



SAN MIGUEL COUNTY PLANNING COMMISSION

PLANNING COMMISSION MEETING AGENDA THURSDAY, JUNE 8, 2023 – 9:00 AM

Online & 333 W. Colorado Ave, Telluride, Colorado

THIS MEETING WILL BE A JOINT SESSION WITH THE EEMP ADVISORY GROUP AND COUNTY PLANNING COMMISSION

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

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

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

2. APPROVAL OF MINUTES, PLANNING COMMISSION AND STAFF COMMENTS

- a. Approval of the May 11, 2023 minutes
[pc.5.11.23.minutes.Final Draft.docx](#)

3. EAST END MASTER PLAN DISCUSSION

- a.
 - Future Land Use Categories
 - Future Land Use Map
 - Document Outline
 - Vision, Themes and Goals
 - Action Matrix[SMCEE_PC_AG_Packet_230601.pdf](#)

4. ADJOURN

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

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

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



AGENDA ITEM 2.a

TITLE:

Approval of the May 11, 2023 minutes

Presented by:

Time needed:

PREPARED BY:

Nancy Hrupcin, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[pc.5.11.23.minutes.Final Draft.docx](#)

Description:

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

May 11, 2023

Online Meeting

Present: Lee Taylor, Chair
Josselin Lifton-Zoline, Vice-Chair
Ian Bald, Member
Matthew Bayma, Member
Tobin Brown, Sr. Alternate

Absent: M.J. Schillaci, Secretary
Galena Gleason, Alternate

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

County Staff Present: Matt Gonzales, Building Official
Amy Markwell, County Attorney
Rachel Allen, Assistant County Attorney
Nancy Hrupcin, Legal Assistant

9:00 a.m. Site Visit Cancelled Due to bad weather

10:00 a.m. Chair called the meeting to order.

APPROVAL OF MINUTES

MOTION by Tobin Brown to approve the April 20, 2023 minutes with direction to staff to verify the vote tallies.

SECONDED by Ian Bald **PASSED 4-0**

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

PLANNING COMMISSION AND STAFF COMMENTS

- RFQ to update the Land Use Code for Natural Resources. There have been two responses and interviews are scheduled. Kaye Simonson, Planning Director asked for a Planning Commission member to serve on the RFQ panel. Josselin Lifton-Zoline volunteered.
- Design Workshop is working on the East End Master Plan draft. There will be a joint meeting with the EEMP Advisory Committee and Planning Commission on June 8.
- The State Legislature did not pass the housing bill, so there are no mandates for a regional housing needs assessment. SMC may want to budget for this in the future.

- There will be a community meeting in Norwood regarding a potential Solar Farm development in Norwood on May 16 at 7:00 p.m. It would connect to Tri-State, not SMPA. There currently is no application.

10:15 A.M. PUBLIC HEARING: LAND USE APPLICATION

Applicant: Mark Shambaugh, MOMAS LLC

Location: Lots 4 and 5, Golden Ledge Subdivision

Parcel size: 70 acres

Zone District: Forestry, Agriculture and Open (F)

Proposal: Social and Scenic Uses Special Use Permit

John Huebner, Senior Planner, presented the application from Mark Shambaugh, General Manager of MOMAS LLC for a Special Use Permit for Social and Scenic Uses to allow Weddings and Special Events on his property. A number of weddings and special events attended by the public have occurred at these properties, despite not having obtained the necessary approvals from the County. They are proposing 3 major events from June 1- Oct 1 with two hundred (200) guests or fewer. There will be tents temporarily set up for each event. Guests will be shuttled, with no personal vehicles, to mitigate traffic impacts.

The commission discussed if the conditions were the same as the other SUPs in the area.

The applicant, Mark Shambaugh, spoke of being sensitive to the vegetation in the area, and that tents will come down after each separate event. The Commission discussed the visual impacts of tents; and access for fire services. The Commission recommended an annual review to discuss impacts on the area.

10:30 a.m. Matt Bayma joined the meeting

10:43 a.m. Chair opened Public Comment

Ashley Story – concerned past events were larger than 200 people. Asked about cumulative effects of three events in the area on one weekend.

10:47 a.m. Closed Public Comment

In response to Ashley's comments, Mark stated he was willing to communicate with her regarding the scheduling of events.

There was a discussion of Building requirements for a temporary structure such as a tent. If the structure is up for more than 180 days, that triggers a different Building Code standard. The applicant would need a Building Permit, even for a temporary structure, each time a tent is put up. The Commission was in favor of the least burdensome process possible for permitting.

MOTION by Josselin Lifton-Zoline to approve a Special Use Permit (SUP) for Social and Scenic Uses to allow weddings and special events ("Events") for Mark Shambaugh, MOMAS Investment LLC ("Applicant") on the lower area of Lots 4 and 5, Golden Ledge Subdivision (the

“Property”), zoned Forestry, Agriculture and Open (F) as presented, based on the finding that the proposed use complies with the following Land Use Code (LUC) standards: Section 5-307 D. XII. Social and Scenic Uses, Section 5-10, Special Uses, Section 5-407, Wildlife Habitat Areas, and subject to the following conditions:

1. This Special Use Permit (SUP) is issued to the Applicant, Mark Shambaugh, MOMAS Investment LLC, and does not run with the Land and is not transferable.
- 32 The use of the property shall be limited to the areas shown on the site plan. There shall be no further development and use without County Planning approval.
3. Prior to commencing the approved uses of the events venue, the Applicant must submit a Development Permit application with a complete set of plans and be issued a Development Permit by the Planning Department; and must submit a Building Permit application with a complete set of plans to the Building Department, and be issued a Building Permit and complete all proposed improvements.
4. The SUP application as represented indicates that the Applicant is not planning or proposing to construct any new buildings or structures specifically to house or facilitate weddings or other types of events identified herein.
5. An events safety plan shall be finalized and signed off by the Telluride Fire Protection District Fire Marshal.
6. Events are to occur at the lower area of property, as a seasonal use, between June 1 and October 15.
7. The maximum number of full-day events that may be held shall be limited to three (3) per calendar year.
8. If the event is planned to have more than 30 persons, or if the event includes having a bar to serve guests alcohol, the wedding party or event planner shall make arrangements for carpooling guests in vans, i.e., commercial shuttle services, to attend events at Lots 4 and 5, Golden Ledge Subdivision. These services will originate in the Towns of Telluride and Mountain Village and/or Lawson Hill and run with sufficient frequency to serve the needs of the attendees.
9. All parking for events shall be provided on the property and not within a County Road Rights-of-Way or Mountain Flower Drive.
10. Music from bands or amplified music stop at 11:00 p.m. and events shall stop no later than midnight (12:00 AM). The applicant (Mark Shambaugh) will make a good-faith effort to reduce the impact of noise on neighbors from amplified music at the events venue. Noise levels shall not exceed 60 decibels at property lines. It shall be the responsibility of the applicant to ensure noise levels are not exceeded.

11. The Applicant is providing the location for these events and is also responsible for catering, providing sanitary facilities (portable restroom and handwashing facilities), arranging for trash service and packing out trash, and using signs to direct guest to the venue. It is the Applicant's responsibility to ensure all conditions of approval are met.
12. The Clients of the Applicant are required to meet all county and state regulations regarding the provision of food and beverage service, i.e., food and liquor licenses, at the property.
13. The use of bear-proof trash cans and dumpsters shall be utilized on the property.
14. Any and all events at the venue shall comply with the applicable provisions of Fire Restrictions that may be in place at the time of a wedding or event.
15. Any and all events at the venue shall comply with the applicable provisions of Fire Restrictions that may be in place at the time of a wedding or event.
16. There shall be an annual review one (1) year after the date of approval of this SUP (May 2024). The CPC may make a determination in its discretion if there is a need for additional ongoing annual reviews, or periodic reviews of the terms and conditions of the SUP in the future.

