium High Timing Near term Medium 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 and quality 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 bring together local business associations, provide support to local businesses, diversify the local economy and further Master Plan goals and objectives.
4. Explore the potential of renewable energy generation and storage projects, such as community solar gardens (see HB19-1003: Community Solar Gardens Modernization Act).
5. Identify gaps where the conventional market economy is not serving the needs of residents, and work with partners to develop methods and programs to close those gaps.

POLICY

6. 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
7. Implement workforce housing diversification through updating the land use code and incentivizing projects to achieve it (see also Housing Access and Balanced and Sustainable Natural and Built Environment). Include flex, live-work, nonprofit, and community spaces.
8. Support opportunities to create and improve multi-modal infrastructure that connects housing and jobs (see also Expanded Transportation Options).

FACILITATE / COORDINATE

9. 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.
10. Increase local use of the Region 10 Business Loan Fund by connecting businesses with regional representatives.
11. Coordinate efforts and resources to increase access to services that improve individual economic outcomes, such as childcare, health services and job training, and that support diversity and equity.
12. Increase local use of West Central Colorado SBDC services and resources through sharing information about relevant opportunities with businesses and community partners.
13. Work with Colorado's Department of Local Affairs' (DOLA) Rural Economic Development Initiative (REDI) to support small business start-ups, technology incubators, entrepreneurs and other locally driven economic development projects.
14. Support opportunities for municipalities to receive training and technical assistance through the USDA Rural Business Development Grant for strengthening small businesses.
15. Support regional educational opportunities that focus on job training for locals, including mentorships, apprenticeships, and continuing education.
16. Work with higher education institutions to establish affordable in-person and remote learning opportunities for people seeking further education and skill development.
17. Work with the Telluride School District and local contractors to implement a program that teaches skills for the local building trades such as plumbing, electrical and others.
18. Coordinate with and support economic development efforts with West End partners to help grow resources and improve opportunities that mutually benefit both areas.
19. Work with regional food providers to address food security, particularly for underserved populations.

CONSIDER / EXPLORE

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

21. Work with Idarado Mining Co. on developing a long-term vision and plan for reuse of the mill site.

22. Ensure livability for local residents, with businesses providing diverse goods, ample supply, and basic services.



Image 36: Local business in Lawson Hill



Image 37: Transit Station

EXPANDED TRANSPORTATION OPTIONS

GOAL

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 create and 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. Through transportation initiatives, greenhouse gas emissions are reduced.

EXPANDED TRANSPORTATION OPTIONS

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

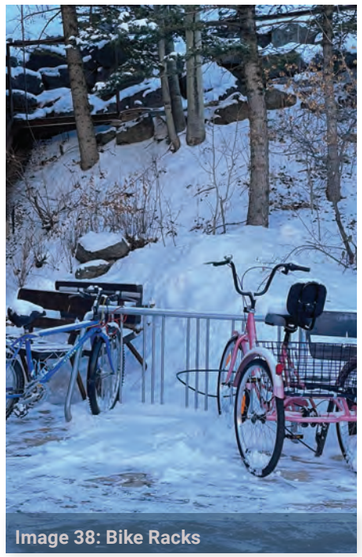


Image 38: Bike Racks

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 and throughout the region, but not always at the frequency needed to meet the demand from shift workers. A number of employers provide van pools for commuting employees, while CDOT provides bus connections to other West Slope communities. Telluride Regional Airport has commercial air service to several major hubs.

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 it 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, where housing is more affordable, are currently limited in their transportation options. People are often required to commute by car due to the limited transit hours and destinations, adding to congestion and negative environmental impacts. 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 to identify the biggest concerns 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. Transportation solutions will require working in partnership with the towns, CDOT, SMART and other organizations.



Image 39: SMART Bus Service

EXPANDED TRANSPORTATION OPTIONS

Recommended Actions: Investment Low Medium High Timing Near term Medium 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 van share, 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 new and improved 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. Evaluate parking regulations and utilization to ensure requirements match demand and usage.
13. Incentivize the building of electric vehicle charging stations with new and existing commercial, lodging, and service developments. Include requirements for electric vehicle charging in development design. Encourage new residential construction to be EV-ready.
14. Require the creation of more multi-use all-weather pathways, within existing and new development, to promote the safety of walkers and bikers of all ages and abilities.

FACILITATE / COORDINATE

15. Coordinate with regional organizations to identify a responsible entity for the funding and oversight of gondola replacement and ongoing operations and maintenance.
16. Work with SMART to increase transit hours, including later evening and earlier morning service.
17. Work with SMART, municipalities, and CDOT to increase transit availability during both conventional work hours and for shift workers.
18. Work with SMART, municipalities and CDOT to establish intercept parking lots at important nodes to further reduce single vehicle commuting.
19. Work with SMART and CDOT on the conversion of buses to electric or alternative fuels.
20. Coordinate with SMART to implement transit lines or transit options to San Bernardo, Trout Lake and Ophir.
21. Work with SMART to improve connections to outlying areas like Norwood, Nucla/ Naturita, Montrose, Ridgway/ Ouray and Rico.
22. 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).
23. Coordinate with private employers, non-profits, and SMART on a subsidized bus pass system for commuters, and particularly for under-served populations.
24. Provide incentives for employer van pools, carpooling, and car shares.
25. 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.
26. Coordinate with SMART on outreach and education efforts around using public transit.
27. Support CDOT's regional bus service as another means by which commuters and visitors can travel.
28. Support continuing local commercial air service.
29. Work with CDOT on road improvements to relieve congestion (e.g. pullouts, passing lanes).
30. Work to create a connected road network that will relieve congestion points and improve emergency access.

CONSIDER / EXPLORE

31. Consider incentivizing rideshares and use of electric vehicles (see SB19-239: Address Impacts of Transportation Changes).

32. Explore expanding shuttle / transportation partnerships for tourism travel to and from airports to reduce rental car demand.

33. Coordinate with jurisdictions for a regional bikeshare program. Consider including e-bikes in the fleet.

34. Work with CDOT, CPW and the towns to create and improve wildlife crossings on highways and roads, to ensure adequate and safe seasonal movement corridors for both wildlife and humans.

35. Coordinate transit service with other regional transit systems.



Image 40: Hiking the High Country

SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES

GOAL

Parks, trails, and associated recreational infrastructure in Eastern San Miguel County are maintained and supported by 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 work to provide year-round recreational opportunities, diversify programming and resources for all, and maintain and require sustainable recreation practices.

SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES

Known worldwide as an outdoor recreation destination, recreation supports the lives and economy of the San Miguel County community. People come here to connect with nature and enjoy the outdoors. Abundant backcountry, pristine wilderness, open mesas, and world-class skiing are a few of the attributes people list to describe this place. Recreational activities are abundant, including skiing, hiking, biking, climbing, rafting, boating, fishing, hunting, and OHV riding, as well as numerous sports. Demand for access and facilities is high. San Miguel County operates a Parks and Open Space program that includes parks, trails, open space, and historic preservation. The county thoughtfully collaborates with the municipalities, nonprofit and volunteer groups, US Forest Service, and Colorado Parks and Wildlife to maintain an interconnected system of recreation options that balances use with environmental stewardship.

Managing the impacts of tourism and recreation on the natural environment 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 and access and creating new outdoor spaces while protecting the quality of experiences and the natural settings. Impacts to recreation spaces and amenities from overuse, outdoor user education, climate change, fire risk, diminishing snowpack and impact to winter sports, and added pressure to emergency services through increased use of the backcountry are all significant issues. Topography, land ownership, flora and fauna, water, and historic resources also influence decisions regarding recreation opportunities. Public education about recreating responsibly and safely is necessary to ensure recreation does not occur at the expense of the environment and local resources. As the local population and visitors become more diverse, it is important to ensure that the recreation experience is inclusive for all ages and abilities, and for underserved communities. As we look to the future, it is critical that 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 41: Skiing in Telluride Ski Resort



Image 42: River Rafting

SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES

Recommended Actions: Investment Low Medium High Timing Near term Medium 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 access management policies through creation of a recreation master plan. Plan for all types of recreation activities, including hiking, downhill and cross-country skiing, biking, climbing, hunting, fishing, boating, rafting, watchable wildlife, etc. Ensure recreation opportunities are available to different levels of abilities. Within the plan, identify potential funding sources, priorities and timelines.

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 or site'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.

4. Consider whether barriers exist that limit underserved and underrepresented communities and differently-abled people from participating in recreation activities, and develop programs to provide access.

5. Evaluate the formation of a recreation district to fund, develop and operate a community recreation center and recreation programs.

POLICY

6. Prioritize implementation of recreational options that minimize disruption to critical habitats and natural features

7. Implement existing County and Town recreational plans when planning new parks, open spaces, and trail connections.

8. Implement the use of consistent accessible and bilingual signage for recreation areas.

9. Design and maintain recreational infrastructure that minimizes the impact on the environment and is ecosystem-specific, such as hiking trails that follow natural contours and utilize native vegetation.

10. Preserve public access to public lands and recreation areas throughout the East End by working with private landowners for access easements.

11. Include habitat conservation, wildfire mitigation, native species biodiversity, and historic and cultural resource protection as priorities in recreational investments, with special consideration for protection of watersheds and high alpine areas.

12. Expand the trail network to connect to local bus routes and the Gondola, and provide connections between other trails, destinations, and satellite communities.

POLICY, CONTINUED

13. Continue to limit motorized travel and OHV access to appropriate roads and trails in order to protect the natural environment and preserve quiet recreation opportunities.

FACILITATE / COORDINATE

14. Work with businesses and community organizations to educate visitors on ways to responsibly and safely enjoy the outdoors. Continue to support the Recreation Ranger program and other volunteer steward initiatives.

15. Develop shuttle systems to serve area trailheads and recreation areas to reduce congestion and parking impacts.

16. Manage impacts of vehicles at trailheads by implementing trailhead maintenance and improvements.

17. Facilitate the use, enjoyment, discovery, and stewardship of recreational assets for community members of all abilities, ages and income levels.

18. Coordinate with municipalities and public land managers to expand and improve connectivity of the trail network.

19. Work with USFS and other governmental agencies to increase camping opportunities for dispersed and developed camping. Prioritize developed camping to minimize environmental impacts.

20. Establish a program to monitor and assess the impact of recreational activities on the environment.

CONSIDER / EXPLORE

21. Consider creation of a Regional Partnership Initiative for outdoor recreation and conservation. (Colorado Outdoor Partnership CO-OP; Executive Order B 2020-008)

22. Explore the creation of a system to cooperate with federal and private land managers in the County to establish and protect coordinated public access strategies and manage recreational impacts.



Image 43: Telluride Annual Festival

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

GOAL

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

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

Part of what makes San Miguel County such a great place to live is its innovative culture, as embodied in nonprofit organizations. From the iconic festivals, the great arts and music scene, and community members that embody a maker mindset, this remote area of Colorado is known for its creative spirit and funky feel. People are connected through arts and culture.

It is important that we understand and appreciate our past. Through thoughtful preservation, interpretation, and educational efforts, we recognize the Ute peoples, our regional neighbors. Through collaboration with the Ute peoples, we hope that future generations can learn from and connect with the stories that have shaped our community. Cultivating relationships with Indigenous communities means supporting networks, creating opportunities for coming together, and building capacity to understand issues and topics that are unique and important to Indigenous heritage, knowledge and perspective.

The Telluride region is home to over one hundred not-for-profit organizations that are the life blood of the community, as well as major employers. Organizations working in the arts and the sciences support local events such as festivals as well as science research, education, environmental stewardship, and community empowerment. Festivals such as the Telluride Film Festival, Telluride Bluegrass Festival and others were established by local residents in the early 1970s. Locals continue to be a critical piece of the festivals through volunteerism, as staff members, and as the creative force behind many of the events for which our region is known.

By continuing to work to ensure that there is a place in the local community for people from a wide range of backgrounds, 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 44: Telluride Transfer Warehouse



Image 45: Telluride Balloon Festival

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

Recommended Actions: Investment Low Medium High Timing Near term Medium 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 (Regional Cultural Master Plan) throughout the region, identifying unique districts and areas that celebrate the East End's culture, arts and history.

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 their talent.

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, and promote science and education.

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.

11. Work to ensure the longevity of nonprofit organizations through continued community support.

12. Connect with the Ute peoples and facilitate opportunities for inclusion in cultural programs.

13. Identify underserved and under-represented communities and work to provide cultural programs that are inclusive.

CONSIDER / EXPLORE

14. Continue to grow and support the historic preservation program to preserve important history and culture in San Miguel County, including the history and culture of the Uncompahgre Utes.

15. Explore cultural heritage interpretation, events, programs, and educational efforts that celebrate and promote local historic landmarks, history, and traditions.

16. Consider opportunities to incorporate art within public buildings, parks, open spaces, public ways and trail system, such as creative mapping or wayfinding, to support the local arts community. Include information in multiple languages and in accessible formats.

17. 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.

18. Explore cultural heritage events, programs, and educational efforts that engage and celebrate people of diverse cultural backgrounds.

19. Explore strategies to strengthen and build infrastructure for nonprofit organizations.

20. Seek innovative solutions in the arts, sciences and environmental stewardship fields that build and support community.



Image 46: Halloween Parade in Telluride

CONNECTED AND EQUITABLE COMMUNITY

GOAL

Individual towns and neighborhoods within Eastern San Miguel County maintain their unique qualities and sense of place. The County strives to work with partners to provide access to quality schools and education, healthcare, public facilities, services for aging populations and people with different abilities, bilingual and bicultural resources, and recreation spaces for our communities. We are committed to continuing the work of dismantling barriers to equity and inclusion, and maintaining socioeconomic diversity. The County, towns, neighborhoods, and institutions 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.

CONNECTED AND EQUITABLE COMMUNITY

San Miguel County faces challenges in balancing the opportunities that come with our unique place and the resulting impacts. 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, community programs, and services, and that influence the overall sense of belonging.

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

As a community with a large percentage of Latino residents and employees, it is critical that more Spanish-language information and services are available. 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. Local leadership needs to be diverse and inclusive, providing a voice for those who are often underrepresented and unheard.

The region has limited access to key services such as healthcare, affordable grocery stores, and childcare, issues that were raised throughout the community engagement process. Facilitating access to comprehensive services, including childcare, food resources and health programs, 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, and that additional effort will be needed to help achieve equity in access to these services. Commuting workers, as regional citizens who make significant contributions to the community and economy, should be recognized as belonging here.

The community should be a place where well-rounded educational opportunities exist for our young people. Through partnerships with schools, the library, early childhood educators, and not-for-profit organizations that support children and families, San Miguel County will be a place where children thrive and can grow up to become the next generation of stewards of this region.

The 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 47: Parks and open spaces that support community gatherings

CONNECTED AND EQUITABLE COMMUNITY

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

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

PLAN/STUDY

1. 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 in accessible formats. Work with trusted community partners to disseminate information and facilitate dialogue around planning topics and implementation of this master plan.

2. 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.

3. 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.

POLICY

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

5. Ensure public meetings, spaces, and records are accessible to differently abled persons and to diverse demographics.

6. Support community organizations and programs that provide bilingual education in the community and are working to bridge the divide between English speakers and Spanish-speakers.

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

8. Include opportunities for diverse representation on County boards and commissions.

9. Support efforts of local organizations to create opportunities for diverse representation on boards.

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

11. 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

12. Work with municipalities and organizations to ensure community needs are being met through a coordinated framework of services, with particular focus on providing essential services such as food, healthcare, childcare, mental health services, and other basic services for underserved members of the community.

13. 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.

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

15. Foster community connections and engagement for people of all ages, backgrounds and abilities.

16. Regularly hold public forums to provide opportunities for residents to voice their concerns and ideas on how to improve their community.

CONSIDER / EXPLORE

17. 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 and supported.

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



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									
	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).	In partnership with the municipalities and SMRHA, prepare a housing strategic plan that identifies measures to increase the regional housing supply, including identification of available land, conceptual designs, funding sources and mechanisms, identification of regulatory barriers and solutions, and incentives.	In partnership with the municipalities, prepare a regional plan that addresses growth, carrying capacity, infrastructure, transportation, and other issues of mutual concern.	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, nonprofits, 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 and wastewater providers regarding water and wastewater access and availability for future development, with a focus on service to affordable and workforce housing units.
INVESTMENT	High	High	High	High		High	High	Near-Term	Medium	Low
RESPONSIBILITY	County, San Miguel Regional Housing Authority (SMRHA), Municipalities, Nonprofit partners	County, SMRHA, Municipalities, Mountain Village & Telluride Housing Authorities, Special Districts, Nonprofit partners	County, Town of Telluride, Town of Mountain Village, Town of Ophir	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 and Wastewater Providers
TIMING	Ongoing	Near-Term	Medium-Term	Near-Term		Ongoing	Medium-Term	Near-Term	Near-Term	Near-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

POLICY

	10	11	12	13			14	15	16	17	18
ACTION	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.	Assess current permit and land use review processes to help expedite development approvals 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 development.	Review and amend zone districts to remove barriers to the creation of affordable, employee and community housing, including allowing duplexes, reducing, modifying or eliminating minimum dwelling unit sizes, minimum setbacks, minimum lot width, lot area, 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 to be incorporated into any new subdivision, commercial or industrial development, and multi-family projects.	Evaluate and update employee housing mitigation requirements for new development.
INVESTMENT	Low	Medium	Medium	Low			Low	Low	Medium	High	High
RESPONSIBILITY	County Community Development	County Community Development	County Community Development	County Community Development			County Community Development	County Community Development	County Community Development	County Community Development	County Community Development
TIMING	Near-Term	Ongoing	Near-Term	Medium-Term			Medium-Term	Medium-Term	Medium-Term	Ongoing	Near-Term
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

	POLICY						FACILITATE / COORDINATE				
	19	20	21	22		23	24	25	26	27
ACTION	Implement Land Use and Building Code updates to allow alternative dwellings such as tiny homes (See HB 1242) and cohousing developments.	Ensure that employee housing mitigation fees 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.	Implement density bonuses or allow flexible development standards in residential land use categories to offer incentives 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, acquisitions and leases, transfer of development rights, and other methods.	Coordinate long term lease agreements with rental units that house institutional and non-profit organizations and workers to support price stability.	Address seasonal housing needs versus long term needs by partnering with ski-based tourism companies, the U.S. Forest Service, summer festivals and programs, and others.	Coordinate the use of funding from the Innovative Housing Incentive Program through the Colorado Office of Economic Development and other available programs to incentivize the production of modular and other types of manufactured homes (see HB 1282).
INVESTMENT	Medium	Medium	Medium	Medium		High	High	Medium	Medium	Medium
RESPONSIBILITY	County Community Development	County	County, Water Providers, Wastewater Providers, HOAs	County Community Development		County, SMRHA	County, Municipalities, Private Developers, Federal Government	County, SMRHA, Institutions, Nonprofits	County, SMRHA, Employers, Nonprofits, Event Organizers, USFS, TSG	County, SMRHA
TIMING	Near-Term	Ongoing	Near-Term	Medium-Term		Near-Term	Long-Term	Long-Term	Medium-Term	Near-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

					CONSIDER / EXPLORE							
	28	29	30	31			32	33	34	35	36	
ACTION	Prioritize affordable housing opportunities for the local workforce within the education system, healthcare, and other essential services to ensure workers for 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.	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.			Support revolving loan funds that fund first time home buyer programs and provide down-payment assistance.	Consider establishing assistance programs, including grants and loans for developers and owners, to assist with fees and costs related to the construction of deed-restricted housing.	Develop real time monitoring of occupancy, unit types, and other housing data.	Develop regulatory and financial incentives to encourage ADUs and caretaker units to be built and deed-restricted for rent to a local working residents (with or without an AMI requirement).	Consider the needs of senior citizens when developing housing projects, to allow long-term residents to remain in the community and continue to contribute.	
INVESTMENT	High	Low	High	High			High	Medium	High	Medium	Medium	
RESPONSIBILITY	County, Special Districts, SMRHA	County, SMRHA	County, Municipalities, SMRHA	County, Town of Telluride, Town of Mountain Village, property owners			County, local banks, Nonprofits	County, SMRHA, local banks	County, SMRHA	County, SMRHA	County, SMRHA, Partners, Region 10, State Government	
TIMING	Ongoing	Near-Term	Medium-Term	Medium-Term			Long-Term	Medium-Term	Near-Term	Medium-Term	Ongoing	
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐	
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐	

CONSIDER / EXPLORE				
	37	38	39	40
ACTION	Consider a succession plan for occupancy of deed-restricted units when employees retire.	Evaluate deed restrictions and covenants to ensure long-time residents remain qualified occupants when downsizing or retiring.	Encourage employers to build employer-owned housing units in order to attract and retain workers.	Seek out additional housing tools and innovations that have been successful elsewhere and can be applied locally.
INVESTMENT	Medium	Medium	Medium	Low
RESPONSIBILITY	County, SMRHA, Health and Human Services	County, SMRHA	County, SMRHA, Local businesses	County
TIMING	Medium-Term	Medium-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

	PLAN / STUDY								POLICY		
	1	2	3	4			5	6	7	8	9
ACTION	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)	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.			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 new projects to be designed as net zero where appropriate . Develop regulatory and financial incentives for renewable energy.	Develop waste reduction and zero-waste programs for construction, including new construction, renovations and demolition.	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	High	Medium	Medium			Medium	Medium	High	Medium	Medium
RESPONSIBILITY	County , EcoAction Partners	County , Fire District, Emergency Management	County, Municipalities, Special Districts, Fire District, Emergency Management	County , Water Providers, Watershed Coalition, HOAs			County, CPW, USFS, CDOT	County, SMR Watershed Coalition	County	County , Municipalities, Waste services, EcoAction Partners	County, SMART, Municipalities
TIMING	Ongoing	Medium-Term	Medium-Term	Medium-Term			Medium-Term	Near-Term	Medium-Term	Medium-Term	Long-Term
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

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 property owners in developing small-scale renewable energy production systems (see SB19-236: Sunset Public Utilities Commission).	Continue to provide streamlined review for small-scale net-metered solar 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 (IECC) when updating any building code.
INVESTMENT	Medium	Medium	Medium	High			Medium	Medium	Medium	Low	Medium
RESPONSIBILITY	County, Partners, HOAs, West Region Wildfire Council	County, Partners, West Region Wildfire Council	County, Federal Government, HOAs, West Region Wildfire Council	County			County, SMRHA, Sneffels Energy Board, SMPA	County	County , EcoAction Partners, State programs	County, EcoAction Partners	County
TIMING	Near-Term	Medium-Term	Long-Term	Near-Term			Long-Term	Ongoing	Near-Term	Ongoing	Near-Term
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

	POLICY						FACILITATE / COORDINATE				
	19	20	21	22			23	24	25	26	27
ACTION	Support the 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).	Develop and expand compostable material strategies for restaurants, businesses, homes and festivals and events to decrease waste.	Implement a community-wide composting program for residents and businesses	Explore public-private partnerships for advancing renewable energy 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.	Continue support for the local disaster preparedness, response and recovery efforts in the Colorado Emergency Preparedness Assessment (CEPA).	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.
INVESTMENT	High	Medium	Medium	Medium			Low	High	Medium	High	High
RESPONSIBILITY	County, SMPA, EcoAction Partners, Business Community	County, Municipalities, EcoAction Partners, Private partnerships	County, Municipalities, Private partnerships	County; Private Land Owners; San Miguel Power Association (SMPA)			County, Businesses, EcoAction Partners	County, Municipalities, USFS	County, Water Providers , CWCB, DWR	County , Fire District, Emergency Management	County, Emergency Management, Fire District, West Region Wildfire Council
TIMING	Long-Term	Near-Term	Medium-Term	Medium-Term			Near-Term	Long-Term	Near-Term	Ongoing	Near-Term
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

CONSIDER / EXPLORE

	28	29	30	31			32	33	34
ACTION	Work with utilities to harden infrastructure against hazards, including fire, avalanche, and geohazards. Require undergrounding of utilities where feasible.	Develop an EV readiness plan.	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	Low	Medium	High	High			Medium	Medium	Medium
RESPONSIBILITY	County, Utilities	County, SMART, CDOT, Municipalities	County, SMPA, Sneffels Energy Board	County, Municipalities, SMPA			County, CPW, USFS, Private Land Managers	County, CPW, USFS, Private Land Managers	County, Non-profits, Municipalities, Business Community
TIMING	Long-Term	Medium-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

	PLAN / STUDY			POLICY							
	1	2	3	4		5	6	7	8	9
ACTION	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 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, resources, and environmental sensitivities, including rivers and bodies of water, to promote nature-based solutions, conservation and open space planning.	Identify important habitat corridors that should be preserved or enhanced on a landscape scale based on wildlife movement, biodiversity hotspots, and green infrastructure gaps. Consider the effect of cumulative impacts on habitat.	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 regulations to ensure new developments are served by water and wastewater infrastructure, sited to preserve key natural features, avoid steep slopes, avoid wetlands, and implement best management practices related to fire and hazard mitigation.	Through development review and standards, continue to protect the river, its tributaries, watersheds, critical habitat and wetlands.	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.
INVESTMENT	High	Medium	Medium	High		Low	Low	Medium	High	Medium
RESPONSIBILITY	County	County	County, Municipalities, Land Managers, CPW	County Community Development		County Community Development	County Community Development	County Community Development	County	County Community Development
TIMING	Long-Term	Long-Term	Medium-Term	Near-Term		Near-Term	Near-Term	Ongoing	Ongoing	Near-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

POLICY

	10	11	12	13			14	15	16	17	18
ACTION	Require tree and vegetation planting and landscaping that is appropriate for specific ecological zones on public and private lands.	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. Support regular updates of the plans.	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.	Cooperate with water providers to establish and implement source water protection measures.	Support Dark Sky initiatives.	Work with local agencies and organizations who can provide technical expertise in the development review process.	Support mining remediation efforts, including water quality treatment projects.
INVESTMENT	Medium	Medium	High	High			Low	Medium	Meidum	Low	Low
RESPONSIBILITY	County Community Development	County	County	County			County	County, Municipalities, Idarado	County, Municipalities, Organizations	County, Stakeholders, Local, State and Federal Agencies	County, State and Federal Agencies, Property Owners
TIMING	Near-Term	Near-Term	Ongoing	Ongoing			Ongoing	Near-Term	Near-Term	Ongoing	Ongoing
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

	FACILITATE / COORDINATE						CONSIDER / EXPLORE			
	19	20	21	22			23	24	25	26
ACTION	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. Continue to work with private property owners to acquire lands that contain mining claims and/or designate them as conservation easements.	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.	Partner with local water providers to track and understand water access and availability for future development in the East End.	Support efforts of organizations that focus on water security and watershed ecological health.			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.	Work with state regulators to allow the use of alternative water systems, i.e., rainwater, graywater, etc.	Work with forest and watershed managers to protect the health of systems within the headwaters and downstream.
INVESTMENT	Medium	Low	Medium	Low			Low	Medium	Low	Low
RESPONSIBILITY	County, USFS, Land Trusts, Property Owners	County	County, Water Providers	County, water organizations			County Community Development	County Community Development	County, CDPHE	County, USFS, Watershed Coalition
TIMING	Medium-Term	Near-Term	Medium-Term	Ongoing			Near-Term	Near-Term	Near-Term	Medium-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

	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 and quality 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 economic development possibilities that help bring together local business associations, provide support to local businesses, diversify the local economy and further Master Plan goals and objectives.	Explore the potential of renewable energy generation and storage projects, such as community solar gardens (see HB19-1003: Community Solar Gardens Modernization Act).	Identify gaps where the conventional market economy is not serving the needs of residents, and work with partners to develop methods and programs to close those gaps..	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 Sustainable Natural and Built Environment). Include flex, live-work, nonprofit, and community spaces.	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.
INVESTMENT	High	High	Medium	Medium	Medium	Medium	Medium	High	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, Businesses, Nonprofits	County	County, SMART	County, SMART	County, Business Community, Telluride Foundation
TIMING	Medium-Term	Near-Term	Medium-Term	Long-Term	Medium-Term	Medium-Term	Medium-Term	Ongoing	Medium-Term
INITIATED	☐	☐	☐	☐	☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐	☐	☐	☐	☐	☐

FACILITATE / COORDINATE

	10	11	12	13			14	15	16	17	18
ACTION	Increase local use of the Region 10 Business Loan Fund by connecting businesses with regional representatives.	Coordinate efforts and resources to increase access to services that improve individual economic outcomes, such as childcare, health services and job training, and that support diversity and equity.	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 Development Initiative (REDI) to support small business start-ups, technology incubators, entrepreneurs and other locally driven economic development projects.			Support opportunities for municipalities to receive training and technical assistance through the USDA Rural Business Development Grant for supporting small business development and expansion.	Support regional educational opportunities that focus on job training for locals, including mentorships, apprenticeships, and continuing education.	Work with higher education institutions to establish affordable in-person and remote learning opportunities for people seeking further education and skill development.	Work with the Telluride School District and local contractors to implement a program that teaches skills for the local building trades such as plumbing, electrical and others.	Coordinate with and support economic development efforts with West End partners to help grow resources and improve opportunities that mutually benefit both areas.
INVESTMENT	Medium	Medium	Medium	Medium			Medium	Medium	High	Medium	Low
RESPONSIBILITY	County , Business Community	County, Nonprofits	County, Business Community	County, Business Community			County, Business Community	County, Business Community, Educational Groups, Trade Groups, True North	County, Library, Western Slope colleges, Educational Organizations, Business Community, CSU Extension	Telluride School District, BOCES	County, WEEDC, Region 10, Business Community
TIMING	Medium-Term	Medium-Term	Near-Term	Near-Term			Medium-Term	Medium-Term	Long-Term	Medium-Term	Long-Term
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

		CONSIDER / EXPLORE		
	19	20	21	22
ACTION	Work with regional food providers to address food security, particularly for underserved populations.	Explore the creation of a county Brownfield Agency and associated TIF district to incentivize redevelopment and/or remediation of brownfield areas.	Work with Idarado Mining Co. on developing a long-term vision and plan for reuse of the mill site.	Ensure livability for local residents, with businesses providing diverse goods, ample supply, and basic services.
INVESTMENT	Low	High	Low	Low
RESPONSIBILITY	County, Agribusiness, Nonprofits, Social Services	County	County, Idarado	County, Businesses
TIMING	Medium-Term	Medium-Term	Long-Term	Long-Term
INITIATED	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐

EXPANDED TRANSPORTATION 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

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 new and improved 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	☐	☐	☐	☐			☐	☐	☐	☐	☐

	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.	Evaluate parking regulations and utilization to ensure requirements match demand and usage.	Incentivize the building of electric vehicle charging stations with new and existing commercial, lodging, and service developments. Include requirements for electric vehicle charging in development design. Encourage new residential construction to be EV-ready.		Require the creation of more multi-use all-weather pathways, within existing and new development, 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.	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 both conventional work hours and for shift workers.	Work with SMART, municipalities and CDOT to establish intercept parking lots at important nodes to further reduce single vehicle commuting.
INVESTMENT	Low	Low	Low	High		Medium	High	Medium	Medium	Medium
RESPONSIBILITY	County	County	County	County		County	County, Municipalities, SMART, TMVOA, TSG	County, Municipalities, SMART	County, Municipalities, SMART, CDOT	County, Municipalities, SMART, CDOT
TIMING	Medium-Term	Medium-Term	Medium-Term	Medium-Term		Ongoing	Near-Term	Medium-Term	Near-Term	Long-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

FACILITATE / COORDINATE

	19	20	21	22			23	24	25	26	27
ACTION	Work with SMART and CDOT on the conversion of buses to electric or alternative fuels.	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.	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, and particularly for under-served populations.	Provide incentives for employer van pools, carpooling, and car shares.	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	Medium	High	Medium			Low	Low	High	Low	Low
RESPONSIBILITY	County, Municipalities, SMART, CDOT	County, Municipalities, SMART	County, Municipalities, SMART	County, Municipalities, SMART, San Miguel Power Authority			County, Municipalities, SMART, Businesses	County, SMART, Businesses	County, Municipalities, USFS, SMART, Telluride Regional Airport, TSG	County, Municipalities, SMART	County, SMART, CDOT
TIMING	Long-Term	Long-Term	Near-Term	Long-Term			Ongoing	Medium-Term	Medium-Term	Ongoing	Long-Term
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

	FACILITATE / COORDINATE			CONSIDER / EXPLORE					
	28	29	30	31		32	33	34	35
ACTION	Support continuing local commercial air service.	Work with CDOT on road improvements to relieve congestion (e.g. pullouts, passing lanes).	Work to create a connected road network that will relieve congestion points and improve emergency access.	Consider incentivizing rideshares and use of electric vehicles (see SB19-239: Address Impacts of Transportation Changes).		Explore expanding shuttle / transportation partnerships for tourism travel to and from airports to reduce rental car demand.	Coordinate with jurisdictions for a regional bikeshare program. Consider including e-bikes in the fleet.	Work with CDOT, CPW and the towns to create and improve wildlife crossings on highways and roads, to ensure adequate and safe seasonal movement corridors for both wildlife and humans.	Coordinate transit service with other regional transit systems.
INVESTMENT	Medium	Medium	Medium	Medium		Medium	Low	Medium	Medium
RESPONSIBILITY	County, Telluride Regional Airport, Municipalities	County, Municipalities, CDOT	County, Municipalities, CDOT	County, Municipalities, SMART		County, Municipalities, SMART	County, Municipalities, Businesses	County, Municipalities, CDOT, CPW	Couty, SMART, CDOT, Regional Transportation Providers
TIMING	Long-Term	Long-Term	Long-Term	Near-Term		Medium-Term	Long-Term	Medium-Term	Long-Term
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐

SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES

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	Evaluate areas most appropriate for recreational use and trail access management policies through creation of a recreation master plan. Plan for all types of recreation activities, including hiking, downhill and cross-country skiing, biking, climbing, hunting, fishing, boating, rafting, watchable wildlife, etc. Ensure recreation opportunities are available to different levels of abilities. Within the plan, identify potential funding sources, priorities and timelines.	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 or site'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.	Consider whether barriers exist that limit underserved and underrepresented communities and differently-abled people from participating in recreation activities, and develop programs to provide access.		Evaluate the formation of a recreation district to fund, develop and operate a community recreation center and recreation programs.	Prioritize implementation of recreational options that minimize disruption to critical habitats and natural features.	Implement existing County and Town recreational plans when planning new parks, open spaces, and trail connections.	Implement the use of consistent accessible and bilingual signage for recreation areas.	Design and maintain recreational infrastructure that minimizes the impact on the environment and is ecosystem-specific, such as hiking trails that follow natural contours and utilize native vegetation.
INVESTMENT	Medium	Medium	Medium	Medium		Medium	Low	Low	Medium	Medium
RESPONSIBILITY	County, Municipalities, USFS, BLM, Telluride Mountain Club, Telluride Ski & Golf	County, User Groups	County, USFS	County, USFS, Nonprofit Partners		County, Municipalities	County, Municipalities, Telluride Mountain Club, Telluride Ski & Golf	County, Municipalities, Telluride Mountain Club, Telluride Ski & Golf	County, Municipalities, USFS, Nonprofit Partners	County, Municipalities, USFS, Private Landowners / Developers
TIMING	Medium-Term	Medium-Term	Medium-Term	Medium-Term		Long-Term	Ongoing	Ongoing	Near-Term	Ongoing
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

	POLICY						FACILITATE / COORDINATE				
	10	11	12	13			14	15	16	17	18
ACTION	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, native species biodiversity, and historic and cultural resource protection as priorities in recreational investments, with special consideration for protection of watersheds and high alpine areas.	Expand the trail network to connect to local bus routes and the Gondola, and provide connections between other trails, destinations, and satellite communities.	Continue to limit motorized travel and OHV access to appropriate roads and trails in order to protect the natural environment and preserve quiet recreation opportunities.			Work with businesses and community organizations to educate visitors on ways to responsibly and safely enjoy the outdoors. Continue to support the Recreation Ranger program and other volunteer steward initiatives.	Develop shuttle systems to serve area trailheads and recreation areas to reduce congestion and parking impacts.	Manage impacts of vehicles at trailheads by implementing trailhead maintenance and improvements.	Facilitate the use, enjoyment, discovery, and stewardship of recreational assets for community members of all abilities, ages and income levels.	Coordinate with municipalities and public land managers to expand and improve connectivity of the trail network.
INVESTMENT	Medium	Medium	Medium	Low			Low	Medium	High	Low	Medium
RESPONSIBILITY	County, USFS, Municipalities, Private Landowners	County, USFS, CPW Conservation organizations	County, Municipalities, USFS, Telluride Mountain Club, Telluride Ski & Golf	County, USFS			County, USFS, Municipalities, Private Businesses, Telluride Visitor Services, Concierges	County, USFS, Municipalities, SMART	County, USFS, SMART, recreational businesses, Town of Mountain Village, Town of Telluride, Telluride Visitor Services, concierge	County, Private Businesses, USFS, Municipalities	County, Municipalities
TIMING	Long-Term	Near-Term	Long-Term	Ongoing			Near-Term	Long-Term	Medium-Term	Ongoing	Long-Term
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

			CONSIDER / EXPLORE	
	19	20	21	22
ACTION	Work with USFS and other governmental agencies to increase camping opportunities for dispersed and developed camping. Prioritize developed camping to minimize environmental impacts.	Establish a program to monitor and assess the impact of recreational activities on the environment.	Consider creation of a Regional Partnership Initiative for outdoor recreation and conservation. (Colorado Outdoor Partnership CO-OP; Executive Order B 2020-008)	Explore the creation of a system to cooperate with federal and private land managers in the County to establish and protect coordinated public access strategies and manage recreational impacts.
INVESTMENT	Medium	Medium	Medium	Medium
RESPONSIBILITY	County, Municipalities, USFS	County, Municipalities, USFS, CPW, Telluride Visitor Services, TMtnC	County, Municipalities, USFS, CPW	County, USFS, Private Land Managers
TIMING	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

	PLAN / STUDY			FACILITATE / COORDINATE						
	1	2	3	4		5	6	7	8	9
ACTION	Support the creation of an arts and culture road map (Regional Cultural Master Plan) throughout the region, identifying unique districts and areas that celebrate the East End's culture, arts and history.	Support the promotion of arts and culture through education, marketing, and events. Consider coordinating between and across governmental entities and organizations.	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, and promote science and education.	8. 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, School District, Ah Haa School, Telluride Arts, Arts Organizations	County, Telluride Arts, Ah Haa School, Arts organizations	County, Organizations	County Community Development, Telluride Arts, 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	☐	☐	☐	☐		☐	☐	☐	☐	☐

							CONSIDER / EXPLORE				
	10	11	12	13			14	15	16	17	18
ACTION	Collaborate with public and private entities to solidify plans for historic preservation, acquisition and interpretation.	Work to ensure the longevity of nonprofit organizations through continued community support.	Connect with the Ute peoples and facilitate opportunities for inclusion in cultural programs.	Identify underserved and under-represented communities and work to provide cultural programs that are inclusive.			Continue to grow and support the historic preservation program to preserve important history and culture in San Miguel County, including the history and culture of the Uncompahgre Utes.	Explore cultural heritage interpretation, events, programs, and educational efforts that celebrate people of diverse cultural backgrounds.	Consider opportunities to incorporate art within public buildings, parks, open spaces, public ways and trail system, such as creative mapping or wayfinding, to support the local arts community. Include information in multiple languages and in accessible formats.	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 events, programs, and educational efforts that engage and celebrate people of diverse cultural backgrounds.
INVESTMENT	Low	Medium	Low	Low			Medium	Medium	Medium	Low	Medium
RESPONSIBILITY	County, Historical Commission, Telluride Historical Museum	County, Municipalities, Nonprofits	County, Community Organizations, Ute Tribal Leaders	County, Nonprofits			County, Historical Commission, Telluride Historical Museum, Ute Tribal Leaders	County, Historical Museum	County, Arts Organizations	County, Arts Organizations	County, Arts and Cultural Organizations
TIMING	Ongoing	Ongoing	Medium-Term	Medium-Term			Near-Term	Medium-Term	Near-Term	Medium-Term	Ongoing
INITIATED	☐	☐	☐	☐			☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐			☐	☐	☐	☐	☐

	19	20
ACTION	Explore strategies to strengthen and build infrastructure for nonprofit organizations.	Seek innovative solutions in the arts, sciences and environmental stewardship fields that build and support community.
INVESTMENT	Medium	Medium
RESPONSIBILITY	County, Nonprofits	County, Nonprofits
TIMING	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

	PLAN / STUDY			POLICY						
	1	2	3	4		5	6	7	8	9
ACTION	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 in accessible formats. Work with trusted community partners to disseminate information and facilitate dialogue around planning topics and implementation of this master plan.	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.	Enhance signage and County communications to effectively communicate with diverse demographics, including the differently abled, visually impaired, deaf and hard of hearing, as well as people who speak different languages.		Ensure public meetings, spaces, and records are accessible to differently abled persons and to diverse demographics.	Support community organizations and programs that provide bilingual education in the community and are working to bridge the divide between English speakers and Spanish-speakers.	Support community-based programs and businesses that focus on supporting youth and teens.	Include opportunities for diverse representation on County boards and commissions.	Support efforts of local organizations to create opportunities for diverse representation on boards.
INVESTMENT	Medium	High	Medium	Medium		Medium	Low	Low	Low	Low
RESPONSIBILITY	County	County, Municipalities, TSG, Visitor Services	County Health and Human Services, SMART	County		County	County, Library, Schools, Non-profits	County, Schools, Youth non-profits	County	County, Non-profits
TIMING	Near-Term	Medium-Term	Medium-Term	Near-Term		Near-Term	Ongoing	Ongoing	Ongoing	Ongoing
INITIATED	☐	☐	☐	☐		☐	☐	☐	☐	☐
COMPLETED	☐	☐	☐	☐		☐	☐	☐	☐	☐

	FACILITATE / COORDINATE								CONSIDER / EXPLORE	
	10	11	12	13		14	15	16	17	18
ACTION	Invest in facilities and infrastructure that promote community connections and provide 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.	Work with municipalities and organizations to ensure community needs are being met through a coordinated framework of services, with particular focus on providing essential services such as food, healthcare, childcare, mental health services, and other basic services for underserved members of the community	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 for people of all ages, backgrounds and abilities.	Regularly hold 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 and supported.	Consider regular surveys of both visitors and local residents and workers regarding impacts on the community.
INVESTMENT	Medium	High	Medium	Medium		Low	Low	Low	Medium	Low
RESPONSIBILITY	County	County Community Development, SMART	County, Municipalities, Organizations	County, Community Organizations and Service Providers		County	County	County	County, Community Organizations	County, Municipalities, Tourism Board
TIMING	Medium-Term	Near-Term	Near-Term	Near-Term		Ongoing	Near-Term	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.