SECONDED by Tobin Brown

There was additional discussion about rental tents broken down after each event. The tent would not be up for more than three days.

AMENDMENT by Lee Taylor for the "removal of a temporary structure in a reasonable time".

AMENDMENT ACCEPTED by Josselin and Toby **PASSED 5-0**

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

BUILDING CODE AMENDMENT RECOMMENDATION

Colorado Revised Statutes say that amendments to the Building Code need a recommendation from the County Planning Commission.

Matt Gonzales, Building Official gave the background that the County is using the 2018-I Code currently, as are the other four jurisdictions. State law says that any amendments after July 1 would trigger adopting the 2021 Energy Code. While we will eventually move to that code, SMC and the other jurisdictions are currently all operating under the 2018 standards. So, it makes sense to add these amendments to the code now, prior to the July 1 deadline. Matt outlined the recommended changes that have been reviewed and discussed with the Board of Review.

- Solar-ready provisions to retrofit buildings for solar panels when certain criteria are present
- Refine some language surrounding wildfire-resistant construction code
- Construction mitigation measures for maintaining organized and safe job sites.
- Square footage thresholds to align with the LUC's 2000 s.f. threshold for impact fees.
- Clarifying ventilation rate when calculating ERI/HERS scores
- Appendix Q addressing Tiny Homes. There is state legislation coming up that will make a tiny home more like a modular/mobile home with a plaque on the house identifying compliance for code standards.
- Appendix R & S giving more options to use straw-clay construction.

11:31 a.m. Open to Public Comment

11:32 a.m. Closed Public Comment

MOTION by Tobin Brown to recommend to the Board of County Commissioners to approve the Building Code Amendments as outlined in Matt Gonzales' memo.

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

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

EAST END MASTER PLAN UPDATE

- Update of survey results on website.
- 75% of plan draft should be done and on the website by end of June, followed up by some community events.
- June meeting will be a joint CPC and EEMP Advisory Group meeting.

11:40 a.m. Adjourned.

Respectfully Submitted,

Nancy Willis, Legal Assistant

Approved on _____, 2023.

SAN MIGUEL COUNTY PLANNING COMMISSION

M.J. Schillaci, Secretary

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AGENDA ITEM 3.a

TITLE:

- Future Land Use Categories
- Future Land Use Map
- Document Outline
- Vision, Themes and Goals
- Action Matrix

Presented by:

Time needed:

PREPARED BY:

Nicola Kerr, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[SMCEE_PC_AG_Packet_230601.pdf](#)

Description:

MEMORANDUM

Landscape Architecture
Planning
Urban Design
Strategic Services

22886 Two Rivers Rd
Basalt, Colorado 81621
970.925.8354
designworkshop.com

To: San Miguel County Planning Commission
and East End Advisory Committee

From: Design Workshop: Jessica Garrow, Callie
New, Jennifer Pintar

Date: May 31, 2023

Project Name: San Miguel County East End Master Plan

Subject: Master Plan Update – Document Cover
Memo

Copy To: San Miguel County Planning Department:
Kaye Simonson & John Huebner



San Miguel County
East End | Master Plan

Introduction:

The San Miguel County East End Master Plan planning team, including staff and consultants from the firm Design Workshop, seek feedback from the Planning Commission and Advisory Group on key content related to the development of the Master Plan. The team has been working since the fall of 2022 to complete an existing conditions analysis and conduct broad community engagement in an effort to create a new East End Master Plan that reflects current and future conditions and community goals. This memo provides a high level overview for the June 8, 2023 joint meeting. A number of documents are attached that the group should review and be prepared to discuss at the meeting.

Community Engagement:

An Advisory Group was established in the fall to help guide the overall process. This will be the seventh meeting with the Advisory Group, and the group has provided key input and direction on the work to date.

Broader community engagement efforts have included focus group meetings (November 2022), pop up events (December 2022), a community survey (February 2023), and a community open house (March 2023). At each of these engagement events, the planning team has sought community input on goals and vision for the future of the East End of San Miguel County. The focus groups also included specific input on existing conditions data and trends. The engagement summaries from each of these events is available on the project website: <https://www.sanmiguelcountyco.gov/731/East-End-Master-Plan>

Project Documents for Review:

The June 8 meeting provides an opportunity for the Planning Commission and Advisory Committee to guide the key next steps prior to document drafting. At this time, a draft document is anticipated to be completed in early July 2023. The following sections of this memorandum describe the documents you are asked to review and includes key questions to consider in advance of the meeting.

Attachment A: Plan Vision, Themes and Goals:

This document includes the proposed Vision Statement, eight proposed plan Themes and their associated Goal Statements. These have been reviewed by the Advisory Group twice, and were the subject of feedback at the community open house. All feedback received to date has been incorporated. The theme topics are:

- Housing Access
- Sustained Natural Environment and Climate Change Resiliency
- 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

Questions to Consider:

1. Are there any final suggested edits or additions to the proposed statements or theme areas?
2. Do the statements include sufficient language related to climate change?

Attachment B: Action Matrix

Get your red pen out! This is a new document that identifies 15 – 20 specific actions within each Theme area. These are divided into the following categories, and there is no prioritization included:

- Plan / Study: These are specific topics that need more information to determine a specific policy or code direction.
- Policy: These are areas that should be incorporated into county decision-making processes or codes.
- Facilitate / Coordinate: These are policy areas that the County has the potential to influence but does not necessarily have specific oversight or control over. These will require coordination with other organizations or property owners.
- Consider / Explore: These are policy areas that are potential opportunities, but more discussion may be needed to determine if they should become county policy or code.

This is new information that attempts to incorporate previous conversations with key stakeholders, the community, and the Advisory Group. The Matrix includes a number of columns the first five columns will be filled in as part of the final document, while the last 3 (Initiated, Completed, and Action Summary) will be blank and are intended to be used by the County to track progress over time. The draft Matrix identified the potential investment and responsible entities for each; timing will be added as part of the draft document.

A key goal of the June 8 meeting is to identify any areas of concern or disagreement in the proposed actions in order to edit and refine them for the draft document.

Questions to Consider:

3. Are there any Action Items that are missing?
4. Are there additional or different partners that should be identified with any of the proposed Actions?
5. Do the Action Items adequately reflect what you have heard through the community engagement? What might be missing? What is not needed?
6. Are there any Action Items that you strongly support? Are there any that you strongly disagree with?

Attachment C: Future Land Use Categories

This document was previously shared with the Advisory Committee, and feedback has been incorporated. A key change based on the feedback received is an adjustment to the acreage for all Residential categories, moving 35 acre subdivisions to the Conservation category, and allowing community housing / affordable housing in most Future Land Use Categories.

Questions to Consider:

7. Are there any additional adjustments to these Categories, particularly after reviewing the draft Future Land Use Map?

Attachment D: Future Land Use Map

Get your red pen out! A DRAFT Future Land Use Map has been included for the Planning Commission and Advisory Group to review. This map is based on four key inputs:

- First, areas that are in constraints due to environmental constraints, location in the High Country Area, or protected by state or federal government are identified as constrained lands that do not have a Future Land Use Category;
- Second, all incorporated towns are outlined and do not have a Future Land Use Category;
- Third, most areas that are in existing platted subdivisions or PUDs are outlined in grey and do not have a Future Land Use Category; and
- Fourth, Future Land Use Categories are included on the remaining lands based on feedback from the Community Open House and Survey and previous conversations with the Advisory Group.

There are some exceptions to the subdivision exclusion. As part of the work preparing for this meeting, Staff reviewed existing subdivisions and provided details about those approvals. Any subdivision that includes development are identified as grey, while subdivisions that are platted but are currently undeveloped have been assigned future land use categories.

The planning team is prepared to dive deeply into the map as part of the June 8 meeting to ensure the direction for Future Land Use Categories are accurately described. *Please note that the planning team did our best to identify and map existing development, areas of constraints, and areas for potential new ideas or land use patterns. In all likelihood there is something that is incorrect in this first draft. We are eager for your feedback so these can be adjusted and corrected moving forward.* An updated DRAFT map will be provided as part of the July document draft so an additional round of review can be completed.

Questions to Consider:

8. Are there any specific areas that you would like to review with the group?
9. Are there any areas that look wrong or need additional explanation?
10. What areas look to be appropriate?

Attachment E: Draft Document Outline

The next phase of work will be a 50% document draft. This will be provided in word with limited graphics. The goal is to ensure the text is in the right direction and to identify sections that need graphics and images. The document outline is included for your review so any feedback can be incorporated into the 50% draft.

Questions to Consider:

11. What feedback do you have on the draft document outline?

DESIGNWORKSHOP

Landscape Architecture
Planning
Urban Design
Strategic Services

22886 Two Rivers Rd
Basalt, Colorado 81621
970.925.8354
designworkshop.com

To: San Miguel County Planning Commission
and East End Advisory Group

From: Design Workshop: Jessica Garrow, Callie
New, Jennifer Pintar

Date: June 1, 2023

Project Name: San Miguel County East End Master Plan

Subject: Draft Plan Vision, Themes & Goals

Copy To: San Miguel County Planning Department:
Kaye Simonson & John Huebner



San Miguel County **East End | Master Plan**

Introduction

This memo contains a draft Vision Statement, Plan Themes, and several supporting Plan Goals for the San Miguel County East End Master Plan. The Vision, Themes and Goals have been crafted to reflect feedback provided by the community during focus groups, pop-up events, a community wide survey, and project open houses. The Project Advisory Group has guided the creation of these contents and provided comments on initial draft statements.

About the Plan, Vision, Themes, and Goals

The vision is an overarching aspirational statement for the future of Eastern San Miguel County. Following the vision statement are eight plan themes which serve to organize the document. Within each theme, the planning team has developed a goal statement intended to guide future policies, programs, and partnerships (actions). Actions are further supported by specific, implementable priority investments. Themes, goals, actions, and priority investments can be understood as described below:

Vision Statement → Themes → Goals → Actions → Priority Investment

- Theme: A topical focus
- Goal: A forward looking vision statement
- Action: A proposed policy, program, partnership, or investment
- Priority Investment: Potential methods of achieving recommendation or a recommendation's constituent steps for implementation

Draft Vision Statement

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 adaptive and use our roots in mining and agriculture to propel us toward green energy promotion, environmental resiliency, and climate change mitigation and adaptation. We endeavor to strike a balance between supporting new growth and maintaining the natural and community character that makes our region so special. We are an outdoor recreation hub and seek to maintain recreational infrastructure while preserving open spaces. We are proud of our home and remote Colorado lifestyle and committed to being a welcoming place now and into the future.

Draft Themes and Goals

The following eight Themes and Goals are proposed to guide the recommendations framework for the San Miguel County East End Master Plan. It is important to note that the themes and goals are not listed by priority level. The Themes are shown in bold with the Goal Statement below.

Housing Access

Goal Statement: Eastern San Miguel County is a place where housing opportunities exist for community members with different socioeconomic status and backgrounds. San Miguel County and public and private partners support the creation of affordable and workforce housing within the region and promote diversity in housing choice. The County makes an effort to ensure housing is located near multi-modal transportation networks and job centers, and supports equitable access to jobs, educational opportunities, healthcare, and other essential services.

Sustained Natural Environment & Climate Change Resiliency

Goal Statement: Eastern San Miguel County faces the future with a spirit of resilience, creativity, and innovation. The scenic and environmental qualities that make Eastern San Miguel County special are preserved now and for future generations through proactive and intentional countywide policies that focus on restoration and rewilding efforts, reductions in greenhouse gas emissions and waste, and sustainable land use regulations. This includes the high country, clean air and water, wildlife habitat, county and local open spaces, and public lands surrounding our region. In collaboration with partners, the County will identify ways to support community members with tools to bounce back from adversity, address and mitigate impacts of climate change and instability, reduce the risk of natural disasters, and provide planned responses to emergencies.

Expanded Transportation Options

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

Varied and Abundant Recreational Options

Goal Statement: Parks, trails, and associated recreational infrastructure in Eastern San Miguel County are maintained and supported, balancing recreation access with the long-term viability of ecological and cultural conditions. To facilitate healthy lifestyles, San Miguel County and public and private partners work to provide year-

round recreational opportunities, diversify programming and resources for all, and uphold sustainable recreation practices.

Vibrant Arts and Culture

Goal Statement: 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, locally managed festival and music scene, accessible creative outlets, and protection of the natural environment to inspire current and future creators. Areas of historic interest are honored through preservation and interpretation efforts.

Connected, Cooperative, and Welcoming Community

Goal Statement: 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, bilingual resources, and recreation spaces. The County and Towns within the eastern region work together to develop and sustain a framework of cooperative and inclusive services, infrastructure, resources, and regulatory practices, and take a coordinated approach to growth management and mitigating impacts of tourism.

Balanced Natural and Built Environments

Goal Statement: Eastern San Miguel County supports a thriving and sustainable local community through responsible and sensitive development planning and initiatives, while also ensuring environmental resources are protected. Eastern San Miguel County recognizes its environmental assets and is committed to protecting wildlife, water supply, and the high quality of life that is associated with access to the region's pristine natural environment. This is balanced through careful management of infrastructure resources and transparent development and application of land use regulations.

Diverse and Resilient Economic Opportunity

Goal Statement: Community members in San Miguel County are supported throughout all stages of life with access to robust supportive services in childcare, education, and healthcare. San Miguel County maintains a stable workforce by supporting businesses and employers, linking resources for job training and education, supporting intergenerational learning, upholding inclusive housing policies, connecting people to jobs and services through transit options, and supporting efforts for employment and economic diversification. The County engages its community to understand and adapt to climate change as it affects the regional economy and quality of life.