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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.

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970.925.8354
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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

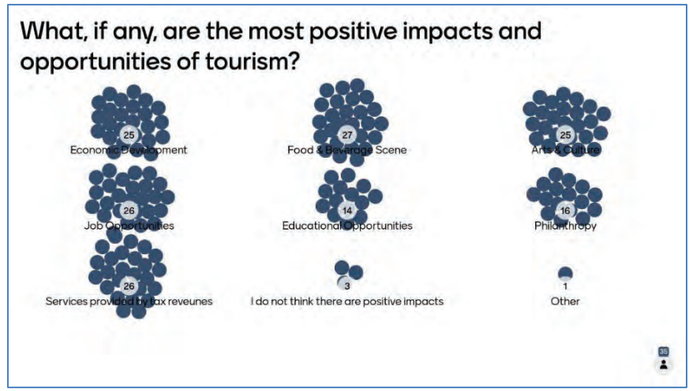
When it came to identifying areas that are most and least appropriate for development, participants placed dots on a map. The map provides a general idea of this issue, and more detailed mapping exercises will occur in future phases.

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.

TOURISM, RECREATION & VISITORS

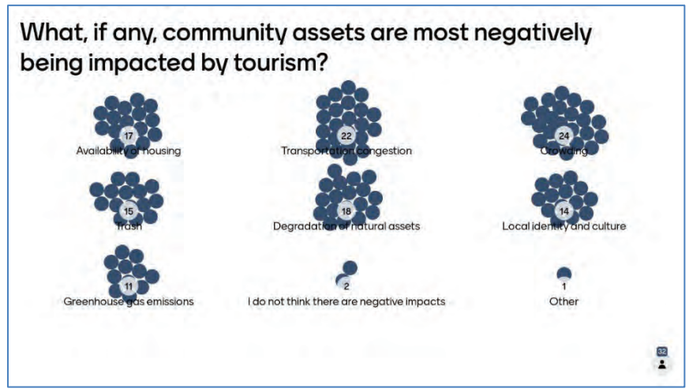
Positive Impacts & Opportunities of Tourism
Out of nine choices, the top five positive impacts of tourism according to thirty-five respondents are:

- 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:

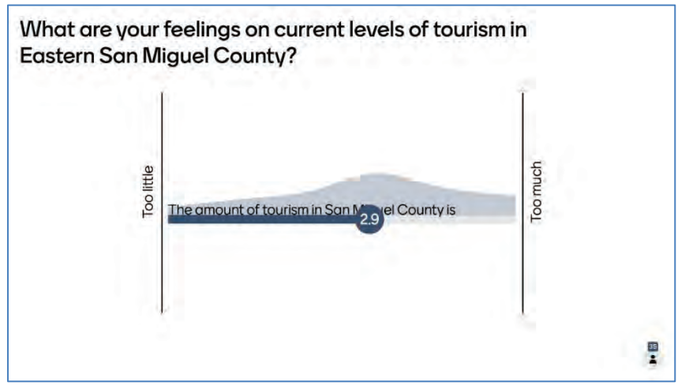
- Carrying Capacity & Recreation Infrastructure: Degradation of trails from overuse, trail maintenance, permits required for trail use, outdoor user education, increased traffic, lack of parking, impacts of visitors on recreational amenities, increased pressure on Search & Rescue personnel, private property 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

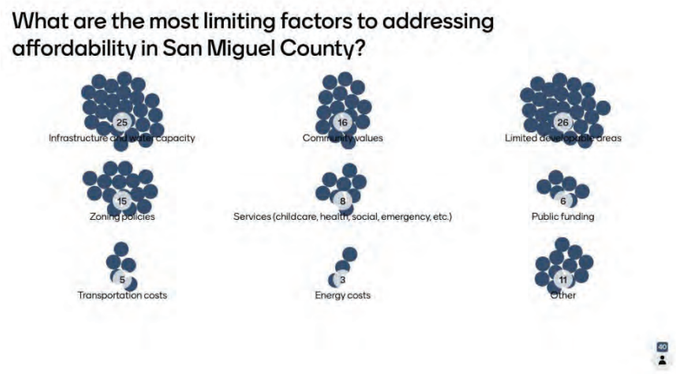
- More financial support for trail cleanup/building
- More community outreach to diverse groups
- Fireside chats about history
- Trail crews
- Community dinners
- Local service projects
- Ambassadors
- More beginner friendly hiking and biking opportunities
- Towns need to work together
- Meet and greets 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:

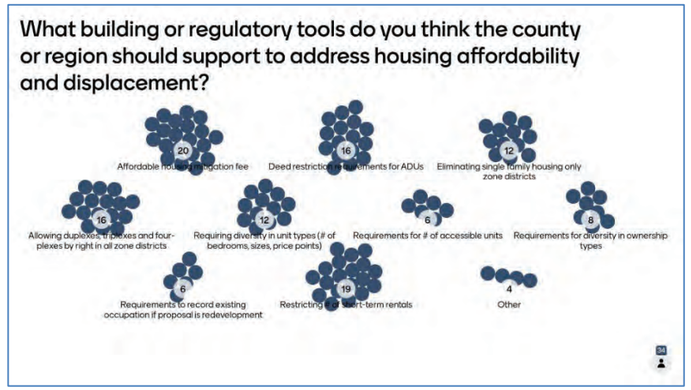
- limited developable areas
- infrastructure and water capacity
- community values
- zoning policies
- other



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:

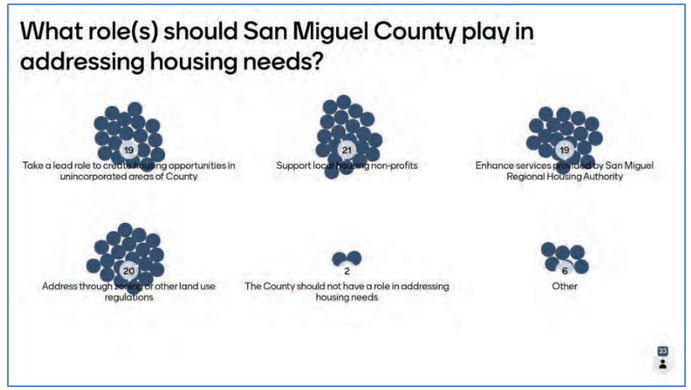
- affordable housing mitigation fees
- restricting # of short-term rentals
- allowing duplexes, triplexes and four-plexes by right in all zone districts
- deed restriction requirements for ADUs
- requiring diversity in unit types and eliminating single-family housing only zone districts



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

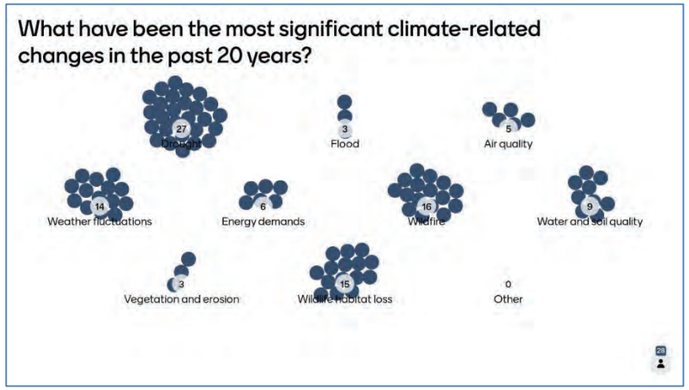
- Purchase and develop land near the Mill
- Businesses should provide their own housing
- Allow for density / height variances for projects that meet AH community goals - streamline the process
- TOT needs to work with Mountain Village
- Develop housing south in shell station on existing infrastructure
- 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

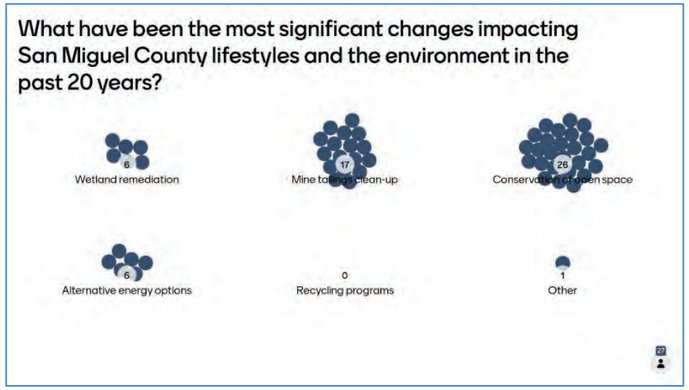
Most Significant Climate Related Changes in Past 20 Years
Out of ten choices, twenty-eight respondents believe the five most significant climate changes in the past 20 years include:

- 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:

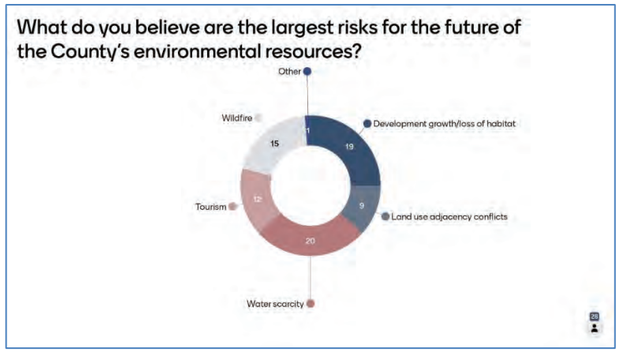
- Regulatory role (creative zoning to allow for unique developments) and critical area planning (CAP goals)
- Direct incentive-based policy and funding to promote environmental stewardship
- Leadership in fostering a community of intersectional environmental thinking
- Leadership with multi-jurisdictional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

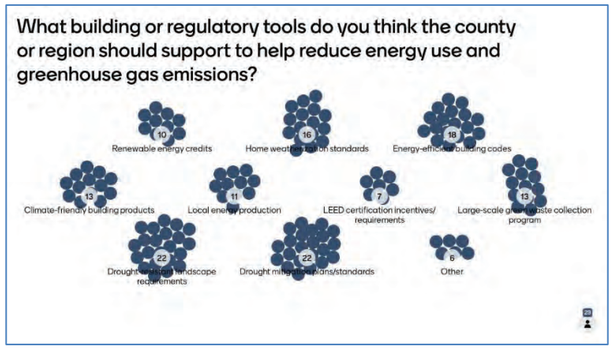
- water scarcity
- development growth/loss of habitat
- wildfire
- tourism
- land use adjacency conflicts



Building or Regulatory Tools to Help Reduce Energy Use and Greenhouse Gas Emissions

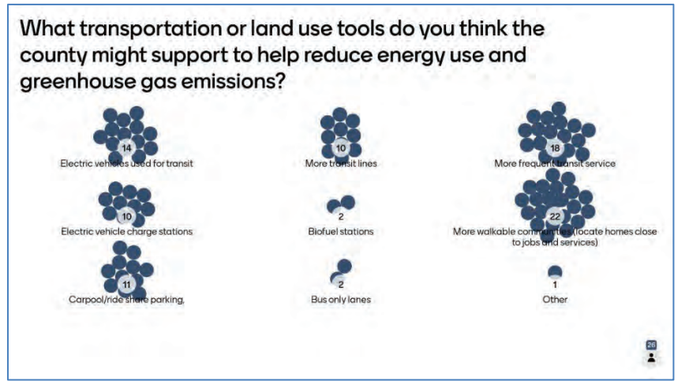
In terms of reduction in energy use and greenhouse gas emissions, twenty-eight respondents feel that the County should support the following regulatory tools:

- 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



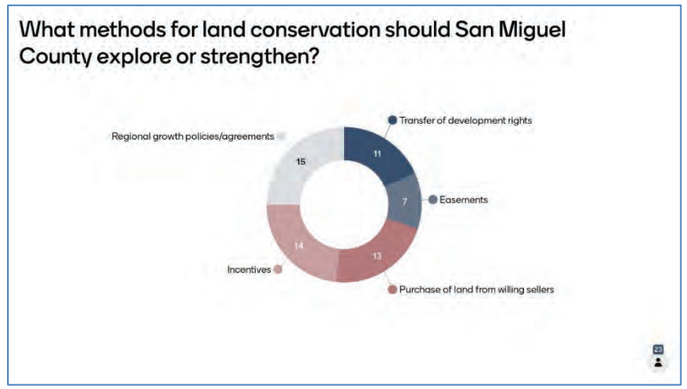
Transportation or Land Use Tools to Help Reduce Energy Use and Greenhouse Gas Emissions
When asked what transportation or land use tools the County might support to help reduce energy use and greenhouse gas emissions, the top five twenty respondents selected were:

- 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



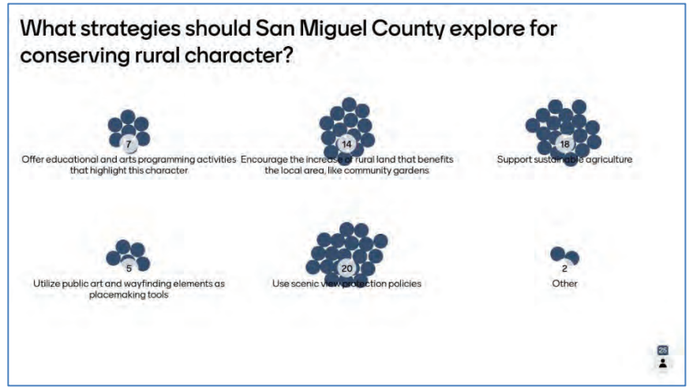
Methods for Land Conservation
Twenty-three respondents thought the following were important methods the County should explore or strengthen related to conservation:

- 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.

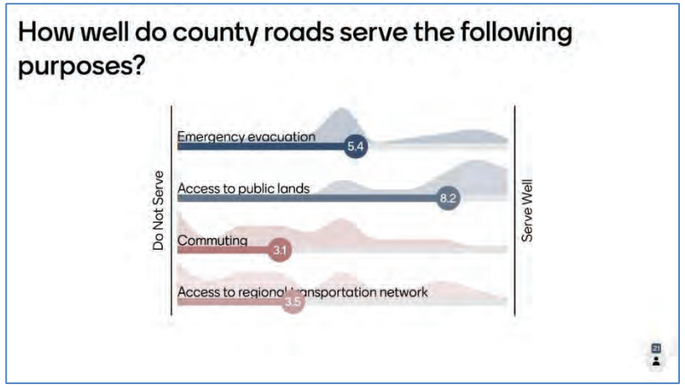
Opportunities & Challenges for SMART (San Miguel Area Regional Transportation)

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

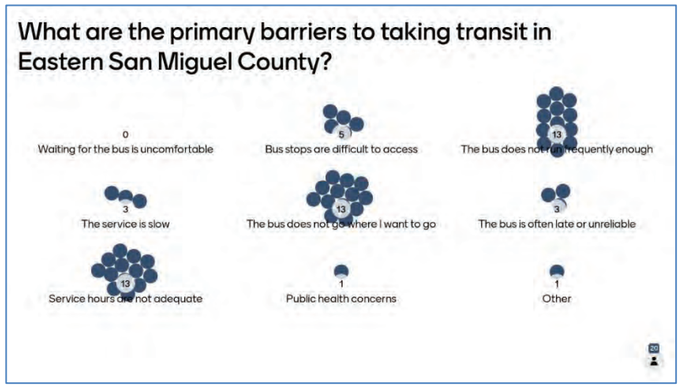
Twenty-one respondents noted that access to public lands is well served by county roads, emergency evacuation is in the middle, and commuting and access to the regional transportation network are not served so well by county roads.



Primary Barriers to Taking Transit

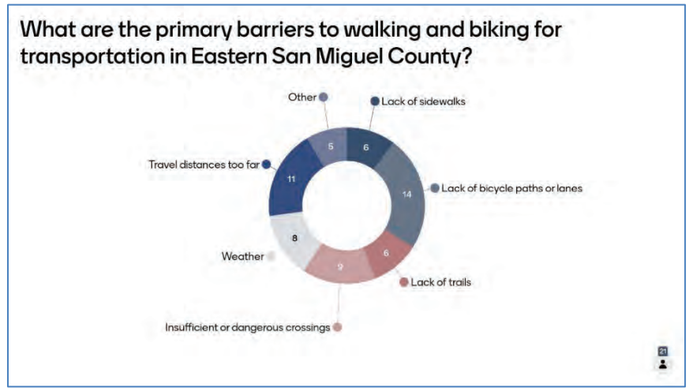
Primary barriers to taking transit according to twenty respondents include:

- 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



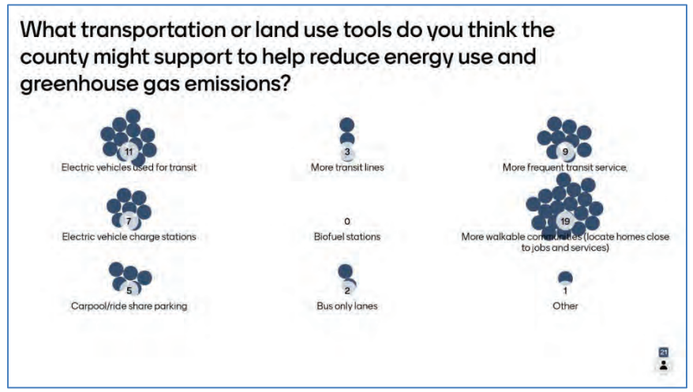
Primary Barriers Related to Walking & Biking
Primary barriers related to walking and biking for twenty-one respondents include:

- lack of bike paths or lanes
- travel distances too far
- insufficient or dangerous crossings
- weather
- lack of sidewalks and trails



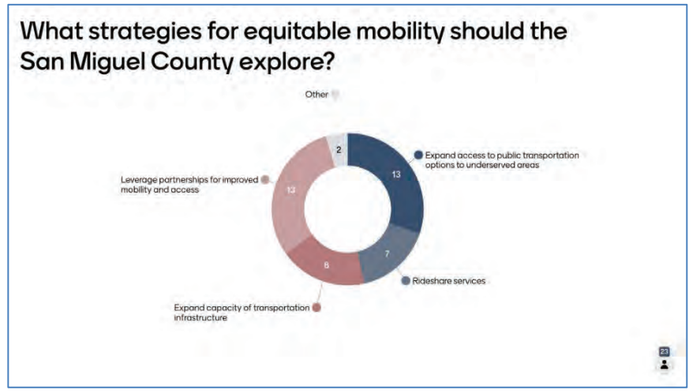
Transportation & Land Use Tools to Help Reduce Energy Use and Greenhouse Gas Emissions
The top tools the County might support to help to reduce energy and greenhouse gas emissions according to twenty-one respondents include:

- 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

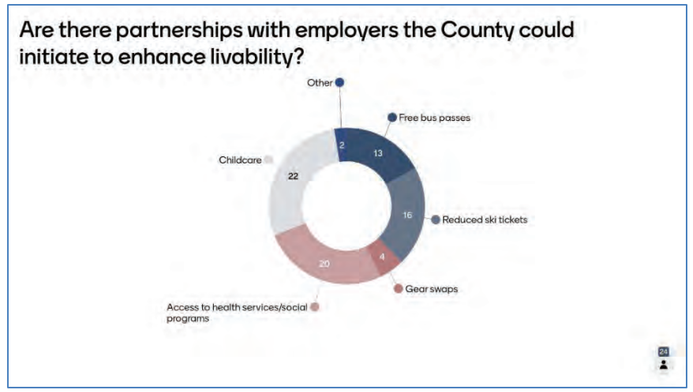
- Keep density close to town and existing resources
- Gondola connection to Lawson Hill and Ilium – add more density in both areas
- Electric busses to help the work force get from outer areas to town
- More shoulder room going into town
- Conduct updated employment generation study to see how many people 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

Equity, Inclusion & Livability

Partnerships with Employers to Enhance Livability

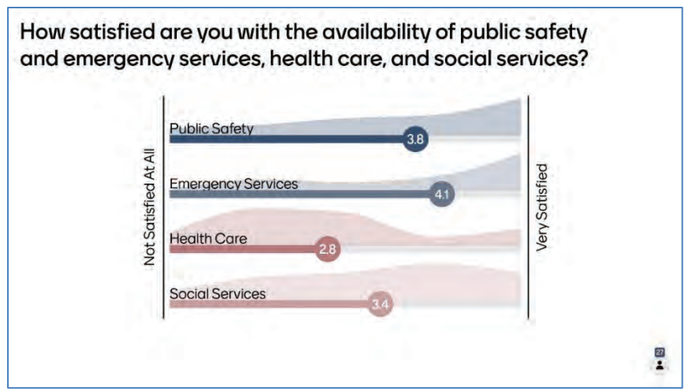
Partnerships are important and can help enhance livability in communities. According to twenty-four respondents, the County could support the following:

- 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:

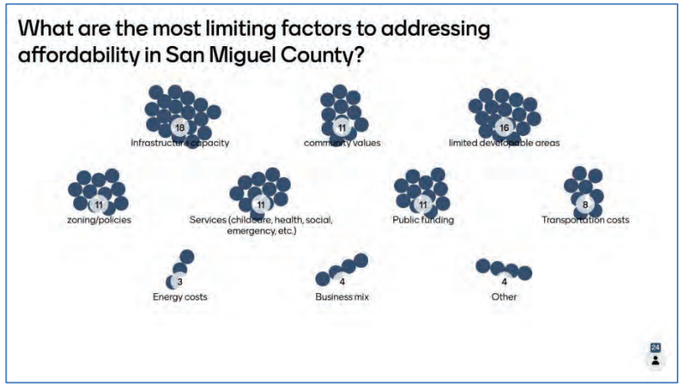
- enhance services provided by San Miguel Regional Housing Authority
- take lead role to create housing opportunities in unincorporated areas
- support local housing non-profits



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

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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.

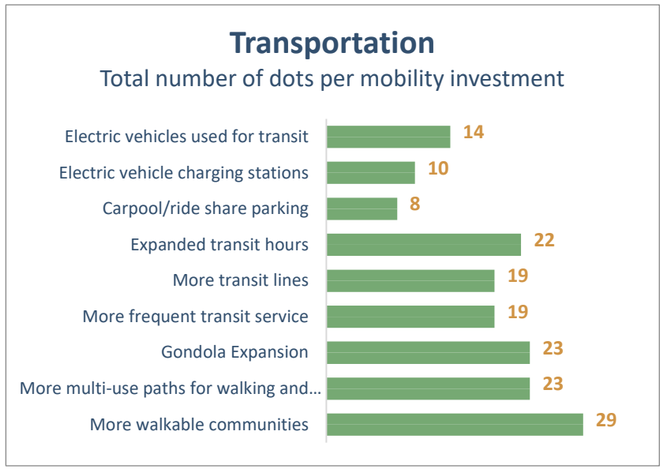


Figure 1: Transportation Boards – Dot Exercise Totals

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.

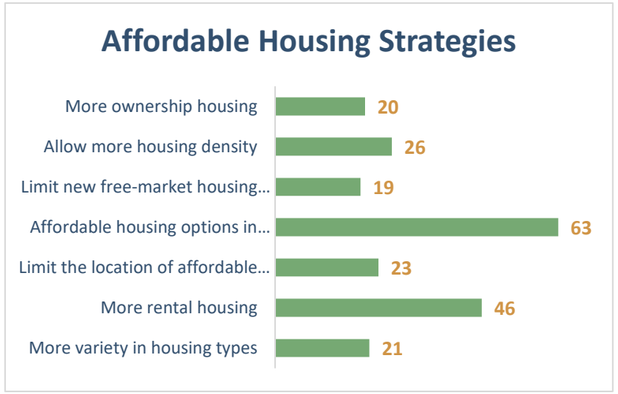


Figure 2: Affordable Housing Strategies Boards – Dot Exercise Totals

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.

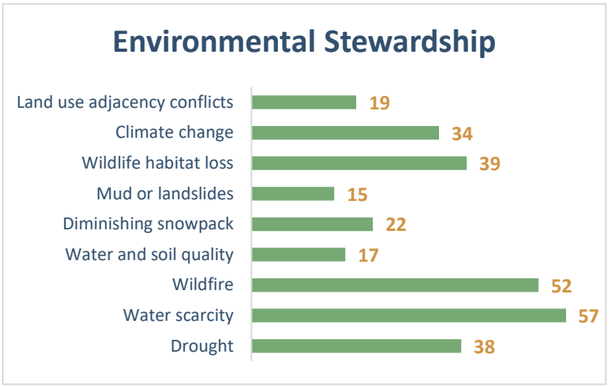


Figure 3: Environmental Stewardship Boards – Dot Exercise Totals

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).

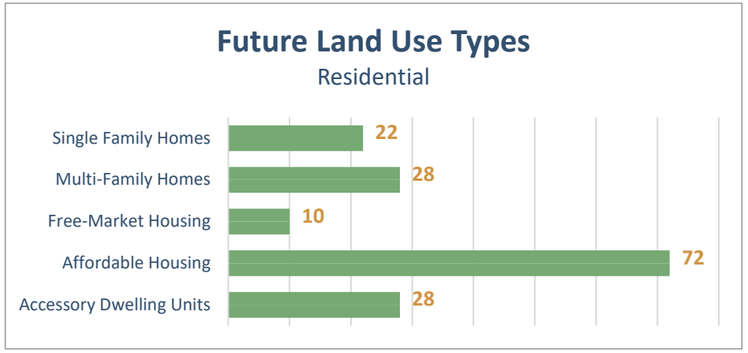


Figure 4: Residential Land Use Type – Dot Exercise Totals

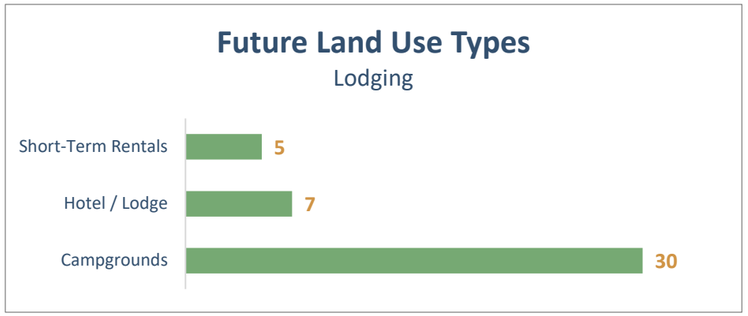


Figure 5: Lodging Land Use Type – Dot Exercise Totals

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

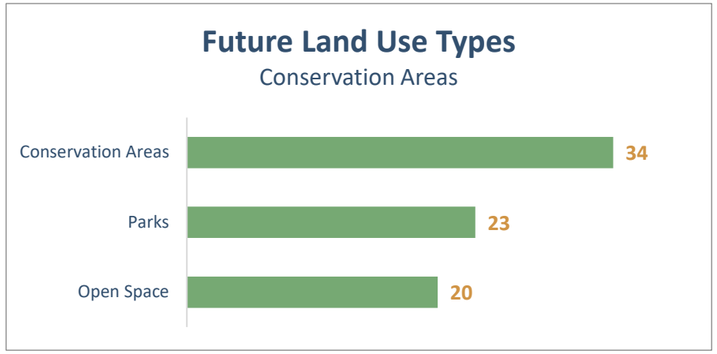


Figure 6: Conservation Areas Land Use Type – Dot Exercise Totals

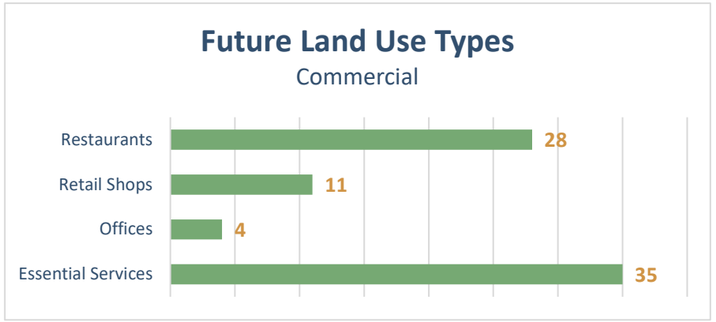


Figure 7: Commercial Land Use Type – Dot Exercise Totals

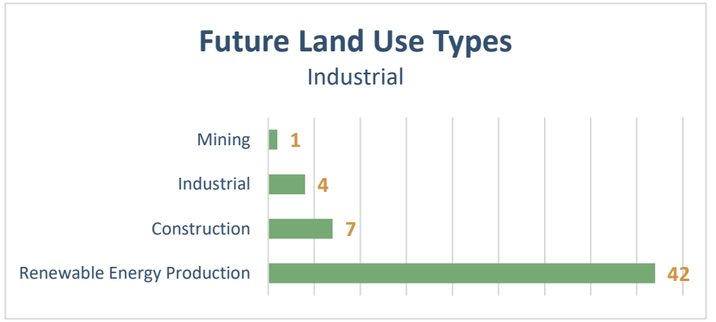


Figure 8: Industrial Land Use Type – Dot Exercise Totals

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.

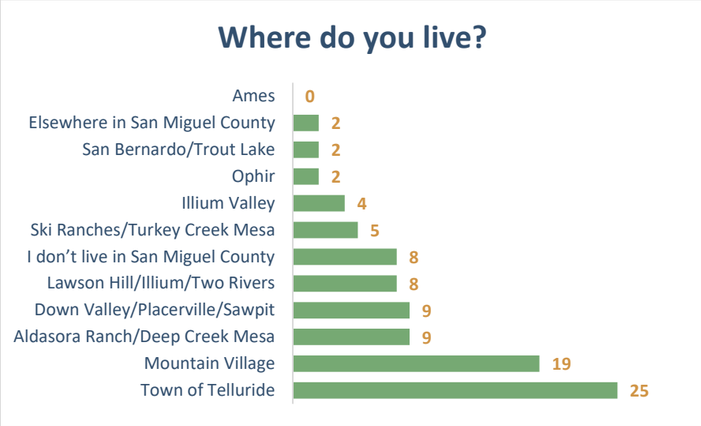


Figure 9: Where do you Live? – Dot Exercise Totals

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.