	THEME: HOUSING ACCESS	Investment	Responsibility	Timing	Initiated	Completed	Action Summary
	PLAN / STUDY						
1	Update the housing needs assessment and update the county's existing workforce housing policy to ensure new housing meets the community needs in terms of unit type and price point.	Medium	County, Housing Authority				
2	Develop a strategic plan for creating a special limited public-private partnerships that include private developers, local housing authority(is), economic development agencies, community land trust to build local development expertise and share risk and return for affordable housing projects.	High	County, Municipalities, Private Developers				
3	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% - 200% AMI.	Medium	County, Housing Authority				
	POLICY						
4	Partner with local water providers regarding water access and availability for future development, with a focus on service to affordable and workforce housing units.	Low	County, All Water Providers				
5	Implement code updates to allow less or no parking for housing projects that are located within 1/4 of a mile of a transit stop and that include a sidewalk or trail connection. Unbundle parking requirements from housing land uses.	Low	County Community Development				
6	Initiate a "rent-controlled" housing program for the local workforce within the education system, healthcare, and other essential services to ensure these businesses and services can remain in the community.	High	County, Housing Authority				
7	Implement expedited permit and land use review times and development fees for 100% affordable housing projects.	Medium	County Community Development				
8	Expand administrative approval for allowable uses to include accessory dwelling units by right in all residential zone districts and duplexes and multi-family units by right in medium and high density zone districts.	Low	County Community Development				
10	Allow live-work dwelling units accessory in commercial uses.	Low	County Community Development				
11	Reduce or eliminate minimum dwelling unit sizes and minimum lot width and area sizes.	Low	County Community Development				
	FACILITATE / COORDINATE						
12	Work with private developers and property owners to expand housing opportunities in Eastern San Miguel County. This could include land swaps, transfer of development rights, and others.	High	County, Municipalities, Private Developers				
13	Coordinate long term lease agreements for institutional and non-profit users.	Medium	County, Housing Authority				
14	Address seasonal needs versus long term needs by partnering with ski-based tourism companies, the U.S. National Forest Service, and others.	Medium	County, Housing Authority				
15	Coordinate the use of funding from the Innovative Housing Incentive Program through the Colorado Office of Economic Development to incentivize the production of modular and other types of manufactured homes (see HB 1282).	Low	County, Housing Authority				

16	Coordinate the use of the state's Middle Income Access Program to finance rental units affordable to households earning between 80% and 120% of the local area median income (see SB 146).	Low	County, Housing Authority				
CONSIDER / EXPLORE							
17	Explore consolidation or coordination of housing mitigation requirements in the county, Telluride, and Mountain Village.	Low	County, Municipalities, Housing Authority				
18	Consider requiring affordable or workforce units be incorporated into any new commercial or industrial development.	Low	County Community Development				
19	Provide property owners with subsidies to convert short term rentals to affordable housing.	High	County				
20	Explore creation of a revolving loan funds that fund first time home buyer programs	High	County				
21	Develop real time monitoring of occupancy, unit types, and other housing data	Medium	County, Housing Authority				
22	Provide a "fast track" process for building permits and land use reviews for development that includes affordable or workforce housing.	Low	County Community Development				
23	Consider requiring all new ADUs to be deed-restricted to house a local working resident (with or without an AMI requirement). Explore development incentives to encourage owners to develop these.	Medium	County Community Development, Housing Authority				

DRAFT

	THEME: SUSTAINED NATURAL ENVIRONMENT & CLIMATE CHANGE RESILIENCY	Investment	Responsibility	Timing	Initiated	Completed	Action Summary
	PLAN / STUDY						
1	Create a Green Infrastructure framework or Greenprint plan to promote conservation and open space planning.	Medium	County				
2	Create a Wildfire Mitigation and Resiliency plan to encourage awareness of wildfire risk in future planning.	Medium	County				
3	Consider the Hazard Vulnerability Assessment (San Miguel County Emergency Operation Plan) within the East End boundary (https://www.sanmiguelcountyco.gov/DocumentCenter/View/8564/SMC-Emergency-Operations-Plan-Adopted-June-8-2022-PDF?bidId= page 14)	Medium	County				
4	Identify important habitat corridors that should be preserved or enhanced on a landscape scale based on wildlife movement, biodiversity hotspots, hidden streams, and green infrastructure gaps.	Medium	County, Municipalities, Land Managers, CPW				
5	Develop, adopt, implement, and enforce a drought mitigation plan.	Medium	County				
6	Adopt the San Miguel and Ouray County Regional Climate Action Plan with the goal of a 50% reduction in our GHG emissions by 2030 and a 90% reduction by 2050 with a 2010 GHG emissions baseline.	Low	County				
	POLICY						
7	Implement a hazard overlay zone to describe vulnerable areas with the most significant threat.	Low	County				
8	Incorporate policy limitations on areas not suitable for development where hazards are a greater risk.	Low	County				
9	Support homeowners in distributing renewable energy to the grid (see SB19-236: Sunset Public Utilities Commission).	Low	County				
10	Develop a streamlined review for solar panels on individual properties (roof and ground mounted).	Low	County				
11	Support and communicate opportunities to community members regarding participation in the state administered Residential Energy Upgrade (RENU) loan program.	Low	County				
12	Receive energy building code trainings and technical assistance from the Colorado Energy Office (CEO) to adopt new codes that help achieve clean energy goals.	Low	County				
13	Adopt one of the three most recent versions of the International Energy Conservation Code (ICC) when updating any building code.	Low	County				
14	Support and transition electrification of residential and residential buildings and building efficiency through incentives and codes (See San Miguel and Ouray County Regional Climate Action Plan)	Low	County				
15	Implement a compostable material strategy for festivals and events to decrease waste. Expand to restaurants and businesses.	Medium	County, Municipalities				
16	Implement a community-wide composting program for residents and businesses	Medium	County, Municipalities				
	FACILITATE / COORDINATE						
17	Consult land and fire management partners to implement restrictions on development in high wildfire zones.	Medium	County				

18	Work with local businesses to understand waste consumption levels and awareness.	Low	County, Businesses				
19	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.	High	County, Municipalities, USFS				
20	Coordinate with Colorado Water Plan Grants (CWCB) regarding "Colorado Growing Water Smart (CGWS)" for land use and water planning. https://cwcb.colorado.gov/funding/colorado-water-plan-grants	Medium	County, Water Providers				
21	Continue support for the local disaster preparedness, response and recovery efforts in the Colorado Emergency Preparedness Assessment (CEPA)	Medium	County				
	CONSIDER / EXPLORE						
22	Explore opportunities to transition electric supply to renewable energy sources.	High	County, San Miguel Power Association				
23	Explore opportunities for a regional revolving loan fund for infrastructure upgrades and smart grid investments.	High	County, Municipalities, San Miguel Power Association				
24	Explore rewilding efforts to help recover natural systems and native vegetations	Medium	County, CPW, USFS, Private Land Managers				
25	Explore new land management strategies that increase carbon sequestration and storage in the East End, such as reforestation, restoration, conservation, and natural climate solutions.	Medium	County, CPW, USFS, Private Land Managers				

	THEME: EXPANDED TRANSPORTATION OPTIONS	Investment	Responsibility	Timing	Initiated	Completed	Action Summary
	PLAN / STUDY						
1	Study the feasibility of developing a gondola connection from Lawson Hill to Telluride or Mountain Village.	High	County, Municipalities, SMART				
2	Conduct a corridor study for treating Highway 145 as a multimodal corridor that supports high capacity transit, pedestrians, biking and other micro transportation methods.	High	County, SMART, CDOT				
3	Study the feasibility of micro-transit solutions, such as vanshare and ride share.	Medium	County, Municipalities, SMART				
4	Support SMART in a regional transit study that identifies the most needed stops to connect people to destinations.	High	County, Municipalities, SMART				
5	Conduct an East End pedestrian and bicycle study to identify opportunities for multi-use pathways.	Medium	County				
6	Develop an electric vehicle readiness plan including charging and alternative fuel options.	Medium	County, Municipalities, SMART, San Miguel Power Authority				
	POLICY						
7	Reduce front yard setback requirements and create a maximum setback allowance to encourage multi-family, mixed-use, and commercial developments that create a strong interaction with the street edge and support walkability.	Low	County				
8	Implement land use policies that support infill and new development within existing infrastructure and development patterns to reduce transportation demand. (see also Balances Natural and Built Environment)	Low	County				
9	Require surface parking lots for all commercial, mixed-use, multi-family and industrial development to be located behind the development entrance.	Low	County				
10	Incentivize the building of electric vehicle car charge stations with new and existing commercial, lodging, and service developments. Include consideration of electric vehicle charging in development reviews.	Medium	County				
11	Support the use of multi-use pathways in a way that supports the safety of walkers and bikers of all ages and abilities, including e-bikes.	Medium	County				
	FACILITATE / COORDINATE						
12	Coordinate with regional entities to identify a responsible entity for the funding and oversight of gondola replacement and ongoing operations and maintenance. The current agreement ends in 2027.	High	County, Municipalities, SMART				
13	Work with SMART to increase transit hours, including later evening and earlier morning service.	Medium	County, Municipalities, SMART				
14	Work with SMART to increase transit availability during high traffic work hours.	Medium	County, Municipalities, SMART				

15	Work with SMART and CDOT for the conversion of busses to an electric vehicle fleet.	Medium	County, Municipalities, SMART, CDOT				
16	Coordinate with SMART to implement transit lines or transit options to San Bernardo, Trout Lake and Ophir.	Medium	County, Municipalities, SMART				
17	Work with SMART to implement connections to outlying areas like Norwood, Montrose, Ridgeway/Ouray and Rico.	High	County, Municipalities, SMART				
18	Coordinate with jurisdictions for regional bikeshare program. Consider including e-bikes in fleet.	Medium	County, Municipalities, SMART				
19	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).	Medium	County, Municipalities, SMART, San Miguel Power Authority				
20	Coordinate with private employers and SMART on a subsidized bus pass system for commuters.	Low	County, Municipalities, SMART, Businesses				
21	Coordinate with SMART on outreach and education efforts around using public transit.	Low	County, Municipalities, SMART				
	CONSIDER / EXPLORE						
22	Consider incentivizing rideshare employment and use of electric vehicles by companies such as Uber and Lyft (see SB19-239: Address Impacts of Transportation Changes).	Medium	County, Municipalities, SMART				
23	Explore shuttle / transportation partnerships for tourism travel to and from airports to reduce rental car demand.	Medium	County, Municipalities,				

	THEME: VARIED & ABUNDANT RECREATIONAL OPTIONS	Investment	Responsibility	Timing	Initiated	Completed	Action Summary
	PLAN / STUDY						
1	Evaluate areas most appropriate for recreational use through creation of a County-wide Recreation Master Plan.	Medium	County, USFS				
2	Study opportunities to provide recreational programs that are accessible to a range of users with varying levels of mobility and ability while ensuring that the use type is appropriate for the trail's physical and natural context.	Medium	County, User Groups				
	POLICY						
3	Prioritize implementation of recreational options that minimize disruption to critical habitats and natural features.	Low	County				
4	When planning new parks, open spaces, and trail connections, seek to implement existing County and Town recreational plans.	Low	County, Municipalities				
5	Design and maintain recreational infrastructure that minimizes the impact on the environment, such as hiking trails that follow natural contours and utilize native vegetation.	Medium	County, USFS, Private Landowners / Developers				
6	Preserve public access to public lands throughout the East End, including by working with private landowners for access easements.	Medium	County, Private Landowners				
7	Include habitat conservation, wildfire mitigation, and native species biodiversity as priorities in recreational investments.	Medium	County				
8	Expand the trail network to correspond to local bus routes and the Gondola.	Medium	County				
	FACILITATE / COORDINATE						
9	Work with businesses and community organizations to educate visitors on ways to responsibly enjoy the outdoors.	Low	County, Private Businesses				
10	Facilitate the use, enjoyment, discovery, and stewardship of recreational assets for all types of community members.	Low	County, Private Businesses, USFS, Municipalities				
11	Coordinate with municipalities to expand the four-season trail network.	Medium	County, Municipalities				
12	Work with USFS and other governmental agencies to increase camping opportunities for dispersed and developed camping. Prioritize developed camping to minimize environmental impacts.	Medium	County, Municipalities, USFS				
	CONSIDER / EXPLORE						
13	Consider creating a program to monitor and assess the impact of recreational activities on the environment.	Medium	County, Municipalities, USFS, CPW				
14	Explore the creation of a system to cooperate with land managers in the County to establish coordinated public access strategies and manage recreational impacts.	Medium	County, USFS, Private Land Managers				

15	Consider strategic placement of entrances and wayfinding to parks, open spaces, and trails to encourage use of multi-modal transportation.	Medium	County, USFS				
16	Explore trailhead maintenance and improvements.	Medium	County, USFS				

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	THEME: VIBRANT ARTS & CULTURE	Investment	Responsibility	Timing	Initiated	Completed	Action Summary
	PLAN / STUDY						
1	Identify an arts and culture road map through the County, identifying unique districts and areas that celebrate the Est End's history and arts culture.	Medium	County, Municipalities				
2	Promote arts and culture through education, marketing and events. Consider coordinating between across governmental entities.	Low	County, Municipalities, Arts Organizations				
	POLICY						
3	Maintain historic and cultural assets that are representative of and supportive of San Miguel County's history and sense of place.	Medium	County, Historic Society				
4	Before allowing new festivals and large events, evaluate the anticipated community impacts to ensure they are mitigated.	Medium	County, Municipalities				
	FACILITATE / COORDINATE						
5	Work with the arts community to increase participation of local artists and community members in festivals to showcase local talent and ensure local artists benefit from these events.	Medium	County, Municipalities, Arts Organizations				
6	Support new and existing arts programs to encourage youth involvement in arts.	Low	County, Arts Organizations				
7	Encourage commercial and mixed-use developments and businesses to incorporate art through murals, design, installations, etc.	Low	County Community Development				
	CONSIDER / EXPLORE						
8	Explore establishing an historic preservation program to preserve important history and culture in San Miguel County.	Medium	County, Historic Society				
9	Explore cultural heritage preservation efforts that celebrate and promote local historic landmarks, history, and traditions.	Medium	County, Historic Society				
10	Consider opportunities to incorporate art within parks, open spaces, and trail system, such as through creative mapping or wayfinding, to support the local arts community.	Medium	County, Arts Organizations				
11	Explore 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.	Medium	County, Arts Organizations				
12	Consider new transportation and accommodation strategies during large festival times to help minimize the impact from the influx of people and traffic.	High	County, Municipalities, SMART				