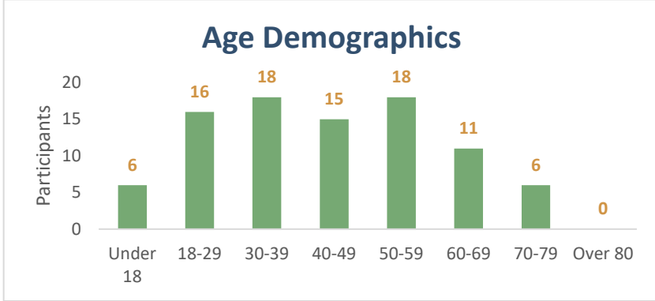


Figure 10: What is your Age? – Dot Exercise Totals

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)

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Aspen, Colorado 81611
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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

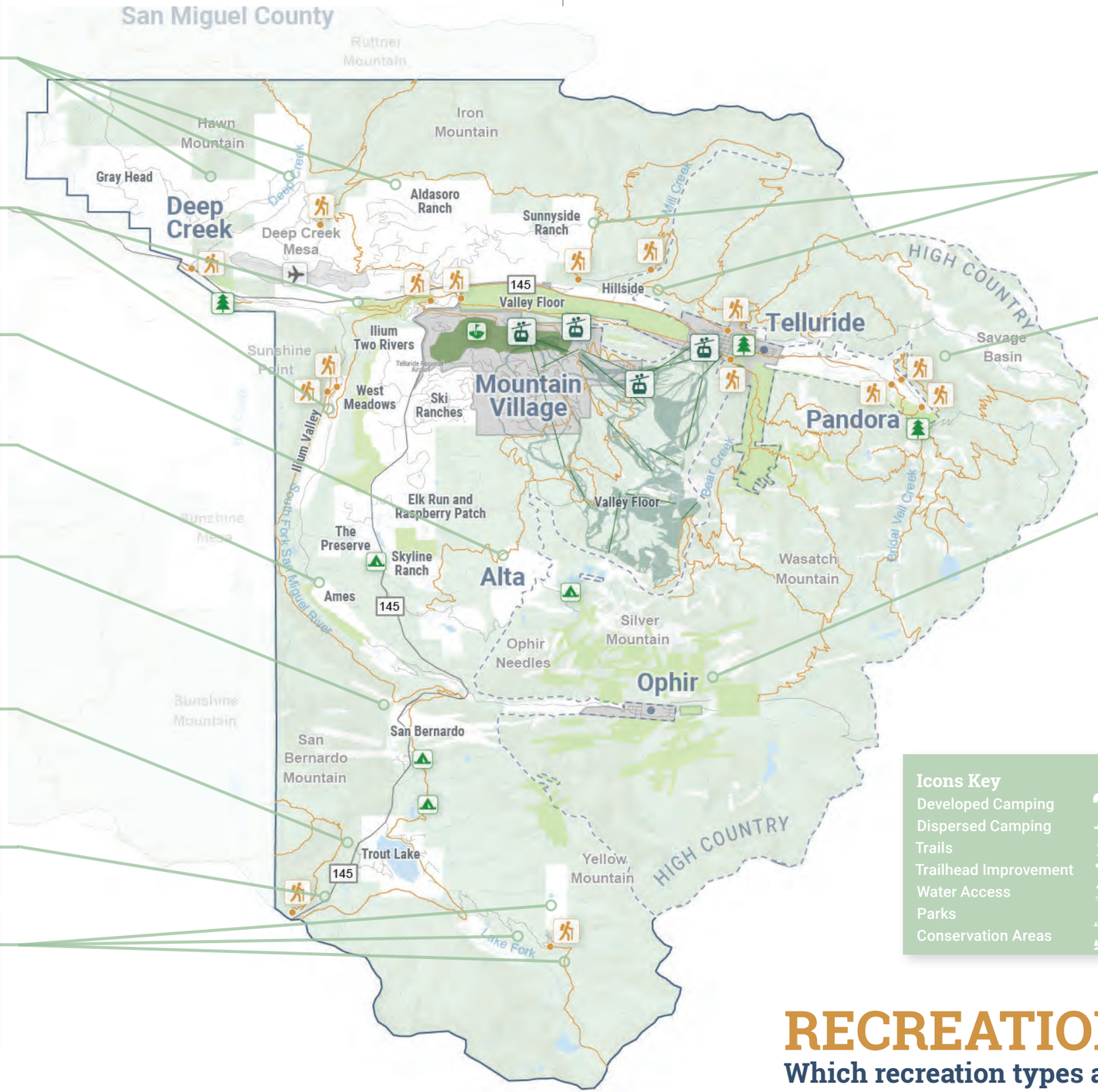
AMES
- Parks
- Water Access

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

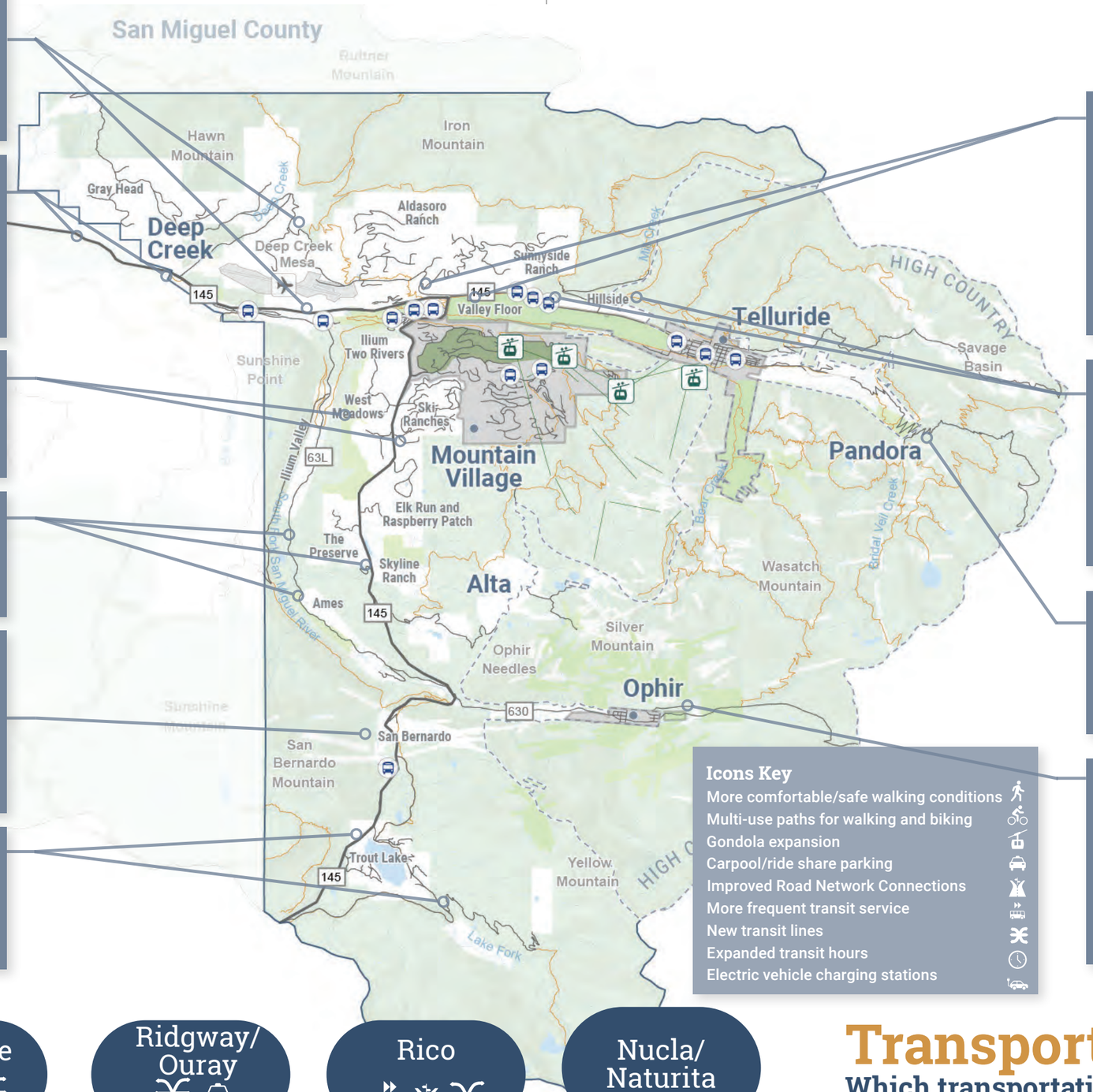
DEEP CREEK / 145 HWY
- Multi-use paths for walking and biking
- More frequent transit service
- Improved Road Network Connections
- Expanded transit hours
- Carpool/ride share parking

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

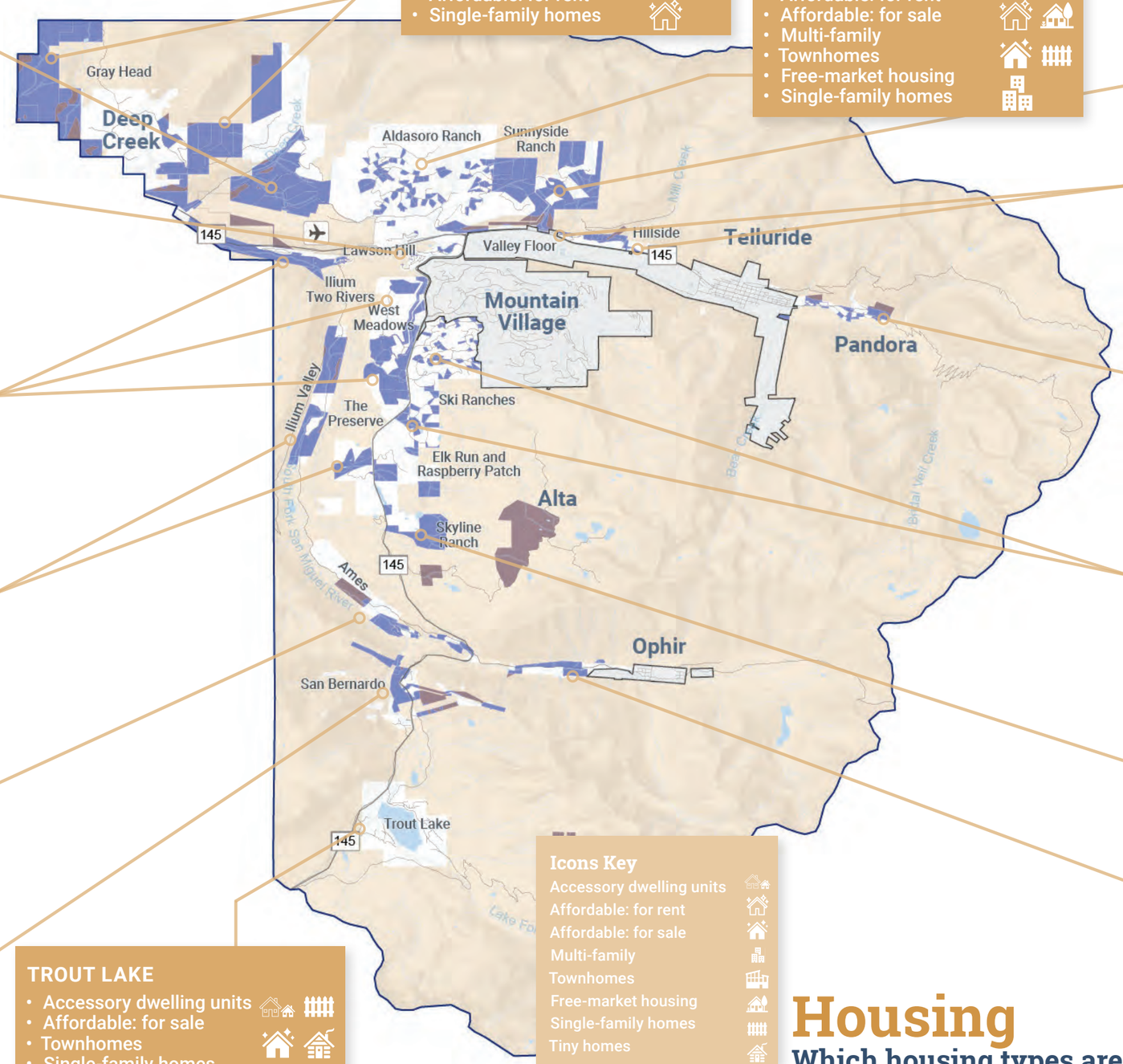
HILLSIDE/VALLEY FLOOR
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny Homes

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



SKYLINE RANCH
- Accessory dwelling units
- Townhomes

OPHIR
- Accessory dwelling units
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny Homes

AMES
- Accessory dwelling units
- Affordable: for sale
- Townhomes
- Free-market housing
- Single-family homes

SAN BERNARDO
- Accessory dwelling units
- Affordable: for rent
- 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

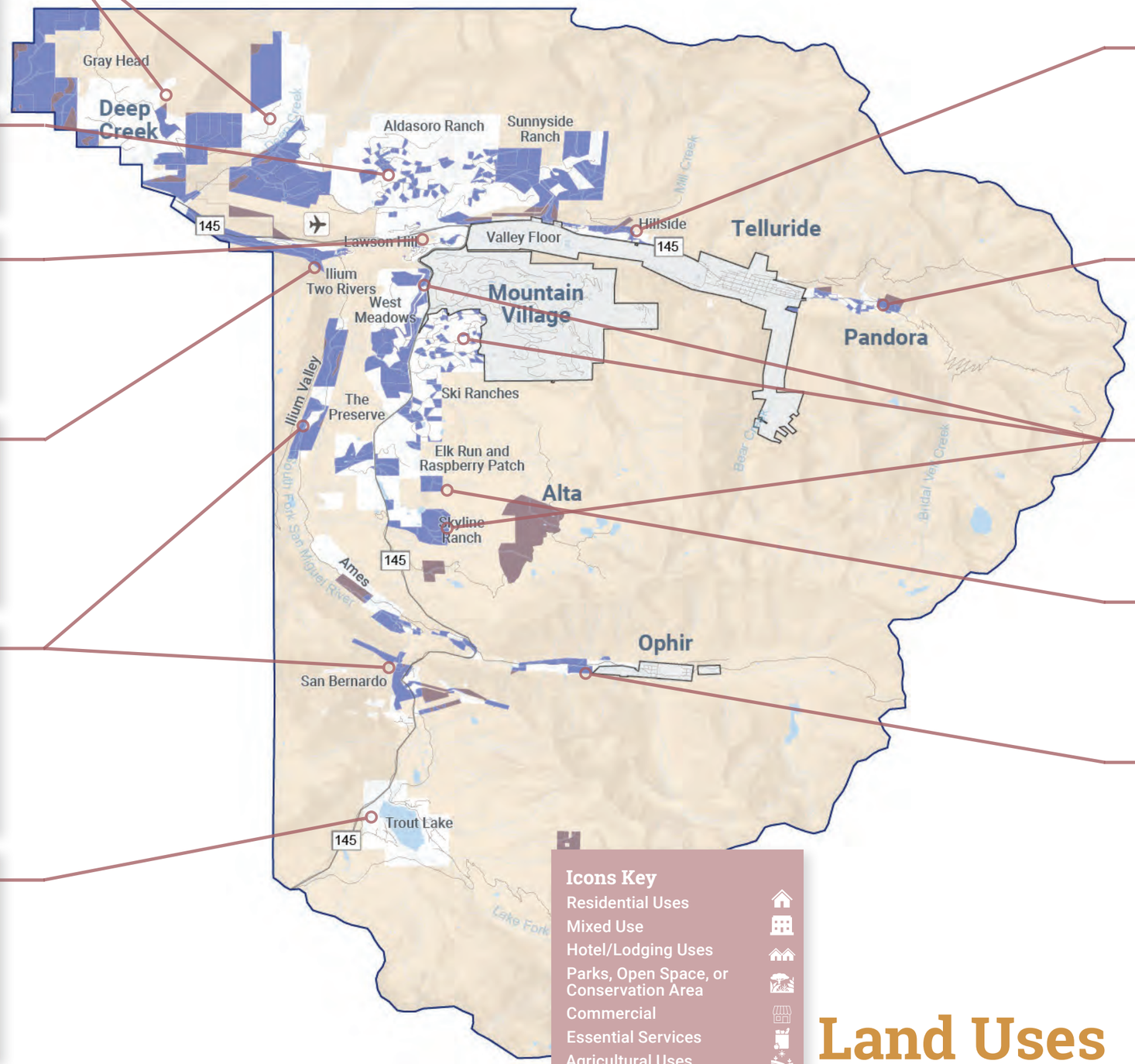
ALDASORO RANCH
- Residential Uses

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.

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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.

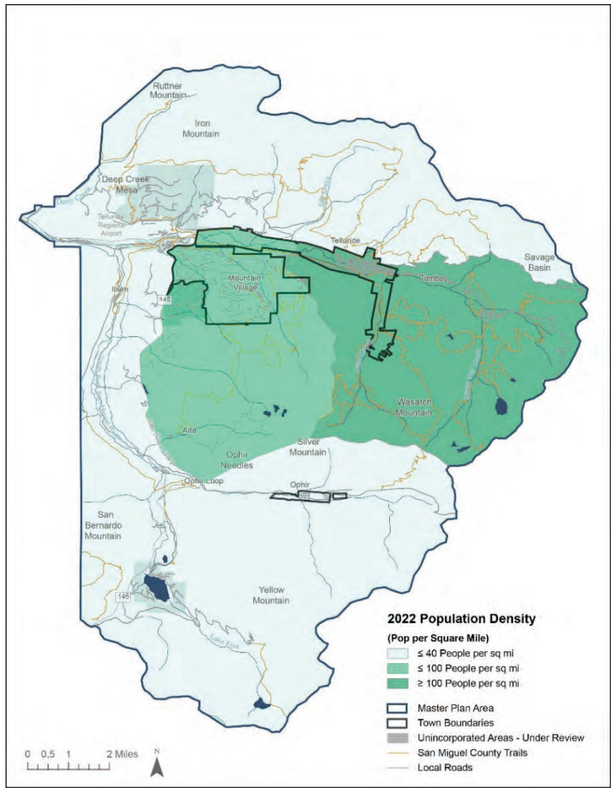
Demographics

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.

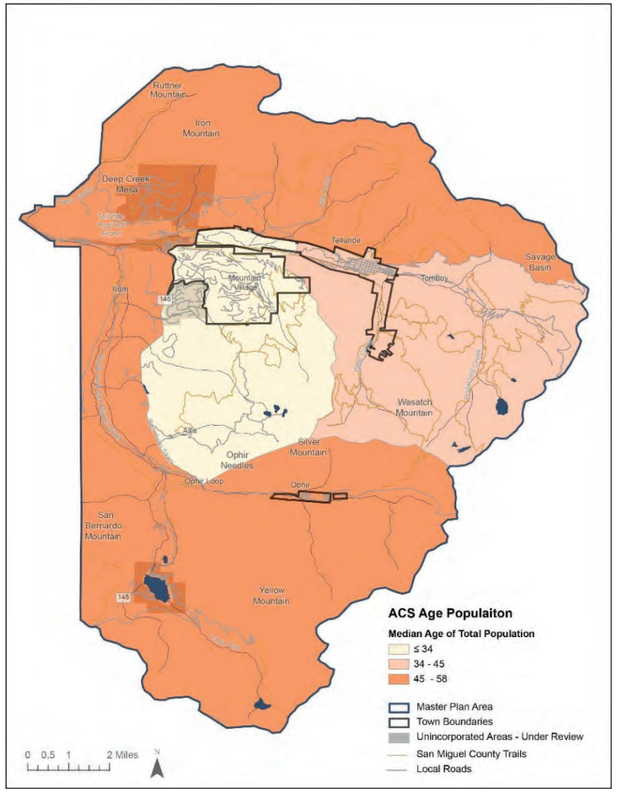


Figure 2: Population Age, 2020. Source: American Community Survey

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).

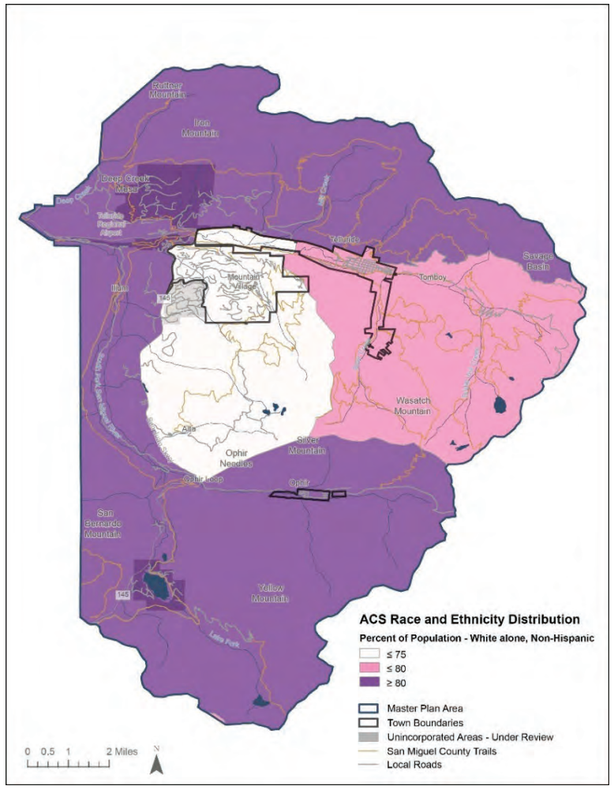


Figure 3: Race and Ethnicity Distribution, 2020. Source: American Community Survey

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.

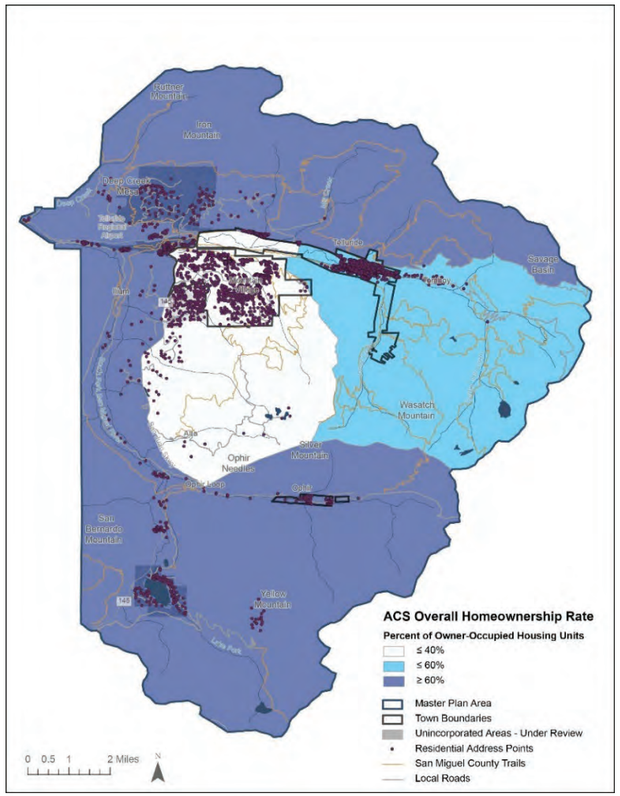


Figure 4: Homeownership Rates, 2020. Source: American Community Survey

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).

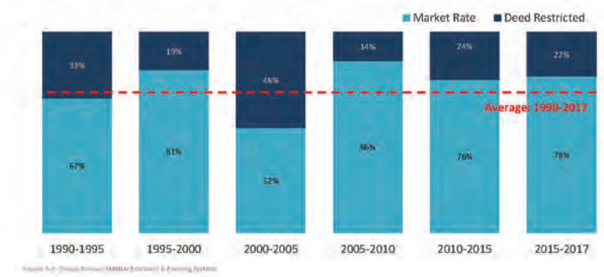


Figure 5: Proportion of Deed Restricted Homes to Total Development, 1990-2017. Source: San Miguel County Housing Needs Assessment Report

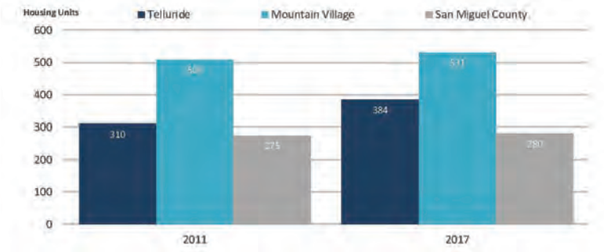


Figure 6: Telluride, Mountain Village, San Miguel County Deed Restricted Homes, 2011 & 2017. Source: San Miguel County Housing Needs Assessment Report

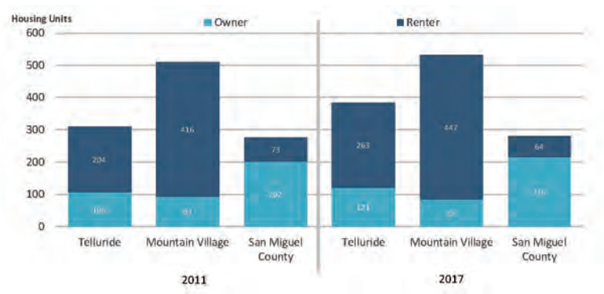


Figure7: Deed Restricted Development by Tenure 2011 & 2017. Source: San Miguel County Housing Needs Assessment Report

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.

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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.

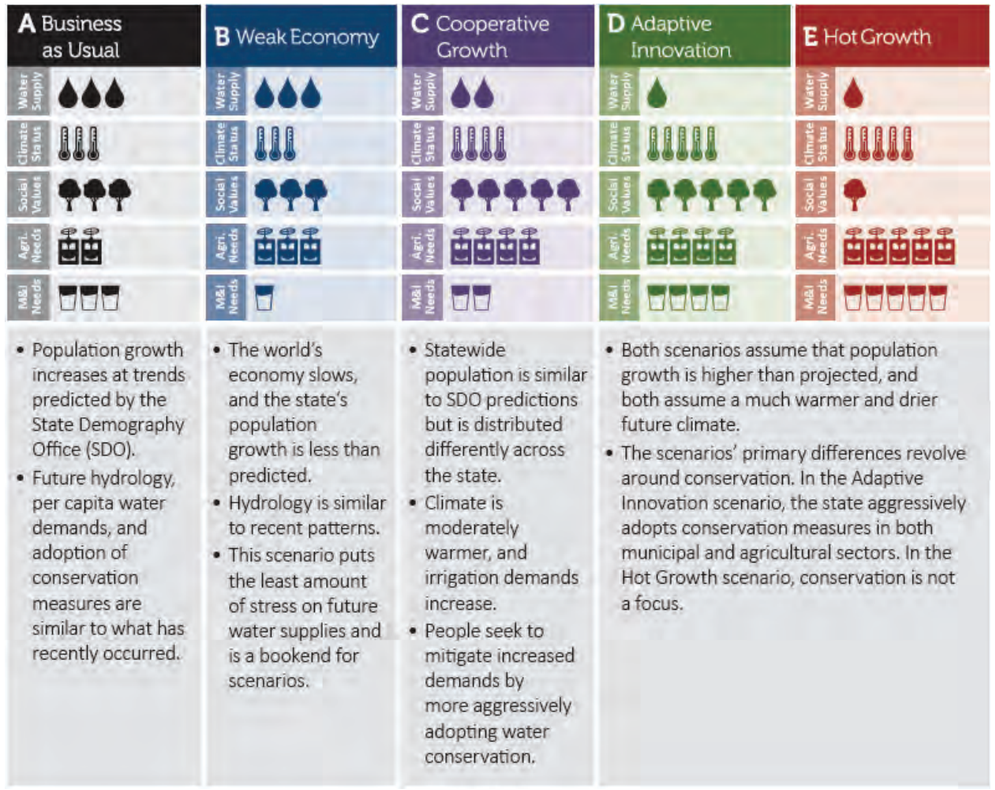


Figure 1. BIP Planning Scenarios. Source: 2021 Southwest BIP.

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

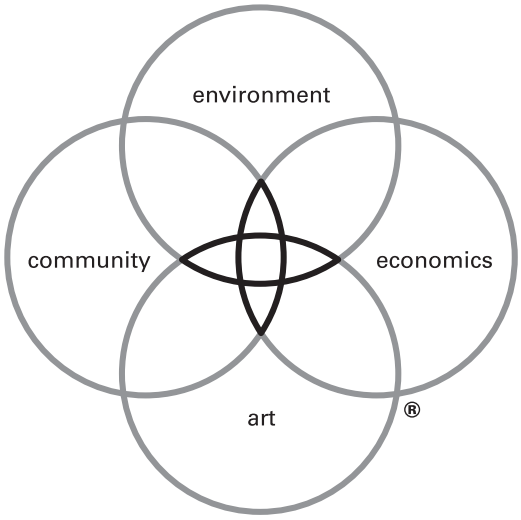
Table 1. Water Demand by BIP Scenario Source: 2021 Southwest BIP.

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.

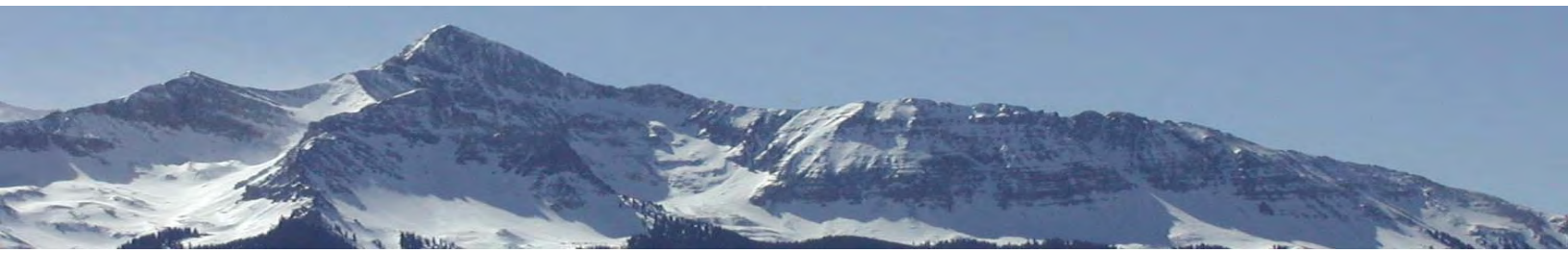
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EXHIBIT D
SAN MIGUEL COUNTY COMPREHENSIVE DEVELOPMENT PLAN AMENDMENTS



SAN MIGUEL COUNTY COMPREHENSIVE DEVELOPMENT PLAN

Adopted August 3, 1978

Amended through ~~December 8, 2021~~June 13, 2024

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SAN MIGUEL COUNTY COMPREHENSIVE DEVELOPMENT PLANINTRODUCTION

The Comprehensive Planning Program has the ultimate objective of creating a general guideline to be used in making decisions about the physical development of the community. Once adopted, the Comprehensive Development Plan is the official statement of the County Planning Commission setting forth its major policies concerning desirable future development.

In order to serve its purpose as a frame of reference for decision-making, the Comprehensive Plan must be based on a series of well-defined goals, which establish a positive plan of action for future development. Thus, the Plan establishes a perspective that relates today's decisions to their possible future implications. The Plan should also set forth a pattern of development or physical plan that reflects the desired goals of the community. Lastly, the Plan should serve as a technical tool and guide for the various county and town boards, commissions and departments as well as private organizations and citizens involved with the physical development of the area.

This document incorporates the essential elements of the Plan for San Miguel County. The basic guideline consists of the goals, objectives, and planning policies that were developed through citizen participation over the last few years. The conceptual land use maps show in a general manner where, physically, the community would like to see development occur based on the goals and growth policies and on the physical background studies that have been completed for the County.

It is the intent of the Planning Department staff to define for publication the detailed Comprehensive Development Plan document produced last year and to produce a public facilities element and transportation element for adoption at a later date. This detailed Plan would incorporate the goals and maps as presented herein. However, it is felt that the two elements included here - the goals and policies and conceptual land use maps - are the essential parts of the Comprehensive Development Plan that the County can use, if adopted, to guide its physical development.

Planning Areas

The decision to divide the County into community or "regional" areas where common values and problems based on economy, topography, and community identity could be handled in more detail has had a determining impact on this document.

The planning study areas have been somewhat arbitrarily defined, but an attempt has been made to use topography and land ownership, as well as a sense of community that may exist, to set the boundaries for these areas. It was not the intent to set these areas apart from the rest of the County as much as to enable the data to be more easily handled.

It also involved identifying, by emphasis, the areas that would feel the most direct impact of growth and physical development. Thus, the County planning program has been geared to treating the separated areas - the San Miguel Canyon Area, Wright's Mesa Area, and ~~Telluride~~

~~Regional Area~~East End, in greater depth than the remainder of the County. It can be argued that now that this body of data has been developed, greater attention should be paid to the West End of the County and the mesa and mountain areas impacted by the growth in Telluride. It is the intention of the County planning staff to implement this suggestion but it is beyond the scope of this document.

SECTION 4. TELLURIDE REGIONAL AREA

REPEALED AND RE-ENACTED

AS

~~TELLURIDE REGIONAL AREA~~EAST END

MASTER PLAN

ADOPTED ~~JULY 12, 1989~~JUNE 13, 2024

~~AMENDED THROUGH DECEMBER 8, 2021~~

See Page 46 for Complete Plan

ARTICLE II THE LAND USE PLAN

The overall objective of the land use plan is to outline a compatible, as well as an efficient, arrangement of land uses. The plan provides a reasonable relationship of areas that will be required for living as well as areas that should be reserved for commercial, cultural, recreational and educational and service purposes.

The maps developed for this Plan are conceptual, rather than detailed land use maps. That is, they designate broad areas for housing, commercial and public and semi-public uses, not specific sites for such uses in most cases. The maps indicate general directions in which it is felt that development could take place consistent with the goals and physical attributes of the planning areas. The maps do not indicate density and are not to be confused with the zoning map for the County. Thus, because a broad area is indicated for residential development on a plan map it in no way is meant to imply that the entire acreage should be developed, but rather in most cases, that clustered development somewhere within that broad area would be considered consistent with the Comprehensive Development Plan.

The land use plan is long-range oriented and functions as a general guide to future development. Any future changes in the zoning map and regulations as well as day-to-day land use changes should be reviewed in light of the proposals of the plan. The land use plan should not be considered an inflexible blueprint for development, and as circumstances and conditions change, the plan should be reviewed and updated to reflect current trends. The development of the plan represents the most important aspect of the planning program in terms of providing an overall guide for the future development of the County. The land use plan reflects the information derived from the many public meetings, the various background studies, and land development standards.

The following sections are brief summaries of the Plan concepts for the planning areas.

SECTION 3. ~~TELLURIDE REGIONAL AREA~~EAST END

REPEALED AND RE-ENACTED

AS

~~TELLURIDE REGIONAL AREA~~EAST END

MASTER PLAN

ADOPTED ~~JULY 12, 1989~~

~~AMENDED DECEMBER 8, 2021~~JUNE 13, 2024

See Page 46 for Complete Plan

~~TELLURIDE REGIONAL AREA~~EAST END MASTER PLAN

(Adopted ~~July 12, 1989~~June 13, 2024)

~~(Amended through December 8, 2021)~~

Please publish the following Legal **PUBLIC MEETING NOTICE** in the:

NORWOOD POST and TELLURIDE DAILY PLANET on FRIDAY, MAY 24, 2024 AND WEDNESDAY, MAY 29, 2024

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

PUBLIC HEARING NOTICE

The San Miguel County Planning Commission will be considering the adoption of The East End Master Plan. The adoption of a Master Plan requires a One-step review by the Planning Commission pursuant to Land Use Code Sections 3-501 V.

A Public Hearing on the above proposal will be held by the Planning Commission on Thursday, June 13, 2024 at 9:00 AM (or thereafter). This meeting will be held online and in Telluride. To provide comment or ask questions regarding the proposed amendment, please join the meeting at https://zoom.us/join, Meeting Id #965 1288 5206, Password 534277, audio 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Written comments of more than one page may not receive complete consideration if not received by June 6, 2024. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to planning@sanmiguelcountyco.gov

Please call the Planning Department at 970-728-3083 for more information on the application. A copy of this pending land use application may be viewed at https://www.sanmiguelcountyco.gov/731/East-End-Master-Plan

The official designated posting place for all meeting notices is online at https:www.sanmiguelcountyco.gov/liveagenda.

PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

MEMORANDUM

TO:
Review Agencies & Organizations:

San Miguel County Manager
San Miguel County Attorney
San Miguel County Public Health
San Miguel County Natural Resources
San Miguel County Sheriff
San Miguel County Treasurer
San Miguel County Parks and Open Space
San Miguel County Vegetation Management
San Miguel County Environmental Health
San Miguel County Building Official
San Miguel County Clerk and Recorder
San Miguel County Road and Bridge
San Miguel County Emergency Management
San Miguel County Surveyor
San Miguel County Assessor
San Miguel County Extension
San Miguel County Human Services
Town of Mountain Village
Town of Norwood
Town of Ophir
Town of Rico
Town of Sawpit
Town of Telluride
CDOT
CDPHE
Colorado DRMS
Colorado Forest Service
Colorado Geologic Survey
Colorado Historical Society
CPW
CWCB
DWR
Bureau of Land Management
EPA
FAA
US Forest Service
SMART
SMRHA
Telluride Fire Protection District
Telluride Hospital District
Telluride Mountain School
Telluride R-1 School District
Telluride Regional Airport
Telluride Housing Authority
Wilkinson Public Library
Black Hills Energy
CenturyLink
SMPA
Spectrum
Tri-State
WAPA
Ah Haa School for the Arts
Angel Baskets
Bright Futures
CAFI
Colorado Flights Alliance
EcoAction Partners
Habitat for Humanity of the San Juans
Latino Advocacy Committee
Pinhead Institute
Rainbow School and Daycare
Region 10
San Miguel Conservation Foundation
San Miguel Resource Center
San Miguel Watershed Coalition
Sheep Mountain Alliance
Sheridan Arts Foundation
Telluride Academy
Telluride Arts
Telluride Association of Realtors
Telluride Early Childhood Center
Telluride Foundation
Telluride Historical Museum
Telluride Institute
Telluride Mountain Club
Telluride Nordic Association
Tri-County Health Network
True North
Visit Telluride
Watershed Coalition
West Region Wildfire Council
KOTO
Telluride Daily Planet

P.O. Box 548 • 333 W Colorado Ave, 3rd Flr • Telluride, Colorado 81435 • (970) 728-3083
email: kayes@sanmiguelcountyco.gov website: www.sanmiguelcountyco.gov

HOAs and Owners:
Aldasoro Ranch Homeowners Company
Aldasoro Sheep Ranch
Brown Homestead HOA
Deep Creek Ranches
Eider Creek Condominium Association
Elk Run HOA
Falls Subdivision
Golden Ledge
Gray Head Property Owners Association
Hidden Lake Estes Owner Association
Hillside of Telluride
Idarado Legacy
Idarado Mining Company
Ilium Property Owners Association
Lake Fork Junction
Last Dollar Condominium Association
Last Dollar PUD Association
Lawson Hill Property Owners Association
Lizard Head Land Company
Meadows at Deep Creek Mesa
The Preserve
Raspberry Patch
Rio Vista Homeowners Association
San Bernardo HOA
Sunnyside Ranch at Telluride East
Sunnyside Ranch at Telluride West
Sunshine Valley Condominiums Association
Telecam Partners
Telluride Ski Ranches
TMVOA
Trout Lake Owners Association
TSG

FROM: Kaye Simonson, Planning Director

RE: East End Master Plan Final Draft

DATE: May 15, 2024

The San Miguel County Planning Commission will be considering adoption of the of the East End Master Plan on June 13, 2024. The final draft Plan and all related materials are available for review online at https://www.sanmiguelcountyco.gov/731/East-End-Master-Plan. This is the second Review Agency and Stakeholder review period. The first review was issued for the 90% draft in November of 2023.

Your review comments are very important to us and will help the Planning Commission make informed decisions. Many of you will be partners in implementing the Plan over the coming years, so we are particularly interested in knowing how our Plan aligns with yours. All comments received in response to this request for review will be forwarded to the Planning Commission and included in the meeting packet. 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 June 5, 2024 to the Planning Department at masterplan@sanmiguelcountyco.gov. Pass this on to others in your organization who may have an interest in the Plan. If you have several people within your organization reviewing the Plan, 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 community effort. Contact the Planning Department if you have any questions. Thank you.

Kaye Simonson <kayes@sanmiguelcountyco.gov>

Re: Comments on Trout lake master plan

1 message

greg stob <gstob@icloud.com> Wed, May 29, 2024 at 7:10 AM
To: Kaye Simonson <kayes@sanmiguelcountyco.gov>

Thanks Kate! I understand- We at trout lake believe we play an important role in water access, open space, preserved wildlife corridors, the galloping goose trail ,and existing campgrounds along with access to the high country . These are our strong suits and what we offer to the community at large. Greg stob
Sent from my iPhone

On May 28, 2024, at 2:43 PM, Kaye Simonson <kayes@sanmiguelcountyco.gov> wrote:

Greg,

As Nicola noted in her reply, we will include this in our packet. I did want to clarify a few points. In the Appendix to the Plan, there are results of exercises from our community meetings where we asked people where certain uses should be located. There were no constraints on location. Hence, a number of people did identify the Trout Lake area as being where they'd like to see lodging and commercial uses and campgrounds. These were comunity ideas only. In the actual Plan, we recognize the constraints and actual situations surrounding specific properties. In the case of Trout Lake, we assigned a land use classification that is similar to how the area is actually developed now. We understand that because of the long-term lease structure, redevelopment or change in uses is highly unlikely. The Master Plan is a big-picture document, covering both what is and what could be. For Trout Lake, the more applicable sections of the Plan are those regarding managing the impacts of recreation and natural resources. If you'd like to talk further, please let me know. Thanks.

Kaye

On Sun, May 26, 2024 at 6:06 PM 'greg stob' via Master Plan <masterplan@sanmiguelcountyco.gov> wrote:

> This is Greg Stob president of the Lizardhead Land Company representing the 19 owners and 20 acres around Trout Lake. I have served on the Boards here at Trout Lake for 30- 40 years. Comments on designations Both Trout lake and southwest trout lake are being listed with developed camping and dispersed camping. You show Priest lake and Matterhorn camping but neglect to show Cayton campground to the south. That is THREE campgrounds surrounding Trout lake and San Bernardo. Why would we want to destroy a Conservation Area by adding even more camping? We offer more camping now than most community's. Southwest trout lake and Trout Lake should be listed as Conservation areas and water and trails access.
> Under possible housing: TroutLake should not have Townhomes, hotels/lodging use or accessory dwelling units listed. Reasons ? Trout lake and Lizardhead land company currently have have No water system. No sewer or sceptic system , No road department, No town government or paid staff(all volunteer) No police or fire. FERC the federal agency that oversees the production an hydro power at trout lake used by Excel energy states the lake will be open to the public and No commercial use. Both TroutLake and Lizard Head Land Company Do not Allow commercial use or Rentals as per our rules and regulations due in part to the fact that our Utilities and Roads and Fire access cannot meet county standards. Our rules and regulations are set at 3500 square feet for cabins to keep cabins from affecting each others water and sceptic fields . affordable (we can only hope) single family, Tiny homes you bet. I I am not sure how agriculture users got tossed at trout lake since we are close to 10, 000 feet nor commercial with Federal Energy Regulatory Commission stating No commercial or private land holdings within 75 feet of high water mark of TROUT LAKE.. We do offer more than our fair share of recreation ,Parks, open space, and conservation Area which we deem will be even more important in the future for our community's as a whole. As always I am more than willing to meet with planning to hear your views and get you up to speed on Tout lake . Summer is better as i am running Snowcats at night in the winter on my 42nd year. Greg Stob 970-708-8025 gstob@icloud.com

--
Kaye Simonson, AICP
Planning Director
San Miguel County Planning Department
Office: (970)369-5436
Cell: (970)729-9929
www.sanmiguelcountyco.gov





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

Date: 6/5/24

To: San Miguel County Planning Commission

Sent via E-mail: planning@sanmiguelcountyco.gov, masterplan@sanmiguelcountyco.gov, nicolak@sanmiguelcountyco.gov

Re: **Referral Comments for June 13, 2024 Hearing**

Dear Commissioners:

On behalf of the Meadows at Deep Creek Mesa homeowners, and the MDCM Homeowners Company (collectively "M.D.C.M."), the below comments are provided in advance of the June 13, 2024 County Planning Commission ("CPC") hearing regarding the East End Master Plan ("EEMP").

In the interest of brevity, only select comments regarding the EEMP are provided with this correspondence. However, it is MDCM's expectation that comments which have yet to be acknowledged or honored throughout this process – comments that have been entered into the public record via submitted letters dated 6/19/23, 9/11/23, 12/4/23 and 2/7/24 and 3/12/24, as well as a related letter dated 1/21/24 – will finally be considered and discussed before final adoption of the EEMP.

1. M.D.C.M. AND DEEP CREEK MESA RANCH SHOULD BE CATEGORIZED AS RESIDENTIAL LOW

As outlined in detail in a letter dated 9/11/23 – a correspondence that provided data, analysis and four distinct interpretations for future land use categorizations – it is our belief that both M.D.C.M. an Deep Creek Mesa Ranch should be designated as Residential Low ("RL") in the Future Land Use Map. This RL categorization is consistent with the Aldasoro Subdivision, a neighboring area that is indisputably similar to both subdivisions in numerous attributes, including having been platted via a Planned Unit Development process. Since M.D.C.M. is nearly 90% built out, we cannot process why there might be resistance to this request.

2. DELETE COMMUNITY HOUSING ZONE DISTRICT ("CH ZONE") FROM THE EEMP

Given the Board of County Commissioner's recent acknowledgment of the problematic nature of the existing CH Zone, and intentions to amend and tailor as a small scale development zone district, it is entirely inappropriate to adopt the EEMP with ANY references to the existing CH Zone. Until the CH Zone is amended as intended, or repealed in its entirety, ***ALL references to CH Zone in EEMP need to be removed from the EEMP.***

3. REMOVE THE CH ZONE AS A POTENTIAL ZONE DISTRICT FOR THE RESIDENTIAL MEDIUM FUTURE LAND USE CATEGORY.

Should the CPC not be willing to grant the request of deleting all references to the CH Zone at this time per 2. above, it must at least delete the CH Zone as a potential zone district for the Residential Medium ("RM") Land Use Category. Please reference previously submitted petition letters on this particular subject – demonstration that more than 450 community members feel this to be the case, and not just the opinion of M.D.C.M.

As always, thank you for your consideration.

Respectfully,

Nick Farkouh
President, M.D.C.M. Homeowners Co

Cc: Dirk dePagter, Vice President, M.D.C.M. Homeowners Co
Jamey Schuler, Secretary/Treasurer, M.D.C.M. Homeowners Co

June 3, 2024

Dear County Planning Commission,

I am writing this letter on behalf of the Ski Ranches HOA in preparation for the June 13, 2024, CPC "consideration of adoption" EEMP meeting. The Ski Ranches does not support the proposed EEMP draft for the following reasons.:

- It is premature to pass a Master Plan that contains the CH Housing Zone under revision, not yet approved or actionable. Rather than adopting an incomplete Master Plan, pause, take a step back and put a moratorium on the EEMP until the CH Zone revision is finalized.
- It is imperative the Maps in the EEMP are consistent, labeled correctly and properly identified. As presented, the maps lack consistency and are controversial. Please revise the Zoline Family Trust Properties Irregular parcels A & B on the FLU Opportunities map to reflect the proper legal status. There are no development rights, and the existing land use constraint is on record. The property is recognized as "conservation" on all county records and should be in the EEMP.

Discrepancies on the EEMP maps are noted below. On page 59, the composite layer map #7 designates the Zoline Properties located in West Meadows and adjacent to the Ski Ranches as "Conservation". The source of this map is San Miguel County Open GIS Data. This designation is consistent with all legal recording documents on these properties.

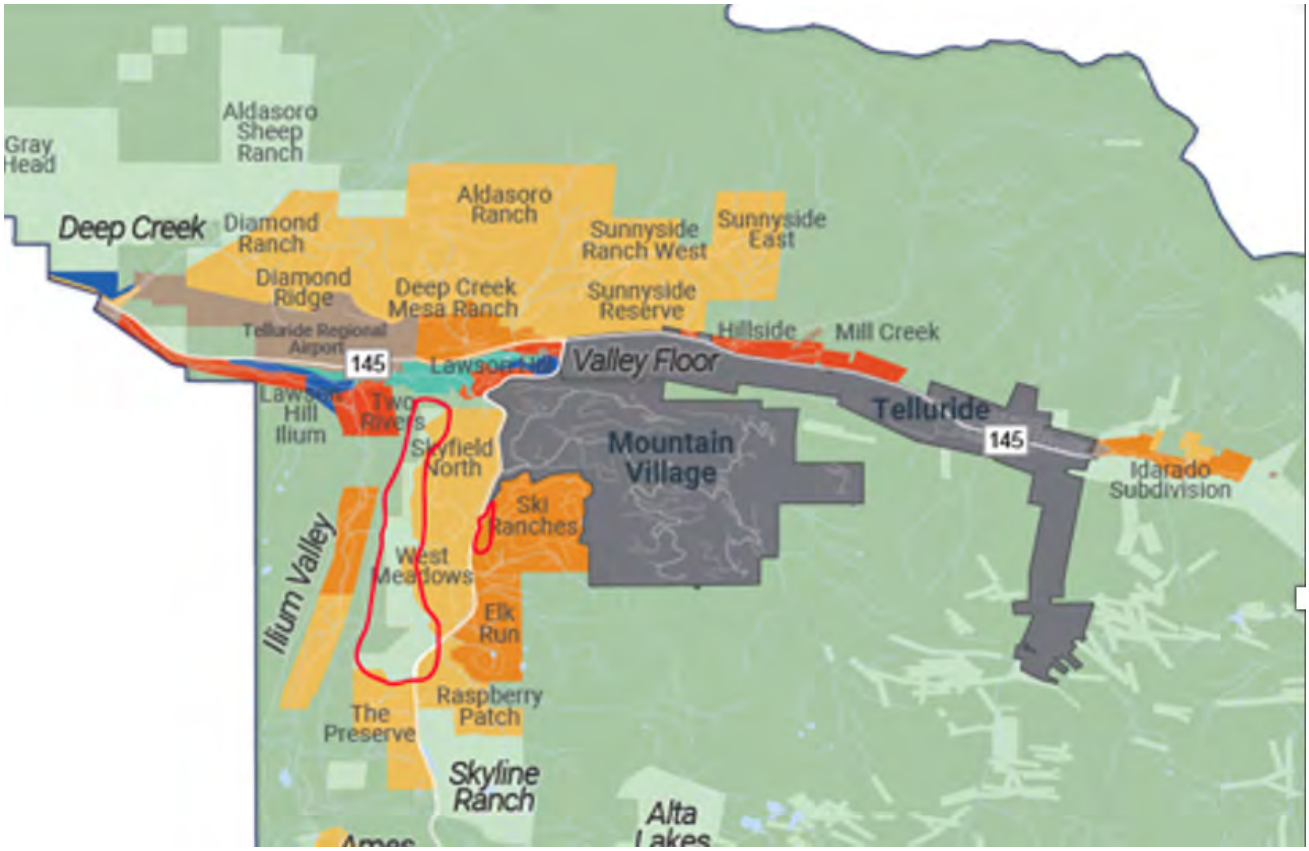
CONSERVATION + PROTECTED ZONING

- 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



On page 62, Map #11 Future Land Use Opportunities bifurcates the Zoline property designations: West Meadows is Conservation, while the Zoline Irregular Parcels on the east side of 145 next to the Ski Ranches are designated Residential Medium. Please note that it is the only property on the Constraints Map that has been reidentified as development opportunity on the FLU Map.



The public was first made aware The Zoline Irregular Parcels change in designation to Residential Medium in the EEMP in the CPC meeting on 10/25/2023. Since then, numerous letters and public comments have requested it to be correctly identified. The message is simple, logical, and direct; it is a misrepresentation of the development rights, zoning and future development associated with the property. Label it as it is zoned; Forestry/Ag/Conservation with NO DEVELOMENT RIGHTS. Map it green.

Thank you for your well-intentioned hard work. We would appreciate it if you address our concerns publicly at your June 13, 2024 meeting.

Thank you,

Fran Berg President
Telluride Ski Ranches Association

Kaye Simonson <kayes@sanmiguelcountyco.gov>

Re: Review Agency Referral: East End Master Plan Final Draft

1 message

Grace Franklin <gracef@sanmiguelcountyco.gov> Fri, May 24, 2024 at 1:54 PM
To: Kaye Simonson <kayes@sanmiguelcountyco.gov>

Hi Kaye,

It's exciting to see this get close to being finalized! It's very impressive and appreciated work.

Most of my edits/comments are typos, see below:

- Typo on page 10 - should have a bullet point indentation for '"aldasoro ranch"
- Page 23 and 32 - Image states hawk mountain instead of "hawn mountain"
- Page 24 - table is a bit confusing - Incorporated areas should be indented or total incorporated areas should be beneath that count.
- Page 37 - Legend on right hand side has typo - big horn sheet instead of "sheep"
- Page 63 - Would recommend **bolding** the words "land use types differ from zoning" in the second sentence for emphasis.
- Page 63 - Should there be a header or intro into the bullet points? Like types of land use?
- Page 62-66 - Might be beneficial to add text under the images of the location of reference picture (similar to page 71)
- 179 - Include header on top of image if possible. Keeps the flow going and clearer if someone opens to that page.

Grace Franklin
She|Her|Hers *(why pronouns matter)*
Public Health Director

P: 970.728.4289 F: 970.728.9276

333 W. Colorado Ave, 3rd Floor Telluride, CO 81435

www.sanmiguelcountyco.gov

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

On Wed, May 15, 2024 at 5:22 PM Kaye Simonson <kayes@sanmiguelcountyco.gov> wrote:

> The San Miguel County Planning Commission will be considering adoption of the East End Master Plan on June 13, 2024. The final draft Plan and all related materials are available for review online at https://www.sanmiguelcountyco.gov/731/East-End-Master-Plan. This is the second Review Agency and Stakeholder review period. The first review was issued for the 90% draft in November of 2023.
>
> Your review comments are very important to us and will help the Planning Commission make informed decisions. Many of you will be partners in implementing the Plan over the coming years, so we are particularly interested in knowing how our Plan aligns with yours. All comments received in response to this request for review will be forwarded to the Planning Commission and included in the meeting packet. 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 June 5, 2024 to the Planning Department at masterplan@sanmiguelcountyco.gov. Pass this on to others in your organization who may have an interest in the Plan. If you have several people within your organization reviewing the Plan, 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 community effort. Contact the Planning Department if you have any questions. Thank you.

--
Kaye Simonson, AICP
Planning Director
San Miguel County Planning Department
Office: (970)369-5436
Cell: (970)729-9929
www.sanmiguelcountyco.gov

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Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP comments

Gregory Pollio <gregp@sanmiguelcountyco.gov> Wed, Jun 5, 2024 at 2:55 PM
To: Nicola Kerr <nicolak@sanmiguelcountyco.gov>, John Huebner <johnh@sanmiguelcountyco.gov>

Hi,
I was able to review the revised EEMP and I think you all did a great job incorporating our comments from the last round. The only comment we have after reading the new document is possibly incorporating something about the transit opportunities to the Bridal Veil trailhead.

Creating Sustainable transportation options to expand access to the County's most frequented trail, The Bridal Veil Trail. Addressing the increased impact of tourism to the area which had over 75,000 visits in 2022.

Thank You,
--
Greg Pollio, Manager of Operations
Parks & Open Space, San Miguel County
(970) 369-5424

WILKINSON
PUBLIC LIBRARY

June 4, 2024

To: San Miguel County Planning Commission
Re: East End Master Plan

I appreciate the opportunity to provide feedback on the final Draft East End Master Plan (EEMP) and its alignment with the Library's mission and goals. The EEMP is a crucial tool for fostering a sustainable and thriving community.

I am pleased to see the recognition of the Library's efforts in fostering a connected and equitable community, particularly in bridging bilingual communities and providing educational opportunities for all age groups. The acknowledgment of the Library as a collaborator in creating diverse economic opportunities through education and skill development is reassuring and this aligns with our values.

Given the Library's downtown location, prioritizing transportation systems to ensure easy access to the facility is crucial. Additionally, the identification of zones for potential housing development in proximity to Telluride and Mountain Village is a significant step for attracting and retaining quality staffing.

The EEMP equips future leaders with the tools to make informed decisions that promote resilience, community connections, and cultural and educational enrichment. It outlines the essential elements for creating a welcoming, diverse, and equitable community, reflecting the values the Library upholds.

Thank you for your time and consideration.

Sarah Landeryou
Library Director

SAN MIGUEL AUTHORITY FOR REGIONAL TRANSPORTATION

SMART

MEMORANDUM

To: San Miguel County Planning Commission

From: San Miguel County Authority for Regional Transportation

RE: East End Master Plan

Date: June 3, 2024

S.M.A.R.T Staff has reviewed the "Expanded Transportation Options" portion of the San Miguel County East End Master Plan and we offer the following comments:

S.M.A.R.T. supports the transportation goals outlined in the master plan. We continuously evaluate and enhance our transit service and are currently in the process of updating the S.M.A.R.T. Strategic Operating Plan to guide ongoing improvements. Public input so far indicates a consistent preference for increased transit availability. The overriding refrain has been more is better. Recognizing the importance of integrating multi-use paths for safer and more convenient access to bus stops, we are developing a bus stop improvement plan. With respect to electrification, we advocate for a broader focus on technologies reducing the carbon footprint beyond solely electric vehicles.

Regarding specific recommended actions; in the Plan/Study table, we fully support 1, 2, 4, 5, 6, 7 and 8. While S.M.A.R.T has included an evaluation of micro-transit in the upcoming strategic operating plan update, it is important to note that micro-transit, which is basically on demand service, is not the most effective way to reduce congestion or carbon footprint. We support cutting our carbon footprint by any means possible.

In the Policy table, we support actions 9, 10, 13, 14, 16, 17, 18, 19, 22, 23, 24, 25, 26, 28, 29, and 30. Number 11 is somewhat confusing. Surface parking lots tend to be visible. As suggested in Number 12, we support studying parking regulations and parking patterns. When public transportation becomes more convenient than parking, people will use public transportation. Last winter, when the Mountain Village was charging for parking, S.M.A.R.T. saw an increase in ridership on our Lawson Hill/Mountain Village route. Number 15 is being accomplished. Number 20 suggests implementing transit options to San Bernardo, Trout Lake and Ophir. The Rico Route currently stops at San Bernardo. Trout Lake and Ophir are more problematic. Right now, there are not safe places to put bus stops on Highway 145 at either Ophir or Trout Lake. We are aware of the need. As suggested in Number 21, we are working on a route to Montrose and Ridgway. Rico has service.

In the Consider/Explore table, S.M.A.R.T. supports 31, 32, 34 and 35. Number 33 refers to bikeshares. Bike shares as transportation work in the summer if the person using them is not carrying tools or other items that take up space. Maintenance and tracking are also problematic. S.M.A.R.T. had a grant to

implement a bike share program and the Board of Directors ultimately decided not to pursue the project because of the difficulty of implementation due to grant requirements and the capacity of S.M.A.R.T. to take on such a project.

Kaye Simonson <kayes@sanmiguelcountyco.gov>

RE: [EXTERNAL] Review Agency Referral: East End Master Plan Final Draft

1 message

Rogers, Tracy (CONTR) <Rogers@wapa.gov> Thu, May 16, 2024 at 9:31 AM
To: Kaye Simonson <kayes@sanmiguelcountyco.gov>

Hello Kaye,

WAPA has no facilities in this area therefore we have no conflict with this project.

Thanks for giving us a chance to review! Have a great day!

Thanks,

Tracy Rogers | Lands Realty Technician

Wyandotte Services on contract to

Western Area Power Administration | Rocky Mountain Region | Loveland, CO

(O) 970.461.7654 | (M) 970-237-9873 | rogers[at]wapa.gov

From: Kaye Simonson <kayes@sanmiguelcountyco.gov>
Sent: Wednesday, May 15, 2024 5:22 PM
To: Master Plan <masterplan@sanmiguelcountyco.gov>
Subject: [EXTERNAL] Review Agency Referral: East End Master Plan Final Draft

EXTERNAL E-MAIL: Before you click a link or open an attachment... STOP and THINK.
Forward any suspicious e-mail to spam@wapa.gov, or call WITCC at (720) 962-7111.

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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 June 5, 2024 to the Planning Department at masterplan@sanmiguelcountyco.gov. Pass this on to others in your organization who may have an interest in the Plan. If you have several people within your organization reviewing the Plan, 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 community effort. Contact the Planning Department if you have any questions. Thank you.

--

Kaye Simonson, AICP

Planning Director

San Miguel County Planning Department

Office: (970)369-5436

Cell: (970)729-9929

www.sanmiguelcountyco.gov

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

May 6, 2024

SMC Planning Commission

We would like you to reconsider your thoughts about the CH Zone for the EEMP.

It seems that the cart is being put before the horse. Why would you want to rezone a parcel without development plans that will pass the test for impacts on traffic, wildlife, environment and compatibility with surrounding uses?

Additionally it seems that the CH Zone does not have to follow the usual five-step process at the development application stage. Nor does it require consistency with the Master Plan, Land Use Policies, or development with the surrounding area after the development plans are submitted.

Once again, please reconsider the entire CH Zone language.

Thank you,

Allan & Rebecca Ranta

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Community Comments for CPC 6/13/2024 Meeting

Bettie Hastings <bettie.hastings@gmail.com> Wed, Jun 5, 2024 at 2:29 PM
To: Masterplan@sanmiguelcountyco.gov
Cc: Planning@sanmiguelcountyco.gov

Chairman Taylor,
As longtime residents of Ski Ranches, at 205 Park Ln., we are very concerned and adamantly oppose any potential zoning upgrade to the Zoline parcel adjacent to the Vance Ski Ranch entrance. It is our understanding that this parcel was originally designated as “conservation”. Any potential increase in density will have a widespread deleterious effect on Ski Ranch properties, both with respect to values and privacy. Everyone in Ski Ranches has invested in and chosen to live here for the value of open space and low density.
Could you please explain how a potential decision to change this property designation has occurred? The process seems far from transparent.
To summarize: we are adamantly opposed to any potential change in zoning that would lead to increased density.
Please acknowledge receipt of this input.
Respectfully,
Bettie Hastings

Sent from my iPad

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

CH Zoning

'Cindy Smith' via SMC Planning <planning@sanmiguelcountyco.gov> Sun, May 12, 2024 at 9:35 AM
Reply-To: Cindy Smith <skicindy77@yahoo.com>
To: Planning@sanmiguelcountyco.gov

Dear County Master Plan Committee,

I understand that you are meeting on May 14th to again discuss the Master Plan. I think many perspectives have been brought up but I would like to repeat the following concerns:

If Community Housing is established, developers will come and have a right to. Future county commissions will have different interpretations on what those developments look like. This is dangerous.

The process still is confusing. This is dangerous too.

This will not be low cost housing or affordable housing. I believe affordable housing will have to be subsidized. The proposed zoning would be for more second home owners instead. That is not our real goal here.

I think Ms Zoline should not be able to vote since she has a direct conflict of interest. This vote will directly influence the land holdings of the Zolines adjacent to the new zoning designations.

We still need to take care of expanding our waste treatment plant before any new large developments.

We still need to access our future needs for employees.

We still need to access our future needs for water

Thank you,
Cindy Smith
Ski Ranch resident
Sent from my iPhone

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP proposed zoning changes

Dave O'Leske <daveoleske@hotmail.com> Mon, May 6, 2024 at 2:00 PM
To: planning@sanmiguelcountyco.gov

We oppose the current language in the EEMP regarding the blanket change of RL and RM zoning to CH zoning. Please consider revisiting this proposed zoning change which if approved has the potential to open the floodgates for over development and not solve the issues at hand. Over development will not only stress the infrastructure to a breaking point in the east end of San Miguel County but forever alter the county's biggest asset, the natural beauty of our region. The east end can't handle the potential density increases that a complete change of RL and RM to CH could bring. Changing the zoning designations in this manner is not the best answer to address the need for affordable housing in our region.

Thank you,
Dave & Natty O'Leske

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

East End Masterplan - Commissioners Vote June 13th Thur

Dave Pedersen <dave@pedersenarchitect.com> Fri, May 31, 2024 at 3:23 PM
To: "planning@sanmiguelcountyco.gov" <planning@sanmiguelcountyco.gov>

Sir/Mam,

The East End Masterplan should also address and include:

1. The phased move of the water/sewer treatment facility from society turn down to the Deep Creek SMC land now used for winter gravel or some other 100 year acreage appropriate parcel; and at each phase of this move the land left behind at Society Turn would be sold to the new Telluride Hospital for their growing 100 year needs of building expansion, parking, etc. Thus, the sewer/water AND the new hospital wouldn't paint themselves into a corner in 20 years.
2. The new Society Turn Telluride Hospital should,
    a. have its parking screened not by trees that will grow to block the magnificent view as Keystone Hill is summited causing folks in cars to NOT be able to see our tourism bread & butter, but screened only by 12' high max bushes.
    b. Retain a greater 250' setback for any potential 4th floor employee housing and retain the 100' setback for parking.
    c. If the developer of the Society Turn parcel insists upon a hotel, help them do a trade for the land at the east end of Telluride's commercial main street already set to be a hotel, to help keep tourists walking in Telluride & cars off the spur.
3. Create a SMC Courthouse Silver Tower View Corridor so that when/if SMC remodels their Daved Building Annex they will be required to move the 3rd floor south ~40' bay back to cover the north open parking, thus allowing the historic view of the courthouse silver clad tower driving in from the top of Keystone Hill all along the spur into Telluride.

Thank you for considering these suggestions.

Dave Pedersen, AIA

dave@pedersenArchitect.com

cell 970 728 3313

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Public Input to CPC Meeting on EEMP, June 13, 2024

'Jim Farrar' via SMC Planning <planning@sanmiguelcountyco.gov> Mon, Jun 3, 2024 at 10:28 AM
Reply-To: Jim Farrar <jimfarrar2001@yahoo.com>
To: planning@sanmiguelcountyco.gov

The EEMP should not be adopted unless you remove the CH zone district because it's being used for exactly the wrong reason. The only type of project that warrants an abbreviated planning process is a very small, inconsequential project that easily foresees little to no public impact like for example, an isolated hunting cabin.

Severely abbreviating the planning process is completely inappropriate for anything bigger and consequential. A densely populated, multi-family housing project will have significant resource challenges, regulatory challenges, and considerable neighborhood impacts that all need to be properly identified, evaluated, and resolved. Big, consequential projects need MORE oversight and review, not less.

Remove CH zone from the EEMP.

James W. Farrar
2805 Last Dollar Road

MEMORANDUM

To: San Miguel County Planning Commission

From: Kari Distefano, member Citizen's Advisory Group

RE: East End Master Plan

Date: June 3, 2024

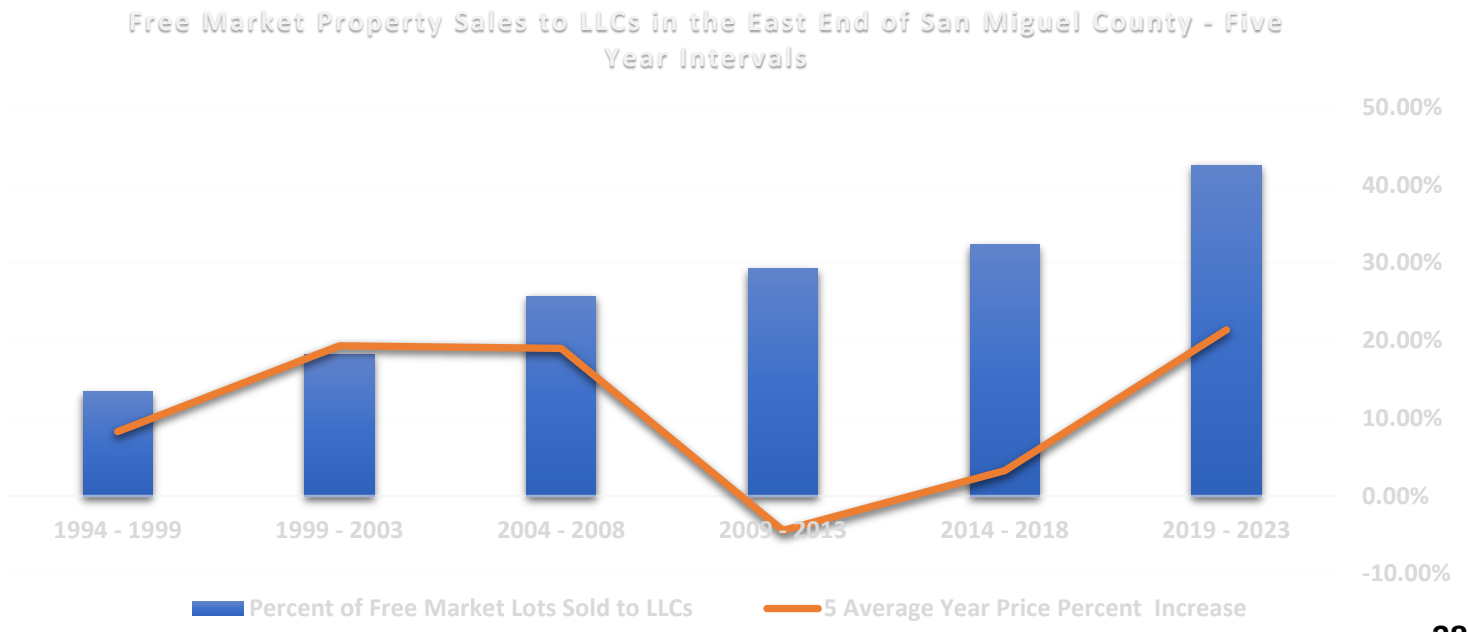
As a member of the Citizen's Advisory Group, I have some comments regarding the East End Master Plan. Beyond the following general observations, the comments are organized in the same order as the Guiding Themes listed in the Introduction.

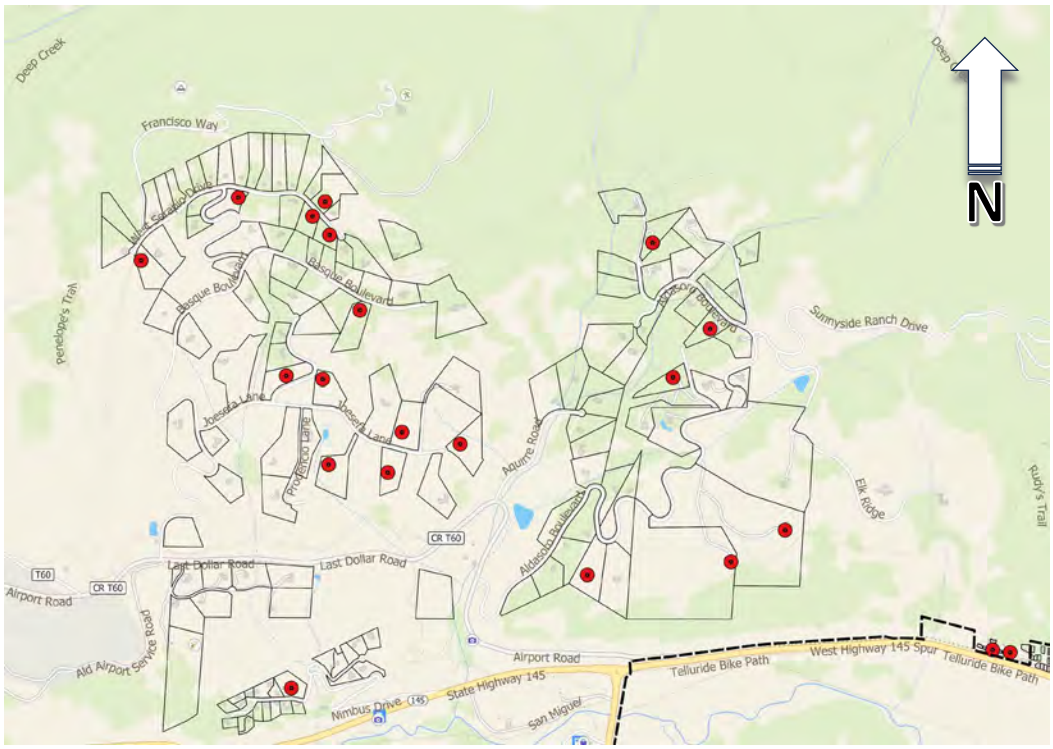
I commend the San Miguel County Planning staff and the Design Workshop staff for their exceptional community outreach efforts. The public process was robust, and I firmly believe that everyone in the area had ample opportunity to voice their opinions. I also believe that the consultants attentively listened to the public, and that public input was incorporated into the document.

In the "Looking Toward the Future - Population" section, I appreciate the explanation provided regarding the challenges in accurately counting the population of San Miguel County. The population in the East End often appears to be growing faster than population projections suggest.

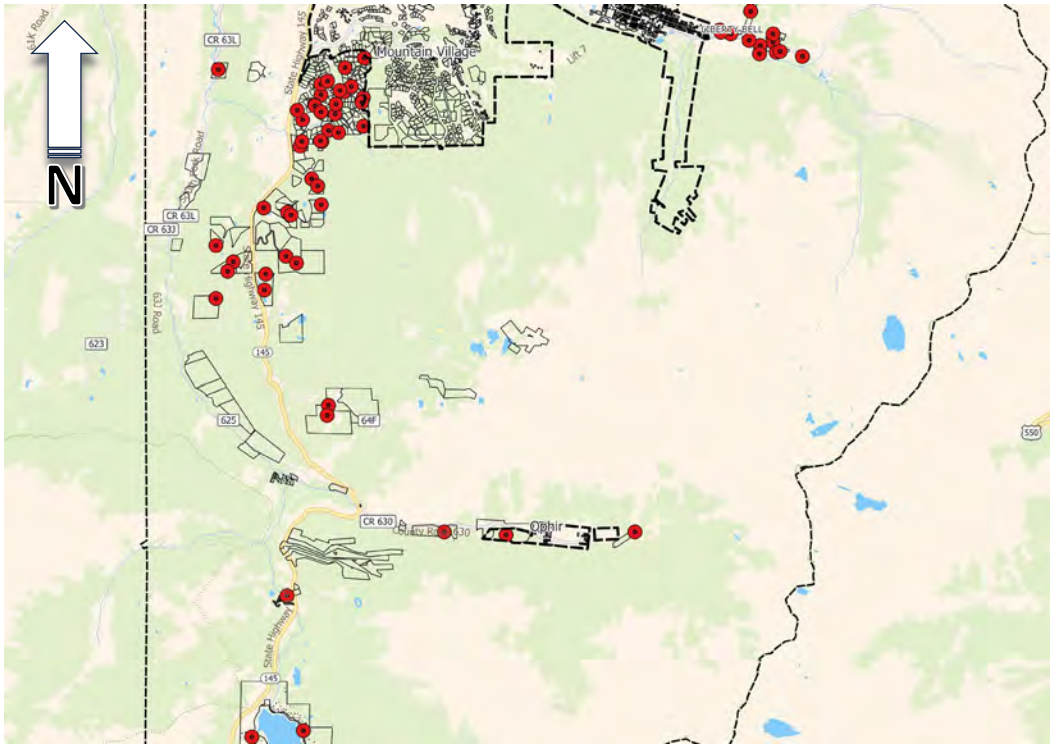
HOUSING ACCESS

Throughout this process, housing has dominated the Master Plan discussions. Designwork staff aptly summarizes this in the introduction with the following sentence: "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." As depicted on the maps on pages 59 – 62 of the plan there is very little land left in the East End for further development, let alone the additional 766 units estimated by the 2018 Housing Needs Assessment needed to both address an existing deficit and meet projected demand by 2026. Designworks calculates that almost 50% of residential units are owned by non-resident owners and remain vacant for more than half the year. More concerning is that many of these residences are likely being purchased as investments rather than vacation homes, as indicated by the number of homes bought by LLCs. A graph tracking LLC purchases of residential units in five-year increments from 1994 to 2023 is provided below. Sales and ownership information is available on the San Miguel GIS website.





Properties owned by LLCs in Unincorporated Areas North of Highway 145



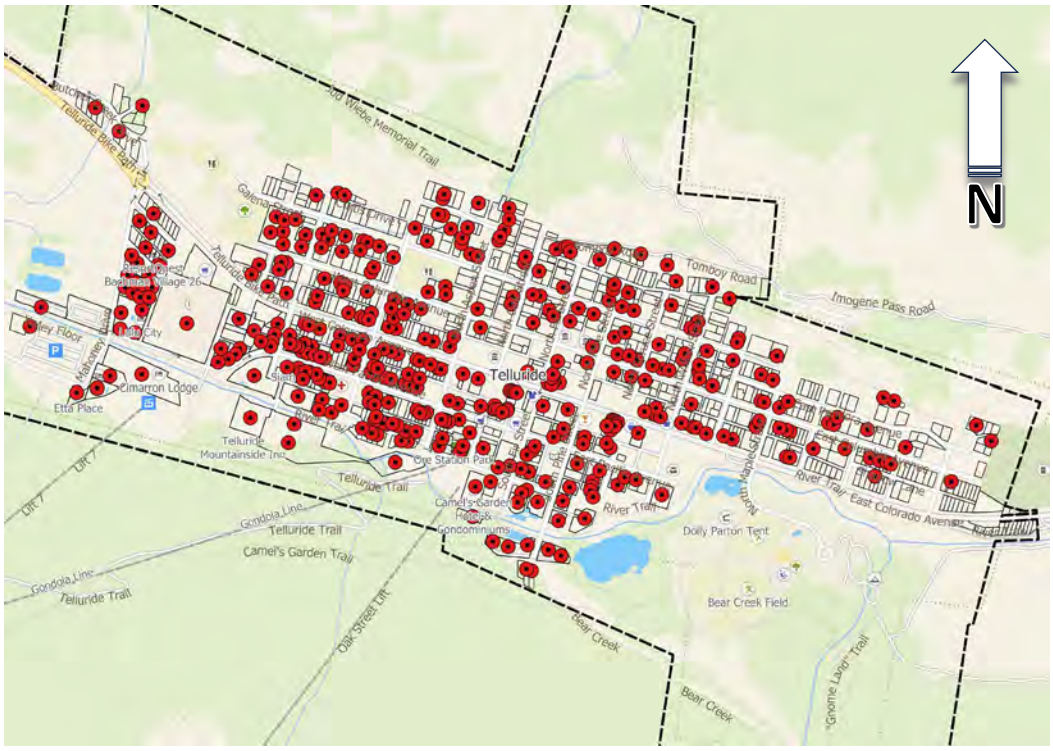
Properties owned by LLCs in Unincorporated Areas South of Highway 145

Legend:

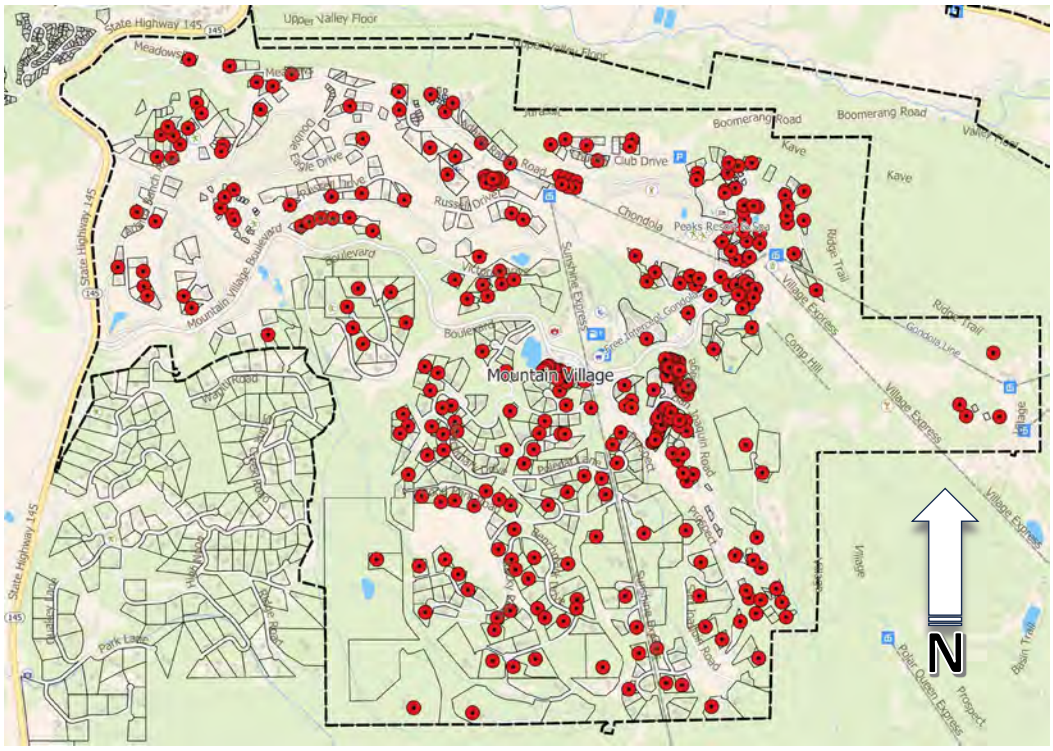
- Residential Properties
- Residential Properties owned by LLCs
- Municipal and East End Boundaries

Notes:

- Information shown on maps comes from the San Miguel County GIS website.
- 8.5% of residential properties in the unincorporated portions of the East End are owned by LLCs. This is substantially lower than the percent in Telluride and Mountain Village.



Properties owned by LLCs in the Town of Telluride



Properties owned by LLCs in the Mountain Village

Legend:

- Residential Properties
- Residential Properties owned by LLCs
- Municipal and East End Boundaries

Notes:

- Information shown on maps comes from the San Miguel County GIS website.
- 29.8% of residential properties in the Town of Telluride are owned by LLCs.
- 42.8% of residential properties in the Mountain Village owned by LLCs.