	THEME: CONNECTED, COOPERATIVE, & WELCOMING COMMUNITY	Investment	Responsibility	Timing	Initiated	Completed	Action Summary
	PLAN / STUDY						
1	Work with municipalities to study the impacts of tourism on the local community, and implement programs to mitigate those impacts. Examples could be coordinating special events / festival approval processes and aligning policies related to parking and traffic management.	High	County, Municipalities, TSG				
2	Study the needs of the aging population in a "Master Plan for Aging" and consider opportunities to enable people to age in place in Eastern San Miguel County. Examples include access to transportation and healthcare, economic security, and housing opportunities.	Medium	County Health and Human Services				
	POLICY						
3	Enhance signage and County communications to effectively communicate with diverse demographics, including the visually impaired, deaf and hard of hearing, as well as people who speak different languages.	Medium	County				
4	Support community organizations and programs that provide bilingual education in the community and bridging the divide between English-speakers and Spanish-speakers.	Low	County				
5	Support community-based programs and businesses that focus on supporting youth and teens.	Low	County, Schools, Youth non-profits				
6	Invest in facilities and infrastructure that promote community connections and opportunities to gather.	Medium	County				
7	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.	Medium	County Community Development				
	FACILITATE / COORDINATE						
8	Work with municipalities to ensure community needs are being met through a coordinated framework of services.	Medium	County, Municipalities				
9	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.	Medium	County				
10	Foster a culture of transparency and open communication by regularly sharing information about County initiatives, projects, and decisions with community members.	Low	County				
11	Foster community connections and engagement by regularly holding public forums to provide opportunities for residents to voice their concerns and ideas on how to improve their community.	Low	County				
	CONSIDER / EXPLORE						
12	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.	Medium	County				

	THEME: BALANCED NATURAL & BUILT ENVIRONMENTS	Investment	Responsibility	Timing	Initiated	Completed	Action Summary
	PLAN / STUDY						
1	Study the opportunity for a County-wide transferable development rights (TDR) program that enables rural and natural lands to be preserves and additional development density to be located in or adjacent to municipalities.	Medium	County, Municipalities				
2	Study a County-only transferable development rights program or cluster development standards to preserve open natural lands that have conservation value and enable development in areas that may be more appropriate.	Medium	County				
	POLICY						
3	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.	Medium	County Community Development				
4	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.	Low	County Community Development				
5	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.	Low	County Community Development				
6	When development occurs, ensure it is sited to preserve key natural features, avoid steep slopes, avoid wetlands, and implement best management practices related to fire and hazard mitigation	Medium	County Community Development				
7	Develop design standards to address development siting in a way that seeks to preserve the rural character and environmental integrity of the site.	Medium	County Community Development				
8	Require tree and vegetation planting and landscaping that is appropriate for specific ecological zones and fire mitigation practices on public and private lands.	Medium	County Community Development				
9	Implement waterwise and other water reduction policies in land development code. Encourage use of alternative water systems, i.e., rainwater, graywater, etc.	Medium	County				
10	Implement recommendations and policies in the Regional Climate Action Plan, Community Wildfire Protection Plan, and All-Hazard Mitigation Plan.	Medium	County				
11	Continue the Payment for Ecosystems Services (PES) program to incentivize preservation to ecological value to lands.	Low	County				
	FACILITATE / COORDINATE						
12	Partner with local water providers to track and understand water access and availability for future development in the East End.	Medium	County, Water Providers				
13	Work with property owners to secure public access easements to create continuity and connectivity throughout the natural environment.	Medium	County, Private Property Owners				
14	Support efforts of organizations that focus on water security and watershed ecological health.	Low	County, water organizations				
	CONSIDER / EXPLORE						
15	Explore building code amendments that can encourage or require the development of sustainable and energy-efficient buildings to reduce the environmental impact of development.	Low	County Community Development				

16	Consider adopting floor area limitations in the county to limit the impacts of large homes / development	Medium	County Community Development				
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	THEME: DIVERSE & RESILIENT ECONOMIC OPPORTUNITY	Investment	Responsibility	Timing	Initiated	Completed	Action Summary
	PLAN / STUDY						
1	Explore the potential of large-scale, regional renewable energy generation and storage projects, such as community solar gardens (see HB19-1003: Community Solar Gardens Modernization Act).	Medium	County, Municipalities, Business Community				
2	Develop a sustainable tourism plan to identify strategies for preserving and protecting community character and the natural environment while continuing to offer unique tourism experiences.	High	County, TSG, Municipalities				
3	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.	High	County, Municipalities, Business Community				
	POLICY						
4	Create flexibility within the land use code to allow opportunities for 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.	Medium	County Community Development Department				
5	Implement housing diversification through updates to the land use code (see also Housing Access and Balanced Natural and Built Environment).	Medium	County, Housing Authority				
6	Support opportunities to create and improve multi-modal infrastructure that connects housing and jobs (see also Expanded Transportation Options).	High	County, SMART				
	FACILITATE / COORDINATE						
7	Partner with Region 10 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.	Medium	County, Business Community				
8	Increase local use of Region 10 Business Loan Fund by connecting businesses with regional representatives.	Medium	County, Business Community				
9	Coordinate County government efforts and resources to increase access to services that improve individual economic outcomes, such as childcare, health services and job training.	Medium	County				
10	Increase local use of West Central Colorado SBDC services and resources through sharing information about relevant opportunities with businesses and community partners.	Medium	County, Business Community				
11	Work with Colorado's Department of Local Affairs' (DOLA) Rural Economic Development Initiative (REDI) to support small business start-ups, technology incubators and other locally driven economic development projects.	Medium	County, Business Community				
12	Support opportunities for municipalities to receive training and technical assistance through the USDA Rural Business Development Grant for supporting small business development and expansion.	Medium	County, Business Community				
13	Support regional educational opportunities that focus on job training for locals.	Medium	County, Business Community, Educational Groups				
14	Engage agricultural producers and private landowners to diversify revenue generation through siting renewable energy developments.	Medium	County, Private Landowners; San Miguel Power Authority				

15	Explore public-private partnerships for financing renewable energy projects.	Medium	County, Private Landowners; San Miguel Power Authority				
	CONSIDER / EXPLORE						
16	Explore the creation of a county Brownfield Agency and associated TIF district to incentivize redevelopment and/or remediation of brownfield areas.	High	County				
17	Consider creation of a regional chamber of commerce to support the business community.	Medium	Business Community, County				

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MEMORANDUM

To: San Miguel County Planning Commission
and East End Advisory Group

From: Design Workshop: Jessica Garrow, Callie
New, Jennifer Pintar

Date: June 1, 2023

Project Name: San Miguel County East End Master Plan

Subject: Draft Future Land Uses Categories

Copy To: San Miguel County Planning Department:
Kaye Simonson & John Huebner



San Miguel County **East End | Master Plan**

Introduction: The following draft future land use categories are provided to describe intended uses for the future of San Miguel County's East End. The following land use types are recommended for the San Miguel County East End Master Plan:

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

The table identifies how current zone districts would interplay with the land uses, appropriate land use adjacencies, and policy recommendations to consider. The policy recommendations are provided following a review of San Miguel County's existing code language and the 1989 Telluride Regional Area Master Plan and based on an understanding of community desires as expressed through the community wide survey, focus groups, and open houses.

This document was previously provided to the Advisory Committee for review and comment. Based on the comments received, minor updates have been made regarding the land use category titles and potential associated zone districts.