HOUSING ACCESS Continued

I have included Mountain Village and Telluride in this comment because while this Master Plan does not address the municipalities within the East End of San Miguel County, the high level of investment purchases adds pressure to the unincorporated areas. The term "community" in the context of what makes our area special appears repeatedly in the Master Plan document, and as residents, we value this idea. I am uncertain about the solution, but I believe it is a significant issue. The high level of investment buying is eroding our communities. You cannot borrow a couple of eggs from the next-door investment property owner.

I strongly support updating the regional housing needs assessment. I believe that one of the challenges in attracting experienced workers is the lack of opportunities for middle-income housing purchases. The potential for constructing the new housing mentioned is limited, and carrying capacity needs thorough examination, not only in terms of the environment but also human resources. We cannot implement infrastructure and transportation upgrades without skilled employees. I do not believe that we can solve our employee housing shortages solely through construction without harming the environment. I am pleased to see a recommendation to explore programs to assist employees who wish to purchase property. Given the dearth of developable land, I would like to see these programs be San Miguel County's focus.

CLIMATE CHANGE AND RESILIENCY

I advocate for making solar panels or other forms of renewable energy a requirement for all new construction. When discussing EV readiness, we must consider how electricity is generated in our area. Unless TriState is willing to transition to solar, we are merely shifting our pollution burden to the Four Corners region.

BALANCED AND SUSTAINABLE NATURAL AND BUILT ENVIRONMENTS

I appreciate that the Master Plan acknowledges the conflict between accommodating everyone who wishes to live here and preserving the natural environment. The suggestions provided in the PLAN/STUDY, POLICY, FACILITATE/COORDINATE, and CONSIDER/EXPLORE sections are logical. I support imposing limitations on floor area.

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

I would like to see the school offer more Voc Tech type classes. While this may have changed, during my kids' time in school, the focus was primarily on college rather than trades.

EXPANDED TRANSPORTATION OPTIONS

Since I work for S.M.A.R.T, comments about this section are in our agency comments.

I don't have any comments about the SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES, VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION or CONNECTED AND EQUITABLE COMMUNITY.

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

East End Master Plan

Katie Hall <katiesamhall@gmail.com> Wed, May 29, 2024 at 9:34 AM
To: masterplan@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov

I am writing in regards to the East End Master Plan. I am a resident of Telluride and San Miguel County. I would urge Town Council to vote 'NO' on the East End Master Plan.

Growth is not always the best thing for a community. I think that rather than continuing to build more and more, San Miguel County and the Town of Telluride and Mountain Village should be looking more closely at how to preserve our very unique community which not only seeks to maintain quality of life for residents and part time residents, but also to protect what makes Telluride so special and why so many of our visitors return and return. Many of our visitors are seeking a mountain community that isn't Vail or Aspen and at the moment Telluride is very, very special. But unchecked growth will dilute the quality of life for residents and visitors and Telluride could very soon look more like the Roaring Fork Valley.

I suggest that Town Council follows the model which Crested Butte and Salida have adopted. I think Town Council should put a moratorium on any new short term rental licenses. I also think that Telluride needs to look at our current short term rental licenses and possibly find a way to restrict how many days out of a year they can be rented. Short term rentals displace workers and with 2 new hotels in the works and how many others waiting in the wings, short term rentals are more of an investment property than housing.

Investment properties whether owned by corporations or individuals seek to destroy the uniqueness of our community. Many of these new projects could easily be purchased by investment firms which seek to only make a profit - they have zero interest in participating in or enriching our community. A community in which so many of us love our quality to life and what to see it protected.

I understand that this is a complex situation with no easy answer. But I think it is in the best way forward for our community - residents, part time residents and visitors to take an active stance to protect what actually makes Telluride so unique and so valuable.

Additionally, as resident of the valley floor, I watch the elk each fall and spring. They travel across the valley floor to Mill Creek and then migrate behind Brown Homestead and cross back to the other side of the valley floor about 1/4 mile from the Shell station. All of this new development on the valley floor will most certainly affect their habitat.

Again, I urge you Town Council, please vote 'NO' and do not adopt the East End Master Plan.

Thank you for your time,
Katharine Hall

Kelly and Marija Kramer

165 Quakey Lane
Telluride, CO 81435

San Miguel County Planning Commission
333 W. Colorado Avenue
Telluride, CO 81435

June 4, 2024

Ladies and Gentlemen —

We write to share our views on the East End Master Plan and the Future Land Use Map.

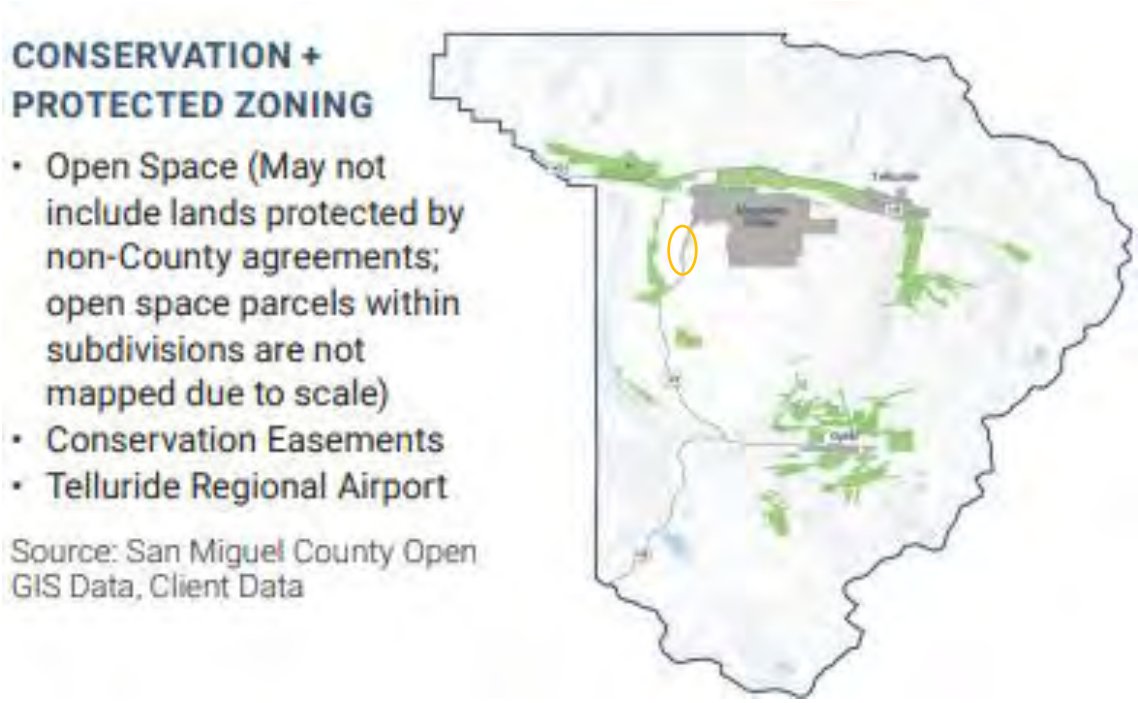
In our view, the Plan and the Maps are a failed product of a broken process. So far as we can tell, the Plan was devised with little to no public input at a time when people were rightly concerned about a global pandemic. More recently, as public outcry has grown, it appears that the Commission has responded defensively—by trying to justify the decisions it has already made—instead of constructively engaging with the community's views. From our perspective, the Commission seems intent on imposing this Plan on the community, whether community members like it or not. And from reviewing the public comments submitted in connection with the Commission's March 2024 meeting, it's clear that the community doesn't like it at all.

All of this begs the question: why are we going down this road? We're afraid that the answer is that the Town of Telluride, TelSki, Mountain Village, large landowners, and developers see the Master Plan as a way to maximize their profits while forcing neighboring communities to bear the costs of solving the housing problem. We support the goal of expanding community housing opportunities, but we strongly believe that development should be clustered in areas where there are jobs, services, infrastructure, schools, and public transportation. The Master Plan's approach is the opposite of that: it seeks to push development out of the Town and the Village to nearby communities where none of that infrastructure exists. Why would we do that? To enable the construction of a Four Seasons Hotel that will employ more than 120 workers while providing only ten dormitories? To enable high-end condominium projects that don't include EDUs or deed-restricted units? That may be good for developers and landowners, but it's not good for the region overall.

Economists have long recognized that, unless developers are required to bear the full costs of their projects, they will develop more land into bigger projects than is appropriate. Developers do that because they reap all the economic benefit, while forcing others to pay for the costs that they don't have to bear — like increased traffic, environmental degradation, and increased infrastructure costs. Conservative and liberal economists alike agree—and it's one of the few things on which they agree—

that the role of government should be to prevent these externalities by forcing the developers to bear the full costs of their projects. But the Master Plan doesn't do that; instead, it *promotes* externalities by making it more difficult to develop affordable housing where infrastructure exists and by making it easier to build community housing where it does not. That is a failure of government. And it jeopardizes the future of the region.

What does that mean for our communities? Let us share a specific example. In 2005, the Zoline Family Trust recorded several changes to its property rights following the development of West Meadows. The net result of those changes is that the Trust forfeited its development rights on the irregular parcels of land adjacent to Ski Ranches and immediately across the highway from West Meadows. Thus, the plats today reflect that the Trust has no development rights with respect to the irregular parcels. Even the draft East End Master Plan reflects that these properties cannot be developed. Here is a copy of the map from the Plan as downloaded from the County's website earlier today that shows protected ("green") space:



As green coloring on this map makes clear, the irregular parcels adjacent to Ski Ranches have no development rights whatsoever. The land is open space that cannot be developed. This is not controversial: even the San Miguel County's Attorney's Office confirmed, in writing, earlier this year, that the properties cannot be developed.

But the strangest thing has happened: even though this map reflects that the parcels have no development rights, the Commission has published a series of Future Use Land Maps that seemingly suggest the parcels might retain development rights after all. The first such map, in the Fall of 2023, suggested that the Trust had rights to develop at a "medium" (orange) density. Then, after the issue was raised, the Commission put out a new map, this time suggesting that the Trust retained rights to

develop at a “low” (yellow) density. That still wasn’t accurate, but yellow density wouldn’t be a huge deal from the Master Plan’s perspective. But then the Commission reversed course, again, putting out a new map in March 2024 showing the irregular parcels as having “medium” (orange) density — which, of course, is the key to streamlining approval for a massive community housing project. The Ski Ranches HOA has objected to these maps, but, so far as we can tell, the Commission has never explained the legal basis for showing the land as protected (green) today, but with a low (“yellow”) or even “medium” (orange) density in the future. In our view, the Maps need to reflect what’s true: that the Trust has no development rights on these parcels whatsoever.

It’s shocking to us that the debate about these issues has proceeded on the basis of, not just contradictory, but wildly inaccurate, flip-flopping maps and information. That alone is a basis to re-start these discussions. But there is an even more troubling undercurrent at play here. Why would the Commission circulate a series of misleading maps that seemingly suggest that the Zoline Family Trust have development rights, and refuse to correct them? Might it be because the Zoline Family Trust has influence over the Commission? After all – and we say this with respect – the Zoline family has played a storied role in Telluride’s history, and they remain actively involved in the community – including on this Commission.

We can’t answer that question. But, from where we sit – adjacent to the property – it certainly appears that the Zoline Family Trust intends to develop the irregular parcels, rights or no rights. Indeed, this Spring, we noticed new activity on the irregular parcels. In April, we noticed tire tracks and a clearing on the land, which we’d never seen before. Next, the Zoline Family Trust erected orange plastic fencing along parts of the property line and, still more provocatively, it parked a dilapidated RV in the middle of an open meadow that is clearly visible from many parts of the Ski Ranches, as well as from Highway 145 (which, incidentally, is supposed to be protected as an Historic and Scenic Byway). Still worse, earlier today, the Zoline Family Trust parked a *second* RV on the property. We’ve attached a few pictures to illustrate the scene.

Needless to say, there is nothing about these pictures that give us any comfort as to the Trust’s intentions. So far as we can tell, the trailers serve no useful purpose — except perhaps to signal to the community that the Trust thinks it can do whatever it wants with the land, even turn it into an RV park. We don’t like bullying, but that’s what this looks like.

We urge the Commission to step back, to start this process anew, and to develop a plan that better reflects the region’s commitment to environmental stewardship, fairness, and equity. At minimum, the Commission needs to: (i) defer voting on the Plan until the controversies around the community housing zone regulations are resolved; and (ii) provide a legal justification for publishing maps that suggest, going forward, that the irregular parcels adjacent to Ski Ranches could have development rights (put differently, how does the Commission justify converting protected “green” space into eligible-for-community-housing “orange” space?).

Respectfully submitted,
Kelly and Marija Kramer



Highway 145 Northbound and Vance Creek Rd



View of RV from Ski Ranches



View of RV and fencing from Ski Ranches



View from Ski Ranches of original and second RV (which arrived on 6/4/2024)

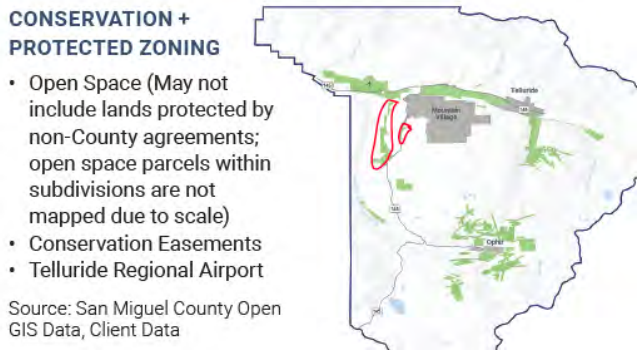
May 31, 2024

Dear Chairman Taylor,

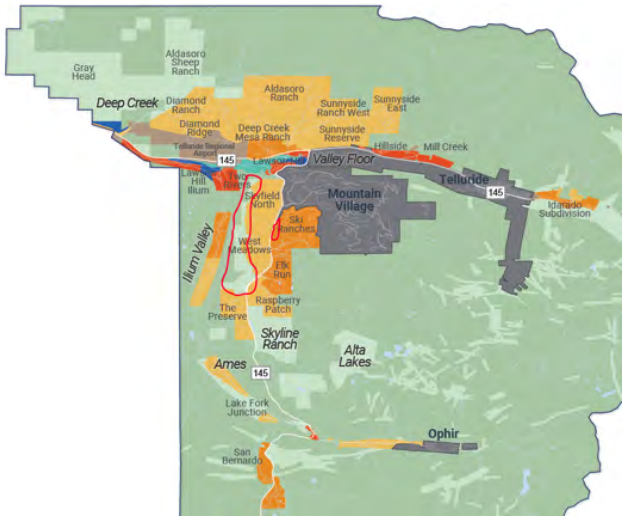
I am reaching out to you to engage in a conversation with the Ski Ranches HOA on the proper resolution in the identification of the Zoline Parcels on the Future Land Use Opportunities Map. As the Chairman of the CPC, you hold a leadership role and have the authority to initiate this conversation amongst your planners in a public forum. If you cannot meet with us, we are asking you address this at the June 13th CPC meeting on the EEMP.

It is imperative that all maps in the EEMP are labeled properly. The maps with the EEMP are inconsistent:

- On page 59, the composite layer map #7 designates the Zoline properties located in West Meadows and adjacent to the Ski Ranches as "Conservation". The source of this map is San Miguel County Open GIS Data. This designation is consistent with all legal recording documents on these properties.



- On page 62, Map #11 Future Land Use Opportunities bifurcates the Zoline property designations: West Meadow is Conservation, while the Zoline Irregular parcels that abut the Ski Ranches are designated Residential Medium. Please note that it is the only property on the Constraints map that has been reidentified as an opportunity on the FLU Map.



The intent of the Future Land Use Map is to identify future land use "OPPORTUNITIES" in the region. The 14-acre Zoline Parcel is misidentified as a "future development opportunity". The county records (attached) clearly and specifically note that there are no development rights on that property. This has been acknowledged and confirmed publicly by the County Attorney, Planners and Staff.

There are 2 other outstanding issues related to this that we request you address. Kaye has made the following comments on the Zoline Property publicly. First, that she was directed by a member(s) of the commission to change it. Second, she stated that the color of that property is insignificant, it can't be developed, can be any color on the map, and she will change it to what the commission advises.

- For transparency, please clarify to the public who directed Kaye to change the Zoline property designation to Residential Medium and why. The change happened after the 8/10/2023 public meeting where the property had a "yellow" designation. The revised map displayed at the 10/25/23 public meeting was the first public record of the change to "Orange". There is no public record of the CPC directing Kaye to reassign the Zoline property to the status of Medium Residential. The discussion was likely had behind closed doors, the change was never referenced nor communicated to the public.

- Please initiate a conversation to the planning commission to revisit the Zoline properties designation at the CPC meeting on June 13, 2024 and put this issue to rest by endorsing the proper FLU Map designation for the property as Conservation.

Thank you for your time and consideration of our request.

Sincerely,

Lauren Murray
Ski Ranches Board Member
Chair EEMP Subcommittee

June 5, 2024

San Miguel Planning Commission
Emailed to Kaye Simonson
Subject: Comments on East End Area Master Plan

There are some spelling errors on Page 23
Hawk should be Hawn in 2 places
Ruttner should be Ruffner
Page 32 Hawk should be Hawn
Page 57 have environmental constraints is ran together as haveenviornmental

I am still concerned about the narrative not being correctly represented on the maps.
Specifically on the Future Land Use Opportunities Map
It says on page 57 where it is discussing:
FUTURE GROWTH
WHERE SHOULD GROWTH OCCUR?
The San Miguel County 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 greater than 30 percent. Federally managed lands are also considered as having constraints however, some federal lands that do not otherwise have 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.**
The red and highlighted text is in the narrative on Page 57.

However "The Future Land Use Opportunities" changes the current entitlements which "is not contemplated."

Please change the Future Land Use Opportunities Map to align with the above narrative:

1. Diamond Ranch should be Conservation or Large Lots as it is within the Aldasoro Ranch PUD Plan of 1990 as well as it has the Diamond Ranch Subdivision.
2. Diamond Ridge is part of the Diamond Ranch Subdivision and should be depicted as Conservation or Large Lots as well.
3. Deep Creek Mesa Ranches should be Residential Low instead of Residential Medium
4. Sunnyside East and Sunnyside West are also Exempt Subdivisions that have been platted into 1 unit per 35 acres.

Please consider tabling adopting the EEMP until the CH zoning changes have been approved by the BOCC. The Small-scale CH Zoning that is being discussed may open up some Future Land Use opportunities that would be beneficial to the EEMP.

Thank you for your consideration,

Pamela Bennett

Pamela Bennett

Kaye Simonson <kayes@sanmiguelcountyco.gov>

Fwd: East End Master Plan/Mill Creek Park

1 message

Anne SM County <anneb@sanmiguelcountyco.gov> Mon, May 20, 2024 at 11:34 AM
To: planning@sanmiguelcountyco.gov
Cc: petej@hermitageland.com

Planning Dept (other commissioners BCCd) - I received this email from Ski Ranches resident Pete Johnson regarding the EEMP. He was following up on a conversation we had last week during which he asked why the Zoline Remainder Property is labeled Residential Medium Density on the FLU Opps map in the most recent draft of the EEMP. He requested that it be labeled Conservation, reflecting the plat note for this property which says it is undevelopable. As currently categorized, Ski Ranches owners are concerned that the county is essentially proposing removing the undevelopable restriction and condoning a change in zoning which could potentially include dense Community Housing. Please share this email with the CPC when they are next scheduled to review the EEMP. Thank you.

Anne Brown (she/ella) us
District 1 Commissioner
San Miguel County
970-729-2491

Sent from my iPhone

Begin forwarded message:

From: Pete Johnson <petejohnson33@icloud.com>
Date: May 19, 2024 at 12:43:48 PM MDT
To: Anne Brown <anneb@sanmiguelcountyco.gov>
Cc: bocc@sanmiguelcountyco.gov
Subject: East End Master Plan/Mill Creek Park

Good afternoon Anne
I wanted to take this opportunity to request the final draft east end master plan map be corrected to show the Zoline remainder parcel outside the ski ranches boundary. In addition, my understanding is there is no zoning associated with this parcel as per a previous agreement. In order for the public to be properly informed with accurate information, I would ask this change be made.

In addition, I had a few thoughts on the Mill Creek Park. I personally love parks and appreciate seeing and using them. That being said, the community survey made it very clear employee housing is a priority. In addition, the community is concerned about traffic, wildlife, environment etc. This parcel could be ideal for housing. It's close to jobs, EMS, Fire department, medical, existing infrastructure, public transportation, bike path, trails, open space etc. It does not make sense for me to see the county push housing further from from the employment/infrastructure hubs before fully exhausting all possibilities closer in. To me, the Mill Creek location checks the 'boxes' the residents have asked you to consider.

Thanks you for your time and efforts.

Best Regards
Pete Johnson
970-729-1033
Sent from my iPhone

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Online Form Submission #5156 for Comment on a Planning Commission Application

noreply@civicplus.com <noreply@civicplus.com> Tue, Jun 4, 2024 at 9:13 AM
Reply-To: pvsl@mindspring.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	Peter
Last Name	Marshall
Email address	pvsl@mindspring.com
Please enter your comments	As a long-term resident of San Miguel County, I am opposed to the East End Master Plan for several reasons. I feel the plan could allow for almost unfettered growth and development. and. thus, remove any chance we have of our desire to become carbon neutral. It will reduce open space, and forest areas and grasslands, which are some of the key reasons why many of us live here. I urge the county planners to look at ways to limit growth, not encourage it. Yes, we need employee housing but I strongly feel that the need for such housing will be diminished with a reduced growth rate. This pathway will also allow for our aging infrastructure, such as the waste water plant, to be managed more efficiently and upgraded in a less expensive manner. Again, I ask the planning board to send the existing East End Master Plan back to subcommittee and to look at permanent and creative ways to limit growth. Thank you

Email not displaying correctly? View it in your browser.



SAN MIGUEL COUNTY EAST END MASTER PLAN

Scott Bennett Comments on Maps and CH
June 5, 2024

Summer 2024

Prepared by
DESIGNWORKSHOP

Prepared for San Miguel County

San Miguel County
East End | Master Plan

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 60 in full size.

It is important to note that the outcome of this mapping analysis is dependent on the quality of the data input and provides results and understanding at a high level. If a property is proposed to be developed, specific site constraints are evaluated as part of the land use process.

Federally Managed Lands make up approximately 73 percent of the East End

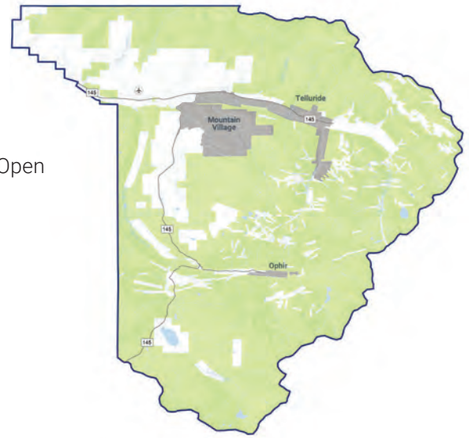
Conservation + Protected Zoning mainly consist of linear conservation easements around Highway 145 and areas surrounding Ophir.

ENVIRONMENTAL CONSTRAINTS are primarily located on the eastern and northern sides of the East End where slopes are 30% or greater, areas support mining claims, and/or are in the High Country.

FEDERALLY MANAGED LANDS

- Federal U.S. Forest Services Land

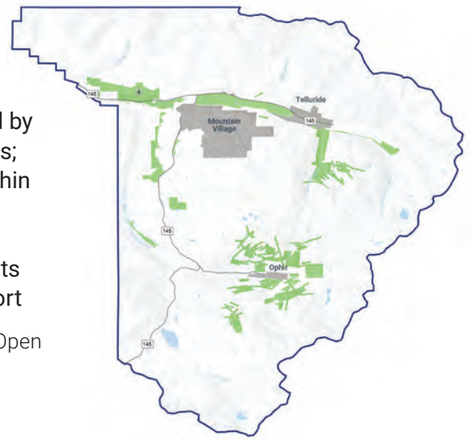
Source: San Miguel County Open GIS Data, Client Data



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

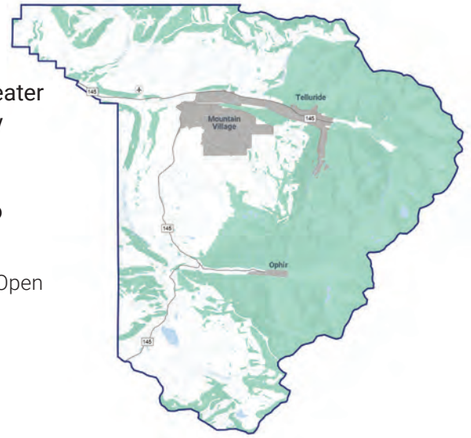
Source: San Miguel County Open GIS Data, Client Data



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



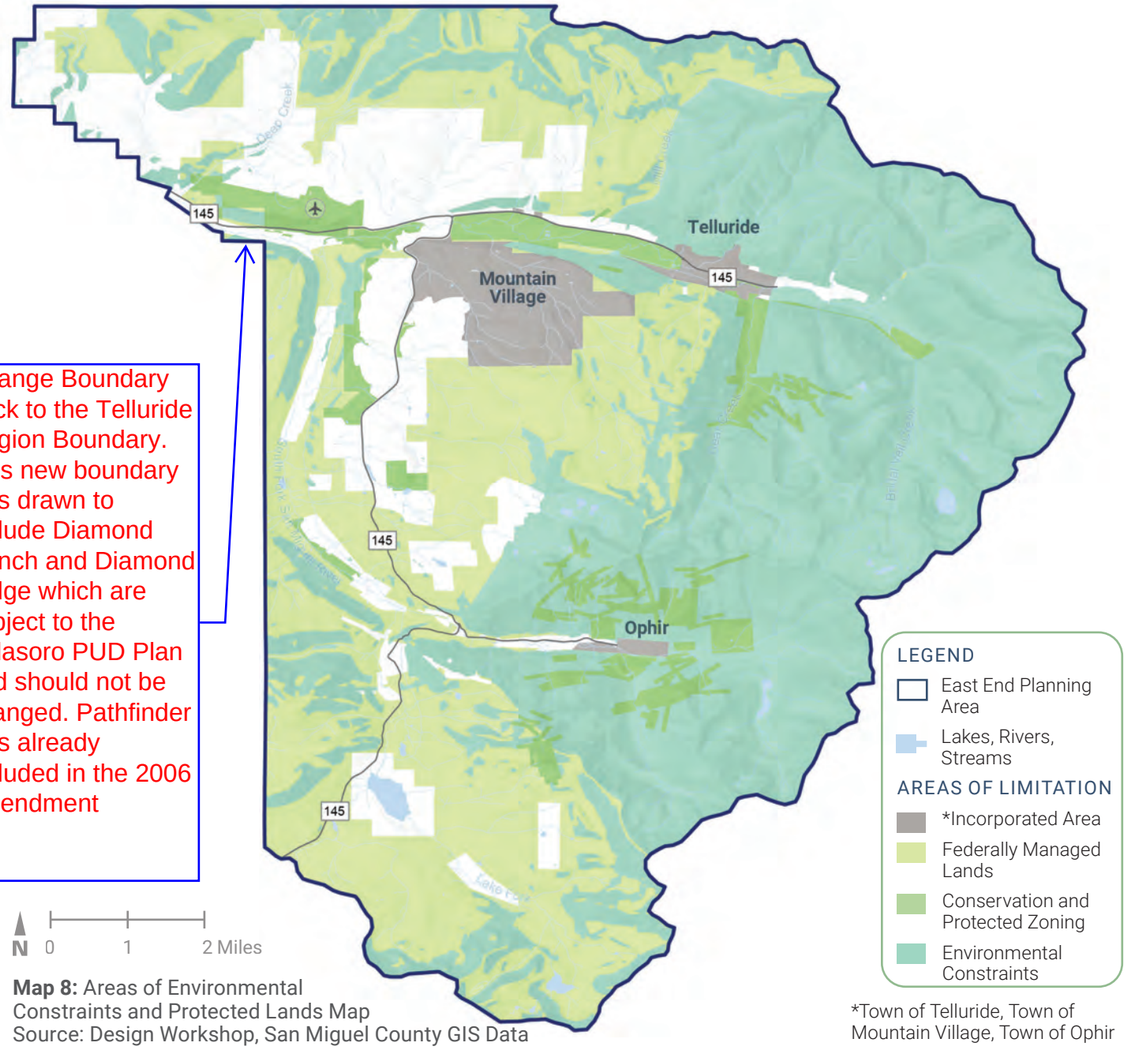
Map 7: Composite Layer Maps
Source: Design Workshop, San Miguel County GIS Data

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 59).

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

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



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

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

FUTURE LAND USE OPPORTUNITIES

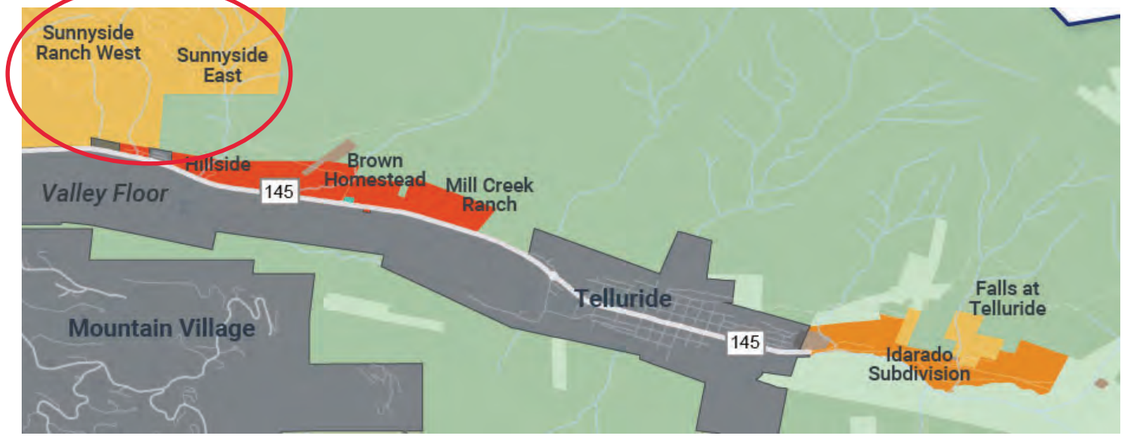
A Future Land Use Map is an important part of any Master Plan, providing direction for the community and decision makers on the types of development that are appropriate in different areas into the future. It also identifies the current intensity of uses for developed areas.

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.

Change Diamond Ridge and Diamond Ranch back to Conservation or Large Lots as they are part of the Aldasoro PUD Plan and zoned as F-Zone Forest Ag



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

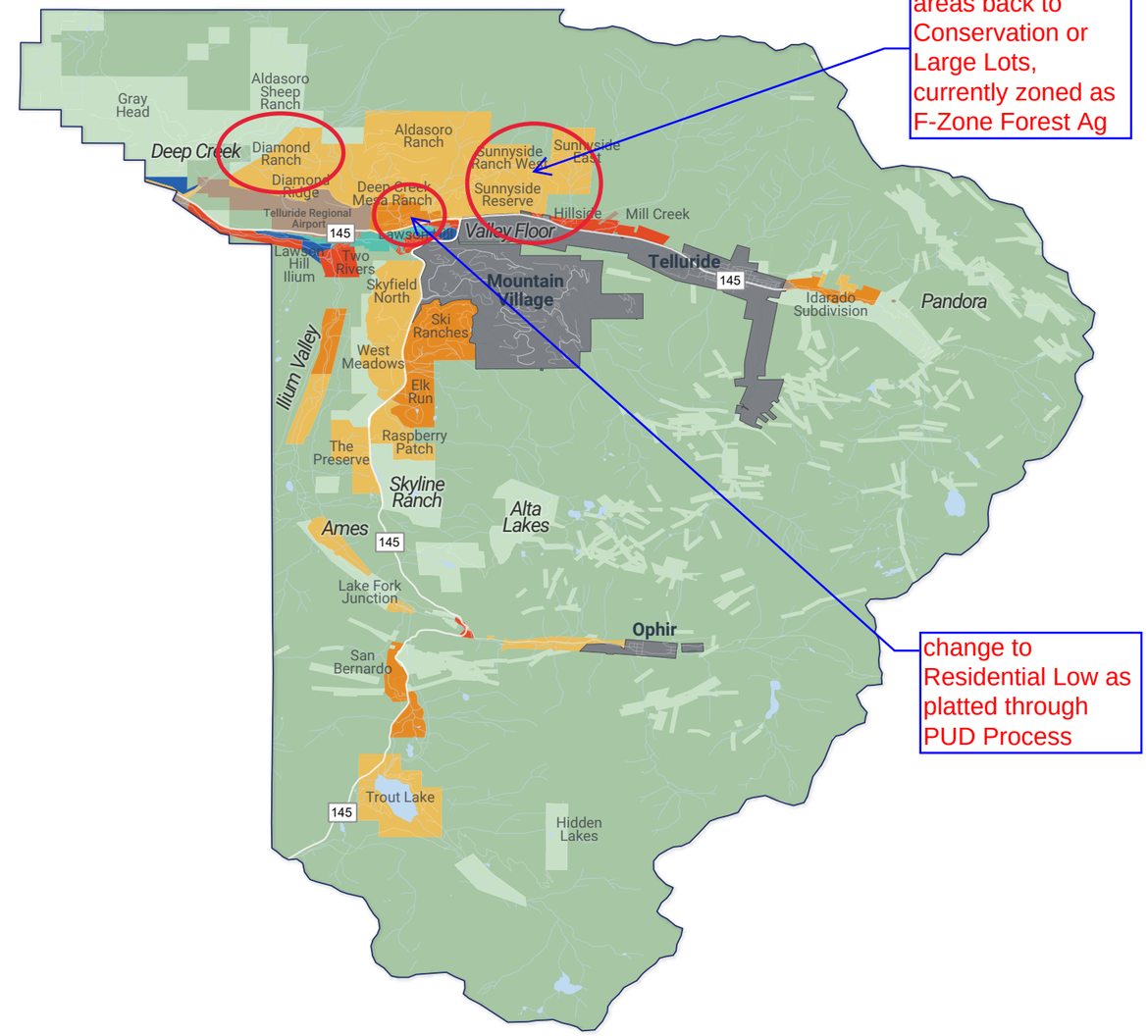


Map 10: San Miguel County East End Future Land Use Map, Hillside and Surrounding Areas. Source: Design Workshop, San Miguel County GIS Data

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) *(greater than 1 unit per acre)*
- Commercial/Industrial (C/I)
- Public/Institutional (RM)
- Conservation or Large Lots (F/L) *(1 unit per 35+ acres)*
- Parks and Open Space (P/OS)

change these areas back to Conservation or Large Lots, currently zoned as F-Zone Forest Ag



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 current and potential 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 and Large Lots
- Parks and Open Spaces

Potential zone districts are those that may be allowed in a future land use area, subject to consideration through the rezone process. The Master Plan does not change the zoning of any property. Rezoning is initiated by the property owner. When considering applications for rezoning, the Planning Commission and Board of County Commissioners consider whether the proposal meets the review standards of the Land Use Code, which includes consistency with the Master Plan, compatibility with surrounding areas and uses, demands on public facilities and infrastructure, impacts on the natural environment, and whether it is in the public interest.

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. While less likely to provide a significant amount of housing for people who live and work in the local communities, potential may exist for infill where adequate public services are available.	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
	Potential Zone Districts: Low Density (LD), Low Density Residential (LDR), Affordable Housing Planned Unit Development (AH) (PUD), 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.	Land Use Adjacencies: Generally appropriate to be adjacent to: • Low Density Residential • High Density Residential • Commercial • Public/Institutional • Conservation Area • Parks and Open Space
	Potential Zone Districts: Medium Density (MD), Low Density Residential (LDR), Affordable Housing Planned Unit Development (AH) (PUD), ~~Community Housing (CH)~~

Remove CH zone from the EEMP as the revisions have been tabled for further review and as defined are not appropriate in the new Master Plan



Residential High / Mixed Use (greater than 1 unit per acre)	**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 community-serving.	Land Use Adjacencies: Generally appropriate to be adjacent to: • Residential Low • Residential Medium • Commercial/Industrial • Public/Institutional • Parks and Open Space • Conservation Area
	Potential Zone Districts: High Density (HD), ~~Community Housing, (CH)~~, Affordable Housing Planned Unit Development (AH) (PUD), Mixed Use Development (MXD), Mobile Home (MH)



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP Comments 6/5/24

Scott Bennett <scott@telluride-home.com> Wed, Jun 5, 2024 at 3:27 PM
To: "masterplan@sanmiguelcountyco.gov" <masterplan@sanmiguelcountyco.gov>, Lee Taylor <lee@tellword.com>, John Huebner <johnh@sanmiguelcountyco.gov>, Kaye Simonson <kayes@sanmiguelcountyco.gov>

SMC Planning Commission,

Good Afternoon! Please consider my comments below and as shown on the attached pages of the East End Master Plan final draft.

- Change Boundary back to the Original Telluride Region Boundary. This new boundary was drawn to include Diamond Ranch and Diamond Ridge which are subject to the Aldasoro PUD Plan and should not be changed. Pathfinder was already included in the 2006 amendment therefore the boundary does not need to be expanded and is causing more trouble than the benefit of expanding the boundary is worth.
- Change Diamond Ridge and Diamond Ranch back to Conservation or Large Lots as they are subject to the Aldasoro PUD Plan and zoned as F-Zone Forest Ag through the PUD Plan agreed to by San Miguel County.
- Change Diamond Ridge, Diamond Ranch, Corrals at Deep Creek Mesa, Sunnyside West, and Sunnyside East back to Conservation or Large Lots as they are currently zoned as F-Zone Forest Ag.
- Change Meadows at Deep Creek and Deep Creek Mesa Ranch back to Residential Low as platted through their respective PUD's.
- Remove CH Zone from the EEMP Future Land Use Categories under Residential Medium and Residential High as the revisions to CH Zone have been tabled by the BOCC for further review and as defined are not appropriate in the new Master Plan.

Best Regards,

Scott Bennett

Broker Associate

Telluride Real Estate Brokers

(970) 728-6667 Office

(970) 729-1666 Cell

scott@telluride-home.com

www.telluriderealestatebrokers.com

2017 Community Realtor of the Year

2005 Community Realtor of the Year

East End MP document_ 240503_202405151237160412_Final Draft-SB comments_pages 59-64.pdf
6150K

TO: San Miguel County Board of County Commissioners June 3/2024

San Miguel County Planning Committee:

FROM: Scott Ransom
47 year Ski Ranch Homeowner

A 2005 plat executed by San Miguel County notes that the Zoline Irregular Parcels have "NO DEVELOPMENT RIGHTS"..This designation is not in dispute by any party! But the current Land Use Map shows those parcels as "Medium Density"! "NO DEVELOPMENT RIGHTS" means NO DENSITY....not High not Medium not Low.....NONE! The current land use map showing Zoline Parcels as Medium density is WRONG and an accurate map that the public can rely on MUST be produced before any decisions can be made about the future of our community!

At the June 13 meeting..the CPC should be obligated to explain to the public what legal reasoning the committee has used to overrule the 2005 County Plat and institute this disregard of precedent? No pressure by ANYONE should prompt the committee to disregard that legal ruling!

No density designation of any level should ignore the availability of WATER as a primary issue, not only related to water in the Ski Ranches reference the Zoline Parcels....but within the entire EEMP region. The water system in the Ski Ranches was laid 50 years ago and should be charitably labelled as “crippled”. Leaks are occurring in the system as this is written. A Ski Ranch water engineering study showed water pressure reading TOO LOW at some Ski Ranches fire hydrants to effectively fight fire.... creating a regional hazard should Ski Ranches encounter a fire. A hazard to not only Ski Ranches, but the Town of Mountain Village and adjacent homes as well. The Town of Mountain Village, as the owner and operator of the Ski Ranches water system currently has a 25-30 year replacement plan in place for FIRE SAFETY. Are we betting our homes and lives that there will be NO wildfire or house fires in the next 30 years?

Adding any additional zoning that would further stress water availability for new development in the face of these documented facts cannot be logically or morally considered.

Both the Planning Committee and the Board of County Commissioners are in a position to eliminate even the appearance of a conflict of interest by any member of either body. The public is relying on you to do the right thing! Failure to do so further erodes the public trust.

As previously stated but bears repeating...San Miguel County staff has recently confirmed in writing that the Zoline Irregular Parcels have NO DEVELOPMENT RIGHTS. And yet ,incredulously, the Planning Committee seems hell bent on a back door upzoning of these parcels contrary to agreed restrictions. The BOCC and the CPC have an obligation to openly address this issue with the public at the June 13th meeting.... and justify in legal terms how they can insist on this flawed arrangement!

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Public Comment for June 13 EEMP Hearing

Sueanne Kim <sueannekim@gmail.com> Wed, Jun 5, 2024 at 9:55 AM
To: planning@sanmiguelcountyco.gov

To the San Miguel County Planning Commission:

Despite all the hard work that has gone into the final draft EEMP, to adopt it on June 13 would be premature and I strongly recommend against doing so.

First of all, it was recently agreed not to approve the proposed “CH Zone,” yet it is referenced several times in the draft document as a potential zone district; therefore the representation of Future Land Use Categories is misleading. Also, it was my understanding that an updated housing needs study was an agreed-upon priority, yet the 2018 study is still widely referenced.

Secondly, policy language such as “amend zone districts” and “allow rezoning of properties” to accommodate affordable, employee and community housing is highly controversial and even seems inflammatory after the Diamond Ridge affair and various public comments made by certain Telluride Town Council members. We all want the right things for the community but making some individuals feel like we are directly taking away from them in order to serve others - and/or taking potentially illegal actions relative to private property for the “greater good” - will doom any effort to make real, positive change. The end does not justify the means.

Finally, there are clearly some systematic issues in the management and administration of affordable housing and related infrastructure that seem more important to address first - rather than rushing to approve the draft EEMP at this time. For example, are we really holding commercial developers (e.g., Four Seasons project) to their obligation to contribute their share to the employee housing stock rather than straining the existing one? Are we properly prioritizing and allocating the existing stock? Are we ensuring enough parking development to support new housing units and also considering ways to mitigate extra passenger cars/traffic that accompany any additional units?

Thank you for your consideration.

Sincerely,

Sueanne Kim
Telluride, CO

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP Comments

thadfaeth@gmail.com <thadfaeth@gmail.com> Tue, Jun 4, 2024 at 10:34 AM
To: masterplan@sanmiguelcountyco.gov

Hi,

I am a resident of San Miguel County. I oppose the EEMP that will allow rezoning of low-density parcels into CH. Parcels that have no development rights should remain that way to preserve open space. Parcel such as 477905400009 are currently open space and should remain that way to protect the environment and character of the area.

Thank you,

Thad Faeth

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP COMMENTS

tony@cadencehg.com <tony@cadencehg.com> Fri, Jun 7, 2024 at 10:20 AM
To: masterplan@sanmiguelcountyco.gov

Hello,

My name is Tony Kalyk and I live in Ski Ranches.

I am looking forward to the meeting next week and hearing positive news on the rethinking of the EEMP plan and a recognition that the current vagaries existing in the plan are being addressed:

- It is premature to pass a Master Plan that contains a high-density CH Housing Zone that is under revision, not yet approved or actionable.
- It is imperative that the Maps in the EEMP are consistent, labelled correctly, and properly identified. ***Why are the Zoline Family Trust Irregular Parcels A & B designated as Medium Residential/Orange in the FLU Opportunities map?*** They have no development rights, and these parcels should be designated conservation/green.

Please place a moratorium on the EEMP until the CH Zone revision is finalized.

Regards,

Tony Kalyk, CMP, CMM

Owner

Cadence Hospitality

PO Box 2910

Telluride, CO 81435

(m) 970.708.5197

(f) 970.512.7599

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Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP Comments

James Caruso <jcaruso505@gmail.com> Thu, Jun 6, 2024 at 4:38 PM
To: masterplan@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, SMC BOCC <bocc@sanmiguelcountyco.gov>, Anne Brown <anneb@sanmiguelcountyco.gov>, lancew@sanmiguelcountyco.gov, krish@sanmiguelcountyco.gov

Planning Commission:

I am appalled that you are continuing to attempt to move forward with this EEMP.

This EEMP, the process and the CH Zone itself is fundamentally flawed.

YOU CANNOT move forward or pass a master plan that contains a high density CH Zone that is under revision - this entire notion is unprofessional, sloppy, dumb and irresponsible.

Also, there are major inconsistencies in your EEMP plan and YOU MUST address these inconsistencies before moving forward. These inconsistencies include, at the top of the priority list, your map. It's imperative that the maps be labeled correctly, 100% consistent and correct. Doing this should be obvious to all of you - if it is not then it means you have no capability or are acting in an underhanded or illegal manner and have no business being on a planning commission.

Please put a halt to the EEMP until these 2 issues stated above are resolved.

Regards,
Jim

--
James Caruso, PhD
970-708-0159
jcaruso505@gmail.com

PUBLIC HEARING RECORD
County Planning Commission
Application: Adoption of the East End Master Plan
Date: June 13, 2024

Items in **BOLD** were added after the packet was published

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 Board of Commissioners from Kaye Simonson, Planning Director, dated June 13, 2024

4. Draft San Miguel County Planning Commission Resolution #2024-05

    a. Exhibit C: Draft East End Master Plan

    b. Exhibit D: Draft amendments to the San Miguel County Comprehensive Development Plan

5. **Letter from Lee Taylor, Planning Commission chairperson, and Lance Waring, BOCC chairperson, for inclusion in Plan**

6. Public Hearing Notice published in the Norwood Post and Telluride Daily Planet on May 26, 2024 and May 29, 2024, respectively

AGENCY COMMENTS

7. Memo from Kaye Simonson, Planning Director, to Review Agencies dated May 15, 2024

8. Email from Greg Stob, Lizardhead Land Company, dated May 26, 2024

9. Email from Nick Farkouh, Meadows at Deep Creek Mesa and MDCM homeowners company, dated June 6, 2024

10. Email from Fran Berg, Ski Ranches HOA, dated June 3, 2024

11. Email from Grace Franklin, Director of Public Health, dated May 24, 2024

12. Email from Greg Polio, Manager of Operations of Parks and Open Space, dated June 6, 2024

13. Email from Sarah Landeryou, Wilkinson Public Library Director, dated June 4, 2024

14. Letter from Kari Distefano, SMART, dated June 3, 2024

15. Email from Tracy Rogers, Western Area Power Administration Lands Realty Technician dated May 16, 2024

16. **Email from Kim Wheels, EcoAction Partners, dated June 7, 2024**

PUBLIC COMMENTS

17. Email from Rebecca and Allan Ranta, dated May 6, 2024
18. Email from Bettie Hastings, dated June 5, 2024
19. Email from Cindy Smith, dated May 12, 2024
20. Email from Dave and Natty O'Leske, dated May 6, 2024
21. Email from Pete Johnson, Ski Ranches HOA, to Anne Brown, County Commissioner dated May 19, 2024
22. Email from Dave Pedersen dated May 31, 2024
23. Email from Jim Farrar dated June 4, 2024
24. Email from Kari Distefano dated June 3, 2024
25. Email from Katie Hall dated May 30, 2024
26. Email from Kelly and Marija Kramer dated June 4, 2024
27. Email from Lauren Murray dated May 31, 2024
28. Email from Pam Bennett dated June 5, 2024
29. Email from Peter Marshall dated May 4, 2024
30. Email and attachment from Scott Bennet dated June 5, 2024
31. Email from Scott Ransom dated May 5, 2024
32. Email from Sueanne Kim dated June 5, 2024
33. Email from Thad Faeth dated June 4, 2024
34. Email from Tony Kalyk dated June 7, 2024
35. Email from James Caruso dated June 6, 2024
36. **Email from Dave O'Leske dated June 10, 2924**
37. **Email from Emily Masson dated June 10, 2024**
38. **Email from Ford Drummond dated June 10, 2024**
39. **Letter from George Greenbank received June 11, 2024**

40. **Email from Georgina Bishop received June 11, 2024**
41. **Email from Ginger Medrick received June 11, 2024**
42. **Letter from James Liebler received June 10, 2024**
43. **Email from Jim Mahoney received June 11, 2024**
44. **Email from Lisa Taraschi received June 12, 2024**
45. **Email from Lukas Scheibler received June 10, 2024**
46. **Email from Lynn Cranford received June 10, 2024**
47. **Email from Madeline Allen received June 11, 2024**
48. **Email from Mary Kenez received June 11, 2024**
49. **Email from Matthew Allen received June 11, 2024**
50. **Email from Nancy Kerr received June 10, 20204**
51. **Email from Ruth Homan received June 11, 2024**
52. **Email from Terri Lamers received June 10, 2024**

Fellow San Miguel Residents -

It would require an entire chapter to document how much has changed in the thirty-five years since the previous regional Master Plan was put to paper. Suffice to say that the decisions and actions of that period led us, in part, to a present and future where resources are scarcer; competing demands for those resources have grown; and decisions are harder to make.

As if that starting point wasn't challenging enough, the East End Master Plan (EEMP) project was launched in the turbulent wake of the Diamond Ridge controversy, and proceeded under the subsequent cloud surrounding the origins, intentions, and interpretations of the Community Housing zone district, enacted by the County Planning Commission (CPC) and approved by the Board of County Commissioners (BOCC) in late 2021.

The 18-month EEMP process now drawing to a close has been somewhat like an intense family therapy program — mutual values and significant differences have been shared, lines were drawn, and the most important work continues after the session. As expected for any document endeavoring to synthesize several hundred perspectives, no one walks away completely satisfied.

That said, the East End region and the County at large have gained much from the EEMP effort:

- A thoughtful Master Plan document that gives the CPC and the BOCC updated guidance on the public's priorities, concerns, and preferences for the region for the next ten-to-twelve years. Thanks to the EEMP process, the messages on housing, natural resources, sustainability, and the "Telluride way of life" came through loud and clear, and will enable the County — and the East End municipalities — to make more informed decisions and support initiatives that reflect these priorities.
- A comprehensive list of actions, policies, and investigations for the community, the various jurisdictions, and the non-profit and business sectors to pursue to preserve the beloved regional qualities we now enjoy, and make the East End an even better place moving forward.
- The parallel benefit of an improved Community Housing Zone District, with additional fine-tuning now in process.
- A significant boost in resident engagement with Planning activities; improvements in the County's outreach and notification practices; and increased familiarity with the processes by which the CPC makes decisions and recommendations.
- A heightened understanding by the public that Planning actions occur *in response to requests* for development, zoning, or special uses, and that neither the Planning Commission nor the EEMP dictate or initiate specific land uses in specific places.

The EEMP articulates a vision, a framework for future decision-making based on the values and priorities of East End and County residents. It also identifies a number of needs, such as updated data on housing demand and continued planning for improved/increased transit options. It is not intended to predict future resources with precision; to map out specific steps towards meeting the County's energy efficiency goals; or to define operational plans for building N units of deed-restricted housing on Property X.

For example, the wastewater and septage treatment capacity of the East End's physical infrastructure is obviously a critical element in the consideration of future development applications. During the EEMP process, we learned how limited the current capacity is, and we now know that the Wastewater Division is diligently considering various expansion and engineering options. No one is under the illusion that we can stand pat on treatment capacity, or heedlessly approve development that has significant capacity impacts.

The Master Plan's role is to acknowledge those current circumstances, and require that future land use decisions consider cumulative impacts on water/septage treatment capacity, as it continues to evolve. It is not, however, the responsibility of the EEMP to "lock in" precise details about potential capacity improvements — nor should the EEMP prevent the CPC's consideration of any development applications simply because specific capacity improvements are still in the works.

As noted above, the real work of manifesting the EEMP's vision has just begun, and will be ongoing until the next Master Plan update.

In closing, many thanks to the several thousand county residents who contributed feedback, suggestions, and concerns during this challenging effort. Special thanks to those who served on the EEMP Advisory Group; those who gave their time and expert input via the thematic sub-committee meetings; and attendees at the numerous HOA and group gatherings where concerns and clarifications were exchanged. Thanks also to the current County Commissioners for their active participation in the EEMP development process, bringing an appropriate balance of political realities to the effort.

Finally, kudos to Planning Director Kaye Simonson, Design Workshop, and the Planning Department staff for contributing their expertise, orchestrating the information flow, and marshaling the resources necessary for the Planning Commission to take the time needed to bring the 2024 EEMP process to a satisfactory conclusion.

Lee Taylor, Chair
San Miguel County Planning Commission

Lance Waring, Chair
San Miguel County Board of County Commissioners

Kaye Simonson <kayes@sanmiguelcountyco.gov>

Re: Review Agency Referral: East End Master Plan Final Draft

1 message

Kim Wheels <kim@ecoactionpartners.org> Fri, Jun 7, 2024 at 3:03 PM
To: Master Plan <masterplan@sanmiguelcountyco.gov>
Cc: Kaye Simonson <kayes@sanmiguelcountyco.gov>

HI Kaye and EEMP team,

I apologize for not providing review comments earlier. The EEMP looks amazing! Incredible work done by everyone!

I have just a few comments / suggestions to provide for the final version of the plan. I hope they are helpful and can be incorporated.

p. 10: the footnote after the regional Climate Action Plan in the right column needs corrected formatting

p. 44, column 2: The baseline year needs to be edited to read 2010 (the reason is that we don't have 2005 data to use as a baseline for tracking GHG emissions reduction.) "The plan establishes a goal of reducing greenhouse gas emissions to 50 percent of **2010** emissions by the year 2030 and reducing emissions even further – 90 percent of **2010** emissions – by the year 2050."
The baseline year is stated correctly on the following page.

p. 46, Action 29: Edit from "Develop an EV readiness plan." to "Implement the Regional EV Readiness Plan." (EcoAction Partners completed this EV Readiness Plan at the beginning of 2024)

p. 49, under Plan / Study: There is an extra "3" for Item 3...

p. 50, under Consider / Explore: Consider editing action 24 to read as follows: "Consider **reducing residential building square footage** area **per home allowed** in the county to **reduce** the impacts of large homes / development." (I believe that SMC building codes already include a maximum residential building SF size of 10,000 SF - Matt Gonzales should be able to confirm this.)

p. 77, Action 29 (same as above): Edit from "Develop an EV readiness plan." to "Implement the Regional EV Readiness Plan."

p. 80, Action 24 (same as above): Consider editing action 24 to read as follows: "Consider **reducing residential building square footage** area **per home allowed** in the county to **reduce** the impacts of large homes / development."

Thank you for the opportunity to provide input on this plan. Please let me know if you have any questions.

Cheers,
Kim

ECOACTION PARTNERS

Kim Wheels
Energy Specialist
EcoAction Partners

Office: 970.728.1340 • Cell: 970.708.9674
Ecoactionpartners.org

On Wed, May 15, 2024 at 5:22 PM Kaye Simonson <kayes@sanmiguelcountyco.gov> wrote:

The San Miguel County Planning Commission will be considering adoption of the East End Master Plan on June 13, 2024. The final draft Plan and all related materials are available for review online at https://www.sanmiguelcountyco.gov/731/East-End-Master-Plan. This is the second Review Agency and Stakeholder review period. The first review was issued for the 90% draft in November of 2023.

Your review comments are very important to us and will help the Planning Commission make informed decisions. Many of you will be partners in implementing the Plan over the coming years, so we are particularly interested in knowing how our Plan aligns with yours. All comments received in response to this request for review will be forwarded to the Planning Commission and included in the meeting packet. 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 June 5, 2024 to the Planning Department at masterplan@sanmiguelcountyco.gov. Pass this on to others in your organization who may have an interest in the Plan. If you have several people within your organization reviewing the Plan, 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 community effort. Contact the Planning Department if you have any questions. Thank you.

--
Kaye Simonson, AICP
Planning Director
San Miguel County Planning Department
Office: (970)369-5436
Cell: (970)729-9929
www.sanmiguelcountyco.gov

San 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

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP Moratorium

Dave O'Leske <daveoleske@hotmail.com> Mon, Jun 10, 2024 at 4:24 PM
To: planning@sanmiguelcountyco.gov

Hi,

Please see our concerns regarding the current EEMP.

The East End Master plan is not ready to pass.

1. Map 11 gives away too much open space/forest/Ag to future land use “opportunities”.

2. The BOCC sent the CH Zone (LUC 5-324) back to subcommittee for a full re-write because the high density is too much potential development at large scale. Therefore, Table 8 essentially has an unknown zone included as a “future land use opportunity”.

3. There is no glossary of terms. For example: workforce housing, affordable housing, and community housing are used interchangeably with no definition of what those terms actually mean.

4. There is no consideration of the impact of so much development on Wildlife, Open Space, Natural Resources

5. The engagement windows described neglect to mention the recent ten months of direct civic participation and public hearings.

6. This revised, proposed plan is not “our vision” but rather is still the vision of the front range consultants, Design Workshop.

Why would we give up the years of careful planning for a lesser document?

There is no rush. Please do not pass the current revision of the East End Master Plan.

Thanks,

Dave & Natty O'Leske

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Public Comment for the June 13 County Planning Commission Meeting regarding the East End Master Plan

Emily Masson <emasson@mac.com> Mon, Jun 10, 2024 at 8:09 AM
To: planning@sanmiguelcountyco.gov, nicolak@sanmiguelcountyco.gov
Cc: Lance Waring <lancew@sanmiguelcountyco.gov>, Anne Brown <anneb@sanmiguelcountyco.gov>, Kris Holstrom <krish@sanmiguelcountyco.gov>

As we approach the potential, but not necessarily imminent, adoption of the East End Master plan, we should ask ourselves: what tools does this new master plan put in place for future decision makers to protect our wild, natural setting we all love and appreciate?

When we consider the big picture and take in everything that has changed in the last few years in terms of land use code amendments, master plan replacements, extreme increases in wastewater fees, and unprecedented taxation, we should ask ourselves, who is the real beneficiary? I am happy for the increase in affordable housing units for our current, local population but I am afraid the real purpose for all of this very rapid spending is unmitigated growth. Upon the resignation of the Town Manager, the Town of Telluride reconfirmed its commitment to “achieve the accelerated goals and capital projects set forth by Town Council.” (see TOT May 14, 2024 press release) Again, I am happy to see improvements and updates made to aging infrastructure, but expansion? How big is too big?

When looking at Maps 9, 10, 11 and Table 8 of the East End Master Plan, I have observed the following: potential open space, forest, and agricultural zones are drastically reduced. How can we call ourselves environmentally friendly when we seem to be so willing to give away ancient grasslands, wildflowers, soil, trees, and wildlife; why are we giving up very large swaths of land in the name of “potential opportunity"? Just because we need some repairs, upgrades, and a finite number of affordable housing units, does not mean we need to open Pandora’s Box.

Slow and steady wins the race as well as clear and coherent thinking. When it comes to replacing entire master plans, we need more time in formal, public hearings, and less time in vision questing retreats, Corporate rah rah sessions, and pop events led by outside consultants.

Regarding the proposed, revised East End Master Plan, My opinion is we need a moratorium in San Miguel County on replacing any master plans countywide. Recently, the county agreed to not pass the Community Housing Zone LUC 5-324 as revised and instead agreed to go back to some form of a subcommittee and "get it right". This was the direct result of Civic participation. I think going back to the drawing board would be a better path for the proposed, revised East End Master Plan as well.

Design Workshop does not understand this area nor our community. Why would we accept this lesser document written by the front range consultant?
The following are problems with the Current EEMP which need to be addressed:

1. the CH Zone needs to be removed entirely from the document and from Table 8 until it is re-written as a small scale zone as agreed in the most recent BOCC meeting regarding LUC 5-324 - we were told by staff that Prop123 funds required expedited review but t**hat is absolutely untrue for this cycle of funds through 2026**. The next cycle, starting 2027, might require expedited review but that legislation is not a guarantee especially when communities realize the economic and social costs of fast tracking development. Fast Tracked development only benefits the developer not the public.

2. There is no glossary of terms. This makes the current version of the EEMP unprofessional and unacceptable. For example, the terms Community Housing, Workforce Housing, and Affordable Housing are used interchangeably and are not defined anywhere in the document.

3. Maps 9, 10, and 11 are low resolution. Is it the intent of the County Planning Commission to pass a purposely vague document? This is no way to plan. There are many neighborhoods very concerned about inconsistencies on the Maps with their current zoning in sharp contrast to the intended future land use as shown on these maps. For example, in the EEMP the irregular Zoline parcel is a residential medium density color when it has always been intended to be open space. It is currently zoned Forest/Ag/Conservation and has no development rights. It is difficult to dissociate Ms. Zoline’s current position on the County Planning Commission from this obvious mistake. Who changed that parcel from future Forest/Ag/Open/Conservation to potential future Residential Medium on Map 11 and when? The true intent of the future

of this parcel gets blurred with the financial interest of the Zoline Family. Please correct the color of this parcel in particular and change all the Forest/Ag/Open spaces overall back to the Green colors they should maintain to protect our future land use from **front range, fast tracked, over development**.

We, the public, understand that Future Land Use Categories are not zoning in and of themselves but they are really important for master planning and future development rights. There is too much Open Space/Forest Ag. given away to future land use "opportunities" We would be better off not passing the East End Master Plan at all.

4. The body and the appendix of the document are **chock-full of marketing graphics and branding** that has nothing to do with this community; it is devoid of reality. When compared to the Telluride Area Master Plan, the EEMP reads like a glossy brochure for developers whereas the TRAMP reads like a true planning document.

5. The Engagement process as stated in the EEMP **is complete fiction** and neglects to mention **the recent 10 full months of public hearings and direct civic participation whereby hundreds of members of our current, local population volunteered in the hundreds of hours of their time to help the County Planning Commission understand that the consultant written EEMP did not express the true vision of this community.**

This version of the EEMP will not serve us well and if I were on the County Planning Commission, for which I have recently applied, I would not want this Master Plan replacement to be my legacy.

Sincerely,
Emily Masson

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP COMMENTS

Ford Drummond <forddrummond@gmail.com> Mon, Jun 10, 2024 at 12:42 PM
To: masterplan@sanmiguelcountyco.gov

Hello,

We are homeowners in Ski Ranches and we chose to purchase our home there because we love the open feel of the neighborhood. We do not want a high-density CH development built at our doorstep.

It is imperative that the maps in the EEMP be consistent, labelled correctly, and properly identified. Why are the Zoline Family Trust Irregular Parcels A & B designated as Medium Residential/Orange in the FLU Opportunities map? They have no development rights and should be designated conservation/green.

In addition, we are requesting that you place a moratorium on the EEMP until the CH Zone revision is finalized. It is premature to pass a master plan that contains high-density CH zoning that is under revision and not approved.

Thank you for your consideration.

Sincerely,

Ford and Vanessa Drummond
872 Saddle Horn Lane
Telluride Ski Ranches

June 11, 2024

San Miguel County - Commissioner and P&Z

RE: East End Master Plan and Zoning Revisions.

Comment: Your East End Master Plan 291 Page document needs a lot of work! Especial clear participation of County Residents beyond your selected "stake holders".

Take a look at look at the full page comments in Nov. 23, 2023 Telluride Daily Planet - "CH Zone Anywhere" and "It should go here". Page 14 - 15.

This is clear communication and supported by the Community.

A moratorium as suggested by Emily Masson "letter" in May 24, 2024 Telluride Daily Planet. IS Appropriate!

If you've noticed? Hundreds of Elk have occupied the Valley Floor and the East End.

Respect our Wildlife by recognizing the careful land use Planning and zoning we've created in the last 50 years.

Telluride and the East End are in the process of creating a New Community inclusive of all home owners and residents.

Sincerely Geo. Greenbank

greenbank@telluridesolo427.net

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP COMMENTS

Georgina Bishop <bishop.georgina@gmail.com> Tue, Jun 11, 2024 at 8:15 AM
To: masterplan@sanmiguelcountyco.gov
Cc: Willi Austria <williglanznig@gmail.com>

To whom it may concern,

We are requesting San Miguel County place a moratorium on the EEMP until the CH Zone revision is finalized. It is premature to pass a Master Plan that contains a high-density CH Housing Zone that is under revision, not yet approved or actionable.

It is imperative that the maps in the EEMP are consistent, labelled correctly, and properly identified. Why are the Zoline Family Trust Irregular Parcels A & B designated as Medium Residential/Orange in the FLU Opportunities map? They have no development rights and should be designated conservation/green.

As full time residents of the Ski Ranches neighborhood, we are very concerned about the potential impacts these changes could have on our quality of life. High density development is not consistent with our current zoning, nor do we have the infrastructure to support it.

Many thanks,
Georgie Bishop & Willi Glanznig
632 Saddle Horn Lane

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

June 13th Meeting

gem@montrose.net <gem@montrose.net> Tue, Jun 11, 2024 at 7:57 AM
To: planning@sanmiguelcountyco.gov, nicolak@sanmiguelcountyco.gov

Dear Board of County Commissioners,

I am writing to urge you all to place a moratorium on replacing the East End Master Plan. This is not ready for approval by our county for several reasons listed below.

Map 11 gives away too much open space/forest/Ag to future land use “opportunities”.

Table 8 has an unknown zone included as a “future land use opportunity”. What could these opportunities be?

Please put into place a glossary of terms before this is approved, it leaves it open to too much interpretation.

For example: workforce housing, affordable housing, and community housing are used interchangeably with no definition of what those terms mean?

There is no consideration of the impact of so much development on Wildlife, Open Space, Natural Resources.

Why does the engagement windows described neglect to mention the recent ten months of direct civic participation and public hearings?

Please do not pass the current revision of the East End Master Plan. Please make sure we grow in the right way and our way. Not the way others from front range consultants think we should.

Respectfully,

Ginger Medrick

LAW OFFICES
LIEBLER, GONZALEZ & PORTUONDO
COURTHOUSE TOWER
44 WEST FLAGLER STREET
TWENTY-FIFTH FLOOR
MIAMI, FLORIDA 33130

J. RANDOLPH LIEBLER, ESQ.
E-MAIL JRL@LGPLAW.COM

TELEPHONE: (305) 379-0400
FACSIMILE: (305) 379-9626

June 8, 2024

Amy T. Markwell, Esq.
County Attorney
San Miguel County
<amym@sanmiguelcountyco.gov>

Copies to:

Kaye Simonson
Planning Director
San Miguel County
<kayes@sanmiguelcountyco.gov>,

Members
San Miguel County Planning Commission
Planning@sanmiguelcountyco.gov
Masterplan@sanmiguelcountyco.gov

Mike B Bordogna
County Manager
San Miguel County
mikeb@sanmiguelcountyco.gov

Members of the
San Miguel County Board of County Commissioners
bocc@sanmiguelcountyco.gov

Re: Proposed Amended Master Plan
Misleading Future Land Use Opportunity Map
parcel owned by the Zoline Family Estate, LLC

Dear Ms. Markwell,

I am writing as the owner of 241 Quakey Lane. My property abuts a 14.45-acre parcel titled in the name of the Zoline Family Estate LLC, a Colorado LLC. Currently, the San Miguel County Planning Commission is considering an amendment to the Master Plan proposed by staff. In the proposed Master Plan, a map on page 62 titled Future Land Use Opportunities, misrepresents the parcel by coloring it in orange indicating residential medium density. The parcel is currently zoned "Forestry/AG/Conservation with no Development Rights". As set forth below, there is no legal path for this property to be zoned for any development. In the same document, the map on page 59 titled "Conservation + Protected Zoning" and the map on page 60 titled "Areas of Environmental Constraints and Protected Lands" accurately depict this parcel in green as having no development rights. I am requesting that you advise the Commission and staff to accurately depict this parcel in green on the Future Land Use Opportunities Map.

First, the county assessor webpage for this parcel shows:

> LEADESCRIPTION OPEN SPACE EAST END

The low valuation of this land by the county assessor would appear consistent with a property with no development rights.

Second, the County Commission approved zoning map on the County Website currently reflects the parcel as "white." While there is no description in the legend for "white", other areas reflected in white represent areas where the Commission has not designated zoning, for instance on roadways and municipalities.

Third, attached is correspondence to San Miguel County from John Lifton, attorney for the Zoline Family Estate, LLC. dated February 28, 2005 proposing an amended plat for the parcel. In the letter, Mr. Lifton concludes that the 14.45-acre remainder parcels were never rezoned, and therefore were still zoned in the F Zone District, for forestry. In response, and in reliance upon Mr. Lifton's representations, on July 11, 2005, the County Commission adopted a resolution approving the proposed land survey plat. In the resolution, the Commission recites that the purpose of the of the replating was, according to the Zoline Family Estate, LLC to:

> resolve long-standing title issues surrounding the relocation of Fox Farm Road in order to fulfil the commitment in the late Joe Zolines's will for completion of a conservation easement. The proposed perpetual conservation easement, which would be granted to and overseen by The Nature Conservancy, would remove the development rights on (4) 35 acre parcels of private lands on Turkey Creek Mesa. This proposed conservation easement area includes portions of the vacated right-of-way for Fox Farm Road and the areas that have been described as Irregular parcels "A" and "B".

in the same document, the Commission RESOLVED:

> . . . This plat certification is to include specific provisions regarding the merger of the irregular parcels as depicted on this approved Land Survey Plat to include a statement that these merged parcels do not have any development rights for County Land use purposes.

And so it was that on September 20, 2005 the referenced survey was approved by the County Commission and recorded in PB Skr-1, Page 567-564, Reception No. 467 reflecting the various changes requested and noting that

> 4. LAND USE NOTE: Parcels Bi, B2, B3, B4, D1 and D2 are depicted on this plat for purposes of clarifying the outcome of the road vacation of a portion of Fox Farm Road. These are not separately created parcels and do not have individual development rights associated with them. . .

And, referring to the parcel under the heading CERTIFICATION OF SAN MIGUEL COUNTY, COLORADO:

> . . . Such merged irregular parcels do not have any development rights for county land use code purposes.

Fourth, while I am not a Colorado attorney, I have reviewed Colorado statutes concerning subdivision and it appears that a transfer resulting in a parcel of less than 35 acres intended for future development is illegal unless the county previously approved a subdivision. In November, 2023, parcels across Highway 145 arguably contiguous with this property were conveyed to a third party. This conveyance left the parcel standing alone. As of the November 2023 transfer the parcel lost any connection to property across the highway. While this transfer would appear to have been an illegal subdivision under Colorado law if the intent was to create a developable parcel, since the 1995 plat stipulated that the parcel had no development rights, this transfer established the parcel irrevocably as open space, effectively creating a perpetual conservation easement. This parcel is circumscribed by property owned by others in the Ski Ranches Subdivision and the State owned right of way that includes Highway 145. The parcel is not contiguous with any other parcel of common ownership. It seems obvious to conclude that this parcel was intended by the owner and the County to remain undeveloped as a conservation easement.

Fifth, while it does not appear that the Nature Conservatory accepted an easement for the 14.45-acre parcel, it is clear that maintaining an easement is, in addition to the foregoing, required under the doctrine of cy-pres. Under the cy-pres doctrine an intent to make a gift expressed in a will is to be enforced "as near as possible" to the original intent of the instrument. So, the intent of the will can be fulfilled by a conservation easement in favor of the Nature Conservancy or some other organization or by perpetually prohibiting development.

Sixth, route 145, an integral stretch of The San Juan Skyway was designated by the U.S. Secretary of Transportation as an All-American Road, the highest level of designation, in 1996. It is one of 13 America's Byways designated in Colorado. Due to the narrow shape of this parcel, it is not possible to develop the property without a permanent visual scar on the Skyway.

Finally, if this issue is not resolved by the County promptly, litigation is a certainty. As such I ask that all communications concerning the East End Master Plan among county employees, appointees, contractors and elected officials (" Potential Custodians") be preserved. Preservation must be enforced equally on all government and personal devices in all applications which have been used to communicate with Zoline family members or their representatives concerning this parcel or the process of amending the East End Master Plan. The Potential Custodians must be reminded that conducting government business on personal devices is improper and that communications on personal devices remain public records. The Potential Custodians must be required to immediately transfer all communications concerning government business residing on personal devices to your office for preservation. Potential Custodians must also be required to advise your office of any communications concerning government business which have been deleted from any device, public or private, and take all steps necessary to recover and preserve those communications.

Best regards,

James Randolph Liebler, Sr.

378093 09/20/2005 01:28 PM Page 5 of 7

EXHIBIT A

RECEIVED 2-28-05

John Lifton
216 West Colorado Ave.
P.O. Box 997
Telluride CO 81435
970.728.5353

Mike Rozycki,
San Miguel County Planning Director,
333 West Colorado Ave.,
Telluride CO 81435

February 28, 2005

Dear Mike,

I represent The Zoline Family Estate LLC. Following our meeting last week, this letter is to present our position regarding "Irregular Parcel A" and "Irregular Parcel B" between Colorado State Highway 145 and the Ski Ranch Subdivisions, based on new research and a new survey by Foley Associates of Telluride. I propose a series of actions, described in section 4 of this letter, which I believe will resolve the long-standing title issues surrounding the relocation of Fox Farm Road. I would request that you and the County Attorney review the contents of this letter and inform me if the actions described will resolve these title issues to your satisfaction.

As far as zoning goes, our position is as follows. The original resolution adopting zoning for San Miguel County on February 28, 1972 (Book 341, Page 480 and Book 341, Page 481), placed this area into the F Zone District. These irregular parcels are remainder lots created by a series of subdivisions that created the Ski Ranches, and are not a part of any filing of these subdivisions. They were never rezoned, and are therefore still in the F Zone District.

1 Background

1.1 On August 10, 1981, San Miguel County and the Telluride Company made an agreement for the relocation of Fox Farm Road in the area between State Highway 145 and the Ski Ranch Subdivision. This agreement was recorded in Book 394 at Pages 918-919 (see Exhibit A attached). This agreement provided that, following completion of construction of the new road, the previous right-of-way would be vacated, and the new right-of-way would be dedicated.

1.2 On January 31, 1983, the BOCC passed Resolution 1983-14 (recorded August 22, 1997 in Book 585 at Page 893; see Exhibit B attached) by which the old Fox Farm Road right-of-way was vacated, and an easement in favor of San Miguel County for utilities located within the vacated right-of-way was created as of the date of the resolution.

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1.3 Also on January 31, 1983, the BOCC passed Resolution 1983-15 (recorded August 22, 1997 in Book 585 at Page 896; see Exhibit C attached) by which dedication of the new Fox Farm Road was accepted by the County, and it was resolved that a deed should be recorded to effectuate the dedication. Although a diagrammatic plat sheet was attached to this resolution, (1) it failed to address issues of which owners took title to the vacated road right-of-way, and (2) it was not executed by the effected property owners. No deed or plat meeting the legal requirements was ever subsequently recorded, and the dedication of the new Fox Farm Road right-of-way has therefore never been effectuated as required by this resolution.

1.4 Following execution of the "Tracting of Certain Lands to Preserve the Configuration of Geographical Position of Original Land and Mineral Patents" by the Zoline Family Partnership (predecessor in title to The Zoline Family Estate, LLC) recorded March 29, 1990, in Book 464 at Page 127, and by The Telluride Ski and Golf Company, LLLP (successor in title to the Telluride Company), recorded March 29, 1990, in Book 464 at Page 131, and recording of the Cadastral Survey's "Dependent Resurvey" (recorded April 3, 1990 in Plat Book 1 at Pages 1025-1028), there was a disagreement between the Telluride Ski and Golf Company and the Zoline Family Partnership as to ownership of the land between the easterly boundary of the State Highway 145 right-of-way and the westerly boundary of the Ski Ranches Subdivision.

1.5 This disagreement was finally resolved by The Telluride Ski and Golf Company, LLLP's quit claim of any interest in this property to The Zoline Family Estate, LLC of January 23, 2003 (recorded February 10, 2003; Entry No. 354985; see Exhibit E attached).

2 New Survey

The Zoline Family Estate, LLC engaged Foley Associates to prepare a new survey of this area, defining every separate parcel and remainder area produced by the agreements and conveyances listed above. A draft plat, based on this survey, is attached as Exhibit E.

3 Conclusions

From examination of these materials, I conclude as follows:

3.1 The old Fox Farm Road ROW was properly vacated by San Miguel County on January 31, 1983. Title to the vacated land vested in the adjoining property owners of record per CRS 1973, 43-2-302, as follows:

- Title to the portions of the old ROW that were also a part of the new ROW remained in San Miguel County.
- Irregular Parcel F and Irregular parcel H vested in The Telluride Company. Note that Lot 12 of the Ski Ranches which adjoins Irregular Parcel H was not platted at the time the original Fox Farm Road was dedicated and therefore, under Colorado law, did not acquire any portion of Irregular Parcel H when this ROW was vacated.
- Irregular Parcel G vested in the owner of Lot 43.

3.2 Title to the new ROW was probably not conveyed in law to San Miguel County back in 1983 because the deed required by paragraph 2 of Resolution 1983-15 was never recorded. However, the intentions of the parties regarding the boundaries of the new

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ROW were made completely clear by the survey drawing attached to Resolutions 1983-14 and 1983-15, and, as a result of 22 years of unrestricted public use of the new ROW, prescriptive rights have attached to it.

3.3 The January 23, 2003 quit claim from Telluride Ski and Golf Company to Zoline Family Estate was based on property descriptions derived from the old ROW because no document has ever been recorded in the County Plat Book to show that the ROW had changed. The Telluride Ski and Golf Company appears willing to execute a corrective deed.