Residential Low The Residential Low land use category includes residences that are situated on lots that are seven to 35 acres. Single-family homes are the most common type of development in this category. Accessory dwelling units are encouraged. <u>Policy Recommendations</u> • Allowed uses (residential): It is recommended that accessory dwelling units be allowed by right in these areas. • Consider a transferable development rights program or cluster development standards to preserve open natural lands that have conservation value. • Design Standards: It is recommended that design standards are created to address development siting in a way that seeks to preserve the rural character and environmental integrity of the site, such as: ○ Avoiding building in the center of a large meadow, grassland, or tract of undisturbed land and minimizing disturbance of existing native growth; ○ Considering clustering developments with adjacent lot(s) to reduce the fragmentation of green spaces; ○ Reducing visual prominence by building into woodland edges; ○ Avoiding building on ridgelines or sensitive view areas; ○ When possible, siting the building to face south to allow for winter sunshine and passive solar heating; ○ Preserving critical wildlife habitat areas, preserving significant site features, and providing for trail connections between adjacent developments; and ○ Increasing the minimum common open space requirement; and ○ Removing or modifying front, rear, and side yard requirements that place restrictions on the development yet do not consider unique site conditions.	Standards	
	Current Zone Districts	Low Density (LD), Affordable Housing Planned Unit Development (AH) (PUD), Low Density Residential (LDR),
	Land Use Adjacencies	Generally appropriate to be adjacent to: • Medium Density Residential • High Density Residential/Mixed Use • Public/Institutional • Conservation Area • Parks and Open Space
	1989 Land Use Category	Low Density Residential Cluster
	Proposed Zone Districts	Low Density (LD), Affordable Housing Planned Unit Development (AH) (PUD), Community Housing (CH), Forestry, Agriculture and Open (F)

Residential Medium Residential Medium applies to lots that are one to seven acres in size. Single-family homes are the most common type of development in this category. <u>Policy Recommendations</u> - Allowed uses (residential): It is recommended that accessory dwelling units, duplexes and multi-family residences that meet specified design and dimensional standards are allowed by right in these areas. - Allowed uses (other): It is also recommended that neighborhood commercial and public uses that support essential services, such as grocery stores, health centers/offices, small-scale retail, dining, schools, community centers, fire stations, and places of worship are allowed by right. - Design Standards: the same recommendations as the low-density residential category apply here to address development siting in a way that supports environmental preservation. - Density bonuses: Consider offering 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.	Standards	
	Current Zone Districts	Medium Density (MD), Affordable Housing Planned Unit Development (AH) (PUD), Low Density Residential (LDR)
	Land Use Adjacencies	Generally appropriate to be adjacent to: - Low Density Residential - High Density Residential - Commercial - Public/Institutional - Conservation Area - Parks and Open Space
	1989 Land Use Category	Medium Density Residential Cluster
	Proposed Zone Districts	Medium Density MD, Affordable Housing Planned Unit Development (AH) (PUD), Community Housing (CH)

Residential High /Mixed Use Residential High/Mixed Use applies to lots smaller than one acre and Planned Unit Developments on large parcels that are served by a community water system. Similar to the Telluride Regional Area Master Plan, this category is meant to support high density, clustered, mixed-use development. <u>Policy Recommendations</u> - Allowed uses (residential): It is recommended that accessory dwelling units, duplexes and multi-family residences that meet specified design and dimensional standards are allowed by right in these areas. - Allowed uses (other): It is also recommended that neighborhood commercial and public uses that support essential services, such as grocery stores, health centers/offices, small-scale retail, dining, schools, community centers, fire stations, and places of worship are allowed by right. - Consider a transferable development rights program where development that is severed from more natural areas could be landed in the High Density Residential areas. - Design Standards: the same recommendations as the low-density residential category apply here to address development siting in a way that supports environmental preservation. - Setbacks: Consider reducing the front yard setback requirement and creating a maximum setback allowance to encourage developments that create a strong interaction with the street edge and support walkability. - Density bonuses: Consider offering 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. - Parking: Consider amending parking requirements to allow for greater flexibility, such as shared parking and unbundled parking. Require surface parking lots to be located behind the development entrance.	Standards	
	Current Zone Districts	High Density (HD), Affordable Housing Planned Unit Development (AH) (PUD), Mixed Use Development (MXD), Mobile Home
	Land Use Adjacencies	Generally appropriate to be adjacent to: - Low Density Residential - Medium Density Residential - Commercial - Public / Institutional - Parks and Open Space - Conservation Area
	1989 Land Use Category	High Density Residential Cluster
	Proposed Zone Districts	High Density (HD), Community Housing, (CH), Affordable Housing Planned Unit Development (AH) (PUD), Mixed Use Development (MXD), Mobile Home (MH)

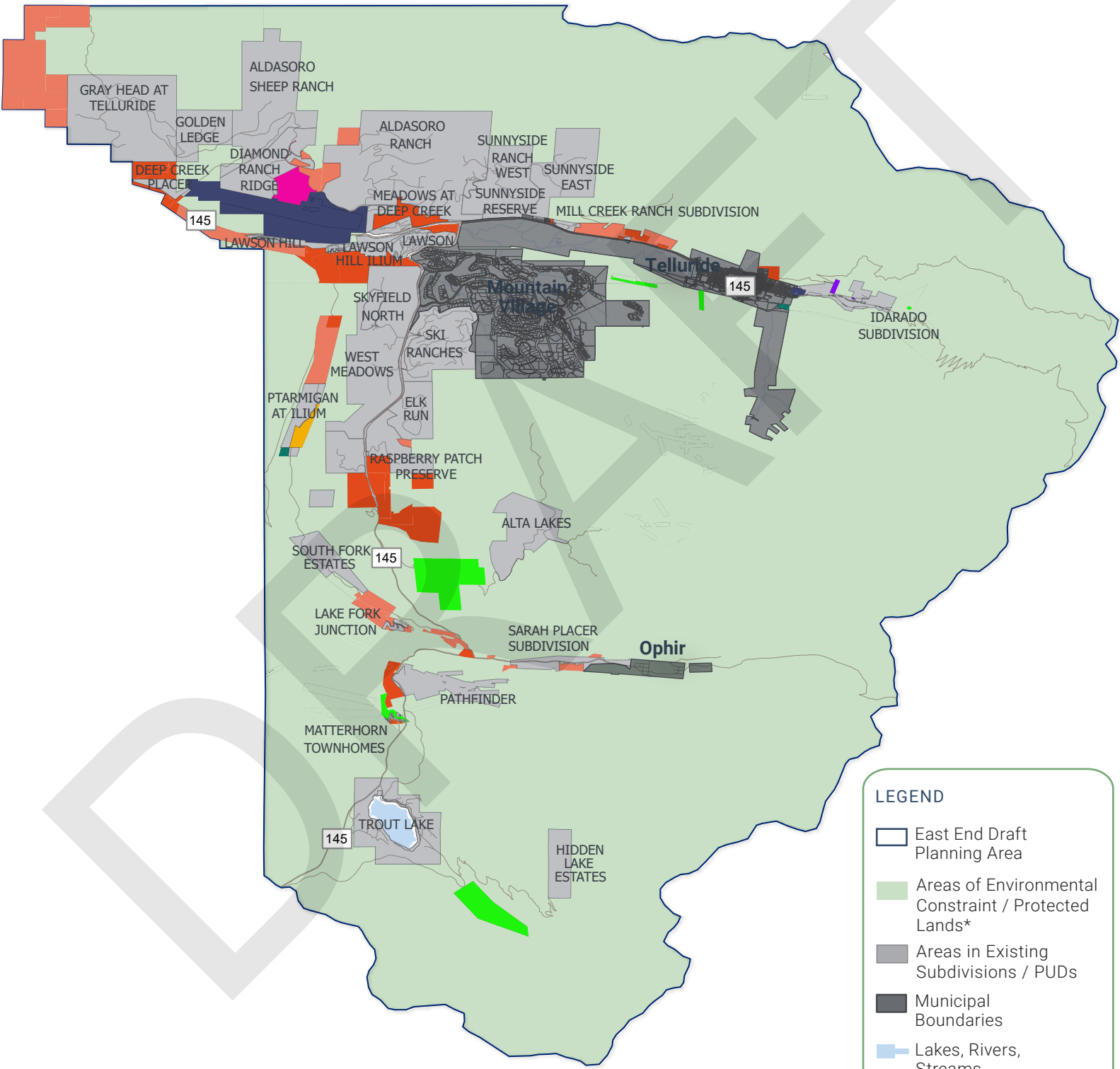
Commercial This land use type accommodates commercial uses such as food, beverage, and entertainment uses, indoor and outdoor recreation, office and business professional uses, retail sales, vehicle and equipment services, and visitor accommodations. It can also accommodate warehouse buildings, industrial art spaces, breweries, and flex spaces. <u>Policy Recommendations</u> - Setbacks: Consider lessening the front yard setback requirement and creating a maximum setback allowance to encourage developments that create a strong interaction with the street edge and support walkability. - Parking: Consider amending parking requirements to allow for greater flexibility, such as shared parking and unbundled parking. Require surface parking lots to be located behind the development entrance. - Housing: Allow live-work dwelling units accessory to commercial uses.	Standards	
	Current Zone Districts	Commercial Uses
	Land Use Adjacencies	- Low Density Residential - Medium Density Residential - High Density Residential - Industrial - Parks and Open Space
	1989 Land Use Category	Commercial
	Proposed Zone Districts	Commercial, Mixed Use Development (MXD)
Industrial The Industrial category is suitable for uses with 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. <u>Policy Recommendations</u> - Industrial developments may have some component of nuisance or pollution, thereby limiting the viability of adjacent land uses. The differentiation of these industrial types should be categorized by the zoning code based on nuisance (traffic, visual, air, and noise), pollution (given off by day-to-day activities including trucks), and compatibility with adjacent land uses. Buffers and mitigation techniques should be considered when developments with more impactful uses are adjacent to residences. - Allowed Uses (Residential): Residential developments and day care homes should be removed as a by right use in these areas as there are environmental justice concerns with locating residences adjacent to areas with high noise and air impacts.	Standards	
	Current Zone Districts	Low Intensity Industrial (I), Heavy Commercial (HC)
	Land Use Adjacencies	Commercial
	1989 Land Use Category	Industrial
	Proposed Zone Districts	Low Intensity Industrial (I), Heavy Commercial (HC)