4 Resolution

All uncertainties resulting from this history can be resolved with the following actions, in the order shown:

4.1 A corrective quit claim deed from the Telluride Ski and Golf Company to Zoline Family Estate LLC is recorded, accurately describing the remaining Telluride Company real property interests from 1983.

4.2 A replat is recorded, based on the new Foley survey (see draft replat, Exhibit E), showing all these irregular parcels, and is signed off on by San Miguel County, Zoline Family Estate LLC, the owner of Lot 43, and Telluride Mountain Title Company.

4.3 Telluride Ski and Golf Company quit-claims the new Fox Farm Road/Wapiti Road ROW to San Miguel County, parcel description is referenced to the new plat.

4.4 Zoline Family Estate LLC quit-claims the new Fox Farm Road/Wapiti Road ROW to San Miguel County, parcel description is referenced to the new plat.

4.5 San Miguel County quit-claims irregular parcel G to the owner of Lot 43, parcel description is referenced to the new plat.

4.6 San Miguel County quit-claims irregular parcels F and H to Zoline Family Estate LLC, parcel description is referenced to the new plat.

4.8 A certification by San Miguel County is placed on the face of the plat stating that, in combination with the above quit claims, the replat constitutes the deed required by BOCC Resolution 1983-15, paragraph 2.

Sincerely,

John Lifton

V1 2-28-05

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Page 1 of 7
SAN MIGUEL COUNTY, CO
DORIS RUFFE CLERK-RECORDER
09-20-2005 01:28 PM Recording Fee $0.00

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RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SAN MIGUEL COUNTY, COLORADO APPROVING THE LAND SURVEY PLAT VACATING A PORTION OF FOX FARM ROAD IN ACCORDANCE WITH RESOLUTION NO. 1983-14, ACCEPTING THE DEDICATION OF A PORTION OF FOX FARM ROAD IN ACCORDANCE WITH RESOLUTION NO. 1983-15, AND APPROVING THE MERGER OF THE IRREGULAR PARCELS AS DEPICTED ON THE SUBJECT LAND SURVEY PLAT

Resolution 2005-24

WHEREAS, in August 1981, San Miguel County and the Telluride Company entered into an agreement for the relocation of Fox Farm Road in the area between SH 145 and the Telluride Ski Ranches Subdivision. In January 1983, the Board of County Commissioner (BOCC) passed Resolution 1883-14 vacating the "old" Fox Farm Road right-of-way, which included the granting of an easement to the County for the existing utilities in that right-of-way. In January of 1983, the BOCC also passed Resolution 1983-15, accepting the dedication of the right-of-way for the new Fox Farm Road alignment. Resolution 1983-14 also contemplated or resolved that a deed(s) conveying the new Fox Farm Road right-of-way to San Miguel County would be recorded to effectuate this dedication;

WHEREAS, it appears, based on information provided by John Lifton with his letter dated February 28, 2005 on behalf of the Zoline Family Estate, and staff's review of this information, that the 1983 resolutions and attached drawings did not address issues of which owners took title to the vacated road right-of-way and the drawings were not executed by the affected property owners. Additionally, no deed or plat was ever subsequently recorded that conveyed the new Fox Farm Road alignment to the County. As such, the dedication of the new Fox Farm Road right-of -way may be questioned as to having been effectuated as contemplated by this resolution;

WHEREAS, John Lifton has approached County staff with a proposed series of actions, described in his February 28, 2005 letter, that are intended to resolve the long-standing title issues surrounding the 1983 relocation of Fox Farm Road. Mr. Lifton has indicated that the reason for resolving the title issues concerning the 1983 relocation of Fox Farm Road at this time is to fulfill the commitment in the late Joe Zoline's will for completion of a conservation easement. The proposed perpetual conservation easement, which would be granted to and overseen by The Nature Conservancy, would remove the development rights on four (4) 35-acre parcels of private lands on Turkey Creek Mesa. This proposed conservation easement area includes portions of the vacated right-of-way for Fox Farm Road and the areas that have been described as Irregular Parcels "A" and "B";

WHEREAS, in March 2005, after conferring with Steven Zwick, the County Attorney and Mike Horner, the Road & Bridge Superintendent, the Planning Director in a letter dated March 15, 2005 advised Mr. Lifton that staff had reviewed the new survey of this area prepared by Foley Associates, defining both the previously vacated

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and the relocated current Fox Farm Road alignment, to include the specific parcels that are to be deeded to the various adjoining owners (parcels) to effectuate both the vacation of the previous Fox Farm Road right-of-way, as well as the dedication of the Fox Farm Road right-of-way currently used and has found and determined that the new Foley survey plat, as presented, to be consistent with and accurately reflect the dedication offered and accepted by the BOCC pursuant to BOCC Resolution 1983-15 as well as the attached Exhibit "A". The Foley prepared survey plat also appears to accurately depict the area of the realigned Fox Farm Road that has been used by the public for the past 22 years;

WHEREAS, in addition to depicting the "old" Fox Farm Road right-of-way and the "relocated" or current Fox Farm Road, the Foley Land Survey Plat identifies "Irregular Parcel A" and "Irregular Parcel B". These irregular parcels are between SH 145 and the Telluride Ski Ranches Subdivision. Irregular Parcel A is approximately 14.5 acres in size and extends from an area south of Fox Farm Road to Vance Creek Road. Irregular Parcel B is approximately 0.83 acres in size and is east of SH 145 and is north of and adjacent to Fox Farm Road. The Foley Survey Plat shows these parcels together with a further division of irregular parcels "A" and "B", for purposes of clarifying the outcome of the road vacation of a portion of Fox Farm Road as approved in 1983. The new survey plat identifies an increased number of irregular parcels. Irregular Parcel A remains the same but there are seven (7) identified parcels, which are intended to merge with adjoining property or each other;

WHEREAS, in reviewing this Survey Plat, which is intended to effectuate BOCC Resolution 1983-14, staff has indicated that a Subdivision Exemption application should not be necessary if the County is assured that the new Survey Plat would not create new lots or parcels for development or resale purposes in conflict with or within the purposes of the relevant Colorado statutes and County subdivision regulations. County staff has advised Mr. Lifton that it would process this matter in accordance with the 1983 resolutions, as a series of real estate conveyances pertaining to implementation of the vacation of the former Fox Farm Road alignment and the dedication of the current Fox Farm Road alignment, subject to the execution and recording of an appropriate survey plat. As a part of staff's review of this matter and in discussions with John Lifton, it was staff's understanding that the irregular parcels as depicted on the Foley Survey Plat would be "merged" with additional property owned by the Zoline Family Estate, LLC located west of SH 145 to form a 35-acre or larger parcel, with the designated building area being located west of SH 145. It was staff's intent to have a note to this effect included on the approved and recorded survey plat;

WHEREAS, the residents and landowners in the Telluride Ski Ranches have expressed concerns with the future use and potential development on Irregular Parcels "A" and "B" adjoining their subdivision. It appears that these proposed actions would clear up long standing title issues concerning these properties and would provide some level of certainty concerning the potential use of these parcels between SH 145 and the Ski Ranches;

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WHEREAS, in reviewing this matter and the record survey provided by Dave Foley, staff would recommend that the BOCC authorize the Chair to execute a plat certification that this Land Survey Plat accurately describes the portion of Fox Farm Road as previously vacated by San Miguel County Resolution No. 1983-14, and accurately describes the portion of the relocated and currently existing Fox Farm Road Dedication to the public which was previously accepted pursuant to San Miguel County Resolution No. 1983-15,subject to the recording of a deed for the use and benefit of the public;

WHEREAS, this certification is also intended to acknowledge the merger of the irregular parcels as depicted on this Land Survey Plat such that these merged irregular parcels do not have any development rights for County Land Use Code purposes;

WHEREAS, staff's recommendation includes the BOCC authorizing the Chair to execute the necessary quit-claim deeds for irregular parcels G, F, and H to the adjoining owners as identified on the Foley Land Survey Plat to effectuate the proper distribution of the previously vacated Fox Farm Road right-of-way;

WHEREAS, the BOCC has been apprised of past efforts to obtain a public non-motorized trail across a portion of this property located east of SH 145. Should a conservation easement be put in place that includes the various irregular parcels depicted on the Foley plat owned by the Zoline Family Estate, LLC, the BOCC intends to request the granting of an easement for this public trail. This approval of the Foley Land Survey Plat depicting the prior and the current Fox Farm Road alignments is done subject to the express understanding and confirmation that any such conservation easement would not preclude the Zoline Family and The Nature Conservancy, or any other entity to whom the conservation easement may be conveyed, from granting such a public non-motorized trail easement to the County; and

WHEREAS, the Board of Commissioners of San Miguel County, Colorado, considered this application, along with relevant evidence and testimony from the public at a public meeting on July 6, 2005.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The Land Survey Plat of San Miguel County Resolution No. 1983-14 Vacating a Portion of Fox Farm Road, and of San Miguel County Resolution No. 1983-15, Accepting the Dedication of a Portion of Fox Farm Road for the Use of the Public, Located in the Telluride Ski Ranches, Third Filing Located within the NE 1/4 of Sec. 8. and the SE ¼ of Sec. 5., T.42N., R.9W., N.M.P.M., San Miguel County, Colorado, as prepared by Foley Associates, Inc., for the Zoline Family Estate, LLC, is hereby approved and the Chair of the BOCC is hereby authorized to execute the appropriate plat certification(s). This plat certification is to include specific provisions regarding the merger of the irregular parcels as depicted on this approved Land Survey Plat to include a statement that these merged parcels do not have any development rights for County Land use purposes.

UNOFFICIAL DOCUMENT

2. The Chair of the BOCC is hereby authorized to execute the various instruments of conveyance implementing the transfers of the various real property interests as depicted in, and consistent with, the Land Survey Plat of a portion of the Fox Farm Road alignment prepared by Foley Associates, Inc., and as described in the February 28, 2005 letter from John Lifton to Mike Rozycki, a copy of which is attached hereto and incorporated herein by reference as Exhibit "A."

3. The Zoline Family Estate, LLC, shall be responsible for the preparation of the Land Survey Plat by Foley Associates, Inc., and the instruments of conveyance implementing the various transfers of property interests described in the Land Survey Plat, by Telluride Mountain Title.

DONE and APPROVED by the Board of Commissioners of San Miguel County, Colorado on July 11, 2005.

SAN MIGUEL COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

By: _____
Art Goodtimes, Chair

Vote:					
	Elaine R.C. Fischer	Aye	Nay	Abstain	Absent
	Vern Ebert	Aye	Nay	Abstain	Absent
	Art Goodtimes	Aye	Nay	Abstain	Absent

ATTEST:

Marie A. Thomas
Marie A. Thomas, Chief Deputy Clerk

Attachment: Exhibit "A," Lifton Letter to Rozycki, dated 2/28/05

[text/word/fox farm.bocc.reso]

UNOFFICIAL DOCUMENT

378093 09/20/2005 01:28 PM Page 5 of 7

EXHIBIT A

RECEIVED 2-28-05

John Lifton
216 West Colorado Ave.
P.O. Box 997
Telluride CO 81435
970.728.5353

Mike Rozycki,
San Miguel County Planning Director,
333 West Colorado Ave.,
Telluride CO 81435

February 28, 2005

Dear Mike,

I represent The Zoline Family Estate LLC. Following our meeting last week, this letter is to present our position regarding "Irregular Parcel A" and "Irregular Parcel B" between Colorado State Highway 145 and the Ski Ranch Subdivisions, based on new research and a new survey by Foley Associates of Telluride. I propose a series of actions, described in section 4 of this letter, which I believe will resolve the long-standing title issues surrounding the relocation of Fox Farm Road. I would request that you and the County Attorney review the contents of this letter and inform me if the actions described will resolve these title issues to your satisfaction.

As far as zoning goes, our position is as follows. The original resolution adopting zoning for San Miguel County on February 28, 1972 (Book 341, Page 480 and Book 341, Page 481), placed this area into the F Zone District. These irregular parcels are remainder lots created by a series of subdivisions that created the Ski Ranches, and are not a part of any filing of these subdivisions. They were never rezoned, and are therefore still in the F Zone District.

1 Background

1.1 On August 10, 1981, San Miguel County and the Telluride Company made an agreement for the relocation of Fox Farm Road in the area between State Highway 145 and the Ski Ranch Subdivision. This agreement was recorded in Book 394 at Pages 918-919 (see Exhibit A attached). This agreement provided that, following completion of construction of the new road, the previous right-of-way would be vacated, and the new right-of-way would be dedicated.

1.2 On January 31, 1983, the BOCC passed Resolution 1983-14 (recorded August 22, 1997 in Book 585 at Page 893; see Exhibit B attached) by which the old Fox Farm Road right-of-way was vacated, and an easement in favor of San Miguel County for utilities located within the vacated right-of-way was created as of the date of the resolution.

UNOFFICIAL DOCUMENT

1.3 Also on January 31, 1983, the BOCC passed Resolution 1983-15 (recorded August 22, 1997 in Book 585 at Page 896; see Exhibit C attached) by which dedication of the new Fox Farm Road was accepted by the County, and it was resolved that a deed should be recorded to effectuate the dedication. Although a diagrammatic plat sheet was attached to this resolution, (1) it failed to address issues of which owners took title to the vacated road right-of-way, and (2) it was not executed by the effected property owners. No deed or plat meeting the legal requirements was ever subsequently recorded, and the dedication of the new Fox Farm Road right-of-way has therefore never been effectuated as required by this resolution.

1.4 Following execution of the "Tracting of Certain Lands to Preserve the Configuration of Geographical Position of Original Land and Mineral Patents" by the Zoline Family Partnership (predecessor in title to The Zoline Family Estate, LLC) recorded March 29, 1990, in Book 464 at Page 127, and by The Telluride Ski and Golf Company, LLLP (successor in title to the Telluride Company), recorded March 29, 1990, in Book 464 at Page 131, and recording of the Cadastral Survey's "Dependent Resurvey" (recorded April 3, 1990 in Plat Book 1 at Pages 1025-1028), there was a disagreement between the Telluride Ski and Golf Company and the Zoline Family Partnership as to ownership of the land between the easterly boundary of the State Highway 145 right-of-way and the westerly boundary of the Ski Ranches Subdivision.

1.5 This disagreement was finally resolved by The Telluride Ski and Golf Company, LLLP's quit claim of any interest in this property to The Zoline Family Estate, LLC of January 23, 2003 (recorded February 10, 2003; Entry No. 354985; see Exhibit E attached).

2 New Survey

The Zoline Family Estate, LLC engaged Foley Associates to prepare a new survey of this area, defining every separate parcel and remainder area produced by the agreements and conveyances listed above. A draft plat, based on this survey, is attached as Exhibit E.

3 Conclusions

From examination of these materials, I conclude as follows:

3.1 The old Fox Farm Road ROW was properly vacated by San Miguel County on January 31, 1983. Title to the vacated land vested in the adjoining property owners of record per CRS 1973, 43-2-302, as follows:

- Title to the portions of the old ROW that were also a part of the new ROW remained in San Miguel County.
- Irregular Parcel F and Irregular parcel H vested in The Telluride Company. Note that Lot 12 of the Ski Ranches which adjoins Irregular Parcel H was not platted at the time the original Fox Farm Road was dedicated and therefore, under Colorado law, did not acquire any portion of Irregular Parcel H when this ROW was vacated.
- Irregular Parcel G vested in the owner of Lot 43.

3.2 Title to the new ROW was probably not conveyed in law to San Miguel County back in 1983 because the deed required by paragraph 2 of Resolution 1983-15 was never recorded. However, the intentions of the parties regarding the boundaries of the new

PROOF DOCUMENT

ROW were made completely clear by the survey drawing attached to Resolutions 1983-14 and 1983-15, and, as a result of 22 years of unrestricted public use of the new ROW, prescriptive rights have attached to it.

3.3 The January 23, 2003 quit claim from Telluride Ski and Golf Company to Zoline Family Estate was based on property descriptions derived from the old ROW because no document has ever been recorded in the County Plat Book to show that the ROW had changed. The Telluride Ski and Golf Company appears willing to execute a corrective deed.

4 Resolution

All uncertainties resulting from this history can be resolved with the following actions, in the order shown:

4.1 A corrective quit claim deed from the Telluride Ski and Golf Company to Zoline Family Estate LLC is recorded, accurately describing the remaining Telluride Company real property interests from 1983.

4.2 A replat is recorded, based on the new Foley survey (see draft replat, Exhibit E), showing all these irregular parcels, and is signed off on by San Miguel County, Zoline Family Estate LLC, the owner of Lot 43, and Telluride Mountain Title Company.

4.3 Telluride Ski and Golf Company quit-claims the new Fox Farm Road/Wapiti Road ROW to San Miguel County, parcel description is referenced to the new plat.

4.4 Zoline Family Estate LLC quit-claims the new Fox Farm Road/Wapiti Road ROW to San Miguel County, parcel description is referenced to the new plat.

4.5 San Miguel County quit-claims irregular parcel G to the owner of Lot 43, parcel description is referenced to the new plat.

4.6 San Miguel County quit-claims irregular parcels F and H to Zoline Family Estate LLC, parcel description is referenced to the new plat.

4.8 A certification by San Miguel County is placed on the face of the plat stating that, in combination with the above quit claims, the replat constitutes the deed required by BOCC Resolution 1983-15, paragraph 2.

Sincerely,

John Lifton

V1 2-28-05

UNOFFICIAL DOCUMENT

RECORDED BY NUMBER 07/SAH

SURVEYOR'S CERTIFICATE

I, J. David Foley, do hereby certify that this accompanying plat and survey was performed under my direct responsibility, supervision, and checking and that the information contained herein is true and accurate to the best of my belief and knowledge.

COLORADO REGISTERED J. DAVID FOLEY 4/3/03 24954 PROFESSIONAL LAND SURVEYOR

P.L.S. No. 24954 Date

LEGAL DESCRIPTION

Lot 1, 2, and 3, Block 1, Placerville Townsite, also known as Town of Placerville, according to the plat recorded in the office of the Clerk and Recorder in Plat Book 28 at page 35A,

AND

Lot 4, and the Northwesterly 20 feet of Lot 5, Block 1, Placerville Townsite, also known as Town of Placerville, according to the plat recorded in the office of the Clerk and Recorder in Plat Book 28 at page 35A,

AND

The Southeasterly 5 feet of Lot 5, Block 1, Placerville Townsite, also known as Town of Placerville, according to the plat recorded in the office of the Clerk and Recorder in Plat Book 28 at page 35A,

LESS AND EXCEPT all rights to minerals and oil, gas or other hydrocarbons located on, in or under the subject property,

County of San Miguel, State of Colorado

BASIS OF BEARINGS

The bearing from the northeasterly corner of Block 1 to the southeasterly corner of Block 1 assumed as the record bearing of S 24°47'47" E according to the Land Survey Plat of Blocks 1,2,3 and 4, Placerville Townsite recorded in the County Surveyor's Land Plats in Book 1 at page 378, Reception No. 293.

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTES

1. Easement research and legal description from Telluride Mountain Title Company Order No. 012120036 dated December 16, 2002 at 7:45 A.M.
2. Zero foot rear setback on the east side of Lots 4 & 5, Block 1, Placerville per Resolution #1996-1 of the Board of Adjustment of San Miguel County recorded in the office of the Clerk and Recirder in Book 559 at page 442.

RECORDER'S CERTIFICATE

Deposited this 7th day of APRIL, 2003, at 9:00 A m., in Book SUR-1 of the County Surveyor's land survey plats/right-of-way surveys at Page 467, Reception number 373.

Doris Ruffe
San Miguel County Clerk

COUNTY CLERK SAN MIGUEL COUNTY CO

373
SURVEY MAP
SEC 34, T44N, R11W, N
LOTS 1 THRU 5, BLOCK
PLACERVILLE

STATE OF COLORADO) SS
COUNTY SAN MIGUEL)

RECEPTION NO: 373
FILED FOR RECORD 9:00
A M APRIL 7, 200
AND FILED IN SURVEYO
BOOK SUR-1 AT PAGE
DORIS RUFFE
Recorder
BY Rebecca Goldsworth
PAID: $20.00

UNOFFICIAL

Improvement Survey Plat

Lots 1, 2, 3, 4, 5, Block 1, Placerville Townsite
Located Within the SE 1/4 Section 34, T.44N., R.11W., N.M.P.M., San Miguel C

Z:\JOBS2002\02150\dwg\LSP 4-03.dwg, 04/03/2003 11:11:21 AM, pete

LEGAL DESCRIPTION

Revised Irregular Parcel A

A tract of land located in the SE 1/4 of Section 5, and the NE 1/4 of Section 8, Township 42 North, Range 9 West, New Mexico Principal Meridian, San Miguel County, State of Colorado, more particularly described as follows:

Beginning at the intersection of the northerly line of Vance Creek Road and the easterly right-of-way line of Colorado State Highway No. 145 as shown on the plat of Telluride Ski Ranches, Filing No. 1, according to the plat filed in the office of the Clerk and Recorder in Plat Book 1 at page 1, said point being monumented by a rebar with 1.5" aluminum cap LS 20632; thence northerly, along said easterly right-of-way line of Colorado State Highway No. 145, the next six (6) courses: 1) N04°56'35"E, a distance of 117.16 feet to a rebar with 1.5" aluminum cap LS 20632; 2) N04°13'25"W, a distance of 385.73 feet to a rebar with 1.5" aluminum cap LS 20632 said point being a point of non-tangent curvature; 3) along the arc of a 1,332.40 foot radius curve to the right, through a central angle of 03°57'29", an arc length of 92.04 feet, the chord of which bears N03°06'29"E, a distance of 92.03 feet to a rebar with 1.5" aluminum cap LS 20632; 4) N04°40'47"E, a distance of 389.36 feet to CDOT Highway Right-of-Way marker being a 3" brass cap set in concrete; 5) N13°07'25"E, a distance of 1,252.50 feet to a rebar with 1.5" aluminum cap LS 24954; 6) N14°45'12"E, a distance of 61.74 feet to the southerly line of Fox Farm Road as shown on the Amended Plat of Telluride Ski Ranches Third Filing, according to the plat filed in the office of the Clerk and Recorder in Plat Book 1 at page 33, said point being a point of non-tangent curvature; thence northeasterly, along said southerly line of Fox Farm Road and along the arc of a 88.53 foot radius curve to the left, through a central angle of 77°48'08", an arc length of 120.22 feet, the chord of which bears N51°55'05"E, a distance of 111.19 feet; thence N46°53'10"E, a distance of 149.64 feet; thence N67°07'38"E, a distance of 59.00 feet; thence N81°30'09"E, a distance of 85.09 feet; thence N89°15'55"E, a distance of 522.93 feet to a point on said southerly line of Fox Farm Road, said point being a point of non-tangent curvature; thence easterly, along said southerly line and along the arc of a 137.70 foot radius curve to the left, through a central angle of 25°50'22", an arc length of 62.10 feet, the chord of which bears N88°27'30"E, a distance of 61.58 feet to the intersection with the northwesterly line of Lot 51, Amended Plat of Telluride Ski Ranches Third Filing, said point being monumented by a number 5 rebar; thence southwesterly, along the northwesterly line of said subdivision, the next three (3) course: 1) S64°59'41"W, a distance of 676.48 feet to a number 4 rebar; 2) S21°42'08"W, a distance of 552.03 feet to a rebar with 1.5" aluminum cap LS 20632; 3) S37°46'00"W, a distance of 290.59 feet to the northwest corner of Telluride Ski Ranches, Filing No. 1, said point being monumented by a rebar with yellow plastic cap LS 2682; thence southerly, along the westerly line of said subdivision, the next five (5) courses: 1) S14°01'24"W, a distance of 229.16 feet to a rebar with yellow plastic cap LS 2682; 2) S00°15'59"W, a distance of 149.41 feet to a rebar with yellow plastic cap LS 2682; 3) S00°16'05"W, a distance of 300.05 feet to a rebar with yellow plastic cap LS 2682; thence S00°15'52"W, a distance of 290.69 feet to a rebar with yellow plastic cap LS 2682; 4) S22°42'19"E, a distance of 351.18 feet to a rebar with yellow plastic cap LS 2682; 5) S00°23'33"E, a distance of 278.60 feet to the southwest corner of said Telluride Ski Ranches, Filing No. 1, said point being monumented by a rebar with yellow plastic cap LS 2682; thence N69°50'42"W, along the southerly line of said subdivision, a distance of 342.56 feet to the POINT OF BEGINNING.

Bearings are based on the northwesterly line of Lots 48, 49, 50, and 51 of the Amended Plat of Telluride Ski Ranches, Third Filing, bearing S64°59'41W between a number 5 rebar at the east end of said line and a number 4 rebar at the west end of said line.

Merged Irregular Parcel B

A tract of land located in the SE 1/4 of Section 5, Township 42 North, Range 9 West, New Mexico Principal Meridian, San Miguel County, State of Colorado, more particularly described as follows:

Beginning at the southwest corner of Lot 43, Amended Plat of Telluride Ski Ranches, Third Filing, according to the plat filed in the office of the Clerk and Recorder in Plat Book 1 at page 33, said point being monumented by a number 4 rebar with metal tag LS 3661; thence S66°15'05"E, along the southwesterly line of said Lot 43, a distance of 241.58 feet to a rebar with 1.5" aluminum cap LS 20632; thence S23°49'44"W, a distance of 29.63 feet to the centerline of vacated Fox farm Road per San Miguel County Resolution No. 1983-14 recorded in Book 585 at page 893 of the San Miguel County records; thence easterly, along said centerline, the next four (4) courses: 1) S66°11'02"E, a distance of 175.10 feet to a point of non-tangent curvature; 2) along the arc of a 60.35 foot radius curve to the left, through a central angle of 44°57'33", an arc length of 47.36 feet, the chord of which bears S88°43'54"E, a distance of 46.15 feet; 3) N68°45'34"E, a distance of 65.38 feet to a point of non-tangent curvature; 4) along the arc of a 175.44 foot radius curve to the left, through a central angle of 17°23'13", an arc length of 53.24 feet, the chord of which bears N60°30'40"E, a distance of 53.03 feet; thence S08°05'22"W, a distance of 68.11 feet; thence S89°15'55"W, a distance of 317.88 feet; thence S81°30'09"W, a distance of 96.73 feet; thence S67°07'38"W, a distance of 77.28 feet; thence S46°53'10"W, a distance of 178.59 feet; thence S13°04'30"W, a distance of 18.30 feet to a point of non-tangent curvature; thence southwesterly, along the arc of a 28.53 foot radius curve to the right, through a central angle of 43°23'04", an arc length of 21.60 feet, the chord of which bears S34°42'34"W, a distance of 21.09 feet to a point on the easterly right-of-way line of Colorado State Highway No. 145; thence northerly, along said easterly right-or-way line, the next three (3) courses: 1) N14°45'12"E, a distance of 190.06 feet to a rebar with 1.5" aluminum cap LS 20632; 2) N16°22'44"E, a distance of 194.78 feet to a rebar with 1.5" aluminum cap LS 20632; 3) N17°00'56"E, a distance of 50.96 feet to the POINT OF BEGINNING.

Bearings are based on the northwesterly line of Lots 48, 49, 50, and 51 of the Amended Plat of Telluride Ski Ranches, Third Filing, bearing S64°59'41W between a number 5 rebar at the east end of said line and a number 4 rebar at the west end of said line.

Merged Irregular Parcel D

A tract of land located in the SE 1/4 of Section 5, Township 42 North, Range 9 West, New Mexico Principal Meridian, San Miguel County, State of Colorado, more particularly described as follows:

Beginning at the most northerly angle point in Fox Farm Road, Amended Plat of Telluride Ski Ranches, Third Filing, according to the plat filed in the office of the Clerk and Recorder in Plat Book 1 at page 33, said point being monumented by a rebar with 1.5" aluminum cap LS 6310; thence along the northerly and easterly line of said Fox Farm Road, the next seven (7) courses: 1) S75°26'32"E, a distance of 60.12 feet to a rebar with 1.5" aluminum cap LS 6310; 2) southerly, along the arc of a non-tangent 86.92 foot radius curve to the left, through a central angle of 10°47'38", an arc length of 16.37 feet, the chord of which bears S03°10'52"W, a distance of 16.35 feet to a number 4 rebar with metal tag LS 3661; 3) along the arc of a non-tangent 86.92 foot radius curve to the left, through a central angle of 34°32'33", an arc length of 52.40 feet, the chord of which bears S12°50'43"E, a distance of 51.61 feet to a number 4 rebar with metal tag LS 3661; 4) along the arc of a 217.01 foot radius curve to the right, through a central angle of 15°53'59", an arc length of 60.22 feet, the chord of which bears S14°48'00"E, a distance of 60.03 feet to a number 4 rebar; 5) S06°40'28"E, a distance of 39.49 feet to a rebar with 1.5" aluminum cap LS 6310; 6) along the arc of a non-tangent 40.87 foot radius curve to the left, through a central angle of 56°19'25", an arc length of 40.18 feet, the chord of which bears S35°30'25"E, a distance of 38.58 feet to a rebar with 1.5" aluminum cap LS 6310; 7) along the arc of a non-tangent 77.70 foot radius curve to the left, through a central angle of 10°30'18", an arc length of 14.25 feet, the chord of which bears S68°58'51"E, a distance of 14.23 feet; thence S89°15'55"W, a distance of 155.30 feet; thence N08°05'22"E, a distance of 219.70 feet to the POINT OF BEGINNING.

Bearings are based on the northwesterly line of Lots 48, 49, 50, and 51 of the Amended Plat of Telluride Ski Ranches, Third Filing, bearing S64°59'41W between a number 5 rebar at the east end of said line and a number 4 rebar at the west end of said line.

LEGAL DESCRIPTION

Fox Farm Road Right-of-Way

A tract of land located in the SE 1/4 of Section 5, Township 42 North, Range 9 West, New Mexico Principal Meridian, San Miguel County, State of Colorado, more particularly described as follows:

Commencing at the intersection of the northwesterly line of Lot 51, Amended Plat of Telluride Ski Ranches Third Filing, with the southerly line of Fox Farm Road, according to the plat filed in the office of the Clerk and Recorder in Plat Book 1 at page 33, said point being monumented by a number 5 rebar and being the beginning of a curve to the right, of which the radius point lies N14°27'41"W, a radial distance of 137.70 feet; thence westerly along the southerly line of said Fox Farm Road, through a central angle of 25°50'22", an arc distance of 62.10 feet to the POINT OF BEGINNING; thence S89°15'55"W, a distance of 522.93 feet; thence S81°30'09"W, a distance of 85.09 feet; thence S67°07'38"W, a distance of 59.00 feet; thence S46°53'10"W, a distance of 149.64 feet to a point of non-tangent curvature; thence southwesterly, along the arc of a 88.53 foot radius curve to the right, through a central angle of 77°48'08", an arc length of 120.22 feet, the chord of which bears S51°55'05"W, a distance of 111.19 feet to a point on the easterly line of Colorado State Highway 145; thence N14°45'12"E, along said easterly line, a distance of 66.97 feet to a point of non-tangent curvature; thence northeasterly, along the arc of a 28.53 foot radius curve to the left, through a central angle of 43°23'04", an arc length of 21.60 feet, the chord of which bears N34°42'32"E, a distance of 21.09 feet; thence N13°04'30"E, a distance of 18.30 feet; thence N46°53'10"E, a distance of 178.59 feet; thence N67°07'38"E, a distance of 77.28 feet; thence N81°30'09"E, a distance of 96.73 feet; thence N89°15'55"E, a distance of 317.88 feet; thence N08°05'22"E, a distance of 116.14 feet to a point on the northwesterly line of said Fox Farm Road; thence northeasterly, along said northwesterly line, the next three (3) courses: 1) N42°29'42"E, a distance of 75.63 feet to a point of non-tangent curvature; 2) along the arc of a 92.31 foot radius curve to the left, through a central angle of 28°39'06", an arc length of 46.16 feet, the chord of which bears N28°23'05"E, a distance of 45.68 feet; 3) N14°18'09"E, a distance of 7.58 feet; thence S08°05'22"W, a distance of 219.70 feet; thence N89°15'55"E, a distance of 155.30 feet to a point on the northerly line of said Fox Farm Road; thence S05°14'47"W, a distance of 60.33 feet to the POINT OF BEGINNING.

Bearings are based on the northwesterly line of Lots 48, 49, 50, and 51 of the Amended Plat of Telluride Ski Ranches, Third Filing, bearing S64°59'41W between a number 5 rebar at the east end of said line and a number 4 rebar at the west end of said line.

CERTIFICATION OF SAN MIGUEL COUNTY, COLORADO

San Miguel County, Colorado, acting by and through its Board of Commissioners, does hereby certify that this Land Survey Plat accurately describes the portion of Fox Farm Road as previously vacated by San Miguel County Resolution No. 1983-14, adopted January 31, 1983, recorded on August 22, 1997 at reception number 314076, Book 585, Page 893, in the public records of San Miguel County, CO, and the portion of the relocated and currently existing Fox Farm Road right-of-way the dedication of which to the public was previously accepted pursuant to San Miguel County Resolution No. 1983-15, adopted on January 31, 1983, recorded on August 22, 1997 at reception number 314077, Book 585, Page 896, in the public records of San Miguel County, CO,subject to the recording of a deed conveying said described roadway to San Miguel County, CO, for the use and benefit of the public. The merger of the irregular parcels as depicted on this Land Survey Plat is hereby approved. Such merged irregular parcels do not have any development rights for county land use code purposes.

SAN MIGUEL COUNTY, COLORADO
Acting by and through its
Board of County Commissioners

By: _____ Date: 9/12/05
Art Goodtimes Chair

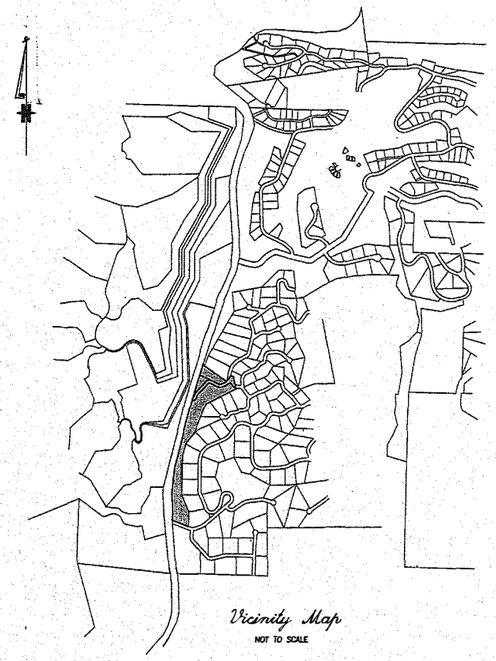
ACKNOWLEDGMENT

State of Colorado)
) ss
County of San Miguel)

The foregoing signature was acknowledged before me this 12th day of September 2005 A.D. by Art Goodtimes as Chair of Board of County Commissioners of San Miguel County, a political subdivision of the State of Colorado

My commission expires 8/4/2009.
Witness my hand and seal.
John Huebner
Notary Public

JOHN HUEBNER
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 08/04/2009



467

SURVEY MAP

PT SEC 5 & 8, T42N, R9W, NMPM

FOX FARM ROAD

STATE OF COLORADO } ss
COUNTY SAN MIGUEL }

RECEPTION NO: 467
FILED FOR RECORD 1:30 O'CLOCK P M SEPTEMBER 20, 2005
AND FILED IN SURVEYOR'S PLAT BOOK SUR-1 AT PAGE 567-569
DORIS RUFFE
Recorder
By: _____ DEPUTY
FEES: N/C

LEGAL DESCRIPTION

Irregular Parcel E

A tract of land located in the SE 1/4 of Section 5, Township 42 North, Range 9 West, New Mexico Principal Meridian, San Miguel County, State of Colorado, more particularly described as follows:

Commencing at the southwest corner of Lot 43, Amended Plat of Telluride Ski Ranches, Third Filing, according to the plat filed in the office of the Clerk and Recorder in Plat Book 1 at page 33, said point being monumented by a number 4 rebar with metal tag LS 3661; thence S66°15'05"E, along the southwesterly line of said Lot 43, a distance of 241.58 feet to a rebar with 1.5" aluminum cap LS 20632, said point being the POINT OF BEGINNING; thence continuing along the southerly line of said Lot 43 the next four (4) courses: 1) S66°15'05"E, a distance of 175.15 feet to a number 4 rebar, said point being a point of non-tangent curvature; 2) along the arc of a 30.35 feet radius curve to the left, through a central angle of 45°01'48", an arc length of 23.85 feet, the chord of which bears S88°43'49"E, a distance of 23.24 feet; 3) N68°46'48"E, a distance of 85.43 feet to a number 4 rebar, said point being a point of non-tangent curvature; 4) along the arc of a 145.44 feet radius curve to the left, through a central angle of 25°11'33", an arc length of 63.95 feet, the chord of which bears N57°03'41"E, a distance of 63.43 feet to the northeast corner of said Lot 43 being monumented by a rebar with 1.5" aluminum cap LS 6868; thence S56°36'36"E, a distance of 9.65 feet; thence S08°05'22"W, a distance of 31.16 feet to a to the centerline of vacated Fox farm Road per San Miguel County Resolution No. 1983-14 recorded in Book 585 at page 893 of the San Miguel County records: thence westerly, along said centerline, the next four (4) courses: 1) along the arc of a non-tangent 175.44 foot radius curve to the right, through a central angle of 17°23'13", an arc length of 53.24 feet, the chord of which bears S60°30'39"W, a distance of 53.03 feet; 2) S68°45'34"W, a distance of 65.38 feet to a point of non-tangent curvature; 3) along the arc of a 60.35 feet radius curve to the right, through a central angle of 44°57'33", an arc length of 47.36 feet, the chord of which bears N88°43'54"W, a distance of 46.15 feet; 4) N66°11'02"W, a distance of 175.10 feet; thence N23°49'44"E, a distance of 29.63 feet to the POINT OF BEGINNING.

Bearings are based on the northwesterly line of Lots 48, 49, 50, and 51 of the Amended Plat of Telluride Ski Ranches, Third Filing, bearing S64°59'41W between a number 5 rebar at the east end of said line and a number 4 rebar at the west end of said line.

NOTES

1. Easement research and legal description for Irregular Parcel A and Irregular Parcel B from Telluride Mountain Title Company Order No. 00120012-1 dated August 7, 2003 at 7:45 A.M.; for Lot 43 from Security Title Guaranty Company Commitment No. J0186592A02 dated January 23, 2002 at 8:00 A.M.

2. BASIS OF BEARINGS. The bearing along the northwesterly line of Lots 48,49,50 and 51 of Telluride Ski Ranches, Filing 3 was assumed to be the record bearing of N64°59'41"W according to the plat recorded in the office of the Clerk and Recorder in Plat Book 1 at page 33.

3. NOTICE : According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

4. LAND USE NOTE: Parcels B1,B2,B3,B4,D1 and D2 are depicted on this plat for purposes of clarifying the outcome of the road vacation of a portion of Fox Farm Road. These are not separately created parcels and do not have individual development rights associated with them. The Irregular Parcels depicted on this plat will merge into final Irregular Parcels as follows:

A. Irregular Parcel A will remain the same.
B. Irregular Parcels B1,B2,B3 and B4 will merge into Irregular Parcel B.
C. Irregular Parcel C is not a part of this plat and will remain the same.
D. Irregular Parcels D1 and D2 will merge into Irregular Parcel D.
E. Irregular Parcel E will merge into Lot 43, Telluride Ski Ranches, Third Filing.

SURVEYOR'S CERTIFICATE

I, J. David Foley, do hereby certify that this accompanying plat and survey was performed under my direct responsibility, supervision, and checking and that the information contained herein is true and accurate to the best of my belief and knowledge.

COLORADO REGISTERED DAVID FOLEY 24954 PROFESSIONAL LAND SURVEYOR

P.L.S. No. 24954 Date

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the San Miguel County Clerk and Recorder on this 20th day of September, 2005, at
Plat Book Sur-1
Page 567-569
Reception No. 467
Time 1:30 P.M.
Doris Ruffe
San Miguel County Clerk

SAN MIGUEL COUNTY, COLORADO

TITLE INSURANCE COMPANY CERTIFICATE

Telluride Mountain Title Company does hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is in the names of the Zoline Family Estate, LLC, a Colorado limited liability company; TSG Ski & Golf, LLC, a Delaware limited liability company, as successor-in-interest to Telluride Ski & Golf Company, LLLP, a Colorado limited liability limited partnership, as successor-in-interest to The Telluride Company, a dissolved Colorado corporation; County of San Miguel, State of Colorado; Sequoia Partners, Ltd., an Oklahoma corporation and is free and clear of all encumbrances, liens, and taxes, except as follows:

Any and all unpaid taxes,

Title Insurance Company Representative 9/8/05 @ 8:00 A.M.

LAND SURVEY PLAT OF SAN MIGUEL COUNTY RESOLUTION NO. 1983-14 VACATING A PORTION OF FOX FARM ROAD, AND OF SAN MIGUEL COUNTY RESOLUTION NO. 1983-15 ACCEPTING THE DEDICATION OF A PORTION OF FOX FARM ROAD FOR THE USE OF THE PUBLIC, LOCATED IN THE TELLURIDE SKI RANCHES, THIRD FILING, WITHIN THE NE1/4 OF SEC. 8 AND THE SE1/4 OF SEC. 5, T.42N. R.9W., N.M.P.M., SAN MIGUEL COUNTY, COLORADO

Project Mgr: df	
Technician: wr	
Technician:	
Checked by: df	
Start date: 12-17-03	

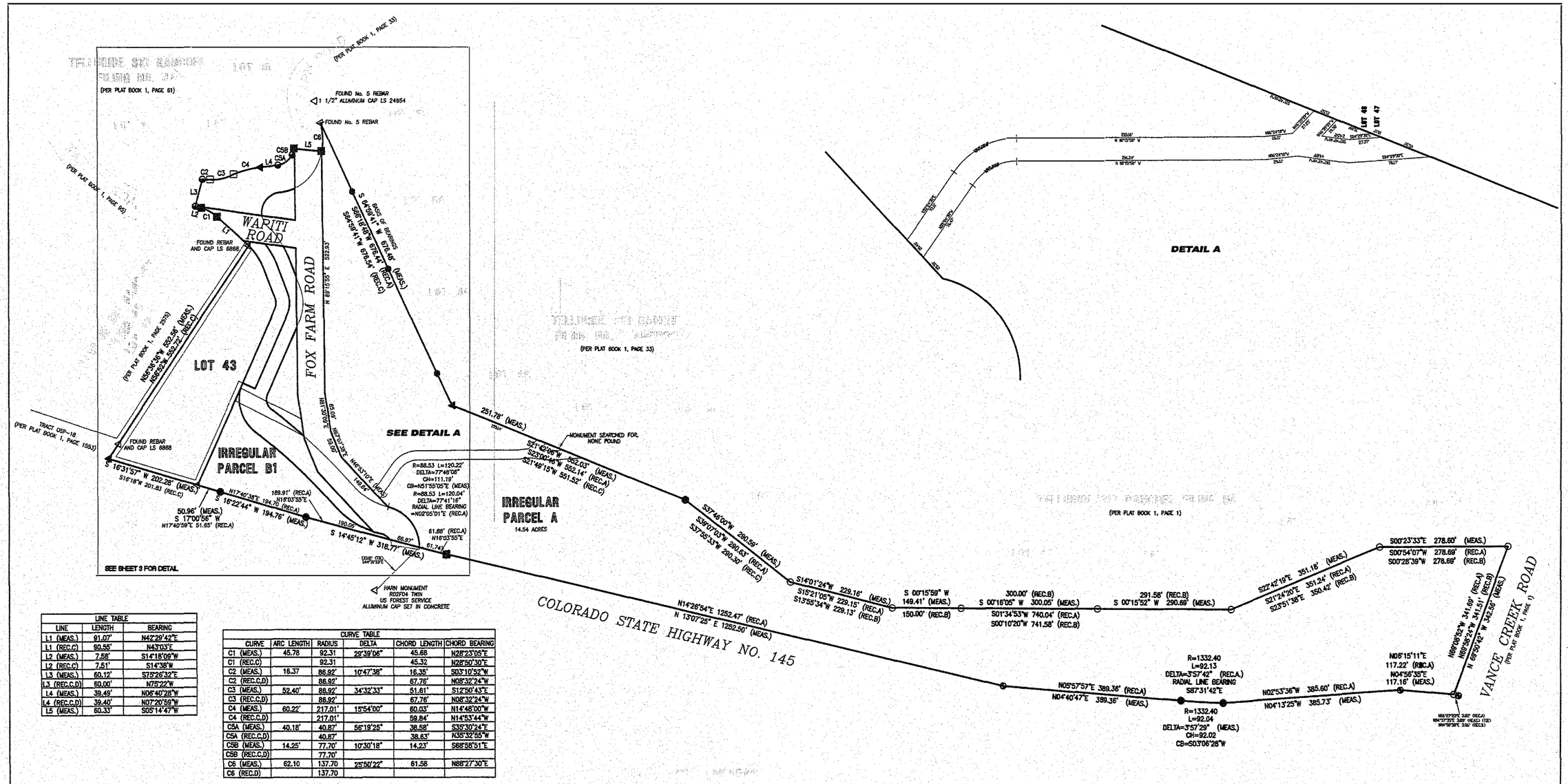
Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING

970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: z:\jobs2000\00148\dwg\replat2003.dwg | Sheet1 of 3 | Project #: 00148

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8502
BORDER USED for PRINT ON THIS LINE



LINE TABLE		
LINE	LENGTH	BEARING
L1 (MEAS.)	91.07'	N42°29'42"E
L1 (REC.C)	90.55'	N43°03'E
L2 (MEAS.)	7.55'	S14°18'09"W
L2 (REC.C)	7.51'	S14°38'W
L3 (MEAS.)	60.12'	S75°26'32"E
L3 (REC.C,D)	60.00'	N75°22'W
L4 (MEAS.)	39.49'	N06°40'28"W
L4 (REC.C,D)	39.40'	N07°20'59"W
L5 (MEAS.)	60.33'	S05°14'47"W

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1 (MEAS.)	45.78	92.31	28°39'06"	45.68	N28°23'05"E
C1 (REC.C)		92.31		45.32	N28°50'30"E
C2 (MEAS.)	16.37	86.92'	10°47'38"	16.35'	S03°10'52"W
C2 (REC.C,D)		86.92'		67.76'	N08°32'24"W
C3 (MEAS.)	52.40'	86.92'	34°32'33"	51.61'	S12°50'43"E
C3 (REC.C,D)		86.92'		67.76'	N08°32'24"W
C4 (MEAS.)	60.22'	217.01'	15°54'00"	60.03'	N14°48'00"W
C4 (REC.C,D)		217.01'		59.84'	N14°53'44"W
C5A (MEAS.)	40.18'	40.87'	56°19'25"	38.58'	S35°30'24"E
C5A (REC.C,D)		40.87'		38.63'	N35°32'55"W
C5B (MEAS.)	14.25'	77.70'	10°30'18"	14.23'	S88°58'51"E
C5B (REC.C,D)		77.70'			
C6 (MEAS.)	62.10	137.70	25°50'22"	61.58	N88°27'30"E
C6 (REC.D)		137.70			

- FOUND REBAR AND 1.5" ALUMINUM CAP LS 20632
- FOUND REBAR AND YELLOW PLASTIC CAP LS 2662
- FOUND CDOT RIGHT-OF-WAY MARKER 3" BRASS CAP IN CONCRETE
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR
- FOUND REBAR AND 1.5" ALUMINUM CAP LS 5772
- FOUND REBAR AND 1.5" ALUMINUM CAP LS 6310
- FOUND No. 4 REBAR AND METAL TAG LS 3661
- SET 18" No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 24954

(REC.A) RECORD DIMENSION PER DEED RECORDED AT RECEPTION NO. 354985

(REC.B) RECORD DIMENSION PER TELLURIDE SKI RANCHES FILING NO. 1 RECORDED IN PLAT BOOK 1 AT PAGE 1

(REC.C) RECORD DIMENSION PER TELLURIDE SKI RANCHES THIRD FILING AMENDED RECORDED IN PLAT BOOK 1 AT PAGE 33

(REC.D) RECORD DIMENSION PER TELLURIDE SKI RANCHES FILING 4 PHASE A RECORDED IN PLAT BOOK 1 AT PAGE 61

(MEAS.) MEASURED DIMENSION PER THIS SURVEY

ALL OTHER DIMENTIONS SHOWN ARE MEASURED PER THIS SURVEY

PORTION OF FOX FARM ROAD VACATED PER SAN MIGUEL COUNTY RESOLUTION No. 1983-14 RECORDED AUGUST 22, 1997 IN BOOK 585 AT PAGE 893, RESERVED AS UTILITY EASEMENT

SCALE: 1" = 100'

0 20 40 60 80 100 200

LAND SURVEY PLAT OF SAN MIGUEL COUNTY RESOLUTION NO. 1983-14 VACATING A PORTION OF FOX FARM ROAD, AND OF SAN MIGUEL COUNTY RESOLUTION NO. 1983-15 ACCEPTING THE DEDICATION OF A PORTION OF FOX FARM ROAD FOR THE USE OF THE PUBLIC, LOCATED IN THE TELLURIDE SKI RANCHES, THIRD FILING, WITHIN THE NE1/4 OF SEC. 8 AND THE SE1/4 OF SEC. 5, T.42N. R.9W., N.M.P.M., SAN MIGUEL COUNTY, COLORADO

Project Mgr:	df
Technician:	wlr
Technician:	
Checked by:	df
Start date:	12-17-03

Rev.	description	date	by

FOLEY ASSOCIATES, INC.
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TELLURIDE, COLORADO 81435

Drawing path: z:\jobs2000\00148\dwg\replat2003.dwg | Sheet 2 of 3 | Project #: 00148

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6052
PATENTED DESIGN PRINT ON THIS LINE
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6050
PATENTED DESIGN PRINT ON THIS LINE
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6048
PATENTED DESIGN PRINT ON THIS LINE

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 9552
EXTEND EDGE OF PRINT ON THIS LINE

SCALE: 1"=40'

0 10 20 30 40 80

- FOUND REBAR AND 1.5" ALUMINUM CAP LS 20632
- FOUND REBAR AND YELLOW PLASTIC CAP LS 2682
- FOUND CDOT RIGHT-OF-WAY MARKER 3" BRASS CAP IN CONCRETE
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR
- FOUND REBAR AND 1.5" ALUMINUM CAP LS 5772
- FOUND REBAR AND 1.5" ALUMINUM CAP LS 6310
- SET #5 REBAR WITH 1.5" ALUMINUM CAP LS 24954
- FOUND NO. 4 REBAR AND METAL TAG LS 3661

PORTION OF FOX FARM ROAD VACATED PER SAN MIGUEL COUNTY RESOLUTION No. 1983-14 RECORDED AUGUST 22, 1997 IN BOOK 585 AT PAGE 893. RESERVED AS UTILITY EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L3	32.25'	N85°21'41"E
L4	25.27'	N85°21'41"E
L5	228.00'	N55°03'41"E
L6	232.00'	N55°03'41"E
L7	61.96'	N63°11'41"E
L8	72.64'	N63°11'41"E
L9	167.29'	S70°01'34"E
L10	162.71'	S70°01'34"E
L11	64.18'	N86°57'11"E
L12	70.82'	N86°57'11"E
L13	80.60'	N72°22'21"E
L14	74.40'	N72°22'21"E
L15	128.18'	N51°46'41"E
L16	131.82'	N51°46'41"E
L17	20.00'	S38°13'19"E
L18	15.95'	N65°14'07"W
L19	25.75'	N88°44'19"E

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	100.16	100.00	57°23'14"	96.03	N42°14'36"W
C2	37.79	107.70	20°06'24"	37.60	S22°27'00"E
C18	79.84	137.54	33°15'36"	78.73	S29°41'28"W
C19	112.49	1295.91	4°58'24"	112.45	N43°40'06"E
C20	70.88	90.35	44°56'08"	69.06	S88°43'56"E
C21	69.90	205.44	19°29'41"	69.56	N82°56'31"E
C22	22.86	43.33	30°13'36"	22.59	S65°37'44"W
C23	67.77	100.87	38°29'41"	66.50	S44°26'26"E
C24	36.74	137.70	14°52'16"	35.84	S71°11'16"E

STATE HIGHWAY 145

FOUND REBAR AND CAP LS 6868 (INSIDE LOT 43)

S 16°31'57" W 202.98'

S 56°36'36" E 552.56'

20' EQUESTRIAN, SKI, AND UTILITY EASEMENT PER PLAT BOOK 1 AT PAGE 33

10' EQUESTRIAN, SKI, AND UTILITY EASEMENT PER PLAT BOOK 1 AT PAGE 33

S 17°00'38" W 50.06'

S 64°53'16" E 233.39' (MEAS.) 242.24' (REC.A)

LOT 43
1.78 ACRES

R=88.08' L=117.62' DELTA= 76°30'46" (REC.A)

IRREGULAR PARCEL B1
0.83 ACRES

S 66°15'05" E 416.73' (MEAS.)

S 23°49'44" W 175.15' (MEAS.)

29.63'

N 66°11'02" W 175.10'

N 66°14'07" W 158.08'

20' GRANT OF WATERLINE EASEMENT RECEPTION NO. 331373.

IRREGULAR PARCEL B2
0.59 ACRES

IRREGULAR PARCEL B3
0.20 ACRES

R=1235.91' L=194.85' DELTA= 9°01'59" (REC.A)

20' ACCESS EASEMENT TO LOT 43 PER BOOK 585 PAGE 893

IRREGULAR PARCEL E
0.23 ACRES

S 66°45'34" W 39.59'

N 68°44'19" E 62.73'

107.65'

147.50'

N 89°15'55" E 317.88'

90.36'

N 81°30'09" E 98.73'

48.00' (MEAS.) S 46°48'54" W 50.00' (REC.A) S 47°37'44" W

N 67°07'38" E 77.26'

PAVED ROADWAY

FOX FARM ROAD
1.50 ACRES

IRREGULAR PARCEL B4
0.02 ACRES

N 89°15'55" E 922.93'

R=197.54' L=114.59' DELTA= 33°14'10" (REC.A)

N 46°53'10" E 175.82'

176.59'

N 67°07'38" E 59.00'

N 81°30'09" E 85.09'

N 46°53'10" E 149.84'

S 14°45'12" W 319.77'

190.06'

HARN MONUMENT RIDP04 TWIN US FOREST SERVICE ALUMINUM CAP SET IN CONCRETE

N 49°58'48" W 88.87'

61.74'

R=28.53' L=21.46' DELTA= 43°05'56" (REC.A)

20' DRIVEWAY ACCESS EASEMENT BOOK 445 PAGE 670, BOOK 446 PAGE 92, AND BOOK 515 PAGE 288.

SEE DETAIL A

IRREGULAR PARCEL A
14.54 ACRES

S 64°59'41" W 676.46'

185.21'

249.95'

77.81'

S 21°40'26" W 592.03'

WAPITI ROAD

L=46.16' R=92.31' Delta=28°39'06" CH=45.68' CB=N28°23'05"E

7.58' N 14°18'09" E

80.12' S 75°26'32" E

IRREGULAR PARCEL D2
0.38 ACRES

R=86.92 L=16.37 DELTA=10°47'38" CH=16.35 CB=S03°10'52"W

R=86.92 L=52.40 DELTA=34°32'33" CH=51.61 CB=S12°50'43"E

R=217.01 L=60.22 DELTA=15°53'59" CH=60.03 CB=S14°48'00"E

R=40.87 L=40.18 DELTA=56°19'25" CH=38.58 CB=S35°30'24"E

R=77.70' L=14.26' DELTA=10°30'18" CH=14.23' CB=S68°58'51"E

FOUND REBAR AND CAP LS 6868

N 42°29'42" E 91.07'

115.44'

N 08°05'22" E 219.70'

N 08°05'22" E 116.14'

IRREGULAR PARCEL D1
0.09 ACRES

73.58'

59.48'

N 89°15'55" E 155.30'

85.82'

S 06°14'47" W 60.33'

FOUND No. 5 REBAR

FOUND No. 5 REBAR AND 1 1/2" ALUMINUM CAP LS 24954

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.76'	N46°53'10"E
L2	18.30'	N13°04'30"E

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C3	74.43	43.33	98°25'15"	65.61	N50°02'50"W
C4	31.48	100.87	17°52'59"	31.36	S16°15'09"E
C5	63.95	145.44	25°11'33"	63.43	N57°03'41"E
C6	53.24	175.44	17°23'13"	53.03	N60°30'39"E
C7	33.12	205.44	9°14'12"	33.08	N64°15'49"E
C8	23.85	30.35	45°01'48"	23.24	S88°43'49"E
C9	47.36	60.35	44°57'33"	46.15	S88°43'54"E
C10	109.49	88.08	71°13'30"	102.58	S72°55'54"W
C11	37.48	28.08	76°29'00"	34.76	S75°34'53"W
C12	91.21	1295.91	4°01'57"	91.19	N39°08'55"E
C13	98.05	197.54	28°26'17"	97.04	S33°00'29"W
C14	21.60	28.53	43°23'04"	21.09	N34°42'34"E
C15	120.22	88.53	77°48'08"	111.19	N51°55'05"E
C16	62.10	137.70	25°50'22"	61.58	N88°27'30"E
C17	193.71	1235.91	8°58'49"	193.51	N41°36'31"E

LAND SURVEY PLAT OF SAN MIGUEL COUNTY RESOLUTION NO. 1983-14 VACATING A PORTION OF FOX FARM ROAD, AND OF SAN MIGUEL COUNTY RESOLUTION NO. 1983-15 ACCEPTING THE DEDICATION OF A PORTION OF FOX FARM ROAD FOR THE USE OF THE PUBLIC, LOCATED IN THE TELLURIDE SKI RANCHES, THIRD FILING, WITHIN THE NE1/4 OF SEC. 8 AND THE SE1/4 OF SEC. 5, T.42N. R.9W., N.M.P.M., SAN MIGUEL COUNTY, COLORADO

Project Mgr:	df
Technician:	wlr
Technician:	
Checked by:	df
Start date:	12-17-03

Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: z:\jobs2000\00148\dwg\replot2003.dwg | Sheet3 of 3 | Project #: 00148

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 9552
EXTEND EDGE OF PRINT ON THIS LINE

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP - Remove CH Zone District From EEMP

Jim Mahoney <james1978mahoney@gmail.com> Tue, Jun 11, 2024 at 4:00 PM
To: masterplan@sanmiguelcountyco.gov, Scott Ransom <sransom@rmi.net>

Thank you for the opportunity to provide this public comment and for serving on the Planning Commission. My name is Jim Mahoney and I am a multi-generational local. I currently and essentially have lived in the Ski Ranches for most of my life and currently own and live in a home in the Ski Ranches that was built by my father and grandfather, Sr. Mahoney, over 30 years ago. I have been following and providing comments on the EEMP for over a year and am very dismayed that we are in essentially the same position we were over a year ago, facing adoption of a master plan that hundreds of people and a vast majority of public comment oppose.

Immediately I will be labeled as against employee housing; however, I have always been a supporter of smart growth and employee housing. In fact my wife and I also own another property within the R1 School District that is not deed restricted, yet we rent that property to a local dad, his son and roommate at a well below market rate and have for years for this family and one prior. It is important to us to be part of a smart solution towards affordable housing and my family actively supports these goals, not because we are forced to but because we want to.

The EEMP and CH zone district are not smart solutions to affordable housing. The CH zone district and its lack of customary zoning requirements including compatibility to and mitigate impacts to surrounding neighborhoods, is completely irresponsible zoning and has no guarantees of actually producing smart affordable housing. It has caused strife through our communities and I don't see the masses clamoring for its creation.

Passing the EEMP with essentially a CH zone district overlay on a vast majority of properties in the east end is irresponsible planning and given the fact that the County has been getting repudiated over and over by the courts over the first property zoned CH at Diamond Ridge you would think it appropriate to remove this overlay and really consider the CH zone district prior to painting such broad strokes in the EEMP with a controversial zone district. Given the court's recent and complete rebuke of the County's process related to the CH zone district/ Diamond Ridge and its disregard of existing zoning overlays, which has been labeled as "absurd" "flaw" and "not reasonable" perhaps it is time to pause this entire master planning process solely to justify this zone district or simply remove the CH zone district from the Master Plan. This is the same thing that has been asked of the Planning Commission for the past year yet here we are.

In addition, the zoning maps are not appropriate in the EEMP given at least some parcels, namely the Zoline Family Trust properties known as the Irregular Parcels A&B should not have the CH zone district overlay given their conservation status. While I have a long held respect for the Zoline family and all they have created in our region, it is concerning that map errors and zoning overlays would benefit these parcels.

Please add my name to the massive number of long-time locals, voters and property owners who oppose this massive and misguided overreach and remove the CH zone district from the EEMP. How the Planning Commission could do otherwise despite the overwhelming majority opposition would be puzzling.

Sincerely,

James Mahoney

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

East End Master Plan

Lisa Taraschi <ltaraschi@icloud.com> Wed, Jun 12, 2024 at 10:47 AM
To: planning@sanmiguelcountyco.gov
Cc: Nicola Kerr <nicolak@sanmiguelcountyco.gov>

To Whom it may concern, please take in to account before passing the east end master plan. It's just not ready and could possibly destroy the integrity of our town like sooo many other small ski towns. There is no turning back once this is passed so why not take all of the following into consideration… from someone who has always worked two jobs while living here, it would be great to be able to know that those of you who are monitoring this to please take in to account why many of us moved here and not jeopardize the beauty around us. I truly wish I had more time to devote to this but I need to go to work and I don't want to miss the 12:00 deadline.

Things to consider…
Map 11 gives away too much open space/forest/Ag to future land use "opportunities".
The BOCC sent the CH Zone (LUC 5-324) back to subcommittee for a full re-write because the high density is too much potential development at large scale. Therefore, Table 8 essentially has an unknown zone included as a "future land use opportunity".

There is no glossary of terms. For example: workforce housing, affordable housing, and community housing are used interchangeably with no definition of what those terms actually mean.

There is no consideration of the impact on so much development on Wildlife, Open Space, Natural Resources

The engagement windows described neglect to mention the recent ten months of direct civic participation and public hearings.

This revised, proposed plan is not "our vision" but rather is still the vision of the front range consultants, Design Workshop.

Why would we give up the years of careful planning for a lesser document?

There is no rush. Please do not pass the current revision of the East End Master Plan.

Thank you.

Best,
Lisa Taraschi

Sent from my iPhone

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

East End Master Plan

Lukas Scheibler <lukas.scheibler@gmail.com> Mon, Jun 10, 2024 at 1:20 PM
To: planning@sanmiguelcountyco.gov
Cc: Jana Scheibler <jana.scheibler@gmail.com>

Dear All

We are residents of the Skiranches and we are writing to express our concerns about the East End Master Plan. In our opinion, it is not ready to pass.

1. Map 11 gives away too much open space/forest/Ag to future land use “opportunities”.

2. The BOCC sent the CH Zone (LUC 5-324) back to subcommittee for a full re-write because the high density is too much potential development at large scale. Therefore, Table 8 essentially has an unknown zone included as a “future land use opportunity”.

3. There is no glossary of terms. For example: workforce housing, affordable housing, and community housing are used interchangeably with no definition of what those terms actually mean.

4. There is no consideration of the impact of so much development on Wildlife, Open Space, Natural Resources

5. The engagement windows described neglect to mention the recent ten months of direct civic participation and public hearings.

6. This revised, proposed plan is not “our vision” but rather is still the vision of the front range consultants, Design Workshop.

Why would we give up the years of careful planning for a lesser document?

There is no rush. Please do not pass the current revision of the East End Master Plan.

Thanks

Jana & Lukas Scheibler

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Please put the EEMP on hold

'Lynn Cranford' via SMC Planning <planning@sanmiguelcountyco.gov> Sun, Jun 9, 2024 at 9:13 PM
Reply-To: Lynn Cranford <lcran2709@yahoo.com>
To: planning@sanmiguelcountyco.gov

The current does not mention all the input received over the past 10 months. The CH zone needs to be deleted and totally rewritten. This plan is not the vision of your constituents. Please take the necessary time to engage directly with the residents of the unincorporated county who stand willing to work with you on this plan.

Lynn Cranford

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Letter for June 13th San Miguel County Planning Commission meeting, re: draft EEMP

Madeline Allen <madelinegallen@gmail.com> Mon, Jun 10, 2024 at 5:42 PM
To: masterplan@sanmiguelcountyco.gov, nicolak@sanmiguelcountyco.gov

Dear members of our County Planning Commission,

I am very surprised to see that "Consideration of Adoption of the East End Master Plan" is on the agenda for your June 13th meeting, when this version of the "master plan" *still* doesn't address the *many* significant concerns raised by our community throughout this process.

For example, Lee Taylor, CPCC Chair, had stated in his November 8, 2023 letter published in the Telluride Daily Planet, "The County Planning Commission (CPC) views the current EEMP draft as a work in progress, with corrections, changes, and omissions still to be addressed. As just one example: the physical, service, and social infrastructures of the East End — the foundations of 'carrying capacity' in the Master Plan context — are not adequately represented. The CPC will continue to work on incorporating those elements before the final version goes to public review.*"*

And yet in this "final version" I am looking at – **carrying capacity is *still* not addressed.**

Throughout this process - in the survey, in the open house, in the meetings, many of us have continued to request the CPC seek to **understand and address the carrying capacity of our watershed**. And yet to quote from this "final version" itself, still - "the plan does not contemplate a specific population or housing number that can be sustained into the future".

How can this "master plan" be able to provide "a unified vision" to "navigate future changes and growth", if no work has yet been done to understand what the inherent limitations affecting this growth actually *are* - e.g, with regard to: water; wastewater treatment; traffic on our narrow mountain road? For example, with regard to traffic – this "master plan" plan states "Community members have expressed that they have daily challenges with congestion on Highway 145" and acknowledges "traffic corridors are extremely constricted" - please, let's work to understand what those constrictions *are* , and include and communicate traffic impact analysis whenever describing potential "land use opportunities and development."

This proposed "East End Master Plan" is still not our vision. Please, do not adopt it;
instead, **please develop an action plan for how the East End Master Plan could address the carrying capacity of our watershed** - including whatever education & training may be helpful for the team working on this plan to be able to address this.

Please also consider the different meanings of terms like "workforce housing", "affordable housing", and "community housing", which seem to currently be used interchangeably throughout this document.

And, please to whatever degree you can have an influence on these other extremely related issues in our County:

- **support a moratorium on any more approvals for large hotel projects**, which are only exacerbating the issues we already have (e.g., it sounds like the "Four Seasons project" will need 150+ employees, but will only offer housing for 10)
- **support the many community requests for an audit and more effective management of the *already-existing* affordable housing**: for example fyi, I have submitted these requests for

THA (Telluride Housing Authority) consideration:

- The criteria for renting and for purchasing subsidized affordable housing in the Town of Telluride should prioritize *local workforce* housing.
- No individual should be allowed in the lottery who isn't qualified per THA qualification criteria.
- No blanket list exception approval for single people in 2 bedroom units, before qualifications for the lottery are even approved.
- All affordable housing rental and purchase in the Town of Telluride should be audited and follow proper housing qualifications. If someone no longer qualifies, they should be transitioned to the free market to allow those who do qualify to have housing.

Sincerely,
Madeline Gonzalez Allen

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

June 13th on the EEMP

Mary Kenez <kamruzkamruz@yahoo.com> Tue, Jun 11, 2024 at 10:33 AM
Reply-To: Mary Kenez <kamruzkamruz@yahoo.com>
To: "planning@sanmiguelcountyco.gov" <planning@sanmiguelcountyco.gov>, "nicolak@sanmiguelcountyco.gov" <nicolak@sanmiguelcountyco.gov>

Dear Commissioners,

I am once again writing the San Miguel County Commission about the proposed revision to the master plan.

The more information that comes out the more questions I have.

The revision as it pertains to the CH Zone seems to be lacking in information regarding the impact on wildlife , the traffic increase , the environmental impact, and in general the overall landscape to our beautiful piece of paradise.

Has the fire danger been studied? More people = more difficult to have an effective emergency evacuation.

I am wondering who is benefiting from a rush job to pass this revised plan?

It seems the developers that were brought in and then the handful of locals that stand to make money have the most to gain. Proposal to change from wilderness to building commercial and residential on what is now denoted as wilderness sounds like a disaster waiting to happen, especially rushing it without studies. My understanding is the "affordable" housing is mixed in, but is very minimal.

To what end ? When do we say the sprawl has reached its maximum? When will we step back and say we are squeezing people into every crevice at the expense of the wildlife, the environment and the landscape. It seems we are ruining the very things that brought most of us here in the first place.

Thank you,
Mary Kenez

WOOF! Telluride Gallery
134 E. Colorado Ave.
Telluride, CO 81435
970.708.0135

http://www.telluridephotographer.com

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP

Matthew Allen <matthewallen@mindspring.com> Tue, Jun 11, 2024 at 10:15 AM
To: "planning@sanmiguelcountyco.gov" <planning@sanmiguelcountyco.gov>, "matthewallen@mindspring.com" <matthewallen@mindspring.com>

Hello All,

I am writing to encourage the San Miguel County BOCC and Planning Commission to NOT pass the proposed EEMP. This document has caused so many community members to lose trust in the local County governments. I have attended most of the public work sessions and review meetings, either in person or via Zoom, and I have seen an overwhelming majority of the public express complete disagreement with the direction of the document. I have also seen a pattern of the Planning Commission to plow forward with their agenda and consider the public comments and participation as simply a required agenda item, with motions to approve already written and committed to. This has left many members of the community to feel that the boards are not representing them.

I fully realize the needs for more local housing options in our communities, especially close to the towns of Telluride and Mountain Village; however, the open ended CH Zone District option does nothing to protect our existing neighborhoods and environment all for the hope that some outside developer will come in and build some massive projects. Village Court Apartments works great within the center of Mountain Village. The scale of density, however, is not appropriate for most of the rural areas outside of the 2 towns. Most locals in need of long term housing do not even want to live in such high density projects, nor do they dream of raising their families in large, dense multi family projects. I feel the direction that the process of developing the new EEMP went was off from the start. The outside consultants were not familiar with our community and were definitely not experts, but more like interns. The opinions of people who do not even live in San Miguel County were giver too much weight. Please do not pass this document. We can do better than this.

Sincerely,

Matthew Allen

Architect and 37 year full time resident

Sent from Mail for Windows

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Comments on the East End Master Plan

Nancy Kerr <nancylkerr@gmail.com> Sun, Jun 9, 2024 at 6:03 PM
To: planning@sanmiguelcountyco.gov

To the Planning Commission, Lee Taylor Chair

The East End Master Plan document prepared by Design Workshop is inadequate, incomplete, and is misaligned for the needs and wants of many people of the East End of San Miguel County, and should not be accepted by the Planning Commission or the people of the county. It is lacking in objectivity and science. Their survey done in Feb 2023 lasted just 3 weeks in mid-winter when many older residents are either temporarily not present or are less likely to be out and about in town due to the poor winter maintenance of our streets and sidewalks. The report is summarized in non-scientific language and pictoral graphs and lacks documentation of being truly representative of the population. If indeed the Planning Commission wants to fulfill its obligation to all the people and lands of the East End, it must reject this report as a final master plan and seek a more comprehensive, scientific and inclusive approach. It must reject the clear bias of the Design Workshop (DW) document that development of our lands can go on unabated and unregulated for now, while various topics require further study at an undefined future time. Rather than simply directing places for development, it needs to query scientifically, what development is necessary, desirable and sustainable in the current context of accelerating climate change and environmental degradation.

I will list my three most important concerns.

1. WATER. The discussion of water was made the lowest priority, placed at the very end of the report, in Appendix E. Any development in the US southwest, which is in a prolonged overall drought, needs to consider **water first.** DW did not do the basic groundwork needed, a quantitative analysis of current water capability and future needs. Most of us know the town's current water supply sources, but we want numbers. DW failed to provide this. I quote from their report on the second page of Appendix E Water Memo: "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." This information is needed now, before the a Master Plan can be completed or accepted.

The report used pictures rather than numbers to describe projected water demand, which they simply copied from the 2021 Southwest Basin Implementation Plan, which is already 3 years out of date. They attempted a projection of population growth and presented a projection of an **increase of between 312,397 and 374,500 additional gallons per day** needed to support the projected growth. However, DW neglected to find out the **current** number of gallons of water per day used. DW recommends that the SMC East End Master Plan "continue course" despite then stating that "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." DW provides no data as to how they can justify this. DW states "It is recommended that the country 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."

I distill this DW double-speak report into plain English as "water is a big problem and is important in any development plans but we did not get the numbers needed and don't want people to know about this, so we buried it at the extreme end of the report in an appendix, instead of placing it top and center where it belongs." We don't want people to have data upon which to make critical decisions regarding any future developments.

2. AIR.

Air quality was not addressed directly. What is the status of our air quality, our particulate matter, toxic fumes? How will it change if we allow increasing vehicle and other emissions? We already have significant public transportation, which except for the gondola and the Norwood bus, seems underutilized. The DW plan does not address restricting vehicle access to towns, a strategy successful (if unpopular) in places such as Vail, Mackinac Island, Colonial Williamsburg, London, and Paris. The Town of Telluride had to outlaw wood-burning stoves in the latter part of the previous century due to obvious pollution. However, not all air pollution is visible and before any new master plan is adopted, we need scientific data regarding air quality.

This is of particular concern for those of us who live in the high-density areas in town with high vehicular density and no control over trucks spewing fumes and drivers idling engines. Air quality is critical for infants and children, the 20% of the population which is over 60 years old, and anyone with asthma, congestive heart failure, etc.

3. COMMUNITY SERVICES

The needs of the population who live here full-time should be the priority of this plan, along with the non-human "residents" (wildlife, forests, fields, trees, water.) I do not believe that the document pays adequate attention to our increasingly aging population, who need nearby stores with affordable and hospitals and age-suitable gathering and recreation facilities. We need to protect small store owners from excessive rental fees and from being bought out by high end real estate sales to second-home buyers and short-term rental opportunists. We need safe and maintained sidewalks in all seasons. We also need to consider the mental health and physical health problems many are experiencing related to the increased costs and taxes, and the high noise and other pollution occurring in the high-density mixed-use areas of town. We need to prioritize our community residents, not the tourists and the various entities who seek to enrich themselves by developing our town beyond a healthy and sustainable capacity. This community cherishes open space—from young children to senior citizens, we banded together to save the valley floor, but it is not sustainable, fair or healthy to use that fact to justify packing some of us in like sardines in a high density ghetto.

Please consider, courtesy of Joni Mitchell:

They paved paradise and put up a parking lot
With a pink hotel, a boutique, and a swinging hot spot
Don't it always seem to go
That you don't know what you got 'til it's gone?
They paved paradise and put up a parking lot.

Nancy Kerr
Telluride

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

EEMP

Ruth Homan <gregnruth@msn.com> Mon, Jun 10, 2024 at 5:58 PM
To: "planning@sanmiguelcountyco.gov" <planning@sanmiguelcountyco.gov>, Nicola Kerr <nicolak@sanmiguelcountyco.gov>

> As a long-time 19 year resident of SM County, I am asking for a Moratorium on Replacing any Master Plans County wide. I ask that this letter is truly considered as a concrete and valid public plea, in contrast to other "representations" of "potential residents and those that don't have a voice". These individuals that may or may not exist have a right to make their public plea via the proper procedures, and shall not be fabricated for County Board leverage.

The East End Master plan is not ready to pass.

1. Map 11 gives away too much open space/forest/Ag to future land use “opportunities”.

2. The BOCC sent the CH Zone (LUC 5-324) back to subcommittee for a full re-write because the high density is too much potential development at large scale. Therefore, Table 8 essentially has an unknown zone included as a “future land use opportunity”.

> 3. There is no glossary of terms. For example: workforce housing, affordable housing, and community housing are used interchangeably with no definition of what those terms actually mean.
>
> 4. **There is no consideration of the impact of so much development on Wildlife, Open Space, Natural Resources**
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> 5. The engagement windows described neglect to mention the recent ten months of direct civic participation and public hearings.
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> 6. This revised, proposed plan is not “our vision” but rather is still the vision of the front range consultants, Design Workshop.
>
> Why would we give up the years of careful planning for a lesser document?
>
> There is no rush. Please do not pass the current revision of the East End Master Plan.
>
> Thank you,
> Ruth Homan

Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Moratorium on Ease End Master Plan

'Terri Lamers' via SMC Planning <planning@sanmiguelcountyco.gov> Mon, Jun 10, 2024 at 7:32 AM
Reply-To: Terri Lamers <snyderranch56@yahoo.com>
To: "planning@sanmiguelcountyco.gov" <planning@sanmiguelcountyco.gov>

Dear Planning Director Simonson and Commission members,

I ask that a moratorium be placed on adopting the East End Master Plan.

Like the proposed solar land use regs, it seems during the process, no mention of recent, heavy and direct civic engagement and public hearings is mentioned.

There is no rush. Please do not pass the current revision of the East End Master Plan.

Terri Lamers
970-327-0271