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 centers, 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, community centers, religious institutions, public safety facilities, etc.	Standards	
	Current Zone Districts	Public and Institutional Uses
	Land Use Adjacencies	Public / Institutional uses are appropriate adjacent to all development types.
	1989 Land Use Category	Public and Institutional
	Proposed Zone Districts	Public (PUB)
Conservation Area The purpose of the conservation area is to preserve large, environmentally sensitive and/or ecologically valuable lands for resource, agricultural, open space, and recreational purposes. Areas of historic mining and industry are also supported in this category. Development is limited or discouraged in this category unless it explicitly supports the aforementioned purposes. The Conservation area includes mining claims, agricultural lands, and 35-acre subdivisions, and overlays public lands.	Standards	
	Current Zone Districts	Open Space, Forestry, Agriculture and Open (F)
	Land Use Adjacencies	Conservations areas are appropriate adjacent to: • Low Density Residential • Medium Density Residential • High Density Residential • Parks and Open Space
	1989 Land Use Category	Open Space
	Proposed 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.	Standards	
	Current Zone Districts	Park (P)
	Land Use Adjacencies	Parks and open spaces are appropriate adjacent to all development types.
	1989 Land Use Category	Open Space & Parks
	Proposed Zone Districts	Park (P)

DRAFT Future Land Use Map

Potential Future Land Use Opportunities

- | | |
|--|--|
|  Residential Low |  Industrial |
|  Residential Medium |  Public / Institutional |
|  Residential High/Mixed Use |  Conservation Areas |
|  Commercial |  Parks and Open Space |



LEGEND

-  East End Draft Planning Area
-  Areas of Environmental Constraint / Protected Lands*
-  Areas in Existing Subdivisions / PUDs
-  Municipal Boundaries
-  Lakes, Rivers, Streams
-  Major Roads

* High Country, Protected Lands, and Conservation Areas

0 1 2 Miles



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To: San Miguel County Planning Commission
and East End Advisory Group

From: Design Workshop: Jessica Garrow, Callie
New, Jennifer Pintar

Date: June 1, 2023

Project Name: San Miguel County East End Master Plan

Subject: Draft Master Plan Outline

Copy To: San Miguel County Planning Department:
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San Miguel County East End | Master Plan

Introduction: The following outline is provided to describe plan contents that will be found in the San Miguel County East End Master Plan. This outline is presented to the Planning Commission for consideration and feedback.

FOREWORD CONTENT

- Land Acknowledgement
- Table of Contents
- Acknowledgements
- Letter from County Manager or BOCC Chair

CH 1: INTRODUCTION

Introduction

- What does this plan include? (brief narrative)
- What is a Master Plan?

About San Miguel East End

- History (brief narrative about East End)
 - Context Map

Plan Purpose

- Why is it needed?
- Why do this now?
- Importance of guiding growth
- How to Use this Document

- Relationship to other plans
- Role of plan within County governance
- Guiding Themes

CH 2: EAST END VISION AND COMMUNITY PROCESS

Future Vision (BIG IDEA)

- Vision Statement
- Key Goals
 - Key Recommendations

Visioning Process

- Process
 - Timeline

Engagement Summary

- Stakeholders, Planning Board, And Council (brief narrative)
- Survey (brief narrative)
- Public Meetings (brief narrative)
- Summary of emerging themes and takeaways

CH 3: SAN MIGUEL COUNTY EAST END TODAY

Introduction

- Regional Context
- Demographics
 - Population and Households
 - Age
 - Race / Ethnicity
 - Education
 - Housing
- Transportation Context
- Economy
 - Jobs
 - Health Care / Services
 - Tourism
- Environment
 - Park / Open Space / Conservation Areas
 - Wildfire and Natural Hazards
 - Watersheds and River Corridors
 - Wildlife Habitats

CH 4: LOOKING TOWARDS THE FUTURE

Understanding Growth in East End

- Future Growth Summary
 - Future Land Use Categories
- Population Growth

- Demographics
- Housing
- Land Use
- Projected Growth
- Development
 - Development Trends
 - Where should county growth occur?

Future Growth

- Growth Analysis
 - Mapping
- Land Use
 - Mapping

CH 5: THEMES AND STRATEGIES

Guiding Themes

- Housing Access
- Sustained Natural Environment and Climate Change Resiliency
- 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

Each will address:

- Themes
- Goals
- Actions
- Priority Investment
- Regional Cooperation

APPENDICES

- 1989 Master Plan Sections (TBD)
- Additional maps (maps developed through process that are not incorporated in the body of the document)
- Community Engagement Summaries
- Other plans and studies to reference (will be a list)
 - SMART Plans
 - Housing Studies (Mountain Migration Report; Mind the Gap Report; Trust for Community Housing Study)
 - Airport Master Plan
 - Town of Telluride and Town of Mountain Village Master Plan